

NBR Review Committee

4/25/17 5.00-6.30pm

Village Hall

MINUTES

1. The 4/18/17 NBR Review committee meeting was a site visit when members walked the boundary of the NBR zone (up Rt32 N and down the Wallkill Valley Rail Trail -WVRT) so there were no minutes, but members noted their impressions at this meeting, as well as those from members of the public who joined the site visit.

These included:

Noting the back side of businesses (and potential ones)--must be aware of the shadow that could be cast on the rail trail so the WVRT as the boundary/edge is a key issue--impacts on the WVRT must be considered

The WVRT is a 66' wide property (33' each side from the centerline) but there are encroachments in places

Car wash makes glare at night for neighbors, including on the west side of WVRT

Noting the proximity of residences on west side of WVRT--Henry Court and near car wash

NBR boundary has lots divided between village and town at the north-eastern edge. (This is a change/anomaly that happened in 2015 October zoning change from the proposed 2015 September version of the N. Chestnut Gateway to NBR zone, expanding it from 36.5 to 43 acres)

Noting lots of marshy areas, consider potential impact of new buildings on village drainage and Millbrook /Tributary 13. Ephemeral streams have considerable impact on surrounding properties. (In New Paltz a lot of natural drainage is "deranged" due to the last glaciation). Drainage is further complicated by the impact of constructing new buildings which increase & change the water runoff, changing where water runs and pools. Drainage issue is important to consider--a lot of sites are impacted. It was noted sewer and water services are limited north of Trib. 13 on Rt. 32N.

The northern part of the zone was previously mapped in the "flood fringe."

2. Slide Presentation for April 27, 2017 Public Workshop.

NBR Committee members and members of the public at our last meeting had received a draft version of the slide show for the upcoming workshop. The committee went over the revised slides and suggested changes, which were to be forwarded anonymously to Michael Allen (Behan Planning and Design) for further revision. Members identified errors and omissions in the slides, noted setback differences were hard to appreciate, identified misleading slides, asked for human figures to help viewers grasp scale, include bike/pedestrian elements, identify parking areas and generally simplify and shorten the slide presentation, We are not sure how many will attend, but flyers have been widely distributed in the local area.

Members will ask that the Public Workshop announcement be put back on the Village Facebook page.

3. The committee reviewed the Draft Outline for the Public Workshop, and the procedures proposed for follow up.

4. It was announced that future meetings in May will be on Wednesdays: May 10 and May 24, 5.00-6.30 prior to the Village Board meeting.