

Minutes
NBR Review Committee
Village Hall
Tuesday 4 April 2017, 5 p.m.

Members Present: Jo Margaret Mano, Brad Barclay, William Murray, Don Kerr, Jacob Lawrence, Sue Wynn. Absent: Floyd Kniffen, John Litton. Dennis Young

1. Public Comment

MaryJo Johnson explained that the frontage of her property was in the NBR zone (and Village) while the other part was in the Town of New Paltz, and there were problems when zone boundaries do not match the boundary between the Village and Town. There should be a buffer between Residential and NBR properties. She inquired why the NBR footprint was enlarged in October 2015 from the initial September 2015 zone change proposal. She mentioned that the wetlands (flood fringe) previously noted had disappeared in the NBR and asked how wetlands would impact the amount of developable land. She noted that on the west side of 32N, from opposite Stewarts northward there are no water or sewer lines, and wondered about infrastructure costs. She also hoped noise and light pollution in the area could be addressed.

Cara Lee noted that week there had been the third water main break in just a few weeks on Huguenot Street, and raised concerns about the aging infrastructure and sewer capacity, and the impact of new development of the Village infrastructure system.

2. The 3/22/17 minutes were approved. Moved by William Murray and seconded by Sue Wynn.

3. Behan Planning and Design's consultant Michael Allen sent publicity material and a workshop outline for the upcoming 27 April Public Workshop for the committee's review and approval. The committee reviewed the publicity Flyer (Workshop announcement) and decided to put in a map of the NBR and adjacent districts, and made editorial changes to the text to clarify meaning. The committee also made similar text changes to the Press Release. The committee voted unanimously to

approve this material with suggested changes for release to the public. (Moved by Don Kerr, seconded by Brad Barclay), passed unanimously.

5. The committee discussed the Public workshop outline, and expanded the elements to be highlighted in the Part 1-Presentation Background. Part 1 -Visual Preference survey will be similar in format (with different images) to that used in the *Behan 2007 B-3 District Zoning Recommendations* (see this in Village website Public Records). Part 2 will include 3D simulation.

6. A discussion followed with committee members raising key areas of concern within the current NBR zone.

The issues that were raised included:

- Issues with zone boundaries not aligned with lot lines or the Village/Town line and thus partial lots in the NBR
- The NBR zone is only one lot/parcel wide and is really a "corridor"
- Each parcel/site has unique characteristics and challenges
- Buffering the adjacent Historic Huguenot Street and Historic zones
- Height issues--should there be gradual increase in allowed height from N to S (as in a transect instead of a "wall")
- How many stories?
- Vital commercial and other services are part of this area at present
- Wetland and flood fringe concerns--more data needed
- Issues with the Wallkill Valley Rail Trail which forms the western boundary (access, landscaping, etc)
- Ridge view-scape along the zone (including that from the WVRT)
- Concerns with bike lanes and pedestrian safety
- Need to deal with "complete streets" concepts on Rt. 32N
- Setbacks, percentage of lot coverage
- Infrastructure concerns (no water-sewer on west side of zone to the North of Tributary 13/Millbrook)

7. The next 2 meetings of the NBR Review Committee will be on April 18th and April 25 (5-6.30). The Public Workshop will be at 7pm on 27 April at the New Paltz Community Center.

8. The meeting was adjourned at 6.25pm.