

NBR Review Committee

4/18/17 5.00-6.30pm

Village Hall

MINUTES

SITE VISIT

The committee met in the parking lot of Deyo Hall on Broadhead Ave, together with a few members of the public. We walked north along the WVRT then east through the north BOCES parking lot and then south down Rt.32N and then back to Deyo Hall stopping, making observations and noting them on the way. We asked everyone to email us their observations prior to the April 25 meeting. (See April 25 minutes for specifics)

These notes 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 nearby 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 by a member of the public there are limited sewer and water services north of Trib. 13 on Rt. 32N.

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