

# NBR Review Committee

5/31/17 5.00-6.30pm

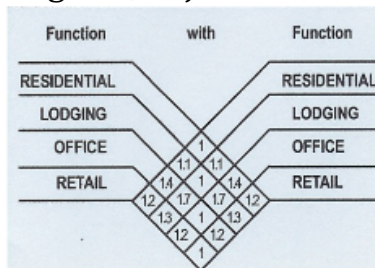
## Village Hall

### MINUTES

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

1. There was no public comment.
2. Dennis Young motioned the approval of the 5-24-17 Minutes and Sue Wynn seconded. The minutes were approved unanimously.
3. The committee resumed discussion of parking requirements in revised NBR zone, based on examining parking requirements from similar communities. Mano had researched regional examples of parking requirements and brought typical examples from the Zoning codes of the Town of Lloyd and Village of Rhinebeck, both communities with generous municipal parking. Barclay had researched other communities in Dutchess County. Barclay also noted there were NY State requirements for the number and dimensions of handicapped parking.

After discussion, the committee agreed in principle that for multiple family dwellings in the revised NBR zone the best metric for multi-family mixed use would be 1.5 parking spaces per 1 bedroom unit, 2 parking spaces per 2-bedroom unit. Retail/ office uses should require 1 space for the owner/operator, plus 1 additional space per each 200--500 square footage of retail/office use. Shared parking may reduce the total number of required spaces using the widely used planning diagram, adjusted for allowable NBR uses.



Restaurant uses typically require 1 space per 3 seats in these communities. Committee members noted that there is a severe lack of municipal parking in New Paltz Village compared to either Rhinebeck Village or Town of Lloyd. . Committee members agreed the current NBR requirement of 0.5 spaces per bedroom was much too low in New Paltz Village, given the extreme pressure from students' cars.

4. The committee revisited the document titled Town of Lloyd Walkway District regulations to decide what lessons we can learn in redrafting the NBR regulations. (NB: When the Ulster County Planning Board reviewed VNP Oct .2015 NBR zoning change their official response was a recommended change in permitted uses, so not every proposal would require a special use permit, and adoption of a form-based code similar to Lloyd's Gateway District. Lloyd's Walkway District code was discussed at the Feb 21, 2017 meeting and then distributed to members by email). Mano read the Oct 7,2015 UCPB letter to the Committee. The committee will use UCPB's suggestion to draft a revised NBR zoning code using Town of Lloyd's 2013 code as a template, with significant changes based on Village of New Paltz unique assets. (Historic Huguenot Street, location on WVRT & part of the future Empire Trail, the tourist and economic benefits of these as well as SUNY New Paltz, & the rich natural/recreational resources of Mohonk Preserve, Nyquist-Harcourt Sanctuary etc). Barclay explained what a form-based code included, and how it made everything coherent using the Lloyd Code as an example with diagrams to show setbacks & a table for parcel dimensions.

5. The committee began a discussion of the discussion of Behan's NBR District Recommendations, focusing on the new section-the first 7 pages, and making suggestions for changes. The committee disagreed with Behan's lower 2-2.5 storey height limit in northern section, and will suggest a height limit of 3 stories & 40' for the whole current NBR. (The committee had previously voted on 5/25/17 to recommend 3 stories and 40') for the whole NBR, except for the northern section which would revert to R1). The committee agreed with Behan's suggestion that larger setbacks will be appropriate in the part north of Tributary 13. Shared access between parcels will be required to reduce curb cuts and interconnected rear parking. The committee also decided larger setbacks will be needed on the adjacent WVRT --retaining natural vegetation and enhancing that with landscaping and plantings to buffer the view from the WVRT, which forms the western zone boundary.

Zero side setbacks would be allowed to bring storefronts closer to the ROW in the southern part (south of Trib. 13.) Parking should be on the side and rear of buildings, screened appropriately.

6. Michael Reade (WVRT President) was invited to share his suggestions on WVRT concerns. He recommended interconnected rear parking lots where possible to limit curb cuts. He commented on Behan's suggestions on bike lanes (p.4 #5 & p. 6 #16) and will submit a written comment on these and other bike/ped. issues. He noted Rt. 32 is a designated State bike route, with a bike lane but shared roadway south of Broadhead. It has separate and different issues from the WVRT. Reade noted the H. DuBois/Mulberry Street intersections with Rt32 are key links to the Empire Trail and pose traffic and safety issues for both pedestrians and bikes. The ROW on Rt. 32 is complex and varies due to historic surveying. Kniffen noted sidewalks may not need to be in the ROW and could be on an adjacent parcel if there was not sufficient space in the ROW. The committee will investigate how wide a corridor is needed to achieve a "complete street" ideal with a wide sidewalk, tree lawn, bike lane and 2 lane road and find an appropriate illustrative diagram.

Reade believes it is important to limit access points to the WVRT to existing street intersections for liability reasons and thus the possibility of costly lawsuits for the community. Access to WVRT north of where Trib.13 goes under Rt. 32 to where WVRT crosses Huguenot Street would require a bridge since the stream is on the east side of the WVRT and also increases liability concerns--already a problem with the wooden bridge from the former Park & Ride lot. Although the committee discussed a possible midpoint access between Mulberry and Huguenot Street, there are many reasons against it, and requiring one would be even more difficult to codify.

7. At the next meeting, the committee will continue to go through Behan's NBR District Recommendations for key issues, examine form based dimensional diagrams as a way to deal with setbacks, heights and parcel envelope lay-out, using those in Lloyd's code as illustrations.

The meeting was adjourned at 6.29pm.