

## NBR Review Committee

7/11/17 5.00-6.30pm  
Village Hall

### MINUTES

Members Present: Jo Margaret Mano, Brad Barclay, Floyd Kniffen, Jacob Lawrence, Michael Zierler, Don Kerr.

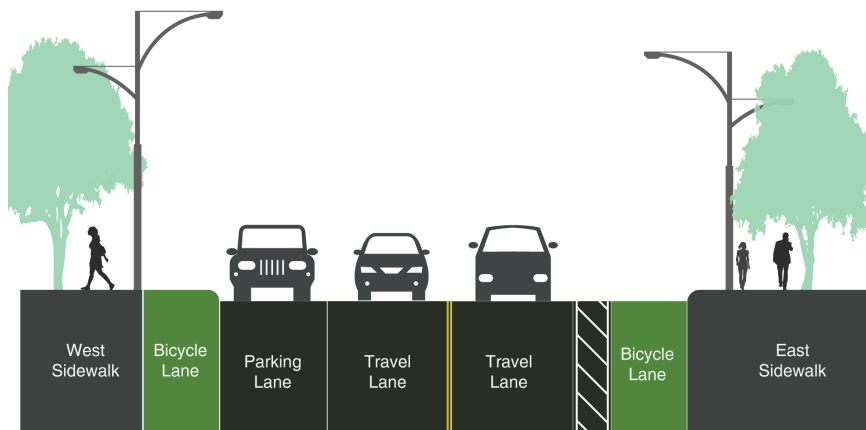
Absent: Dennis Young, Sue Wynn.

1. There was no public comment.
2. The 6-27-17 Minutes were approved with one abstention (The member was absent for that meeting). Brad Barclay motioned the approval and Michael Zierler seconded.
3. The committee continued discussion of potential permitted uses in the northern section of the current NBR zone. We are still debating on a name for this section, perhaps MUC (Mixed Use Commercial) in order to distinguish it from the southern MUR, an area that is essentially a northern extension of the Downtown core, with residential units on the second and third stories above retail uses. Michael Zierler explained current uses were permitted to continue in this zone as if they had been granted special permit status when the NBR was enacted, and could probably expand their footprint of that use.
4. The committee discussed whether there should be some principal permitted uses in this zone, where a two to three story height limit is required with residential above the first floor and allowed by special permit in the rear ground floor. Such principal permitted uses should reflect the community's vision of what this area should be in the future. It was suggested there might be a possibility of a technological "incubator" use here, which could generate tax revenue. Larger parcels in this northern section mean parking can go behind buildings. A continuous streetscape is envisioned, with wider setbacks than south of Tributary 13.  
The committee agreed institutional and cultural uses should be principal permitted uses, as well as educational perhaps (if there is a definition for educational in the code). Other uses are best handled under the special permit

process currently in place. Many of the current NBR policies are recommended for continuance, especially for exemptions.

5. The committee continued to recommend that the Village have a detailed transportation and infrastructure plan for this section of the NBR to assure coordinated development. Such a plan, which would include the 2013 Complete Streets Policy, was proposed for 2016-2017 UCWP to provide funding for consultants, but there has been no recent news of this funding's status. Sidewalks and pedestrian crossings need to be planned for this zone, if increased residential use is proposed.

6. The committee then discussed a possible recommended streetscape design to incorporate traffic lanes, with a parking lane to protect the raised bike lane on the west side of Rt32N. The east side is more complex. This is because the current east side here has slope constraints, so adding a sidewalk would be difficult. The committee recommended adding stripes to the east side of the schematic to protect the east side bike lane, and adding trees to the sidewalk. The *revised* streetscape is shown here:



7. For the next meeting the committee will review the Town of Lloyd's Local Law filing of their Walkway legislation to see if there are any other issues we need to consider in the NBR zoning revision.

8. The committee then discussed the timeline needed to complete their deliberations, hold a public information meeting and the procedural steps required for making our suggested zoning changes. Michael Zierler noted it would take a minimum of three months for just the procedural matters. It was

decided to approach the Village Board about our concerns related to the current moratorium.

9. The meeting was adjourned at 6.33pm, by unanimous vote.