

## NBR Review Committee

7/25/17 5.00-6.30pm  
Village Hall

### MINUTES

Members Present: Jo Margaret Mano, Brad Barclay, Dennis Young, Michael Zierler, Don Kerr.

Absent: Floyd Kniffen, Jacob Lawrence, Sue Wynn.

1. There was no public comment.
2. The 7/11/17 Minutes were approved unanimously after amending a sentence that wrongly identified a boundary location on the east side of Rt32N. Don Kerr motioned the approval and Brad Barclay seconded.
3. The committee examined map sections of water and sewer infrastructure in the NBR zone. Water and sewer infrastructure south of Millbrook/Tributary 13 appears adequate to support some increased density. Some buildings in the northern part of NBR are on individual water and sewer systems. While water infrastructure appears adequate on Route 32N north of Millbrook/Tributary 13 in the NBR section of the Village, sewage infrastructure is very limited, and cannot support increased density unless substantial sewer infrastructure is added. This will result in more impact on the current sewage treatment plant's limited capacity. There is a pump station across the road from Agway where sewerage generated from the west side of the road is pumped to the 4" forced main on the east side. There are reports this pump station needs to be upgraded. Given this situation, it was suggested that the best zoning solution for this northern section is to revert to the B3 Highway Business zoning, until infrastructure allows for increased residential density. Moreover, there needs to be a long-range plan for infrastructure, since piecemeal development would compromise a continuous streetscape and the Complete Streets policy. The best way forward is to plan for gradual expansion of a Mixed Use district as infrastructure is developed. The committee affirmed its decision to return the north and north-eastern edges to the R1 district, while retaining the southern current NBR as a Mixed Use Residential (MUR) and the part north of Millbrook/Tributary 13 reverts to B3 zoning. Additional requirements for this zone may be needed.

4. The committee agreed the Streetscape diagram discussed at the 7/11/17 meeting was approved as a useful planning diagram in explaining how the required street elements and should be included in the new code.

5. The committee then discussed the architectural standards that should be included in the revised code. Members agreed detailed design standards, including illustrations (pictures and schematics) helped to clarify the planned outcomes for zoning districts for all parties. The committee studied the Town of Lloyd's Gateway-Walkway district's standards as a resource for specific items to be included and noted while general guidelines were useful, details and examples made things clearer (clarified). Since the intent of the current NBR/new MUR is to extend the current "Downtown" mixture of retail/office/residential uses, the design of buildings and store-fronts in the district should reflect that unique New Paltz village area. The northern side of Main Street from N. Front to Church Street was cited as an example. (That is the main Wikipedia image for New Paltz Village). Rambling Rose has a ground floor that is an example of a typical 1890s storefront.

Successful walkable downtowns have storefronts with large windows that invite window-shopping and provide visual interest that draws pedestrians, creates a perceived safer atmosphere and entices tourists. The transition of building types from Downtown New Paltz to the surrounding streets can provide examples of how to guide future building designs for the MUR. Buildings over 40' width of street frontage need to have articulation to reduce their apparent size. The mass can be broken up with architectural details, divisions and breaks in materials, window bay, entrances, variations in roof lines/types, awnings and building sections that project or are recessed up to 10 feet. It was agreed to restate the general principles for building design found in the Village Comprehensive Plan (p.30-31) and supplement that with more detailed specifics and imagery.

6. Michael Zierler recused himself while the committee discussed roof top deck pros and cons. Liability issues, policing and the impact of noise and light pollution were viewed as negative factors, especially in the section south of Millbrook/Tributary 13 which is only 1 narrow parcel wide, and adjacent to the WVRT and. Historic Huguenot Street district. Members saw no benefit to the community from roof decks.

7. Michael Zierler rejoined the committee and the issue of buffering the WVRT from adjacent parcels with landscaping and setbacks was considered.

In the southern section, west of Rt.32 the lot size and setback constraints are severe. It was noted that here because of lot size, buildings have at least 2 "frontages"--on Rt.32N and the WVRT, and sometimes 3-when they are adjacent to a cross-street like Mulberry or Broadhead. Thus building design guidelines need to address that issue. It was decided to add guidelines about issues raised by parcels being on the WVRT and how frontage and buffering can be addressed.

8. The committee discussed next steps, and hope at the next meeting on August 8th to review a draft Executive Summary of the Committee's work and a draft code revision for the current southern section of the NBR--to be called the MUR.

9. The meeting was adjourned at 6.25pm.