

**To:** Chairman Michael Zierler  
New Paltz Village Planning Board

October 16, 2016

**From:** Mike Rizza  
Former Owner of Property at 87-91 & 93 N. Chestnut St.

### **History of Uses and Interaction with Mulberry Street**

I have operated businesses from and/or owned the property at 87-91 & 93 N. Chestnut St., New Paltz NY, since the mid 1980s. Vehicles of various types (autos and single-axle and double-axle trucks) entered and exited the property regularly from Mulberry Street with all uses other than STS Tire Center, where such access was relatively limited. The table below details the uses and relative levels of traffic onto Mulberry St. (Note: Dates are estimated.)

<b>Date</b>	<b>Name of Business</b>	<b>Type of Business</b>	<b>Level of Mulberry St Access</b>
<b>2012-2015</b>	STS Tire Center	Tire sales and auto repair	Limited use
<b>2012-2015</b>	New Paltz Climbing Co-Op	Climbing wall and gym	Parking of co-op members
<b>2011-2013</b>	Joey's Taxi and auto sales	Taxi depot and auto sales	Moderate traffic
<b>20??-2011</b>	3 Star Motors	Auto sales and truck rentals	Moderate traffic
<b>20??-2011</b>	New Paltz Rent a Wreck	Auto rental	Moderate traffic
<b>2002-2012</b>	New Paltz Glass	Residential and auto glass	Moderate traffic
<b>10-15 years</b>	Country Coach Autobody	Collision repair	Heavy traffic including tow trucks
<b>From mid-1980s</b>	New Paltz Auto Sales and New Paltz Auto Center	Auto sales and repairs	Moderate - heavy traffic

**Description of Parking Circumstances:** The Mulberry St access to the property consisted of 7-8 head-in parking spots and an additional 6-7 spots along the rail trail. Cars and trucks regularly backed into Mulberry St from the head-in parking spaces.

**Safety:** I am not aware of a single incident with other vehicles, pedestrians or bicycles on Mulberry Street caused by the parking or traffic from these business uses, nor did I receive a safety complaint from neighbors. The only issues I encountered occurred during snow conditions, when local plowing would leave access to Mulberry Parking limited.

The only recurring traffic safety issue I encountered regarded the ability of cars at the Mulberry-32N intersection to see traffic along 32N from the north. I received complaints about visibility when I parked cars in the front lot of the store close to the corner of 32N and Mulberry.

- Mike Rizza