

To: Village of New Paltz
From: David Shepler, Net-Zero Development LLC

26 Sep 2017

Subject: Rooftop Terrace

The intent of the rooftop terrace is for the enjoyment of the residents and not for commercial venues or use by non-residents. It is an accessory to the occupancy. The maximum occupancy is set by building code for safety.

Modifications to Date: We have modified the layout of the terrace to address concerns raised by the public and the Planning Board. These adjustments include: (1) relocating the terrace to the east side to place it farther away from the neighbors on Huguenot Street, to provide an additional “sound shadow” using the unoccupied portion of the roof, and to use the elevator enclosure to further screen sound; and (2) most recently, increasing the buffers along the north and east sides to reduce the visual impact of people visiting the terrace and to increase the amount of solar area available.

Noise: We believe that perceptions of noise impact are anecdotal and not based on physics or the specific layout we have proposed. Please see the attached memo from our architect.

Additionally, there are town ordinances that dictate the allowable noise levels. If there are questions regarding enforcement we will install live noise metering to ensure compliance with all applicable town codes. Here is an example of a monitoring device:

<http://www.nti-audio.com/en/solutions/noise-monitoring/unattended-monitoring.aspx>.

We are also open to discussing additional management controls, as the Planning Board described at the 19 Sep meeting, and ensuring such restrictions are codified. This can include hours of operation, occupancy levels, and uses.

Parking impacts. The question of parking impact from the terrace strikes us as unusual. Just as residents of single-family homes or other multi-family housing do not need to provide additional parking for decks or yards on those properties, why should Zero Place need to provide additional parking for its recreational space? How is a terrace different from additional gathering space on the ground in this respect? If residents decide to invite a larger number of people to Zero Place, they will know that there is a certain capacity available to them (after hours, this is likely to be approximately 30 spaces). They will have to figure out alternatives like asking folks to car pool, etc. This is no different than any other type of residence in that people must work within the existing constraints.



David R. Shepler
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