

**From:** David Shepler d@vidshepler.com  
**Subject:** Revised management proposal regarding rooftop terrace  
**Date:** November 5, 2017 at 6:47 PM  
**To:** Christena Carp planningzoning@villageofnewpaltz.org  
**Cc:** Mike Zierler mzierler@hvi.net



Christena,

In response to the Planning Board's comments suggesting that perhaps we've overshot in restricting the operations of the rooftop terrace, we thought it made sense to submit the following revised proposal.

Given that we will return to the Planning Board one year after Zero Place begins to house tenants in order to review the operations of the terrace, we suggest eliminating (1) the wedding events prohibition and (2) the hours of operation. We will impose hours of operation based on what makes sense for the management of the building and not try to pre-suppose the needs at this early stage.

We believe the remaining limitations are reasonable at this time. Those include:

1. **Review in one year.** The building management team will meet with the Village of New Paltz Planning Board approximately one year after the building opens to review and potentially adjust the conditions of use as deemed appropriate by the Planning Board. The meeting shall be duly noticed by the Planning Board at its discretion.
2. **Noise ordinance compliance.** Zero Place management will comply with all aspects of the Village noise ordinance.
3. **Amplified music limitations.** Zero Place will not install nor allow PA or large-area speaker systems on the terrace. It will allow small, personal speakers. For example: amplified music for a dance party is clearly prohibited. Light music for a yoga group is allowable.
4. **Lighting.** No lighting beyond that provided in the current plans will be allowable. Residents will not be allowed to augment existing lighting for any purpose
5. **Signage.** All rules of use, including these restrictions, will be prominently posted at the entrance of the rooftop terrace.

Thank you for your consideration,  
David