

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

26 Nov 2017

Subject: **(Revised) Management Proposal for the Rooftop Terrace**

In an effort to address neighbor concerns, the Zero Place team proposes the following for the rooftop terrace as conditions of approval for the project:

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. **Hours of operation.** The terrace will not be available to residential tenants and their guests outside of the hours of 6:00am to 11:00pm. This range aligns in the evening hours with the Village [code's noise ordinance](#). (See 143-4.B(1)). Zero Place management will grant annually no more than four (4) after hours exceptions to these operating hours based on special circumstances. Examples of such circumstances include celestial events (e.g., meteor showers, lunar eclipses, satellite re-entry). Any such events must be directly monitored by Zero Place management.
4. **Exclusive use of the terrace prohibited.** Residents will not be able to exclusively reserve the terrace at any time.
5. **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.
6. **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.
7. **Signage.** All rules of use, including these restrictions, will be prominently posted at the entrance of the rooftop terrace.



David R. Shepler
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