**NOTICE OF PUBLIC HEARING**

**Village of Nassau**

**Proposed Local Law #5-2019**

 Pursuant to a resolution adopted by the Board of Trustees of the Village of Nassau, the Village Board shall hold a public hearing on January 9, 2019 at 7:00 p.m., at the Village Hall of the Village of Nassau located at 40 Malden Street, Nassau, New York, to receive comments from the public on a proposed local law as follows:

 A local law amending Chapter 120 of the Code of the Village of Nassau, making certain changes to the zoning laws of the Village of Nassau.

 The local law makes numerous changes to Chapter 120 of the Village Code, which sets forth these zoning laws for the Village of Nassau. The significant changes are proposed to implement land use related strategies included in the adopted Village of Nassau Comprehensive Plan as follows:

|  |  |
| --- | --- |
| Purpose of Proposed Zoning Change from Comprehensive Plan |  |
| Add commercial building design standards | Added § 120-38.1 – a set of design standards |
| Maintain remaining open spaces | Changed clustering provision to use of conservation subdivision for major subdivisions to protect open space.Updated zoning district map to create land conservation overlay district that protects floodplains and steep slopes |
| Promote affordable housing | Allow for accessory apartments, and mixed-use buildings in GB district |
| Align zoning district with lot lines | Updated map to reflect this so no parcel is cut in two by zoning districts. |
| Revise general business district | Updated and clarified |
| Increase code enforcement  | Replaced enforcement and violations sections with new language |
| Add property maintenance rules | Re-did Chapter 44 to fully address vacant buildings and re-did Chapter 87 to enhance property maintenance, addressed ‘zombie’ properties in Chapter 44. |
| Discourage splitting of homes and businesses into multi-family units | Amended allowable uses to address |
| Review projects for compatibility with existing neighborhoods | Added in up to date site plan review and special use permit criteria that address this. Added in commercial design standards. |
| Discourage commercial expansion into residential areas | Updated zoning map, reviewed allowable uses to ensure they match the purposes of the district. |
| Promote clustered small lot homes | Added in use of conservation subdivision technique that would get at this. |
| Future development in keeping with village character | Added in new site plan, special use criteria that addresses village character and added commercial design standards |
| Protect well heads/water quality | Land conservation overlay district will protect floodplains and steep slopes, which will contribute to good water quality. |
| Address parking in Business District | Updated parking regulations to allow for more flexibility, prevent over-built lots, and better meet needs of businesses. |
| Reduce stormwater impacts | Incorporated NYS Stormwater Requirements as well as encouraged use of low impact development standards designed to reduce stormwater impacts. Site Plan and Special Use processes also now address this. |
| Promote small scale businesses, control formula businesses | Added in commercial design standards that address formula businesses. |
| Protect and emulate historic character – sidewalks, site lighting, fencing, signage consistent with historic core | Added historic districts to map. Added reference to consistency with historic districts into text in appropriate locations, allowed flexibility in front setbacks to be consistent with existing setbacks. |
| Strengthen code to protect steep slopes, wetlands, floodplain areas, sensitive soils | Changed land conservation district to a land conservation overlay with boundaries based on actual features (floodplain and steep slopes) and not based on property lines. |
| Demolition – control/have photo documentation | Enhanced Chapter 42 (Demolition) |
| Control development in Valatie Kill floodplain | Included in the new land conservation overlay district |
| Use green infrastructure and address erosion and sedimentation | Added in as development standards for commercial development |

 A copy of the proposed local law may be reviewed at the Village Hall, during the Village Clerk’s regular business hours, or on the Village website.

 Melissa Turner-Bulan

Dated: December 26, 2018 Nassau Village Clerk