Village of Nassau Master Plan Implementation

- Village Master Plan adopted 2016
- Zoning Update initiated March 2018
- Goal of Project – to Implement those recommendations made in Master Plan via land use regulations
- Committee worked monthly with Village Consultant and Attorney

Village of Nassau

Checklist of Zoning-Related Items from Village Master Plan	
Item	Notes
Add commercial building design standards	
Maintain remaining open spaces	
Promote affordable housing	
Align zoning district with lot lines	
Revise general business district	
Increase code enforcement	
Add property maintenance rules	
Discourage splitting of homes and businesses into multi-family units	
Review projects for compatibility with existing neighborhoods	
Discourage commercial expansion into residential areas	
Encourage rehab and reuse of vacant properties	
Promote clustered small lot homes	
Future development in keeping with village character	
Protect well heads/water quality	
Address parking in Business District	
Reduce stormwater impacts	
Decrease impervious surfaces	
Encourage biking	
Traffic calming	
Curbs and sidewalks improved	
Promote small scale businesses, control formula businesses	
Support development of modern structures	

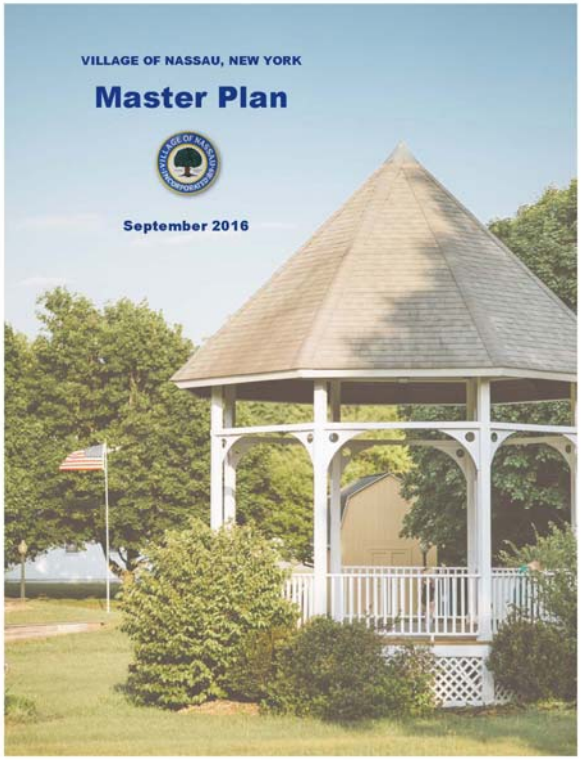
Proposed Updates

- Chapter 22 Planning Board
- Chapter 42 Demolition
- Chapter 44 Vacant Buildings
- Chapter 87 Property Maintenance
- Chapter 120 Zoning (and Map)

[illegible]	[illegible] 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

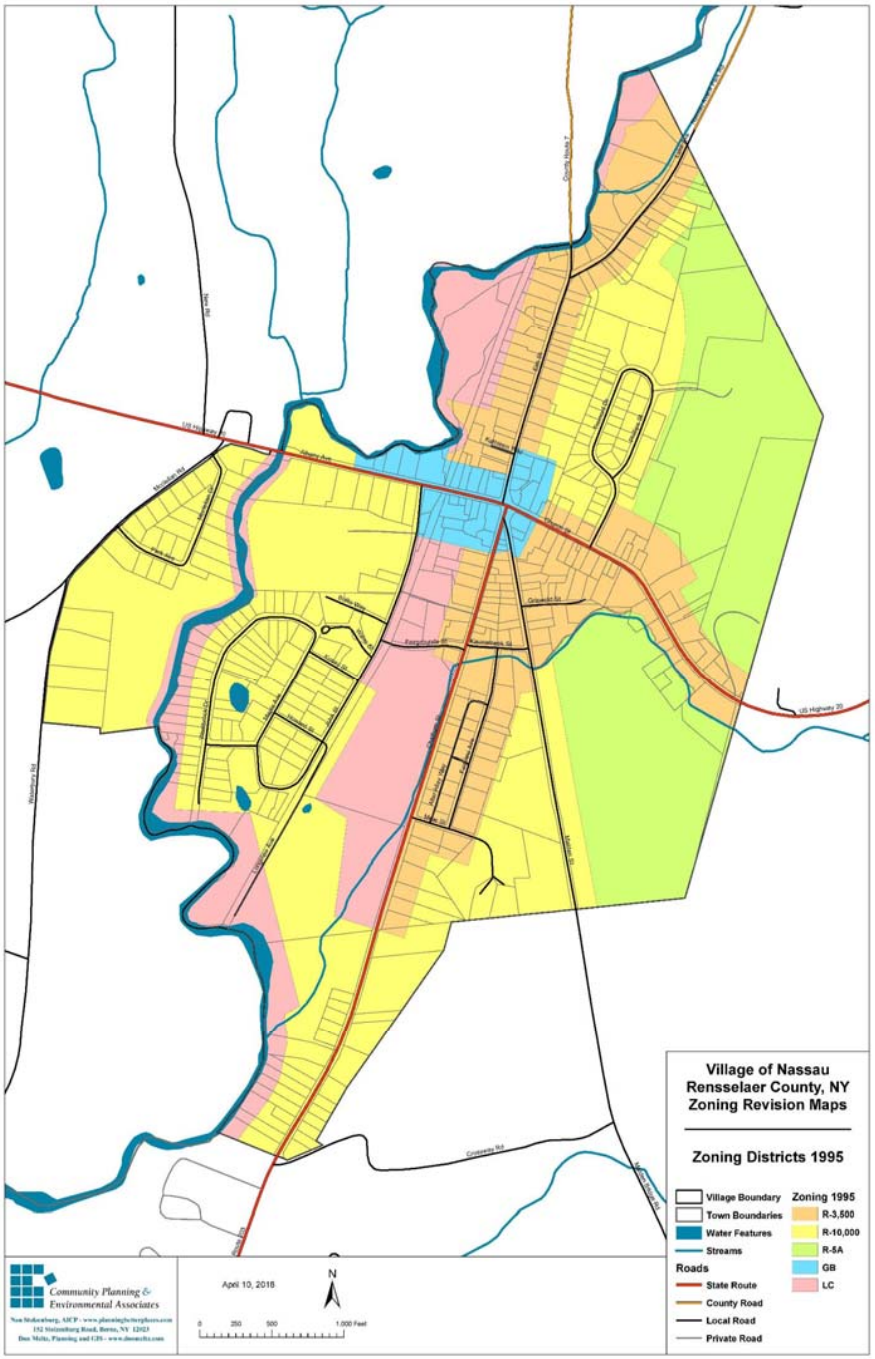
Types of Changes Proposed

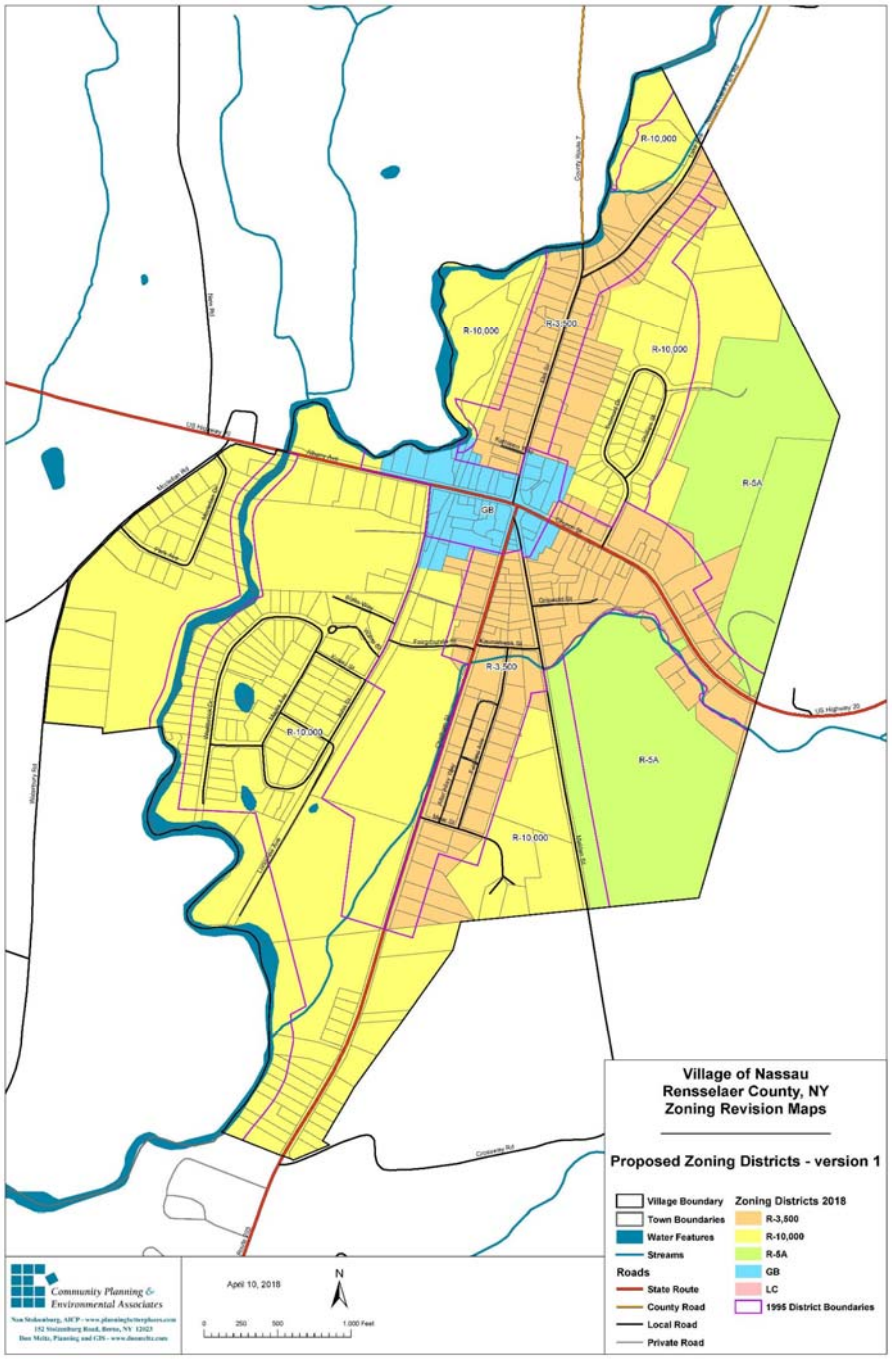
- Purposes/Definitions/Clarity of Language
- Process
- Consistency with State Village Law
- Development Standards Consistent with Master Plan
- Maps

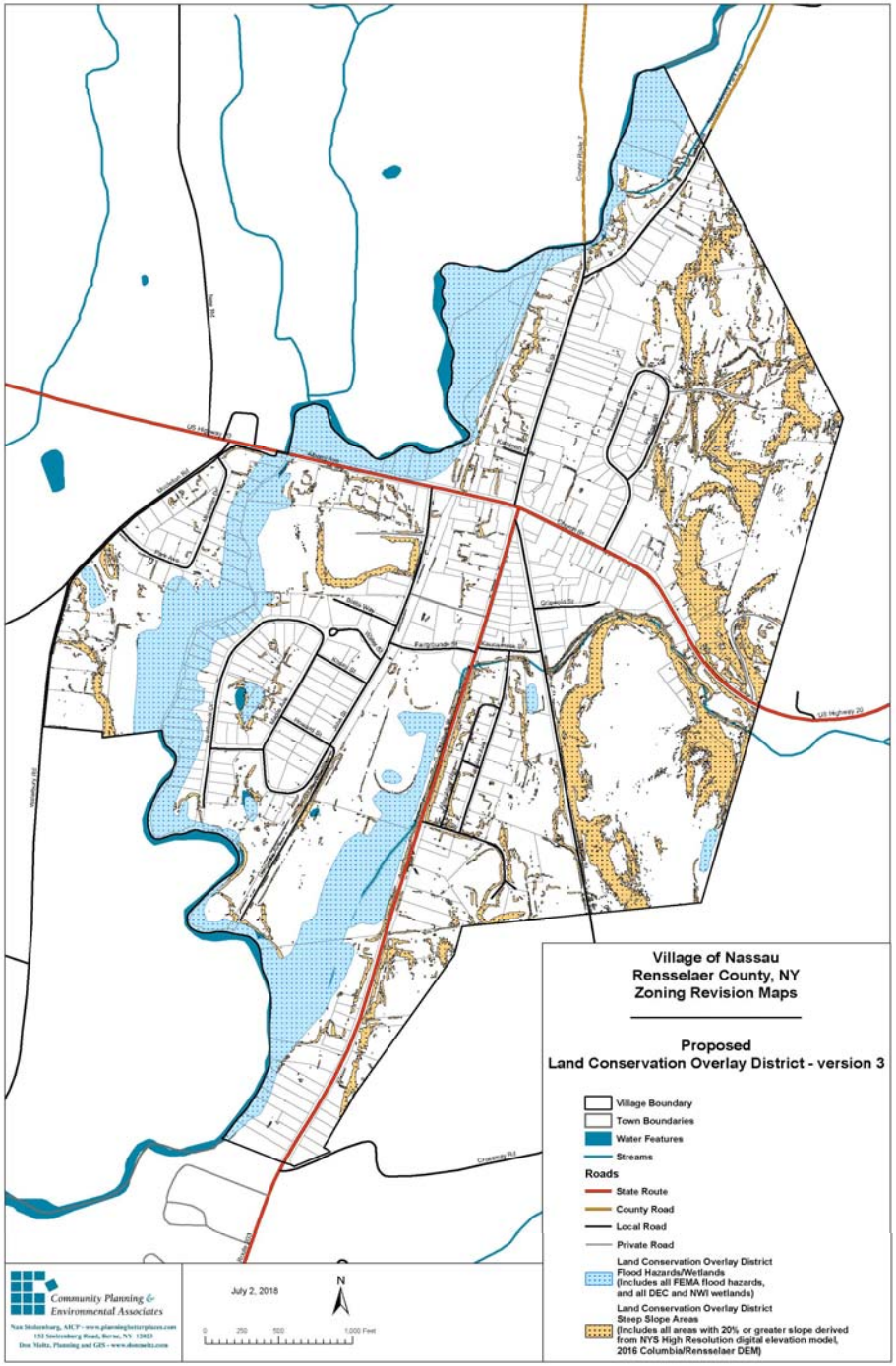


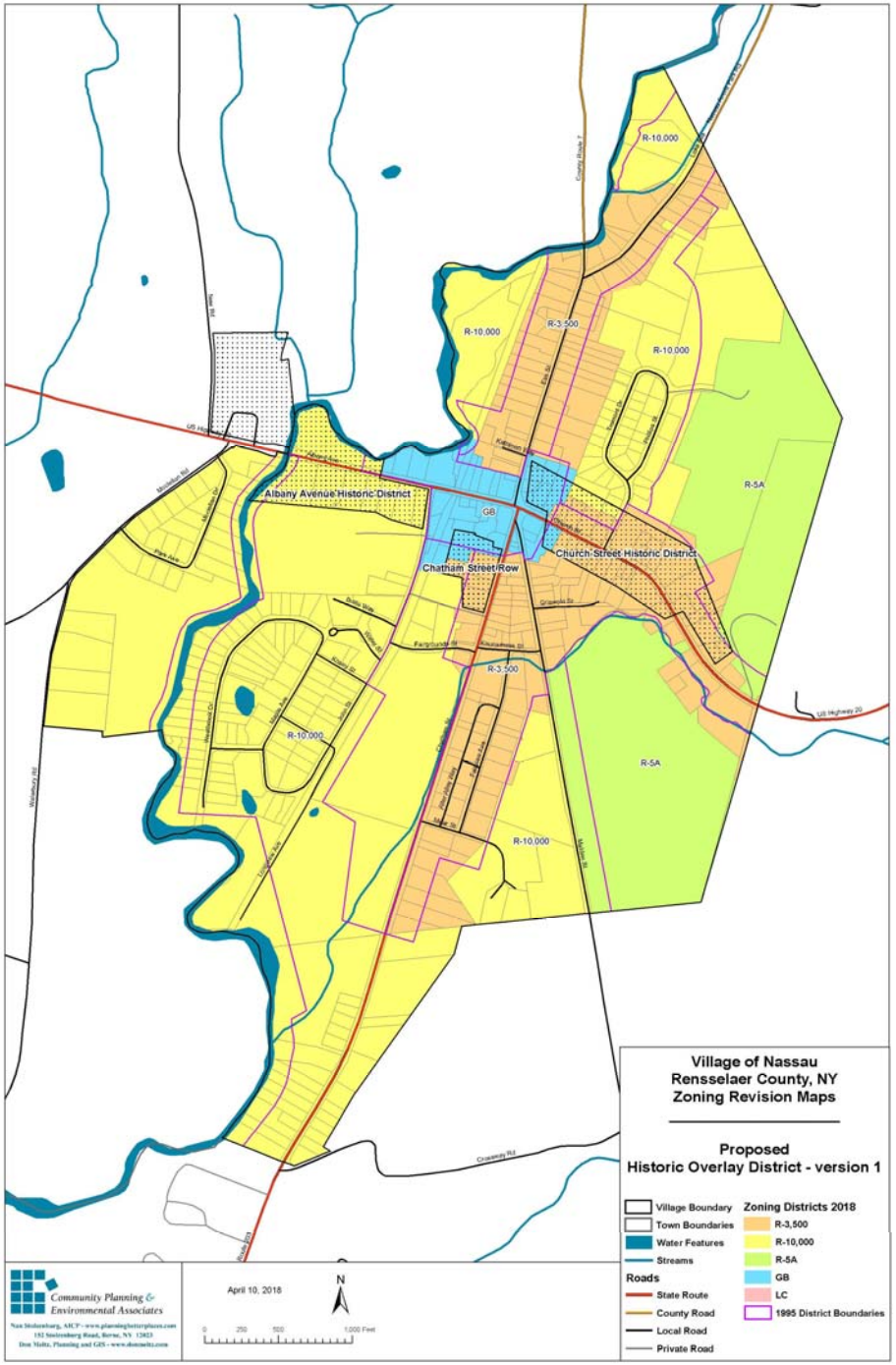
Summary of Proposed Changes (See Handout)

- Commercial Building Design Standards
- Map improvements
- Enhanced code enforcement
- New sections for Special Use Permit/Site Plan Review
- Updated Planning Board
- Address parking, lighting, signage, etc.
- Promote small business, control formula businesses
- Protect character/historic character
- Protect steep slopes, wetlands, floodplain
- Property Maintenance and Vacant Buildings
- Demolition


Village of Nassau
Rensselaer County, NY
Zoning Revision Maps
Zoning Districts 1995
Village Boundary
Town Boundaries
Water Features
Streams
Roads
State Route
County Road
Local Road
Private Road
Zoning 1995
R-3,500
R-10,000
R-5A
GB
LC
Community Planning & Environmental Associates
April 10, 2018
N
0 250 500 1,000 Feet


R-10,000
R-3,500
R-10,000
R-5A
GB
R-3,500
R-10,000
R-5A
R-10,000
Village of Nassau
Rensselaer County, NY
Zoning Revision Maps
Proposed Zoning Districts - version 1
Village Boundary
Town Boundaries
Water Features
Streams
Roads
State Route
County Road
Local Road
Private Road
Zoning Districts 2018
R-3,500
R-10,000
R-5A
GB
LC
1995 District Boundaries
Community Planning & Environmental Associates
April 10, 2018
N
0 250 500 1,000 Feet


Village of Nassau
Rensselaer County, NY
Zoning Revision Maps
Proposed
Land Conservation Overlay District - version 3
Village Boundary
Town Boundaries
Water Features
Streams
Roads
State Route
County Road
Local Road
Private Road
Land Conservation Overlay District
Flood Hazards/Wetlands
(Includes all FEMA flood hazards, and all DEC and NWI wetlands)
Land Conservation Overlay District
Steep Slope Areas
(Includes all areas with 20% or greater slope derived from NYS High Resolution digital elevation model, 2016 Columbia/Rensselaer DEM)
Community Planning & Environmental Associates
July 2, 2018
N
0 250 500 1,000 Feet


R-10,000
R-3,500
R-5A
GB
Albany Avenue Historic District
Chatham Street Row
Church Street Historic District
Village of Nassau
Rensselaer County, NY
Zoning Revision Maps
Proposed
Historic Overlay District - version 1
Village Boundary
Town Boundaries
Water Features
Streams
Roads
State Route
County Road
Local Road
Private Road
Zoning Districts 2018
R-3,500
R-10,000
R-5A
GB
LC
1995 District Boundaries
Community Planning & Environmental Associates
April 10, 2018
N
0 250 500 1,000 Feet