

Village of Nassau - Summary of Proposed Zoning and Code Changes

Item Recommended in the Village Comprehensive Plan	Proposed Change
Add commercial building design standards	Added § 120-38.1 – a set of design standards
Maintain remaining open spaces	<ol style="list-style-type: none"> 1. Changed clustering provision to use of conservation subdivision for major subdivisions to protect open space. 2. 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.

Item Recommended in the Village Comprehensive Plan	Proposed Change
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

To further improve usability and clarity of the zoning and to ensure that the ZBA and Planning Board have the tools and procedures they need to efficiently review projects, the following changes to the zoning law are also proposed:

Updated purpose statements of zoning to match Comprehensive Plan
Added purpose statements for each zoning district
Updated, expanded definitions
Added references to other laws as needed
Clarified and simplified language for ease of use
Updated allowed uses in each district
Chanted issuance of special use permit from ZBA to Planning Board
Allowed for mixed uses in GB
Added in maximum building size in GB to be 5,000 square feet for consistency in character
Updated driveway placement to control traffic/access, and character
Updated and expanded on process for issuing a Planned Development
Added development standards for Senior Housing Planned Development
Added new section on special use permits so process and other requirements match NYS Village Law
Added new language to site plan review so process and other requirements match NYS Village Law and to allow the Planning Board to have the information they need to make decisions
Updated the sign section
Replaced existing enforcement and violations chapter with new so Building Inspector has full set of tools to enforce the law
Updated ZBA section to match NYS Village Law
New chapter 22 on functions and process of Planning Board