

**TOWN OF DUANESBURG
NOTICE OF PUBLIC HEARING
ON PROPOSED ZONING ORDINANCE AMENDMENTS**

PLEASE TAKE NOTICE that the Town Board of the Town of Duanesburg will hold a public hearing on proposed amendments to the Town of Duanesburg Zoning Ordinance. The public hearing will be held on May 7, 2015 at 6:30 p.m., at the Duanesburg Volunteer Ambulance Corps., 130 Cole Road, Delanson, New York 12053.

The purpose of this public hearing is to obtain input from the public with respect to technical and other amendments of the Town of Duanesburg Zoning Ordinance to regulate allowable uses within all zoning districts of the Town and the environmental impacts that the proposed amendments may have. The revisions of various provisions of the Town Zoning Ordinance are in furtherance of the Town Board's desire to regulate effectively the allowable uses within all zoning districts of the Town, and in turn, support the goals of the latest approved version of the Comprehensive Plan adopted July 13, 2006, and in particular, to update regulatory and enforcement action to effectively protect community character. The review, adoption and implementation of the proposed Zoning Ordinance amendment, in and of itself, does not involve any development or construction activities, changes in density or result in any direct physical or environmental changes to any real property.

The proposed amendments amend: Adding Section 2.1.(3) Lake (L-2); Section 3 – Application of Ordinance Regulations and Definitions, by revising or establishing new definitions; Section 4 – Nonconforming Uses by revising 4.1.1 (Reporting for Natural Production Use) and 4.2 (Changes in Building or Use); Section 5 – District Regulations in General by revising 5.1 (Use Regulations) and adding a new 5.2.1(8) (Permitted Accessory Uses in Residential District – Temporary Transportable Storage Unit); Section 6 – Higher Density Residential (R-1) by revising 6.2 (Permitted Uses) and 6.4 (Uses Permitted by Special Use Permit) and adding a new 6.3 (Uses Requiring Site Plan Approval) and 6.8 (Maximum Building Size); Section 7 – Lake District (L-1) by revising 7.1.2 (Permitted Uses) and 7.1.4 (Uses Permitted by Special Use Permit), and adding a new 7.1.3 (Uses Requiring Site Plan Approval) and 7.1.8 (Maximum Building Size); Adding new 7.2.1 (Purpose) 7.2.2 (Permitted Uses) 7.2.3 (Not Used) 7.2.4 (Uses Permitted by Special Use Permit) 7.2.5 (Minimum Lot Sizes) 7.2.6 (Minimum Building Setback Dimensions) 7.2.7 (Lake Access) 7.2.8 (Maximum Building Height) 7.2.9 (Maximum Building Size); Section 8 – Agricultural & Residential District (R-2) by revising 8.2 (Permitted Uses) and 8.4 (Uses Permitted by Special Use Permit) and adding a new 8.3 (Uses Requiring Site Plan Approval) and 8.8 (Maximum Building Size); Section 9 – Hamlet (H) by revising 9.2 (Permitted Uses) and 9.4 (Uses Permitted by Special Use Permits) and adding a new 9.3 (Uses Requiring Site Plan Review), 9.6(1) (Minimum Building Setback Dimensions – Minimum Front Setback) and 9.10 (Maximum Building Size); Section 10 – Mobile Home Park District (MP) by revising 10.2 (Permitted Uses), 10.4 (Use Permitted by Special Use Permit) and 10.7 (Maximum Building Height) and by adding a new 10.3 (Uses Requiring Site Plan Review) and 10.8 (Maximum Building Size); Section 11 – Commercial (C-1) by revising 11.2 (Permitted Uses), 11.4 (Uses Permitted by Special Use Permit), 11.5 (Minimum Lot Size Dimensions) and 11.6 (Minimum Building Setback Dimensions) and by adding a new 11.3 (Uses

Requiring Site Plan Approval) and 11.8 (Maximum Building Size); Section 12 – Manufacturing & Light Industrial District (C-2) by revising 12.2 (Permitted Uses), 12.4 (Uses Permitted by Special Use Permit) and 12.5(4) (Minimum Lot Sizes and Dimensions – Maximum Building Area) and by adding a new 12.3 (Uses Requiring Site Plan Review) and 12.8 (Maximum Building Size); Section 13 – Supplemental Regulations by revising 13.1 (Space Regulations - Existing Small Lots), 13.2.1(1) (Off-Street Parking – Minimum spaces required for off-street parking), 13.2.3 (Off-Street Parking – Off Street Loading) and 13.4.7 (Signs – Commercial (C-1) & Light Industrial (C-2) Sign Regulations) and by adding a new 13.4.16 (Signs – Event Signs) and 13.4.17 (Signs - Election Signs); and Section 14 – Administration by revising 14.2 (Uniform Code Enforcement Officer), 14.3 (Building Permits), 14.5.4 (Zoning Board of Appeals – Home Occupation Business Permits), 14.5.4.2 (Zoning Board of Appeals – Home Occupation Business Permits - Action and Timing), 14.6 (Planning Board) and 14.6.2.2 (Planning Board – Special Use Permits - Procedure for Applying for a Special Use Permit) and by adding a new 14.6.1.4 (Planning Board – Powers and Duties - Application).

The proposed amendments also include a revised Zoning Map dated December, 2014. The complete text of the proposed amendments is available from the Town Clerk at Town Hall, 5853 Western Turnpike, Duanesburg, New York 12056, or on the Town's website (www.duanesburg.net).

The scheduling of the public hearing should not be deemed or construed in any fashion as an indication as to the Town Board's position. We can assure you that no decision has been made at this time. The Town Board welcomes input from the public in order to assist the Town Board in making a determination as to the proposed amendment of the Town Zoning Ordinance and environmental impacts of the proposed changes.

Please abide by the following rules when making comments:

- (1) Stand and state your full name and address.
- (2) Limit comments to five (5) minutes.
- (3) Allow all wishing to speak the opportunity to do so.
- (4) Address the Board. Do not direct comments to members of the audience.
- (5) Take advantage of this opportunity to express your position and provide the Town Board with your input!