

**COUNTY OF GREENE
TOWN OF NEW BALTIMORE
PUBLIC HEARING ON PROPOSED LOCAL LAW 2 OF 2009 ENACTING
REVISIONS TO ZONING ORDINANCE AND ZONING MAP
JANUARY 5, 2009-Page 1**

DRAFT

Supervisor called the Public Hearing to order at 7:29 pm adding that this Local Law was previously referred to as Local Law 6 of 2008, now known as Local Law 2 of 2009. Also attending: Councilwoman McKeon, Councilmen Byas, Norris and Kuenster, Highway Superintendent Jordan, Town Clerk Brooks, Tax Collector Stuart and 7 members of the public.

Supervisor reviewed the three sections of this proposed Local Law; the Mobile Home law, Sign law and Site Plan Review law, which are all now in the amended Zoning Ordinance.

The boundaries of Hamlet/Residential zoning district have been restored to as they were before the adoption of Local Law 4 of 2008. The boundaries of the Commercial District in the southern portion of Town were revised and revised to bring the parcel portion that was bisected by the NYS Thruway back into that zoning district.

There are commercial design guidelines that are being extended to the Developmental and the Developmental/Multi-Family Districts.

The provisions regarding nonconforming uses where a building is destroyed are clarified to allow for the continuation of the nonconforming use in the event the structure involved in the nonconforming use is voluntarily replaced or replaced due to damage regardless of the extent of damage; that change and the commercial design guidelines change were recommended by the Town Planning Department staff.

Supervisor opened the floor for comment.

Ellie Alfeld asked about the mobile home law; Supervisor said the provisions are now incorporated in the Zoning Ordinance, just as they were in the mobile home law. Ellie asked whether mobile homes are still permitted; answer: yes, except for the Hamlet district.

Councilman Byas asked for the western boundary of the Hamlet district; Supervisor read. Councilman Byas asked if it were Gill Road? Supervisor answered, just in back of Gill Road.

With no more from the public, Councilwoman McKeon moved to close the public hearing, seconded by Councilman Norris.

**Motion Carried Ayes-5 McKeon, Kuenster, Louis, Norris, Byas
Nays-0**

The public hearing was closed at 7:33 p.m.

Respectfully submitted

Janet A. Brooks
Town Clerk