

TOWN OF SCHOHARIE
NOTICE OF SPECIAL MEETING AND CONTINUED PUBLIC HEARING

Notice is hereby given that the Town Board of the Town of Schoharie will hold a Special Meeting on Monday, December 28, 2015 to conduct all Town business normally conducted at a Town Board meeting. The Special Meeting will be held at Town Hall at 6:00 p.m.

Please Take Further Notice that the Town Board meeting scheduled for Wednesday, December 16, 2015 has been cancelled.

Please Take Further Notice that the Town Board of the Town of Schoharie will continue a public hearing during the Special Meeting on Monday, December 28, 2015 at 6:00 pm at the Town Office, 300 Main Street, Schoharie, New York to consider further comments on the enactment of Proposed Introductory Local Law No. 3 of 2015 entitled, "A Local Law Adopting a New Town-Wide Zoning Law and Zoning Map", which was introduced at a meeting of the Town Board held on October 14, 2015 and subsequently revised and reintroduced. The Town Board will consider comments on the proposed local law and revisions that have been added to the law since its introduction. The Town Board opened the public hearing on Wednesday December 9, 2015 and has extended it to provide additional opportunity for review and comment.

The proposed local law is a comprehensive land use law that would divide the Town into zoning districts and adopt regulations and performance standards to regulate specified land uses within the districts. The proposed new zoning law and zoning map would apply to the entire Town of Schoharie outside of the Village of Schoharie. The uses that would be permitted in each proposed district are set forth in a Schedule of Uses attached to the proposed local law as Schedule A. Additional rules and regulations for uses in an area of the Town identified as the Barton Hill Natural Resource Protection Area are also attached to the proposed local law as Schedule B. The proposed local law includes supplementary regulations and standards for certain uses and provides for the consideration of special use permits for certain land uses. The proposed local law provides for the enforcement and administration of the law including the functions of the Planning Board and the Zoning Board, the review of site plans and the regulation of nonconforming lots and uses. The proposed local law sets forth the regulations for future amendments of the law as well as the creation of Planned Development Districts.

The Town Board has revised the proposed local law since its initial introduction to, without limitation: address clearcutting; modify small scale solar requirements to allow larger systems for individual properties; split the use "Manufacturing" into "Manufacturing – Light" and "Manufacturing - Heavy"; separate the uses "truck terminal" and "heavy equipment storage" into separate categories; place the review of special use permits with the Planning Board rather than the Zoning Board of Appeals; make any use not listed on the Use Table subject to a special use permit from the Town Board; revised the special use permit requirements to address comments that the standards were vague; added indoor storage as an example of a home based business; added a definition of steep slopes; adjusted the use table to split grouped uses into separate categories; and adjusted the Use Table to remove the special use permit

requirement from certain minor uses such as nurseries and roadside stand and made "Agriculture Use & Structure" allowable by zoning permit in all districts. The revisions have been incorporated into the proposed local law which will now be referred to as Proposed Introductory Local Law No. 3 of 2015 (Introductory Version #2) entitled, "A Local Law Adopting a New Town-Wide Zoning Law and Zoning Map". A schedule of the proposed changes is also available on the website and at the Town Office.

Interested members of the public are encouraged to attend the public hearing and comment or submit written comments at or before the Public Hearing.

The enactment of a local law to adopt a new Town-wide zoning law and zoning map is pursuant to the New York State Municipal Home Rule Law. A full copy of the Proposed Introductory Local Law No. 3 of 2015 (Introductory Version #2) including the proposed Town-wide zoning law with Schedule A and Schedule B, and proposed zoning map, together with a list of the changes made in Version 2 and a redline copy of the local law showing the changes, are available at the Town Office, 300 Main Street, Schoharie and on the Town website at www.schohariecounty-ny.gov/CountyWebSite/townsch/index.jsp contained in a pulldown entitled "Draft Land Use Law Documents – Intro Version 2".

Pamela Foland, Town Clerk
December 10, 2015