

Introduction / Summary Sheet

The Town of Rosendale Zoning Review Committee is considering modifications and additions to the current zoning code to bring it up to date with the recommendations of the most recent Comprehensive Plan. These changes will be the subject of a public workshop on March 20th, which the public is invited to attend. Rough draft copies of the proposed changes are currently available for review prior to the workshop, and are outlined below. See the individual documents for each part for more information.

The sections of the current zoning being considered for changes are as follows:

PART 1: §75-26.1 Design Standards and Guidelines (NEW SECTION)

This would be a new section of the zoning code which currently does not exist. The changes currently being proposed would expand the existing “Route 32 Design Guidelines” to apply to any commercial, industrial or multifamily construction being considered within the Town. The changes also make modifications to the previously adopted guidelines. See Part 1 document for the rough draft text of these changes.

PART 2: §75-26 Residential Cluster Development (REVISED SECTION)

This section of the zoning code is proposed to be renamed “Conservation Subdivisions”. The changes currently being proposed would replace the existing cluster subdivision language with a much more comprehensive code enabling conservation subdivisions. Conservation Subdivisions are a type of cluster subdivision, and are generally considered superior because of the way they help to preserve natural areas and resources. See Part 2 document for the rough draft text of these changes.

PART 3: §75-40 Planning Board; site plan review; special permits; advisory opinions (REVISED SECTION)

This would be revisions to the existing section of the zoning code. The changes currently being proposed would require an informal “pre-planning” meeting with the Planning Board early in the site planning process to help consider natural features, resources and constraints on a site early in the design process before official site plan review begins. See Part 3 document for the rough draft text of these changes.

PART 4: §75-26.3 Constrained Lands (NEW SECTION)

This would be a new section of the zoning code which currently does not exist. The changes currently being considered would develop basic regulatory control over future development which is on or adjacent to constrained land areas such as steep slopes, wetlands or waterways. See Part 4 document for the rough draft text of these changes.

PART 5: §75-26.4 Planned Development District (NEW SECTION)

This would be a new section of the zoning code which currently does not exist. The changes currently being considered would permit “Planned Development” zoning districts to be established within the town for special projects with Town Board approval. See Part 5 document for the rough draft text of these changes.

