

**LEGAL NOTICE
TOWN OF RUSSIA
PUBLIC HEARING ON PROPOSED
LOCAL LAW #1 OF 2012**

PLEASE TAKE NOTICE, that a Public Hearing will be held by the Town of Russia Town Board on December 10, 2012, at 6:30 p.m., at the Town Municipal Office Building, 8916 N. Main Street, Poland, New York, on the proposed Local Law # 1 of the year 2012 for the Town of Russia, Herkimer County, New York titled "A Local Law Amending the Land Use Regulations of the Town of Russia." This law would revise Local Law # 2 of the year 1982 titled "Zoning Ordinance Local Law" and later amendments.

This action proposes modifications to the present land use ordinance to better align the existing ordinance, adopted in 1982, with the current comprehensive plan, which was adopted in 2005. The proposed modifications contain ten articles: General Provisions, Permits and Procedures, Definitions, Land Use Regulations, Supplemental Regulations, Special Use Permits, Site Plan Review and Approval, Variances and Appeals, Administration, and Enforcement. Major changes from the existing zoning ordinance include: the purpose and goals of the ordinance were clarified; a number of definitions were revised or clarified, and new definitions were added to account for additional provisions; provisions were made to more effectively control potentially destructive land uses and non-conforming lots and uses; overlay districts were added to protect environmentally sensitive and scenic areas; several separate local laws concerning telecommunications towers, junk and junkyards, and adult entertainment were consolidated into the zoning ordinance; and two-family housing was added as a permitted use in most land use districts.

The proposed revisions contain general provisions including purpose and goals of the law, permits and procedures, definitions and supplemental regulations. The supplemental regulations include principal

buildings per lot, existing undersized lots of record, non conforming uses, lots and structures, outdoor lighting, individually sited mobile homes and mining and excavation.

The following sections of the said 1982 zoning shall be deleted and replaced with the following: Section 1.3 Purpose, Section 1.4 Interpretation, Section 1.4.1 Conflict with other Laws, Section 1.4.2 Positive Interpretation, Section 2.1 Word Terms and Definitions, Section 5.4 Existing Undersized Lots of Record, Section 5.5 Non-Conforming Uses, Lots and Structures, Section 5.8 Outdoor Lighting, Section 5.9 Individually Sited Mobile Homes, Section 5.12 Mining Excavations, Section 9.1.6 Review Procedures for Special use Approved.

The following new Sections shall be added: Section 5:16 Principal Buildings per Lot, Section 7.1.1.1 Regulated Activities.

The following Sections shall be revised by deleting paragraphs and renumbering current paragraphs: Section 4.3.3, Section 4.4.3, Section 4.5.3 and Section 4.6.3.

The zoning map is to be amended as follows:

(a) Creation of new Zoning Districts:

- 1) RDR – Rural Density Residential
- 2) LDR – Low Density Residential
- 3) MDR – Medium Density Residential
- 4) MU1 – Mixed Use 1
- 5) MU2 – Mixed Use 2
- 6) H – Hamlet
- 7) COM – Commercial
- 8) RU – Rural Use / Adult Entertainment
- 9) RC – Resource Conservation
- 10) WPO – Wellhead Protection Overlay
- 11) CR – Corridor Residential
- 12) Scenic Overlay
- 13) Shoreline Overlay

(b) Reconfiguring the following district:

1) Corridor Residential

The full content of both of the proposed local law and the State Environment Quality Review (SEQR) are available for review at the Office of the Town Clerk, 8916 N. Main Street, Poland, New York 13431 from the hours of 9 am – 4 pm. Monday, Tuesday and Thursday, Wednesdays from 9 am to 5 pm, and Fridays from 9 am to 2 pm, and on the webpage at townofrussia.com.

The Local Law, if passed, will take effect immediately upon notice of the filing with the Secretary of State. All interested persons shall be given an opportunity to be heard, in favor of, or against, the proposed Law or any items contained therein.

Dated: November 26, 2012

By Order of the Town Board,
Jeanne M. Barley, Town Clerk/RMC