

**FEBRUARY 6, 2008
PUBLIC HEARING**

**LOCAL LAW #2 OF 2008 –TO ENACT COMPREHENSIVE CHANGES TO THE
ZONING ORDINANCE** **7:00 P.M.**

Present: Supervisor Post
Councilman Zambito
Councilman Underhill
Councilwoman Michalak

Absent: Councilman Gerace

Others Present: Town Clerk Morasco
Building Inspector Worthington
Kevin Earl, Attorney for the Town
Barbara Johnson, Stuart Brown Associates
Steve Mountain, Town Engineer
Kathy Jasinski, Planning Board Chairwoman
Gordon Offhaus, Lou Paganello, Paul McCullough and Paul
Marchese, Planning Board Members
Sharon White, Planning Board Secretary
Roger Saile
Jason Saile
Tony Mancuso

Supervisor called the Public Hearing to order at 7:10 P.M. and opened the meeting for public comment on the Enactment of Comprehensive Changes to the Zoning Ordinance as published in the Daily News.

Barbara Johnston, Stuart Brown Associates addressed the public and explained that some of the proposed zoning map changes included Agricultural to Agricultural/Residential, Commercial to Agricultural/Residential, Lewiston Road area from Agricultural to Commercial, a new zone on Route 98, Planned Business Development District (PBD) and two new zones in the hamlet are Hamlet Residential and Hamlet Commercial.

In addition to the map changes, she explained that there are new regulations to accommodate Townhouses and Auction Houses and pointed out some amends to the text of sign regulations and accessory buildings. Most of the changes that are incorporated in this Local Law were recommended in the Comprehensive Master Plan that was adopted in March 2007.

Jason Saile questioned what the Planned Business Development District would do to the value of his land and asked what effect this would have if the government wanted to eminent domain his property. Ms. Johnston explained it could be higher but value depends more to that area and the Building Inspector further explained that

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Agriculture is allowed in all zones and this would give him more opportunities being zoned PBD. As for the eminent domain, Ms. Johnston explained that the government does not have to comply with zoning and there would be independent appraisals relating to eminent domain.

Mr. Saile also asked what the timeline is to change the zoning to PBD. The Supervisor explained that the referral was sent to the Genesee County Planning Board for their recommendation and the Town Board can act on this as early as at their next Town Board meeting, which is February 20th.

Supervisor Post declared the Public Hearing closed at 7:30 P.M. as no one else spoke for or against Local Law No. 2 of 2008, "A Local Law to Enact Comprehensive Changes to the Zoning Ordinance".

Respectfully submitted,

Teresa M. Morasco
Town Clerk