

TOWN OF NEW LEBANON
ZONING RE-WRITE COMMITTEE
October 23, 2018

Present:

Ted Salem, ZBA, Chair
Mark Baumli, Town Board
Jesse Newton, Town Board
Tony Murad, ZBA
Greg Hanna, Planning Board
Wes Powell, Planning Board

The meeting began at 6:30 PM

1. Review "Proposed Changes to Miscellaneous Sections of Zoning and other chapters"

The committee approved the document and agreed that it should be submitted to the full Town Board, along with the proposed new signs section. In reference to proposed change to Chapter 102 (Right to Farm), the committee agreed that a reference to Ag and Markets section 308 should be added.

2. Group 2 Priorities:

Home Occupancy – Home-Based Business

There was lengthy and productive discussion concerning the 9/28 draft changes to Home Occupation. The committee agreed to the following changes to the draft:

- On the Use Table, for Home Occupation, add Commercial/Industrial for all three levels.
- For HO-1 and HO-2, permit one special use vehicle. This vehicle would need to be screened or under cover.
- For HO-3, two specialized vehicles would be permitted, screened or under cover.
- For the definition of Home-Based Business, substitute landscaper for landscape architect.
- This use would be permitted (P) in all districts, except Commercial/Recreational
- Any number of specialized vehicles would be permitted; two of which may be visible from the road/adjoining properties; the remainder, screened or under cover. Only one vehicle may be in excess of one and a half tons or 24 feet in length and it must be stored per the current draft.

Ted will update the draft to reflect these changes and circulate to the committee ASAP so that this proposal may be submitted to the Town Board, along with signs and miscellaneous changes, for its November meeting.

Site Plan Review/Special Permits

The committee reaffirmed consensus on the following points that have been discussed at previous ZRC meetings over the past several years:

- One board should handle special permits, presumably the Planning Board.
- Site Plan Review should be an inherent aspect to any special permit suggesting that 205-13 and 14 can be merged into one set of procedures/requirements.
- The extent of review and what documentation is required by the applicant should be scalable, based on the scope and nature of the project. There should be a screening process that defines how extensive a review is needed by the Planning Board.
- The P/SPR doesn't appear to provide the Planning Board with authority to impose restrictions/requirements, the whole point of a SPR. These should either be changed to P or SP/SPR (or just SPR if the "SPR" designation is eliminated).

These general principles will be provided to the full Town Board to affirm this direction before jumping too much further into these waters.

The meeting ended at 8:10 PM

The next meeting is **Tuesday, November 27 at 6:30 PM.**