

Town of New Lebanon
Zoning Re-Write Committee
Meeting Minutes – April 23, 2019

Attending: Greg Hanna, Jesse Newton, Mark Baumli, Jim Carroll, David Farren, Cynthia Creech, Jeff Hattat, Ted Salem

The meeting was called to order at 6:30 PM

1. Current Proposal Before Town Board.

Awaiting action by the attorney

2. Site Plan Review

The committee reviewed a proposed streamlined procedure where site plan reviews in certain circumstances would be performed by the Building Dept. There was considerable discussion during and after the meeting regarding that aspect of the proposal where the Planning Board would conduct the SPR for a transfer of ownership of a business that had no previous SPR. Some members felt a full review of a straightforward change of ownership could hamper sales of businesses, particularly in situations where the business represented a non-conforming use in the zone. Further discussion is needed.

2. Comprehensive Plan

Members will continue to outreach to persons in the community.

3. Definitions

The committee continued to review definitions. See attached for an updated listing of the running changes. Please note that some of the definitions are highlighted in yellow, reflecting some “on second thought” flashes that came to me as I typed them up – for discussion at next meeting. Also, please review the last batch of definitions before the meeting so that we can finish this up.

Homework:

Ted will update “farm stand.”

Jessie will work on a definition for a new use: “Commercial Trade Operation and remove contractor/artisan type examples from Industrial, Light.

Greg will consolidate Restaurant (but see also attached to agreements made on existing definitions.)

The next meeting of the ZRC will be Tuesday, May 28 at 6:30 PM in Town Hall.