

# ZRC Meeting Minutes - October 22, 2019

Town of New Lebanon  
 Zoning Re-Write Committee  
 Minutes – October 22, 2019

Attending: Jesse Newton; Greg Hanna, Jim Carroll, Cynthia Creech, Tony Murad, Jeff Hattat, Ted Salem

The meeting was called to order at 6:30 PM.

1. Definitions – The committee approved submitting the proposed changes to definitions to the full Town Board.

2. Current Proposal Before Town Board – the rest of the meeting was devoted to reviewing the Town Attorney’s changes to the ZRC’s proposed zoning changes. See below for the actions the ZRC will take in response to the attorney’s proposal. Ted will call Jon Tingley to review these concerns.

3. Short Term Rental – deferred

4. Use Table – deferred

5. Farm Definitions – deferred

Town Attorney Change to ZRC Proposal	ZRC Response
208-B Ponds (4) deleted the 3' criteria and reoriented to specify size, setback requirements (6) deleted exemption for maintenance	Jesse will research how other towns handle. ZRC wishes to exclude smaller ponds from regulation.
205-13 (1) and (2) –B&B and Boardinghouse parking - relate to table at 209 (A)(12)	Withdraw this item from local law pending future changes to regs for lodging facilities
205-13 (a) Home Occ 2&3 -- ZBA listed as reviewing HO-2	Leave for now until ZRC clarifies whether PB handles all special permits
HO2 criteria stated in definition differs from criteria stated in 205-13; HO3 criteria only stated in 205-13 Added some criteria	Resolve HO2 criteria inconsistency between definition and reg (prefer only stated once). Present HO2 & HO3 criteria in the same way. Agree with additional criteria

205-13 E(16) - Home-Based Biz -- moved description to definition	
205-17 -- Signs B - moved definitional content re: calculation of # and surface area of signs into the reg.	Agree
B (3) durable materials - took out the exception for temp signs	Put back in
(11) (b) - 16 sf farm sign <u>in addition</u> to 2 sf residence sign	Agree
(11) (c) and (13 (a) [4] - 2 banners/and or flags - deleted exemption for US flag.	Increase to 3 banners or flags -- take out "and/or" as may be confusing as to # allowed 205-17 (a) (4) -- retain 2 banners or flags (delete "and/or")
(13) Business signs -- deleted the phrase "any legally established business"	Need to understand why this deletion
C - Multi Business Complex -- clarifies that owner's sign is within the larger freestanding sign but in the sign schedule, shows them separately deleted "uniform in design"	Agree that the 24 sf owner sign is part of the single freestanding 75sf sign -- need to fix sign schedule  Agree
(2) deleted max projection of 18" for wall sign.	Wish to retain this req. Sign can be perpendicular to wall. OK with "must not impede foot traffic."
D removal of obsolete sign - deleted remaining signage area "neutral color and opaque"	Wish to avoid reversing sign (OTB) so wording bleeds thru -- how do that?
E (former) - deleted 2 off-site directional signs	Change B (5) (a) if freestanding is located off-site, then allowed 2 signs max 9 sf each
G (former) deleted portable sign for new business	Need to understand why this deletion -- not content
H (former) - deleted prohibition for out of town business	Don't agree but accept

F (proposed) - Exemptions - deleted most, although moved some into definition of sign (government, on-site traffic control, safety)	Ted needs to sort out what exactly was deleted
kept windows/doors but deleted compliance with UCC (lighting)	Agreed
K (former) - deleted all Temp signs	<p><b>Proposed single standard for all temporary signs:</b>  Size: 6 sf  Quantity: No more than 2 posted by the same person/organization on a given property; Duration: Maximum of 30 days*  Set back: minimum 6 feet from property line  No temporary sign shall be attached to a tree, utility pole, or road sign.</p> <ul style="list-style-type: none"> <li>• Assumes electioneering signs are exempted. If not, max = 90 days</li> <li>• Are any regs for electioneering signs allowed?</li> </ul>
L (former) -Approvals - deleted review criteria (2nd sentence)	Agreed
M. Enforcement - deleted	Agreed
O Appeals - deleted	Agreed
Sign Schedule - deleted items deleted above	See above