

Town of New Lebanon
Zoning Re-Write Committee
Minutes – September 24, 2019

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

The meeting was called to order at 6:32 PM

1. Current Proposal Before Town Board – feedback from the attorney, especially re: signs.

Ted pointed to the article in the Assn of Towns magazine that said that if a sign had to be read to enforce the sign ordinance, then the sign violated the free speech principle, in concert with what the town attorney advised at a recent meeting. That said, the committee anxiously awaits the updated draft from the attorney.

2. Definitions – final review of undefined terms in the Use Table (see below)

The committee ok'd the final rendition of the definition changes. The term "greenhouse" was revised to delete reference to temperature maintenance. The committee also reaffirmed that a multi-use business complex should change to three or more businesses and only be permitted as an SP/SPR in General Commercial

3. Definitions - Farm definitions

Cynthia and Jesse recommended that farm definitions in the NYS Ag and Market law should replace those in the NL code, including the several specific farm definitions for specific farm-related activities. These should be placed in the town's right to farm law and incorporated into zoning by reference. These would all apply to commercial farms; Cynthia and Jesse are working definitions and regulations for non-commercial farms.

5. Short Term Rental – Review proposed elements for a New Lebanon code updated

See enclosed for updated draft based on discussion at the meeting.

6. Zoning Map

After explaining the specifics of the issue at hand, Jesse recused himself from any decision making. The issue is whether to extend the Commercial/Residential line to the lot to the west of the hardware store (1218 state route 20) in order to make a non-forming house less so. After discussion, the committee agreed recommend this change to the zoning map.

The committee also agreed that the Main Street / Route 22 (4 corners at Town Hall) should be Commercial Residential.

The meeting ended at 8:10 PM