

Town of New Lebanon  
Zoning Re-Write Committee  
Minutes – May 26, 2020

Present via tele-meeting: Deb Gordon, Tony Murad, Jim Carroll, Cynthia Creech, David Farren, Jeff Hattat, and Ted Salem

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

Apologies for sending the wrong access code in the meeting agenda. The June meeting will be held in Town Hall. Masks and social distancing will be required and access to the meeting room will be via the entrance off Route 22.

1. Proposed Local Law 1-2020

No change in status; ; the Town Board will set a date for the public hearing at the first meeting when it is able to meet in the TH meeting room.

2. Impact of Revenue shortfall on committee's work

The committee may be able to advance additional proposals since attorney fees are to some extent fixed costs. Ted will shape up the farm definition/right to farm proposal and the short term rental proposal for Town Board consideration.

3. Short Term Rental

The committee considered Jim's alternative proposal that would substitute short term rental for B & B within the existing regulation with the addition of a requirement for a local contact person. After discussion, consensus, albeit not unanimous, emerged on the following points:

- Replace the definition and use of B & B with short term rental
- The use would be permitted (P) in zones in which B & B is currently permitted as a SP/SPR.
- The B & B language will be removed from the special permit section of the code. The requirements for parking, lighting and local contact will be contained in the definition for "short term rental."
- Retain boarding house definition, use and content in the special permit section; remove reference to "B & B."

Ted will shape this into a proposal for the town board to consider, hopefully at its June meeting. Ted will circulate the draft for comment prior to that.

4. Food Trucks

The committee agreed that the placement of a food truck on a property with an established business use would be an accessory use to that primary business use under existing code.

Although no zoning permit would be required, per forthcoming state code, food trucks will be subject to inspection as any other restaurant. The committee declined to add food trucks as a primary use.

5. RV as a temporary dwelling.

Jeff explained that current code permits mobile homes as a temporary living space during construction of a home, but is silent on RVs and there exist situations where these are being used. The Building Department is unclear if it is able to act on these situations. The committee will focus on this at its next meeting.

.The meeting adjourned at 7:50 PM

The next ZRC meeting is Tuesday, June 23 at 6:30 PM at Town Hall (see above).

Respectfully submitted,  
Ted Salem, Chair