

Town of New Lebanon  
Zoning Re-Write Committee  
Minutes – July 28, 2020

Present: Jesse Newton, Deb Gordon, Cynthia Creech, David Farren, Jim Carroll, and Ted Salem;  
Guest: Steven Powers

The meeting was called to order at 6:35 PM.

1. Proposed Local Law 1-2020

The Town Board adopted this law on July 14.

2. Additional Proposals before Town Board

Ted advised the committee that based on other legal priorities, the committee's proposals for code changes relative to short term rentals and farming are taking a very back seat. The committee amended its strategy to hold a community forum on short term rentals when a proposed local law was in final draft. Instead, the committee will hold a public forum on Monday, August 17 at 7 PM and present a general outline of what it is considering, i.e., using the current B&B reg as a foundation. We will seek to specifically invite current operators.

Follow-up includes:

- Ted will rule out that there is any conflict with another committee using the Pavilion on 8/17. (Jesse learned that LVHS has a meeting scheduled for that evening, but we are all pretty sure it will not be meeting in person at the Pavilion. Jesse will follow up with John Trainor.)
- Ted will reserve the Pavilion. Done
- Ted will give an article to Grow the Valley for its August edition (Cynthia advised that the submission deadline was Wednesday.) Article submitted Ted will give the same article to Marcie for inclusion in an email blast as we get closer to 8/17.
- Ted will work with Jesse in compiling a list of current operators to invite.

3. RV as a temporary dwelling.

At issue is whether 207-13 E. (14) permitting mobile homes as temporary dwellings extends to RVs. We reminded ourselves that the definition for temporary mobile home was extended to include RVs in Local Law #1. Members agreed that the special permit section needs to stipulate requirements/best practices for any temporary dwelling (e.g., water, waste disposal, etc.). It may also be necessary to remove 207-13 E. (11) (b)

#### 4. Site Plan Review

There was further discussion of the town attorney's recommendation that the expedited process be handled by a discretionary waiver of SPR requirements by the Planning Board on a case-by-case basis. This would require the applicant to make at least one appearance before the Planning Board (sketch plan conference) which could then waive further site plan review. The Planning Board could make such waiver conditional. Jim advised that this is pretty much how the PB is operating at present. Note that it is still necessary to hold public hearing relative to a special permit, if applicable to the application. Ted will draft changes to current code.

The committee also discussed that there may need to be other changes of a more substantive nature to current site plan review requirements, however, such review should follow the update of the comprehensive plan.

5. Subdivisions – Code Publisher had several recommendations in this area and the committee itself thought a review was warranted. Again, this should follow the update of the comprehensive plan

The meeting was adjourned at 8:10 PM

The next ZRC meeting is Tuesday, August 25 at 6:30 PM at the pavilion. Masks and social distancing are required. The ZRC will hold a public forum on short term rentals at the pavilion on Monday, August 17 at 7 PM.

Respectfully submitted,  
Ted Salem, Chair