

Town of New Lebanon
Zoning Re-Write Committee
Minutes – June 25, 2019

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

1.

Current Proposal Before Town Board – Jesse reported that the Town Board has asked the attorney reviewing the proposal to move it along.

2. Comprehensive Plan - Town Board held a special meeting at 5:15 PM at which it accepted the committee's recommendations on the comp plan volunteers. These folks will NOT be members of the ZRC and therefore the new appointments policy did not apply to this recommendation. **Ted will notify all concerned following the meeting.**

3. Site Plan Review – Jim and Greg reported out on the Planning Board's take on the proposal for the Building Department to handle site plan review in certain circumstances. It appears the PB agrees that the Building Dept. may establish an "inventory" (drawing of building in context of property, including lighting, parking and other essential elements) in a no-change-of-use sale or one that involves a change to less impact. **Ted will amend the proposal reflecting changes to current code based on this input.**

On a related note, Jeff asked the committee to consider the addition of a step before the sketch plan conference in which the applicant would meet first with the Building Department so that various code issues could be reviewed in advance and reflected on the sketch plan. Committee members agreed; **Jeff will write up proposed language the code.**

4. Definitions – The committee completed review of existing definitions. See enclosed for updated running proposed changes to definitions. The committee will next address adding definitions for terms in the use table that are not currently defined. See below for a list of these terms.

5. Short Term Rental – The committee began to review the synopsis of the Hillsdale and Chatham codes. Members noted that there is considerable push back to the Chatham proposal and that Hillsdale code provided a more appropriate model for New Lebanon. Other high level agreement included:

- applicable requirements for short term rentals should apply to traditional B&B's and boarding houses under the "lodging facility" umbrella, as per the Hillsdale model;
- the new regs would not apply to "one-offs," that is, people renting their homes on a very occasional basis and not as an on-going, profit-making basis.

Ted will write-up essential elements for a New Lebanon code.

6. Zoning Map – Jesse brought up problems associated with certain West Lebanon residential properties that were made non-conforming when the map was last updated. He proposed to change areas along Rte 20 from Commercial to Commercial/Residential. **Jesse will present an updated zoning map at the next meeting.**

Respectfully presented: Ted Salem

Undefined Terms in the Use Table:

Mixed Use

Any Town Use

Bus Station

Fire/Emergency response station

Museum

Library

Public Park

Social, recreational or fraternal club

Temporary business trailer

Bank

Greenhouse

Miniature golf and driving range

Funeral parlor

Self storage units

Factory outlet