

Town of New Lebanon
Zoning Re-Write Committee
Minutes – July 23, 2019

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

1.

Current Proposal Before Town Board – Jesse and Mark reported that this is among several outstanding items requiring action from the town attorney and that the Town Board is considering options.

2. Comprehensive Plan – The committee agreed to start organizational meetings in September, setting Tuesday, 9/17 at 6:30 PM as the first date. Ted will notify the “at large” comp plan committee members.

3. Site Plan Review – Greg and Jim reported that the draft correctly captures the proposed procedural changes endorsed by the Planning Board. The committee approved the latest draft of proposed procedural changes and they are ready for referral to the Town Board.

4. Definitions –

The committee approved the updated running proposed changes to definitions; all current definitions (except farm-related) have been reviewed and modified as needed.

Farm definitions – Jesse and Cynthia will work on horse/equine-related and farm/agricultural practices definitions. The committee seeks to clarify distinguish commercial from “hobby” farming and consider appropriate regulations for the latter.

Committee members are assigned to draft definitions for the following terms in the use table that are not currently defined.

(Tony, feel free to take the ones assigned to me if you wish; just let me know)

Ted: Mixed Use,

Any Town Use

Mark: Bus Station,

Fire/Emergency response station

Jim: Museum,

Library

Greg: Public Park,

Temporary business trailer

David: Bank,

Funeral parlor

Jess: Greenhouse,

Miniature golf and driving range

Cynthia:

Self storage units,
Factory outlet

Note: A definition for Social, recreational or fraternal club already exists

5. Short Term Rental – Deferred. Please see enclosed proposed elements for a New Lebanon code and review for August meeting.

6. Zoning Map – Jesse presented additional proposed changes the goal for which is to minimize properties having non-conforming uses that resulted from previous zoning map changes. Several of the changes result in converting specific areas back to Commercial/Residential where residential properties currently exist and are prevented from making property improvements. The committee endorsed Jesse's plan to digitize the map and refer the changes to the Town Board with the hope to integrate the map changes with the package presently with the town attorney. Of note, the committee did not see these proposed changes as substantive enough to wait for completion of the Comprehensive Plan Update and that the potential issues faced by current property owners warranted more immediate action.

7. (Added Starter) Conform Driveway regs to state code. Jeff advised that the town subdivision code authorized 10' driveways while the NYS Uniform Code required 12'. The committee agreed the change should be made. Ted will review 205-8D(3) and 179 Appendix 2 B 13(c) for formal committee action.

Respectfully submitted,
Ted Salem, Chair