



Town of New Lebanon
Zoning Re-write Committee Minutes - Unapproved
July 30, 2014

Present: Ted Salem, Chairman
Bruce Baldwin, Committee Member
Cynthia Creech, Liaison, Agricultural Sub-Committee
Charles Gerald, Committee Member
Tony Murad, Committee Member

Absent: Greg Hanna, Committee Member

Call to order

Chairman Salem called the meeting to order at 7:00 PM. He said the purpose of the meeting was to identify the items that the committee will consider in future meetings. Following discussion, the committee agreed that the three items that will be considered by the committee are: Small Business Operations; Agriculture related items, particularly those identified in a letter submitted by the late Ron Mead from NYS Agriculture and Markets; and Telecommunications.

Small Business Operations:

The original concept was to in effect extend home occupation to commercial zones, however, Chuck felt that this was too limiting. In particular, he was concerned about rules limiting the number of employees. Mr. Baldwin noted that the committee needed to meet the CEO/ZEO Kent Pratt's concern to include rules that relate to fire and building safety. At the suggestion of Chuck Gerald, members are asked to draft sections of (or an entire) proposed changes to the zoning ordinance that will permit small business operations to exist in commercial zones. The changes should include examples of the kind of activities that will be permitted.

Agricultural Related Items

The members present agreed that the committee should consider the changes that the Ron Mead recommended in his letter of June 11 as well as other possible changes that would encourage micro farming. Cynthia Creech pointed out that Bob Somers had already provided the Orange County model that he referenced in his recent meeting with the Town Board. She would ask Cissy Hernandez to send it to members. Further discussion deferred until the committee had a chance to review the Orange County material.

Telecommunications

Discussion deferred until we had a chance to better understand the issue. In a recent email, Cissy recommended that the matter be referred directly to the Town Attorney to draft changes needed as a result of 2012 federal legislation.

Other Actions

Ted will email Chuck material on the farming related matter

Next Meeting:

August 20 at 7 PM

The focus of this meeting will be to review draft material that members provide that relate to the SBO matter. It would be good if members provided committee members with drafts in advance.

Respectfully submitted,
Ted Salem, Chairman