

**MINUTES OF THE QUAD BOARD MEETING OF
THE TOWN BOARD, THE PLANNING BOARD, THE
ZONING BOARD OF APPEALS AND THE
CONSERVATION ADVISORY COUNCIL OF THE TOWN
OF NEW LEBANON HELD ON JANUARY 31, 2018**

Present:

Colleen Teal, Supervisor
Kevin Smith Sr., Councilmember
Mark Baumli, Councilmember
Norman Rasmussen, Councilmember
Jesse Newton, Councilmember
Dan Tuczinski, Town Attorney
Paul McCreary, Town Engineer
Hazel “Cissy” Hernandez, CEO/ZEO
Jeff Hattat, Deputy CEO/ZEO
Ray Herrmann, Planning Board Chair
Robert Smith, Planning Board Member & Ethics Bd Member
Wes Powell, Planning Board Member & ZRC Member
Greg Hanna, Planning Board Member & ZRC Member
Tony Murad, ZBA Chair & ZRC Member
Ted Salem, ZBA Member & ZRC Chair
Phyllis Stoller – ZBA Member
Jeannine Tonetti – ZBA Member & Ethics Board Member
Cynthia Creech – CAC Member & Court Clerk
Peg Munves – CAC Member & ZRC Member
David Farren – CAC Member & ZRC Member
Jack Lancto – CAC Member
Gretchen Stevens – *Presenter on NRCP from Hudsonia*

Recording Secretary: Tistrya Houghtling, Town Clerk

Others Present: Jeff Winestock, Highway Superintendent
Bruce Shenker, NL Rep to CC Environmental Mgt Council
Several Members of the Public

CALL TO ORDER:

The meeting was called to order at 6:30 p.m. by Supervisor Teal.

PRESENTATION ON THE NATURAL RESOURCE CONSERVATION PLAN:

Gretchen Stevens from Hudsonia did a presentation to the various boards on the Natural Resource Conservation Plan and how to utilize it for land management and site planning, town wide planning and policy making, and environmental reviews. She spoke about 4 different conservation areas that the Town is broken into. She identified the conservations targets as water resources, farmland resources, large forests, unusual habitats/rare species, habitat corridors, scenic areas and recreational resources. She reviewed two proposed projects in New Lebanon from the past, Hannaford and Blueberry Hill and walked through how the various boards would have used the NRCP for these proposed project applications.

She walked through each application and taught the Planning Board and ZBA how to look at the water resources section under “For Environmental Review”. She walked through each question under this section for each of the past projects and pointed out which project would have a yes answer to the questions and if so, where you would go from there.

ZONING REVIEW:

The following Topics were discussed:

Zoning review:

- do we want to continue to work on our zoning in house or do we want to hire a professional consultant – if we bring in a professional would it be to do a massive overhaul of our current zoning or just to review our existing zoning and advise us on how to get where we want to go – could we save costs by only having the consultant look at some areas of our zoning where we are having the most issues – opinions were expressed that the ZRC can do the job they were tasked to do which is re-write the zoning and make recommendation to the Town Board
- Site Plan Review – do we want to create our site plan review to be more simplified and allow our boards more autonomy to decide what is needed with each application – should we have 2 versions of site plan review, one intensive for new construction and one simplified for changes of use – some felt we should eliminate site plan review all together – others felt site plan review is necessary but we should have a simplified version for changes of use – when permits are issued according to an approved site plan review, if the building differs, you have the power to create a stop work order and make them modify it to what was approved – if you eliminated site plan review, you would have no oversight
- Can site plan review and special use permit be combined
- How many regulations do we want in our Zoning – we are a small rural town and maybe our current Zoning has too many regulations
- What are some areas where our current zoning is not working well – many wanted specific examples of where our zoning has inhibited businesses from coming to Town as Supervisor Teal had stated – Midtown Mall was brought up as it has never undergone site plan review so now individual applicants must undergo site plan reviews each time they want to come into that plaza – could we just have Midtown Mall undergo a site plan review as the property owner to make it easier for individual businesses to come in there – it was requested that all various board members make a list of what issues they have come across with our zoning and email that list to the Town Clerk before the next meeting
- The Town Engineer stated that he is hearing people wanting more flexibility in the zoning to encourage growth, but as an applicant’s engineer it is much easier when definitions are clear and defined as black and white
- The current zoning is too confusing to read – it needs to be understandable to the layperson submitting an application
- Should we look at how much land in New Lebanon is going into conservation and take steps to limit the amount that the Town allows to go into conservation – some expressed concerns that too much land is going into conservation

Zoning Map:

- Supervisor Teal stated that she sees some issues with our current zoning map specifically areas where we have larger properties in commercial zones that are butting up to our back roads which was probably not our intention when the zoning map was re-done in 2010 – she asked each board member to look at the current map and see if there are any areas that we might want to edit and bring the list to the next meeting

ADJOURNMENT:

A motion was made by Supervisor Teal and seconded by Councilmember Rasmussen to adjourn the meeting at 9:12 pm.

Respectfully submitted,

Tistrya Houghtling
New Lebanon Town Clerk