

Town of New Lebanon, NY
Zoning Re-Write Committee
Meeting Minutes – July 24, 2018

Members Present: Mark Baumli, Jesse Newton, Greg Hanna, Jeff Hattat, Ted Salem

The meeting was opened at 6:30 PM

1. Ponds – Jeff presented a draft definition and 205-8 B (4) and (5). There was consensus that the 3’ depth criteria for requiring a permit made sense. Jeff also agreed to delete the 100’ setback language about locating a pond near a wetland or stream since that requirement was already covered in existing code. Jeff will present a revised draft at the next meeting.
2. Signs – The final draft was approved. Members present agreed to add a definition for multi-business complex, to be certain to distinguish it from situations where a single person owns multiple businesses on adjacent properties (e.g., Sonny’s, Van Deusen’s). Given the 75’ marquis standard for a mall, the group was inclined to define multi-business complex as having four or more businesses, perhaps with the proviso that the businesses were separately owned.
3. Zoning Map – Jessie presented draft changes to the map. Consensus was reached on the following points:
 - the main goal of the revision should be to standardize the depth (set backs) for zones, such as 500’ for RA-1 and 1000’ for Commercial Residential.
 - revise the code such that in situations where a lot falls within two separate zones, that if the entirety of the structure(s) will fall in the zone with the less restrictive requirements, then those requirements will apply. If structure(s) will fall within both zones, then, as per current code, the stricter requirements will apply.

The current zone depths vary across the town; it is unclear why the previous re-write committee drew them that way. It is also unclear why 1,000’ would be needed for RA-1. The committee noted that several of the problems identified by the Town Board would be resolved by standardizing the zoning districts and rules in the manner proposed. Jessie will continue to refine the proposed new map.

4. Code Publisher – After some discussion about dividing up assignments, members present agreed that the first cut should be to go through the recommendations assigned to the committee by the Town Board and address as many as possible at the next meeting. Those recommendations that will require more in depth study (e.g., subdivisions) will then be assigned out to a sub-committee.

Therefore, committee members should review and bring with them to the next meeting the excerpted copy of the Code Publisher analysis that Colleen distributed in her June 18 email

5. Bundle committee recommendations to Town Board – Following the next meeting, any recommendations coming out of the first pass at Code Publisher will be bundled with Signs,

Ponds and Fence proposed changes and perhaps the zoning map for referral to the full Town Board.

The next meeting will be Tuesday, August 28 at 6:30.

The meeting was adjourned at 8:00 PM.