

Town of New Lebanon, NY
Zoning Re-Write Committee
Meeting Minutes - July 26, 2016

Members Present: Chuck Gerald, Mark Baumli, Wes Powell, Greg Hanna, Cynthia Creech and Ted Salem

The meeting was opened slightly after 6 PM

1. Signs - There was general agreement that some alterations needed to be made to the sign regulations but that the committee would not take this up until the current round of variances had been heard. Ted noted that he researched the Chatham ordinance, as recommended by Kent and found it to be virtually identical to New Lebanon's. Kinderhook's (also recommended by Kent) was far more involved but had sections, notably definitions, worth considering for ours. Ted noted that he has started to draft changes and that to the best of his knowledge, these, if adopted, would have no bearing on current cases before the ZBA.

2. Solar Forum - The committee discussed the town attorney's remarks at the Town Board meeting that it is desirable to have all the ZRC recommendations presented and considered at one time, however, since any solar regulations will take more time to develop, these may need to be split off. The committee was in agreement with that assessment.

The basic organization of the forums will go as follows:
(members and others are invited to suggest revisions to this)

Resources Provided: copies of model solar law; copies of samples of laws adopted by other towns
Presentation Aids: need laptop, projector and screen AND someone who can set it up

Opening Remarks - Colleen and/or Mark

- Introductions
- Purpose (frame the session)
- Review Agenda

What we have done so far - Greg Hanna and/or Tony

- committee member and staff attendance at state-sponsored presentations
- consideration of unified permitting process for small arrays
- NYS promoting the adoption of small- and large-scale solar
- make general note about financial incentives
- note that the state arranged for a model zoning law to help reduce the "soft" costs of solar installations

What are we talking about - Ted
(PowerPoint)

- show examples of small scale stand-alone, small scale building-mounted and large scale arrays

Local Tax Assessment Implications - Cynthia

- potential for property tax revenue
- if assess large scale, then small scale -- exemption scenario -- PILOT

Walk Thru State model - Ted

- High level summary of major provisions of state model
- open discussion on decision points (provide examples of how other towns have handled)

Wrap-up

During the course of developing this outline, Chuck proposed having a state representative to answer questions. After discussion, the committee decided that such a resource would be helpful in a second round of public forums, if held. Chuck also suggested having samples of other local ordinances and Ted will arrange to have those available.

The meeting was adjourned around 7:15 PM.