

Town of New Lebanon
Zoning Re-Write Committee
Minutes – January 28, 2020

Present: Jesse Newton, Deb Gordon, Tony Murad, Greg Hanna, Jim Carroll, Cynthia Creech, David Farren, Jeff Hatatt, Ted Salem

The meeting was called to order at 6:30 PM.

1. Current Proposal before Town Board – Proposed Local Law 1-2020

Following discussion, the committee agreed to refer the latest draft of LL 1-2020 to the full town board. Committee members felt that a “red lined” version comparing current code to the ultimately proposed LL will facilitate review by the town board, planning boards and the public. Ted will request same from Jon Tingley. Ted will also provide an advanced copy to Michael Blatt with the hope that the Planning Board will review it at its February meeting.

2. Farm Definitions / Right to Farm (RTF)

The committee agreed that definitions in the current RTF law should be replaced by the definitions contained in the Agriculture and Markets Law (AML). The committee also agreed that only definitions for most commonly used terms as recommended by the state be inserted into the RTF law. In addition, the committee agreed that farm-related definitions in the zoning code should either refer to the RTF law definitions or else read consistent with AML. Jeff will word search the current zoning code to determine if and where farm terms are used in the code.

There was less unanimity on density standards that would apply to non-commercial farms. There was concern about an over-reach of town authority and that there have not been major issues pertaining to the operation of non-commercial farms in town. Others felt that such a law would serve to protect both “hobby farmers” as well as their neighbors. Jesse will review the codes of neighboring towns to see how this matter is handled locally.

3. Short Term Rentals – deferred to next meeting

4. Site Plan Review – this item needs to be put back on the committee’s radar.

5. Zoning Map

In anticipation that the minor changes to the map will be finalized in time for the town board February meeting, the updated map is referenced in proposed LL 1-2020. Jesse discussed two instances where, in consult with the town engineer who is compiling the map, it made more sense to continue to use lot lines as the border for commercial zones, as opposed to the 500 foot standard the committee seeks to adopt for several zoning patterns. The first is on Churchill Road where a 500’ extension of the General Commercial zone off of Rte 20 would impinge on a clearly residential neighborhood. The second, in W. Lebanon, off of School House Road, will place an existing residence into non-conformity. The committee agreed that retaining

the lot line delineation in both instances was consistent with the Comprehensive Plan and did not adversely affect any property owner.

The meeting adjourned at 8:20 PM

The next ZRC meeting is Tuesday, February 25 at 6:30 PM in Town Hall.

Respectfully submitted,
Ted Salem, Chair