

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

Present via tele-meeting: Deb Gordon, Tony Murad, Jim Carroll, Cynthia Creech, David Farren, Jeff Hattat, Cissy Hernandez and Ted Salem

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

1. Proposed Local Law 1-2020

The public hearing has been postponed until the Town Hall is re-opened and the public can physically attend the hearing. The committee became aware that one of the proposed changes to the zoning map – changing the stretch on Rte 22 from the JHS/HS to Post Road - from Comm/Res to Residential might pose a hardship on a commercial property in that area. It agreed to change its recommendation for changes to the zoning map back for this section to Comm/Res.

2. Impact of Revenue shortfall on committee's work

In light of the projected revenue shortfall the town is expected to experience, the committee agreed to defer any further zoning recommendations to the Town Board until at least 2021 in order to save on legal review and expenses. The committee will continue to meet to develop proposals for future consideration.

3. Short Term Rental

The committee resumed review of the high level draft requirements for a regulation of such rentals. Following a discussion to eliminate the definition and use for B&B's as not discernably different from short term rentals, the committee discussed whether any regulations regarding this activity was necessary. There was also discussion as to whether long term rentals should be subject to review and inspection after tenant turnover. There was significant disagreement on both of these matters. Members agreed to individually list out pro's and con's of such regulations. It was also suggested that the Town Board should be consulted.

4. Food Trucks

Further discussion tabled until next meeting

.The meeting adjourned at 7:45 PM

The next ZRC meeting is Tuesday, May 26 at 6:30 PM in a location or manner TBD.

Respectfully submitted,
Ted Salem, Chair