

Town of New Lebanon
Zoning Re-Write Committee
Minutes – July 29, 2021

Present: Jesse Newton, Deb Gordon, Jim Carroll, Tony Murad and Ted Salem

The meeting was called to order at 6:35 PM.

1. Historic District/Overlay in the Darrow Road area

a. Define boundaries: The committee reviewed the five options provided by Elizabeth and opted for the one labelled #1, the smallest. Although there was some interest in encompassing all historic structures, a more compact overlay was seen as minimizing any potential disruption to essentially residential areas. The western boundary would be moved westward to encompass all of the “chair factory” property and southward to square off the overlay.

b. Public forum. A forum will be held in the August meeting slot, 8/26. The public will be invited through regular town communication channels. Specific invitations will be sent to: the Shaker Museum, Darrow School, The Abode of the Message, The Abode Farm and Reichart/Shereda. The handout described in the next item and the proposed map will be sent to the invitees and made available on the website in advance of the forum

2. Special Events: The committee approved the elements contained in the summary proposed overlay and special events regulations with the following exceptions:

- Increase the threshold for town board as licensing authority to 500 concurrent/1,000 cumulative
- Drop the requirement for a special hearing; the TB has the option to hold one if it chooses to do so.

3. Site Plan Review

The committee approved the latest draft of the proposal.

4. Food Trucks. Jesse presented his proposal. After considerable discussion, the committee opted to minimize requirements as follows:

- Permitted use in all commercial zones with no particular application, license or permit required;
- No superimposed requirements such as distance from food establishments, number of trucks per property, etc.
- Trucks would be allowed one 8sf sign that does need a change to the sign section.

5. Content of Next Local Law. The committee agreed to package the proposals it has worked on since resuming meetings in April into a Local Law proposal. This would include: site plan

review, PB authority to handle all special permits, heritage overlay, special events, and food trucks.

Items to be considered in the future:

- Subdivisions – review code publisher recommendations
- RVs as temporary housing
- Outdoor sales
- Cannabis dispensaries – await state rules
- Tiny homes
- Renewable energy (turbines, battery storage)
- Items flowing from the comp plan

Follow-ups

- Deb and Elizabeth will update option 1 draft map and send to committee
- Ted will update draft of proposed special events regulation
- Ted will send invitations to/announcement of overlay forum
- Jesse will update food truck proposal
- Ted will ready a package to be delivered to the Town Board immediately following the forum for its September meeting.

The meeting was adjourned at 8:10 PM

The community forum will be held in place of the next ZRC meeting on Thursday, August 26 at 7:00 PM in the Shatford Park pavilion.

Respectfully submitted, Ted Salem, Chair