

Town of New Lebanon
Zoning Rewrite Committee
Minutes – March 28, 2022

Present: Deb Gordon, Britt Buckenroth, Elizabeth Brutsch, Greg Hanna, Tony Murad, Donald Lamonaca, Steve Powers, Jesse Newton, Mark Baumli, and Ted Salem
The meeting was live streamed.

The meeting was called to order at 7:05 PM.

1. Distribution of updated zoning code

Ted distributed to members present who are not on land use boards or Town Board

2. RVs as temporary housing – Jesse

Currently, mobile homes may be used as a temporary dwelling for six months, with the possibility of a six month extension, during the construction of a permanent home. The committee reviewed whether to extend this provision to RVs, provided water/sewage was adequately addressed consistent with Chapter 88 (Campgrounds). The committee also agreed to include Tiny Homes on wheels. An open issue is in which yards such temporary structures may be situated. Jesse will draft a proposal for the next meeting.

3. Tiny homes – Jesse

- a) Congregate situations (similar to a mobile home park). The committee agreed Chapter 145 (mobile homes) should be amended to include tiny homes with the same requirements for density, a permanent foundation and tie-in to water/septic. The committee was open to considering applying incentive zoning to such a congregate arrangement
- b) As a standalone, there is agreement that the current code permits a tiny home to serve as a primary residence. The committee was also supportive of the use of a tiny home as an accessory apartment. Jesse will draft a proposal.

Note: there is no clear definition of a “tiny home.” The committee will need to develop a definition.

4. Renewable Energy - Britt and Steve

Ian Lattimer of NYSERTA advised Britt and Steve that the model law, upon which much of the current NL solar regulations are based, is in the process of revision. The committee agreed that those revised regs should be reviewed. Another concept worth pursuing is the development of a map to identify potential sites. An overlay zone may be the best way to achieve that.

5. Telecommunications - Donald

Donald has begun identifying provisions in the Ch 189 that may need updating:

- clarify in the exclusions for site plan review that “local” = “Town”
- better address setbacks and screening - increase focus on safety requiring much larger setbacks as varied by tower height
- increase requirements for liability insurance, although perhaps this should be addressed in the fee schedule that the Town Board reviews each year

- require better camouflaging
- refine the processes to contest a proposal
- sharpen the list of preferred zones; we may wish to consider varying requirements for different zones, notably the more densely populated residential zones

Jesse suggested we may wish to require that towers be built to “essential services” standards

6. Other Priority Items

Ted was unable to connect with the Town Attorney regarding the interface between various chapters and the zoning code / use table.

Ted asked that folks start putting pen to paper. A format the committee has used in the past is to list out current provisions of a given code section and rough out (in lay terms) proposed changes. Ted will then work with the attorney to shape up.

The meeting was adjourned at 8:25 PM

The next meeting of the ZRC will be Monday, April 25 at 7 PM.

Respectfully submitted, Ted Salem, Chair