

Town of New Lebanon  
Zoning Rewrite Committee  
Minutes – June 27, 2022

Present: Deb Gordon, Elizabeth Brutsch, Greg Hanna, Jim Carroll, Tony Murad, Donald Lamona, Steve Powers, Jesse Newton and Ted Salem. The meeting was live streamed.

The meeting was called to order at 7 PM.

1. RVs as temporary housing – Jesse

Again, Chapter 88 - Campgrounds will be amended to add a subsection “c” to add RVs as permitted temporary housing. Jesse will add language to refer to the Columbia County Department of Health for details on system requirements. This item is closed.

2. Compact housing clustering – Jesse

Chapter 145 - Mobile Home Parks will be amended to add compact housing (aka tiny homes) . Jesse will add reference to the need to comply with IRC requirements. This item is closed.

3. Accessory Housing - Jesse

There was agreement that current zoning and building codes adequately address attached additions to existing residences. The committee solidified agreement on the following points:

- no limits such as family members, age, etc.
- one structure per site
- conform to setbacks for the zone
- minimum 250 sf and maximum 400 sf per IRC
- addition should conform to general design of primary structure
- conformance with building/health codes
- three (3) year ban on using an accessory unit as a short term rental. This will align with the initial three-year special approval period; renewals every three years.

This item is closed.

4. Renewable Energy - Britt and Steve

Steve reported that he and Britt met again with a representative from NYSERTA who opined that an overlay for additional large scale solar should parallel existing three-phase wiring. It remains unclear where such wiring currently exists beyond the main state road corridors. Steve and Britt continue to research. Any overlay addition will strongly seek to protect scenic viewsheds and the environment.

5. Telecommunications - Donald

Donald will work to get a specific proposal for the committee’s review for the next meeting per the general agreements reached at previous meetings.

6. Event Venue - Greg and Elizabeth

Elizabeth researched the number of RA-5 parcels that, given a 500 foot setback, could potentially host an event venue. That would require 24 acres. There are 200 such parcels, 80% of which are undeveloped.

Temporary business trailer – SP

Farm market- SP

Hotel – SP

Motel – SP

Theater – SP

(Note: Historic preservation, Museum/library, Place of worship and Short term rental are already allowed in RA-2, RA-5)