Town of New Lebanon

Zoning Rewrite Committee

Minutes – October 24, 2022

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

The meeting was called to order at 7 PM.

1. Introductory Local Law #5 - Self Storage Units Moratorium

The Town Board passed this local law at its October meeting. Also see item #7.

1. Compact Homes/Accessory Structures

Ted got Jesse’s notes and will proceed to put the committee’s agreements into proposed code language

3, Renewable Energy - Britt and Steve

Britt and Steve are awaiting updated scenic viewshed maps based on the committee's recommended changes. Steve will be attending a webinar by Scenic Hudson on a solar mapping tool.

4. Telecommunications - Donald

Ted and Donald met this month to review feedback received from early reviewers. Donald spoke with Dick Comey, the Town’s consultant who recommended deleting the content related to the shot clock and other items that are mandated by federal code. Ted is trying to speak with the town attorney to see if he agrees with that advice since that content was recommended by the Association of Town’s consultant and was included in what was deemed a model code. Many thanks to the Muadins for their thoughtful comments.

5. Event Venue - Greg and Elizabeth

We were reminded that Chapter 101 will need to be updated to exempt commercial event venues, unless the attendance maximums proposed for those venues are exceeded.

6. Shaker Heritage Overlay - Deb and Elizabeth

There was discussion about the design standards; Deb and Elizabeth will work together to review and possibly modify Elizabeth’s proposal. Whether such standards would apply to private residences - historic or not - is a very open question. The Preservation Committee also has legal questions; Ted will reach out to Monte Wasch to coordinate. (Subsequent to the meeting, it was decided that Ted will take lead on addressing legal questions and he will work with Kyle Kuffle, the committee chair, to work out division of labor between the committees.) Of significant interest is the difference between an overlay and a historic district.

7. Self Storage Sheds - Jim

Jim presented possible rationales for discontinuing the use: first, the Comprehensive Plan favors more labor intensive use of limited commercial space; and second, the preservation of open land for agricultural purposes. In addition, the Town already has eight such enterprises. After discussion, the sense of the committee was to continue the use, albeit with strict design standards so that these properties would not have to be screened. Of note, at the previous meeting,the committee agreed to remove the use from the general commercial zone; the heart of the town business district where more customer driven businesses are desired per the Comp Plan. The committee discussed minimum lot sizes and spatial distance between the same use. The committee also agreed that installations of a warehouse type as opposed to multiple buildings was preferred.

8. Zoning interface with other codes - Ted

Held over.

9. Multiple Use complex - Ted

Held over

The meeting was adjourned at 8:45 PM

The next meeting of the ZRC will be Monday, November 28 at 7 PM.

Respectfully submitted, Ted Salem, Chair