

Town of New Lebanon
Zoning Rewrite Committee
Minutes – February, 27, 2023

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

The meeting was called to order at 7 PM.

1. Feedback from February Town Board meeting

The Town Board approved several items and held several back for further study. The upshot was that Ted felt there was an insufficient body of items to refer to the Town Attorney at this time. (see below). The status of individual items follows:

Housing-related items on hold per Tistrya to afford the county housing consultant to review:

- Accessory Dwelling Units
- Manufactured Homes P in RA-1
- Compact Homes

Commercial Viability items approved, except as noted:

- Mixed Use
- Commercial Event Venue - not approved for RA-5
- Cannabis Retail and On-site Consumption
- Self Storage, discontinue use
- Warehouse, restrict to Comm-Ind

Protect Community Appearance

- Telecommunications - held at Marianna's request to allow Tech Committee to review
- Solar - held by Britt to review various aspects

Britt Steve and Ted met and agreed to expand the proposed overlay to the Route 20 corridor west of Lover's Lane. After discussion, the ZRC approved this change. The ZRC also endorsed allowing a process to add to the overlay if compliant to the listed criteria, but agreed that a viewshed map was too difficult to incorporate. Instead, the criteria will list views as an element to be considered by the Town Board in any request to expand the overlay.

The Committee strongly wished that the Town Board to refer any items with which it is comfortable to the Town Attorney. Ted will ask Tistrya to agenda this item for the March meeting.

2. Stipends for Board members

ZRC members were mixed on this item with the two non-board members supportive of the proposal. Ted will give feedback to Tistrya.

3. 2023 Work Plan

The following is the status of potential code change items:

Wind Turbines – Britt and Steve will take lead

Historic overlay(s) – awaiting Town Board direction – Deb and Elizabeth have lead

Other Comp Plan overlays:

Flood zone - May be moot as current regs are sufficient

Hamlet - Deb will take lead

Ridge line and Hilltop – TBD

Agriculture - May be moot

Outdoor sales - remove this item

Parking lots - remove this item

Subdivisions, see Code Publisher – Ted will review CP to determine need

Interface with other chapters – Ted will take lead

Breeding Kennel – Ted will take lead

Review use table – Elizabeth will take lead

Residential density (Hamlets???) - Deb, per above

Commercial district, expand uses – Elizabeth per review of use table

Site plan review after period of vacancy - May be moot, but Elizabeth will determine need for code change

The meeting was adjourned at 8:40 PM

The next meeting of the ZRC will be Monday, March 27 at 7 PM in Town Hall.

Respectfully submitted, Ted Salem, Chair