

Town of New Lebanon  
Zoning Rewrite Committee  
Minutes – June 19, 2023

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

The meeting was called to order at 7 PM.

1. Revisions to Proposed Zoning changes since last meeting

Subsequent to the meeting , the committee was provided a red-lined version of the DRAFT proposed regulations that incorporates comments discussed at the meeting. These will not be repeated here except to reflect open issues.

- It is the committee’s opinion that the Planning Board has the authority to review the appropriateness of specific siting of a proposed large-scale solar system on a large parcel (excluding where NYS effectively as sole review authority). We need to confirm that.
- The committee wishes to place a three-year wait period on the ability of property owners to subdivide a property on which an ADU was placed in order to prevent circumvention of the three-year wait period on short term rentals. We need to confirm this can be done.
- The ZRC will state its objection to the changes the TB wishes to make concerning the removal of self-storage sheds from the use table. Tony is refining his draft and Ted will submit on behalf of the ZRC

2. Farmers’ Market

The committee accepted the draft change to the Flea Market definition to Flea Market/Farmer’s Market and a parallel change to the Use Table with no change in zone designation.

3. Mt. Lebanon Historic Preservation

Ted provided an update. The Town Board will have a special meeting to focus on expanded uses. Residents/property owners on Darrow, Shaker, Ann Lee and Chair Factory roads will be invited. There was discussion that the proposed Darrow Road + 1000 foot on either side boundary includes private residences and should be amended. There was also discussion about the inclusion of some specific uses that were previously recommended by the committee. Deb also noted that it may be possible to restrict certain uses to existing historic buildings.

4. Ridgeline regulation

Jim expressed concern that the maps prepared following the 2005 Comprehensive Plan really didn’t show ridgelines. Steve will work with Mark to obtain a map that better reflects ridelines.

Elizabeth noted a resource that should be consulted that outlines elements of a ridgeline regulation that should be considered. She will provide it to Jim.

5. Hamlets (added starter)

Deb raised whether wells and septic requirements were a de facto delimiter on the size of lots in any potential hamlet, especially where improved properties already exist. Jeff Hattat should be a resource for the spatial requirements.

The meeting was adjourned at 8:40 PM

The next meeting of the ZRC will be Monday, September 18 at 7 PM in Town Hall.

Respectfully submitted, Ted Salem, Chair