

Town of New Lebanon
Zoning Rewrite Committee
Minutes – January 22, 2024

Present: Liz Kroboth, Steve Powers, Tony Murad, Elizabeth Brutsch, Jim Carroll, Donald Lamonoca, Tyler Fogg (remote) and Ted Salem. The meeting was live streamed.

The meeting was called to order at 7 PM.

1. Introductory Local Law #8 of 2023 -- status update

At its January meeting the Town Board took no action on Introductory LL, however, Tistrya and Steve agreed to meet in an effort to reconcile differing views on this item. Prior to the meeting, the committee provided the board with comments on the Coon testimony. The was not inclined to extend the current moratorium that is set to expire in March.

2. Central Commercial District Committee

Although the central district has not been established, the Town will form a committee of representatives of various committees and stakeholders to review which of the current commercial uses should be permitted in the proposed zone as well as any new uses. The ZRC reps will be Tony, Elizabeth and Jim.

3. Book of Work - 2024

The updated 2024 book of work, including assignments are as follows:

- Multiple Housing - definition – Ted
The current definition precludes occupant ownership arrangements and may preclude congregate living arrangements.
- Trash Receptacles (aka garbage cans)
The Highway Supt. requested the addition of code that would require removal from the roadside after collection. The committee was concerned about enforcement and the burden this would place on the Building Dept. The committee saw a first step of using various communication to remind residents. (A reminder will be included in the forthcoming newsletter.) Elizabeth provided some examples from other jurisdictions.
- Self Storage (assuming the ZRC will be asked to continue work on this) – Elizabeth and Jim
- Telecommunications – Donald and Ted
- Chapter 101 Special Events - requested changes – Elizabeth and Greg
- Ridgeline, Hilltop – Jim
- Breeding Kennel, Dog Boarding – Donald
- Review Use Table. Commercial District and New Central Zone if applicable; levels of review; new uses – Tony, Elizabeth
- Subdivisions - see Code Publisher – Ted
- Renewable Energy- Wind Turbines, Storage Batteries – Steve
- Historic Preservation District – on hold pending direction from Shaker Preservation Committee/Town Board 7 – Elizabeth, Tyler

Members are encouraged to share drafts with the committee between meetings.

4. Meeting Schedule 2024 - Frequency

The committee will meet quarterly starting in January. The committee will continue to meet on the 4th Monday of the month so our remaining schedule for 2024 is:

April 22

July 22

October 21

We will continue to meet at 7 PM at Town Hall.

The meeting was adjourned at 8:10 PM

Respectfully submitted,

Ted Salem, Chair