

**MINUTES OF THE PUBLIC HEARING OF  
THE TOWN BOARD OF THE TOWN OF NEW LEBANON  
FOR PUBLIC HEARING ON  
INTRODUCTORY LOCAL LAW #8 OF 2023 -CH 205 -ZONING  
HELD ON DECEMBER 12, 2023**

**Present:** Tistrya Houghtling, Supervisor  
Norman Rasmussen, Councilmember (7:26PM)  
Deborah Gordon, Councilmember  
John Trainor, Councilmember  
Susan Tipograph, Councilmember

**Recording Secretary:** Marsha (Marcie) Robertson, Town Clerk

**Others Present:** Ted Salem, ZBA Member & ZRC Chair  
Sharon Powers, IT Website Support, BEDC & QOL Com.  
Member  
Steve Powers, CAC & ZRC Member & CSC Chair  
Jim Carroll, Planning Board & ZRC Member  
Ed Godfroy, LVPA, NL Rep to Emergency Mgmt.  
Erminia Rasmussen, BEDC Member  
Margaret Robertson, Historic Railroad Depot  
Bruce Shenker, CAC & NL Rep to CC Env Mgmt. Council  
Joe Ogilvie, Recreation Commission & Historic Railroad  
Depot  
Doug LaRocque, The Columbia Paper  
Members of the Public

**CALL TO ORDER:**

The Public Hearing was called to order at 7:23pm by Supervisor Houghtling. The meeting was held in person at the New Lebanon Town Hall, 14755 State Route 22 North, New Lebanon, NY 12125 with members of the public also being able to view the meeting at the following link: [https://townhallstreams.com/towns/new\\_lebanon\\_ny](https://townhallstreams.com/towns/new_lebanon_ny)

**PUBLIC HEARING NOTICE:**

Town Clerk Robertson read the following public hearing notice aloud:

**NOTICE OF PUBLIC HEARING  
INTRODUCTORY LOCAL LAW NO. 8 of 2023  
TOWN OF NEW LEBANON  
COUNTY OF COLUMBIA**

**PLEASE TAKE NOTICE** that a public hearing will be held by the Town Board of the Town of New

Lebanon on December 12th, 2023 at 7:20 p.m. at 14755 Route 22 North, New Lebanon, New York, 12125 regarding the adoption of Introductory Local Law No. 8 of the Town of New Lebanon for the year 2023. Introductory Local Law No. 8 of the Town of New Lebanon for the year 2023 is a local law to amend Chapter 205 of the Town Code of the Town of New Lebanon, entitled “Zoning”.

Copies of said proposed Local Law are available for review at the Office of the Town Clerk of the Town of New Lebanon, 14755 Route 22 North, New Lebanon, New York, 12125 and the proposed local law can be viewed on the town website at [www.townofnewlebanon.com](http://www.townofnewlebanon.com).

Participation by the public will be in person at the New Lebanon Town Hall. Those not attending in person who wish to comment on the proposed local law can email in advance of the meeting to [supervisor@townofnewlebanon.com](mailto:supervisor@townofnewlebanon.com) and all comments will be read at the public hearing and entered into the record.

Marcie Robertson  
Town of New Lebanon Town Clerk  
11/20/2023

**PUBLIC COMMENT:**

Supervisor Houghtling opened the floor to public comment and asked if there was anyone that wished to speak regarding Introductory Local Law #8 of 2023 or have any comments that they would like to put on the record.

**Conrad Coon:** Conrad spoke on the new proposed building code for self-storage. He feels that existing sites should have a different set of rules. Mr. Coon discussed roof pitch, gambrel roofs, dormers, roof overhangs, the size of bays and doors, types of doors, cupolas, and interior doors. Mr. Coon talked about the required landscaping, fencing, why berms are not as good as plantings, screening, and gates.

Mr. Coon stated he looked over the new proposed zoning laws and he feels there should be some changes to separate existing sites from new sites. Any expansion that they may do, would be over 400 feet from Route 20. He believes most people do not see self-storage buildings as eyesores, they do not create noise, smell, smoke, or pollution. For the neighbors of self-storage units, it quiet. He stated, they have many residents that use them and enjoy the savings they provide them. The new zoning law is designed to be costlier and a discouragement for new sites which would increase the rental rates on existing sites.

**Mr. Muadin:** Mr. Muadin stated, it was a very impressive presentation from Mr.

Coon. There are a lot of issues that he does not think were considered in the same way during the process of drafting this local law. He feels that there should be an opportunity for the public to voice their concerns or opinions at the time that the law is being drafted. After hearing Mr. Coon, he thinks it would be a mistake to go ahead and pass this law tonight. Give it more time and go back to the public and received more input and take everything into consideration and draft a better law, and then put it before a vote.

Supervisor Houghtling read the following email regarding Introductory Local Law #8 of 2023:

*My name is Lukas Coon, and I, along with my brother, Logan, own Coon Self Storage in New Lebanon. Some of you may feel like the town doesn't need more storage. I can tell you, I get calls every day from folks who NEED storage.*

*Your proposed changes either un-intentionally or maybe even intentionally, knowing how some of the board views storage, drive construction and maintenance costs way up, again maybe intentionally as a way to discourage self-storage from moving in, or expanding. It probably won't.*

*All that cost for the fancy features, like house style pitched roofs, dormers, garage doors, it'll all get passed on through the rental rates, making it more expensive for the people who live here. Why is it necessary to add architectural features at enormous cost, to then hide them behind berms and screening, also at enormous cost? If it's needed, it'll have to be paid for.*

*And to me, it's very aggravating. We do all we can to keep our costs low, doing the majority of site work and maintenance ourselves and this in turn helps keep our rates low. Your proposed changes would force us to pass on the enormous aesthetic improvement cost to our tenants if we were to expand.*

*The extreme change in the boards opinion on self-storage since we first came before it in 2017, where we were made to seem welcome and invested in the area, and now, where it seems like we are actively being driven out and treated as a third class business, is appalling. It also does not seem to be shared among the town as there was a noticeable lack of public comments made during our moratorium meeting.*

*We would like to expand our unit availability in New Lebanon, make use of land that was practically unusable and add a needed resource for the area. We would like to. We won't though. Not at the costs you are asking us to incur and pass on to the people of New Lebanon. I urge you to adopt standards that can be a little more flexible during the review process.*

*Thank You for your time  
Lukas Coon*

**CLOSING OF PUBLIC HEARING:**

All persons desiring to be heard and having been heard, a motion was made by Supervisor Houghtling, to close the Public Comment and adjourn the Public Hearing at 7:45pm. The motion was seconded by Councilmember Trainor.

Roll Call Vote:

Councilmember Rasmussen-	Aye
Councilmember Gordon-	Aye
Supervisor Houghtling-	Aye
Councilmember Trainor-	Aye
Councilmember Tipograph -	Aye

Respectfully submitted,

Marcie Robertson  
New Lebanon Town Clerk

Draft