

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

Present: Liz Kroboth, Jim Carroll, Grrreg Hanna, Donald Lamonoca, Tyler Fogg and Ted Salem.
The meeting was live streamed.

The meeting was called to order at 7:05 PM.

1. Introductory Local Law #1 of 2024 -- status update

At its April meeting the Town Board adopted the local law with minor changes. It decided to not adopt changes recommended by the Planning Board as that would have required to re-start the process. Since the moratorium on self storage facilities was expiring, rather than delay, the Board formed a workgroup to review the PB changes. The workgroup includes Tistrya, Steve, Elizabeth, Jim and Ted. It is therefore possible that the board will entertain code change proposals prior to the end of the year. The ZRC should be prepared to tee-up additional proposals to package with possible changes to self storage.

2. Central Commercial District Workgroup

The Town will form a workgroup 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. Ted agreed to chair/facilitate. It is likely that this workgroup will review the boundaries of the new zone, given the change recommended by the Planning Board.

3. Status of 2024 Work Items

- Self Storage/Planning Board items - Elizabeth, Jim – see above
- Telecommunications - Donald, Ted – no comments were received from the Town Board or the ZRC on the comments to the Campanelli draft. Ted will send it to him.
(Subsequent to the meeting, a meeting on the comments with Mr. Campanelli was scheduled for May 8.)
- Historic Preservation District - Liz, Tyler, Elizabeth – The joint committee has been meeting regularly, although progress is slow. A summary update was provided to the committee separately. They are focused on uses and definitions. There also seems to be consensus to expand the boundaries to coincide with the National Register demarcation, including all of the Darrow School property.
- Chapter 101 Special Events - requested changes - Elizabeth, Greg – no update, but Elizabeth has already drafted the changes. This item is ready
- Ridgeline, Hilltop - Jim – Jim presented a proposal. It was agreed that the all the ridgelines to be protected will have to be delineated, including a specified # of feet buffer. Jim will update the proposed map which will likely become an overlay.
- Breeding Kennel, Dog Boarding - Donald – no update
- Central Commercial District - Tony, Elizabeth, Jim – see above
- Review Use Table, generally. Tony Elizabeth – no update
- Renewable Energy- Wind Turbines, Storage Batteries - Steve – no update

- Subdivisions - see Code Publisher - Ted – no update
- Multiple Housing - definition -- Ted – no update, although the fix to the current code effective prohibition of owner-occupied multiple housing is an easy one. (Subsequent to the meeting Tistrya is trying to organize a meeting with the Quality of Life Committee to address housing more generally.)
- Garbage Cans - per Peter's request – no update, although sample code from other towns is in hand.
- Cemeteries - Liz – Ted sent Liz definitions from other towns. There may be a broader need to address family burials that the ZBA in effect determined fell outside the definition of cemeteries
- Interpretation - Ted – there is a need to strike the language in current code permitting the ZEO to request an interpretation as this has been determined to be contrary to NYS law.

The next meeting of the ZRC will be July 22 at 7PM in the Town Hall.

The meeting was adjourned at 7:50 PM, a new indoor record.

Respectfully submitted,
Ted Salem, Chair