

Town of New Lebanon  
Zoning Rewrite Committee  
Minutes –June 2424

Present: Steve Powers, Elizabeth Brutsch, Jim Carroll, Greg Hanna, Tony Murad, Donald Lamono, Tyler Fogg and Ted Salem. The meeting was live streamed.

The meeting was called to order at 7:00 PM.

1. Status of Historic Preservation District - Elizabeth, Tyler

The SPC-ZRC workgroup has been meeting regularly. Substantial progress has been made; there is general agreement on a framework, however, there remain a number of details to be worked through. The ZRC recommends a status update, as opposed to a more formal presentation at the Town Board's July meeting.

The map is pretty settled. Elizabeth described the three-tiered approach, including a more commercial intensive zone with ½ acre lot size as a minimum (red), a "step-down" zone with fewer commercial uses allowed and with a 2 acre lot size minimum (green), and a larger conservation subdivision-oriented zone with a 10 acre lot size minimum with the focus on preserving the landscape and ecology (blue). Together, the boundaries parallel that of the lands contained on the National Register.

Uses are also pretty settled within each "sub-zone." The ZRC does not support separate definitions for existing uses. If appropriate, existing definitions can be modified. There are also some proposed new uses that potentially are or can be subsumed within existing use/definitions. Elizabeth provided the workgroup with a use table which is meant to be illustrative; the precise uses and levels of approval have yet to be settled.

Elizabeth stressed that applications for special permits and site plan review will follow existing Planning Board procedures. This may still be an open issue within the workgroup. The ZRC firmly supports following existing procedures.

The design standards were provided too late to ZRC members for there to be productive discussion. Elizabeth will provide the committee members with a Google doc on which members can offer comments. Please do not make edits in edit mode.

It is not clear that all of the institutions that fall within the proposed zone are fully on board with the proposed new district(s). Workgroup members have kept key players up to date. ZRC members expressed some discomfort on "forcing" participation, however, that ultimately is the Town board's call.

The ZRC also agreed that a public meeting to provide as complete a proposal as possible is essential. July is too early, as, again, some details remain open and getting support from all affected institutions will be key. August is preferable. Ted will outreach to Tistrya to determine if this should be a special meeting of the TB, as was the previous public meeting.

## 2. Central Commercial District Workgroup

This is 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. It's first meeting is tomorrow night. 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. Telecommunications - Donald, Ted

The Town has not yet received feedback from Mr. Campanelli on its recent set of comments. The Town provided an update to those comments, to address such generic items such as use of consultants, escrow, application fees and liability insurance. Both sets of comments were provided to interested parties in the community.

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

The meeting was adjourned at 8:00 PM.

Respectfully submitted,  
Ted Salem, Chair