

**MINUTES OF THE PUBLIC HEARING OF  
THE TOWN BOARD OF THE TOWN OF NEW LEBANON  
ON INTRODUCTORY LOCAL LAW #1 OF 2024 –CH205 (Zoning-Storage Units)  
HELD ON APRIL 9, 2024**

**Present:** Tistrya Houghtling, Supervisor  
Elizabeth Kroboth, Councilmember  
Steve Powers, Councilmember  
Susan Tipograph, Councilmember

**Absent:** Craig Skerkis, Councilmember

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

**Others Present:** Jim Carroll, Planning Board, & ZRC Member  
Sharon Powers, IT Website Support & QOL Member  
Ted Salem, ZBA Member & ZRC Chair  
Peg Munves, CAC Co-Chair & Member  
Doug LaRocque, The Columbia Paper  
Members of the Public

**CALL TO ORDER:**

The Public Hearing was called to order at 5:45 pm 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. 1 of 2024 (Chapter 205)  
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 April 9<sup>th</sup>, 2024 at 5:45 p.m. at 14755 Route 22 North, New Lebanon, New York, 12125 regarding the adoption of Introductory Local Law No. 1 of the Town of New Lebanon for the year 2024. Introductory Local Law No. 1 of the Town of New Lebanon for the year 2024 is to amend Chapter 205 “Zoning” of the Town Code of the Town of New Lebanon.

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  
3/14/2024

**PUBLIC COMMENT:**

Supervisor Houghtling opened the floor to public comment and asked if there was anyone that wished to speak regarding Introductory Local Law #1 of 2024 or have any comments that they would like to put on the record.

**Jim Carroll:** Jim stated, he is speaking as a resident not representing the Planning Board nor the ZRC. He would like to encourage the board to accept the Planning Board's recommendations but if it requires delaying a vote beyond tonight's meeting, he would say go with the current regulations but perhaps in six months come back and look at the other recommendation because it will result in a more concise regulation, get rid of redundancy, and will be easier to work with. Jim stated, there is however one thing the board may want to look at now and make a change on. Jim referred to page 11 of the proposed local law, building design:

*Building Design. All new buildings and structures shall be designed and constructed so as to be compatible with the neighborhood and in keeping with the design and construction of buildings and structures then existing on the site.*

Jim stated, he thinks the intent was that you can either stay with your current design, make it bigger, same building style, color, etc. or you can go with the new regulations. He stated, this compatible with the neighborhood wording has been a thorn in their side with a prior application for storage units, because everyone has a different opinion with what is compatible with the neighborhood. He thinks that wording needs to be removed.

No one else spoke in person on Introductory Local Law #1 of 2024.

Supervisor Houghtling stated that she has not received any emails regarding Introductory Local Law #1 of 2024.

**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 Hearing and adjourn the Public Hearing at 5:50pm. The motion was seconded by Councilmember Tipograph.

Roll Call Vote:

Councilmember Powers-	Aye
Councilmember Kroboth-	Aye
Supervisor Houghtling-	Aye
Councilmember Tipograph-	Aye
Councilmember Skerkis-	Absent

Respectfully submitted,

Marcie Robertson  
New Lebanon Town Clerk

