

Town of New Lebanon  
Zoning Rewrite Committee  
Minutes –October 28, 2024

Present: Liz Kroboth, Steve Powers, Elizabeth Brutsch, Jim Carroll, Tony Murad, Bill O’Neill, and Ted Salem. The meeting was live streamed.

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

1. Central Commercial Committee

The Town Board deferred discussion on this item at its October meeting. A summary of the committee’s recommendations was provided to the ZRC with the agenda to this meeting.

2. Status of Historic Preservation District - Liz, Elizabeth

Elizabeth and Liz gave a presentation that will be given to the Museum and Sassafras this coming week and to Darrow and The Abode in the future. The presentation provided a bit more detail than what has been provided to the ZRC in past meetings.

3. Telecommunications - Donald, Ted

The Town has not yet received feedback from Mr. Campanelli on the set of comments it made in June.

4. Wind Turbines - Steve

Steve provided a hand out of definitions from the two towns in the county that address this at all in their codes. The ZRC determined that since residential solar panels were a use in the use table, so should residential turbines. Given noise potential, the committee also determined that such devices should be subject to a special permit. The committee is disinclined to add commercial wind turbines as inconsistent with the comprehensive plan priority on protecting ridgelines and viewscapes.

5. Signs

The matter of signs was on the Town Board agenda this month. Apparently, there exists concern about the limitations of politically-oriented signs as an infringement on speech. A meeting of the board with the Town Attorney, and myself, will be scheduled in the future.

6. Next ZRC submission

There are several smaller items that came out of the Central Commercial Committee meetings. There isn’t enough at present to justify the packaging of a submission to the Town Board. The most likely larger items for a submission package will be the Mt. Lebanon and Central Commercial matters which are several months out. Ted will start to package some of the smaller items.

The next meeting of the ZRC will be **November 25** at 7PM in the Town Hall.

The meeting was adjourned at 8:15 PM.

Respectfully submitted,  
Ted Salem, Chair