

Town of New Lebanon
Zoning Re-write Committee Minutes - Unapproved
February 18, 2014

Present: Ted Salem, Chairman
Bruce Baldwin, Committee Member
Greg Hanna, Committee Member
Cynthia Creech, Liaison, Agricultural Sub-Committee
Charles Gerald, Committee Member
Tony Murad, Committee Member

Others: Kent J. Pratt, CEO/ZEO, Cissy Hernandez, B/P/Z Administrator

Call to order

Chairman Salem called the meeting of the Town of New Lebanon Zoning Re-write Committee to order at 7:00 pm.

Minutes Review:

The committee reviewed the minutes from the last meeting held on February 10, 2014.

General:

It was recommended that final committee recommendations be submitted to the Town Board several days before their March 11, 2014 meeting to permit proper review. It was stressed that the original proposal should be restated along with current recommendations.

Action: Ted will draft these, based on this evenings meeting and submit to committee members by week's end.

Manufacturing/Home Occupation (Small Business Operation):

The committee reviewed the proposal for small business operations prepared by the Town Attorney. Questions and discussion ensued regarding the need for site plan review for businesses renting in an existing business complex/plaza.

It was noted that the intent is to allow minimal to moderate manufacturing/retail type businesses (similar to home occupations) in zones other than industrial. Therefore; it was suggested that perhaps the current Home Occupation 1, 2, 3 regulation could potentially be modified and applied to Small Business Operations. The committee agreed to review this as a possibility.

Action: Cissy will pull together a draft, substituting SBO from the existing HO provisions and provide to Ted by week's end.

1 & 2 Family Dwellings:

Upon review and discussion, the committee agreed to stay with the original proposal, that is add 2 family dwelling to 1 family dwelling in the Use Table

Agricultural / Farming

Chairman Salem indicated that he would like to meet in Mid April to address the farming issues. Cynthia Creech felt that the committee should consult with Ag & Market representatives before they make any changes with regard to farming and agricultural activity. She further reminded the committee to review the recommendations that the agricultural subcommittee submitted on October 29, 2013 as there may be conflicts with NYS law in our existing regulations with regard to farming.

The committee decided to reach out to Bob Somers of NYS Ag & Markets for a review of our existing regulations to determine if there are any conflicts and if there are what the resolutions may be.

Respectfully submitted,

Ted Salem/Cissy Hernandez