



Town of New Lebanon
Zoning Re-write Committee Minutes - Unapproved
July 16, 2013

Present: Bruce Baldwin, Committee Chairman
Greg Hanna, Committee Member
Tony Murad, Committee Member
Ted Salem, Committee Member

Absent: KB Chittenden, Committee Member

Others Present: Kent J. Pratt, CEO

Call to order:

Chairman Baldwin opened the regular meeting of the Town of New Lebanon Re-write Committee to order at 7:00 pm.

Chairman Baldwin informed the board that in the future they may meet without a quorum because this is not a decision making board.

Artisanal Use:

The Board discussed that this section of law is nearly ready to be re-written. The rephrasing could include Low, moderate and high classifications. Kent Pratt stated that NYS Building Code on storage of materials would determine the categories based on storage of materials which he will research and draft some guidelines for the next meeting.

Right-to Farm Law:

It was suggested that Ted Salem reach out the County, to Columbia County Co-Op and to Agricultural and Markets to gather information in terms of how they regulate farms and farming. It was also suggested that perhaps the Town could create a new zone classification (ie: R1) that could potentially have limitations on farming in residential areas such as the amount of animals per acre.

Fences:

Kent Pratt indicated that fences are becoming increasingly problematic and he feels that more regulation is needed in this area of the zoning ordinance. He stated that the board should research County and to NYS laws to obtain information.

Two Family Dwelling units:

Kent Pratt indicated that he feels that two family dwelling units should not require a special permit because NYS Building Code classifies them the same as a single family residence. The Board agreed.

Road Frontage Discrepancies:

It was mentioned that there may be some road frontage discrepancies within the zoning ordinance and as it relates to the subdivision regulations. Cissy Hernandez will research the matter further.

Race Track:

Greg Hanna will reach out to other Town's to gather information regarding how they handle noise mitigation and hours of operation of race track facilities in their Towns.

Other sections of law that were targeted for further discussion are: **Yard sales.**

Then next meeting will be held on August 7, 2013 7:00 pm at which time a report will be drafted to submit to the Town Board.

Respectfully submitted,

Cissy Hernandez
Planning/Zoning Clerk