



Town of New Lebanon
Zoning Re-write Committee Minutes - Unapproved
August 27, 2014

Present: Ted Salem, Committee Chairman
Chuck Gerald, Committee Member
Bruce Baldwin, Committee Member
Tony Murad, Committee Member
Cynthia Creech, Committee Member
Greg Hanna, Committee Member

Call to order

Chairman Salem called the meeting to order at 7:00 PM.

Small Business Operations:

The committee reviewed the drafts provided by Chuck and Ted. It was agreed that SBO would be retained as the title of the use and that most of the conditions listed in Ted's draft would be removed since they already apply to the commercial zone. The condition that pertains to hazardous material will be retained. The renewable and non-transferable conditions that were applied to the Special Permit were removed.

Action Item: Ted will re-draft and circulate to members before the next meeting with the hope that this item will be closed at the next meeting.

Agricultural Related Items

The committee discussed a proposal to form an Agricultural Committee under the auspices of the Town Board. The committee would adopt some best practice guidelines and serve as a non-binding advisory committee to agricultural enterprises, particularly to promote sound, good neighbor practices as well as serve as a resource to new start-ups in town. This approach is seen as preferable to the ZRC attempting to codify best practices or provide a means for binding arbitration. Members made note that there are resources at the county level where aggrieved neighbors could seek redress via more formal means.

Action Item: Tony will draft and provide Cynthia with best practice guidelines that will be discussed at the next meeting.

Action Item: Members will read Ron Mead's letter and the Orange County material for the next meeting.

Telecommunications

No action.

Next Meeting:

Thursday September 18 at 7 PM

Alternate date in case Ted is busy doting on a new grandson on 9/18: Thurs October 2 at 7 PM

The focus of this meeting will be to develop proposed changes to the ordinance based on Ron Mead's recommendations and refine the proposal for an Agricultural Committee. If possible, the committee will review changes pertaining to Telecommunications.

Respectfully submitted,
Ted Salem, Chairman