



Town of New Lebanon
Zoning Re-write Committee Minutes - Unapproved
October 9, 2013

Present: Bruce Baldwin, Committee Chairman
Tony Murad, Committee Member
Ted Salem, Committee Member
Kent J. Pratt, CEO

Absent: Greg Hanna, Committee Member
KB Chittenden, Committee Member

Others Present: Cissy Hernandez, B/P/Z Administrator

Call to order:

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

Manufacturing Definition

The committee agreed and proposed to recommend Manufacturing should be permitted by Special Permit with Site Plan Review in all zones with the exception of the residential zones. The committee agreed and recommends that the Building/Planning/Zoning Department modify the Building/Zoning permit applications by adding a check box for the CEO/ZEO review that would indicate whether or not an operation permit would be required.

“P” means permitted

The committee agreed and proposed to recommend that it should be stated that “permitted” requires a zoning permit.

Garage/Yard Sales

The Committee agreed and proposed to recommend that this category in the use table should be marked with an asterisk with a note indicating that a permit is not required.

Cell Tower

The committee agreed and proposed to recommend that this category in the use table should be marked with an asterisk with a note indicating that Town Board licensing is also required.

2 family Dwelling Unit/Multifamily Dwelling Units

The committee agreed and proposed to recommend that one and two family should be treated the same (“P” permitted). The special permit requirement for two family dwelling units should be deleted.

Road Frontage

The committee agreed and proposed to recommend that the use table should be changed from a 25 ft. minimum road frontage requirement in the residential zones should be changed to 60 ft.

Fencing

Ted Salem worked on a preliminary proposed Fence regulation change. He and Kent Pratt are to work further on this.

County Referrals

The committee agreed and proposed to recommend that it be clearly indicated that requests for interpretations do not require Columbia County Planning Board referral/review.

Right to Farm Law

There has been a sub-committee appointed to work on modifications.

Home Occupations

Discussions ensued

Respectfully submitted,

Bruce Baldwin, Chairman