



Town of New Lebanon
Zoning Re-write Committee Minutes - Unapproved
December 4, 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

Small Business Operations (SBO):

The committee approved the October 22 final draft of the Small Business Operations addition to the zoning ordinance as written.

Farming:

Farming Committee: Cynthia reiterated that the Farming Committee exists and it will serve to function as a "welcome wagon" to new farming operations, promoting best practices. This committee is not a "sub-committee" to the ZRC or any other Town-sponsored committee and that there is no need for Town government to acknowledge or otherwise sanction it.

Ag and Markets Recommendations: The committee agreed to address the recommendations contained in the June 11, 2014 letter from Ron Mead of Ag and Markets as follows:

- Definition of Farming in Chapter 102 (NL Right to Farm Law): Committee members did not wish to question the drafters of this statute in reference to the farm stand requirement that 75% of sales be "on-farm."
- Agricultural Data Statement: This already exists - no change needed.
- Definition of Farm in 205-17: The term "furbearing animals" should be removed from the last sentence of the definition that lists exclusions to farming since it is included in the definition in the RTF statute. The committee does not see it necessary to include "timber operation" in this definition as the term is included in the "Agricultural Practices" definition in the RTF statute and is therefore covered.
- Definition of Agricultural Operation: The Committee agrees that this definition (which is oriented to tax assessment) should be removed in its place include a reference to the Agricultural Farm Operations definition in the RTF statute
- Definition of Greenhouse: The committee was concerned that the practical concept of greenhouses is evolving rapidly and felt attempting to define it would hamper rather than enhance review of proposed operations.
- Definition of Stable (Commercial, Private): Current definitions are deemed sufficient.
- Site Plan Review: The committee agrees that the current requirement for site plan review of farm uses and structures does not unreasonably restrict farming in any district in the Town and that the procedure is not burdensome.

Action Item: Ted will proceed to process the changes to which the committee agreed (SBO and Farming definitions) for adoption by the Town Board

Other matters:

- It is not clear what, if anything, is required in the zoning ordinance relative to cell towers. **Action Item: Ted will follow-up with Cissy**
- Abandonment and Mergers of subdivisions: The committee awaits work by the ad hoc committee looking into this.

NEXT MEETING Weds. January 28 at 7 PM

Respectfully submitted,
Ted Salem, Chairman