

Town of New Lebanon  
Zoning Rewrite Committee  
Minutes –March 17, 2025

Present: Steve Powers, Liz Kroboth, Elizabeth Brutsch, Jim Carroll, Greg Hanna, Tony Murad, and Ted Salem. The meeting was live streamed.

The meeting was called to order at 7:02 PM.

1. 2025 Zoning Proposals

The Town Board approved the draft proposed zoning changes; it authorized Ted to work with Jon Tingley to shape into an introductory local law. The board also asked Ted to work with Jon to shape the Planning Board Alternate Member proposal. Subsequent to the meeting, Jon advised that the Refuse Container piece would stand as a local law separate from the other zoning proposals as it is contained in a separate chapter of town code. There are some unresolved issues with this piece and may be introduced at a later date.

2. Telecommunications

The Town Board also moved this proposal forward although asked Ted to verify with Jon whether the Indemnification clause should be removed, as recommended by Mr. Campanelli. Since Mr. Campanelli will be engaged in a trial over the next several weeks, Jon will shape this into local law format.

3. Mt. Lebanon Historic District

Ted has communicated with Josh Young that this project needs to move forward in a timely manner in order to free the ZRC representatives to work on the Comprehensive Plan update. Ted asked to establish two milestones: a May touch base with the Town Board and a September submission of a final draft proposal to the board.

Note: the situation has become more urgent from the ZRC perspective given Liz's resignation from the Town Board. Elizabeth will represent the ZRC on the working group alone.

4. Comprehensive Plan Update

The ZRC will not entertain any additional zoning proposals for the remainder of 2025 (unless directed by the Town Board and also excepting the Mt. Lebanon proposal) and will instead focus on the Comprehensive Plan Update. The committee will continue to meet bi-monthly until the work on the plan necessitates more frequent meetings.

The Town Board authorized the addition of 2-4 members to the committee. These persons can not be members of town boards or commissions. Candidates will be interviewed by Ted, Jim and Donald and provide recommendations to the Town Board.

The ZRC briefly discussed the scope of the update: at a minimum, the update will address what was accomplished relative to the work plan; what still needs to be done and Action Items for the future. Ted has started to look at census data to see if the demographics of the town have changed.

The next meeting of the ZRC will be **May 19** at 7PM in the Town Hall.

The meeting was adjourned at 8:15 PM.

Respectfully submitted,  
Ted Salem, Chair