

Mount Lebanon Historic District

Public Input Sessions

JULY 26, 2025 & JULY 30, 2025



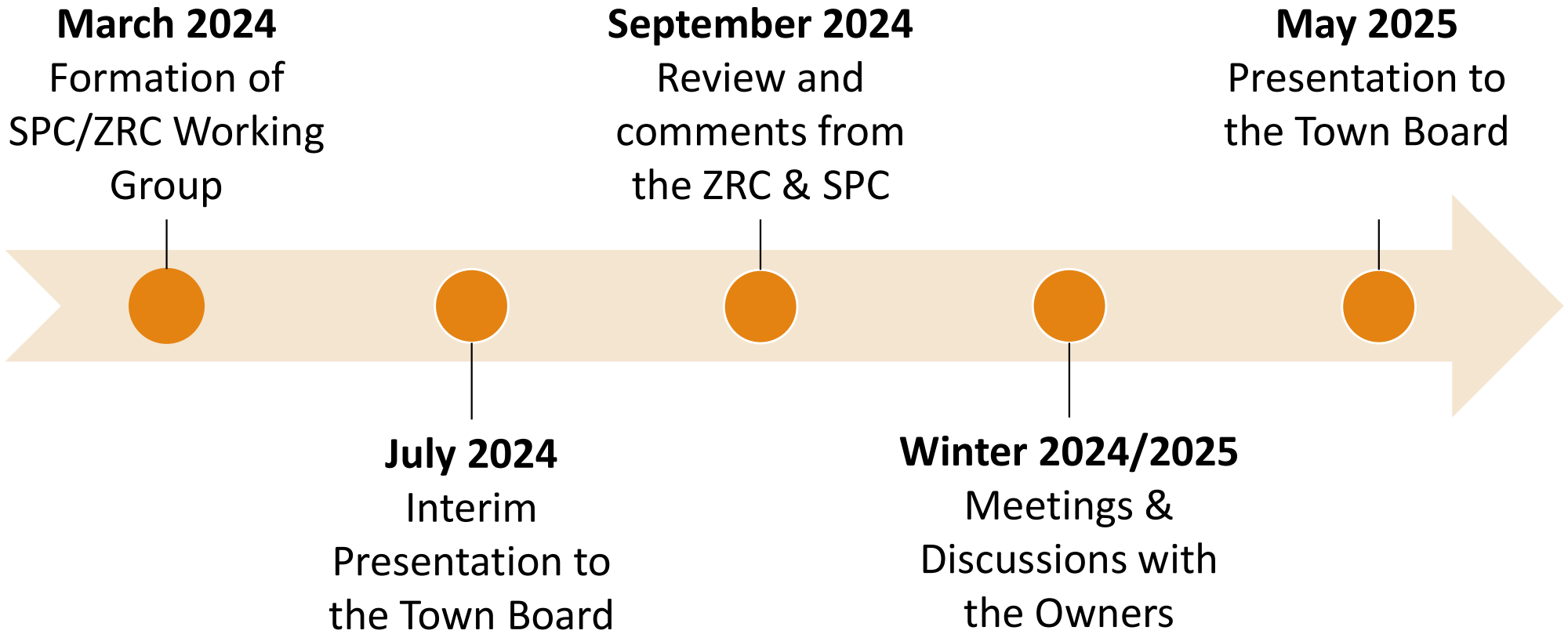
Contributing Members

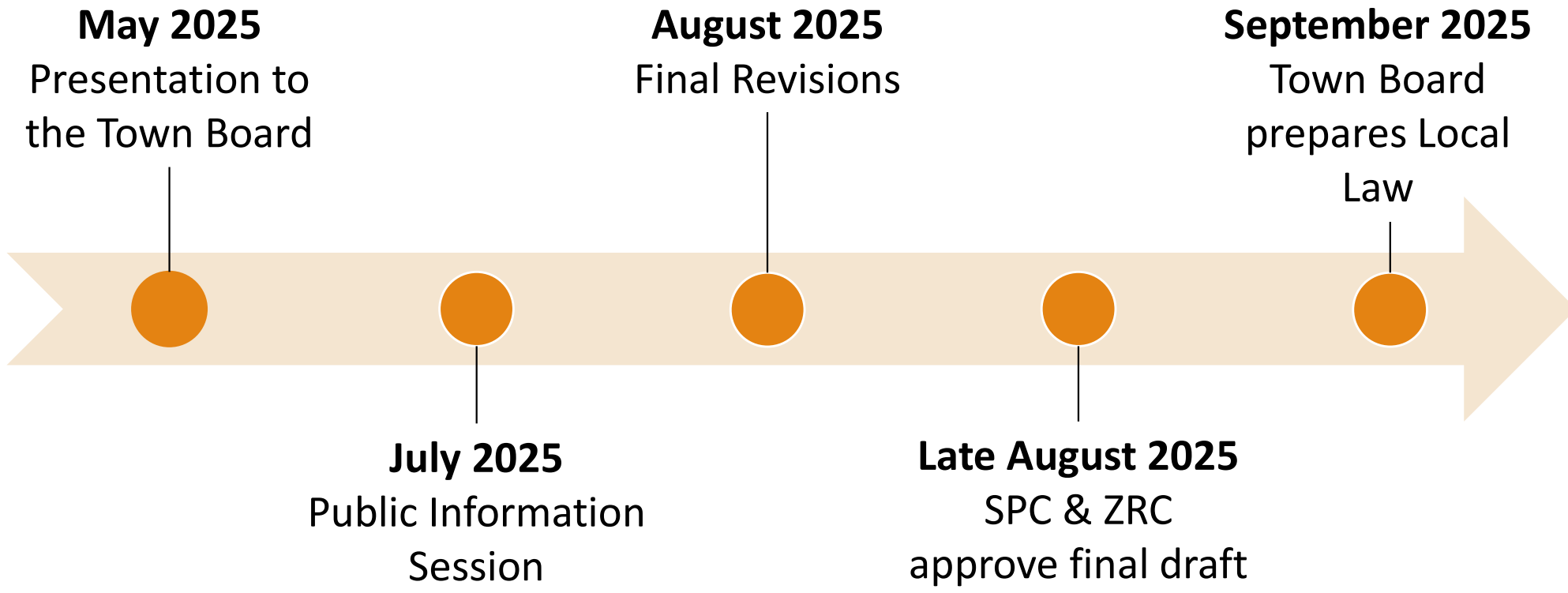
Shaker Preservation Committee

- John Dax
- Merrill Hesch
- Winfried Fuchshofen

Zoning Rewrite Committee

- Elizabeth Brutsch
- Liz Kroboth (*former member*)
- Tyler Fogg (*former member*)





COMPARATIVE DISTANCES WITHIN SHAKER VILLAGE LIMITS

A. to B.	114	A. to M.	150	A. to S.	160
B. to A.	114	M. to A.	150	S. to A.	160
M. to B.	36	B. to M.	36	M. to S.	46
S. to B.	70	S. to M.	70	B. to S.	70
A. to S. D.	132	A. to S. P.	132	A. to S. C.	132
S. D. to A.	132	S. P. to A.	132	S. C. to A.	132
S. D. to B.	246	S. P. to B.	246	S. C. to B.	246
S. D. to M.	360	S. P. to M.	360	S. C. to M.	360
S. D. to S.	474	S. P. to S.	474	S. C. to S.	474
S. D. to A. & P.	270	S. P. to A. & P.	270	S. C. to A. & P.	270

Shaker Museum

Darrow School

The Ruins at SassafRAS

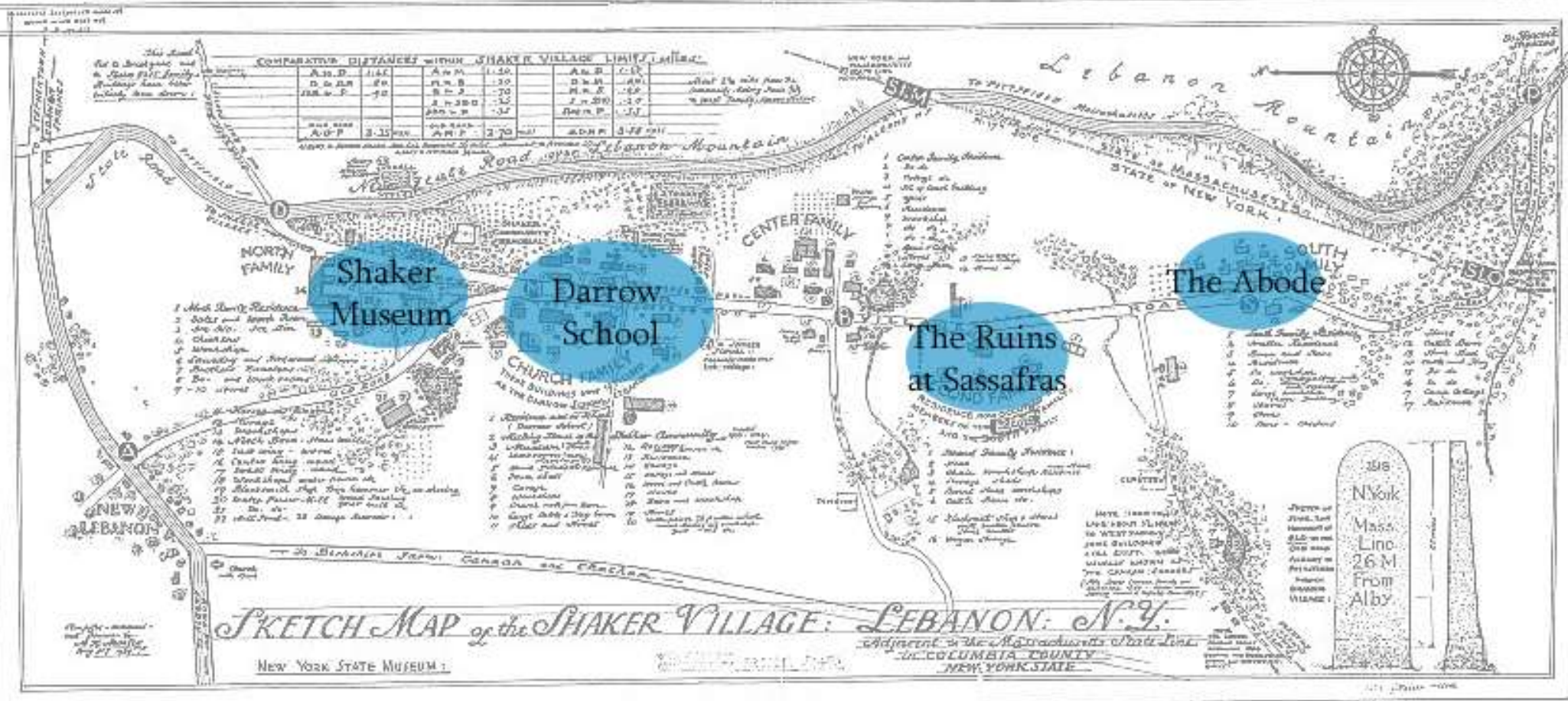
The Abode

SKETCH MAP of the SHAKER VILLAGE: LEBANON: N. Y.

New York State Museum

Adjacent to the Massachusetts State Line
in COLUMBIA COUNTY
NEW YORK STATE

186
New York
Mass. Line
2.6 M.
From Albany

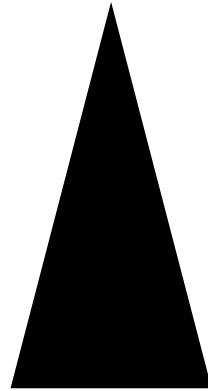


ZONING

PRESERVATION

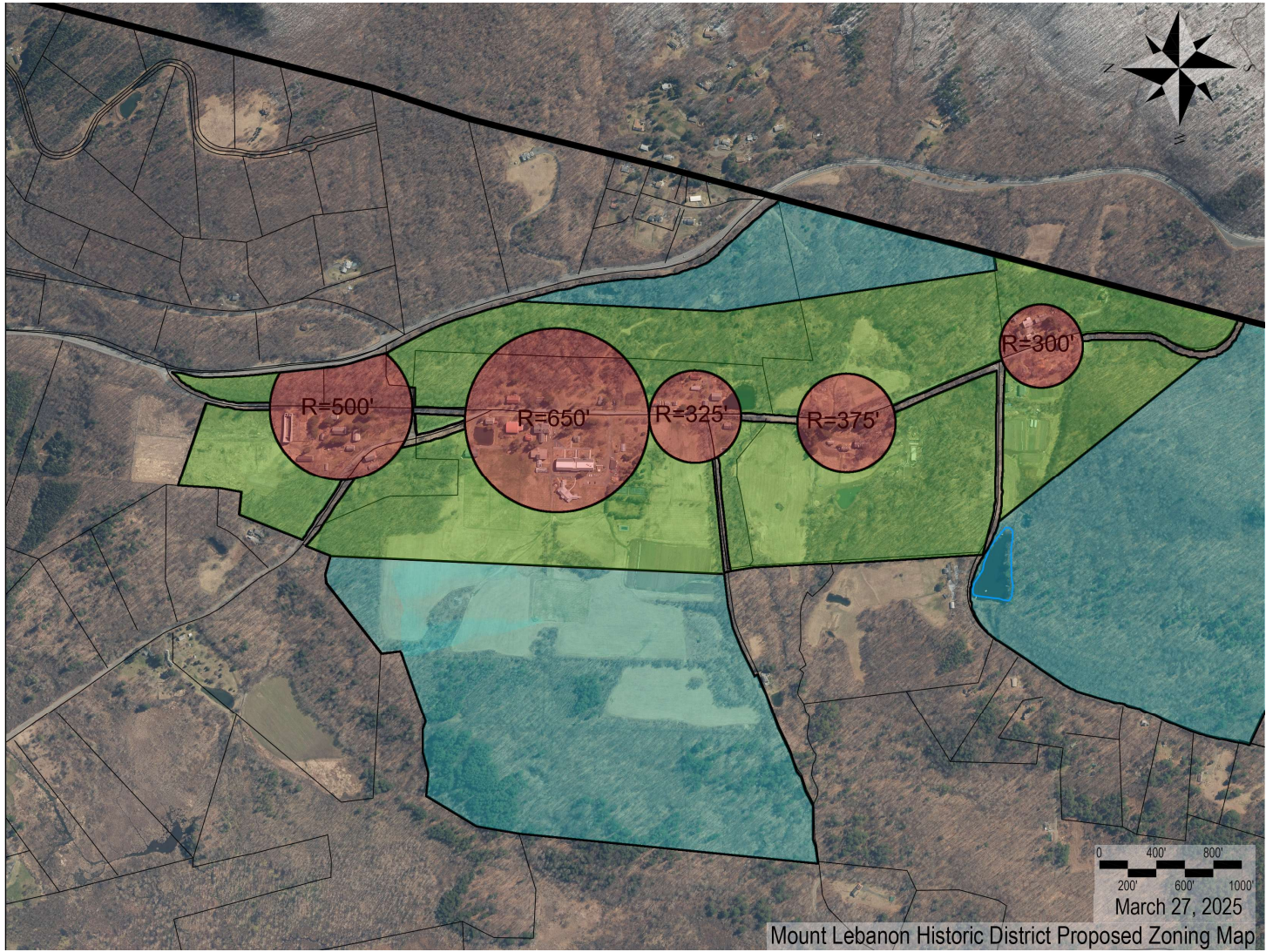
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ZONES

ZONES & AREA REGULATIONS



Mount Lebanon Historic District Proposed Zoning Map

Zone Definitions

- Red (MLHD-1) – Higher density; most new and expanded use potential; larger building footprints and heights
- Green (MLHD-2) – Medium density; new and expanded uses with some special use permit requirements; average building footprints and heights
- Blue (MLHD-3) – Lower density; minor expansion of new or expanded uses; average building footprints and heights; focus and intent to preserve existing open space

Area & Bulk Regs Table

District	Minimum Lot Size	Maximum Building Coverage of Principal Building	Minimum Front Setback	Minimum Side Yard Setback (each side)	Minimum Rear Yard Setback	Maximum Stories	Maximum Height in Feet	Minimum Road Frontage
MLHD-1 (Red)	1/4 acre	4,000	60	35	35	3-1/2	55	30
MLHD-2 (Green)	2 acre	4,000	75	50	50	3	45	60
MLHD-3 (Blue)	5 acre	10,000	75	75	75	2-1/2	35	60

Area & Bulk Regs Table – Comparison 1

District	Minimum Lot Size	Maximum Building Coverage of Principal Building	Minimum Front Setback	Minimum Side Yard Setback (each side)	Minimum Rear Yard Setback	Maximum Stories	Maximum Height in Feet	Minimum Road Frontage
MLHD-2 (Green)	2 acre	4,000	75	50	50	3	45	60
RA-2	2 acres	4,000	75	50	50	2-1/2	35	60

Area & Bulk Regs Table – Comparison 2

District	Minimum Lot Size	Maximum Building Coverage of Principal Building	Minimum Front Setback	Minimum Side Yard Setback (each side)	Minimum Rear Yard Setback	Maximum Stories	Maximum Height in Feet	Minimum Road Frontage
MLHD-3 (Blue)	5 acre	10,000	75	75	75	2-1/2	35	60
RA-5	5 acre	10,000	75	75	75	2-1/2	35	60

USES

Evaluation of Uses

- Existing uses allowed in RA-5 and RA-2
- Growth potential of the existing organizations
- Formerly permitted uses in Town
- Historic uses from neighboring towns, villages, historic districts
- Uses which can be adapted to preserve existing historic structures and fit in nature/scope with the existing cultural landscape

Proposed New Uses

- Artisanal Manufacturing
- Association Headquarters
- Bed and Breakfast
- Bus Stop
- Cultural Facility, Non Profit
- Event Venue
- Inn
- Marketplace
- Organized Camping
- Professional Office
- School
- Mixed Use

Artisanal Manufacturing

Skilled manufacturing of articles, crafts or merchandise from previously prepared or natural materials (such as, but not limited to, cardboard, cement, cloth, cork, fiber, glass, leather, paper, plastics, wood, metals, stones and other such prepared materials) and printing; may include processing, fabrication, and assembly utilizing light equipment or light machinery and/or tools only (such as, but not limited to, band and circular saws, grinders, sanders, pressing drills for woodworking, meat grinders, slicers, small bag sealers for food product processing), treatment, packaging, incidental storage, sales, and shipping of such products.

Association Headquarters

Facilities used by an association organized for a common purpose to pursue common goals, interests, or activities and usually characterized by membership qualifications, payment of fees and dues, regular meetings, and a constitution and bylaws.

Bed and Breakfast

An Owner or lessee-occupied premises which include a building used for renting accommodations not exceeding six bedrooms to transient fee-paying guests and providing one meal to guests only

Bus Stop

An area of a lot with frontage on a paved road with or without a dedicated structure, which the owner or owner's lessee or licensee uses and with space off the traveled roadway adequate for the safe boarding and exiting of buses.

Cultural Facility, Non Profit

One or more buildings in which a not-for-profit corporation owns, leases or operates an establishment for the purpose of display, performance, public education or enjoyment of heritage, history, arts, or sciences.

Event Venue

Any lot or combination of adjoining lots, if under the control of one owner or lessee, and any structure(s) and improvement(s) used to hold events, such as performances, assemblies, exhibits, weddings, parties, meetings, family reunions, corporate events, retreats, and similar gatherings.

Inn

One or more existing structures on a lot, or adjoining lots under the control of one owner or lessee, in which no more than thirty rooms or suites of rooms in any single existing structure are made available for paying, overnight guests, whether offering meals or not, and which may include a restaurant that is open to the public; provided that an Inn may include one auxiliary structure on the same lot or adjoining lots of new construction in which no more than ten additional rooms or suites of rooms are made available for paying overnight guests.

Marketplace

Any lot, or combination of adjoining lots if under the control of one owner or lessee, on which a market, whether occasionally or regularly, is held, whether in an open area or in one or more temporary or permanent structures where spaces are rented or otherwise made available to vendors to locate booths, stands or tables who offer goods or services for sale to the public, and which may include live or recorded entertainment and prepared food/beverage service for on-site consumption

Organized Camping

Any lot, or combination of adjoining lots if under the control of one owner or lessee, on which are located ten or fewer tents or tent platforms, tent houses, cabins, camp cottages, yurts, glampsites or other structures used for temporary or seasonal overnight occupancy for the purpose of outdoor or indoor organized activities. Excluded from this definition is the use of the yard of an existing occupied residence for occasional and irregular overnight camping by i) family members or guests of the resident or ii) groups (such as scouts), being hosted by the resident.

Professional Office

A building used by its owner(s) or lessee(s) for maintaining an office for the provision of professional services or carrying out the administrative duties of a business or organization.

School

Facility used primarily as an educational institution, providing teaching and classes for its enrollees, with or without sleeping and eating facilities for the employees and enrollees.

Mixed Use

A use of property, consisting of two or more uses, whether by the owner or its lessees, each use of which is permitted in the zoning district in which the property is located (including, as may be applicable, any overlay district). In the event a mixed use property is located within more than one zoning district, each use thereof must be physically located within a zoning district in which such use would otherwise be permissible and within which mixed use is permissible.

Use	MLHD-1 (Red)	MLHD-2 (Green)	MLHD-3 (Blue)
Artisanal Manufacturing	SP	SP	
Association HQ	P	P	
Bed & Breakfast	P	P	
Bus Stop	P	P	
Cultural Facility, Non-Profit	SP	SP	
Event Venue	SP	SP	SP
Inn	SP		
Marketplace	P	P	P
Organized Camping			SP
Professional Office	P	P	
School	P	P	P
Mixed Use	P	P	

DESIGN STANDARDS

Design Standards

The Standards are informed by:

1. Unique attributes found in the historic district
2. Preservation best practices
3. The Secretary of the Interior's Standards for the Treatment of Historic Properties

Design Standards

- Applied to existing structures and new structures
- List of exemptions
- 'Should' versus 'Shall'

Exemptions

1. Access devices/ramps that are temporary and involving no permanent alteration to existing physical structures, and in existence for twelve months or less.
2. Air conditioners: temporary installations only.
3. Antennas: rooftop TV and satellite dishes with a diameter of 24 inches or less.
4. Art: outdoor freestanding art that is not an advertisement and does not alter any exterior feature of a building or the existing landscape.
5. Doors: replacement of existing doors with no change in opening dimensions, design or material; or the installation of storm doors.
6. Resurfacing of existing driveways with no change in layout or dimension.
7. Minimal changes to landscaping or plantings.

Exemptions

8. Lighting: Motion-activated or solar lighting for driveways or walkways, unless lighting is on a pole above 10 feet height.

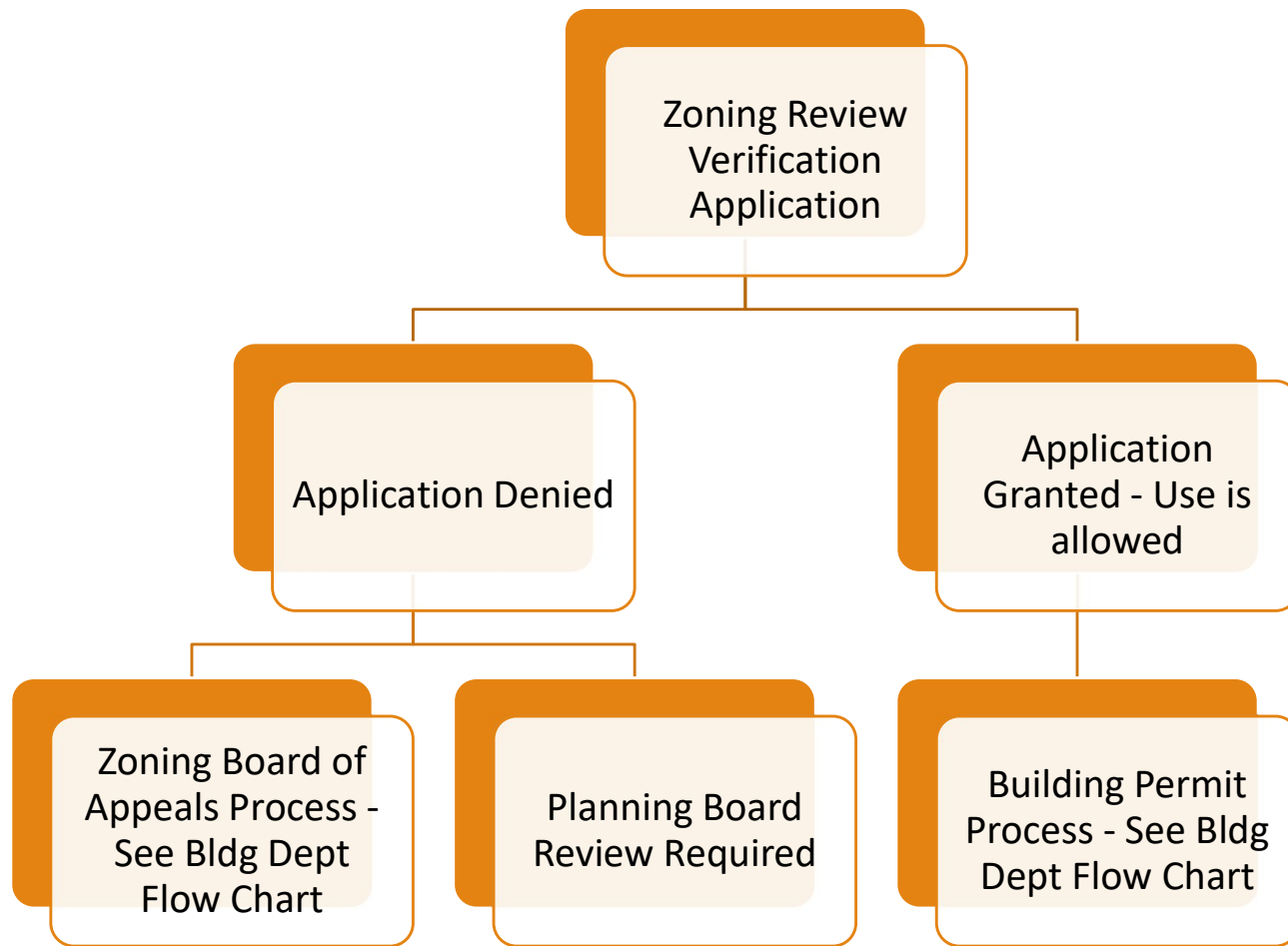
9. Mailboxes, building numbers, flag brackets.

10. Routine maintenance and minor repairs: including but not limited to the following scopes of work, when the work is completed using the same materials and conforming to the same design and appearance as the original: Chimney repair & reconstruction; Cornice & Trim repair and replacement; Foundation repairs; Downspouts from existing gutters; Masonry and Stucco repairs; Roofing repairs and replacement; Siding repairs; Steps, stairways, and railing repairs and replacements; Window repairs and the installation of storm windows.

Exemptions

11. Repainting previously painted exterior surfaces.
12. Signs: signage shall follow section 205.17 of the Zoning Code in the Town of New Lebanon with the exception that illuminated signs shall not be lit from within the sign itself.
13. Solar, rooftop-mounted panels only if consistent with Design Standards.
14. Temporary structures up to 90 days if in conformance with the Town of New Lebanon zoning if such will not alter any exterior feature.

How does it work?



DISCUSSION

