

V. PROFILE OF NEW LEBANON IN 2004

A. THE PEOPLE

1. Population

The U.S. Census 2000 lists New Lebanon's population at 2,454, up from the population in 1990 and 1960 by 75 (3%) and 780 (47%) respectively. See Table A 1-1. The Town's population trends are consistent with those in surrounding communities as shown on Table A 1-1. Population increases in the early part of the period were robust but have slowed considerably recently. In the immediate area, only the City of Pittsfield experienced a consistent population decline over the period.

Table A 1-1

TOTAL POPULATION

	1960	1970	change from 1960 to 1970	1980	change from 1970 to 1980	1990	change from 1980 to 1990	2000	change from 1990 to 2000	change from 1960 to 2000
New Lebanon	1,674	2,035	0.22	2,271	0.12	2,379	0.05	2,454	0.03	0.47
Canaan	1,272	1,472	0.16	1,654	0.12	1,773	0.07	1,820	0.03	0.43
Chatham (town)	3,402	3,770	0.11	4,294	0.14	4,413	0.03	4,249	(0.04)	0.25
Stephentown	1,361	1,731	0.27	2,031	0.17	2,521	0.24	2,873	0.14	1.11
Pittsfield	57,879	57,020	(0.01)	51,974	(0.09)	48,622	(0.06)	45,793	(0.06)	(0.21)
Richmond	890	1,461	0.64	1,659	0.14	1,677	0.01	1,604	(0.04)	0.80
Hancock	455	675	0.48	643	(0.05)	628	(0.02)	721	0.15	0.58
Columbia County	47,322	51,519	0.09	59,487	0.15	62,982	0.06	63,094	0.00	0.33

Consistent with prevailing trends, the population of New Lebanon is older than it was in the recent past. Median age has increased from 28.8 years in 1970 to 39.8 years in 2000. Over the same period, the proportion of the population over age 65 has increased (11.4% to 12.9%), but not as much as the proportion under 18 has decreased (36.3% to 26.1%). However, from 1990 to 2000 the proportion under 18 has increased (24.3% to 26.1%), while the proportion over 65 has remained steady at 12.9%. Thus, in the last decade, the school age population of New Lebanon grew at a greater pace than the general population, in contrast to surrounding towns. (See Table A 1-2.)

Table A 1-2

MEDIAN AGE

	1960	1970	1980	1990	2000
New Lebanon		28.8	32.9	35.3	39.8
Canaan		26.4	31.8	33.8	37.8
Chatham (town)		30.6	33.3	37.5	42.9
Stephentown		28.3	30.7	34.0	38.0
Columbia County			33.8	36.5	40.5

PERCENTAGE UNDER 18 YEARS

	1960	1970	1980	1990	2000
New Lebanon		36.3	27.3	24.3	26.1
Canaan		42.5	35.4	34.2	34.2
Chatham (town)		34.8	28.6	23.9	23.5
Stephentown		38.6	32.4	25.3	25.7
Columbia County	32.9		27.2	24.5	24.1

PERCENTAGE OVER 65 YEARS

	1960	1970	1980	1990	2000
New Lebanon		11.4	13.8	12.9	12.9
Canaan		11.4	14.6	13.7	14.0
Chatham (town)		12.9	12.9	13.3	13.2
Stephentown		11.8	10.9	11.1	10.4
Columbia County	14.0		15.8	16.4	16.4

Changes in the number and size of households in the Town are also consistent with trends in the surrounding area as shown on Table A 1-3. The number of

households has increased with the total population, but average household size has declined.

Table A 1-3

NUMBER OF HOUSEHOLDS (NOH) / PERSONS PER HOUSEHOLD (PPH)

	1960	1970		1980		1990		2000	
	NOH	NOH	PPH	NOH	PPH	NOH	PPH	NOH	PPH
New Lebanon	515	657	3.08	807	2.70	949	2.57	983	2.38
Canaan	358	412	2.97	569	2.50	628	2.40	643	2.34
Chatham (town)	1,051	1,204	3.09	1,558	2.75	1,731	2.54	1,762	2.41
Stephentown	409	531	3.24	691	2.94	951	2.65	1,129	2.54
Columbia County						23,696	2.57	24,796	2.43

Of the 983 households in 2000, there were 652 (66.3%) households with families, 297 (30.2%) with children under 18 years. There were 498 (50.7%) married couples, 207 (21.1) with children under 18 years. 106 (10.8%) households had no husband present, 65 (6.6%) of which had children under 18 years. Non-family households were 331(33.7%) with 259 (26,3%) individuals living alone and 89 (9.1%) 65 years and older. Average family size is 2.87 and the average household size is 2.38.

2. School Enrollment

Enrollment as of December 2003 in the New Lebanon Central School (NLCSD) for grades Kindergarten and over is 615. Of these, 291 are enrolled in the elementary school, and 324 are enrolled in grades seven through twelve. Another 30 are enrolled in pre-kindergarten. Students come from several neighboring zip codes within or adjacent to New Lebanon. (See Table A 2-1 on page V-5.)

Table A 2-1

TOWN	PRE-KINDERGARTEN	K-6 STUDENTS	GRADES 7-12 STUDENTS
New Lebanon	15	86	111
West Lebanon	3	19	28
Lebanon Springs	1	7	
East Nassau	2	80	86
Stephentown	5	31	22
Canaan	3	21	27
Brainard	0	21	5
East Chatham	1	15	21
Nassau	0	3	
Old Chatham	0	6	15
Malden Bridge	0	1	3
Hancock, MA	0	1	6
TOTAL	30	291	324

Table A 2-2 below shows the number of high school graduates for the years 2000-2003, the number of graduates who attended college each year, and a breakout of the number of graduates attending college who were New Lebanon residents.

Table A 2-2

YEAR	NUMBER OF GRADUATES	NUMBER OF GRADUATES WHO ATTENDED COLLEGE	STUDENTS FROM NEW LEBANON WHO ATTENDED COLLEGE
2000	42	30	10
2001	45	33	11
2002	36	30	9
2003	33	31	9

During the school year 2001-2002, the drop-out rate was 2%. One student from the NLCSD attends Chatham schools.

A private school called The Mountain Road School is located at The Abode of the Message, has classes for preschoolers through grade five and enrolls between 50 and 60 students at any one time. For the 2002-03 calendar year, enrollment is 52. Darrow School is a private college preparatory boarding school with an enrollment of 117, serving grades nine through twelve. This includes 10 day students. Seventeen school-age children from the area are home-schooled. Five students are transfers from Hancock into the district.

As of May 2003, students not attending NLCSD were attending the following institutions:

Table A 2-3

SCHOOL	NUMBER OF STUDENTS ATTENDING
Mountain Road	16
Berkshire Country Day	9
Holy Spirit	13
Doane Stuart	1
Montessori	1
St. Mary's	1
St. Joseph's High School	4
Rudolph Steiner	6
Academy of the Holy Names	2
Albany Academy for Boys	2
Albany Academy for Girls	1
Hebrew Academy	2
St. Jude the Apostle	1
LaSalle Institute	2
Sacred Heart	1
Total	62

Source: Mr. Patrick Gabriel, Superintendent of NLCSD.

3. Housing

In 2000, there were 1201 housing units in New Lebanon with 734 (61.1%) owner-occupied, 249 (20.7%) renter-occupied, 132 (11.0%) shown as occasional use and 86 (7.2%) vacant. Within this number, 884 (73.6%) are single units, 179 (14.9%) are mobile homes and 151 (12.5%) are multi unit (see Table A 3-1).

Building permits were issued in 2000, 2001 and 2002 for 41 new units of which 20 (48.8%) were single units, 10 (24.4%) modular units, 9 (22.0%) mobile homes, and 2 (4.8%) multi-units. New units were at a high through the 1970s with 206 and have since decreased to 162 in the 1980s, 118 in the 1990s and 41 in this decade through 2002.

In 2000, the median value of the owner-occupied units was \$114,100 with 38% below \$100,000 and 10% above \$200,000. The median rental was \$609 per month with 28% below \$500 and 20% above \$750.

A measure of housing affordability is usually considered to be less than or equal to 30% of a household's monthly income. The average monthly rent in New Lebanon is \$609. The median household income is \$44,805 annually or \$3734 per month. Thirty percent of this income is \$1120, which means rental property is affordable in New

Lebanon. With the single-family homes, the affordability number is developed by dividing the mean value of homes (\$114,100) by the median income (\$44,805) equaling a 2.55 ratio. A number of two or less is considered affordable. This would indicate some households are spending more than twice their annual income to buy a house. There are 538 households (55%) that earn less than \$50,000; of these, 223 (30%) are earning less than \$25,000. These are the households that would have the greatest difficulty affording a home in New Lebanon.

Table A 3-1

CENSUS 2000 – TOWN OF NEW LEBANON

1,201 Total Housing Units

1 unit	2 units	3 or 4 units	5 to 9 units	10 to 19 units	20 or more units	Mobile Homes
884	49	69	18	2	0	179

Age of Units

1939 or earlier	1940 to 1959	1960 to 1969	1970 to 1979	1980 to 1989	1990 to 1999	2000 to 2003
438	131	146	206	162	112	39

Number of Rooms

1	2	3	4	5	6	7	8	9 or more	Median
10	27	66	207	244	263	155	114	115	5.7

Number of Occupied Housing Units and Year First Occupied

1969 or earlier	1970 to 1979	1980 to 1989	1990 to 1999	2000 to 2003
124	123	200	536	41

Dollar Value of Owner Occupied

< \$50,000	\$50,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 to \$499,999	\$500,000 to \$999,999	\$1,000,000 or >	Median
12	144	153	52	32	9	0	0	\$144,100

Owner's Mortgage Costs

\$300 or <	\$300 to \$499	\$500 to \$699	\$700 to \$799	\$1000 to \$1499	\$1500 to \$1999	\$2000 or >
0	8	14	96	130	17	7

Gross Rent

< \$200	\$200 to \$299	\$300 to \$499	\$500 to \$749	\$750 to \$999	\$1000 to \$1499	\$1500 or >
3	2	59	94	30	12	2

4. Employment

Of a civilian labor force of 1265, 1200, or 95% were employed; 71.1% via private wage and salary; 17.8% government workers; 10.8% self-employed; .3% unpaid family workers. Note: "labor force" is defined to include those people 16 yrs. and older who are employed, members of the Armed Forces, people who have been looking for work and those available for work. At the time of the 2000 census, the unemployment rate was 5%, slightly higher than the national average for that period.

Table A 4-1

PROFILE OF SELECTED ECONOMIC CHARACTERISTICS: YEAR 2000

Employment Status:	Number	Percent
Population 16 and over	1,930	100.0
In Labor Force	1,265	65.5
Employed	1,200	62.2
Unemployed	65	5.1
Class of Worker:		
Private wage and salary	853	71.1
Government	214	17.8
Self employed	130	10.8
Unpaid family workers	3	.3

Notable is the steady increase of women as a percentage of the labor force (Table A 4-2), rising from 33% in 1969 to 49% in 1999. 2000 census data show median annual earnings for year-round workers at \$34,524 for males and \$30,590 for females.

Table A 4-2

EMPLOYMENT DATA

	1970		1980		1990		2000	
Persons 14 and over	1,408							
Persons 16 and over			1,738		1,857		1,930	
Number in Labor Force	784		1,182		1,270		1,265	
Females in Labor Force	259	33%	485	41%	532	42%	618	49%
Total Employed	771	98%	1,026	87%	1,197	94%	1,200	95%
Total Unemployed	13	2%	156	13%	67	5%	65	5%

Consistent with the rest of the Northeast, New Lebanon's labor force experienced a major shift away from manufacturing (Table A 4-3). Between 1989 and 1999, jobs in manufacturing were down 39%, wholesale and retail trade down 26% and 23%, respectively; agriculture, forestry, fishing and hunting down 23%. Jobs in finance, insurance and real estate were up 27%, public administration up 233%, while arts, entertainment, recreation, accommodation, and food services showed by far the largest increase, 452%.

Table A 4-3

INDUSTRY

	1970	1980	1990	2000		Change 1990- 2000
				Male	Female	
Agriculture, forestry, fishing, hunting	NA	25	30	17	6	-23%
Construction	NA	60	94	68	8	-21%
Manufacturing	NA	225	201	89	34	-38.8%
Wholesale trade	NA	19	35	18	8	-25.7%
Retail trade	NA	184	196	89	61	-23.4%
Transportation & warehousing	NA	51	46	38	13	11%
Information	NA	NA	NA	9	9	NA
Communication and other public utility	NA	16	12	NA	NA	NA
Finance, insurance, real estate	NA	22	41	20	32	26.8%
Professional, scientific management	NA	NA	107	39	55	-12%
Educational, health, social service	NA	224	298	108	243	17.8%
Arts, entertainment, recreation, accommodation, food services	NA	44	23	40	64	452%
Other services	NA	108	78	28	20	-38%
Public administration	NA	48	36	48	36	233%

5. Income and Poverty Levels

In 1999, with 975 households in town, the median household income was \$44,805, the mean household income \$51,246. Per capita income for New Lebanon was \$20,529. With 40 households having incomes of less than \$10,000 and 7 households with incomes of \$200,000 or more, the mean and per capita income figures leave much untold. By household, vehicle ownership count was none (6%), one (33.4%), two (47.4%), three or more (13.2%).

Table A 5-1

INCOMES

	1970	1980	1990	2000
Income in \$				
Median Household Income		15,322	29,643	44,805
Mean Household Income	9,894	17,983	35,731	51,246
Per Capita Income	NA	6,721	14,441	20,529
Families below poverty level	53 (10.3%)	43	NA	44 (6.8%)
Married couple families below poverty level	NA	23	31	18
Female household families	NA	7	21	19 (18.1%)
Individuals	NA	221 (10%)	210 (9%)	211 (9%)
Children under 18	NA	61	69	96 (45%)
People 55 and over	NA	50	28	26 (12%)

Source: 2000 US Census of Population and Housing – Summary File 3

While the number of households receiving public assistance declined from 29 in 1989 to 11 in 1999 (Table A 5-2), the number of individuals below the poverty level did not, but rather remained at 9% (Table A 4-1). Of the 211 (9%), individuals of our total population below the poverty level, 96 (45%), were children under 18 and 26 (12%), were aged 55 and over. Table A 5-2 data indicate the largest change from 1990-2000 is both the growing number of households and mean income from social security and retirement income.

It is questionable whether the census data capture the complete picture of employment in Town. As permanent full-time jobs have disappeared, growing numbers of home-based businesses and multiple part time sources of employment have appeared.

Table A 5-2

**SOURCES OF MEAN HOUSEHOLD INCOME IN DOLLARS,
WITH NUMBER OF HOUSEHOLDS RECEIVING INCOME (WHERE AVAILABLE)**

	1970	1980	1990	2000
Mean Household Earnings	9,894	18,698	33,868 (811)	48,657 (802)
Mean wage or salary	NA	17,816 (612)	32,304 (760)	47,409 (762)
Mean non-farm self employment	NA	6,377 (100)	18,613 (146)	18,455 (157)
Mean farm self employment	NA	938 (16)	11,047 (18)	NA
Mean Social Security	NA	4,518 (263)	8,072 (244)	11,444 (270)
Mean Public Assistance	NA	2,330 (37)	3,365 (29)	1,400 (11)
Mean Retirement	NA	NA	8,523 (164)	14,157 (207)

Source: 2000 US Census of Population and Housing – Summary File 3

6. Assessments and Taxes

New Lebanon has a land area of 35.9 square miles, divided into 1460 parcels with a total assessed value of \$203,781,632, (\$226,424,030 at full value assessment). The land value is assessed at \$47,997,960, (\$53,331,066 at full value assessment). At this writing, the Town is undergoing a reassessment.

2003 FINAL ASSESSMENT ROLL GRAND TOTALS IN DOLLARS

Description	Total Parcels	Assessed Land	Assessed Total	Taxable County	Taxable Town	Taxable School	School After STAR
Taxable	1380	46,256,600	164,616,088	158,907,243	157,622,718	160,004,865	141,055,005
Special Franchise	23		4,078,879	4,078,879	4,078,879	4,078,879	4,078,879
Utilities & N.C.	15	82,060	10,416,865	10,416,865	10,416,865	10,416,865	10,416,865
Wholly Exempt	42	1,659,300	24,669,800				
Sub Total	1460	47,997,960	203,781,632	173,402,987	172,118,462	174,500,609	155,550,749
Grand Total	1460	47,997,960	203,781,632	173,402,987	172,118,462	174,500,609	155,550,749

Uniform Percent of Value = 90.00 Valuation Date, January 1, 2003

Table A 6-2

**NEW LEBANON TAX RATES
FROM 1980 – 2003 PER \$1,000 VALUATION**

	1980	1990	2000	2001	2002	2003	2004
County	6.66321	6.89500	6.73467	6.23516	6.34050	6.47079	7.25852
Town	2.57773	1.66388	1.63237	1.56981	1.55277	1.46396	1.60126
Lebanon Valley Fire Protection Association	.76203	.73176	.59045	.542190	.542190	.523350	.571400
NL Central Schools	14.5635	19.1089	16.144000	15.54960	15.577010	16.59383	18.08686
Chatham Central Schools	14.6070	16.5392	14.466864	16.33960	15.041965	15.69478	18.09283

Source: Columbia County Tax Tables, NLCS District Office

While Town and LVPA tax rates have consistently gone down (Table A 5-1), County taxes, after a big drop in 2001, have climbed significantly, 6.3% for 2003 alone. Nearly 80% of the tax dollars collected in New Lebanon goes to the County, up nearly 10% in the last decade.

B. GOVERNMENT

1. Local Laws

Local laws, codified in the Code of the Town of New Lebanon, are highlighted below.

- Chapter 5** creates office of assessor.
- Chapter 11** creates office of Constable who issues non-moving traffic violation tickets, maintains order in town court, can perform traffic control functions, but is not a peace officer.
- Chapter 16** creates code of ethics and establishes ethics board.
- Chapter 33** establishes Planning Board.
- Chapter 36** allows for part-time police officers (not more than 5).
- Chapter 40** establishes procurement policy.
- Chapter 45** establishes record retention policy; security; availability to public, etc.
- Chapter 51** establishes sexual harassment policy.
- Chapter 60** regulates location of adult bookstores and adult entertainment.
- Chapter 66** regulates alcoholic beverages - open container prohibition.
- Chapter 71** regulates ownership of animals - dog licensing, seizure, leash requirement.
- Chapter 83** regulates unsafe buildings.
- Chapter 88** regulates campgrounds.
- Chapter 101** regulates public entertainment and mass events.
- Chapter 108** creates office of Building Inspector and adopts NYS Uniform Fire Prevention and Building Code.
- Chapter 113** regulates building construction within flood zones; adopts FEMA flood zones.
- Chapter 118** regulates games of chance.
- Chapter 129** regulates junkyards.
- Chapter 134** prohibits littering.
- Chapter 138** prohibits loitering.
- Chapter 145** regulates mobile home parks.
- Chapter 149** prescribes requirements for notification of abutting landowners for issues before Planning or Zoning Boards.
- Chapter 152** establishes Parks & Recreation - sets usages, times, penalties.
- Chapter 170** regulates solid waste; prohibits dumping within New Lebanon from out of town, unless Town Board allows it.
- Chapter 174** regulates streets and sidewalks.
- Chapter 179** regulates subdivisions of land.
- Chapter 189** regulates cellular telecommunications towers.
- Chapter 196** regulates vehicles and traffic; establishes and identifies no parking areas.
- Chapter 205** creates zoning ordinance.

2. Town Buildings and Properties

The Town Hall, on the corner of Old Post Road and NY Rte. 22, contains all municipal offices except the Highway Dept. (Town Supervisor, Town Clerk, Building Inspector/Code Enforcement, Tax Collector, Assessor, Court Clerk, Planning and Zoning Clerk). Town Court is held every Thursday. The Town Board meets on the 2nd Monday of each month. The meeting hall is used for elections, Historical Society and other meetings. Space upstairs is made available for Historical Society and Evergreen Cemetery trustees. The Town Hall is an old building, with many limitations for future growth of municipal offices, as well as presenting some current use problems. The assessor's office is upstairs. There is no elevator. The building lacks handicapped access. Official record storage space is not adequate for the future. The Town Clerk and Court Clerk have submitted a grant request to formalize and archive important records.

Highway Dept. and garage are on the corner of Old Post Road and Rte. 22.

Town Park (see Recreation).

Property on Old Post Road (abuts Sherman gravel pit) currently is occupied by a stockpile of gravel, sand, and salt. There are plans for a salt shed to be built on the site.

3. Services

There is no public sewer or water service within the Town. Solid waste/recycling is done on a county level. A county recycling facility is located next to the County Highway Department Garage on West Street. Solid waste must be transported to transfer stations in adjacent towns at least 20 minutes away from most residents. Residents have the option of engaging private carting services.

4. Roads and Highways

Two major highways used by commercial and commuter traffic traverse the Town. U.S. Route 20 runs east to Pittsfield, Massachusetts and on to Boston, and west to Albany. New York Route 22 runs south to the Massachusetts Turnpike and then on to New York City and north through Rensselaer and Washington Counties to the Champlain Valley. Together they cover 17 miles within the Town. See pages V-24-25 for traffic count information.

Five County Highways cover 23 miles. Route 5A runs north from New Lebanon as West Street to Stephentown. Route 5 runs south from U.S. Route 20 in New Lebanon Center to Canaan. Route 34 runs west from Route 5 to Route 9, in the central part of the Town. Route 9 runs north from U.S. 20 in West Lebanon to Stephentown and south to Canaan and East Chatham. In the southwest corner, Route 13 runs south from U.S. 20 for a small distance within the Town and then enters Chatham and continues to Old Chatham.

Town roads cover 47 miles throughout the Town. The Town of New Lebanon Highway Department maintains the Town roads. Of the 47 miles, 13.5 are paved. The Town Highway Superintendent decides which unpaved roads will be paved based on maintenance requirements and resident complaints. Town highway equipment includes four International dump trucks with 8 plows, a Case tractor/mower with a front-end bucket, a Ford dump truck with 9-foot plow, a grader, front-end loader, backhoe, chipper, and various attachments for road maintenance and grass mowing. A new snow-plow equipped pick-up truck will arrive in 2004.

5. Emergency Services

Fire and ambulance services are provided by the Lebanon Valley Protective Association (a private non-profit corporation that contracts to provide these services to the Town). Ambulance service also extends into part of the neighboring town of Canaan. The LVPA responds to an average of 110 fire calls and 305 ambulance calls per year. A majority of the fire calls are for auto accidents and a majority of the ambulance calls are for illness.

The LVPA has approximately 65 members, 40 of whom are active. All members of the LVPA are volunteers. They are required to complete certain firefighting courses, and are encouraged to take classes in various specialties, such as auto extrication and hazmat incidents.

Under the present contract, the Town pays the LVPA \$100,000 for fire protection for the year 2004. With these funds the LVPA trains and outfits its personnel and maintains 3 pumpers (one specialized for auto accidents), 2 tankers, a brush fire truck, a supply van, and an extension truck (up to 70 ft. reach). The LVPA operates out of 2 firehouses, one in the main commercial area of New Lebanon and one in West Lebanon. The LVPA also owns the old American Legion Hall on Route 20.

The contract with the Town for ambulance service is \$136,830 for the year 2004. Only 10 LVPA members are regular participants in the ambulance service, and of the 40 active members, only 3 are certified EMTs (emergency medical technicians). Therefore, to ensure full time EMT staffing, as of 2003 the LVPA has contracted out for paid EMT staff (which constitutes most of the ambulance budget). The LVPA supplies most of the drivers.

Some problems and concerns of the LVPA are recruiting and retaining more volunteer members. This is especially evident in ambulance services, where there is a need for more drivers. Should the level of volunteers increase substantially and should a number of them become certified as EMTs, the LVPA might be able to return to all-volunteer staffing of the ambulance service, which would relieve the Town of the monetary burden of paying staff through the contract with the LVPA. More volunteers might also increase the number of fire personnel available to respond to emergencies on weekdays.

Water sources are also a concern, something that is common to rural fire fighting. With no large rivers, streams, ponds, or lakes and no public water system, accessible water is at a premium at various times of the year. This can have severe effects on the ability to fight larger structure fires. The LVPA encourages all property owners to add ponds to their properties, especially fitted with dry hydrants.

6. Budgets

Town expenses have slowly crept upward (average of 7%/yr.), which is probably to be expected in a growing community. Yet, most of the increase is covered by revenue sources other than taxes, which means that, as a whole, property owners in the Town have enjoyed fairly steady taxes over this time period.

Table B 6-1

TOWN OF NEW LEBANON ANNUAL BUDGETS

Year	General Funds	Highway Funds	LVPA	\$ to be Raised by Taxes
1977	292,778	358,430	92,000	382,308
1998	335,944	410,530	92,000	344,030
1999	349,002	361,410	92,000	339,910
2000	376,355	363,410	92,000	334,910
2001	468,737	364,410	92,000	344,899
2002	492,258	366,910	92,000	344,899
2003	519,104	367,516	92,000	347,516

C. EDUCATIONAL RESOURCES

1. Schools

a. Background

The educational resources in New Lebanon consist of both public and private schools. The New Lebanon Central School District (NLCSD) was organized in 1928 and draws students from the towns of New Lebanon, Canaan, Chatham, Nassau, and Stephentown. The NLCSD consists of the Walter B. Howard Elementary School, serving grades pre-kindergarten through six, and the New Lebanon Jr./Sr. High School, serving grades seven through twelve. A small portion of the Town, in the southwest corner, is within the Chatham Central School District.

The Mountain Road School, an independent school operating at The Abode of the Message, was founded in 1975 and has classes for preschoolers through grade five. It is located in a Shaker building of the former Mount Lebanon South Family. Seven full-time, four part-time, and 1 staff assistant are employed there. The student-teacher ratio is seven to one, and tuition is \$5,500 per year.

The Darrow School is a private, college preparatory boarding school, serving grades nine through twelve. It is renowned for its Samson Environmental Center, a state of the art ecological wastewater treatment facility. Founded in 1932 by the Shakers and the heads of Hotchkiss, Taft, and Deerfield Academies, its purpose is to provide a hands-on education on its 340 acre campus. Its student-teacher ratio is four to one, and its teaching faculty numbers twenty-eight. Tuition is \$26,250 for boarding students and \$14,000 for day students. Darrow is housed in the historic buildings that made up the Mount Lebanon Shaker North Family.

Seventeen children who are home schooled receive their instruction and materials from their parents while the NLCSD Superintendent serves as their liaison with the public schools. There are no institutions of higher education in New Lebanon. See enrollment figures under "Enrollment."

b. NLCSD Physical Plant

The elementary school had additional square footage added in 2001, creating a total of 58,000 square footage of space. In 2001, a new heating system, lighting upgrades, and a new gym floor were added. The gymnasium holds 400 people, while the cafeteria holds 280.

The High School underwent a significant renovation in 2000-2001, which included new classrooms, gym, cafeteria, music area, HVAC system, and parking lot. The total square footage at the high school is 72,000. The gymnasium holds up to 600 people, and the cafeteria holds 175. The Shatford Pool, located in the high school, has 4 lanes for competition, a capacity of 90, and a square footage of 3300.

According to the Superintendent of Schools and the Principals of both the elementary and high school, the capacity of the Jr/Sr High School is approximately 390 students, and the capacity of the Walter B. Howard Elementary School is approximately 380 students. As the table below shows, there is considerable capacity to take on more students at both schools; however, there are many issues to consider as class size rises. As a class exceeds 60 students, there would be an impact upon the number of special education classrooms, advance placement classes, space for other programs (home and careers, art), lunch room capacity, technology and science facilities, testing space, and staffing.

Enrollment at Walter B. Howard Elementary School

(note: average enrollment for the next 7 years is 41 or 42 students)

GRADE LEVEL	NUMBER OF STUDENTS
Pre K	30
Kindergarten	41
First Grade	40
Second Grade	35
Third Grade	52
Fourth Grade	37
Fifth Grade	38
Sixth Grade	48
TOTAL	321

Enrollment at Jr/Sr High School according to graduating class

GRADUATING YEAR	NUMBER OF STUDENTS
2004	44
2005	58
2006	53
2007	51
2008	63
2009	55
TOTAL	324

c. NLCSD Mission/Academic Programs

The mission of the New Lebanon Central School District is as follows:

In partnership with the community, we are committed to providing educational experiences that nurture growth, cultivate interests, and develop talents to enable all students to become successful, responsible, life-long learners in a changing world.

The total class size averages 50 students, and the student-teacher ratio is fifteen to one. Programs in Advanced Placement and Distance Learning through Hudson Valley Community College are offered. Remedial services are used by 10%, while 15% are enrolled in special education. Sixty percent of students earn Regents diplomas. In the 9th and 10th grades, 100% of students are in Regents classes; in 11th and 12th grades, 60% of students take Regents classes.

In 1996-97, 41% of New Lebanon graduates went to 4-year schools, 31% went to 2-year schools, 15% went into the military, and 13% sought employment.

d. NLCS D Staff

The staff includes sixty-three teachers, one high school guidance counselor, 19 teacher aides or assistants, one superintendent, two principals, one CSE (Committee on Special Education) Chairperson, two nurses, six clerical and support staff, two social workers or psychologists, twenty-two drivers and mechanics, and twelve maintenance personnel.

e. NLCS D Budget

The annual operating budget for the 2003-2004 is \$10,079,882, with \$2,918,909 of that coming from state aid. The average cost per pupil is \$16,390 per year.

2. Library

The New Lebanon Library is a "free association" library, operated by a self-sustaining, independent board of trustees. The Library is chartered by the State Education Department to serve the residents of New Lebanon and surrounding areas. The Library has a wide-ranging collection of books (including a local history unit), periodicals and video tape and DVD resources. Patrons have access to books from numerous libraries in the Mid-Hudson Library System. Starting in 2003, the Library is receiving most of its annual operating funds from town tax revenues. This funding has allowed the Library to hire a full-time librarian and to provide full-time operation, more programming, and expanded research assistance. The Library has and will continue to rely on an active group of volunteers for daily operations.

D. COMMERCE

1. Business Activity

The Commercial/Industrial picture is a collage, ranging from a manufacturing firm employing over 100 people to a number of single proprietor/single employee entities. While the largest sources of employment are in manufacturing and education, the Town's commercial base is comprised of a significant and diverse number of small businesses.

Essentially, the commercial/industrial facilities are mainly located along the Route 20 and Route 22 corridors. The overlap of the two routes generally represents what is considered the "center of Town". These roads provide excellent North/South and East/West transportation arteries for both commercial and leisure travel. As a result, a number of the commercial establishments in Town (restaurants, lodging, and gas stations) are in a position to service and benefit from this "crossroads" effect. In addition to the transportation arteries, there are a number of attractions that bring people to New Lebanon. These include the Lebanon Valley Auto Racing, Inc. facilities, Meissner's Auctions and Antique Center, a weekly Flea Market, The Theater Barn and Tannery Pond Concerts. These attractions are a potential source of additional customers for other commercial establishments in New Lebanon.

A review of the 2000 Census data portrays a picture of the Town's business activity that differs significantly from the actual circumstances. A door-to door visitation of every visible business (which appeared operational and displayed signage) along with a telephone directory search and one-on-one discussions revealed that there are twice as many businesses in New Lebanon as the 2000 Census listed. As a result, the census data will be disregarded in this reporting. All told, the physical analysis indicates that there are approximately 131 businesses operating within the Town. In addition, it is likely that there are several more entities operating within the Town that are not quite so visible. These would include home businesses, independent contractors and professional people (consultants, etc.) who operate out of home offices and deliver their services elsewhere.

The breakdown of commercial/industrial enterprises accounted for in the above process is as follows:

- Service----- 38
- Restaurant/Food----- 17
- Retail/Crafts----- 15
- Auto----- 11
- Professional----- 9
- Hospitality----- 8
- Antiques----- 8
- Construction/Contractors----- 8
- Manufacturing----- 6
- Entertainment----- 4
- Farms----- 3
- Misc. (logging, guns, sand & gravel, junk)- 4

==

TOTAL 131

It appears that there are some very successful and stable businesses in New Lebanon that can serve as the core of the Town’s commercial/industrial environment. One issue of concern is a need for steady employment opportunities. A stable manufacturing component can serve this need within most communities.

Currently, New Lebanon has several manufacturing firms. Most of them are small tool and die or machine shops. The two largest manufacturing entities are Ceramaseal and Wastequip.

Ceramaseal, established in 1951, is a division of CeramTec, a global leader in ceramic technology. Ceramaseal is a provider of innovative solutions for demanding ceramic-to-metal seal applications. New Lebanon’s largest manufacturing employer, the company employs over 100 people, with over 50% of its salaried personnel possessing technical or professional degrees. The company moved into its current modern facility on Route 20 in 1983. Ceramaseal recently has announced plans to move its New Lebanon operations out-of-state.

Wastequip/ConFab is New Lebanon’s second largest manufacturing employer, with an annual average payroll of 65 employees. The company manufactures refuse equipment (roll-off waste containers, as well as front and rear-load containers) and sells to customers within the Northeast corridor (Maine to New Jersey). The New Lebanon facility is one of twenty-two locations owned by its parent corporation. It is located on Route 20.

New Lebanon’s manufacturing component is quite small. Future efforts and attention must be paid to this sector, especially to what might be called “light manufacturing.”

While there appears to be adequate space available for the above, serious limitations could arise from environmental restraints and lack of available infrastructure, hi-speed Internet access and wireless communications. All of these issues will need to

be seriously addressed if the community wishes to attract desirable new manufacturing or hi-tech businesses to the area in the future.

2. Agriculture

The history of farming in New Lebanon is typical of the northeast and New York State in particular. Dairy farming is the most common type of farming, both in the past and today. Many small to mid-size family run operations existed throughout the Town until well into the second half of the 20th century. Jersey was the most popular breed of cattle but all the other major dairy breeds were present as well.

The land worked by all those farms extended from the valley floor to the top of all but the steepest hills. Pictures taken early in the twentieth century show open land broken only by fences and hedgerows.

The picture is very different today. The number of dairy farms in New Lebanon has dwindled from dozens of self-supporting operations to a total of two. (See Agricultural Land Map.) The amount of acreage cultivated by the two surviving dairy farms, although individually greater, is a fraction of the acreage either cultivated or pastured in the past. Most of the former farmland has either become residential or more commonly has grown back to forest. (See Map 7 - National Land Cover.)

In former days there were other kinds of farming operations besides dairy, but these were fewer in number. The Mt. Lebanon Shakers produced a variety of farm products including milk, meat, fruit, vegetables, grain, and seeds for their own needs and for retail sales.

In the early to mid 1900s there was a sizable Angus beef cattle farm, a fairly large apple orchard, a retail milk bottling plant, a creamery devoted to butter production and several small businesses that primarily served farmers' needs. There were also many small part-time livestock, fruit and vegetable growers.

Today, the remaining farms are family owned and operated. Fair Weather Farm on West Street has been in one family for three generations. The farm consists of 900-1000 acres of cropland with 350 devoted to corn for silage or grain, 50 acres for small grain and the balance for alfalfa, and grass for silage and hay. (See Map 1 - Agricultural Land.)

All of that forage is needed to feed the herd of 550 purebred Jerseys of which 250 are in the milking herd. They in turn convert what they eat into four million pounds of milk annually or 480,000 gallons worth \$600,000 on the farm or double that in the store. The owner employs six full-time people to run the operation.

Shaker View Farm on Cemetery Road is now operated by its owners with the help of one full-time employee and two part-time employees. The owners are second generation owners. Shaker View Farm consists of 150 acres of cropland evenly divided between corn for silage and alfalfa and grass for silage and hay. Those acres produce enough forage for the herd of 240 purebred Jerseys, 120 of which comprises the milking

herd. Annual production is nearly two million pounds of milk or 240,000 gallons worth roughly \$300,000 on the farm or double in stores.

By today's standards Fair Weather is considered a large farm although many are much larger. Shaker View is about average for a mid-sized farm. They both rely on a combination of owned and rented acreage within local agricultural districts to meet their needs. Some of Fair Weather's cropland is in adjacent towns.

The only other sizable farm enterprise that exists in New Lebanon is Windswept Farm on Old Route 20 in Lebanon Springs. It is a produce and tree farm consisting of mostly Christmas trees located on the former Brown dairy farm.

There is a sizable amount of acreage mainly in West Lebanon rented by Kinderhook Creek Farm of Stephentown. The bulk of this acreage is planted to sweet corn and lesser amounts to small grain or hay. There remain a few small herds of beef cattle on the lower reaches of West Hill and a few seasonal fruit and vegetable stands as well.

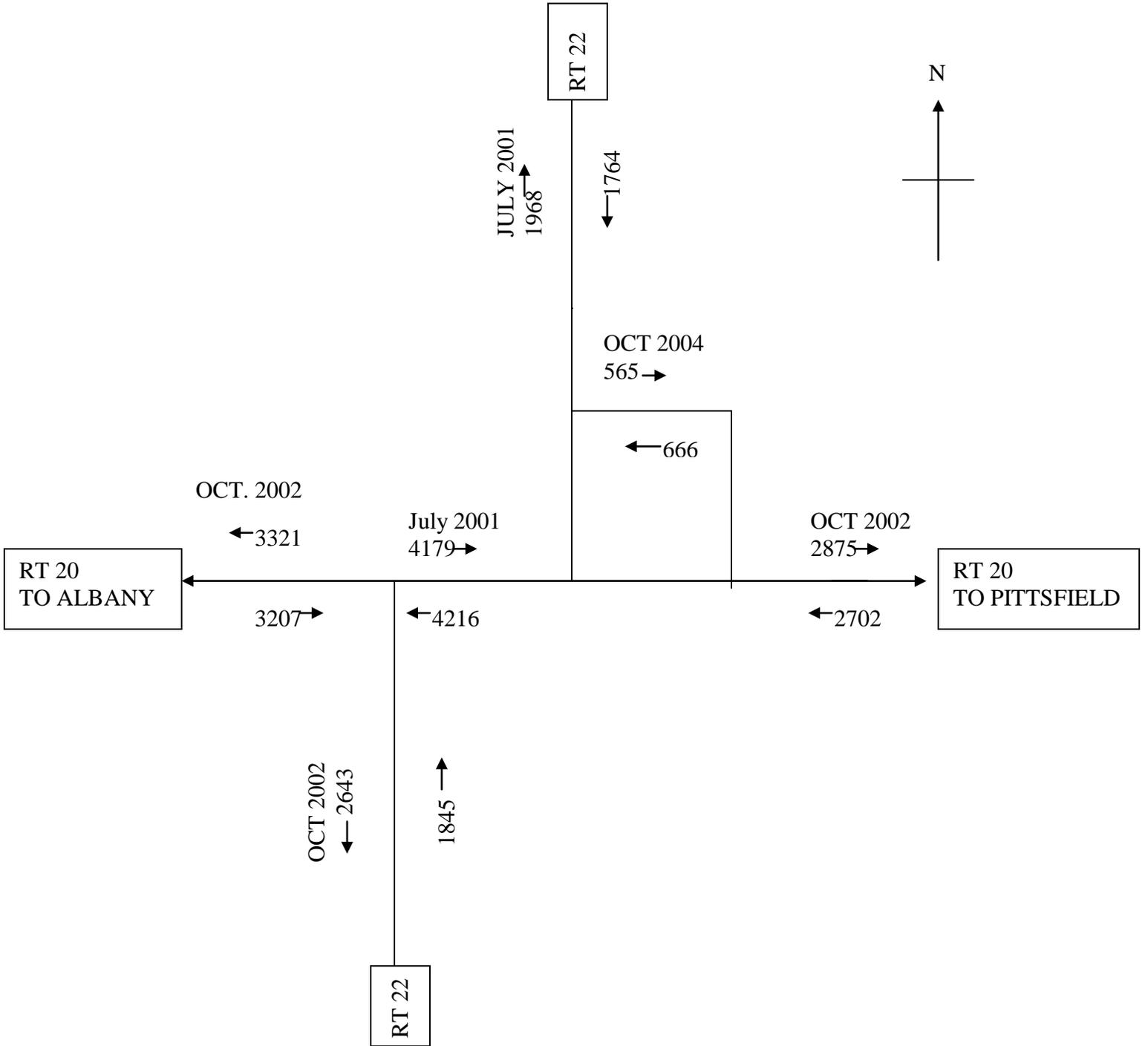
The future of agriculture in New Lebanon a generation from now probably will not include any commercial scale dairy farms if the decades long trend of decline in dairying continues in the Northeast. Major changes in marketing strategies and especially federal government regulation of the dairy industry will have to occur to reverse or even stabilize the situation.

The future looks brighter, however, for the establishment of small specialized "niche" farms. There is the potential for small operations to become successful. Consumers' desire for locally produced foods, especially organically grown, will fuel the demand for such products. This may facilitate enough farming activity to maintain the remaining fields as open land in the years to come.

3. Traffic

The New York State Department of Transportation (DOT) attempts to collect traffic counts on major roads every three years. On the next page is presented a diagram of the Routes 20 and 22 overlap with the most recent traffic counts showing traffic volumes and the dates when recorded. The daily traffic volumes are an average daily number based on one week of observation at each location.

New Lebanon Traffic Volumes and Dates –
 New York State Department of Transportation



4. Development

a. Building permits

Forty-one new construction building permits were issued in 2000, 2001 and 2002, of which 20(48.8%) are for single units, 10 (24.4%) for modular units, 9 (22.0%) for mobile homes and 2 (4.8%) for multi units. In 2003, 14 permits were issued for new construction: 8 for single-family units; 4 for modular; 1 mobile home; and 1 multi-family units. New units were at a high through the 1970s with 206 and have since decreased to 162 in the 1980s and 118 in the 1990s.

b. Property Subdivisions

New Lebanon has controlled land subdivision since 1975. Comprehensive regulations and procedures for land subdivision were adopted by the New Lebanon Town Board in August 1988, and revised in November 1998 partly to speed up the process and reduce redundancy of Town actions with County and State agencies.

The responsibility for administering Land Subdivision lies with the Planning Board, with a mandate to plan for an “orderly, efficient and economical development of the town so that land that is subdivided shall be of such character that it can be used for building purposes without danger to health or peril from fire, flood or other menace.”

The degree of oversight by the Planning Board depends on the impact that a subdivision is likely to have. For this reason subdivisions are classified into two categories, “Minor” or “Major,” generally based on the number of lots to be produced.

Subdivisions that will produce a maximum of four lots are classified as Minor. The requirements are minimal and the approval procedure can generally be completed at one or two meetings of the Planning Board, which have been held on the third Wednesday of each month.

Subdivisions that will produce five or more lots, or situations that involve new streets, road extensions or where municipal facilities are involved, are classified as Major. They require precise planning, engineering approval for streets and drainage and environmental impact review. The approval process is generally four months or more, depending on how quickly the project is defined, reviewed by professionals and proof of financing for infrastructure is assured.

All subdivisions, whether Minor or Major, require some level of review in conformance with the State Environmental Quality Review Act ("SEQRA").

A review of approved subdivisions in New Lebanon since 1975 follows. In order to provide a rough indication of the location of where a subdivision was made, the intersection of Rt. 20 and Rt. 5 is used as a reference, e.g. a SW reference would indicate a South West location from the reference point.

Year	Number of Subdivisions/Lots		Location of Lots				Total Acreage	Acreage Left unsubdivided*
	Major	Minor	NW	NE	SW	SE		
1975	1/7	2/4			11		80+/-	
1977		3/10	5	3	2		60+/-	
1978		4/8			6	2	150+/-	
1979	2/40			27	13		800+/-	
1980		1/3			3		80	
1981	-	-						
1982		1/4			4		46	
1983	-	-						
1984		4/10		2	4	4	420	
1985	-	-						
1986	1/6	5/14			8	12	335	144
1987	2/28	6/17	5	2	30	8	811	55
1988	-	9/23		2	16	5	358	92
1989	1/13	2/4			4	13	289	106
1990	-	5/13	4		7	2	210	
1991	1/37	6/15	42	5	2	3	794	142
1992	1/5	4/9		4	10		475	
1993	1/8	6/12	4		14	2	347	117
1994	1/32	8/20	39		8	5	711	182
1995	-	8/18		4	14		294	
1996	1/9	6/14	4	11	2	6	221	
1997	1/15	7/14	4	15	4	6	431	150
1998	-	7/14		2	10	2	296	90
1999	-	5/11		6	3	2	328	203
2000	2/43	3/6	43		2	4	370	
2001	-	4/10		8		2	195	68
2002	-	5/12	4		2	2	343	175
2003	-	1/4					133	
Totals	15/243	111/265	156	91	181	80	8577	1518

* These numbers reflect totals of remaining land after small acreage parcels were subdivided from larger parcels of land.

E. TOURISM, RECREATION AND CULTURAL RESOURCES

1. Cultural Resources

New Lebanon supports the following cultural attractions for both residents and visitors:

Tannery Pond Concerts offers a varied program of chamber music from June through October in the Tannery at Darrow School. The Artistic director is Christian Steiner. Six concerts are presented each year. There is both first floor and balcony seating available, with a maximum capacity of 295.

The Theater Barn has been entertaining audiences since 1984. They began in a space at the Village Shops, and shortly thereafter moved into their own amphitheater-style theater on Route 20. The theater seats 134 people. The performance season runs from mid-June through mid-October; there are 6 shows per week. They try to use as much local talent as possible; however, the majority of the actors, directors, and technical staff come from New York City.

Mount Lebanon Shaker Village is located on the site of Darrow School. (See Map 6 - Historic Sites.) It was registered as a National Historic Landmark on June 23, 1965. It offers visitors a glimpse of the Central, or Governing Ministry of the Shaker religious sect. It was the first communal village; it was the second of the nineteen Shaker Communities.

It began in 1785 and was home to 600 Shakers who lived, worked and worshiped in over 100 buildings on 6,000 acres. Twenty-six buildings that are still in use on this site originally belonged to three of the eight "Families." Several buildings in the North Family are open to the public. Buildings of the Second and South Families are now privately owned. Darrow School occupies many of the Center Family buildings.

The large stone barn, damaged by fire, is to be restored by the Shaker Museum and Library, and will contain the largest collection of Shaker artifacts assembled in one place, as well as office space for the Museum. The site has been designated a World Monument Site.

The Abode of the Message is a Sufi community, retreat, and conference center located on Lebanon Mountain, near the Darrow School. It has been owned and operated by the Sufi Order of North America since 1975.

It comprises 400 acres. There are historic Shaker buildings, with rooms for short-term rental and a hall for gatherings of up to fifty people. There is also a secluded campground conference center capable of hosting up to 200 guests in tents, huts, and cabins. People also become long-term residents, in either the main complex or in houses built on the acreage.

Some of the activities at this community include organic farming, guided retreats, and sacred spirit music. The Mount Lebanon Cabinetmakers and the private Mountain Road School, as well as a Bookstore, are also parts of this site.

2. Tourism

Although New Lebanon is a small rural town, tourists are drawn to the town for various reasons. Tourist attractions within the town include the Mount Lebanon Shaker Village, The Theater Barn, Tannery Pond Concerts and Lebanon Valley Auto Racing, Inc. facilities. People visit the town for events at the Darrow School and retreats at The Abode of the Message, a Sufi community, all discussed above.

Lebanon Valley Auto Racing Inc. was established in 1952 and has been in continuous operation since that time. Currently, it draws more visitors to New Lebanon and Columbia County than any other tourist attraction. It is estimated that in a good year (no rainouts), approximately one-half million people (fans, drivers, racing staff, track staff) are involved with Lebanon Valley track events. The operating season runs between the months of April to November, with both regular racing events and special events being conducted weekly. Track events draw visitors from throughout the Northeast, from New Jersey to Montreal.

Economic benefits from Speedway activities include: tax revenues (sales tax for Columbia County, property and school taxes for New Lebanon), expenditures made in retail establishments (restaurants, motels, gas stations, etc.) and employment (Lebanon Valley Auto Racing Inc.'s payroll supports seven full-time and approximately seventy part-time employees during the height of the racing season.)

The Town is also adjacent to Berkshire County, "America's Premier Cultural Resort." Several bed and breakfast establishments in town cater to clientele who often stay in New Lebanon, yet travel to Berkshire County attractions such as Tanglewood, Jiminy Peak Ski Resort, the Norman Rockwell Museum, Hancock Shaker Village, Massachusetts Museum of Contemporary Art (MASS MOCA), Sterling and Francine Clark Art Institute, Williams College Museum of Art, etc. Most of these attractions are within a 15-mile radius of the town of New Lebanon. A large percentage of tourists to the area come from the NYC/Northern New Jersey and Boston metropolitan areas. New Lebanon is approximately 2 ½ to 3 hours from both areas.

Travelers on the Route 22 corridor find that New Lebanon is one of the few towns offering a variety of restaurants and lodging. Many travelers dine or lodge in the town while on their way to another destination.

Marketing the town of New Lebanon as a tourism destination does have several obstacles at the state and county level. These are mostly geographic obstacles. At the state level, the town of New Lebanon is considered to be in the Capital-Saratoga region. The New York State marketing efforts in this region focus primarily on Albany, Schenectady, Troy (the Capital District) and Saratoga. New Lebanon is in the extreme southeast corner of this region and is not well aligned with Capital-Saratoga marketing.

At the county level, the Town of New Lebanon is in the extreme northeast corner of Columbia County. While New Lebanon attractions are marketed by the county, the larger attractions such as the antique stores in Hudson, Catamount Ski Area, Olana, Martin Van Buren Homestead, Clermont State Historic Site, the Shaker Museum, etc., dominate marketing materials. New Lebanon has only a small percentage of the county's attractions, restaurants and accommodations. In the late 1990s the County had placed a tourism information booth in town, but it was removed after several years for lack of visitors to the booth.

Tourism marketing efforts at the town level do not currently exist. In the early 1990s, a brochure entitled "Discover New Lebanon," which was designed by Studio 46 and produced by Promotional Concepts and participating businesses, was distributed throughout the town. The brochure listed antiques dealers, bed & breakfasts, dining establishments, booksellers and special attractions. It included a business locator map of the town and a short paragraph about the town as well as a list of attractions within minutes of New Lebanon. The brochure circulated for one year and was not reprinted.

Tourists visiting New Lebanon attractions are most likely to turn to the following (in priority order) for additional things to do: 1) Berkshire County, 2) other Columbia County towns, 3) southern Vermont and 4) Capital-Saratoga area. New Lebanon tourism marketing is most closely aligned with Berkshire County. New Lebanon tourism venues are not allowed to work with the Massachusetts Office for Travel and Tourism because New Lebanon is in the state of New York. They can, however, join the Berkshire Visitors Bureau which has a paying membership in and around Berkshire County. This organization probably provides the best opportunity for tourism exposure for New Lebanon venues.

New tourism opportunities do exist in New Lebanon. The Board of Directors of the Shaker Museum and Library voted on August 10th, 2002 to acquire property at the Mount Lebanon Shaker Village to reconstruct the Great Stone Barn into a 40,000 square foot museum, library and educational center. The board further resolved to raise funds for the development of museum facilities to store and exhibit the Shaker Museum and Library collection at the site, and to preserve other buildings at the site. Initially in 2000 the Shaker Museum and Library had received a \$750,000 Save America's Treasures grant to investigate the feasibility of acquiring the 30 acre North Family site at Mount Lebanon and adapting its Great Stone Barn (the largest structure of its kind in the United States) for use as the new location of the Shaker Museum and Library. Following the Board of Directors decision to acquire the site, the Shaker Museum and Library received a \$600,000 Transportation Enhancement Act Grant in the fall of 2002 for reconstruction of the Great Stone Barn. Additional grants will continue to be pursued.

The Master Plan for the project is expected to take 3-5 years to complete. The Shaker Museum and Library stated they expect to receive 60,000-75,000 visitors per year once they relocate to the new facility at Mount Lebanon.

The National Park Service (NPS) has recently designated the Mount Lebanon Shaker Society as part of a new "Shaker Historic Trail." This is a National Register of Historic Places Travel Itinerary planned by the park service. NPS has placed extensive information on its web site about the Shaker Historic Trail.

National attention is being focused on Mount Lebanon, and the Town should embrace and stay abreast of these developments. Other sites have potential for development into tourist attractions, as well, including the Tilden Monument, the Warm Springs, and several historic churches.

3. Recreation Resources

a. Shatford Park

The Town of New Lebanon is very fortunate to have a spacious town park facility. The park is located between the New Lebanon High School campus and the New Lebanon Town Hall on Route 22. The park property was donated by A. H. Shatford in 1949. Mr. Shatford donated additional property and a \$50,000 bequest to the Town in 1958. Following the passing of her husband in 1953, Mrs. Shatford continued to donate money to the Town for several improvements to the park facility. Shatford Park is the major municipal recreational facility in New Lebanon.

The Park has a playground, two tennis courts, a basketball court and three baseball fields. The baseball fields include two Little League fields, built in 1963 and 2002, and one softball field, "The Echo Field," built in 1977 that is currently being used as the "home" field by the New Lebanon High School girl's varsity softball team and various other adult leagues. Shatford Youth Baseball Association, formerly known as the Lebanon Valley Little League, has constructed two new outbuildings and made several other improvements at the little league fields in the park since 1997.

Shatford Park also includes a large pavilion, the Weisbuck Pavilion, with picnic tables, kitchen facilities and rest rooms that are available for public and private functions. The pavilion was constructed in 1970 and was donated to the Town by Mr. and Mrs. Weisbuck. The Town Clerk accepts reservations on a "first come" basis for this facility, and a nominal fee is charged that helps defray maintenance and utility expenses. Shatford Park has another building that contains restrooms and storage for the park maintenance equipment.

The Park property borders the old "Rutland Railroad" bed and the Wyomanock Creek. Two smaller streams flow through the park property. The access road to the park, between the Route 22 and Old Post Road entrances, crosses both of these streams via culverts. The road is not maintained in the winter months and is only accessible by snowmobiles and cross-country skiers once the snow falls.

In the 1970s, Princess Dianna Rockwood Eristavi donated land to the Town of New Lebanon just north of the Town Hall on Route 22 for a park to be named the George Otis Rockwood Memorial Park. This land is where the Indianhead Fountain is located.

b. School Resources

New Lebanon High School has a heated indoor swimming pool, the Shatford Pool, which is available for public use year round, and which is used by NLCSD for students and the High School varsity swim team. This facility was also donated by A. H. Shatford in 1959 and was recently refurbished as part of the 2001 New Lebanon High School Additions and Renovations Project. Various programs are offered including water aerobics, Red Cross swimming lessons and family swimming.

Schools and other semi-public facilities offer other recreational facilities. The New Lebanon Central School District's facilities include the New Lebanon Junior /Senior High School campus on Route 22 in Lebanon Springs and the Walter B. Howard Elementary School campus on Route 20 in West Lebanon.

The New Lebanon High School campus includes a natural surface 400-meter running track, a baseball field, a basketball court and a lighted soccer field. The recent Additions and Renovations Project at the high school, completed in 2002, includes a new gymnasium with a full-size basketball court that is also used for high school boys and girls volleyball teams and a fitness training/weight room.

The W.B. Howard Elementary School campus includes a playground, a baseball diamond and three soccer fields. The school also has a gymnasium with a basketball court.

The neighboring private schools, the Darrow School and the Mountain Road School, offer various recreational activities throughout the year. The Berkshire Farm School for Boys, located in Canaan, also has beautiful school facilities with gymnasiums and weight rooms that offer some opportunities to the public.

c. Speedway

The Lebanon Valley Speedway and Dragway are located on Route 20 in West Lebanon. This facility was constructed in 1952 at the site of a former landing strip. Auto racing has increased in popularity and the Speedway has expanded its facility and scheduling as a result. Due to noise and traffic concerns, many local residents would like to see greater effort made to manage and control these issues. See Appendices B and C.

d. Water Resources

For a fee, Town of New Lebanon residents are permitted to use the Queechy Lake beach facilities in Canaan, NY for swimming. Queechy Lake also has a New York State Department of Environmental Conservation (NYSDEC) boat launch for "carry-in" vessels only that is available to the general public. The NYSDEC stocks the lake annually with trout, and it is considered an excellent fishing resource, supporting brown and rainbow trout, bass, crappie, perch and other panfish species.

The Wyomanock and Kinderhook Creeks traverse the township of New Lebanon. The Wyomanock Creek is a tributary of the Kinderhook Creek, which flows south and west to meet with the Stockport Creek before reaching the Hudson River. These streams include NYSDEC access areas for fishing and recreation including swimming, tubing and canoeing. The NYSDEC stocks the streams with trout annually and considers them to be an excellent fishing resource.

e. Natural Resources

The local forests and wood lots in and around New Lebanon abound with wildlife, including black bear, white-tail deer, bobcat, fisher, fox, turkey, partridge, rabbits, squirrels and a host of other animals. There have been several moose sightings as these magnificent animals have wandered through the area. This is a resource that attracts visitors from near and far including hunters, wildlife photographers and artists.

The area is also home to many species of birds. Bird watching is enjoyed year round and attracts many visitors, especially during the migration seasons.

Many people use the town roads in New Lebanon for recreational walking, jogging, biking and roller blading, but they are generally insufficient and unsafe for these purposes due to the absence of sidewalks and, in many cases, road shoulders.

Some people use the abandoned Rutland Railroad bed as a bicycle, skiing and hiking path. However, the property is now all privately owned and it has been reported that due to misuse of these trails by dirt bikes and ATV's, some property owners object to the public's use of the trails.

f. Columbia Land Conservancy

The Columbia Land Conservancy is a member-supported, nonprofit land trust that works with private landowners and communities on a voluntary basis to protect wildlife habitat, farmland and rural open space, and to encourage balanced growth in Columbia County. Over the past 18 years, the Conservancy has protected 18,331 acres with 132 conservation easements and has assisted in the establishment of 4,200 acres of public lands throughout the county.

The Conservancy also provides environmental education programming with the goal of instilling a greater appreciation for, and understanding of, the natural world and natural sciences, public and private land conservation, and the rural landscape.

The Hand Hollow Conservation Area is located near the intersection of Route 9 and Route 34 (Hand Hollow Road). These properties are owned and managed by the Columbia Land Conservancy, protecting some of the county's most unique wildlife habitats and scenic landscapes. The Conservancy is raising funds to build a small parking area, educational kiosk and establish hiking trails. Once completed, the conservation area will be open to the public, free of charge. Currently, the Conservancy provides hands-on, customized environmental education programs for youth groups and

schools and offers outdoor recreation programs for children and adults at the conservation area.

As part of its "Good Neighbor" policy, the Conservancy makes payments in lieu of local property taxes on the public conservation areas owned by The Columbia Land Conservancy and also makes donations to local fire and rescue organizations.

F. THE LAND AND NATURAL RESOURCES

New Lebanon is located in northeastern Columbia County. Within the Town are the hamlets of New Lebanon, Lebanon Springs, West Lebanon, and New Lebanon Center. The Town encompasses 20,995 acres. New Lebanon has a rural landscape with rolling hills, open fields, some steeply sloped areas, forested land, and scattered residential development.

On the east, New Lebanon extends into the Taconic Range and is bordered by Berkshire County in Massachusetts. On the west it borders the towns of Chatham and Nassau in Rensselaer County. It is bordered on the north by Stephentown in Rensselaer County, and on the south by the Town of Canaan.

1. Topography and Geology

a. Topography

The topography of New Lebanon is varied. In the eastern sections that border the Taconic Mountain Range, it could be described as "rugged" due to the presence of a series of fairly high hills interspersed throughout the town. Most of the reasonably level land lies adjacent to the Wyomanock and Kinderhook Creeks. (See Map 12 - Topography.)

b. Elevations

Elevations range from a low of 520 feet in the north-western corner near Brainard to several high points that range from between 1400 and 1800 feet in the central, eastern, and southeastern sections. The highest point is in the southeast corner on the Massachusetts border where the elevation is 1,850 feet above sea level. The topography is dominated by two distinct ridges running north and south, the easternmost ridge composed of the western flank of the Taconic Range, and another ridge to the west of Route 22. This second ridge is broken by the river valley and floodplain of the west-flowing Kinderhook.

c. Slope

The degree of slope ranges from 5% and 10% in the river valleys and floodplains to larger sections of 15% to 25% slope, and then to many areas showing slope greater than 25%. (See Map 11 - Slopes.) Slope is directly related to the ability of land to support a specific land use. Types of activities and intensity of use may be limited in areas with severe slopes because of high construction costs and potential environmental impacts such as soil erosion and sedimentation, surface water run-off, difficulties with subsurface drainage, and loss or fragmentation of forested habitats. Building on ridgelines can also have negative aesthetic impacts by changing landscapes and viewsheds. On this map the orange and red areas represent the steepest slopes and would pose moderate to severe building limitations. Table F 1-1 below details the amount of land in each slope category:

Table F 1-1

ACRES OF LAND BY SLOPE

Slope	Acres	% of Total Acres	Comments
0 to 10%	8,571	37%	Generally few limitations for building on this slope
10 to 15%	5,699	25%	Moderate limitations for building on this slope
15 to 25%	6,506	28%	Moderate to severe limitations for building on slopes up to about 20% and severe limitations for building on slopes over 20%
25% and greater	2,287	10%	Severe limitations for building on this slope

d. Geology

An ancient sea covered the area 500 million years ago. Now four major rock formations underlie the overburden (soils layered over the rock subsurface) in New Lebanon. Boundaries between these formations are faults whose surfaces generally dip east. The oldest formations are the Nassau and Schodack formations. The Walloomsac Slate Formation and the Normanskill shales are the youngest type of bedrock and make up the majority of the geological base in New Lebanon. They overlie the carbonated Stockbridge Limestone Formation, which predominates along the uplands to the east of Route 22. This formation is mainly calcitic and dolomitic limestone derived from sediments laid down from 30 to 35 million years ago. Within the Stockbridge formation are many carved out pockets that have created caves and underground caverns. (See Map 3 - Bedrock Geology.)

The Taconic Mountains, geologically part of the New England Upland, form the easternmost section of New Lebanon. The Taconics are mainly metamorphosed schist, phyllite, and slate. The folding and faulting of the sedimentary rocks in this system are so extensive that in places the stratified bedrock is nearly vertical. In some places, rock crops out at the land surface. (See Map 5 - General Soils [Surficial Geology].)

2. Soils

a. Impact of glacial action

This area was covered and uncovered by several advances and retreats of glacial ice. This ice age began approximately 300,000 years ago and finally ended about

10,000 years ago. With each southern advance, the ice picked up soil material and pieces of bedrock and mixed and deposited these materials when it receded. Most of the soils deposited in New Lebanon are known as glacial till. (See Map 5.)

b. Till

Till is a soil mixture of coarse grains ranging in size from clay to boulders that exists in an unstratified matrix of fine material rich in silt and some clay and is widely distributed in the uplands where it is associated with areas of rock outcrop. Till consists of all the earth debris that was picked up by glacial ice sheets and deposited later as the glaciers moved forward or receded.

c. Soil Types

The majority of the soils in New Lebanon are the Nassau-Manlius type. These exist throughout the central area of the town (except for the floodplain areas) and extend to the border with Canaan on the south and above the Wyomanock on the north almost to the county line. Nassau-Manlius soils are found where the land is gently sloping to very steep, and they are generally well drained to excessively drained, medium textured soils that are shallow and moderately deep to bedrock. (See Map 9 - Restrictive Soils.)

Along the river valley of the Wyomanock extending in an east-west direction and then along the river valley of Route 22, running north and south, the soils are predominantly Blasdell-Hoosic-Knickerbocker. These can be very deep, well drained and moderately well drained, medium textured soils.

Along the Taconic Mountains in the east, the soils are Lanesboro-Monarda. They can vary from well to poorly drained, are medium textured soils with a dense substratum and occur on uplands with an elevation greater than 1,000 feet.

The southwest section of New Lebanon is characterized by the Stockbridge-Georgia soils. These are very deep, well-drained and moderately well-drained, medium textured soils.

Finally, existing in a strip along the northern edge of the town are the Pittstown-Bernardston soils. These are deep, moderately well drained and well-drained, medium textured soils that have a dense substratum and exist on uplands.

See Appendix E for detailed tables.

3. Wetlands

Wetlands include, but are not limited to, what we commonly think of as swamps, marshes and the like. They often are located next to ponds, creeks and streams, but can also be separate from such water bodies. In the past, wetlands were often drained due to their unsuitability for farming or building, but are now valued for several functions they fulfill: natural recharge areas for aquifers; flood and erosion control; natural filters,

protecting ground and surface waters from silt and pollution; and important, often critical, habitat for fish and wildlife.

Wetlands can be identified from certain soil types, vegetation and, of course, the presence of standing water. Wetlands exist throughout the Town of New Lebanon, ranging from the sizable Shaker Swamp to widely scattered, small swamps that exist in virtually every creek bottom and in low points along the ridgelines. (See Map 13 - Wetlands.)

Wetlands are protected under federal and state law. Wetlands subject to regulatory protection under state law are specifically identified on maps maintained by the New York State Department of Environmental Conservation ("DEC"). The law prohibits a wide range of human activities from being undertaken within or immediately adjacent to a mapped wetland without a permit issued by DEC. DEC can deny a permit request or grant a permit subject to conditions that serve to protect the wetland from destruction.

Federal law, implemented by the United States Army Corps of Engineers, also protects wetlands. Under federal law wetlands are identified on a case-by-case basis rather than being pre-mapped.

Wetlands face threatened degradation from several sources: unpermitted construction and landscaping activity; discharges from inadequate or malfunctioning septic systems and leach fields; and rainwater runoff from junkyards, household dumps, and similar collections of polluting materials.

4. Flood Plains

The National Flood Insurance Act provides for the identification of flood risk zones in communities for flood insurance purposes. A 100-year flood is defined as a flood which has a one percent chance of being equaled or exceeded in any given year. As a result of detailed flood studies, many communities have mapping which provides the 100-year or "Base Flood" elevations along the community's principal streams and rivers. For other communities, such as New Lebanon, no detailed flood studies have been conducted. Only approximate 100-year flood boundaries are available and are indicated on the community's Flood Insurance Rate Map (FIRM) as "Zone A", "Areas of 100-year flood, base flood elevations and flood hazard factors not determined." Map 14 - 100-year Flood Plain shows the approximate location of the 100-year flood plain in New Lebanon. The Flood Plain is located along portions of Wyomanock Creek, South Branch of Wyomanock Creek and the Kinderhook Creek.

Communities participating in the National Flood Insurance Program are required to adopt local laws which regulate building and development within the flood plain. Any development within the flood plain requires a flood plain development permit from the Town's Flood Plain Administrator.

The Town of New Lebanon's Zoning Law provides for a Flood Overlay Zone that corresponds to the 100-year flood plain and requires that all zoning permits for new construction or substantial improvement within the Flood Overlay Zone be submitted to the Enforcement Officer for Review.

5. Open Space

Open space is defined for purposes of this document to mean land that is either undeveloped or so lightly developed that it appears in a natural or nearly natural condition. This includes forests, fields, active and inactive farmland and parkland.

Most of the Town's land area is open space. Development is concentrated in Lebanon Springs along Route 22, New Lebanon along Routes 20 and 22, New Lebanon Center and in West Lebanon along Route 20 and in small areas near Route 20 along County Routes 5A and 9, and Cemetery Road. The remainder is sparsely developed, primarily with single-family homes and agricultural buildings. Large areas of undeveloped open space exist south of Route 20, in the generally north-to-south-aligned hills between Route 22, County Route 5, County Route 9 and County Route 13, and in the West Hill area in the northeast part of the Town.

Although there is a significant amount of open space, only a small portion is protected from future development. There are no substantial, publicly held lands in the Town, as there are in some nearby towns. Protected open-space lands within the Town are the following (also shown on Map 8 - Protected Land):

- a. Shatford Park, located in Lebanon Springs;
- b. 736 acres of private land subject to private conservation easements granted to Columbia County Land Conservancy, Inc. (see Map 8);
- c. 332 acres owned by the Columbia County Land Conservancy on County Route 9 near the intersection of Route 34, known as the Hand Hollow Conservation Area; and
- d. land subject to New York State-owned public fishing easement on Kinderhook Creek.

In addition, there are lands subject to conditional protection through agricultural designation under the real property tax system. (See Map 1 - Agricultural Land.)

Finally, there are lands that can be expected to remain in their open-space condition due to designation as protected wetlands under the New York State Department of Environmental Conservation freshwater wetlands program (see section F.3. above), or due to their particularly steep topography (see section F.1.c. above).

6. Water Resources

a. Creeks and Streams

New Lebanon does not have any lakes or major ponds. Numerous "farm" ponds have been created by private owners over the decades that serve a variety of functions: scenic landscaping, open space protection, water storage, habitat and recreation.

Due to its natural topography and location in the Taconic Mountains, the Town has numerous free-running streams and creeks, including two major creeks: the Kinderhook and the Wyomanock. The entire town is within the watershed of the Kinderhook Creek, which flows into the Hudson River in Stuyvesant.

The Wyomanock flows south from Stephentown just west of Route 22, through Lebanon Springs and turns west at Shaker Swamp, where its south branch joins it from Canaan, and flows to the west northwest parallel to Route 20 and into the Kinderhook in West Lebanon at Adams Crossing Road. The Kinderhook flows southwest from Stephentown into West Lebanon and then west near Route 20, and finally turns to the northwest and re-enters Stephentown. These two major creeks are on the northern and eastern parts of the Town. Smaller creeks, including Hand Hollow Creek and tributaries of Stony Creek, are located in the central, southern and western parts of the Town. In all cases, the creeks follow drainage patterns dictated by the hilly topography.

The Town's numerous creeks serve important functions: recharging the groundwater resources (see discussion in Section 6b.), recharging local ponds, providing water for agricultural uses, wildlife habitat, fishing and other recreation.

The creeks and streams of the Town are classified by New York State Department of Environmental Conservation as Class C. Under this class, the best usage is for fishing, and the water quality is suitable (sufficiently clean) for fishing, swimming and boating. In addition, portions of the Kinderhook and the Wyomanock within the Town have even higher water quality, suitable for trout habitat and trout spawning. The value of this resource for fishing is reflected in the fact that within the Town, the State of New York maintains public fishing access at two locations and owns a public fishing easement sixty-six feet wide on each side of the Kinderhook Creek from West Lebanon continuing west into Stephentown.

NYS DEC regulates manmade discharges into surface waters including creeks and streams. Discharges will not be permitted if they would cause the receiving water body to violate water quality standards for a broad range of chemicals and turbidity (mud or silt) or to fall below its designated class, Class C in this case. Within the Town there are a small number of permitted discharges for one industrial user (Ceramaseal) and several commercial users (restaurants and car wash).

Permits are also required to do work that involves disturbing stream banks or streambeds. Stream disturbance permits have been granted to various property owners within the Town, usually for one-time or short-lived activities such as gas pipeline work, flood repair, bridge repair and gravel mining.

The water quality of the Town's creeks and streams faces the potential for degradation from activities that do not require discharge permits. These potential "non-point" sources of pollution include: agricultural runoff; lawn and garden chemical runoff; and oil, grease and other petroleum products from junkyards, repair shops and racing facilities. These sources pose a risk of contamination to creeks and streams of unknown proportion.

b. Ground Water and Aquifers

i. Introduction

Only a modest part of the water circulating in a valley overburden aquifer may be derived from precipitation that falls upon it, with a sizable portion of its recharge being derived from overland flow, stream flow, and the subsurface sources.

ii. Water sources in New Lebanon

Existing groundwater supplies in New Lebanon, mostly serving individual households, are produced from a variety of aquifer sources. (See Map 2 - Aquifers.) Contrasts in yield and water quality may be seen depending on the bedrock source of the water, but the greatest differences in water quality are between the Stockbridge carbonate rock unit and slate and schist formations. Yields from the carbonate rocks may be quite high, yet the hardness may require treatment, while yields from the slates and schist are generally more modest, and these waters may contain elevated levels of sodium, iron, or sulfur.

The chief aquifers are the beds of shale, which underlie most other rock formations. Along the valley bottom there is a mix of bedrock wells, drilled wells that produce from overburden gravel and sand aquifers, and dug wells that tap the surface gravel and sand. Many users have both a drilled well and a dug well. The average yield to wells from bedrock is about 6 gallons per minute. Most of the high yielding overburden deposits are found in the valleys. In the uplands, the mantle of glacial till with its reduced permeability does not warrant significant development of shallow groundwater supplies. Deeper bedrock wells are generally the rule in upland areas.

iii. Water and the overburden layer

Water in the overburden layer (see Soils) resides in the pore spaces between the grains of sediment. The rate at which water moves through these sediments is called permeability. Where gravel exists, pore sizes will be large; smaller pores occur in silt and clay deposits. Because till (see Soils) has predominantly small pore size within its matrix, it does not create a useful aquifer except where large diameter dug wells are constructed. Till is widely distributed in the uplands of New Lebanon, where it is associated with areas of rock outcrop. Till can also be found beneath the stratified valley-bottom deposits. Because of its relatively low permeability compared to fractures in the bedrock, till may act as a membrane that hydraulically isolates the rock from the

shallower water table, enabling the rock to function as a confined (artesian) aquifer. While adequate for household use, wells dug in till yield much less than those dug in gravel and may suffer head loss in dry summer periods as the water table fluctuates.

In the valley sections of town, stratification of soil layers may cause groundwater to move non-uniformly, traveling in the coarsest beds, seeking the least resistance. Gravel formations here may provide the best avenue for aquifer development and recharge and give transport among hydraulically connected deposits. Along these valley bottoms, where most of the stratified and permeable deposits are found, the deeper overburden likely receives some of its recharge from rising groundwater from bedrock lying beneath and receives other recharge laterally from out of the valley wall.

iv. Water and the bedrock layer

In the upland parts of Town bedrock may crop out at the land surface. More often, it is buried by up to 100 feet or more of overburden. In bedrock, groundwater occurs in and moves through fracture spaces (cracks) rather than through intergrain pore spaces. The width of the crack determines its permeability, and the volume of connected and drainable crack openings determines the porosity of the total rock mass. A bedrock well that intersects only a few open fractures produces only a few gallons per minute. Where bedrock openings are enlarged by solution and creation of caverns, as in the Stockbridge carbonates, wells may produce from 50-100 gallons per minute or more. Wells drilled for bedrock water will often case off the overburden layer to receive flow directly from the lower rock fractures.

v. Water quality in New Lebanon

Groundwater pumped from a well has a geochemical signature composed of dissolved mineral matter that enriches the rainwater as it moves down and through the various overburden and rock types. The deep groundwaters of New Lebanon are typical of geological terrains of thick carbonate and shale-rich rock formations. Bedrock waters derived from these lithologies show considerable range in natural quality, particularly hardness, pH, sodium, sulfur, and iron. Deeper aquifer water coming from shales often shows high pH, approaching 9.0 or above with elevated levels of sodium. Elevated levels of hardness are likely in the carbonate rock aquifers found in New Lebanon. In hilly terrain, chemical quality of overburden waters may be complex, becoming more elevated in dissolved solids at depth.

c. Springs

In Lebanon Springs, a warm mineral spring produces 500 gallons a minute of water which in the late 1700s, 1800s and early 1900s drew throngs of visitors seeking cures for skin and digestive ailments. The spring emerges from a rock cleft. It is suffused with helium and other minerals and maintains a constant 72 degrees F. The hydrology of the Lebanon Spring can be attributed to an enhanced fracture occurring along a fault line that has led to high permeability and porosity. This high yield, elevated

temperature, and unusual water chemistry produce a spring that is surprisingly low in dissolved solids.

Approximately 40 houses lying below the Spring derive their water from it year round through a network of glass-lined pipes that were laid down years ago and whose location is currently unknown. Because the Spring itself is on private property, a legal agreement with the town mandates that the Spring be piped out to a public source, which is located on Spring Hill Road. Spring water was also available to the public at the Indian Head source at the junction of Route 22 and Main Street in Lebanon Springs.

The Town tests the Spring, and at times, when the coliform count becomes high, the Spring is closed down until volunteer residents can clean out the holding tank and the pipes with a bleach solution.

7. Air

Air quality is not currently monitored within the Town by state or federal air quality regulators. Within the Town there are no major sources of air pollution and New Lebanon is not bordered by, or located near, any concentrations of industrial activity. Upwind sources of industrial air pollution are generally well to the west in the Albany and Hudson areas. Sources in the Pittsfield area are generally downwind.

Sources of air pollution that can be expected to affect our air, even if minimally, are vehicles traveling within and through the Town, the few rather minor stationary sources with air pollution discharges permitted by New York State Department of Environmental Conservation (Ceramaseal and the New Lebanon school district's boilers) and household sources such as furnaces, fireplaces, backyard burn barrels and wood-burning stoves.

In general, the state of New Lebanon's air is very good. With the increased attention being given to controlling air pollution by the State of New York, there is no reason to expect New Lebanon's air to deteriorate.

G. LAND USE AND ZONING

1. Zoning

The current zoning ordinance was adopted in January 1988, with changes dated April 1994. Its goals are the following: to regulate and restrict the location, construction, and use of buildings and structures and to regulate uses of land; to establish boundaries of districts; to establish a board of appeals, and to provide for enforcement; and to promote the health, safety, economy, esthetics, morals, and general welfare of the inhabitants of New Lebanon.

The Town is divided into the following districts (see Map 15 - Zoning):

- RA1 Residential Agricultural, with a one acre minimal lot size. This district is located along the main thoroughfares (Rtes. 20 and 22).
- RA2 Residential Agricultural, with a two acre minimal lot size. This district is also found along Rte 22, as well as along county and town paved roads.
- RA5 Residential Agricultural, with a five acre minimal lot size. A majority of the Town's land is found in this designation.
- C Commercial. These districts are located along Rte 20 and Rte 22 in specified areas, as well as in two small outlying areas.
- C-Rec Commercial Recreation. This district is composed of the lands of and surrounding the Lebanon Valley Raceway on Rte 20 in West Lebanon.
- M (I) Industrial. There are three such areas along Rte 20.

There is a Flood Overlay Zone.

The ordinance also includes these: performance and design standards for Planned Commercial Industrial Development (PCID) and for Planned Unit Development (PUD); a Use Table specifying permitted, permitted by special permit, and prohibited uses; bulk requirements, which include set backs, building height, and minimal road frontage; sign and poster regulations to control size, placement and number of signs; and Home Occupation standards.

The Zoning Ordinance establishes a Zoning Board of Appeals (ZBA) of seven members. The ordinance outlines the role and function of the Zoning Enforcement Officer (ZEO), as well as the role of the Planning Board.

Subdivisions regulations specify approval by the Planning Board, following a specific set of standards. Minor subdivisions are those dividing one parcel of land into four lots or less; major subdivisions are those of five or more lots.

Road specifications, including driveways, have been developed for all districts.

2. Land-use Patterns

Land use patterns in the town are largely determined by proximity to one of the two major highways or proximity to a hamlet. The hamlets -- West Lebanon, Lebanon Center, New Lebanon and Lebanon Springs -- are centers of commercial development and denser residential development, as well as the location for schools, churches, and the town's small-scale industrial development. Most of the town's commercial and industrial entities, as well as mobile home parks, that are not located in one of the hamlets, are located along the highway corridors.

Along the county and town roads and highways land use is largely single family residential. A few farms and a few businesses exist in these areas. Most of the land is undeveloped and vacant land in some stage of returning to a wooded state from previously cleared agricultural use. (See Maps 4 and 10 - Existing Land Use and Satellite Image.)