

Key Issue Summary

- Demographics

- School age children
- Senior citizens
- Seasonal v full time residents

- Housing

- Senior
- Mobile homes
- Multi-family dwellings
- Affordability

- Economics

- Diversity of retail business
- Appearance of commercial areas
- Develop a Town center
- Tourism

- Transportation & Circulation

- Pedestrian friendly downtown
- Reduced speed limits
- Pedestrian safety
- Speedway congestion
- Rail bed use
- Strip development
- Public transportation

- Community Facilities

- Community center
- Use of school facility
- Youth activities center
- Town hall
- Infrastructure(sewers/water)
- LVPA facilities

Agriculture

- Maintain agriculture
- Maintain farm lands
- Maintain open spaces

Recreation

- Trail bed use
- Community center
- Hiking/biking
- Use of park (s)

Aesthetics

- Junkyards
- Cars (used/old)
- Maintain rural character
- Rt 20 corridor improvement

Environment/ Nat. Resources

- Limited water resources
- Septic seepage
- Toxic sites
- Aquifer impact from
growth & development
- Goal compatibility

Land Use

- Enforcement
- Office/motel location
- Commercial modular config.
- Density v lot size
- Cultural/historic uses
- Rt 20 corridor improvement
- Strip development
- Septic limitations

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COMPREHENSIVE PLAN DRAFT ISSUES

Demographics:

<u>Issue to Be Addressed</u>	<u>Justification</u>
School age population is rising. If this trend continues, it may place increased demand on schools and will likely increase the need for recreational facilities.	Proportion of population under 18 has increased from 24.3% to 26.1% in past 10 years
Seniors represent a significant portion of the population and will likely increase as baby boomers age and place greater demand on community services.	10-year trend in population over 65 years has remained steady at 12.9%; median age has risen from 28.8 to 39.8 years since 1970
Recent growth in part-time residents has created some tension between segments of the community.	8% of respondents to question 12b noted part-time residents as a significant community change; 3% of responses identified 'wealthy city people' as a negative in question 14

Housing:

<u>Issue to Be Addressed</u>	<u>Justification</u>
There is a need to plan for future senior housing needs.	40% of survey respondents encouraged this type of housing
Use of mobile / modular units has been identified as a primary means to accommodate low-income housing needs by survey participants. However, mobile home parks (under current standards) are felt to contribute to the poor appearance of the community. Current zoning regulations do not offer specific guidelines for the siting and design of manufactured housing. There are many other creative options available for providing affordable housing and affordable lot development that could be explored. Expanded uses of mobile homes have tax implications for the whole community and the school district.	Most respondents to question 18 identify mobile/modular units as the primary means to provide affordable housing. Survey response to questions 14, 16, and 18. ABC Report.
There is a need to improve mechanisms to control accumulation of abandoned cars and junk in yards.	Workshop feedback emphasized visual appearance of community; survey responses to questions 11, 13, 14, and 21
Current zoning regulations do not adequately address locations for and siting, review and design of multi-family dwellings.	ABC Report

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Economic Base:

<u>Issue to Be Addressed</u>	<u>Justification</u>
There is a desire to maintain and expand industrial and commercial uses, primarily at sites along Route 22 corridor. However, there is also a real concern about the aesthetic appearance of commercial areas along both Route 22 and Route 20 and a strong desire to develop a community center. A community center concept may conflict with current strip commercial development patterns.	Response to survey questions 25, 29, and 32
There is a desire to increase the diversity of retail business within town.	Workshop feedback
Opportunities exist to capitalize on Shaker Village, cultural events, and outdoor recreation / fishing resources to draw tourists.	Response to survey questions 15, 22, and 27

Transportation & Circulation:

<u>Issue to Be Addressed</u>	<u>Justification</u>
Route 20 and 22 need to be maintained as strong links to the region and at the same time speeds need to be lowered and pedestrian safety and small town feel improved.	Workshop feedback and response to survey questions 14 and 16
There is a strong desire to create pedestrian-friendly “downtown” area(s).	Workshop focus on ‘walkable’ community and town center; response to survey questions 12b, 14, and 16
Unattractive ‘strip’ development on Route 20 and 22 corridors is undesirable.	Workshop feedback; survey questions 12b, 14, and 16
There is an opportunity to use the abandoned rail-bed resource to build pedestrian links (Shatford Park, Town Hall, residential areas, and the Junior/Senior High School)	Workshop support for trails; survey questions 24 and 27
There are problematic traffic congestion and pedestrian safety issues related to events at Lebanon Valley Speedway.	Survey questions 12b, 14, and 28

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Community Facilities:

<u>Issue to Be Addressed</u>	<u>Justification</u>
Current and projected future school age population has implications for school capacity	Draft Comp Plan
There is a need to reconcile New Lebanon's desire for a more compact town center, and increased commercial / light industrial development with limited support for public water / sewer system.	Workshop feedback and response to survey questions 14, 23, 25, 29, and 32

Agriculture:

<u>Issue to Be Addressed</u>	<u>Justification</u>
Designated agricultural districts and the community as a whole contain very limited amounts of prime farmland to support commercial dairy and livestock operations.	Physical data maps
Existing agricultural districts are under threat by internal and adjacent residential development.	Physical data maps and response to survey question 16
There is a strong desire to maintain agriculture in the community.	Survey questions and workshop discussions.

Recreation:

<u>Issue to Be Addressed</u>	<u>Justification</u>
Residents expressed a strong desire for a community center to serve youth and/or seniors.	Workshop response and response to survey question 24
NOTE to Committee...Using your GIS and population data, you should do an assessment of current and future recreational demands and capacity based on national standards.*	Determine current population, then add up acreage of all public recreation lands including parks, ball fields, school grounds, DEC fishing easement area, etc.

* National recreational standards are: Neighborhood parks should have 1 to 2 acres per 1000 in population, be 1 to 10 acres in size and serve ½ mile area. Community parks should have 5-8 acres per 1000 in population, be 25 acres in size, and serve 1-2 mile area. Regional parks should have 15 acres

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per 1000 in population, be greater than 100 acres in size and serve ½ hour to 1 hour distances. I would think the Berkshires already serve as the regional recreational lands.

Natural Resources:

<u>Issue to Be Addressed</u>	<u>Justification</u>
Main aquifer recharge areas are located in areas of the community also best suited for development.	Physical data maps
There are limited surficial aquifer resources in the hillier areas of town.	Physical data maps
Lowland aquifers are potentially vulnerable to non-point pollution from inadequately filtered upland septic systems transmitted via bedrock / valley wall springs.	Physical data maps and Draft Comp Plan
Need to adequately buffer stream (floodplain) and aquifer recharge zones from expected adjacent development in lowland valleys.	Physical data maps and response to survey question 21
Street trees and other landscape resources should be protected and/or encouraged.	Response to survey question 22

Land Use

(Note to Committee: My major concern is to have the profile and subsequent analysis try to answer the question if the environmental conditions of the town will support current lot sizes and density that is set by the zoning. In other words, is current density appropriate? Can the land support that density? Will that density also allow other goals such as rural character and open space to be met? I think these are crucial issues to be explored. I don't think that the data has been analyzed yet to answer these questions.) Land use issues:

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<u>Issue to Be Addressed</u>	<u>Justification</u>
There is strong desire to protect scenic hills & ridges, open space, and active farmland to maintain rural / scenic character. Current zoning and development standards do not adequately define or protect these desired resources.	Workshop feedback and response to survey questions 11, 13, 15, 21, and 22
Aesthetic standards need to be improved.	Workshop feedback and response to survey question 14
There is strong desire to develop a town center.	Workshop feedback, survey responses, analysis of zoning.

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<u>Issue to Be Addressed</u>	<u>Justification</u>
The build-out analysis (done in 2001) shows potential for a large population increase that will use all the buildable land in town. A full build out could overwhelm the school system. Cost of Community Studies show that it is unlikely that residences will positively impact municipal budgets.	ABC Report
Lebanon Springs has the greatest potential to be developed as a center or node. However, nearby gravel operations located adjacent to the Town Park, cemeteries, and the School may be incompatible.	Workshop feedback and response to survey question 14 and 25
Junkyards in the community need regulating. They are seen as a negative feature of New Lebanon.	Workshop feedback and response to survey question 14 and 25
Cultural and historical resources (ex. Shaker Village) are not adequately protected from incompatible uses.	Workshop feedback and response to survey question 13, 15, 21, 22, and 27
Route 20 is, and is desired to be a location for commercial development. Light manufacturing and industrial development on Route 20 has occurred in such a manner that there is an opportunity to have a commercial “node”, especially near Ceramaseal. Over time, a nodal development will move New Lebanon away from strip commercial along the length of Route 20.	Response to survey question 29, 30, and 31. Response to survey question 32, 33, and 34
Appropriate areas for professional offices, office parks, and hotel/motels need to be identified.	Response to survey question 25
Soils, aquifer, and slope maps indicate that most appropriate areas for intensive development are located in the valley bottoms adjacent to sensitive wetlands and floodplains. Development must take into consideration these environmental limitations.	Physical data maps
It appears as if large commercial parcel(s) in southeast corner of town are not well sited due to their proximity to the Shaker village and Darrow school.	Physical data maps
Soil conditions and locations of aquifers, especially in the central / southwest upland area of town pose development limitations.	Physical data maps

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<u>Issue to Be Addressed</u>	<u>Justification</u>
<p>Current zoning districts as mapped or the standards required for each district may not be effective in meeting the vision and goals expressed by the community, especially those related to protection of rural character and open space, and development of a town center.</p>	<p>ABC Report and survey/workshop data.</p>