

**MINUTES OF THE PUBLIC HEARING OF  
THE TOWN BOARD OF THE TOWN OF NEW LEBANON  
ON WARM SPRINGS CEA DESIGNATION  
HELD ON MAY 10, 2022**

**Present:** Tistrya Houghtling, Supervisor  
Britt Buckenroth, Councilmember  
Deborah Gordon, Councilmember  
John Trainor, Councilmember (online)

**Absent:** Marianna Anthonisen, Councilmember

**Recording Secretary:** Ashley Saviano, Deputy Town Clerk

**Others Present:** Steve Powers, CAC Member & CSC Chair (Online)  
David Farren, CAC Chair  
Peg Munves, CAC, CSC & BEDC Member (Online)  
Ted Salem, ZBA & ZRC Chair  
Bruce Shenker, NL Rep to CC Env Mgmt Council & CSC  
Member  
Christine Vanderlan, Hudson River Estuary Program  
(Online)  
Mary Young, NL Rep to CC Office for the Aging & Traffic  
Safety  
Steve Houghtling, LVPA Chief  
Cory Bevans, LVPA  
Eugenia Browning, LVPA  
Gretchen Stevens, Hudsonia (Online)  
Members of the Public

**CALL TO ORDER:**

The Public Hearing was called to order at 6:57 pm by Supervisor Houghtling. The meeting was held in person at the New Lebanon Town Hall, 14755 State Route 22 North, New Lebanon, NY 12125 with members of the public also being able to view the meeting at the following link: [https://townhallstreams.com/towns/new\\_lebanon\\_ny](https://townhallstreams.com/towns/new_lebanon_ny)

**PUBLIC HEARING NOTICE:**

Supervisor Houghtling waived the reading of the Public Hearing Notice and asked that the Town Clerk enter it into the minutes:

**PUBLIC NOTICE and NOTICE OF PUBLIC HEARING  
PROPOSED WARM SPRING CRITICAL ENVIRONMENTAL AREA**

## TOWN OF NEW LEBANON COUNTY OF COLUMBIA

**PLEASE TAKE NOTICE**, that, pursuant to 6 NYCRR § 617.14 (g), the Town Board of the Town of New Lebanon is considering designation of a critical environmental area within the Town of New Lebanon, to be known as the Warm Spring Critical Environmental Area, comprising the emergence site of the Warm Spring and the landscape contribution area as shown on the map available for inspection in the office of the Town Clerk, and on the town website at <https://www.townofnewlebanon.com/>; and

**PLEASE TAKE FURTHER NOTICE**, that the specific environmental characteristics warranting the designation are as follows:

The proposed Warm Spring Critical Environmental Area (the “CEA”) encompasses the place where the New Lebanon warm spring emerges near the summit of Spring Hill Road in the Lebanon Springs hamlet, along with its contribution area. The springwater issues from the carbonate bedrock of the Stockbridge Formation at a fault between the carbonates and phyllite bedrock to the east. In the area of the warm spring, the Stockbridge Formation consists of whitish to grayish marble and beds of dolostone. Phyllite (metamorphosed shale) lies to the east, and may act as an impermeable barrier to the movement of water. The boundary of the proposed CEA encompasses the contribution area and a 200-foot-wide buffer zone at the perimeter to help provide additional protection.

Springs are not unusual in the Town of New Lebanon or the region in general. Most springs emerge from the ground at temperatures of 45-55 degrees F, but the New Lebanon warm spring emerges at temperatures in the range of 65.7 – 71.4 degrees F year-round. The New Lebanon warm spring is the only known warm spring in the New York State. The warm spring was long used by Native Americans and then figured prominently in the original European settlement and development of the town, and to this day is an iconic landmark for the people of New Lebanon. The land within the proposed CEA is mostly forest and hayfield. Forests of all sizes provide ecological services to the human community and valuable habitat for wildlife and plants. Standing live and dead trees are habitat for invertebrates and fungi, and for cavity-using amphibians, reptiles, songbirds, and mammals. Forests provide important nesting habitat for raptors and songbirds. Large forests are especially important for birds and other wildlife that have large territories or require the conditions of the deep forest interior to maintain populations in the long term. Hardwood trees with loose, platy bark such as shagbark hickory, deeply furrowed bark such as black locust, or dead standing trees with cavities or peeling bark can be used for summer roosting and nursery colonies by bats. The ecological values of meadows can differ widely according to the types of vegetation present, disturbance histories (e.g., tilling, mowing, grazing, pesticide applications, trampling), and meadow size. Meadows of any size can be valuable habitats for small mammals, butterflies, moths, dragonflies, native bees, and many other invertebrates. Undisturbed meadows develop diverse plant communities and support an array of wildlife, including invertebrates, frogs, reptiles, mammals, and birds. Large hayfields or pastures (e.g., 10+ acres) dominated by grasses and sedges may support grassland-breeding birds, depending on the meadow size and configuration, the mowing schedule, or the intensity of grazing. Grassland breeding bird populations have experienced steep declines in recent decades in the northeastern US. The land within the CEA may include swamps, wet meadows, other wetlands, shrublands, and bedrock outcrops (ledges). General ecological values of such habitats are described in the New Lebanon Natural Resource Conservation Plan and the Natural Resources Inventory for Columbia County. The forests in the proposed CEA are part of a very

large forest (5000+ acres) of the Taconic Ridge that extends into Rensselaer County, NY, and Berkshire County, MA. This has been identified by the New York Natural Heritage Program as part of a forest “linkage zone”—providing important connectivity between the even-larger “matrix forests” of the Northeast. The Warm Spring CEA is within the Taconic Mountains Significant Biodiversity Area, an area designated by the New York State Department of Environmental Conservation because of the large forests, plants and animals of conservation concern, and importance as a water source feeding the wetlands, streams, and groundwater of the valleys below. This area is also within the “High Taconics” conservation area identified in the New Lebanon Natural Resource Conservation Plan to draw attention to the special habitats of the Taconics, the warm spring, and the scenic importance of these hills visible from places along and westward of NYS Routes 20 and 22.

**PLEASE TAKE FURTHER NOTICE**, that the Town Board of the Town of New Lebanon will hold a public hearing on the proposed designation of the Warm Spring Critical Environmental Area on May 10, 2022, at 6:55 p.m., at the Town of New Lebanon Town Hall, 14755 N.Y. Route 22, New Lebanon, New York, 12125, at which all interested persons will have an opportunity to be heard. Participation by the public will be in person at the New Lebanon Town Hall.

Dated: April 12, 2022

By order of the Town of Board of the Town of New Lebanon.

Marcie Robertson

New Lebanon Town Clerk

**PUBLIC COMMENT:**

Supervisor Houghtling opened the floor to public comment and asked if there was anyone that wished to speak regarding the CEA designation of the Warm Springs.

Supervisor Houghtling asked if there were any online attendees that wished to speak regarding the CEA designation of the Warm Springs.

Nobody spoke in favor of or opposed to the CEA designation of the Warm Springs.

**CLOSING OF PUBLIC HEARING:**

All persons desiring to be heard, having been heard, hearing none a motion was made by Supervisor Houghtling, to close the Public Hearing and adjourn at 6:58pm. The motion was seconded by Councilmember Buckenroth.

Roll Call Vote:

Councilmember Buckenroth-	Aye
Councilmember Gordon-	Aye
Supervisor Houghtling-	Aye
Councilmember Trainor-	Aye
Councilmember Anthonisen-	Absent

Respectfully submitted,

Marcie Robertson  
New Lebanon Town Clerk

Draft