

Conservation Advisory Council, Town of New Lebanon
Minutes for monthly meeting June 9, 2025

Present: CAC members: Bob Gilson, Donald Lamonaca, Peg Munves, Bill O'Neill, Steve Powers
Guests: Sharon Powers, Josh Young

The meeting was called to order at 5:02P.M. The minutes were approved as presented.

Affordable Housing: Josh Young began by saying that there is a housing crisis in New Lebanon and the surrounding area, and that the Town needs a larger grocery store that is available to the whole community. He, and a consortium of 13 investors, have bought the Tilden Shops property on Route 20 with the idea of developing it to create 41 units of affordable housing, as well as a 10,000 square foot grocery store. They have formed a partnership with Hudson River Housing, a developer located in Poughkeepsie, that will work Josh and his colleagues to pursue State funding and will help with the development of the project as a non-profit corporation. The project is in its initial planning phases and Josh is meeting with various town committees, as well as funding sources to discuss the plan and look for input. The current plan is designed to function without a municipal water or wastewater system.

Water Source Protection Plan: Peg said that there was a posting on Talk of the Town that said that those people who had their wells tested had fallen for a trap that would lead to the creation of a municipal water system that would dramatically raise people's taxes. Peg said that is not the purpose of the study and asked if she should address the issue with the Town Board. The CAC agreed that it is a good idea.

Wastewater Feasibility Study: Peg said that she expects to have a draft of the study this summer

County-wide Conservation Plan: Donald said that there will be a meeting on June 24.

Affordable Housing and Conservation: Peg said that the May 22 meeting at the Community Center went well.

Open Space Inventory: Bob & Bruce have been working on the OSI. Bob, Bruce and Peg met with Nan Stolzenberg who suggested that more people would look at the OSI if it was digitized and on the Town website. Nan said it would cost \$3,000 - \$5,000 for the project. Austerlitz has digitized their OSI, and it is much more accessible than the printed version. Bob is looking for funding and we hope to have something to ask of the Town Board in July.

Summer Camp: The CAC is sponsoring a raptor presentation for the campers presented by the Sharon, Connecticut Audubon Society on July 25. All residents and guests are welcome

Climate Smart Communities: Steve said that he expects to hear more about the landfill project next week.

Shaker Swamp: Bruce said that the Swamp Conservancy will be speaking with the Darrow School to talk about formalizing access to the Swamp. He is meeting with Didi Barret to talk about funding.

The next CAC Meeting is scheduled for July 7 at 5:00 pm at the Town Hall. The meeting adjourned at 5:05 P.M.

Respectfully submitted by Robert Gilson