

Assessor (Metzler)

Exemption Renewals – Renewals for the Low-Income Senior, Low Income Disabled, and Agricultural exemptions will be mailed out around December 1st. While the legal deadline to apply is March 1st, every year we see residents wait until the last minute—sometimes missing the deadline entirely. When that happens, RPTL requires us to deny the exemption. To help avoid that, we're asking residents to return their forms by February 1st this year. That still gives them time to respond, and it gives us time to follow up if needed.

Locally Printed Forms - Once again, our office will be printing its own renewal forms rather than using the County's standard version. This lets us make small adjustments to improve clarity and makes forms easier to understand for those reapplying.

Online Eligibility Tool - For anyone wondering if they might qualify for the Low-Income Senior Exemption, we've got a quick online worksheet available. Sharon, our website designer, pulled it together last year and it's been a great resource—simple, clear, and easy to use.

Assessment Update for 2026 - We've started conversations with the State about our upcoming assessment updates. These annual adjustments will help keep assessments close to 100% of market value in the years between full reassessments. It's a gentle nudge that tracks with the market, so reassessment years aren't such a shock. It also supports transparency—when assessments stay at 100%, taxpayers can clearly see their full market value on the roll.

Training - Michelle Bienes, Assessor Clerk, has completed the Data Collection course through the Department of Taxation and Finance and the Assessor has attended the Annual NYSAA conference gaining a full year of continuing Ed.

Office Hours Change - Starting January 2026, our office hours will shift from Mondays to Tuesdays. We'll make sure that's posted well in advance, send out an email blast, and include the update in the renewal mailings.

Building Department (Metzler)

See attached report at the end of this document.

Business & Economic Development (Skerkis)

No report

CAC, Climate Smart & Environmental Management (Powers)

CAC:

No report

CSC:

The 14 year old oil consuming HVAC system in the Justice Court/Town Meeting room which also heats the Judges' offices, bathrooms, and lunch room has died and replacement parts are not available. Thanks to the Town Board members for approving heat pumps last Thursday as a replacement. Although they are more expensive, it is projected their high efficiency will save the town \$3000/year after deducting oil that will not be used and accounting for extra electricity use. Unlike in the rest of Town Hall, splitter units will not be used and the new unit will tap into the existing duct work. Heat pumps heat and cool the air when needed. They are much cleaner and quieter than traditional oil furnaces. With any luck we can get them installed by the end of the week of the Town Board meeting. Since this is an emergency situation, the Town does not have to go out for bids.

The CSC is planning for 2026 projects. One direction will be taking on the actions/goals of the Hazard Mitigation Plan that the Town was required to prepare to qualify for FEMA funding in the event of a weather related disaster. We will work with the Capital District Regional Planning Commission and others to create community focused emergency disaster preparedness resources. Another goal is to install battery backups in conjunction with the solar panels at Town Hall that would continue to provide electrical power to Town Hall when the grid goes down. To achieve this we will continue our work in NYSERDAs Clean Energy Communities program when it starts up again in the Spring.

EMC:

No report

Fire, Law Enforcement & Emergency (Powers)

Fire Calls and Activities - October 2025

1. 10/1/2025 AAPI 4 people 3hr
 2. 10/7/2025 Fire Prevention 6 people 21 hr
 3. 10/7/2025 Outdoor Burn 3 people 1.24hr
 4. 10/9/2025 Alarm Activation 3 people .27hr
 5. 10/15/2025 Brush Fire 3 people 5.02 hr
 6. 10/15/2025 Alarm Activation 1 person .19min
 7. 10/16/2025 Mutual Aid 3 people .39min
 8. 10/16/2025 Wires Down 4 people 14.12hr
 9. 10/18/2025 Alarm Activation 3 people .36min
 10. 10/19/2025 Wires Down 3 people 5.11hr
 11. 10/20/2025 Drill 6 people 12 hr
 12. 10/25/2025 Trunk or Treat 5 people 15 hr
- Totals 44 people 77.7hrs

□ AAPI-1

- Mutual Aid-1
- Alarm activation – 3
- Outdoor burn-1
- Wires Down-2
- Brush fire-1

9 Alarms

- Drills – 2
- Fire Prevention – 1
- Halloween-1
- Trunk or Treat – 1

5 other activities

Highway (Powers)

No report

Historian & LVHS (Amlaw)

Historian:

No report

LVHS:

No report

Justice Court (Skerkis)

No report

Library (Skerkis)

No report

Buildings, Parks & Recreation (Amlaw)

Buildings:

No report

Parks:

No report

Recreation Commission:

No report

Seniors (Amlaw)

The office of the Aging meets 11/19 at that time I hope to have information about the survey although we will not have results. Because of the Federal shutdown, there are no or limited SNAP and HEAP benefits which impact many Seniors throughout the County including New Lebanon. Our food pantry is available to help with the need as are the Community Center tables and food from the Columbia Kitchen, Meals on Wheels is offering additional food in the form of sandwiches, dessert and milk to Seniors in need. Call 518-672-7134 to set up a way to get meals.

At the present time Valley Energy has no way of helping those who would have HEAP assistance without knowing the specific person's account number. I am still trying to reach H&L Fuel and see what they say. I will keep the Board informed.

The Lebanon Valley Seniors are taking their last trip for the year this month. We are gearing up for the holidays with meetings for Thanksgiving meal and Holiday meal as well as time to help others. If any Senior would like to be a part of the reading or writing support for elementary school children contact William Shannon. I am sure you saw pictures of the Halloween party on Facebook; a great time was had by all.

On behalf of the Office of the Aging and the Lebanon Valley Seniors I would like to thank the Town and Town Board for the support given to this population group, together we are making a difference in peoples' lives.

Traffic Safety (Metzler)

No report

Zoning Re-write Committee/Comprehensive Plan (Powers)

The ZRC is grateful for the adoption of the updated telecommunications code. It was an interesting journey that has resulted in a much stronger set of regulations that better protects town interests, and residents, than the previous adopted code.

Committee members are hard at work on refining a community survey that will play a major role in shaping the comprehensive plan update. The committee borrowed heavily from the Town of Copake's survey and is making adjustments to meet the specific needs of New Lebanon. Our plan is to administer the survey in February, in tandem with the issuance of the Town newsletter, however, the survey will also be available for online completion. The committee is also considering administration via personal interview. The goal is to maximize participation. Following tabulation of the survey, members will engage various community groups to gain further community input.

Another task that is in progress is assessing the extent to which the Town accomplished items on the 2021 Plan's Action Plan as well as the myriad of other recommendations contained in that plan.

The committee looks forward to another council person joining our merry band and perhaps other changes/additions.

Community Center/Free Store (Houghtling)

Yoga	100
Senior (2)	132
Jam	13
Bike Guys	6
PP 1 (\$100)	60
PP2 (\$100)	40
PP3 (\$100)	30
Pumpkin Carve	132
Potluck Dinner	43
Girl Scout Self Defense	12
BNL Spaghetti Dinner	45
Candidate Forum	40
Free Store	973
Game Room Sign-ins	327

TOTAL: 1953

The second Annual Pumpkin Paint and Carve was awesome! With the help of the PTA we had a huge turnout. A huge thank you to Larry Eckhardt who graciously let me and my cohort pick all the pumpkins we needed for the event.

The Spaghetti Dinner made the BNL Cross Country team over \$1100.

The overhead doors have been inspected by Madsen Overhead Doors. Everything was fine.

New Smoke detectors have been installed and the fire department is linked into the app.

Shaker Preservation Committee (Powers)

No report

County Update (Houghtling)

No report

Landfill Closure (Houghtling)

See attached report at the end of this document.

A	B	C	D	E	F	G	H	I	
1	Date	SBL#	Property Owner Name	Subject Party if different	Physical Address	Nature of Complaint	Complainant	Investigation notes/pics	Status
2	Con't								Open
3	04.03.25					Excessive Vehicles/Delap structures/Debris		Ref. to Supreme Court - awaiting updates	Closed
4	05.05.25					Feathr Flags		Voluntary Compliance	Closed
5	06.06.25					Excessive Signs		Click here	Closed
6	06.16.25					Feather Flags x3		Voluntary Compliance	Closed
7	06.16.25					Landscaping Issue		Click here	Open
8	06.23.24					Excess unreg vehicles/RV temp housing/PMC		Click here	Open
9	07.16.25					Feather Flags		Voluntary Compliance (last Warning)	Closed
10	07.16.25					Excess unreg vehicles		Click Here	Open
11	07.18.25					Excess unreg vehicles		Voluntary Compliance	Closed
12	07.20.25					STR no permit		voluntary Compliance	Closed
13	07.30.25					3 RVs - living in?		unfounded	Closed
14	07.30.25					Off site signs		Click here	Closed
15	07.30.25					Off Site Signs		Click here	Open
16	08.12.25					New Tenant - no comm tenn form		Site visit & file search	Closed
17	07.25.25					Advertising as Wedding Venue		Click Here	Open
18	07.30.25					Off Site Signs x3		Click Here	Open
19	08.01.25					Landscaping Issue		Click here	Open
20	08.19.25					PMC, Sanitation, RV Perm housing?		Click here	Open
21	08.25.25					Noise		Click here	Open
22	08.26.25					Unreg vehicle/PMC		Unfounded Zoning/ ref. to Jeff for PMC	Open
23	09.11.25					Feather Flags & no Comm Tenn Form		click here	Open
24	09.22.25					Feather Flags		click here	Open
25	10.20.25					Fill and no permit for storage container		Click here	Open
26	10.21.25					Suspected tiny homes (ADUs) without a permit		Click here	Open

Barton & Loguidice, D.P.C.

Memo to: Tistrya Houghtling
Town of New Lebanon
Town Supervisor

Date: 11/04/25

Project No.: 1229.009.198

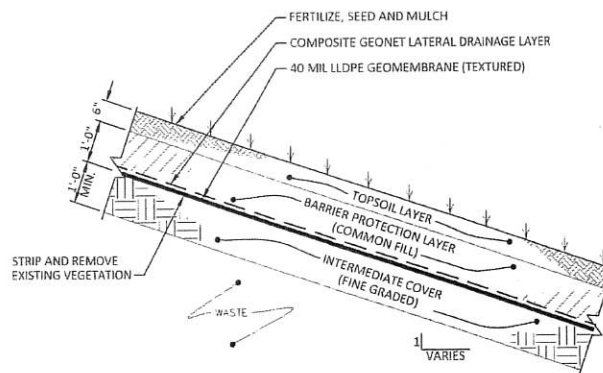
From: Cory J. McDowell, P.E.
Vice President

cc: Steve Powers

Subject: New Lebanon Landfill Closure October Progress Summary

The following is a summary of the construction activities associated with the closure of the Former Town of New Lebanon Landfill through October 31, 2025.

- Construction of permanent stormwater conveyance infrastructure continues around the perimeter of the landfill footprint.
- Stabilization of disturbed areas around the perimeter of the project area continue with topsoil placement and seeding.
- The 40 mil LLDPE geomembrane cap liner installation and associated quality control testing is complete.
- Composite geonet lateral drainage layer installation is complete.
- Hauling and placement of the barrier protection soil component is on-going.



Typical Landfill Cap Detail

Landfill closure construction activities will be shut down for the season due to the onset of cooler and wetter weather conditions. The wet conditions have prevented the soils used in the closure system construction from drying sufficiently to achieve the required compaction. The Contractor will be working to stabilize the project site in the first two weeks of November in order to prevent erosion and sediment loss during the winter and early spring season. Construction activities will resume in the Spring once weather conditions are conducive for the necessary work.