

Assessor (Patterson)

All exemption renewal applications were mailed out last month. We asked that they be returned by February 1st, since we always have a number of lastminute or late applicants. Anything received after March 1st cannot be accepted, per state rules.

Along with exemption work, the office continues to handle all the usual day to day tasks: sales processing, field work, and updating assessments for permits and other inventory changes. My main focus this past month, though, has been the townwide assessment update.

As you may remember, we made a commitment to keep assessments at or near 100% of market value. Last year the market went up about 5%, but we were still close enough to 100% that we could reasonably hold assessments steady. That is no longer the case. This year we're seeing another 5% or more in upward movement, which means assessments need to increase roughly 10–12% to stay current.

Even though this is a townwide, across the board update, it will not be one singular, uniform change. Different categories and neighborhoods will see different adjustments based on how their part of the market has moved. No property should see a major jump unless there's a specific reason, such as new construction or corrected inventory.

By making these adjustments every year, we avoid the kind of large, disruptive changes that happen during a full reassessment. This is especially important as we look ahead to the next full reassessment planned for 2029. Keeping values current annually helps maintain fairness and stability for everyone.

The state is currently reviewing the updated numbers before they're finalized. Hopefully we've landed right around that 100% mark. When assessments reflect actual market value, it's much easier for property owners to understand what their assessment represents without needing to decipher complicated formulas.

More information will follow next month. Everyone will receive a notice around the first of May, and property owners will have until Grievance Day to raise any concerns. At this point, I don't expect many issues.

Building Department (Patterson)

No report.

CAC, Climate Smart & Environmental Management (Powers)

CAC:

Wastewater Feasibility Study – Awaiting Feasibility Study and we will start our property owner outreach after we get it. We need guidance from the Town attorney or proper person to understand about district formation and what is required for the Town to move ahead.

We prepped a report on Water test results for our Feasibility Study to inform the engineer and potential district residents of the drinking water quality on the Rte 20-22 Corridor Business District. Note that these are results for both private properties and public systems from 423 Rt 20 to 483 Rte 20 – BOTH sides of the road - all testing done from 2023 to present. These results reveal significant bacterial contamination along the corridor which are likely due to very old wells and septics, and the density of the area, folks living and working in close proximity in a small area.

Note that this information is useful and provides valuable information to residents. It is not meant to alarm and it is remediable. ALL bacteria issues are remediable and many properties have remediated. The question is, if continual contamination is occurring, what can be done about it? Several residents purchased UV filtration and additional filters, several others shocked their wells and retested, and many properties have opted to NOT use their water for drinking. Several properties have been previously told by the County DOH to not drink their water, period. Folks have been informed about safe bathing and cleaning dishes. We will have more to say once we get the Study and organize the presentation.

Test results:

40 Properties Tested (these do not include retests)

Ecoli positive = 11

Coliform positive = 22

Note that state averages for bacteria in well water are 40%, and we are higher than that.

DWSP2 Water testing update – We tested 7 properties last month. There was an accidental fuel oil spill into a dirt floor basement Lebanon Springs and the CAC is coordinating with DEC and Primary Loss Control, a company that manages environmental spills. Everyone has been very quick to respond – the heating oil company and their insurance company and case coordinator and the DEC. The spill is being remediated and they will do soil borings in a couple of weeks to determine where the oil may have flowed. The CAC is prepared to test wells downgrade and we are working with DEC and Primary Loss Control on that. Many folks in the Springs get water from much higher up, directly from the spring and should have no danger. However there are some with wells downgrade and those are the folks we are watching.

Pattern for Progress – Conservation and Housing Better Together – the CAC is very appreciative of the efforts and work done of this Pilot program by our own Town wide committee, residents, and the Pattern for Progress group. Balancing conservation and housing in rural towns creates sustainable growth by preserving natural beauty and working lands. In turn, this boosts property values and tourism. Smart development provides needed housing, attracts workforce, strengthens local economies through tax revenue, and supports walkability which are all things many of our residents of New Lebanon want and need.

Ultimately we want to enhance our quality of life and economic vitality without sacrificing the rural character. Here is an update and recap for anyone who has not been following this – The smaller Town committee, comprised of residents and folks from all New Lebanon Boards and Committees, has been working for about a year with the Pattern for Progress group. In November 2025 we had a really interesting and thoughtful discussion with the Pattern group and three housing developers in November 2025 (video available here <https://youtu.be/iwYVQoQnt7k?si=KqP1a9JiWvSEpNYO>). Each of them was very

different – nonprofit and for-profit, different scales, different experiences. They provided us with some great insight into policies, zoning, land-use review processes, and other factors that can affect buildability in communities. Please watch the video.

The Pattern committee stressed the importance of asking residents in the Comp Plan survey to consider housing, affordable housing, and conservation (for the upcoming Comp Plan rewrite). They have been asked to share even more input on this which we hope to see soon. (See ZRC notes)

In December 2025, after an interim meeting with the Pattern group and the smaller Town committee, we met again in a public meeting with town-wide residents, looking at the cumulative results from the town-wide May meeting. Here is a link to the video of that meeting: <https://www.youtube.com/watch?v=SZ916hG30Dg&feature=youtu.be>. We filled out surveys and answered questions about each of the areas in consideration. The Pattern group basically divided the town into 4 areas to make it easier to understand the entire picture of the town.

To help folks understand the process of how Pattern got the cumulative results information, in May 2025 residents huddled around town maps at the Community Center; we told the Pattern committee about conservation priorities in New Lebanon, places where future housing might be constructed, and locations where housing and conservation might work together.

THIS IS EXPLORATORY. ALL OF THE INFORMATION ON POTENTIAL HOUSING SITES AND CONSERVATION AREAS COMES FROM RESIDENTS and is not generated by the Pattern group. They pull together our ideas. We look forward to the next Public meeting where the Pattern group will provide the results of all of these discussions and ideas that we have generated.

Tilden Commons update - Planning Board is working on SEQR and we will continue to review the revisions requested of the Tilden group by the Planning Board. There have been several changes to wastewater management submitted to the PB.

ZRC - Comp Plan Committee - The CAC committee members have weighed in on the new Survey that is about to be released to the Town Board and then residents. There are ample questions for residents to consider on conservation, open land, and how to potentially include more housing in town.

CAC Meeting Date Change Consideration – Starting in February we would like to meet the First

Monday of the Month, rather than the Second Monday of the month. We ask the Town Board to approve this change. This means we would meet (barring national holidays):

Feb 1, March 1, April 5, May 3, June 7, July 5, Aug 2, Sept 6, Oct 4, Nov 1, Dec 6

CSC:

The CSC is planning an April 18th Earth Day film event at the library that will focus on plastics and the harm that they are doing to our bodies and the environment. Some recent reports indicate that Americans have as much as 7 grams or the equivalent content of a plastic spoon lodged in our brains which impacts our health. We will propose ways to limit our exposure.

Our annual roadside cleanup will be scheduled for April 25. More details to follow.

Another project that the CSC is working on is a Flood Preparedness Guide for residents and businesses which is one of the tasks recommended in the latest Hazard Mitigation Plan. After the devastating floods in Texas and Vermont last year, and given that a lot of New Lebanon is in a flood plain, it's important to prepare a plan for a possible weather induced flood event.

The new EV charger should be installed at the Community Center some time in February.

EMC:

No report.

Fire, Law Enforcement, Emergency (Powers)

Fire Calls and Activities - December 2025

1. 12/6/2025 Alarm Activation 3 people 3hr
2. 12/7/2025 Chimney Fire 9 people 11.2hr
3. 12/8/2025 Drill 11 people 22hr
4. 12/15/2025 Drill 4 people 8hrs
5. 12/16/2025 Alarm Activation 5 people 1hr
6. 12/20/2025 Wires Down 6 people 1.38hr
7. 12/20/2025 indoor odor investigation 5 people 1hr
8. 12/26/2025 AAPI 5 people 5.05hr
9. 12/26/2025 AAPI 5 9 people 18hr

Totals 57 people 71.03 hrs

- AAPI- 2
- Alarm Activation- 2
- Chimney Fire - 1
- Wires Down - 1
- Indoor Gas Odor - 1

7 Alarms

- Drills – 2

Highway (Amlaw)

No report.

Historian & LVHS (Amlaw)

Historian:

No report.

LVHS:

Following a difficult time after COVID, when two board members passed away unexpectedly and two others were battling serious medical challenges, 2025 was a turn-around year for us.

With the help of two new, energetic board members we saw a return to offering public programs, being more visible at community events, and pursuing historical projects. We staffed a table at the Hoosick Falls History Fair, which gave us the opportunity to share what we are doing and the history New Lebanon offers with a wide group of organizations from Rensselaer and Albany counties and adjacent areas in Vermont and Massachusetts. We offered public programs that introduced female labor union pioneer Kate Mullany of Troy, discussed the life and local connections of Eleanor Roosevelt, and reconstructed the colorful life behind the Hillsdale gravestone of Joe Zelli, who turned out to have "invented" the night club and was the toast of 1920s Paris. We participated in the 200th anniversary of Lafayette's stop at Lebanon Springs and staffed tables the Community Picnic and "Music In The Park" events. We completed a plaque honoring the memory of long-time member and former president John Trainor, which will be installed in Shatford Park when conditions permit. We supported the costs for the repair of the Mohican Blessing Fountain that was spear-headed by Joanne Amlaw and gave the Bruce Baldwin Award to a deserving high school senior. A variety of documents, papers and objects were donated to our care and we began recording and conserving them so that they would be virtually accessible to the general public.

And we began a longer-term project using the gravestone of one man as a way to explore the lives of Irish immigrants to New Lebanon and the opportunities offered by cemeteries as windows to the past. The first phase investigates the life of Michael Ryan, who escaped the Great Famine and is memorialized by a very impressive monument in St. Joseph's Cemetery in Lebanon Springs. So far, we have located various descendants of Mr. Ryan and have been able to reconstruct details of his life. Next, we will record the other headstone epitaphs in St. Joseph's and use them and other primary historical documents to pull together the history of our Irish immigrant community. So that the story of this place doesn't get lost through time, we are working with the Pomeroy Foundation to erect a historical marker at the site.

During the coming year we will carry on these same types of activities as well as others that will focus specifically on the 250th anniversary, with the goal of giving more people an idea of how special New Lebanon's history is and getting them involved in some way. We will participate in local and regional events to promote our history and network with other like-minded groups and again offer a series of free public programs that tie in to people and events from our area.

The Michael Ryan Project will give young people hands-on exposure to what can be learned from cemeteries, genealogy, interviews and documents and give all of us some insight into how one group came to New Lebanon and became part of the community. We will continue cataloguing and conserving historical objects, papers and photos given to our care and adding them to the on-line collection that will be available for viewing and study as well as recording oral history interviews with long-time residents which will also be accessible electronically.

Shaker Preservation (Tipograph)

No report.

Justice Court (Tipograph)

No report.

Library (Amlaw)

No report.

Buildings, Parks & Recreation (Patterson)

Buildings:

No report.

Parks:

I am excited for the opportunity to be our town's park liaison! I look forward to working with our park staff and our newly reorganized Recreation Commission. The completion of the skatepark and the maintenance of the walking trails will be one of my first priorities.

Recreation Commission:

The Rec Commission, now the Community Event committee had no activity in December. We're looking for some people to join the newly named committee.

Our budget (cost center numbers 7020.2, 7020.4 and 7270.4) should be re-assigned to the newly named committee.

Community Center (Tipograph)

December 2025

Yoga (3)	48
Seniors (1)	47
Acoustic Jam	12
Meditation (2)	12
Tree Lighting	162
Room Enough for Both	50
Private Party 1	45 (\$100)
Private Party 2	25 (\$100)
Private Party 3	60 (\$100)
Private Party 4	25 (\$100)
Private Party 5	40 (\$100)
Game Room Sign ins	220
Free Store	841
TOTAL-----	1587

Community Kitchen meals Delivered **230**

December was so delightfully busy! We kicked the month off with the Annual Tree Lighting. 162 people attended this long standing community event. So many people volunteer to make this night happen. I'd like to once again thank the Lebanon Valley Seniors for baking all of the sugar cookies for us to decorate, they were delicious and we couldn't have done it without them. The LVPA provided Santa's transportation, Girl Scout Troop 1759 were on hand to help serve the cookies, and the WBH Choir sang carols by the tree.

The HS Choir gave their annual special performance to the Seniors on Dec 9th.

Meditation started this month. It is held on Friday nights from 7-8:30.

Yoga is still growing strong: The lower turnout was due to being closed 2 Wednesdays (XMAS EVE and day and New Year's Day)

We were host to 5 Private Parties bringing in \$500 in revenue.

Community Center/Free Store attendee total for 2025 --- 16,718

Revenue from party rentals 2025 ----- \$2300

Seniors (Tipograph)

The Lebanon Valley Seniors are on the winter schedule for the next two months. They will meet on the third Friday in January and February with soup, sandwiches and Bingo. If school is closed due to the weather, there will be no meeting. Trips are already being scheduled as well as speakers. 2026 looks to be an exciting fun filled year.

Volunteers (Tipograph)

No report.

Traffic Safety (Patterson)

The traffic trailer is stored for the winter. The road crews have been plowing and sanding our streets to keep us all safe. Please give the plows plenty of room, bring in your trash cans, and during inclement weather please stay home unless you must go out.

Zoning Re-write Committee (Powers & Amlaw)

The committee sadly acknowledges the resignation of Greg Hanna, a long-standing member and solid contributor to the committee's work over many years. He will be missed. We welcome several newcomers, including Bruce Shenker, Peg Munves, Joanne Amlaw and Michael Crosby.

The committee is finalizing the community survey that will be administered during February. Aside from inserting a hard copy in the Town newsletter, copies will be available in Town Hall, the Post Office, the Library, Country Squire and Mavericks. It will also be sent to folks who have an address other than New Lebanon. The survey will also be available online via the Town's Survey Monkey account. The 2026 survey is far more comprehensive than that administered for the 2021 Plan Update. The committee is hopeful for a strong response rate.

The final draft of the community survey can be found at the end of this committee report. The QR code and web address will be added.

In the early spring, committee members will hit the road engaging various town organizations to delve more deeply into views, concerns, ideas about the direction the town should be taking from as broad a representation of residents as possible.

The committee has also asked HVAHC (Hudson Valley Alliance for Housing and Conservation) for a more in-depth treatment of the material presented in last month's community forum.

The ZRC does not expect to address any zoning changes for most of 2026, unless directed by your board to do so.



Town of New Lebanon Comprehensive Plan Survey

The Town of New Lebanon is beginning the process of updating the town's Comprehensive Plan. The Town Board has created a Comprehensive Plan Committee which meets the 3rd Monday of every month. Members of the committee include representatives from the Town Board, the Planning Board, the Zoning Board of Appeals, the Conservation Advisory Council, and the community. To begin developing the update, the committee is asking the community to respond to the below survey to help determine what you, our residents, think of the town and what you desire to see the town work toward in the future. We encourage all community members to submit a response to the survey, as the information will be collected and included in the final Comprehensive Plan update that will guide our town in the coming years.

Additional hard copy surveys are available at the Town Hall, the Library, and a number of businesses in town. Please ask the Town Clerk for more information on how to obtain additional paper copies if you need more for other residents who reside at your residence.

To take the survey digitally, visit the following website:

1. Quality of Life:

- What do you like most about living in the town?

- What do you like least about living in the town?

- What is one thing you do not want to see change in or about New Lebanon?

- How important to you and your quality of life in town are each of the following existing and potential services and amenities?

Service/Amenity	Least Important	Neutral	Very Important
Options for Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grocery Store	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Food Delivery Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tourism/Visitor's Center	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Medical Facility/Clinic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pharmacy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home Healthcare	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outdoor Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Post Office	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pet Amenities/ Care	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Road Maintenance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bank	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Library	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Restaurant(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Religious Centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Center	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks/Playgrounds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash/Refuse/Recycling Center	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home Repair/ Maintenance/ Housekeeping Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Childcare	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Coworking Hubs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Broadband/ Access to Cell Service & Internet			
Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- How satisfied are you with the overall quality of life in the town?

1 2 3 4 5
 Very Dissatisfied Neutral Very Satisfied

- How would you rate the town's sense of community?

1 2 3 4 5
 Very Poor Neutral Excellent

- How could the town's sense of community be improved?

- In your opinion, what are the biggest challenges facing the Town?

2. Land Use and Development:

- How would you like to see the town develop in the next 5 years?

- What type of new development should be prioritized? Choose two.

<input type="checkbox"/> Housing	<input type="checkbox"/> Basic Amenities (ie, grocery store, medical, etc.)	<input type="checkbox"/> Restaurants
<input type="checkbox"/> Retail	<input type="checkbox"/> Community Services	<input type="checkbox"/> Other:

- Where should new development generally be focused? Choose one.

<input type="checkbox"/> West Lebanon	<input type="checkbox"/> Lebanon Springs
<input type="checkbox"/> Mount Lebanon	<input type="checkbox"/> Lebanon Center (east of West Lebanon to the blinking light)
<input type="checkbox"/> Downtown (blinking light to the 22/20 split)	<input type="checkbox"/> Other:

- How concerned are you about the conversion of farmland/existing open space to other uses?

1 2 3 4 5
 Very Concerned Neutral Not Concerned

- How important is it to you to conserve land to preserve open space permanently (with or without a tax impact)?

1 2 3 4 5
 Not Important Neutral Very Important

- Land parcels for residential properties are currently generally 1, 2, or 5 acres. Should smaller or larger parcel sizes be considered? Choose one.

<input type="checkbox"/> Smaller	<input type="checkbox"/> Larger
<input type="checkbox"/> More of One Existing Type <input type="checkbox"/> 1 acre <input type="checkbox"/> 2 acre <input type="checkbox"/> 5 acre	<input type="checkbox"/> No Preference
<input type="checkbox"/> No Changes required	

- Do you think the town should acquire land (ie, by purchasing, from donations, etc.) for the purposes of furthering any or all of the goals of the Comprehensive Plan?

<input type="checkbox"/> No	<input type="checkbox"/> Yes
<input type="checkbox"/> Yes, but for the following goals only:	

- Do you think the town should acquire monies (ie, from real estate transactions, taxes, donations, etc.) for the purposes of furthering any or all of the goals of the Comprehensive Plan?

<input type="checkbox"/> No	<input type="checkbox"/> Yes
<input type="checkbox"/> Yes, but for the following goals only:	

3. Housing:

- What is the overall quality of housing in the town?

1 2 3 4 5
 Very Poor Neutral Excellent

- What types of housing are needed in the town? Choose two.

<input type="checkbox"/> Affordable Housing (housing that costs no more than 30% of a person/family's gross annual income)	<input type="checkbox"/> Senior Housing (housing for residents over 55 years old)
<input type="checkbox"/> Housing for young families/working professionals	<input type="checkbox"/> Transitional Housing (housing for people between periods of life)
<input type="checkbox"/> Multi-generational Housing (housing where more than one generation resides)	<input type="checkbox"/> Other:

- What does residential development look like to you? (e.g. what does the physical construction look like - single family, apartment/condo, tiny home, etc.) Choose two.

<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family (ie duplexes, townhomes, etc.)
<input type="checkbox"/> Manufactured Homes (ie trailers)	<input type="checkbox"/> Apartments/Condos
<input type="checkbox"/> Tiny Homes	<input type="checkbox"/> Other:

- Should future housing development in town be clustered – locating homes in close proximity to one another on smaller acreage per building?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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- Where should new housing development generally be focused? Choose one.

<input type="checkbox"/> West Lebanon	<input type="checkbox"/> Lebanon Springs
<input type="checkbox"/> Mount Lebanon	<input type="checkbox"/> Lebanon Center (east of West Lebanon to the blinking light)
<input type="checkbox"/> Downtown (blinking light to the 22/20 split)	<input type="checkbox"/> Other:

- Is the availability of rental properties in town a concern to you?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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- Where in town (which area of town) would improving walkability benefit the community most?

5. Community Facilities and Services:

- How important are parks and recreation facilities?

1 2 3 4 5
 Not Important Neutral Very Important

- Shatford Park is an existing park in the eastern part of town that includes baseball fields, tennis courts, a pavilion, walking trails, and other outdoor recreational opportunities. What additional improvements would increase your desire to use Shatford Park?

- How important is it to have cultural facilities in town?

1 2 3 4 5
 Not Important Neutral Very Important

- How important is preserving and recognizing the town's history to you?

1 2 3 4 5
 Not Important Neutral Very Important

- Is it important to you to have a police facility located in the town?

1 2 3 4 5
 Not Important Neutral Very Important

- How satisfied are you with access to emergency services in town?

1 2 3 4 5
Not Satisfied Neutral Very Satisfied

- How satisfied are you with access to healthcare services in town?

1 2 3 4 5
Not Satisfied Neutral Very Satisfied

- Is it important to you to have an EMS facility located in the town?

1 2 3 4 5
Not Important Neutral Very Important

- How could the town encourage or improve emergency services to the community?

- How satisfied are you with the services the Community Center offers now?

1 2 3 4 5
Not Satisfied Neutral Very Satisfied

- What services or amenities could be offered at the Community Center to make it more desirable for you to visit or attend?

- What other community facilities and services are needed that would improve your experience and/or quality of life in the community?

- How important is childcare availability to you and/or your family and/or the community?

1 2 3 4 5
 Not Important Neutral Very Important

6. Economic Development:

- What are the strengths of the local economy? Choose three.

<input type="checkbox"/> Strong agricultural or natural resource base	<input type="checkbox"/> Locally owned small businesses	<input type="checkbox"/> Skilled workforce and trades
<input type="checkbox"/> Stable major employers	<input type="checkbox"/> Growth in home-based or remote work businesses	<input type="checkbox"/> Access to highways or regional transportation routes
<input type="checkbox"/> Availability of land for farming or business use	<input type="checkbox"/> Adequate utilities (water, sewer, electric)	<input type="checkbox"/> Broadband or internet access
<input type="checkbox"/> Proximity to nearby towns or employment centers	<input type="checkbox"/> Strong sense of community and local support for businesses	<input type="checkbox"/> Affordable cost of living
<input type="checkbox"/> Rural character and natural amenities	<input type="checkbox"/> Tourism, recreation, or heritage assets	<input type="checkbox"/> Safe and family-friendly environment
<input type="checkbox"/> Other:		

- What are the weaknesses of the local economy? Choose three.

<input type="checkbox"/> Limited job opportunities	<input type="checkbox"/> Low wages or underemployment	<input type="checkbox"/> Lack of business diversity
<input type="checkbox"/> Difficulty attracting new businesses	<input type="checkbox"/> Limited support for entrepreneurs or startups	<input type="checkbox"/> Workforce shortages
<input type="checkbox"/> Aging Population	<input type="checkbox"/> Young people leaving the community	<input type="checkbox"/> Limited job training or education opportunities
<input type="checkbox"/> Limited broadband or cell service	<input type="checkbox"/> Inadequate utilities or infrastructure capacity	<input type="checkbox"/> Limited commercial or industrial space
<input type="checkbox"/> Transportation challenges	<input type="checkbox"/> Small local customer base	<input type="checkbox"/> Seasonal economy
<input type="checkbox"/> Dependence on a single industry	<input type="checkbox"/> Economic impacts from regional or national trends	<input type="checkbox"/> Other:

- How important to you are each of the following existing and potential businesses or industries?

Service/Amenity	Least Important	Neutral	Very Important
Basic Amenities (ie grocery, pharmacy, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Value-added agriculture (cheese, meat processing, canning, milling)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Agri-tourism (farm stands, u-pick farms, farm stays)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Auto, tractor, small engine, equipment, or other repair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local artisans and craftspeople	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Construction/ Contracting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home Maintenance/ Housekeeping Services			
Childcare or early education	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Senior services or assisted living	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Medical Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outdoor recreation businesses (guides, outfitters, rentals)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local festivals, markets, or event spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lodging (small inns, cabins, campgrounds)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Light manufacturing or assembly	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Remote-work hubs or co-working spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Technology or trades training facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Renewable energy (solar, wind, bioenergy)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Where should new business development generally be focused? Choose one.

<input type="checkbox"/> West Lebanon	<input type="checkbox"/> Lebanon Springs
<input type="checkbox"/> Mount Lebanon	<input type="checkbox"/> Lebanon Center (east of West Lebanon to the blinking light)
<input type="checkbox"/> Downtown (blinking light to the 22/20 split)	<input type="checkbox"/> Other:

- What is the single biggest economic challenge facing the community?

- What is the greatest opportunity for economic growth?

- What can be done to improve job opportunities in the town?

- How important is the ability to work remotely from town (either at a private residence or a community hub) to you?

1 2 3 4 5
 Not Important Neutral Very Important

- What is the biggest challenge you face if trying to work from home? If you do not work from home, skip this question.

- Do you prefer locally owned and operated businesses, chain businesses, or both?

<input type="checkbox"/> Locally Owned	<input type="checkbox"/> Chain Businesses	<input type="checkbox"/> Both
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- Do you have a problem with franchise businesses (ie, chain businesses owned by local or regional persons or organizations)?

<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> Maybe
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7. Environmental Issues:

- How important is it to protect natural resources?

1 2 3 4 5
Not Important Neutral Very Important

- The town has implemented a number of initiatives to address climate change. What additional measures should the town take to address climate change?

- How important is it to promote sustainable development practices (balancing economic growth, social well-being, and environmental protection at the same time) in town?

1 2 3 4 5
Not Important Neutral Very Important

- How much importance should the town place on the conservation of land?

1 2 3 4 5
Not Important Neutral Very Important

- Which green energy solutions do you think the town should pursue by developing/modifying zoning for private property owners, for town facilities, etc.? Choose one.

<input type="checkbox"/> Solar	<input type="checkbox"/> Wind	<input type="checkbox"/> Water
<input type="checkbox"/> Other:	<input type="checkbox"/> None	

8. Demographics:

- Do you own property in town?

<input type="checkbox"/> Yes – Vacant Land Only	<input type="checkbox"/> Vacant Land & Buildings
<input type="checkbox"/> Yes – Building only	<input type="checkbox"/> No

- Do you own or rent your home?

<input type="checkbox"/> Own	<input type="checkbox"/> Rent
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- Is this your primary residence?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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- Which part of the town do you live in?

<input type="checkbox"/> West Lebanon	<input type="checkbox"/> Lebanon Springs
<input type="checkbox"/> Mount Lebanon	<input type="checkbox"/> Lebanon Center (east of West Lebanon to the blinking light)
<input type="checkbox"/> Downtown (blinking light to the 22/20 split)	<input type="checkbox"/> Other:

- How long have you lived in the town?

<input type="checkbox"/> Less than 5 years	<input type="checkbox"/> 5 to 9 years
<input type="checkbox"/> 10 to 14 years	<input type="checkbox"/> 15 to 19 years
<input type="checkbox"/> 20 or more years	<input type="checkbox"/> I am not a resident

- What is your age range? **Optional**

<input type="checkbox"/> Under 18	<input type="checkbox"/> 18 to 25
<input type="checkbox"/> 26 to 35	<input type="checkbox"/> 36 to 45
<input type="checkbox"/> 46 to 55	<input type="checkbox"/> 56 to 65
<input type="checkbox"/> 66 to 75	<input type="checkbox"/> Over 75

- Are you employed? **Optional**

<input type="checkbox"/> Yes – On Site Employment (at an office)	<input type="checkbox"/> Yes - Remotely
<input type="checkbox"/> Yes – On Site Employment and Remotely	<input type="checkbox"/> Retired
<input type="checkbox"/> Unemployed	<input type="checkbox"/> Other:

- How far away is your place of employment from your residence? **Optional**

<input type="checkbox"/> Under 5 miles	<input type="checkbox"/> 6 to 10 miles
<input type="checkbox"/> 11 to 15 miles	<input type="checkbox"/> 16 to 20 miles
<input type="checkbox"/> 21 to 25 miles	<input type="checkbox"/> Over 25 miles

- Are you self-employed? **Optional**

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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- Do you own a business in town?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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- Do you have or raise school-aged children?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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- Are you a second home owner in New Lebanon?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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- Do you own a short term rental in town?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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- What are your interests or hobbies (e.g. outdoor activities, crafting, what do you like to do in your spare time?)

- Which local community organizations do you currently belong to?

- Which local community resources or facilities do you currently use?

All surveys should be returned to the Town Clerk's office or the Library by March 6th.

