

## Assessor (Patterson)

Exemptions –

Reminder all exemption renewals and new exemptions are due by March 1, 2026

Each year, the Town Assessors work with New York State in a review process called the **Pre-decisional Collaboration (PDC)**. This is when the assessor and the State look at the real estate market together and compare notes on how property values have changed over the past year and how they compare to the assessment roll. For this review, the “year” runs from July 1 through June 30.

Our market area includes **Hillsdale, Austerlitz, Chatham, New Lebanon, and Canaan**. After reviewing sales from this area, both the Town and the State agreed that residential property values for that area increased by **about 5%** this past year. This is on top of the **5% increase** the year before. In other words, looking at **Sales**, the market has gone up roughly **10%** since our last revaluation in 2024.

The State uses these market changes to adjust sale prices so they can compare them fairly to our assessments. They also compare our assessments to their computer model (called **CAMA**, or Computer Assisted Mass Appraisal). These comparisons help determine whether our SUBJECT parcel assessments are keeping up with the market. (Not just the assessments on the Sales.) The CAMA shows Assessments vs predictive models around 85% of Full Market Value.

For this year:

- Our **sales ratio** is about **89.28**
- Our **CAMA ratio** is about **84.93**

These numbers show how our assessments compare to current market values. If the numbers fall within a certain range, the Town can still certify that we are assessing at **100% of market value**, as we did last year. This year, however, and as predicted, our numbers are **well below** that range. The market has continued to rise, but our assessments have not kept pace.

Because of this gap, an **Update** was necessary to bring assessments back in line with actual market conditions. I am working on the update, the changes range from **8% to 20%**, depending on the property.

The update increases the overall assessment roll by about 11%. When the roll increases, tax rates typically decrease because the same levy is spread over a larger base. If budgets remain stable, we expect tax rates to adjust downward by roughly the same amount.

This update ensures transparency, and compliance with State standards, and it keeps our assessment roll aligned with what properties are actually selling for in our area.

Notices of new assessments will be mailed around the last week in April.

## **Building Department (Patterson)**

No report

## **CAC, Climate Smart & Enviro. Management (Powers)**

**CAC (Includes Water/Wastewater Feasibility Study Update):**

Wastewater Feasibility Study -- we are awaiting the report

DWSP2 update - We are meeting with a new-to-us NYSDOH Drinking Water Specialist, Alyssa Bement, who assists with DWSP2 and helps guide progress and may help us with looking for funding for testing. Martin Zartarian, one of our long-time NYSDOH contacts partners at the Bureau of Water Protection, checked in with us and commended us on our continuing testing and research into New Lebanon water issues. He says virtually no town he has worked with has done what we have. We are ready to test downgrade of oil spill in the Springs and are working with the insurance co and DEC

Trees for Tribs update - Had a preliminary conversation with Danielle Patterson and we will soon meet with the new Rec Committee to see how to manage the plantings, etc. Discussed stream erosion mitigation. We also started talking about ways to involve school kids in conservation work in the park and Danielle mentioned bird house building. Understanding the different needs of songbirds, different types of housing and placement, has a lot of potential for community building in the park. All tubes will be removed this spring and we will trim many of the plants. The moving of some plants is still likely to happen once the CAC committee (and perhaps Rec Committee) goes out to assess once snow is leaving.

Peg continues to attend Planning Board meetings and we look forward to Comp Plan survey returns as we work with ZRC. We will update OSI and get that to the ZRC for inclusion in the upcoming Comp Plan Update

Bob Gilson resigned from the CAC and we greatly appreciate his time spent.

Since we currently have so few members and folks are very busy, we anticipate looking at smaller projects as we continue the DWSP2 work and Tree and Shrub work in the park

**CSC:**

No report

**EMC:**

No report

## **Fire, Law Enforcement, Emergency (Powers)**

Fire Calls and Activities – January 2026

- 1/7/2026 Mutual Aid 7 people 36.33hr
  - 1/7/2026 Alarm Activation 5 people .20hr
  - 1/10/2026 Indoor Fuel Odor 5 people 6.6hr
  - 1/11/2026 AAPI 11 people 12.43hr
  - 1/12/2026 Drill 9 people 18hr
  - 1/19/2026 Alarm Activation 8 people 2.13hr
  - 1/19/2026 Drill 6 people 6hr
  - 1/20/2026 Alarm Activation 2 people .32hr
  - 1/20/2026 Wires Down 5 people 6.35hr
  - 1/22/2026 Alarm Activation 3 people 1.15hr
  - 1/25/2025 Chimney Fire 9 people 9hrs
  - 1/25/2026 Stand by 3 people .51hr
  - 1/26/2026 Vehicale Fire 6 people 8.04hr
  - 1/26/2026 Indoor Fuel Odor 2 people 1.08hr
- 81 people 108.14hr

- Mutual Aid- 1
  - Standby-1
  - AAPI-1
  - Alarm activation – 4
  - Indoor fuel odor – 2
  - Chimney fire – 1
  - Vehicale fire – 1
  - Wires Down - 1
- 12 alarms

- Drills – 2

## **Highway (Amlaw)**

No report

## **Historian & LVHS (Amlaw)**

**Historian:**

No report

**LVHS:**

No report

## **Shaker Preservation (Tipograph)**

No report

## Justice Court (Tipograph)

No report

## Library (Amlaw)

No report

## Buildings, Parks & Recreation (Patterson)

### Buildings:

No report

### Parks:

The ice skating rink will not be opening this year due to repairs needed on the cracks in the pavilion floor and scheduling issues. We will work diligently to get everything in place to open the ice skating rink again next year.

Once we get some more reliable decent weather projects in the park will resume, but until then hopefully we can all enjoy the snow!

### Recreation Commission:

The newly restructured recreation commission held their first meeting this month. After one newly appointed member put in their resignation, the town board will consider appointing someone to fill the vacant seat at this upcoming board meeting. Over the coming months, parks staff, the park liaison and the recreation commission will work together to discuss ongoing projects as well as beginning a long term maintenance plan for the park.

## Community Center & Events Committee (Tipograph)

### Community Center:

January 2026 Community Center:

Free Store	745
Game Room	224
Senior (1)	76
Tai Chi (3)	86
Jam (1)	15
Yoga (4)	65
Meditation (4)	9
Blood Drive	24
Potluck	43
<b>TOTAL</b>	<b>1244</b>

Columbia Kitchen meals delivered 260

\*\*We had to close on Sunday January 25 due to the snowstorm and Tai Chi was cancelled on that Monday as well.

This month we introduced a Tai-Chi class led by Kris Cottom. The response was so overwhelming that Kris had to add a second class to accommodate everyone. They meet every Monday at 11:30 and 1:00. Classes run through March 9th.

Despite the frigid temperatures, we had a nice showing for our first Potluck of the new year. 43 people braved the cold to gather for a community meal and it was great! Next one is Valentine's Day and we hope it's a wee bit warmer.

Our Community Fridge gets filled on Tuesdays (40 meals) and Thursdays( 25 meals) and all meals get taken. The meals have been a HUGE help to those in need. Thank you Columbia Kitchen!!

There were no private parties this month.

We'd like to thank everyone at the Town Garage for clearing our parking lot during every snow event. We'd also like to thank Mike for clearing out all of our entryways and keeping them clear throughout the days when we have snow and ice. You are all very appreciated!

#### **Events Committee:**

The newly named Community Events Committee did not meet this month. Our first meeting this year will be in March. We've had a couple of people send letters of interest to join the committee. Hopefully, they can be appointed at the February TB meeting, in time for them to join for the first committee meeting.

I contacted the town clerk about changing out email addresses to reflect the name change, I requested me keeping this email for a calendar year to transition to the new one. The rest of the recreation email can be re-assigned.

## **Seniors (Tipograph)**

The Office for the Aging meet and discussed issues that Nina presented. The Council approved the cost of each Meal from the meal program to remain at \$4. Nina has started Grab and Go meals and increased the number of residents receiving freezer meals. A grant from The Bank of Greene County has been applied for to assist with home repairs for Seniors. February is Nutrition month, Nina and Amanda are working on some ideas to encourage healthy eating, see the OFA website. Attached is a page of grafts that give information about what the OFA has been doing.

New legal services have been contracted with OFA to be served by the Legal Aid Society of Northeastern New York.

The survey has been collated and Steve and Joyce (the co-chairmen for the Advisory Council) will be reviewing it and bring the results to the meeting in March.

Discussion was held on the proposed Seniorscape resource project. Members of

the Council brought ideas to the table. The Council will continue to work on the project.

The Council by-laws are being updated.

Supervisor Collins asked members to participate in their town Comprehensive plans and to encourage their friends and neighbors to do so also.

Lebanon Valley Seniors will meet once this month. They start meeting twice a month in March. On Facebook and the Web site is a list of activities and trips.

## **Volunteers (Tipograph)**

No report

## **Traffic Safety (Patterson)**

In addition to the written report below, please see graphs at the end of this document

The committee reviewed reports sent in by the County and State Departments of Transportation. The committee will be setting up a Facebook page to keep the public informed about reports sent to them. Discussion was held about the NYS Transportation Master Plan. DOT is committed to working with local officials and transportation stakeholders to ensure that decisions in transportation benefit and serve the needs of individuals and communities statewide. Ben Perry reported that the CHIPS funding in the state budget remains the same. He plans to attend the Advocacy Day and along with others are requesting an increase in those funds. Pete will also be attending.

## **Zoning Re-write Committee (Powers & Amlaw)**

SURVEY SAID!

If you're old enough to get that reference, join the Seniors Group.

The Comprehensive Plan Community Survey was released with the Town Newsletter. It is also available online, and in various town locations. The committee is looking forward to tabulating the results in March. There is discussion whether to release the survey results in advance of issuing the Plan - more to come on that. Progress is also being made in updating the more descriptive portions of the 2021 Plan as well as assessing the level of achievement of the initiatives put forward in that plan. The Committee also agreed to use the 2020 census data for any demographic analysis, as opposed to the 2023 data set released by the Census Bureau. The margin of error in the 2023 data set is seen by members as too large for comfort. We are also uncomfortable with the 2020 data but it is at least the official data set.

As noted previously, once the survey results are tabulated, Committee members will hit the road engaging established community groups in conversations about what the

data says to them and obtain their views of what is important as the Town plans for the future.

## **Walkable Downtown Committee (Powers & Houghtling)**

[Meeting Minute Notes – 1/27/26 – Online:](#)

### Attendance:

Tistrya Houghtling

Michael Deegan

Josh Young

Tony Murad

Corey Stall until 7:00

Ingrid Benson until 7:30

Don Adams

Jared Anderson

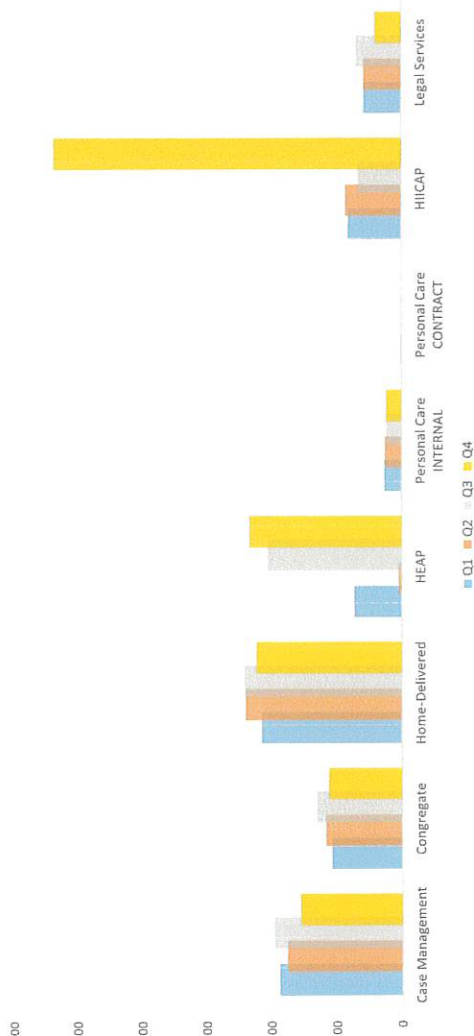
- Tistrya gave a brief recap on the original TAP application, the request and approval with stone dust in the application.
- Town Board approved a switch to asphalt, but not to extend to the park. The approval was for the following:
  - Increase from stone dust to asphalt anticipated to cost \$300,000 of which 20% would be a Town match (\$60,000).
- After Town Board voted to apply for TAP Grant for the \$300,000 change to asphalt, we found out that the TAP grant minimum application is \$500,000 in federal funds, meaning the Town's share will need to be an additional \$125,000 (total of \$625,000)
- CM noted DOT's email regarding the use of asphalt and the potential liability associated with failure of the asphalt and ADA compliance in the future.
- CM should attend the next Town Board meeting to answer any questions related to TAP/additional funding. It was later decided that we would not need to attend this meeting, but when the preferred alternative is identified by the committee.
- The question was asked if NYSDOT has been approached about capital funds related to safety issues? NYSDOT was approached for their input on approach to improve the corridor and their recommendation was to prepare a plan and pursue a TAP grant, which we did. No safety issues within our segment from prior safety history.
- DOT has been approached in the past about traffic calming, and formal requests to lower the speed limit – no results.
- It was requested to consider having another public meeting to gain momentum toward a bigger corridor project.
- The committee requested that Creighton Manning evaluate the following:
  - Reduce south side to Community Center to Midtown Mall, one crosswalk near Blueberry Hill. What would the cost be for asphalt and concrete for the remainder of the project?
  - Evaluate the cost implications of not moving the curb.

- See Nassau in Rensselaer County on US 20, check lane widths, check functional classification for comparison.
- Park to School section has children using the shoulder, can this be incorporated? Not part of original TAP application. Can we identify safety needs where more funds could be allocated? Maybe Hinchey/Barrett funding could supplement.
- Connection from school to park on the "old rail trail" as a Phase 2 – may require easement or eminent domain from private owner.
- Committee consensus is not to apply for 2<sup>nd</sup> TAP grant at this time – no need to attend February 10, TB meeting, but future meeting when options are ironed out (March time frame) - committee's recommendation to the Town Board is to stay within the current budget, upgrade to asphalt and make other changes to the scope of the project to keep the upgrade to asphalt within the current budget.
- CM to submit options for changes to upgrade to asphalt and stay within current budget, with costs by February 20 to the committee for review - then present to the Town Board with options for changes and the committee's recommendation at the March 10th TB meeting.
- Next meeting 2/24/26 at 6:30pm online.

# Office for the Aging Quarterly Report 2025

CLIENTS SERVED	Q1	Q2	Q3	Q4	Totals
Case Management	188	176	197	156	717
Congregate	108	117	131	112	468
Home-Delivered	215	240	242	223	920
HEAP	73	5	206	234	518
Personal Care INTERNAL	27	26	24	24	101
Personal Care CONTRACT	2	1	1	1	5
Farmers' Market Coupons	n/a	n/a	1,500	n/a	1,500
HIICAP	82	86	67	537	772
Legal Services	58	58	70	41	227

Clients Served 2025



UNITS OF SERVICE	Q1	Q2	Q3	Q4	Totals
Case Management (Hours)	374	305	318	270	1,267
Congregate (Meals)	2,074	2,109	2,472	2,189	8,844
Home-Delivered (Meals)	14,251	15,260	14,595	14,139	58,245
Personal Care INTERNAL (Hours)	451	555	557	440	2,003
Personal Care CONTRACT (Hours)	30	18	30	18	96
Transportation (Trips)	1,801	1,701	1,989	1,842	7,337

UNITS

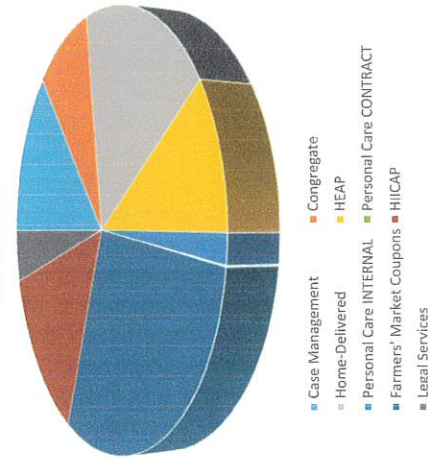
WARTLEST	Q1	Q2	Q3	Q4
Personal Care	1	3	4	7

HEAP 25-26 Season	Total
Apps Processed	467
Expedited	41
1st Emergency	2
MSP Screens	24

Grab & Go Meals	Total
November 1-December 31, 2025	264

Emergency Heat Assistance	Total
November 1-December 31, 2025	13

2025 Clients Served



2025 Units of Service

