

Assessor (Patterson)

No update

Building Department (Patterson)

See report at end of this document.

CAC, Climate Smart & Environmental Management (Powers)

CAC:

DWSP2 with NYSDOH – We are still in consideration for some free stream testing from DEC via our NYSDOH DWSP2 coordinator. Also with our coordinator we are pursuing a septic study for the Business corridor (to start with) however State records begin in 1985 -- we are looking at how old the properties are in the business district but our initial quick assessment is many pre-date then. We still have no source to help continue free testing.

CEA for KNOB AND BOG -- work in progress with aim to have a draft late summer

SHATFORD PARK -- almost all the tubes are off the plants and we are weeding and staking and stabilizing the plants. There is some invasive fragmites in the stream that is actually somewhat beneficial (holding the bank together) but with Rec Committee we will knock it down. While there are many sedges and other plants growing on the stream banks, many are holding the bank together. We will try to weed out invasives. The Rec committee can use more volunteer gardeners to help!

WASTEWATER UPDATE -- We are continuing our conversations with property owners. We are working with our lawyer and our engineer to finalize the petition language and therefore the timetable set last meeting is changed since we do not have petitions to sign. We are working with the engineer to develop answers to the questions we have been collecting from TB members, property owners, and members of the public.

CSC:

Although the CSC battery recycling program has been very successful with over 1600 pounds recycled since we started, our plastic recycling program has really taken off. In half the time, residents collected over 2000 pounds of plastic that was turned into the Trex company to be recycled into their decking products. Last year the Town qualified for and received a Trex bench, made from recycled plastic, after reaching the goal of 1000 pounds recycled in a year. It has been set up outside the Community Center.



In the last few weeks, members of the CSC, CAC & Planning Board completed a three-day Land Use Leadership training program sponsored by the Flood Resilience Network and Pace University. A RISE (Resilience Implementation & Strategic Enhancements) Assessment Tool was created for the town. It will be utilized to evaluate New Lebanon's ability to mitigate and adapt to potential flood situations. A copy of the RISE report can be found on the CSC website.

EMC:

No update

Fire, Law Enforcement, Emergency (Powers)

No update

Historian & LVHS (Amlaw)

Historian:

No update

LVHS:

The late April clean-up at St. Joseph's Cemetery in Lebanon Springs was a great success, with perfect weather and an energetic group of volunteers clearing debris and uncovering buried stones. Research on the people buried there continues and we hope to have a program ready later this year or early in 2027.

In May we again staffed a table at the Hoosick History Fair in Hoosick Falls, giving us the opportunity to promote New Lebanon history (and New Lebanon) to the roughly 20 other organizations represented and all the people who came out on another perfect day to also check us out and to enjoy the 1780s re-enactors, the trolley tour of the village and the Bennington Battlefield.

The May LVHS program was the first in our series to commemorate the 250th anniversary, and discussed the Mohican contributions to the American struggle for freedom. It drew a standing-room-only crowd to the Town Hall and we've gotten a lot of very favorable feedback from people who attended and regrets from people who couldn't make it asking about a possible encore.

For June, we are presenting historical interpreter Phyllis Chapman, who will show us the roles women played in the American Revolution by re-creating several historical figures involved in the various aspects of the war. The program will take place at 2:00pm on Sunday, the 21st at the Town Hall and will be a nice complement to Father's Day.

On Sunday the 5th of July, the LVHS will be hosting a Patriotic Community Picnic at the pavilion at Shatford Park starting at noon, featuring Wally Stock playing and talking about patriotic songs popular over the past 250 years, a reading of the Declaration of Independence, free burgers, hotdogs and beverages, and family-friendly activities. People attending will be encouraged to bring a side or dessert to share. We'll be releasing more details as we approach the date.

Shaker Preservation (Tipograph)

No update

Library (Amlaw)

No update

Buildings, Parks & Recreation (Patterson)

Buildings:

Repairs continue on the highway Garage as a result of this winter's fire

Parks:

Work on the playground continues and is still expected to be completed in time for the summer youth program. Workdays for the Skatepark will be happening soon. Please reach out to the park liaison, Chris Patterson or the Recreation Commission if you are interested in helping out in the park. Waivers are available for anyone, including minors. Volunteers are welcome and we would love to have the help!

Recreation Commission:

The Recreation Commission is planning on painting the exterior of the tennis court bathrooms within the next month. Weed whacking and trail maintenance has continued

in the park. The Recreation Commission didn't have enough members available to hold their May meeting, and their next meeting is June 16 at 5 PM.

Community Center & Events Committee (Tipograph)

Community Center:

Rental 1 (\$200)	40
Seniors (2)	134
Jam (2)	33
Comm. Forum	60
Dance Exercise for Seniors(4)	6
Tai Chi (4)	48
Yoga (3)	45
Iyengar Yoga(3)	36
Sound Bath Session	5
Game Room sign ins	187
Free Store	841
BNL Fundraiser head count	100 (this is an approximate, they didn't have an exact but they raised \$1900!)

Total 1535

Total Rental Revenue \$200

Columbia Kitchen Meals 260

Please swing by and take a seat at our new outdoor Trex bench! This is the bench the town won for all of the recyclable plastic bags our residents drop off at our designated locations. Go New Lebanon!

Thank you to newcomer Debbie Gordon for providing a free Crystal Bowl Sound Bath Session to the community free of charge.

The BNL Booster Club held a very successful spaghetti dinner/silent auction fundraiser on the 18th. We always enjoy teaming up with this very well-run organization and we look forward to many more.

The first ever Community Forum was held on the 21st and was very well received.

Events Committee:

We had two events in May, a Newcomer's meet and greet on 5/30 and a Bog Paddle in 5/31, both were well attended and many people made new friends at both!

We have a walk on the Shaker Museum trails planned for June 14th and a pickleball clinic for June 28th.

In July, we have a walk on the Shaker Swamp trails on July 5 and another Newcomers event on the 18th.

Seniors (Tipograph)

The senior programs around the County are going strong as the weather becomes more cooperative. The OFA Web site is updated regularly about upcoming events. Work on the printing of the survey results continues and the development of a County wide directory of Senior services. A representative from Neighbors of Northern Columbia County is speaking with Tistrya regarding a time to speak about their program to the Town.

Lebanon Valley Seniors: Our plans to march in the Memorial Day parade were rained out but some of us attended the program in the pavilion instead. We had a nice program put on by Angel's Trumpet in May. Ashley showed us how to make flower arrangements and then raffled off the three she made during the demonstration. Our June programs includes learning more about the 250th birthday events in the County and a program celebrating the veterans of our town. There is no meeting on July 3rd due to the Independence Day holiday.

Traffic Safety (Patterson)

The starting date for the repaving of Rt 22 N has been delayed until the end of June. All repaving start dates have been adjusted in the County. Thanks to the governor's pothole filling program the potholes have been filled on the State roads. I see them being also filled on the county and town roads also.

A copy of the minutes of the meeting has been sent to Chris Patterson and Pete McCagg, Highway supervisor.

More money was added to the CHIPS funding program; Pete will be getting a notice on exactly how much more the Town will receive.

Be aware that other upgrading projects have started in the County and watch for signs directing traffic as you travel our roads. If you are a bike rider and use the Empire bike trail you will see new signage and a police presence around the Kinderhook area.

Outreach & Marketing & Communications Committee (Tipograph)

The Outreach, Marketing & Communications Committee held its first Community Forum at the New Lebanon Community Center on May 21. About 60 people attended including members of the Town Board, Planning Board, Zoning Board of Appeals and many committee chairs. We appreciated the Town's support and were appreciative of those who asked questions in person or online and those who were present to answer them. We will be having a debrief to go over what worked and what didn't at our next meeting on June 15. The recording via Google Meets presented some challenges we hope to

have worked out by our next Community Forum. The committee has not yet decided on time or place for the next forum as of this report.

Zoning Re-write Committee (Powers & Amlaw)

The committee unanimously recommends that the Town Board appoint JoAnna Phillips to the committee. JoAnna was the only person to submit a LOI, which is disappointing, however we appreciate her interest and are not concerned that her social media presence will in any way adversely affect the committee's work.

A Review of the 2021 Comprehensive Plan Update Goals has been posted to the website. The review summarizes the accomplishments made as against the goals, subgoals and strategies set forth in the 2021 Plan Update. While not all of the varied recommendations have been realized, a substantial number have. The committee will assess which of the "undone" or partially done items will be carried forward into the current plan update.

The summary (110 pages, if that can be called a summary) of the community survey, using Chat GPT, is ready for posting. It is the committee's wish to post the summary along with the raw data, which is contained on a rather large spreadsheet. We are working with the town webmaster to transform the spreadsheet into non-modifiable form. We expect that both the summary and the raw data will be posted very shortly. We will then work with Marcie to publicize that, as well as the Review document.

Once the summary and spreadsheet are posted, committee members will reach out to various community groups to obtain their take on both survey results and generally their views of the vision and goals for the Town.

Finally, as chair, I'd like to recognize the contributions being made by committee members. Some have taken on large projects and delivered quality products. Others have critically reviewed and offered productive comments on drafts. It is a diverse group that has shown nothing but respect for each other.

Walkable Downtown Committee (Powers & Houghtling)

No update

Landfill (Powers & Houghtling)

See attached memo from Barton & Loguidice with update on the landfill closure

Year to date (06.02.26) – Building Dept. Intake Activity

Permit number	Municipal address	Property ID	Category	Work type	Work target	Applicant	Owner	Status	Submitted date	Issued date
Z-2026-001	36 OLD ROUTE 20	104800-20-1-5	Zoning	New	Change of use	Emily Gamble Lawrence E. Howard, Esq	Michael Patten	In review	1/6/26	
CO-2026-001	703 US ROUTE 20	104800-19.4-1-2	Records Search Fire Safety/PMC Inspection					Re-issue permit	1/13/26	
A-2026-001	438 US ROUTE 20	104800-19.2-1-43	Fire Safety/PMC Inspection	Annual	Commercial Buildings	Delores Meissner	Delores Meissner	Permit issued	1/15/26	12/18/25
A-2026-002	94/101/102 DARROW	104800-29-1-17	Fire Safety/PMC Inspection	Annual	Commercial Buildings	John Pellerin	John Pellerin	Permit issued	1/15/26	12/22/25
NR-2026-003	684 US ROUTE 20	104800-19.1-1-39.3	Fire Safety/PMC Inspection	Non-residential		Chuck Geraldi	Chuck Geraldi	Permit issued	1/15/26	12/30/25
MHP-2026-001	1089-1116 US ROUTE 20	104800-8-2-45	Mobile Home Park	Renewal		Amy Kroboth	Amy Kroboth	Submitted	1/21/26	
MHP-2026-002	WINSLOW	104800-8-1-9.200	Mobile Home Park Fire Safety/PMC Inspection	Renewal		Kristin Northrop	Kristin Northrop	Submitted	1/21/26	
NR-2026-004	492 US ROUTE 20	104800-19.2-1-48	Inspection	Non-residential		Michael Carey	Michael Carey	Finished	1/29/26	1/1/26
BP-2026-005	14780 STATE ROUTE 22	104800-10.3-1-20	Heating/Cooling	New	Generator	T. Webber	Richard Mayer	Permit issued	2/3/26	2/10/26
BP-2026-006	523 US ROUTE 20	104800-19.2-1-56	Other structures	New	Other	Nicholas Conveney	Tristya Houghtling	Permit issued	2/11/26	3/3/26
CO-2026-002	126 TEMPLE	104800-9-1-29.220	Records Search			Jessica Iannace		Permit issued	3/3/26	3/3/26
BP-2026-007	123 CEMETERY	104800-19-1-11.1	Accessory structures	New	Pole Barn	Wendy Wu	Wendy Wu	Permit issued	3/12/26	3/12/26
BP-2026-008	597 COUNTY ROUTE 5A	104800-2-1-5	Residential building	Remodel	Single-family dwelling	Robert McKeever	Robert McKeever	Permit issued	3/12/26	3/12/26
BP-2026-009	94/101/102 DARROW	104800-29-1-17	Institutional building	New	Other	Trustees Board	Trustees Board	In review	3/17/26	
BP-2026-010	118 DERMODY	104800-29-1-68.110	Residential building	Re-roof	Single-family dwelling	Robert Phelps	Dolan Kevin	Permit issued	3/25/26	3/25/26
BP-2026-011	38 ADAM'S CROSSING	104800-8-2-25	Residential building	Remodel	Single-family dwelling	Ryan Link	Ryan Link	Permit issued	3/25/26	3/25/26
CO-2026-003	33 DERMODY	104800-29-1-25	Records Search			Talia Spierer Mark Baumli, Mark Baumli		Permit issued	3/25/26	3/25/26
Z-2026-002	94 LOVERS LN	104800-19.2-1-7	Zoning	New	Fence		Mark Baumli	Permit issued	3/25/26	5/6/25
BP-2026-012	2093 COUNTY ROUTE 5	104800-28-1-57	Residential building	Addition	Single-family dwelling	Gaston Robert	Lindsay Robert	Construction started	3/27/26	3/31/26
BP-2026-013	538 US ROUTE 20	104800-19.2-1-69	Driveway	New	Other	Josh Young	Josh Young	Permit issued	3/30/26	3/30/26
BP-2026-014	954 US ROUTE 20	104800-18-1-15.200	Zoning	New	Home Based Business	Hunter Metzler Francis & Jennifer Lindop	Hunter Metzler	Submitted	4/2/26	
MF-2026-015	1 BEACON HILL	104800-28-1-29.3	Residential building Fire Safety/PMC Inspection	Remodel	Single-family dwelling	Bill Black	Francis & Jennifer Lindop	Permit issued	4/2/26	4/7/26
MF-2026-016	1605 US ROUTE 20	104800-7-2-22	Fire Safety/PMC Inspection	Multi family dwelling		Bill Black	Bill Black	Submitted	4/6/26	
BP-2026-017	1606 US ROUTE 20	104800-7-2-17	Inspection	Multi family dwelling		Bill Black	Bill Black	Submitted	4/6/26	
CO-2026-004	954 US ROUTE 20	104800-18-1-15.200	Residential building	New	Single-family dwelling	Hunter Metzler	Hunter Metzler	In review	4/7/26	
BP-2026-018	3687 COUNTY ROUTE 9	104800-17-1-31.200	Records Search			Jessica Lannace		Permit issued	4/13/26	4/13/26
BP-2026-019	WINSLOW	8-1-9-200	Accessory structures	New	Deck	Peter Bidwell	Kristin Northrop	Permit issued	4/30/26	4/30/26
BP-2026-020	611 US ROUTE 20	104800-19.4-1-16	Residential building	Re-roof	Single-family dwelling	Angie Stalker	Angie Stalker	Permit issued	4/30/26	4/20/26
OP-2026-020	565 US ROUTE 20	19.4-1-26	Operating Permit Fire Safety/PMC Inspection	New	Mobile food preparation vehicle	Kari Murad	Kari Murad	Permit issued	4/30/26	1/1/26
A-2026-021	550 US ROUTE 20	19.2-1-73	Commercial Buildings	Annual	Commercial Buildings	Michelle Hoffman	Michelle Hoffman	Submitted	4/30/26	

A-2026-022	501 US ROUTE 20	Fire Safety/PMC Inspection	Annual	Commercial Buildings	Shio Xiling Wu	Lori Bashour	Submitted	4/30/26
A-2026-023	515 US ROUTE 20	Fire Safety/PMC Inspection	Annual	Commercial Buildings	Manjee Godfrey	Michael Carey	Submitted	4/30/26
A-2026-024	194 DARRROW	Fire Safety/PMC Inspection	Annual	Commercial Buildings	Jerome Sherda	Jerome Sherda	Submitted	4/30/26
NR-2026-025	1232 US ROUTE 20	Fire Safety/PMC Inspection	Non-residential Multi family dwelling	Non-residential Multi family dwelling	Harry Hicks	Harry Hicks	Submitted	4/30/26
MF-2026-026	14004 STATE ROUTE 22	Fire Safety/PMC Inspection	Non-residential	Non-residential	Patricia Joseph	Patricia Joseph	Submitted	4/30/26
NR-2026-027	492 US ROUTE 20	Fire Safety/PMC Inspection	Non-residential	Non-residential	Amy Coltery	Amy Coltery	Submitted	4/30/26
A-2026-028	502 US ROUTE 20	Fire Safety/PMC Inspection	Annual	Commercial Buildings	Chris Jansson	Michael Carey	Submitted	4/30/26
A-2026-029	589 US ROUTE 20	Fire Safety/PMC Inspection	Annual	Commercial Buildings	Paul Smith	Paul Smith	Submitted	4/30/26
NR-2026-030	683 US ROUTE 20	Fire Safety/PMC Inspection	Non-residential Multi family dwelling	Non-residential Multi family dwelling	Joseph Darcy	Joseph Darcy	Submitted	4/30/26
MF-2026-031	44 SPRING HILL	Fire Safety/PMC Inspection	Non-residential	Non-residential	William Ingwerson	William Ingwerson	Submitted	4/30/26
NR-2026-032	170 OLD POST	Fire Safety/PMC Inspection	Non-residential	Non-residential	Marcie Robertson	Marcie Robertson	Submitted	5/1/26
NR-2026-033	14755 STATE ROUTE 22	Fire Safety/PMC Inspection	Non-residential	Non-residential	Marcie Robertson	Marcie Robertson	Submitted	5/1/26
BP-2026-034	100 TEMPLE HILL	Residential building	Re-roof	Single-family dwelling	Elizabeth Madigan	Elizabeth Madigan	Permit issued	5/5/26
BP-2026-035	4615 COUNTY ROUTE 9	Residential building	New	Single-family dwelling	Michael LeForest	Meagan & Greg Pugh	Permit issued	5/5/26
Z-2026-004	1420 US ROUTE 20	Zoning	New	Residential	Kristina Jewitt	Michael Jennings, Gary Avanzato	Permit issued	5/5/26
CO-2026-005	21 CEMETERY	Records Search	New	Small Scale	Michael Jennings	Michael Jennings	Permit issued	5/11/26
BP-2026-036	42 PINE RIDGE PL (PRINCIPAL STRUCTURE ON PROPERTY IS 33 PINE RIDGE PL	Solar	New	Single-family dwelling	Andy Howard	Melinda Davis (Wingate)	Permit issued	5/12/26
BP-2026-037	316 WEST HILL	Accessory structures	New	Deck	Kyle Godfrey	Kyle Godfrey	Permit issued	5/12/26
BP-2026-038	120 LOVERS	Residential building	Re-roof	Single-family dwelling	Jason Smegal	Mark Baurnil	Permit issued	5/14/26
BP-2026-039	844 US ROUTE 20	Electrical	New	Other	Anna Major	Anna Major	Permit issued	5/14/26
A-2026-040	31 MAIN	Fire Safety/PMC Inspection	Annual	Commercial Buildings	Doug Post	Doug Post	Submitted	5/15/26
MF-2026-041	44 SPRING HILL	Fire Safety/PMC Inspection	Multi family dwelling	Commercial Buildings	William Ingwerson	William Ingwerson	Submitted	5/15/26
NR-2026-042	1431 US ROUTE 20	Fire Safety/PMC Inspection	Non-residential	Non-residential	Joe Mauro	Joe Mauro	Submitted	5/15/26
A-2026-043	589 US ROUTE 20	Fire Safety/PMC Inspection	Annual	Commercial Buildings	Paul Smith	Paul Smith	Submitted	5/15/26
MF-2026-044	860 US ROUTE 20	Fire Safety/PMC Inspection	Multi family dwelling	Commercial Buildings	Alan O'Brient	Alan O'Brient	Submitted	5/15/26
MF-2026-045	1103 US ROUTE 20	Fire Safety/PMC Inspection	Multi family dwelling	Multi family dwelling	Amy Kroboth	Amy Kroboth	Submitted	5/15/26
MF-2026-046	1089-1116 US ROUTE 20	Fire Safety/PMC Inspection	Multi family dwelling	Multi family dwelling	Amy Kroboth	Amy Kroboth	Submitted	5/15/26
CO-2026-006	563 COUNTY ROUTE 34	Records Search	New	Change of use	Stacey Davis	Paul Clark	Re-issue permit	5/19/26
Z-2026-005	391 US ROUTE 20	Zoning	New	Fence	Nicholas Clark	Paul Clark	In review	5/20/26
Z-2026-006	844 US ROUTE 20	Zoning	New	Fence	Anina Major	Anina Major	Permit issued	5/22/26
CO-2026-007	14598 STATE ROUTE 22	Records Search	New	Service	Talia Splerer	David Momocchi	Permit issued	5/26/26
BP-2026-047	11 EXTENSION	Electrical	New	Service	fred giffey	David Momocchi	Permit issued	5/26/26
BP-2026-048	2025 COUNTY ROUTE 5	Residential building	Re-roof	Single-family dwelling	Bob Phelps	Jim Carroll	Permit issued	5/26/26

Zoning Complaints additions and updates – 06.02.26

A	B	C	D	E	F	G	H	I	J	K
	Date	SBL#	Property Owner	Subject Party, if dif	Physical Address	Nature of Complaint	Complainant	Investigation notes/pt	Status	
1	10.20.25					Fill and no permit for storage container		Click here	ref to Ceo	
2	2019					Excess unreg vehicles & PMC		see hard copy files	Open	
3	07.16.25					Excess unreg vehicles		Click here	Open	
4	07.30.25					Off Site Signs		Click here	Closed	
5	07.25.25					Advertising as Wedding Venue		Click here	Open	
6	08.01.25					Landscaping Issue		Click here	Closed	
7	08.19.25					PMC, Sanitation, RV Perm housing?		Click here	Open	
8	10.21.25					Suspected tiny homes (ADUs) without a permit		Click here	Open	
9	12.10.25					Principal Use issue		Click here	Open	
0	05.04.26					Deteriorating building and property		Click here	Open	
1	06.16.25					Landscaping Issue		Click here	Closed	
2	06.16.25					Excess unreg vehicles		Click here	Closed	
3	06.16.25					Excess unreg vehicles RV temp housing/PMC		Click here	Closed	
4	07.30.25					Off Site Signs x3		Click here	Closed	
5	08.25.25					Noise		Click here	Closed	
6	08.26.25					Unreg vehicle/PMC		Unfounded Zoning	Closed	
7	09.11.25					Feather Flags & no Comm Team Form		Click here	Closed	
8	09.22.25					Feather Flags		click here	Closed	
9	12.12.25					unregistered cars, living in rv, Rats		Click here	Closed	
10	01.25.26					Work w/o permit		Click here	Closed	
11	02.06.26					unreg vehicles		Click here	Closed	
12	03.16.26					Unreg vehicles		Click here	Closed	
13	03.16.26					Deteriorating building and property		Click here	Closed	
14	05.06.26					Rubbish, Unreg vehicles		Click here	Open	
15	05.14.26					Garbage/Rubbish		Click here	Open	
16	05.19.26					Unreg vehicles		Click here	Open	
17	05.19.26					Rubbish/Garbage		Click here	Open	
18	05.27.26					SPR approval violation		Click here	Open	
19	05.28.26					PMC		Click here	Open	
20	05.30.26							Click here	Closed	

- o Attended Town Board and Planning Board meetings.
- o Reviewed and processed FOIL requests.
- o 2026 Fire Safety Inspections are in full swing.
- o 2026 MHP Inspection coordination
- o Met with Tis and Marcie to discuss clarification on Travel Policy, specifically overnight stays, and provided paperless endeavor update.

Barton & Loguidice, D.P.C.

Memo to: Tistrya Houghtling
Town of New Lebanon
Town Supervisor

Date: 6/04/26

Project No.: 1229.009.198

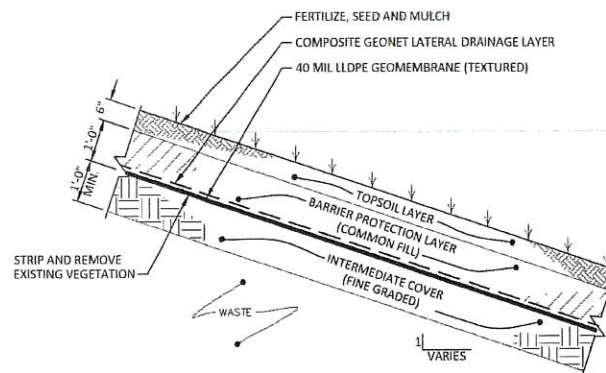
From: Cory J. McDowell, P.E.
Vice President

cc: Steve Powers

Subject: New Lebanon Landfill Closure May 2026 Progress Summary

The following is a summary of the construction activities associated with the closure of the Former Town of New Lebanon Landfill through May 31, 2026.

- Construction activities at the site resumed at the site on May 26, 2026 following the winter shut down.
- The barrier cover soil layer placement and testing has been completed. The Contractor is fine grading the soil to establish the necessary thickness. Drone surveying of the site will occur on June 5, 2026.
- Construction of permanent stormwater conveyance infrastructure on and around the landfill is on-going.
- The Contractor has resumed hauling of soils into the site. The Contractor expects to have four trucks hauling topsoil on a daily basis through June 19, 2026 during construction hours.



Typical Landfill Cap Detail

Activities associated with the landfill cap construction are expected to be completed by the end of June, including all hauling activities. Once topsoil placement is complete, final stabilization of the site with hydroseeding will occur.