

APPENDIX C – WORKSHOP RESULTS

1. Public Planning Workshops Summary
2. Business Workshop Summary
3. Senior Citizens Summary
4. Historical Society Summary
5. Common Vision Elements
6. Common Draft Vision Statement Elements

Results: New Lebanon Planning Workshops

October 2002

Identified Negative Features of New Lebanon

Topic:	# Priority Stickers	# Responses
Eyesores/ garbage		
Clean up Routes 20 & 22 - leaves bad first impression	*****	15
Used/ junk cars (front yards)/ Junk businesses (along roadside)	*****	14
Trailers/ shacks & abandoned buildings	*****	9
Unaesthetic, junky look of town/ unsightly properties	*****	8
Unkempt appearance in business district	**	4
Lack of garbage dump/ roadside trash/ garbage		4
Excessive asphalt (ex: Mid town Mall area - no plantings)		3
Trailer dump on Route 20 in West Lebanon		1
Abandoned trucks buried is bad		1
Two mobile home parks (Ski lodge & Riverdale)		1
Appearance of town "pit stop"		1
Ford billboard before Godfroy's on Route 20		1
Tacky rundown architecture		1
Town hall & other buildings need landscaping		1
Lack of attention to west side of town		1
Pay for trash removal		1
Roads & transportation		
Speed limit through town too fast	*	6
Routes 20 & 22/ yield sign/ not pedestrian friendly/ unsightly	**	5
Route 20 - traffic/ lack of vegetation/ fragmented with different uses		5
Increased traffic/ Lack of traffic control/ Speeding		3
Lack of mass transportation		3
Need light at junction 20 & 5		1
Lack of access to transportation information		1
Road fronts		1
Lovers Lane/ Route 20		1
Roads not pedestrian friendly		1
Mitigate Route 22		1
No blinking light by post office		1
Paving of dirt roads		1
Farm trucks at 5 AM		1
Turning lane center of town		1
Lack of signs		1
Illegal parking		1
Public services, taxes & government		
Lack of sidewalks	**	8
No central place to gather (public common/ community center)		7
Lack of zoning enforcement	*****	7
Lack of senior services & homes (low income)		6
Noise ordinance		5
More planning needed on development/ subdivision	**	4
Library - More hours/ Activities/ Full time librarian		3
Need cell phone access	*	3
Taxes are too high		3
No enforcement of regulations		3
Wrong information/ lack of communication from town officials		3

No activities for youth		2
Reinforce 1965 improve properties	**	2
Blurring of zoning areas	**	2
Schools - Too far apart/ district too small		2
Lack of services		2
No marketing of tourism		2
Lack of town center		2
Lack of well planned commercial area	**	2
No waste (& toxic) pickup		2
Not enough known about town's history/ lack of unity	*	2
Postal routes don't reflect where you live		1
Lack of adult education classes		1
Lack of mail delivery & trash pick up		1
Lack of farmers market		1
Better placement of mobile homes - less obtrusive		1
Industrial areas are not being enforced		1
Need guidelines for new construction		1
Lack of regulations for exterior of businesses		1
Setback regulations		1
No changes in zoning laws that encourage increase in manufactured homes	*	1
Slipshod development		1
Paint colors		1
Lack of planning for building development		1
No sanitary health control over businesses		1
Lack of upkeep of town property		1
Indian foundation		1
Lack of democratic response by town		1
Poor use of town park		1
No local police		1
Lack of services for teens		1
Mediocre quality of schools		1
Questionable support for good education		1
Lack of traffic enforcement		1
Decrease amount of crime		1
Lack of local Chamber of Commerce		1
Lack of central bulletin board	*	1
Poor cousin to neighboring towns		1
No plowing		1
No public water		1
No county services		1
Lack of state services		1
Less government is better		1
Business		
Need pharmacy	*	6
Natalina(e)'s pub or apartments ??		4
Used car lots		2
Need for bank		2
Lack of variety of restaurants		1
Lack of service oriented businesses		1
Downtown economically unstable	*	1
Business appearances		1
Need more small companies		1
Loss of our local farms		1
Smoke shop, tattoo shops		1
Mix of businesses - drug/ off track/ tattoo shop	*	1

Small business can't survive		1
Lack of dry cleaner		1
Lack of industry for tax revenues		1
No movie theater		1
Lack of grocery store competition	*	1
Lack of entertainment		1
No encouragement for business development		1
Better tourism attraction		1
No safe Laundromat		1
No retail diversity		1
Recreation		
Lack of recreation facilities (youth center)/ improved playground		8
Lack of use of swimming pool		1
Queechy Lake Association		1
Tennis courts badly deteriorated		1
No swimming hole		1
Lack of family activities		1
Not enough environmentally conscientious activities		1
No bike paths		1
Commercial development		
No standards for building structures/ architectural elements	*	2
Farms are disappearing	*	1
Mobile homes		1
Improvement process for new businesses		1
Mid Town mall		1
Lack of control (used cars, signs, etc.)	*	1
Flea markets allowed to stay & become permanent		1
Housing prices unaffordable		1
Lax commercial zoning	*	1
No street lights, commercial areas especially		1
Not enough light industry	*	1
Neon signs near residential areas		1
Commercial district unsafe		1
Aesthetics of downtown	*	1
Nuisances		
Speedway - noise/ lack of traffic & pedestrian control/ Regulate/ Garbage/	*****	
Speedway should pay its fare share (tax)		18
Trucks on Routes 20 & 22		2
Bad manure smell (on streets)	*	2
Unauthorized use of land (Speedway - campers)		1
Smell		1
ATV's running over land		1
Parked trucks running		1
Billboards - unsightly/ inappropriate		1
Abandoned trailers not taken away	*	1
Community spirit		
Lack of sense of community/ pride	**	5
Them vs. us mentality/ long time residents & weekenders		4
Lack of cohesiveness, no central theme, no cooperation		2
Lack of community involvement in town matters		2
Not enough community events		2
Lack of notification of meetings		1

Apathy of townspeople in running town & schools 1

Environmental

Light pollution - (high school sports lighting) 2
Too much blacktop, more grass/ tree lined streets 2
Declining air quality/ heat 1
Loss of rural character * 1
Habitat destruction (water resources) * 1
Noise pollution - dirt bikes late at night 1
No more mining 1
Lack of burn control 1
Decreasing green space 1

Other characteristics

Signage issues (aesthetics, traffic safety, too prominent, none to identify town) * 9
Speedway overwhelms town *** 5
Affordable housing (low income) *** 4
OTB, Race track * 2
Deterioration of historical sites 2
Improve the look & feel of the Miracle Mile 2
No reason for full time residents/ young people to come/ stay here 2
Racetrack affect on real estate values 1
The idea that the Speedway is above reproach of any kind 1
Input from long timers 1
Not enough input from town 1
Lack of young volunteers for LVPA 1
Too few people of certain ages (ie 40s & 50s) 1
Visual & sound * 1
PCB's 1
West Lebanon isolation 1
Care of farm animals 1
Spraying - notify neighbors 1
Amount of vandalism 1
No local paper 1
No visiting nurse/ home health 1
Pass through town - no destination * 1
No welcoming sign at town borders 1

Solutions: Ideas to Improve or Mitigate Negative Features

Government

Speedway - Regulate speed/ Do not make town a monetary partner/ Create a noise ordinance/ Limit number of events/ Put up noise barriers/ Amusement tax
Speedway - Noise (mufflers; curtail hours; noise barriers)/ Traffic (patrolmen; light; signs; crosswalk)/ Camping (enforce camping regulations)/ Reduction of real estate values (if other negatives are controlled this will be too)/ Revamp zoning codes
Commercial zones should have strict codes (ex: landscape architecture & sidewalks)
Enforce zoning regulations
Enforce existing rules
Enforcement officer report to town board every month
Enforce sound regulations of racetrack
Easier way to lodge complaints
Visual blight addressed by zoning regulations
Have zoning regulations that don't encourage more development everywhere

Improved & enforced zoning to control approach of Routes 20 & 22
 Better release of information from zoning & planning boards
 Hire full time ZEO professional
 Don't "grandfather" out
 Better coverage by the Independent of Town news
 Post news at Post Office
 Town needs to raise standards for buildings
 Placement of trailer parks should be less conspicuous
 More trees on main roads
 Garbage collection provided
 Sanitation - local contractor with town contract
 More accessible waste and junk disposal but no more junkyards
 Require current technology
 Encourage regional farming - organic (Regional Farm & Food Project - Albany)
 Comprehensive Plan - specific procedures before approved - regulation of water resources/ waste disposal
 Town/ State for safety - grants for improvement, including lighting
 Better organization - places to go, plan
 Traffic lights, reduce speed limit
 Noise regulations, hours
 License all businesses in town and not indefinitely (subject to review)
 Control signs (restrictive signage)
 Add sidewalks to Routes 20 & 22
 Moratorium on used car businesses
 Find a way to motivate businesses to clean up
 Have a review process for business construction
 Allocate more revenues to town
 Change the law to prohibit abandoned buildings
 Look for commercial revitalization grants
 Sponsor "adopt a highway" signs to clean roadways
 Town's history - Publicity/ Develop a brochure/ Tourism bureau/ More signs/ Welcome center/ Kiosk at each
 entrance to town/ Chamber of Commerce
 Beautification Committee to improve looks of town landscaping, sidewalks, street lights, etc./ Land use regulations
 Require percent of new construction \$ to landscaping
 Put head tax on race track & similar businesses
 Lower speed limit
 Increase taxes
 Go to Town Board on new sidewalks
 Get DOT to install signal lights & speed limit
 Improved economics

Services

Centralized senior center (and use same existing site)/ Contact County Department of Aging
 Town mini van for seniors
 Recreation center for kids

Agriculture

Create farmers market
 Encourage alternative farming
 Encourage local school interest in farms
 Have farmers market

Planning

Planning code that is sensitive to aesthetics - uniform codes
 Archway - welcome at both ends of town - gateway to the Berkshires
 Creative engineering for any eyesores & earaches
 Revisit 1965 planning code

Enforcement (ordinances/ site plan review)
Add plantings to conceal businesses
Find location for cell tower without damage to natural beauty
Cluster housing alternatives
Town should have an active role & set specific land uses
Speedway should police roads at their own expense
Identify a town commercial center
The process has to prioritize development so activities are less haphazard
Need a survey of abandoned buildings
Need better approval processes
Need to encourage attractive commercial enterprise
Town should regulate lawn businesses
Need a permitting process for tag sales
Require landscaping in front of trailer parks
Put businesses together

Aesthetics

Buildings not charming to start with
Trees & flowers can be planted
Buffer zone along the road
More enforcement of zoning codes & land use
Restrict billboards
Community beautification project (Shelburn Falls)
Get rid of Hatch Mall & redo

Habitat

More control of land along the wetlands
Restrict building on mountains

Business

Town doesn't take advantage of pass through
Attract aesthetically pleasing businesses
Encourage residents to stay in community
Encourage businesses to clean up their act
Encourage home business
Pharmacy and book store are needed
Need enough good things happening to attract people
Control of temporary businesses
Tax breaks
Attract mini chopper or larger super market
Interaction among businesses

Housing

Find a developer for garden apartments or trailer parks on secondary roads
Have low-income housing encouraged with tax breaks

Identified Positive Features of New Lebanon

Topics:

Cultural/ Historical

Shaker atmosphere (museum restorations)	****	14
Historical resources	*****	14
Cultural events	*****	10
Tannery Pond - opera, musical events	*	8
Theater Barn		4
Darrow School		4
Diversity		3
Historical society		3
Shuji's		2
Tilken Mansion		2
Beautiful buildings		1
Douglas House		1
Rickey site		1
Numerous antique centers		1
Historic & beautiful churches	*	1
Barns that could be refurbished		1
Railbed through town (possible rails to trails)		1
Union Free School		1
Local authors		1
Indian Head Monument		1

Small town feel/ open space

Scenic views/ beautiful	***** **	25
Rural character (small farms, rural roads, gardening)	*****	19
The neighbors/ nice people	****	15
Open spaces	**	4
Peace & quiet/ tranquility	***	4
Small town feeling	*	3
Sense of community		3
Low crime rate	*	2
Unpretentiousness		1
Occasional odor of manure		1
It's not the Hamptons!		1
Slower pace		1
Low traffic congestion		1
Not over loaded with population		1
Bison on West Street & 5 acre zoning		1
Concerned citizens		1

Location

Central location	*****	10
Proximity to Berkshires/ Albany	****	6
Routes 20 & 22 - a cross roads	*	3
Route 20 is a gateway/ improved over 20 years		2
Proximity to tourist areas/ activities		2
Easy commute distance	*	2
Access to ski areas		1
Easy drive from Manhattan		1
Easy turnpike access	*	1
Proximity to Queechey Lake		1

Last exit on NYS		1
“Hamptons” of Columbia County		1
Access to Pittsfield library/ activities		1
Environmental		
Unpolluted land, water & air	*	1
Good water		1
Cool in summer (weather)		1
No cockroaches		1
Good weather		1
Natural Resources		
Mineral “warm” springs	***	7
Air & water quality	**	2
Wildlife		2
Habitat diversity	*	1
Still a lot of open land that could be preserved		1
Kinderhook Creek - Class 1 trout stream		1
Trees		1
Queechy Lake		1
Agriculture		1
Services		
Schools (small classes)/ New high school	**	11
Fire department/ Emergency services	*	9
The library		7
Restaurants	*	7
Nice bed & breakfasts		2
Churches - all denominations		2
Columbia County amenities		2
Grocery, hardware, flowers		1
Responsiveness of LVPA	*	1
The park program for kids		1
Good community civic grounds		1
Good car dealer		1
Jimmy Dees		1
Hitching Post		1
Good road maintenance		1
Easy mailing facilities		1
State Police presence		1
Recreation		
Town Park - ballfields, tennis courts		9
Ski slopes		2
Swimming pool		2
Hiking trails		1
Hunting/ fishing		1
Good shoulders on roads for bikers		1
Good cross-country skiing		1
Soccer teams		1
Other Characteristics		
Diversity of population	***	10
“The Angels Trumpet”		3
Meetings like this		2
Participation of people		1

Independence of one's own properties		1
Geography		1
Loyal customer base		1
Affordable housing		1
Route 20 has actually gotten better		1
Comprehensive planning process		1
More business		1
New Lebanon Foundation		1
A touristy community		1
LVPA		1
Good primary & secondary roads		1
Good bedroom community		1
Spring in Lebanon Springs		1
Valley Plaza existence		1
New home construction	*	1
Places of employment		1
Lack of urban influence	*	1
The Abode		1
Heavy industry		1
Restaurants	*	1

Ideas Offered to Maintain the Positive Features of New Lebanon

Cultural/ Historical

Museum for artifacts
 Teach school children about artifacts
 Renovate natural springs & have a history center open to public
 Find a use for Union Free School
 Promote existing cultural attractions
 Establish community cultural council
 Historic sites - More publicity/ Signage/ Preserve historic sites/ Create historic feel in town center/ Re-enactments/
 Celebration dates
 Town should encourage preservation of historical sites and open spaces

Small town feel/ open space

Recognition of positive development (awards)
 Community support of agriculture
 Establish "sense of community"/ More community events - fall festival
 Find a way to subsidize local farmers
 Concentrate on retaining and enhancing rural character
 Natural beauty - Create gardens around town/ Control development to preserve views & environment/ Increase minimum lot sizes/ Open space preservation/ Protect farming/ Create more park land/ Plant trees on road shoulders
 Slow down inevitable growth

Location

Promote tourism/ location

Environmental

Planned housing to not destroy habitat
 Town fund for environmental clean up
 More trails to hike
 Preservation of town ridgelines & mountain ridges
 Preservation of green corridor
 Use land conservancy options to preserve land
 Use reasonable regulation to preserve land

Services

Tax monies for emergency system
High school EMT/ life saving course required
Offer volunteers to help those who can't/ Hot line
Services, meeting places for seniors

Government

Tax break for beautification
Need noise ordinance
Prosecute violators of ordinances
Appoint aesthetics committee
Need a diversity of planned housing
Monitor development plans
Traffic controls
Public transportation to Berkshires/ Albany
Communication between New Lebanon & Berkshire County
Have more meetings for public input/ improve communication/ newsletter/ community bulletin board
RFFP, Berkshire grown/ Farmers market/ Tax incentive
Enforcement of zoning/ increase quality of life
Planning & zoning/ conservation easements - keep rural
Creation of neighborhoods
Chamber of commerce/ Tourist map/ Scenic overlooks/ Promote springs/ Market location
Entertainment tax
Control new & old business growth
Use tourist funds to maintain the farms
Development Corporation - a town marketing plan
More emphasis on zoning enforcement
Develop affordable housing
Limit building at high elevation
Eliminate blight along road
Change lot sizes, make larger
Limit mining
Limit highway capacity
Continue 5 acre zoning where it exists
Cluster development
Land use regulations that lead to open space
Continue "smallness" of New Lebanon schools enhanced by increased tax base

Recreation

Show movies/ have dances at LVPA firehouse
Need for an adequate community center

Other Characteristics

Beautification of town (gardens, trees, landscaping)
Continual volunteers - support the fire department and the community
Keep out the cement plant
Pharmacy
Reach out to find leadership from all aspects of the community
Reach out to Realtors to change their view of New Lebanon
Put emphasis on cleaning up the area - aesthetics
Create events for all levels to collaborate
Required parental support of park program since the program is free to residents
Public school - Promote more interaction between school & community/ Advertise soccer games
Social activities/ community center
Citizen involvement
Needs vigilance on transportation issues

Working Group Vision Statements

The following statements were developed by sixteen working groups:

1. Citizens of New Lebanon are friendly, hospitable and are not elitist. There is a community center for activities such as dances, cooking classes, book discussions, speakers, etc. There is a diversity of stores large & small (travel agent, coffee shop, bakery, pharmacy, farmers market). Noise ordinance is in effect & enforced, which preserves the tranquility of the valley. There is preservation & expansion of farms. Landscaping of commercial areas & junky areas are cleaned up. There are outdoor concerts in Shatford Park. Many walking trails, multiple use of town park, more conservancy land. Increased districts - Springs, Mt Lebanon, with tours - carefully monitored. There is state of the art electronic communication and community bulletin boards, and good newspaper coverage.

2. New Lebanon is a place where attractive businesses are flourishing & encouraged. They include a drug store, hardware store, farmers market, restaurants & grocery store that are appropriately clustered. In New Lebanon, preservation of open space is a priority & the town is characterized by attractive homes & landscaping, bountiful trees & scenic views & preserved wetlands. Recreation planning is an important town activity and includes the creation & maintenance of running, walking, bike and ski paths and trails. The whole area of New Lebanon is a well known historic attraction where the Shaker Heritage is preserved, where other historical assets are preserved and where cultural attractions like the Theatre Barn are successful. School and library facilities are responsive to the needs of the community. Diversity of community is cherished & preserved, social activities for community interaction is encouraged; everyone has a chance to be heard & share their ideas. Each contributes to the whole. Farming is a valued activity in New Lebanon. Future traffic congestion is minimized & safety is ensured with blinking lights where pedestrians are crossing & at schools.

3. Local businesses that serve local residents, community and tourists of area, with safe streetscapes, pedestrian traffic, vehicle traffic through lighting, sidewalks, etc. Attractive business community centered on village square with adequate parking and pedestrian access. Local government responsive to community needs with community involvement and reasonable enforcement. Involved community of diverse and accepting population, encompassing schools, businesses, farming, all age groups. Blending of recreation, historic and cultural activities, with community access, including full utilization of Town Park. Business & community that respects the environment.

4. Town activities that would bring diverse community residents together. Well-defined business zone, which has good traffic flow, looks good & is separate from residential area. Superior school system that coordinates with the library and cultural activities. A town health and community based home care & pharmacy in town. A community agreed upon zoning code, which is uniformly applied & enforced. Enhance & create activities for recreation & cultural events.

5. Clusters of small businesses & stores that offer a full range of products and services. Safe and scenic bike trails, footpaths & sidewalks. Properties are well maintained. Services and programs to promote tourism. Orderly and safe traffic flow through town to protect citizens. Farming remains a viable economic activity - community programs encourage an appreciation of farming. A variety of cultural and recreational services and programs to promote a sense of community. Maintaining & promoting green space & rural nature of area. Happy, involved citizens working together to make town better.

6. A town that puts people first (diversity, support, volunteerism). Maintained rural character - vibrant & attractive Main Street & green spaces. Town with a smart & coherent growth plan that builds community. Town residents & businesses work together to meet needs of all. Natural beauty is preserved with growth. Good communication between officials & residents. Working towards a healthy environment. Town has a community newsletter/ paper.

7. Respectful involved community that values beauty & environment, no visual distractions from natural beauty,

downtown area is aesthetically pleasing to look at. Develop a plan for maintaining & developing a small business community with clean (computer, etc.) environment supported by the people. Great (off road) flea market that allows selling in a controlled environment. Affordable housing, cluster housing in open areas. Schools state of art, utilized outside school hours. Activities for youth. Well supported library/ many community activities, music & cultural programs advertised and actively supported. Capitalize on Shaker heritage & expansion/ encourage tourism. Preservation of woodlands, wetlands & water resources/ farmland preservation. Welcoming committee - shared, inclusive attitude, involving all residents. Numerous community functions throughout the year/ care of children & the elderly.

8. Preserve & enhance the towns beauty. There are sidewalks to connect commercial uses. Burgeoning & vibrant commercial center. Diversity of housing for all ages & income groups. A variety of environmentally sensitive opportunities for activities like biking, hiking, etc. The town has preserved & enhanced its historic character. The Speedway has been converted to other less intrusive uses like a park. The school system is excellent. There is more ethnic & cultural diversity in the town. There is less government & more incentive for people to be sensitive to the quality of life of the community. There are many more innovative small businesses.

9. The natural beauty of the town is maintained. Good services for health needs. Good municipal services. Appropriate & attractive signage. Community & recreational services available for all age groups. Town is magnet for tourism (cultural, historical). Farming is diverse & in good shape. Diversity of residents that care about each other.

10. New Lebanon is a place where the rural character & natural beauty have been preserved. People & wildlife have access to open space, clean air & clean water. The central commercial area is a pleasant attractive area where people can congregate to talk, eat or shop & which is pedestrian friendly. Cultural & historic sites are valued, preserved and celebrated. The community serves the needs of youth and the elderly. There exists opportunities for outdoor recreation, specifically walking areas for seniors and hiking & biking trails. Public schools and the library are superb. Small town government where everyone's voice is heard.

11. The town promotes a visual image in terms of facades, signage and maintenance of private property that doesn't conflict or detract from the natural beauty. Development of a town center with trees, streets, sidewalks, adequate parking, shops, restaurants with an attractive small town look and feel. A community center for all age groups with appropriate activities and available for social events. Attractive to visitors because of a variety of cultural offerings. Housing that meets a variety of income and lifestyle needs of residents; zoned to provide adequate spacing and environmental preservation. A variety of safe environments for walking, biking, skiing/ safe pedestrian activities. Public services (low cost transportation for elderly, disabled, non drivers). Coordinated services with neighboring towns (libraries, medical, etc.).

12. The town center is attractive to locals & tourists, and provides a vibrant business district with adequate shopping, dining & accommodations. The town center and surrounding roads are tree lined & landscaped, neat & clean and designed to slow traffic without bottlenecks with commercial establishments integrated into environment and thru travelers remark about it favorably. The town promotes its historic, cultural and recreation attractions with pleasing signage and information kiosks at primary entrances. There are well-designed community centers for all ages, recreational facilities and affordable housing for seniors and young people. There are numerous, thriving farms with sufficient profits to allow for attractive farm facilities. There are a variety of educational opportunities for adults and youngsters at the school and library. Citizens take pride in their properties and respect their neighbors.

13. Capitalize on natural beauty, history & location. Created a downtown center that is nicely landscaped and attractive, allowing for socialization, pedestrian accessibility for shopping and gathering. Create community center to provide services and support. Create community that encourages involvement and inspires responsive governance. Develop a plan to provide for affordable housing and cluster development. Utilize town's natural

resources and green spaces to develop and provide recreational opportunities for residents of all ages.

14. New Lebanon will be the “Gateway to the Capital District & the Berkshires”. A safe place to live & work & raise a family. A place where you’ll never feel like an “outsider”. Beauty & history draw people to our town. Encourage development of new & existing businesses.

15. A community center that includes activities for children, government offices, historical society, movies and senior programs in a safe, pedestrian friendly area with activities for teens. A thriving business community which includes a really great grocery store, a pharmacy, many good restaurants, shops that sell crafts inspired by local history, coordinated by a strong, local merchants association. Downtown New Lebanon is characterized by minimal signage, trees & plantings, sidewalks, a park and pedestrian mall, full occupancy of buildings and lots, off-street parking, and fleas market sales controlled by permit to restrict sprawl. Outdoor recreation opportunities include bike trails, town-maintained trailheads to trails connecting to Shaker Mtn. & Pittsfield State Forest. The Town Park & high school sponsor recreation opportunities such as increased town hours at the high school pool & improved tennis courts & playground at Shatford Park. The town encourages tourism by producing a brochure, manning a town visitor center and working closely with Mt. Lebanon Shaker Museum in restoring the Great Barn & North family property.

16. Neighborhood - attractive, well-maintained neighborhoods with sidewalks and tree lined streets. Establish a community feeling of pride. Recreational resources - Healthy outdoor activities in well equipped community facilities for all ages. Business - Attract/ establish community businesses that serve the needs of the residents and visitors. Diverse residents - An involved community of respectful residents from diverse income, educational and cultural backgrounds that welcome visitors. Schools - quality public schools with well funded arts and sports facilities and programs. Landscape - Tree lined streets, gardens and nature walks welcome visitors. Safety - Strong local law enforcement. Heritage preservation - A widely known tourist destination renowned for preserved historic buildings and cultural offerings.

A DRAFT Unified Vision Statement

In the future, our historical and cultural resources, natural beauty and rural character will remain the most prominent features of New Lebanon. Sensible land use regulations control new uses and encourage low impact development that meet the needs of the community, enhances quality of life, and preserves the character and environment of our town. Scenic views, natural resources, rural character and open spaces are maintained. New Lebanon has a strong sense of community where people are friendly, diverse and welcoming, and where there is a high degree of cooperation and communication between citizens and the local government. Quality public services include road improvements, emergency services, recreational and cultural activities, schools and affordable housing. Residential and commercial properties as well as roadways are well kept. Attractive signage invites visitors to our town and sidewalks encourage usage of a well defined town center.

New Lebanon Business Workshop

Identified negative features of New Lebanon and the business environment

Topic:	Priority Stickers	# Responses
Eyesores/ garbage		
Appearance of town (junk, derelict buildings/ Route 20)	**	2
No garbage collection	**	2
Roads & transportation		
Lack of speed limits & lack of enforcement (Route 20)		3
There is no physical reason to stop here - no stop signs/ lights	*	2
Heavy truck traffic on Routes 20 & 22/ traffic flow		2
We don=t take advantage of the traffic coming through here		1
No streetscaping		1
Public services/ taxes/ government		
High school & property taxes	*****	6
No cell phone service	***	3
Inconsistent zoning enforcement		2
Lack of police department/ sheriff (theft)	**	2
Need for paid emergency sources so you get a definite response		1
Lack of business licenses		1
Too many used auto & RV sales without special permit	*	1
Need sidewalks		1
Sales tax - NY vs. Mass.		1
Library limited		1
Business		
No support from County Chamber of Commerce		2
Not enough industry		1
Proximity of agricultural odors to business district		1
Second homes don=t benefit all businesses		1
Lebanon Valley Speedway doesn=t contribute economically		1
Finding qualified employees		1
Business appearances & lack of zoning enforcement	*	1
Lack of hotels & motels		1
Should be more than one bank		1
No help for women in small business		1
No communication between Town & business		1

Commercial development

Businesses should be set back for more parking places 1

Nuisances

Excessive noise levels 2

Smell of cows in the middle of town 1

Other characteristics

Town does not sell itself/ need some advertising medium 2

No town center ** 2

Sign ordinance inconsistent restrictions 2

Not a major destination at present 1

Town hasn't grown appreciably in decades * 1

Lack of jobs for kids to come back to that would provide a living wage 1

Solutions: Ideas to Improve or Mitigate the Negative Features

Government

Enforcement of zoning with a series of fines

Lower the speed limit

Junk - do a distributed notice on how to improve the situation - have more public meetings - encourage adopt a highway groups

Services

Different system for funding schools needs to be developed other than real estate

Need to hire a part time police department

More recycling

Fire hydrants

Trash collection

State of the art services

Cell tower - Sprint has partial service, invite others to build - encourage opportunities

Planning

Need to attract more full time residents to expand

Create a town center - continuity in building

Controlled growth

Business

Attend Chamber of Commerce meeting - encourage joining

Community bank

Identified Positive Features of New Lebanon and the business environment

Cultural/ Historical	Priority Stickers	# Responses
Encourage tourism	*****	5
Many cultural offerings	***	3
History (Shakers)		3
Theater Barn		1
Small town feel/ Open space		
Scenic vistas	*****	9
Rural		1
Location		
Accessible from Boston to NYC	*****	5
Proximity to ski areas		1
Easy commute to Pittsfield or Albany		1
Affordable real estate		1
Natural Resources		
Good water (pure)		1
Business		
Room for more businesses		1
One can have residence & business in same area		1
Services		
Great restaurants		3
Selection of good schools/ public & private	*	3
Variety of churches		1
Recreation		
Beautiful park	*	2
Other characteristics		
The people - friendly		3
Low crime rate & relative safety		2
Great traffic flow thru center of town	*	1
Bedroom community		1
High community spirit	*	1
Excellent volunteers		1
Lots of loyal customers		1
Lack of interference	*	1
Nice for kids		1
Civic clubs		1

Ideas to maintain the Positives

Services

Support the library more
Better day care / Head Start

Government

Enforce zoning to create a better appearance & enhance natural beauty
Town should apply for grants for small businesses to expand or do repairs or modify appearance
Town should have an Amnesty weekend@ with a truck to pick up junk for free. Enforcement officer should establish fines & give a warning to use this weekend. Town should take responsibility for getting rid of junk.
Town Center - Jimmy D area, town hall, recreation center, police department
Keep from being over-regulated
Raise the bar on education/ include school kids in planning/ keep challenging kids
Environmental planning

Recreation

Town needs a recreation center to coordinate and oversee kids sports & activities to pull them together.
Have functions in park & more use of local residents on daily basis

Marketing

Make the community more attractive & market the town
More county promotion & center it on New Lebanon
Make New Lebanon a destination
Encourage tourism - publicize assets/ have tourist center/ good traffic control/ parking/ sidewalks/ improve look of town/ lobby County Chamber of Commerce

Roads/ Transportation

Clean up roadsides both private & public
Slow down the traffic with lower speed limits
Better transportation

Appropriate Locations for New Business Development (list developed by some tables)

- \$ Depends on type of business - retail- centralized
- \$ Light industry a little further out of town
- \$ An industrial park somewhere (sewers a problem)
- \$ Enterprise zones - tax abatement areas
- \$ What types - restaurants, primarily service, health/ food cooperative, antiques, professional (engineering/ law/ doctors), a nice quiet pub/ mail order business, timber

processing
§ Downtown very choppy - some crowding, open spaces, limited parking

Vision Statements

The following statements were developed by four different working groups of participants:

1. A strong merchant association with marketing to grow business. A variety of small business & light industry (pharmacy). Better banking. Several different towns growing produce for area markets & restaurants. Recognizable town center. Highly centralized Aclean@ business center. Infrastructure (sewers, sidewalks, etc.). Pedestrian traffic. Large welcoming signs at all ports of entry. Night street lighting. Business signs are attractive (similar look in town center). Increased year round population. Retain qualified workers after graduation from high school. Schools do more with trades & crafts. Better distribution of tax burden. Tax credits to business. Fair taxes to support services. Taxes cut by 1/3. No large scale businesses here until tax structure gets fixed. Zero unemployment. 24 hour police protection. Zoning laws enforced (derelict properties). Traffic flows slowly & smoothly. Speed limit is slowed to 35 - 45 so businesses can be seen. Some sort of public transportation for elderly & young. Continue Taconic to Route 20.
2. New Lebanon is clean, landscaped, presentable town where zoning laws are enforced. It is pedestrian friendly; lower speed limits are enforced; and travelers are encouraged to go slowly and perhaps stop because of the presence of a local and visible police officer. New Lebanon has a variety of businesses that make it self-sufficient, so that residents and visitors needs can be met. For example, it has a grocery, drug store, hardware store, hotel/ motel, etc. The Town has a recreation center that links the school, teens, seniors, their activities and sports. Residents are able to enjoy our new rail-trail for walks & hiking. The diversity of the community should be encouraged by inclusionary activities that bring in public & private schools, the elderly, native & non-native, part-timers & full-timers.
3. We have a neat looking town with good lighting, sidewalks, streetscaping, open vistas, and farmland. We have a great park for children to play with many functions planned there. We have a newspaper dealing with local news & issues and events and advertising local businesses and tourist destinations. Promotion by Columbia County Chamber of Commerce. Town is hospitable to tourism with a tourist information center, plenty of parking, bed & breakfasts, a winter sports facility, summer attractions, a new hotel, tours by van. There are lots of new, small, attractive businesses including eateries, shopping and senior escort services. There is more industry contributing to the overall business culture accented by manufacturing & technology with expansion of employment opportunities.
4. Our town supports a challenging educational program, offers scholarships, and pursues grant monies. We explore alternative energy options to reduce costs to taxpayers. An improvement in service is the presence of a cell tower. Tourism is promoted at a new Welcome Center, which features the Shakers. Through community planning we have a traffic plan which maintains the character of our town. A business friendly atmosphere is encouraged through the removal of

present obstacles and the offer of incentives.

Common Vision Elements Identified

The list below includes elements, characteristics and descriptions of what many participants desire for the future of New Lebanon. These sentiments were commonly identified (not listed in priority order):

- Lack of speed limits & enforcement
- High school & property taxes
- No cell phone service
- Encourage tourism
- Many cultural offerings
- Shaker history
- Scenic vistas
- Accessible from Boston to NYC
- Great restaurants
- Selection of good schools
- Friendly people

Less Common Vision Elements Identified

- Junk appearance of town
- No physical reason to stop here
- No garbage collection
- Truck & traffic flow issues on Routes 20 & 22
- Inconsistent zoning enforcement
- Lack of police department
- No support from County Chamber of Commerce
- Excessive noise levels
- Town does not sell itself/ need some advertising medium
- No town center
- Sign ordinance inconsistent restrictions
- Beautiful park
- Low crime rate

A Unified Vision Statement (DRAFT)

In the future, a new Welcome Center, promoted by the County Chamber of Commerce, invites tourists to enjoy our historical and cultural resources and scenic vistas. Traffic flows smoothly but slowly through an attractive, pedestrian friendly, and well defined town center which is anchored by a variety of small businesses which have been enticed here by tax incentives, a police presence, and available infrastructure; including sidewalks and attractive signage and lighting. Light industry present elsewhere in town includes technology and manufacturing, offering more employment opportunity. Zoning enforcement has eliminated derelict properties

leaving the town presentable as a desired destination.

**New Lebanon
Comprehensive Plan Committee
Results From Meeting With Senior Citizens
December 6, 20002**

On December 6, 2002, Karen Ross and Jack Yurish met with the Senior Citizens Group to get their input for the Comprehensive Plan. The meeting took place at the Catholic Church Community Hall on route 20. Approximately 35 participants were in the hall; not all were residents of New Lebanon. Their commentary was as follows:

LIKE ABOUT THE TOWN:

- **Great location-proximity to major highways and large cities.**
- **Nice people—a friendly town.**
- **Great schools.**
- **Great churches, providing good company.**

DON'T LIKE ABOUT THE TOWN:

- **Non-existent speed enforcement (in front of schools & supermarket).**
- **Loss of stores, especially EZMart and convenience stores.**
- **Too many eyesores (especially along route 20).**
- **Clean up the place in West Lebanon—the one with the big trailers.**
- **Doesn't seem to be any zoning enforcement.**
- **Don't know how to get the Town to respond to the eyesores.**
- **Nothing for kids to do here—need more recreational activities.**
- **No jobs for kids to want to stay around after graduation.**
- **No police protection.**
- **Used to have tourist booths---left to rot.**

VISION—THINGS THEY'D LIKE TO SEE IN THE FUTURE:

- **Like to see a pharmacy or medication pick-up location.**
- **More convenience stores.**
- **Greater opportunities for cell phone use.**
- **Something useful done with the old school on Rte, 22 (senior center?).**
- **More recreational facilities (theater, bowling etc.).**
- **Sidewalks for walking rollerblading etc.**
- **Bike paths**
- **More community events (like Chatham's First Night, the Fall Festival, etc.).**
- **Used to have public busing/transportation—would like it again.**
- **Build a dance hall.**
- **Shakers' return is great opportunity, but the Town needs to look decent.**
- **Need reasons for the kids to stay---business, jobs, especially in high tech.**
- **Senior housing/town houses.**

Lebanon Valley Historical Society

Comments made to representatives of the Comprehensive Plan Committee at a Society meeting, New Lebanon Town Hall on 11-18-02.

- **Like Most:**

- Town is loaded with unusual historical components e.g., Tildens, Shakers, etc.

- A lot of firsts (inventions) occurred here (thermometer etc.).

- Rural character.

- A fabulous school system with fabulous kids.

- The proximity to Tanglewood and other cultural events.

- Has still preserved its history, in an informal way.

- Strong association with Shaker history (a hotbed).

- **Like Least:**

- Too many used car lots.

- Lack of police coverage (it took 40 minutes for someone to respond).

- **Vision for the Future:**

- Condos for elderly people.

- Nicer buildings in the middle of Town.

- A real center of Town (not just sidewalks).

- Leave it like it is (don't want change).

Common Vision Elements

The following common vision elements were drawn from the 20 draft vision statements made in the two community and one business planning workshops and roughly grouped by most relevant category. They generally echo the priorities identified in the topic sections of the workshops, but add some interesting new areas of priority that were not reflected in that feedback. Of particular note is the number of comments supporting special biking and hiking trails as well as community events or functions.

GENERAL APPEARANCE / CHARACTER

- clean, landscaped, presentable town
- citizens take pride in their properties
- neat-looking
- attractive, well-maintained neighborhoods and businesses
- landscaping of commercial areas
- natural beauty maintained
- capitalize on natural beauty, history & location
- preserved rural character and natural beauty
- tranquil valley
- rural character
- open vistas
- green space and rural nature maintained and promoted
- access to open space, clean air, & water
- tree-lined streets
- diverse & accepting population
- Shaker heritage is preserved
- historic character preserved, valued & enhanced
- friendly & hospitable
- safe place to live, work, & raise a family

BUSINESS

- diversity of stores
- local businesses for local residents
- full range of products & services offered by stores
- lots of new, small businesses

- fairer tax burden
- business tax credits
- incentives to create business-friendly atmosphere
- strong local merchant association
- community marketing
- more industry – manufacturing & technology
- light industry
- better banking
- winter sports facility
- flea markets controlled by permit

KEY BUSINESS / RETAIL

- pharmacy and drug store
- restaurants and pub
- coffee shop
- grocery store
- hardware store
- hotel/motel
- bed & breakfasts
- farmers' market
- antiques
- craft shops
- cinema / movies
- bakery
- professional offices
- travel agent
- bank

TOWN CENTER

- recognizable & highly centralized center
- appropriately clustered businesses

- well-defined business zone that looks good
- clusters of small businesses / stores
- vibrant business district with adequate shopping, dining, & accommodations
- business centered on village square
- attractive main street
- aesthetically pleasing
- pleasant and attractive central commercial area
- tree-lined, neat & clean, and landscaped streets
- develop center with attractive small town look/feel
- civic space for gathering and socializing
- park
- pedestrian accessible and friendly
- sidewalks to connect commercial uses
- safe streetscapes
- minimal signage
- attractive signage
- no empty lots or vacant buildings

SERVICES / INFRASTRUCTURE

- sidewalks
- community center for activities
- recreation center for all ages
- 24-hour police local police
- streetscaping with trees, lights
- adequate parking
- superb library with active programs for adults and kids
- state of the art electronic communication
- care for children & elderly
- good health services
- good municipal services
- sewers
- coordinated services with neighboring towns

RECREATION

- rail-trail for walking & hiking
- running, walking, bike, & ski trails

- safe & scenic bike paths, footpaths, & sidewalks
- walking areas for seniors
- nature walks
- utilize community's green spaces to develop recreational opportunities
- town trailheads to Shaker Mtn. & Pittsfield State Forest
- great park for children
- tennis courts & playground at Shatford Park
- full utilization of town park
- recreation facilities for all ages
- increased town hours at high school pool

ZONING

- enforcement
- zoning laws are uniformly applied and reasonably enforced
- business zone separate from residential area
- smart & coherent growth plan that builds community
- noise ordinance
- less regulation and more incentives
- appropriate & attractive signage

HOUSING

- affordable housing
- diversity of housing for all ages & incomes
- meets variety of income / lifestyle needs
- cluster housing

TRAFFIC

- lower speed limits with traffic that flows smoothly and slowly
- streets designed to slow traffic
- crossing lights for pedestrians and schools
- plan maintains character of town
- congestion is minimized

AGRICULTURE

- farmland preservation & expansion of farms
- farming is a valued activity
- farming remains a viable economic activity
- farming is diverse and in good shape
- numerous thriving farms with profits to allow maintenance / improvements
- produce grown for local markets & restaurants

TOURISM

- welcome signs at points of entry
- information kiosks at primary town entrances
- gateway to capital district & Berkshires
- historic, cultural, & recreation activities promoted with pleasing signage
- tourist information center
- town visitor center
- new welcome center featuring Shakers
- beauty and history draw people to town
- capitalize on Shaker heritage
- work closely with Shaker Museum
- promotion by Columbia County Chamber of Commerce
- strong identity as destination for historic buildings and cultural offerings

COMMUNITY LIFE / SPIRIT / EVENTS & COMMUNICATION

- inclusionary activities
- citizens respect their neighbors
- an involved community of respectful residents
- diversity of residents that care about each other
- shared, inclusive attitude
- town residents & businesses work together
- newspaper dealing with local news & issues
- community newsletter / paper
- good communication between officials & residents
- small town government where everyone's voice is heard
- social activities for interaction encouraged
- functions in park
- recreation activities & cultural events
- community activities – music & culture programs
- numerous activities to bring diverse community residents together
- cultural & recreation programs to promote community
- activities for youth
- town supports volunteerism

SCHOOLS

- school system is excellent
- challenging educational program
- state of the art
- facilities used outside of school hours
- education opportunities for adults and youngsters

New Lebanon Planning Workshops Common Draft Vision Statement Elements

New Lebanon conducted two community planning workshops and one for the business community. During each workshop breakout groups developed a draft vision statement for the Town. In total, twenty groups developed draft vision statements. Below the common elements are ranked according to the number of times that element or feature appeared in the statements. The actual number of times that feature was noted by the different groups is listed next to each item. Groups did not use identical wording so closely related elements were grouped together. Some elements were noted more than once in one groups' vision statement, explaining why some elements were noted more than twenty times. However, this did not occur often enough to diminish the value of looking for common elements in the draft statements.

<u>Vision Element / Feature</u>	<u>Number of Responses</u>
attractive, clean community (yards, businesses, roadways, signage e.g.)	24
'walkable' town / town center with sidewalks	18
green spaces, street trees and preserved habitat	17
defined, vibrant town center w/ diversity of small businesses	15
walking, biking, hiking trails	12
community activities and events	10
an involved community	9
active farms and farmland are maintained	7
Shaker-oriented visitor center	6
excellent schools	5
community newsletter / paper	5
reduced traffic speeds	5
community center	5

New Lebanon Planning Workshops
Common Draft Vision Statement Elements

<u>Vision Element / Feature</u>	<u>Number of Responses</u>
zoning enforcement	4
more ethnic / cultural diversity	4
enhanced park / playground	4
affordable and diverse housing	4
welcome signs / kiosks at gateways	4
fairer tax burden / business incentives	3
preserved Shaker heritage	3
adequate parking	3
local, full-time police	3
street lights	3
coherent zoning	2
strong, active library	2
more industrial businesses	2
community development / marketing plan	2
strong local merchants' association	2