

New Lebanon Public Planning Workshops

Summary

Identified Negative Features

Eyesores/Garbage:

This category received the most priority stickers in the negative features discussion by a large margin. The general appearance of the community is clearly a central issue residents wish to see addressed.

The main issues raised by participants focused on the negative effects of disorderly residential and business frontages. Specifically Routes 20 and 22 were singled out as conveying a bad first impression. The poor quality and appearance of buildings and properties in the town was rated almost equally as a negative feature. The presence of unused cars in front yards and roadside junk storage by businesses was another strongly identified issue. This last item is an opportunity for immediate action through enforcement of existing ordinances or development of new ones to address the issue.

The main items identified indicate a general problem with an inadequate zoning ordinance or enforcement of existing regulations. Elements to include in a new ordinance should include landscaping/aesthetic requirements, and appropriate location of business uses to reinforce the visual impression of the business district.

Roads and Transportation:

The general issue of high traffic levels with inadequate controls and speed limits through the town was a central issue indicated by identification of several individual negative features. Attention focused particularly on the Route 22 and 20 corridors. Because these corridors are managed by other highway departments, the town should seek to coordinate with the NYS DOT and County Highway Departments. Clarification of specific town goals and issues for these corridors in the comprehensive plan will help greatly in this process. The lack of sidewalks also received a significant number of votes.

Public Services, Taxes, & Government:

The most strongly identified general issue in this category related to need for active planning and zoning. Zoning items singled out for attention included the lack of enforcement of existing regulations, the need for a noise ordinance, subdivision regulation, and regulation of business exteriors.

The lack of a central place to gather (public common / community center) was a primary issue. Related issues were the lack of a town center and a coherent commercial area. Grouped thematically, this was the second-most important negative feature.

Only four out of one hundred and four responses expressed a desire for lower taxes /

less government.

Business:

The need for a pharmacy received the most votes in this category. However, several specific issues identified relate to a concern for a viable business district with an appropriate mix of businesses. This thematic grouping of responses had roughly double the number of votes than the specific need for a pharmacy. Natalina's pub / apartments was also identified as a problem feature.

Recreation:

Responses in this category identified the lack of recreation facilities in the form of a youth center or improved playground as the primary issue.

Commercial Development:

Responses were varied in this category. The most consistent theme for responses related to lack of zoning regulations and standards to reinforce the quality of the central business district.

Nuisances:

The Speedway was clearly identified as the primary nuisance feature in the community, receiving the most votes of any single negative feature and many priority stickers. Specific issues participants raised were the noise, lack of traffic/pedestrian control, garbage, and paying a 'fair share' of taxes.

Community Spirit:

This category did not receive a high level of response from participants. The two top items were lacking sense of community and an 'us vs. them' mentality between longtime residents and weekenders.

Environmental:

This category did not receive a high level of response from participants. The main thematic issue was a declining rural character through increased blacktopping and loss of street trees and green spaces / buffers.

Other Characteristics:

There was a wide range of responses to this category. The two main issues were the need for signage planning (both control and gateway promotion), and the impact of the speedway on the town. Affordable housing also received several votes as a priority issue.

Solutions – Ideas to Improve or Mitigate Negative Features

Government:

Responses in this category were numerous. They can be grouped in six main thematic categories. In order of relative weight they are: improve zoning & enforcement (most responses), control traffic speed / add sidewalks, enhance town resources through pursuit of grants and tax options, address problems (especially noise) from racetrack, and improve the town's sanitation system.

Planning:

A number of responses generally reinforced the need for enforcement of existing zoning and enhancement of ordinances to influence aesthetic standards, promote orderly development, and reinforce the commercial center.

Business:

A range of responses placed general emphasis on retaining current residents by attracting key / appropriate businesses.

Aesthetics:

Responses emphasized buffering roadside development through zoning enforcement and active planting.

Agriculture:

Creation of a farmers market was the primary solution identified.

Services:

Limited responses emphasized support for seniors (transportation / center).

Habitat:

Limited responses emphasized regulation of development on unsuitable land (slopes & wetlands).

Housing:

Limited responses emphasized addressing low-income housing options in town.

Identified Positive Features of New Lebanon

Small Town Feel / Open Space:

This topic received the most number of responses and priority stickers by a significant margin. The primary features valued were the scenic beauty and tranquility afforded through existing open space, the rural character (small farms and rural roads), and friendly neighbors / a sense of community.

Cultural / Historical:

This topic received a strong level of response. The primary valued features were the historical resources (especially buildings) and the shaker atmosphere. Cultural events were also valued such as the offerings at the Tannery Pond and Theater Barn.

Location:

The central location of the community was valued in its proximity to Albany (for commuters) and as a 'crossroads' gateway to the Berkshires and that region's many tourist destinations.

Services:

Schools were identified as a positive feature due to the New High School and small class sizes. Other strong points noted were the Fire & Emergency services, the library, and restaurants.

Natural Resources:

The presence of the mineral 'warm' springs was the strongest noted feature. Several responses noted the diversity of wildlife habitat / open space features. The high air and water quality were also valued.

Environmental:

A limited number of responses emphasized the good (cool summer) weather.

Recreation:

The Town Park (ballfields & tennis courts) was the primary feature valued.

Other Characteristics:

There was a wide range of responses to this topic. Their primary value was placed on the diversity of the population. A general theme that could be deduced from the other responses is that there have been positive recent developments to build upon.

Ideas to Maintain Positive Features

Government:

This topic received the most number of responses indicating belief in an activist role for government. There were a wide range of responses, most of which fell into the theme of expansion or enhancement of planning and zoning activities. A secondary theme of business coordination for marketing and downtown development was also identified.

Small Town Feel / Open Space:

Preservation of rural character through support to agricultural and local farms was emphasized in number of responses. Control of growth and development was also identified.

Environmental:

Preservation of land, especially sensitive areas and important scenic corridors was the primary theme of a number of responses.

Services:

A limited number of responses included support of senior services, and the emergency system.

Recreation:

A limited number of responses indicated a need for a 'community center' for various types of events.

Other Characteristics:

A range of responses included the themes of greater community involvement / activities and community beautification.

Public Planning Workshop Data

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
Queechey 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.