



PZ Clerk <pzclerk@townofnewlebanon.com>

41-unit housing application

1 message

Mon, Sep 8, 2025 at 2:13 PM

[REDACTED]
To: "pzclerk@townofnewlebanon.com" <pzclerk@townofnewlebanon.com>

To the New Lebanon Planning Board and Zoning Board of Appeals:

Thank you for posting the letter from the NL school district. After watching the ZBA meeting, I must admit I did not think this letter would be available to the public.

The ZBA did not seem to find any merit in this letter. By closing public comment immediately it does not allow the taxpayers of the NLCSD or the taxpayers to NL to ask any further questions.

The applicant has waived his right for a decision to be granted within 61 days of the closing of public hearing. He waived his right for a decision to be made, but the applicant is very much benefited by the closing of the public comment. Why was there such a rush to close the public comment, especially given the concern of the school?

The school is asking for an examination of the projects affect upon public education, including fiscal, school facility and program impacts with consideration afforded to the overall financial burdens to the New Lebanon CSD. This is not an unreasonable request. This is a very responsible and proactive approach that the district is taking.

Can you please explain to me why the school wasn't shown any respect to their public comment?

It has been stated that the projects attorney cited chapters that contradict this letter.

Did this board take the direction they did because of comments made by the project attorney? The town's attorney would surely need to be involved in reviewing the document. More transparency needs to take place here.

The NL school deserves more respect than what they were given. If their attorney was mistaken or wrong in any way, then those concerns should be addressed. The moral and ethical thing to do would be to gather more information. Not to CLOSE the public hearing and ignore the letter. Wouldn't you agree?

The NL school district is clearly concerned about this project.

The project even before the requested variance was a large project. Bigger than any other project NL has seen in many years. This project was large to start and comes with many unknowns to the school district. Requesting an area variance to make this project even bigger is quite a concern.

The ZBA, and the planning board owe it to not only the NL taxpayers, but to the taxpayers of the NL school district, which includes the towns of New Lebanon, Canaan, Stephentown, Chatham and East Nassau.

These boards will make a decision that will affect more than just the New Lebanon residents. It will affect the NL School, its teachers, the children and the school taxpayers.

It is not a secret that NL school is facing a serious budget shortfall. In last season's budget vote, the community rejected their plea for an increase in taxes. The budget went for a revote and was approved, but for less than they asked for and clearly needed. How can any board in good conscious make decisions that could cripple a school district. Decisions that could have lasting negative financial effects for many years to come.

One area of concern is whether the project will enter a PILOT for taxes. The answer must be known to this question before you as board can approve an area variance, right?

This project also comes with a long list of public and silent investors. How can the community be assured that no one on the ZBA or planning board is involved in this project. Even if a ZBA member was once interested in being a part of this project, one would morally and ethically need to recuse themselves from the voting process, correct?

Thank you for your time and consideration,

Deanna Pratt

NL School Taxpayer

East Nassau, NY 12062