



PZ Clerk <pzclerk@townofnewlebanon.com>

Letter to the New Lebanon Town Board, Planning Board and ZBA

1 message

Raymona Griffin [REDACTED]

Tue, Sep 9, 2025 at 1:59 PM

To: pzclerk@townofnewlebanon.com

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September 9, 2025

To The New Lebanon Town Board, The New Lebanon Planning Board, and
The New Lebanon Zoning Board of AppealsIt is no secret that I am not in support of the Affordable Housing Project that
will result in

a 41-apartment low-income housing structure in the middle of our small town. I am not opposed to change, I am not opposed to growth, I am not opposed to opportunity, but I am opposed to the negative changes this project will have on our town.

I don't believe enough has been done to ensure that the infrastructure of the Town of New Lebanon, NY is ready for this large of a project. My concerns have been noted in a previous letter, so I will not restate them, however, I will state that creating an apartment building that will have 41 apartments will be a drain on many resources that are already in short supply. For example, emergency services, police and fire, and school resources, just to name a few. I also have extreme care and concern for the struggling middle class in our community that cannot afford higher school and/or property taxes. Many of these residents in our community are already struggling to keep their bills paid and their homes out of foreclosure. All of these issues will be exacerbated by the addition of a minimum of 75 new people in our community who will not be paying town or school taxes, and a group of investors who will be making a significant amount of money but do not see the necessity to pay the appropriate amount of taxes based on the value that the property will hold. How is any of this in the best interest of our town? I have asked this question of many, and I have yet to receive a real, concrete answer. Setting the larger grocery store aside, as I believe most support a grocery store, I would like to truly understand how this apartment building will help the town of New Lebanon.

Furthermore, I have serious questions related to the ethics of this project. The ZBA is currently reviewing the application for a Density Variance. How is it ethical that the chair of this very committee is also an investor, and, although he has recused himself from this application as a member of the ZBA, I question how impartial most of the remaining members can be. Additionally, one of the remaining members on the ZBA was a potential investor in the project. While none of this is illegal, I can't help but question, is this ethical? Are the members of the ZBA making an impartial decision? I believe that due to the nature of this situation, it's hard to imagine that most can put their personal relationships aside and make a determination that is in the best interest of the town, and not in the best interest of the investors.

Thank you for your time and your thoughtful consideration.

9/9/25, 7:01 PM

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Respectfully,

Raymona Griffin

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Raymona Griffin
Executive Director
A Child Waits Foundation

