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September 30, 2025

VIA ELECTRONIC MAIL

Town of New Lebanon
Planning Board
14755 Route 22
New Lebanon, NY 12125

Re: Tilden Commons – Pro-Housing Community

To: Members of the Planning Board

Our firm represents Tilden Project LLC (Applicant) in connection with its efforts to develop Tilden Commons (the Project) on Route 20 in the Town of New Lebanon (Town). The purpose of this letter is to remind the Town of New Lebanon Planning Board (Planning Board) of the Town’s status as a New York State Homes and Community Renewal (HCR)-certified Pro-Housing Community.¹

The Town of New Lebanon Town Board (Town Board) adopted a resolution on October 10, 2023 adopting the Pro-Housing Communities Pledge for the Town. In adopting this resolution, and taking other steps to be an HCR-certified Pro-Housing Community, the Town Board made several findings, including:

- “that the lack of housing for New York residents of all ages and income levels negatively impacts the future of New York State’s economic growth and community well-being;”
- “that *every community must do their part to contribute to housing growth* and benefit from the positive impacts a healthy housing market brings to communities;”
- “that *supporting housing production of all kinds in our community will bring multiple benefits*, including increasing housing access and choices for current and future residents, providing integrated accessible housing options that meet the needs of people with sensory and mobility disabilities, bringing economic opportunities and vitality to our communities, and allowing workers at all levels to improve their quality of life through living closer to their employment opportunities;
- “that *infill development that reduces sprawl and supports walkable communities has significant environmental and public health benefits;*” and
- “that affirmatively *furthering fair housing* and reducing segregation is not only required by law, but *is essential for keeping our community strong and vibrant*[.]”

¹ See HCR Pro-Housing Communities Dashboard
<https://www.arcgis.com/apps/dashboards/df929a3df59a4913849b4758d892e8aa>.

Town Bd. Resolution dated Oct. 10, 2023 (Resolution) at 1 (emphasis added), attached hereto as Exhibit A.

The Project is an affordable housing development with 41 units, ten of which will be specifically designated for seniors. The Project is an excellent example of infill development. The Applicant will be redeveloping an abandoned property with a new building consisting of a 10,000 square foot grocery store, the 41 apartment units, and a public park. The Project will be sited in the Central Commercial (CC) Zoning District in Town, on Route 20—the main thoroughfare through the Town—and with the proposed sidewalks throughout the Property, the Project will increase walkability of the Town’s commercial center.

Further, the Town Board resolved “to take positive steps to alleviate the housing crisis,” including

- “Streamlining permitting for multifamily housing, affordable housing, accessible housing, accessory dwelling units, and supportive housing[;]”
- “Adopting policies that affirmatively further fair housing[;]”
- “Incorporating regional housing needs into planning decisions[;]”
- “Increasing development capacity for residential uses[;]” and
- “Enacting policies that encourage a broad range of housing development, including multifamily housing, affordable housing, accessible housing, accessory dwelling units, and supportive housing.”

Resolution at 2 (emphasis added).

The Town has not, thus far, streamlined the process for permitting multifamily or affordable housing in the Town. Nor has the Town adopted policies to further fair housing. Nevertheless, the Project presents the Town with an opportunity to meet the goals of the Pro-Housing Communities Pledge that the Town adopted as it will increase the Town’s housing stock, further fair, affordable housing, and alleviate the severe impacts of the housing crisis not only on New Lebanon residents, but residents of the region generally.

We respectfully submit that the Planning Board, as an HCR-certified Pro-Housing Community, should grant the special use permit and site plan approval for the Project. Please contact me with any questions or concerns.

Very truly yours,



Alicia R. Legland

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Enclosure

cc: Courtney Potter, *Planning Board Clerk*, Town of New Lebanon (*via email*)
Stephanie Ferradino, Esq., *Planning Board Attorney*, Town of New Lebanon (*via email*)
Town of New Lebanon Zoning Board of Appeals (*via email*)
Tilden Project LLC (*via email*)

Exhibit A

TOWN OF NEW LEBANON
RESOLUTION # 25, 2023
PRO-HOUSING COMMUNITIES
October 10, 2023

At the Regular Monthly Meeting of the New Lebanon Town Board, held at the New Lebanon Town Hall, 14755 NYS Route 22, New Lebanon, New York, duly called and held on the 10th day of October 2023, the following Resolution was proposed and seconded:

Resolution by Supervisor Houghtling
Seconded by Councilmember Trainor

ADOPTION OF THE PRO-HOUSING COMMUNITIES PLEDGE FOR THE TOWN OF NEW LEBANON

WHEREAS, the Town of New Lebanon (hereinafter “Town”) believes that the lack of housing for New York residents of all ages and income levels negatively impacts the future of New York State’s economic growth and community well-being;

WHEREAS, the housing crisis has negative effects at regional and local levels, we believe that every community must do their part to contribute to housing growth and benefit from the positive impacts a healthy housing market brings to communities;

WHEREAS, we believe that supporting housing production of all kinds in our community will bring multiple benefits, including increasing housing access and choices for current and future residents, providing integrated accessible housing options that meet the needs of people with sensory and mobility disabilities, bringing economic opportunities and vitality to our communities, and allowing workers at all levels to improve their quality of life through living closer to their employment opportunities;

WHEREAS, we believe that evidence showing that infill development that reduces sprawl and supports walkable communities has significant environmental and public health benefits; and

WHEREAS, we believe that affirmatively furthering fair housing and reducing segregation is not only required by law, but is essential for keeping our community strong and vibrant;

BE IT IS RESOLVED that the Town Board of the Town of New Lebanon in order to take positive steps to alleviate the housing crisis, adopts the Pro-Housing Communities pledge, which will have us endeavor to take the following important steps:

1. Streamlining permitting for multifamily housing, affordable housing, accessible housing, accessory dwelling units, and supportive housing.
2. Adopting policies that affirmatively further fair housing.
3. Incorporating regional housing needs into planning decisions.

4. Increasing development capacity for residential uses.
5. Enacting policies that encourage a broad range of housing development, including multifamily housing, affordable housing, accessible housing, accessory dwelling units, and supportive housing.

Upon the question of the foregoing Resolution, the following Town Board Members voted “Aye” or “Nay” for said Resolution:

Roll Call Vote:

Councilmember Norman Rasmussen	Aye
Councilmember Deborah Gordon	Aye
Supervisor Tistrya Houghtling	Aye
Councilmember John Trainor	Aye
Councilmember Susan Tipograph	Aye

The Resolution, having been approved by a majority vote of the Town Board, was declared duly adopted by the Supervisor of the Town of New Lebanon.

Dated: October 10, 2023

Marcie Robertson
New Lebanon Town Clerk