



PZ Clerk <pzclerk@townofnewlebanon.com>

Lot size and zoning w/no municipal water and sewer

1 message

John and Bonnie Lichak <[REDACTED]>

Wed, Mar 11, 2026 at 3:44 PM

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Cc: "[REDACTED]" <[REDACTED]>

Dear Town Board Members, Planning and Zoning Board Members, and CAC Members :

At this point, the Tilden project owners have come forth and let the public know they were not funded by the State.

We are providing the link to the awardee list from which they are absent:

<https://hcr.ny.gov/news/governor-hochul-announces-more-240m-investment-create-and-preserve-1800-affordable-homes-every>

At the February Town Board meeting, we highlighted the project and Town Engineer's reviews stating the project did not meet requirements for water and sewer.

Since last month's meeting we have done further research and were astounded to find New Lebanon's current Zoning Code falls far short of required lot size for parcels lacking municipal water and sewer. We presume this issue has never been discovered before because no project of this size has ever been proposed in the Town before.

Specifically, we found the American Planning Association has a report that provides the standards for parcels without municipal water and sewer. New Lebanon has a standard of 5000 square feet per unit. The standard should in fact be 20,000 square feet per unit to comply with health standards.

<https://www.planning.org/pas/reports/report37.htm>

The Tilden parcel is 3.2 acres which is 139,302 square feet. Based upon the size of the Tilden parcel, the appropriate number of units for the site is 6, not 41.

(139,302 divided by 20,000 square feet per unit equals a maximum number of residential units of 6.9 units.)

NOTE: a half-acre parcel is 21,780 square feet

We now understand why the Tilden project could not seemingly address all the water and sewer issues. We hope they and the Town will look at the American Planning Association website link and adhere to the known good health practices for the development of this parcel.

We look forward to New Lebanon updating its code to reflect known standards for lot size. We also look forward to the Tilden Project withdrawing its application for Site Plan Review and for a Zoning Variance.

Sincerely,

3/12/26, 9:53 AM

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Bonnie Lichak
Amy Brueckmann