



PZ Clerk <pzclerk@townofnewlebanonny.gov>

Tilden Project - Public comment

1 message

Kate MacVeigh [REDACTED]
To: pzclerk@townofnewlebanon.com

Fri, May 8, 2026 at 10:07 AM

Good morning,

For a large project undergoing site plan review in a town, a public hearing requires comprehensive documentation to ensure transparent community review. The key materials often made available are environmental assessments, traffic impact studies, stormwater management plans and landscaping/lighting details.

Public hearing notices are required to be published at least 10 days before the hearing date.

Document Access, including documents, plans, and the application must be available for public review at the time the notice is published. These documents must be made available for public inspection before a public hearing takes place, particularly for land use, environmental permits, and municipal planning. This ensures transparency and allows the public to review technical details, maps, and supporting documents before providing input.

The Tilden project is a large project that has a lot of submissions and back and forth between engineers, architects, attorneys, the applicant and the planning board.

There have been many, many changes along the way. I do believe there are still some changes to be made based on the last engineer's report.

The community members have placed a great deal of trust in the planning board members. They are counting on this board to be confident that all submissions and documents are in order. Many in the community have expressed that they are uncomfortable asking questions and they do not want to upset their neighbors, their friends, the businesses that they visit. They fear backlash if they do not agree or simply have a question. When town members are afraid to speak up due to friendships, social pressure, or fear of losing standing, it is called social censure, or social exclusion. These pressures can create a climate where people are afraid to share their honest opinions, which can hinder proper community functioning. **The applicant Mr. Young has stated "I expect there will be a few people who come out with metaphorical pitchforks. I don't want to sugarcoat that. Highly positive changes can be genuinely difficult for some folks"** This is just one example of why a community member might not speak up.

I understand the applicant is eager to move forward with a public hearing tentatively scheduled for June 3rd. This eagerness to move to public hearing is based on their need to apply to the state for funding. This is an unacceptable reason to move to public hearing. Financial interest/gain is no concern of this board. Their sole job is to protect the town not the applicant or their funding.

The verbal approvals that have been given need to be in writing. The Town Supervisor recently had an issue with DOT, changing their mind on a stone dust application for sidewalks.

The planning board has been waiting, I believe 9 months for a rendering of the project to be shown to scale. The public should see this rendering as well. The design of the water and sewer seems to be changing again. **However, when DEC was contacted the current assigned staffer, Mr. Palmer stated:**

"I've only been serving as project manager for this application for about a month, but in that time, I also have not received any communication from the Town nor the applicant regarding this proposal's application."

The prior assigned DEC staffer, Mr. Malcolm stated:

"R4-DOW hasn't heard anything new regarding this project or been contacted since the last time that we spoke"

The member of the community that reached out to DEC had spoken to Mr. Malcolm in late November and sent an email on 12/19. Mr. Malcolm has had no contact with Tilden Commons for months. This is quite concerning.

The NLCSD also had some questions regarding the PILOT program this project would enter in. Developers must inform the public about payment in lieu of taxes. While the developer negotiates the PILOT, local government agencies are responsible for hosting public hearings to ensure transparency. This information should be shared to the public about how this tax burden may or may not affect the taxpayers of NLCSD.

I think the planning board has done an excellent job in reviewing this application. I do not see the need to rush to a public hearing when there are still many unknowns. If the board feels different, can you please tell us the date that all final documents will be posted for public review. The public should not have to paper chase, a new file labeled all documents for proposed public hearing found in one place would be very helpful, appreciated, and would be following the rules for conducting a proper public hearing.

Respectfully,

Katie MacVeigh

Sent from my iPhone