



PZ Clerk <pzclerk@townofnewlebanonny.gov>

Submission for Public Comment re: Municipal Water Proposal

1 message

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To: pzclerk@townofnewlebanon.com, townclerk@townofnewlebanonny.gov

Tue, May 12, 2026 at 5:24 PM

Good evening,

Apologies for the late submission. In anticipation of the Town Hall meeting this evening, I'm submitting the following questions regarding the financial aspect of the Municipal Wastewater in Downtown New Lebanon, as quoted in brief below. My understanding is that the municipal water/sewage system was proposed after it became clear that the Tilden Commons project could not advance without it.

“Finances — None of the costs for this system would come from the Town’s general funds. Private property owners and grants would cover all costs, and only the properties that connect would be responsible for these costs.”

- What properties are in the proposed catchment area?
- If nearby property owners do not sign the petition to join, how will they, their sewage and their land be impacted?
- Will the anticipated annual fees charged to private owners in the area fluctuate based on how many people sign the petition to join the catchment area?
- What information will be provided in the petition that people must sign to connect to the sewage system, particularly as it pertains to costs and fees? In what format will this petition be delivered to residents in the catchment area?
- The “Legal Process and Background” section of the process proposal (<https://townofnewlebanonny.gov/wp-content/uploads/2026/05/Municipal-Wastewater-in-Downtown-New-Lebanon-%E2%80%A2-May-2026.pdf>) says that “Some properties that do *not* connect may need to be in the district.... Properties that wait to connect at a later date would likely pay a fee to do so.” It does not say, “properties that *choose* to connect at a later date” – does this imply that properties in the district will *have* to connect at some point once the district is complete (for an additional fee)?

I saw that the law firm being contracted by the town for the Municipal Water Proposal is the same law firm that is being contracted by the Tilden Project LLC developers for their land use proposal. Could you please provide clarification on whether the town is collaborating with the Tilden Project LLC to fund and expedite a municipal water system so that the Tilden Commons project can proceed?

This 41-unit development seems like a needlessly large intrusion on a rural, quiet area of homes and rail trail. A ton of new units with no protections against future absentee residents converting them into short term rentals (airbnb/vrbo) also feels very short-sighted. It's the kind of thing that risks increases in local home and rental prices, in both the short and long-term. “Build build build” is a develop-friendly solution to the rental cost crisis that can really change the character of a town – in feel, look and affordability -- in ways that is hard to come back from.

Thanks for all your work to keep us informed.

Best,

Tyler



NLTH - Letter for Public Comment - 5:12 TB Meeting .docx

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