



PZ Clerk &lt;pzclerk@townofnewlebanonny.gov&gt;

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**Fwd: Please share with the planning board re: Tilden Commons**

1 message

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**Town Supervisor (New Lebanon)** <supervisor@townofnewlebanonny.gov>

Thu, Jun 4, 2026 at 1:45 PM

To: Courtney Potter &lt;pzclerk@townofnewlebanon.com&gt;, Elizabeth Brutsch &lt;nlpb.brutsch@gmail.com&gt;

----- Forwarded message -----

From: **Rae Gilson** [REDACTED]

Date: Wed, Jun 3, 2026 at 11:07 PM

Subject: Please share with the planning board re: Tilden Commons

To: [townclerk@townofnewlebanonny.gov](mailto:townclerk@townofnewlebanonny.gov) <[townclerk@townofnewlebanonny.gov](mailto:townclerk@townofnewlebanonny.gov)>, [planningboard@townofnewlebanonny.gov](mailto:planningboard@townofnewlebanonny.gov) <[planningboard@townofnewlebanonny.gov](mailto:planningboard@townofnewlebanonny.gov)>, Supervisor Town <[supervisor@townofnewlebanonny.gov](mailto:supervisor@townofnewlebanonny.gov)>

Dear members of the New Lebanon planning board and citizens of the town,

Regarding the proposed Tilden Commons:

I agree with all of the comments Josh has made this week in the newsletter of The Farmers Market. There has been an immense amount of prior planning for this project, which is to be admired.

New Lebanon needs more housing.

There is no question on that subject-and this proposal provides that and I would like to see this project passed and move forward with some modifications. I would like to suggest the setback be increased to 100 feet and not the newly approved 50 feet setback. That will go a long way in diminishing the overbearing feeling of this large building next to a busy road. It would be a worthwhile exercise to outline the buildings measurements in paint on the ground for the planning board to be able to envision exactly where the building will sit in relation to the two roads and paint in where the sidewalks will go in front of the building. That will also bring the realization to the removal of the large trees some of the largest on this side of the US 20 and State Road 22 corridor. It's also too bad the garbage area will be in the front corner of the property and seen from both streets. A reduced number of residences would also make this proposal more palatable. There is a fear that crowding with this many people on a 3 acres lot, in small apartments, with only one elevator, not perfect sound proofing, abutting a busy highway, is going to make it an unpleasant place to live. Which surely is not the developers or the town's intention.

Thank you for your consideration.

**Rae**

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Rae Gilson  
[REDACTED]