



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

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## Strong Support for Tilden Commons

1 message

Radha Patel [REDACTED]  
To: PZclerk@townofnewlebanonny.gov

Thu, Jun 4, 2026 at 6:16 PM

To the members of the Planning Board,

As you prepare for the public hearing regarding Tilden Commons, I want to strongly advocate for the project from your perspective as I understand it: evaluation of the project based on the execution of our town's adopted vision.

Assessing "consistency with community character" and "community plans" under environmental review can be highly subjective. However, when we look at the codified facts of New Lebanon's planning framework, Tilden Commons is not a departure from our community character — it is the realization of it.

### 1. Alignment with the Comprehensive Plan and Pro-Housing Status

A town's Comprehensive Plan is its legal North Star. New Lebanon's plan explicitly calls for affordable housing, senior living options, workforce housing, and increased food access. Furthermore, our official designation as a **Pro-Housing Community** is a commitment to the State and our residents that we will actively facilitate projects like this.

- **The Mandate:** Tilden Commons delivers the exact mixed-use infrastructure (affordable grocery + housing) our planning documents demand.
- **The Reality:** Finding a project that answers so many of the town's self-stated needs simultaneously is rare. Rejecting or stalling it on the grounds of "plan inconsistency" would directly contradict the town's own legislative goals.

### 2. Smart Growth: Preserving "Rural Character" by Building Downtown

The most compelling environmental argument for Tilden Commons is its adherence to smart growth principles. True preservation of New Lebanon's rural character requires us to concentrate development where infrastructure already exists.

- By placing high-density, mixed-use development in the downtown core, we protect our rolling hills, forests, and open agricultural spaces from sprawl.
- Tilden Commons integrates seamlessly with the town's forthcoming sidewalk project, turning a vehicle-dependent stretch into a walkable, cohesive neighborhood anchor.

### 3. Supporting Community Infrastructure

Beyond the legal frameworks, the project serves as a critical stabilization tool for New Lebanon's economy and demographics:

- **Workforce Retention:** It keeps our local teachers, nurses, tradespeople, and seniors in town.
- **Agricultural Support:** The grocery store provides an immediate retail outlet for local farmers and food producers.
- **Economic Anchor:** A downtown grocery store drives foot traffic that will naturally support adjacent local businesses.

Planning leadership requires a steady hand, particularly in the face of change. But change that is thoughtfully designed, legally compliant, and deeply aligned with New Lebanon's future is exactly what this Board was appointed to shepherd

forward.

I strongly urge you and the Board to find Tilden Commons consistent with our community plans and character, and to grant it the approval it deserves.

Sincerely,

Radha Patel

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**Radha Patel**

e-mail: [REDACTED]