



PZ Clerk <pzclerk@townofnewlebanonny.gov>

message in support of accommodating the Tilden Commons project

1 message

Marco [REDACTED]

Fri, Jun 5, 2026 at 3:06 PM

To: pzclerk@townofnewlebanon.com

(I am not going to be able to attend the hearing today at the community center but I wanted to express my support for the Tilden Commons project)

My name is Marco Puccio, first came to New Lebanon in the late 70's and moved here again in 2023. I'm not qualified to comment on the specifics of the zoning requirements or variances that might be required for this project to go forward, but I love the idea of the project and find it compelling enough that minor variances be worth considering in order to make it happen.

I feel the project will benefit the town by investing in our own community, expanding the market to allow for more economy of scale better prices, offering an accommodating outlet for locally made crafts and produce, offering affordable housing, and acting as a bulwark against the incessant flood of soul-less extractive franchises that drain resources from small towns. If we don't help local entrepreneurs make things happen we are going to end up leaving vacancies filled by extractive corporations that don't invest in the community.

The housing situation speaks for itself, people who are in some transition state and not able to own a home need options and I have spoken to three young people who have had to move out of town over the past three years due to a lack of available rentals.

I see this project as 100% consistent with a compassionate conception of rural character: a contained and focused downtown / shopping area, supporting small local businesses, creating opportunity for crafters and farmers to more efficiently market their work. A pool of high-quality affordable rentable units for people who are transitioning to or from owning a home, sensibly located in the part of town that has resources. This town has a great history that seems to have largely been forgotten and neglected, it would be great to invest in the community and try to really improve this town and this seems like the first really good proposition I've seen since I was coming here in the 70s. I also think it would greatly benefit those small businesses trying to make a living in the downtown area by drawing in more customers and providing opportunities for walk-ins.

I encourage the town board to do what it can and consider reasonable variances or work cooperatively with the developers if needed to help this go forward. Also to be wary of people opposing the project due to abstract ideology or personal / political agendas that don't align with the true best interest of the community.

Thank you for taking these spots into consideration,

M. Puccio
17 Main St
New Lebanon