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# New Lebanon Conservation Advisory Committee Response to Planning Board/Tilden Commons

1 message

**PegCAC Munves** <nlcac.munves@gmail.com> Thu, Jun 11, 2026 at 4:07 PM
To: "pzclerk@townofnewlebanonny.gov" <pzclerk@townofnewlebanonny.gov>
Cc: Donald Lamonaca <nlcac.lamonaca@gmail.com>, Steve Powers <nlcac.powers@gmail.com>, William O'Neill <nlebcac1@gmail.com>, Sarah Latifa <[redacted]>, Bruce Shenker <nlebcac2@gmail.com>, Bruce Shenker [redacted]

June 11, 2026

To the New Lebanon Planning Board:

Regarding the Tilden Commons project, the New Lebanon Conservation Advisory Council (CAC) has reviewed the reports concerning water supply and wastewater treatment, the SEQRA Full Environmental Assessment Form (Part 1), and attended the Public Hearing on June 4. One of our co-chairs has attended every Planning Board meeting where the project was discussed, reviewed all the engineering and legal documents submitted by the applicant, public comments and other related project materials.

We acknowledge the considerable work that the Planning Board and applicant have done to date. Based on the information presented to us, it appears that the project engineers have conducted the necessary analyses and exercised appropriate professional diligence.

We would like to address several water-related issues that are of critical importance to the CAC, local residents, abutters, the Town as a whole, and nearby property owners.

**Water Consumption and Output**

The frequently cited figure of 11,000 gallons of water output per day may be misleading without additional context. The New York State Department of Environmental Conservation (DEC) requires that systems such as the one proposed for Tilden Commons be designed using a standard estimate of 110 gallons per day per bedroom. This figure is intended as a conservative design criterion rather than a prediction of actual water use.

According to available data from the New York State Design Standards for intermediate sized Wastewater treatment systems, average household water consumption is typically much lower. Therefore, even accounting for the inclusion of a grocery store within the development, and while the system is designed to handle that capacity, the actual daily water use is expected to be substantially below the 11,000-gallon design capacity.

**Septic and Wastewater Treatment**

Concerns have been raised regarding the proximity of the proposed wastewater discharge area to the project's well. While the discharge point is located less than 200 feet from the well, the proposed treatment system is not a conventional septic leach field.

This warrants evaluation by the appropriate permitting agencies.

The Tilden proposed system is designed to treat wastewater to a very high standard before discharge. At the Planning Board's request, the treated water will remain on site. The treatment process includes ultraviolet (UV) disinfection and additional treatment measures intended to produce effluent approaching the quality of clean surface water.

In addition, the building's water supply comes from a confined aquifer *rather* than a groundwater source that is influenced by nearby surface water sources or pollutants. Based on our review of the materials provided, the wastewater treatment proposed for this property appears to exceed the level of treatment found at other commercial properties along the Route 20/22 corridor.

Respectfully submitted,

New Lebanon Conservation Advisory Council

Peg Munves, Co-Chair

Bill O'Neill, Co-Chair

Donald Lamonaca

Bruce Shenker

(CAC members Steve Powers and Sarah Latifa were unable to attend the special 7/11/26 meeting where we had a quorum and met to solely discuss our response)