

June 12, 2026

Tilden Commons

Questions and answers from the June 4 public hearing

Brueckman

- What will the water quality impacts be from the well withdrawals?

[1] We have done extensive engineering work on this. The work includes pumping our well for 72 hours straight and simultaneously monitoring a representative sample of nearby wells. The results of this test show that our well won't have a significant impact on nearby wells. There's no evidence that there will be any impacts to water quality from Tilden Commons's well.

- Potential contamination risks in the septic effluent discharge?

[2] We have gone above and beyond to design a safe system. That starts with capturing solid waste in tanks and pumping and removing this waste. The effluent goes to an Orenco AX MAX treatment system with a pre-anoxic tank. Then the effluent will be UV-treated. And finally the fully treated water will be discharged into the ground. In addition, this system will be powered by our backup generator when we experience normal power outages. All in all, this is an exceptionally high-quality, advanced septic system. And all of this will be supervised by a certified wastewater technician to provide regular maintenance and ensure the system keeps running as designed.

- Is this compliant with what the Department of Health requires?

[3] Our drinking water system needs a permit from the New York State Department of Health. DOH will issue such a permit if, and only if, they believe our system is safe.

- What is being done for groundwater protection?

[4] Please see [1] and [2] above

- What will the air quality be from the potential septic system odors or Arenco emissions?

[5] When the access lids are closed, as they will almost always be, a healthy Orenco AX-MAX system is odorless from the outside. (When the lids are open, which will happen only during maintenance activities, there is usually a faint musty smell that won't be detectable on neighboring properties.)

Of course, like any mechanical or chemical system, problems can occasionally arise. For example, in the AX-MAX pod, the main textile filter pod is supposed to be highly oxygenated. But if the textile sheets become clogged, or if the ventilation fan fails, oxygen levels drop, and that can stifle the bacteria and cause the system to smell. We will conduct regular maintenance by a certified technician, and that's the first and best way to avoid these issues. But in the event that they do arise, the system contains sensors and telemetry that will alert our certified technician of the specific problem to be fixed promptly.

- Will the Tilden well and septic system adversely impact neighboring leach fields?

[6] The Tilden well and septic system will not adversely impact neighboring leach fields.

- What recourse will be available to those negatively impacted?

[7] The Tilden well and septic system will not adversely impact neighboring leach fields.

Francoeur

- The developers have stated that they will seek a waiver from the New York State Department of Health regarding the required 200-foot separation distance between the public water supply and the septic system.

[8] Correct. See [3] above. The 72-hour pump test confirmed that our well does not significantly impact neighboring wells. In addition, as discussed in our full hydrology report, the source of our well water is a confined aquifer. It is protected from potential septic and other contamination from above by a thick layer of clay. In addition, we will treat our drinking water via reverse osmosis, disinfect it via sodium hypochlorite, and chlorinate it.

Clark

- How much water? Do we know how much water is currently used on that plot?

[9] We expect average daily water usage to be 8,710 gallons.

- Where is the 11,000 gallons per day coming from?

[10] We expect to use an average of 8,710 gallons of water per day. It will come from the confined aquifer that runs below our property much of our downtown.

- If we have one of the frequent storms that overloads the water system, where's that water going to go?

[11] Our water system itself is not vulnerable to 100-year flooding.

- Is there room for 110 parking spots here?

[12] Yes, we have already designed a parking lot with 110+ spaces, including plenty of accessible spaces.

NLCSD

- One big question I think that we have is, will there be a PILOT?

[13] It is unclear why the NLCSD is restating this question. We have already stated on the record — clearly and unambiguously — that we do not intend to pursue a Payment in Lieu of Taxes (PILOT), but if that changes, we will pursue a PILOT for an amount commensurate with what we would pay in taxes without a PILOT. We expect to contribute at least \$50,000 toward our County, Town, and school district.

Sabri

- I'm sure this is probably too early, but who's going to be in charge of these units? Who's the landlord for these units?

[14] Hudson River Housing will manage the applications from potential residents and ongoing compliance income and other qualifications. A local company will handle property management.

I'd like to suggest building for the families with the children that we need so desperately a modest little playground.

[15] The residential courtyard along Tilden Rd will include a grassy play lawn and a fenced playground. We are proposing to include a sandbox, a swingset, a climbing structure with slides, and springy creatures. The courtyard will also include adjacent seating for parents and caregivers.

Hayes

- I don't know what other stories they're trying to tell you, but just the fact that my well was affected, what's going to be my compensation if this goes through?

[16] Our the 72-hour pump test concluded that our well will not adversely impact normal use of the well at 17 West St. In fact, the maximum drawdown at 17 West St was 3.6ft. For clarity, this maximum drawdown is the maximum drawdown observed based on correlation with the start of pumping the Tilden Commons well and excludes drawdown directly corresponding to active pumping at the well at 17 West St. The full hydrology report, including all hard data, is at <https://townofnewlebanonny.gov/wp-content/uploads/2026/04/2026-04-01-Tilden-Submission-1.pdf>.

Villegas

- How many thousands of gallons of wastewater is going to be dumped into the Wyomanock per day from that waste treatment?

[17] Zero gallons

Skerkis / Griffin

- Can the applicant legally reserve even a single apartment for a current resident of New Lebanon, a senior citizen, a young local family, a veteran, or any other locally preferred group?

[18] We anticipate reserving 10 apartments for seniors. Furthermore, we expect to focus our advertising efforts on New Lebanon and surrounding towns in New York. Note that, if local people vacate houses or other apartments for these apartments, people from other places may move into the vacated homes.

Lynch

- Where will there be crossing for the kids? Are the kids going to have to cross Route 20 to get on the school bus?

[19] We look forward to working with the school district to plan our bus pickups as we get closer to construction. Our downtown will have sidewalks and crosswalks by the time the building is open, so we are confident that kids will be able to get from the bus to their home safely.

- Is there any discussion of adding any traffic light or anything like that in that area?

[20] The New York State Department of Transportation (NYSDOT) has reviewed our proposal and indicated that it expects to issue a permit once we're ready to proceed with construction. We are not aware of any suggestion or requirement by NYSDOT for a traffic light.

- Has anyone addressed the usage and draw on the existing infrastructure such as the electric grid?

[21] : Yes, NYSEG has confirmed that it can serve the project. We will need to move a telephone pole along Tilden Road and potentially install a new transformer onsite. There are no major upgrades required.

- I can't get a phone call in my house on my cell phone. If we add 86 more people and a grocery store using up signal, am I even going to be able to can I send a text to my mom?

[22] The grocery will use an Internet Service Provider like Spectrum to access the internet for its business activities. The apartments will do the same. We anticipate that most residents will similarly purchase their own service. In addition, cell phones use cell service only when they're actively being used, not when they're idle or in their owner's pocket. This project will not impact local residents' cell service.