



July 15, 2026

Elizabeth Brutsch
Planning Board Chairperson
Town of New Lebanon
PO Box 328
New Lebanon, NY 12125

Re: TDE Review
Comments from Review of Applicant Materials
Tilden Commons
538 US Route 20
File: 1229.010.001

Dear Chairperson Brutsch,

Barton & Loguidice, D.P.C. (B&L) has completed a seventh-round technical review of revised materials submitted in support of the Site Plan and Special Use Permit applications for the proposed Tilden Commons project located at 538 U.S. Route 20 in the Town of New Lebanon, as proposed by Tilden Project LLC (Applicant). This review was conducted following B&L's prior comment letters dated August 13, 2025 (Comment Letter #1), September 23, 2025 (Comment Letter #2), December 17, 2025 (Comment Letter #3), March 10, 2026 (Comment Letter #4), April 14, 2026 (Comment Letter #5), and May 20, 2026 (Comment Letter #6). The purpose of this review is to evaluate the Applicant's responses to the remaining outstanding comments and revisions submitted since B&L's previous review.

The documents reviewed as part of this sixth-round submission include, but are not limited to, the following:

- Exhibit A: Revised Legal Justification Letter, dated July 2, 2025, revised July 1, 2026.
- Exhibit B: Responses to Town Designated Engineer's Comments, dated July 1, 2026.
- Exhibit C: Updated Civil Site Plan Set, dated July 1, 2026.
- Exhibit D: Stormwater Pollution Prevention Plan (SWPPP), dated April 1, 2026, and the Post-Construction Stormwater Management Plan.

Based on our review of the above-referenced documents and information, we offer the following comments.

Exhibit C – Updated Engineering Drawings, prepared by Lamont Engineers revised July 1, 2026



Sheet C110 – OVERALL SITE PLAN

1. The primary entrance curb return radii at both the NYS Route 20 and Tilden Road entrances are not labeled. Revise the Overall Site Plan to provide radius dimensions for the entrance curb returns and any remaining unlabeled curb radii.

Sheet C115 – GRADING & STORMWATER PLAN

1. Provide Top of Curb (TC) and Bottom of Curb (BC) spot elevations at curb returns and curb termini where necessary to clearly define the proposed curb grading.
2. Several proposed pavement areas appear to have slopes of less than 0.5 percent. Provide additional spot elevations and/or slope labels as necessary to demonstrate positive drainage throughout the parking and drive areas and confirm that isolated low points or ponding will not occur.

Sheets C160 – C164 – SEPTIC PLAN AND SANITARY DETAILS

1. *The Applicant shall provide documentation demonstrating that all required NYSDEC approvals, including SPDES permit coverage for the proposed wastewater treatment system, have been obtained prior to final site plan approval (or prior to signing the final plans, if approval is conditioned accordingly).*

Exhibit C (Sheet L-100 – LANDSCAPE PLAN)

1. The proposed utilities were requested to be shown on the Landscape Plan to facilitate coordination between the proposed tree plantings and underground utilities. Based on the revised plans, several proposed trees still appear to be located within approximately 10 feet of proposed underground utilities. Revise the plans to provide adequate separation.

Water System Engineer's Report

1. Prior to final Site Plan Approval, the Applicant shall obtain all required approvals from the New York State Department of Health and/or Columbia County Department of Health for the proposed community water system. Copies of all agency correspondence, review comments, permit approvals, and determination letters shall be forwarded to the Planning Board for review prior to final Site Plan Approval

Stormwater Pollution Prevention Plan (SWPPP) (from April 2026) (Comments in *Italics* are Old & Not Addressed)

1. The Water Quality Volume (WQV) calculations (Step 4) identify 1.37 acres of Hydrologic Soil Group (HSG) D; however, the USDA Soil Survey, the Notice of Intent (NOI), and the SWPPP identify the site as 100 percent HSG B soils. Revise the calculations or provide an explanation reconciling this discrepancy.



2. The WQV calculations include runoff reduction credit for a Stormwater Planter (RR-7); however, the location of the proposed stormwater planter could not be identified on the submitted plans. Identify the stormwater planter on the plan set and provide sufficient plan and detail information to demonstrate that the proposed practice is consistent with the assumptions used in the WQV calculations and the NYSDEC Stormwater Management Design Manual.
3. Label all design points on the proposed watershed schematic and clearly identify their corresponding locations within the HydroCAD model and drainage calculations.
4. The HydroCAD model indicates that runoff from the proposed infiltration basin is routed to the post-development design point at the existing culvert beneath U.S. Route 20. Based on the submitted plans, this flow path is not clearly depicted. Revise the plans or provide an explanation reconciling the proposed drainage routing with the HydroCAD model.
5. The HydroCAD model includes a 328-foot pipe; however, this pipe could not be identified on the submitted plans. Identify the pipe on the plan set and verify that the pipe characteristics, including length and slope, are consistent with the hydraulic model.
6. Revise the infiltration basin detail to ensure the 100-year water surface elevation shown on the plans is consistent with the HydroCAD modeling results.

The Applicant has substantially addressed the majority of the comments identified in B&L's previous review letters. The remaining comments are limited in scope and primarily relate to plan coordination, clarification of stormwater calculations and modeling, and receipt of required agency approvals. Resolution of these remaining items is recommended prior to final Site Plan Approval.

If you have any questions, please feel free to contact our office.

Sincerely,
BARTON & LOGUIDICE, D.P.C.

Christian Bertram, P.E.
Senior Managing Engineer