Columbia County Department of Health

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Victoria McGahan, MS
Public Health Director

RECEIVED
AUG 10 2026
NEW LEBANON BUILDING DEPT

August 4, 2026

Brendon Becker, P.E.
Project Engineer
Lamont Engineers, P.C.

Re: Tilden Commons LLC – Water and Wastewater System
538 US Route 20
New Lebanon, NY

Dear Mr. Becker,

This letter is to acknowledge receipt of your proposal depicting a community water system to serve a proposed 60,000 SF three-story mixed-use building with approximately 10,000 SF commercial space on the 1st floor of the south side of the building and 41 residential apartments and community space in the remainder of the building.

Upon a review of the plans with the New York State Department of Health (NYSDOH), we offer the following comments:

Water Supply

1. A second groundwater source per Recommended Standards for Water Works, Section 3.2.1.2, is required. The system must be able to meet the maximum daily demand with the largest producing well out of service.

2. If all water is being treated with Reverse Osmosis the recovery range for the unit must be taken into account for total flow. The specs on the RO unit state 75% recovery range, under ideal conditions. So, 13,065-gal/0.75 = 17,420 gallons at a minimum need to be produced by the well. That equals approximately 12 gpm, which is very close to the stated yield of 13 gpm. The well will basically be pumping all of the time.

3. The water has high levels of Iron and Manganese based on samples collected in 2025. Treatment ahead of the Reverse Osmosis may be desirable to extend the life of the membrane. High Iron/Manganese can quickly clog the membrane. Any associated backwash flow associated with the additional treatment should be considered in the total design flow.

4. The hydrogeologic report indicates that the existing well may be in limestone (based on nearby wells) which is a carbonate rock. A Microscopic Particulate Analysis (MPA) test should be perfomed on the well to determine in the Groundwater is Under the Direct Influence of Surface Water (GWUDI).

5. 10NYCRR Appendix 5-D, Table 2 requires that a Public Water Supply well be at least 200 feet from a wastewater absorption field. It also requires a well to be at least 200 feet from a Surface wastewater recharge absorption system for storm water from parking lots, roadways or driveways. Both the wastewater absorption field and stormwater retention basin serving the facility appear to be less than 200 feet from the well.

6. 10NYCRR Appendix 5-D.2 requires that there is 100-feet of ownership and 200-feet of control surrounding the well. Neither of these are met and there are no proposed additional measures to mitigate this reduced separation distance.

7. Please provide a water process flow diagram.

8. Please provide manufacturer's information for all components of the water system. Only the RO system information was provided.

9. There is no information provided on the building sprinkler system storage tank. Backflow prevention is required to isolate the sprinkler system from the potable water system. No information is provided.

10. There is no information provided on potable water storage tank (specifications, location, access, material, etc.)

Wastewater Disposal

11. Per a 1984 Memorandum of Understanding with the New York State Department of Environmental Conservation (NYSDEC), the wastewater system at this facility must be reviewed and approved by the NYSDEC. Only separation distances as they relate to the water system will be reviewed by this office.

General

12. The system as proposed meets the definition of a community water system. Regular sampling of the water system is required. These samples include total coliform, lead and copper, disinfection byproducts, nitrate, inorganic and organic chemicals, radionuclides, chlorine residual, etc. A class C certified water operator is also required to maintain the water system. If approved, requirements for operating the public water system will be provided.

If you have any further questions regarding this matter, please call me at (518) 828-3358 x1241.

Sincerely,

Samantha Black

Samantha Black, MPH
Environmental Health Director

CC: Kevin Kenyon, P.E., Professional Engineer II, NYSDOH *via email*
Thomas Palmer, Water Supply Field Coordinator, NYSDOH *via email*
Amy Schober, Public Health Sanitarian, CCDOH *via email*
James Malcolm, NYSDEC *via email*
New Lebanon CEO/Building Inspector