Gmail

PZ Clerk <pzclerk@townofnewlebanonny.gov>

Public Comment for Planning Board – Tilden Commons

1 message

Megan Galeucia [redacted] Wed, Aug 19, 2026 at 12:07 PM
To: PZclerk@townofnewlebanonny.gov

Dear Members of the Planning Board,

I am writing to share my thoughts regarding the proposed Tilden Commons project.

To be clear, I strongly support the goals of expanding affordable housing and improving food access in New Lebanon. As a resident here for the past 10 years, these commitments are personal to me. Over the years, I've worked directly organizing free community meals, supplying affordable and subsidized CSA memberships as a local farmer, and running a mobile grocery program with sliding-scale pricing during COVID to reach neighbors without access. I share this not to list my contributions, but to show how deeply I care about these issues and how much I want to see them done right.

I believe that to truly serve our town, a project of this scale must be designed and sited responsibly, in a fit-for-purpose way that does not compromise public health, ecological integrity, or local infrastructure.

Before taking any action, I ask that the Board carefully consider and require clear, transparent answers to the following questions:

1. **Water Safety & Technical Adequacy:** The Columbia County Department of Health letter (August 4, 2026) and the Town Engineer's review from Barton & Loguidice (August 18, 2026) highlight major unresolved issues including the lack of a required second water source, a single well operating near 100% capacity just to supply the RO system, and failures to meet standard 200-foot well-and-septic separation distances. Given that Town Zoning Code mandates that water supply adequacy be proven during review, how does the Board plan to ensure that site suitability and infrastructure limits are fully resolved before any decisions are made?

2. **Adhering to the Town Engineer's Recommendation:** Barton & Loguidice explicitly recommended that the Planning Board defer action and not grant conditional or final approval until the applicant fully addresses DOH/DEC requirements and proves the site plan does not need major modifications. Will the Board follow this professional guidance and withhold approvals until all water, wastewater, and environmental reviews are officially completed? How will the results be communicated publicly to the town?

3. **Guideline Alignment & Transparency:** Given state funding restrictions on local preference, how has the project applicant demonstrated that the proposed income brackets, unit mix, and rent structures align with the actual needs of existing New Lebanon residents and seniors, and how will the Board factor that alignment into its special use evaluation?

Until the above is clearly addressed, I urge the Planning Board to withhold all approvals. Thank you for your time, dedication, and thoughtful consideration.

Sincerely,

Meg Galeucia

[redacted]