



TOWN OF NEW LEBANON
ZONING BOARD OF APPEALS APPLICATION

RECEIVED
JUN 26 2018
NEW LEBANON BUILDING DEPT.

Application fee = \$35.00 due upon submission of application; plus, when the time comes any reimbursement of public notice publishing fees which are approx. \$25.00 dependent upon characters/words – due when the Town is billed

1. Name of Applicant: Darrell Pucciarello
2. Date: 6/27/18 Phone No: 518-794-9125 email: Darrell.Pucciarello@gmail.com
3. This Application is for: (CHECK ONE)
 - Appeal From a Determination by the Zoning Enforcement Officer (attach completed Appeal Statement form)
 - Appeal: Interpretation of Zoning Classification Boundary
 - Area Variance (attach completed Area Variance Application. Attached SEQRA forms if needed)
 - Use Variance (attach completed Use Variance Application and SEQRA forms)
 - Special Permit for _____ applicable to §205-13 (identify use via complete narrative of the project) (attach completed SEQRA form and drawings when applicable)
4. Applicant's Mailing Address: PO Box 559 New Lebanon, NY 12125
5. Location of Property Involved in this Application: 59 Dermody Rd
New Lebanon, NY
6. Tax Parcel Identification: 29-1-67
7. 911 Address if available: _____
8. Zoning District(s) in which Property is Located: RA2

FOR CLERK'S USE:

Date Received: 6/26/18 Application Number: 2B-2018-009

Fee Paid: \$35.00

Was Application complete when received? Yes No _____

If No: Date when completed: _____

Date of meeting when Application will be first reviewed by ZBA: 7/3/18

Referred to: Planning Board on _____ County Planning Board on _____



TOWN OF NEW LEBANON
ZONING BOARD OF APPEALS

APPLICATION FOR AN AREA VARIANCE

1. Name of Applicant: Darrell Pucianello
2. Date: 6-27-18
3. Describe, and identify by section number, the Zoning Law requirements from which you seek relief. (Attach a drawing showing the problem and your solution.) Sched 1 - Area & Bulk
4. Describe the impact to (a) abutting property owner and (b) the neighborhood that would result from granting your request for a variance.
5. Describe other means you have considered to accomplish your objective that do not require a variance and your reasons for rejecting them.
6. List the names and addresses of owners of all property within 100 feet of your property and within 100 feet of any road frontage that is directly opposite your property's road frontage. (The ZBA Clerk will assist you with this.)
7. Attach a drawing showing all features that are relevant to the variance you are seeking, such as the location of the structure or use in question, and the adjoining properties, roads, etc.

3. Applying for variance to replace existing house with modular.
4. Enhance the neighbors with proper house
5. Replace with new construction which is out of my budget.
6. Tim Hoctor, Carol Blood
- 7.



Application for Building and Zoning Permit

Town of New Lebanon

PO Box 328

New Lebanon, New York 12125

Phone: 518.794.8884

Fax: 518.794.9694

2R = 25

REV: 08.01.

Pg. 1 of 1

total Fee 297.00

Tax Map No: 29-1-67

Application No: _____

Zone District: RA2

Date: 6-26-18

Expires: _____

Est. Cost: 90K

A PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

Answer all of the following. The undersigned hereby applies for a permit to do the following work/use, which will be done in accordance with the description, plans and specifications submitted, and such special conditions as may be indicated on the permit. All construction will be in accordance with the ICC Uniform and Energy Code, the Town of New Lebanon Zoning ordinance and other applicable codes, laws & regulations.

APPLICANT INFORMATION

Applicant Name: Darrell Pucciarello Mailing Address: PO Box 559 New Lebanon, NY 12125
 Site Location (911 Address): 59 Dermody Rd Phone: 518-794-9125
 Nearest Crossroad: Rte 22 Email: Darrellpucciarello@gmail.com

PROPERTY OWNER INFORMATION

Property Owner Name: Darrell Pucciarello Phone: 518-794-9125 days: _____ even: _____ cell: 413-997-5678
 Mailing Address: PO Box 559 New Lebanon, NY 12125
 Physical address: 59 Dermody Rd New Lebanon, NY

NATURE OF PROPOSED WORK

- New Structure
- Addition
- Alteration
- Replace
- Demolition
- Other
- Business Sign
- Fence
- Pool/Pond
- Home Occupation
- Retail Business

OCCUPANCY: Unit Dwelling Accessory Building Agricultural Bus/Ind. Other _____

Project Use/Description: Demo 24x45 SFR Repl w/ 26x50
 Ht: _____ Width: 26'9 1/2" Length: 50'03" Floor Area 1,333 Total Sq. Ft. 1,300

CONTRACTOR INFORMATION

General Contractor: Jeff Kreutziger Phone: 857-2160
 Plumber: _____ Phone: _____
 Electrician: Jim Hansson Phone: 441-8292
 Architect/Engineer: Independent Homes Phone: 518-686-1972

New York State licensed architect plans attached? (2 sets required) Yes No Other plans attached? Yes No
 Plot plan must be attached showing all property lines, structures, well, septic and all planned setback [front, side & rear]
 Wetland/Protected Stream/Floodplain Exists? Yes No

I hereby apply under the Zoning Ordinance of the Town of New Lebanon, NY and the ICC Uniform & Energy Code for a permit to construct or alter a building and/or accessory structure or to perform a land use activity as set forth above. I have arranged for the necessary Workman's Compensation insurance if applicable and provided the attachments shown on the reverse. I grant the Building Inspector and/or Zoning Officer permission to enter the property for required inspections.

I certify that the statements herein contained are true to the best of my knowledge and belief and I have read the instruction on the reverse side of this application.

This property may border a farm, as defined in §102-2 of the Code of the Town of New Lebanon. Residents should be aware that farmers have the right to undertake farm practices which may generate dust, odor, smoke, noise and vibration. The risk of any impact of these agricultural uses on the purchase of property is specifically to be borne by the purchaser of that property.

Signature of Applicant Darrell Pucciarello

Two sets of plans and specifications for the proposed work shall be submitted with the application, and specification shall be in accordance with the State Education Law, Section 7307 and 7209. This law requires the seal and signature of a licensed architect or professional engineer be affixed to all plans submitted, EXCEPT for farm buildings, residential buildings of fewer than 1,500 gross sq. ft. or to alterations costing under \$20,000.00. The applicant may request that the requirements of plans and specifications be waived where the work to be done involves minor alterations or are otherwise unnecessary.

A driveway cut MUST be approved from the appropriate department. For a town road, the Highway Superintendent must approve. For a County road the County Highway Dept. must approve. For a State highway, NYS-DOT must approve. Approval must be obtained before a building permit is issued.

The applicant shall notify the Code Enforcement Officer of any changes in construction contained in the application during the period for which the permits in effect. A permit shall be issued when the application has been determined to be complete. The authority conferred by such permit may be limited by conditions, if any, contained therein. A building permit issued pursuant to this part shall be prominently displayed on the property or premises to which it pertains.

A building permit issued pursuant to this part may be suspended or revoked if determined by the CEO that the work to which it pertains is not proceeding in conformance with the Uniform/Energy Code or with any condition attached to such permit, or if there has been a misrepresentation or falsification of a material fact in connection with the application for the permit.

A building/zoning permit issued pursuant to this part shall expire one year from the date of issuance or upon the issuance of a Certificate of Occupancy (other than a temporary C/O), whichever occurs first.

The permit may, upon written request, be renewed for successive one year periods, provided that (1) The permit has not been revoked or suspended at the time of the application for renewal is made; (2) The relevant information in the application is up to date; (3) The renewal fee is paid.

A third party electrical inspection company is required for all electrical work.

You must contact this office after each stage of construction completion so that the required inspections may be scheduled. Failure to do so may result in fines, a stop work order and/or legal action. A final Certificate of Occupancy or Certificate of Compliance can only be issued when all of the required inspections have been made. Absolutely no one is to occupy this building without first obtaining a Certificate of Occupancy/Compliance.

Zoning Officer Review

Date Received: 6-26-18

Approved & Referred to the Building Inspector for Building Permit Issuance

Approved does not need to be referred to the Building Inspector

Application does not require Zoning Review and has been directly referred to the Building Inspector

Application Denied Referred to ZBA Reason for denial:

Project requires 3 separate area variances

If denied, you may appeal the denial to the Zoning Board of Appeals by filing a written appeal on the form available from the Planning & Zoning Clerk within sixty days after the date of the denial, specifying the grounds thereof and the relief sought.

ZBA Approved Date of ZBA Approval: _____ Special Conditions: _____

Zoning Officer Signature: Cissy Hernandez and/or Jeff Hattat Date: _____

Building Inspector Review

Date Received: _____

Approved Denied Reason for Denial: _____

Building Inspector Signature: Cissy Hernandez and/or Jeff Hattat Date: _____

Attachments and Instructions

Attachments Provided by Applicant:

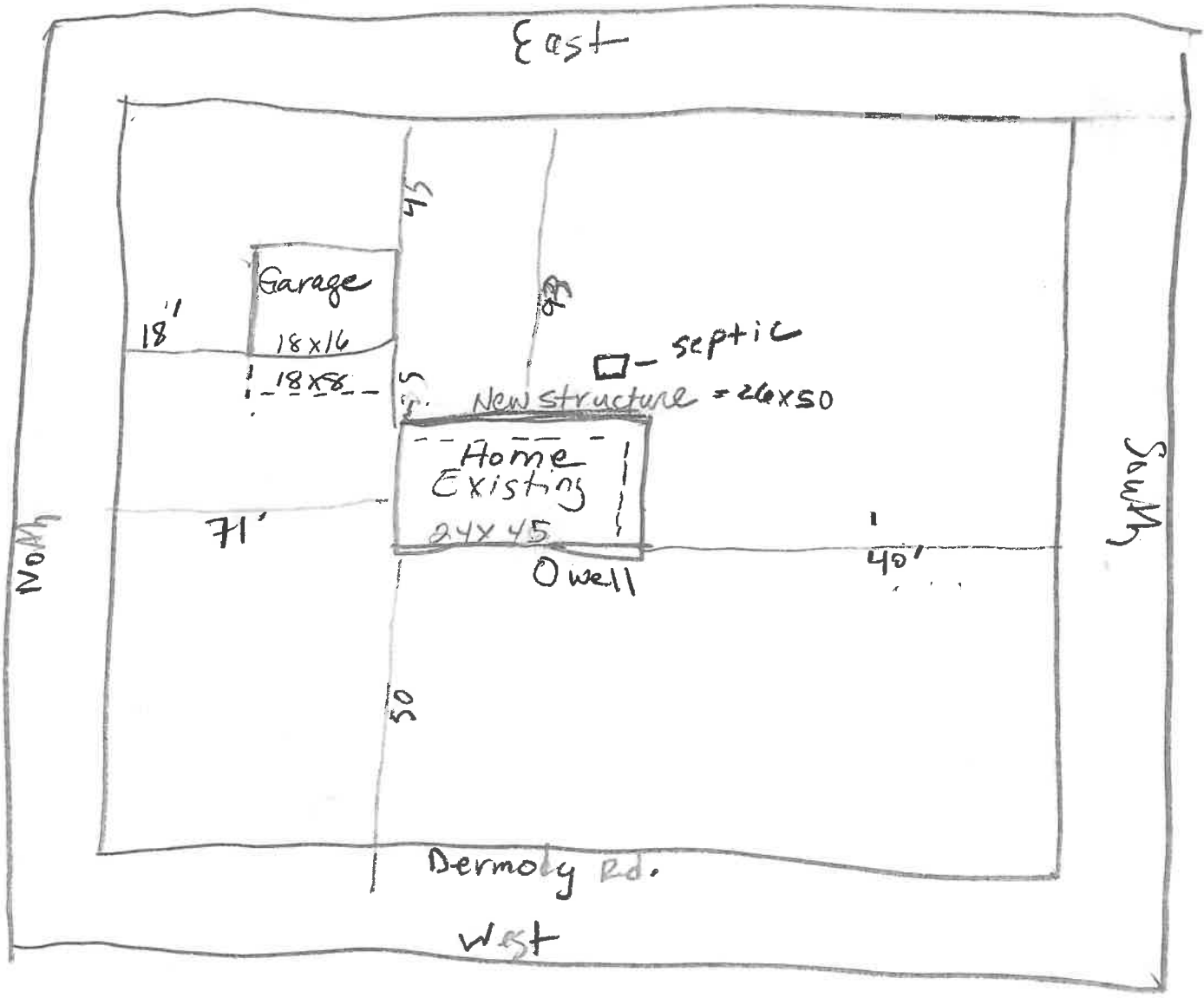
- Construction Plans
- Plot Plan
- Health Dept. Approval
- Driveway Approval Doc.
- Floor Plan
- Proof of Insurance
- Constr. Debris Removal Doc.
- Sign Details
- Subdivision Map

Instructions Provided to Applicant:

- Ponds/Pools
- Insurance
- Setbacks
- Dig Safely Info.
- Other _____
- Res. Constr. Requirements
- Electrical Inspectors.
- Sign Requirements
- Home Occ. Requirements
- Driveway regulations

Fees	
Amt:	_____
Date:	_____
Ck No:	_____
Receipt No:	_____

Fees	
Amt:	_____
Date:	_____
Ck No:	_____
Receipt No:	_____



- 1) Existing ^{24x45} Home to be removed + replaced w/the New 26x50 modular home.
- 2) Existing 18x16 garage to be added to via 18x8 Sunroom that will be saved from the home being removed.