

565 US Rt. 20 /22

Request to memorialize mixed use.

The building is listed as “483- Converted Residence” on the Assessment Roll.

In fact the building has been used as a B Use on the main floor with 1 family residence on the second floor since before the adoption of Zoning by New Lebanon in 1964.

Records indicate that the building was originally built by the Tilden family as a school. It subsequently became the Grange Hall. Later it became a retail space with living quarters above, then a school once again and then a restaurant and then a retail use.

We are seeking to have the building/property classified as a Mixed Use per the current Zoning Law. The main floor would be B Use Group, specifically a tap room/bar, with Use Group R-3, single family residence above on the second floor.

We demolished the rear addition to the structure, including the small apartment. The living space will be on the second floor of the remaining structure.

While we are renovating , remodeling and relocating parts and uses of the building, the fact remains that the building has been a mixed use at various times since before and after Zoning was established. Our request is primarily to memorialize what already exists.