

LANDS OF FRANK RUBINO
B. 864, P. 839
AREA = 3.22± ACRES

Lawn

Lawn

GRASS

140110 Sq. Feet
3.2165 Acres

WELL
SEE NOTE 6

SHED

Existing propane tank

EXISTING CAPPED IRON ROD

S 72°55'19" W
56.52'

Lawn

RAIL FENCE

LANDS OF PIERRE AND PATRICIA
L. 580, P. 793
C. 296, F. 416

S 21°35'12" E
209.03'

Lawn
GRASS

EXISTING CAPPED IRON ROD

POLE

HIGHWAY BOUNDARY

ENTER

Pole + Lighting Existing

Lawn
GRASS
Existing wood metal pole
COMMERCIAL SIGN

251.50'
S 48°43'35" W

CONCRETE CURBING

OVERHEAD UTILITY LINES

ALM
22
8105
1372

U.S. ROUTES 20 & 22
S.H. NO. 615, NEW LEBANON-BRAINARD

NORTH & EAST BOUND LANE

CENTER TURNING LANE

SOUTH & WEST BOUND LANE

WHITE LINE

STRIPES

STRIPES

POLE

POLE

CH = 68.27'
R = 113.81'
L = 69.34'
N 30°55'28" W

U/G FIBER OPTIC MH & SIGN

EXIT

N 13°28'15" W
125.89'

SEE NOTE 7

CENTERLINE OBSERVED

POLE

OVERHEAD WIRES

TILDEN ROAD
3 ROD WIDE RIGHT-OF-WAY
TOWN HIGHWAY

N 11°58'59" W
193.13'

SEE NOTE 5

ASPHALT

Existing Driveway

Loading area

Dumpster
Shrubs

Grocery Store

TILDEN SHOPS
1 STORY FRAME

Rental 1

Rental 2

COVERED PORCH

Light

Light

Light

Handicapped parking

ASPHALT PARKING LOT

Shrubs



ORIGINAL

Town of New Lebanon
PO Box 328
New Lebanon, New York 12125
Phone: 518.794.8884
Email: BuildingDept@townofnewlebanon.com

RECEIVED
SEP 07 2022
NEWLEBANON BUILDING DEPT.

Rec'd
8/17/22
CA

ZONING REVIEW/VERIFICATION APPLICATION (Step 1 of 2)

Application (office use only) No: 22-080

SITE INFORMATION

Site Location (911 Address): 538 US Rt 20 New Lebanon Nearest Crossroad: Rt. 20 + Shaker Rd.

Tax Map No.: 19.2-1-69 Zoning District: Mbh Shop Ctr -452

APPLICANT INFORMATION

Applicant Name: Ashley Zapp / FFM Group LLC

Mailing Address: 837 Rt. 20 New Lebanon, NY 12125

Email: Zappashley@gmail.com Phone: 518-929-8967

Applicant's Agent/Professional:

Agent Phone: Agent Email:

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Owner Name:

Mailing Address:

Email: Phone:

Owner's Agent/Professional: Phone:

NATURE OF PROPOSED WORK (check all that apply)

- New Structure Additions/Decks/Accessory Structures Interior/Exterior Remodel Change of Tenant Change of Use Other

Project Use/Description: Request to establish Retail market
Example: Request to establish (fill in the blank - such as Office Space Use, Retail Use, Restaurant Use, Auto Repair Use) use at unit #123 (at Mail Name if applicable) or Request for Modification of Space for (fill in the blank)

1) Please attach a detailed narrative explaining the details of the proposed use, including proposed tenant, any anticipated changes to the space or floor plans, accommodations necessary for water, sewer, parking, etc.

2) If your proposal changes the exterior footprint in any way, please include a sketch of the property including existing structures, approximate well and septic locations and the proposed new structure/addition. Dimensions must be provided from the proposed change in the building to the front, rear and side property lines. The front setback should be measured from the center of the traveled portion of the road.

AREA SPECIFIC REGULATIONS SCHEDULE 1

Height: Width: Length: Lot Size: 3.00 # of Stories: 2

RA1, 2 & 5 Districts: For Principle Buildings, what is the building coverage (Footprint) in sq. ft. 8600 Sq Ft
Comm/C-rec/C-R Districts: For Principle Buildings, what is the percent of Lot Coverage: 1.00

I certify that the statements herein contained are true to the best of my knowledge and belief and I have prepared and submitted all pages of this application

Signature of Property Owner Date: 8/1/22

Signature of Applicant Date: 8/1/22

Fees: Zoning Permit Fee please refer to Town Fee Schedule:
<https://secureservercdn.net/198.71.233.235/482.ab5.myftpupload.com/wp-content/uploads/2021/03/Updated-fee-Schedule-12.8.20.pdf>

Zoning Officer Review – Office Use Only

Date Received: 8/18/22

Application No: 22-080

Zoning Approval is authorized. Application referred to the CEO for issuance of a building and zoning permit

Zoning Permit Issued & does not need to be referred to the CEO

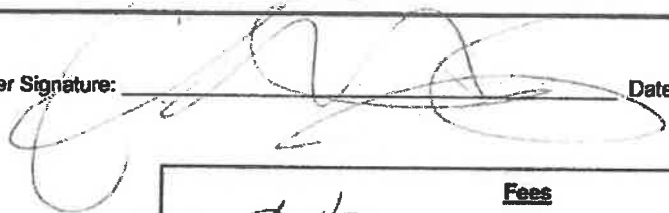
Application Denied Referred to ZBA Case # _____ Referred to PB Case # _____

Reason for denial:

Requires Site Plan Review

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 PB Approved: Special Conditions: Case No # _____ Decision document Dated _____

Zoning Officer Signature:  Date: 8/18/22

Fees	
Date:	<u>8/18/22</u>
Zoning Review Fee:	<u>25.00</u>
Ck No:	<u>2933</u>
Receipt No:	<u>01118</u>

Town of New Lebanon
Zoning Review/Application
Narrative of Proposed Project

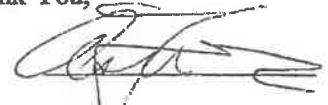
1/20/22
8-17-22

August 15, 2022
Commercial/Tilden Plaza
538 Rt. 20 New Lebanon, NY 12125

The purpose of this narrative is to provide a detailed description for the proposed use of space at 538 Rt. 20 in the Town of New Lebanon. This location currently operates as a flea market with seven tenant spaces in a commercial district. FFM Group, LLC recently purchased the property with the intentions of creating a full service retail market offering fresh deli, fresh meat, fresh produce, grocery, dairy, frozen as well as, Jersey Baking products. Jersey Baking, LLC DBA Filli's Markets will be the tenant occupying the proposed market space, occupying approximately 6,500sq ft. One of the spaces was previously a restaurant with a full commercial kitchen, consuming approximately 1,500 sq ft. This space will serve as the full-service deli area of the proposed market. No further accommodations will be required for sewer, water, or septic. This will solely be a retail location, with no manufacturing of goods occurring on the premise.

The two story structure, which houses 5 retail shops will become the retail floor space of the proposed market. We will remove the faux 'non-load bearing' walls that make up the individual shops, but no alterations to the main structure will be done. The remaining two units on the left of the building will not be altered in any way. The two remaining units are currently rented to previous antique/thrift shop owners. No plans for Filli's Markets to occupy these two retail spaces, they will remain as-is. The proposed plan does not call for the addition of any structures. The septic will only be used for the two existing restrooms and the existing sink in the kitchen work area. No plans to change existing parking lot are being proposed. Minor repairs to exterior of the building will be completed, as well as cosmetic fixes such as painting and landscaping that will fit the aesthetics of the town.

Thank-You,



Ashley Zapp
FFM Group, LLC

Sketch Plan Conference Document Submittal Checklist

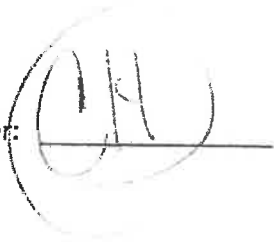
Sketch plan. A sketch plan conference shall be held between the Planning Board and the applicant prior to the preparation and submission of the application. The intent of such a conference is to enable the applicant to inform the Planning Board of the applicant's proposal prior to the preparation of a detailed site plan and for the Planning Board to review the basic site design concept, advise the applicant as to potential problems and concerns and generally determine the information to be required on the site plan application. In order to accomplish these objectives, the applicant shall provide the following for a sketch plan, except to the extent that, pursuant to Subsection D of this section, the Zoning Enforcement Officer determines that such information is not relevant or is otherwise not likely to be required for the Planning Board's sketch plan review:

[Amended 7-11-2017 by L.L. No. 2-2017; 11-10-2020 by L.L. No. 3-2020]

- (a) A statement describing the project, giving evidence of compatibility with the Town of New Lebanon Comprehensive Plan and a time period for completion of the project;
- (b) A rough sketch showing the locations and dimensions of principal and accessory structures, parking areas, access signs (with descriptions), existing and proposed vegetation, and other planned features; anticipated changes in the existing topography and natural features; and, where applicable, measures and features to comply with flood hazard and flood insurance regulations;
- (c) An area map showing the parcel under consideration for site plan review and all properties, subdivisions, streets, rights-of-way, easements, agricultural operations, and other pertinent features within 200 feet of the boundaries of the parcel; and

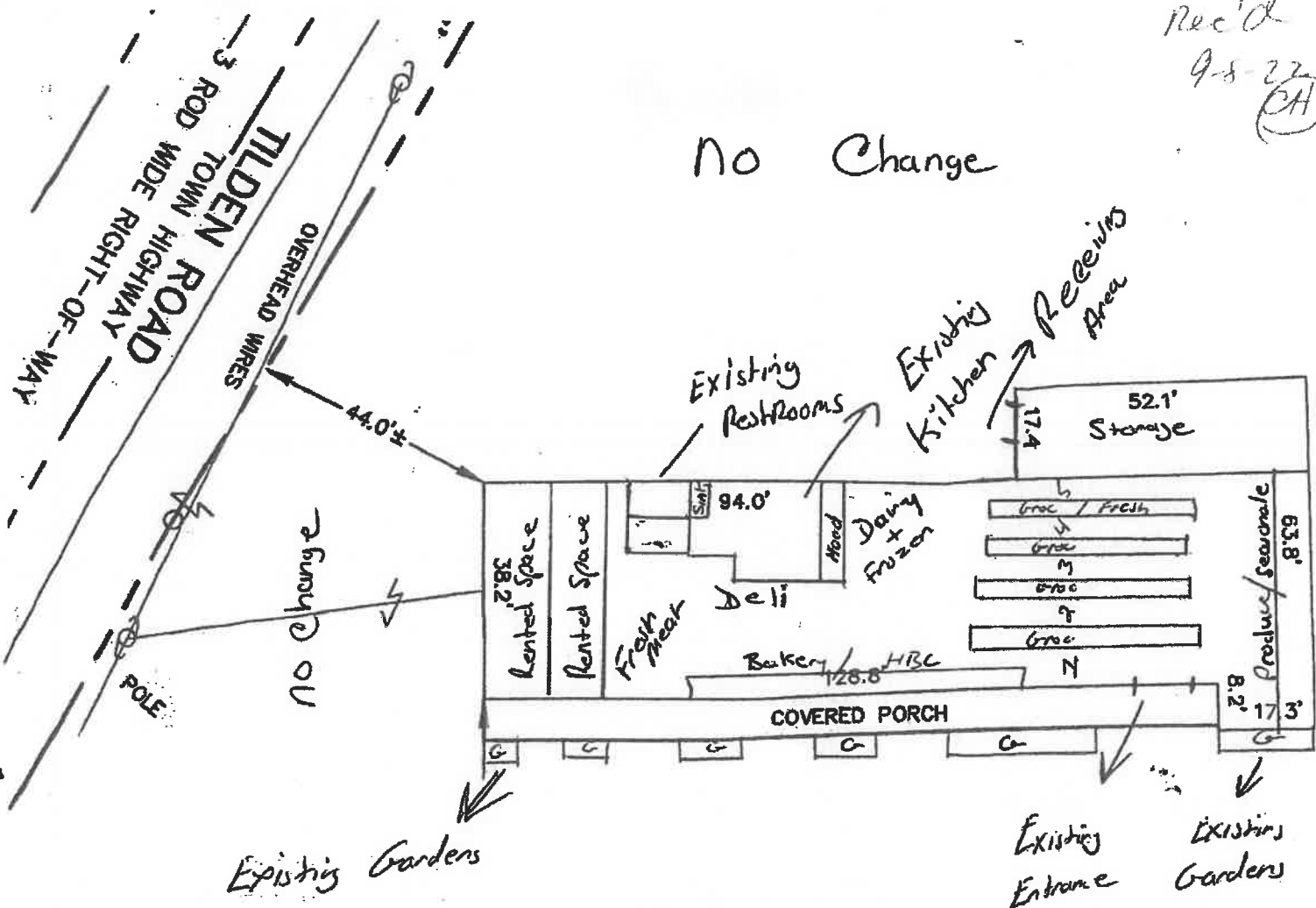
(d) A topographical or contour map of adequate scale and detail to show site topography with contour intervals of 20 feet or less. Topographical maps that meet this requirement are available in the Building/Planning/Zoning Department office located in Town Hall. (NOTE: Per Planning Board approval the clerk will provide the free USGS Geological map for this initial review phase).

Reviewer: _____



Rec'd
9-8-22
CA

No Change

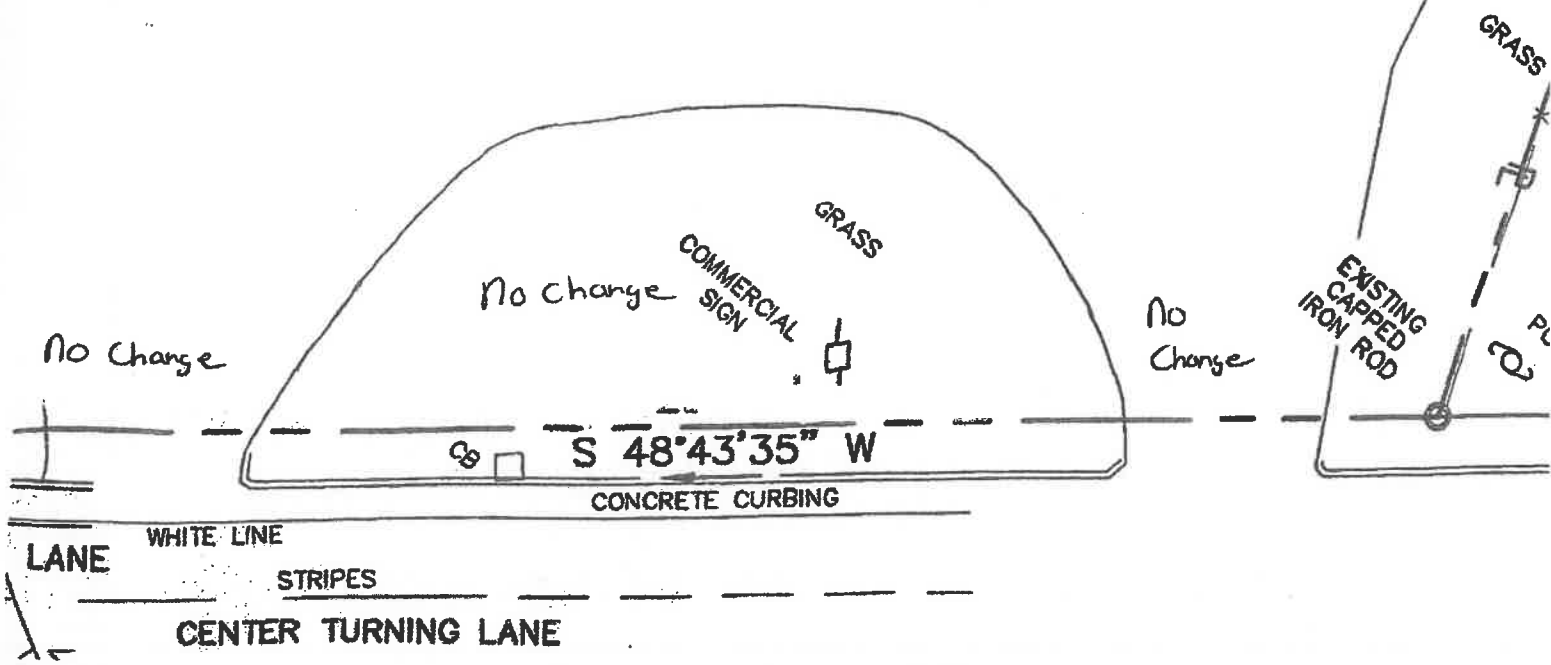


Existing Gardens

Existing Entrance
Existing Gardens

ASPHALT PARKING LOT

No Change



No Change

No Change

CENTER TURNING LANE

