



Town of New Lebanon
 PO Box 328
 New Lebanon, New York 12125
 Phone: 518.794.8884 | Fax: 518.794.9694
 Email: buildingdept@townofnewlebanon.com

New Lebanon
 Planning Zoning Clerk
 Recieved 09.10.2024

PLANNING BOARD APPLICATION

Application No (office use only): PB-2024-003

SITE INFORMATION

Site Location (911 Address): 32 Terrace Dr. Nearest Crossroad: Route 20
 Tax Map No.: 30-1-4 Zoning District: _____

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner Name: Lori J. Krane Phone: 914-275-1314
 Mailing Address: 32 Terrace Dr, New Lebanon, NY 12125
 Email: LoriKrane123@gmail.com
 Applicant Name (if different from Property Owner): _____ Phone: _____
 Mailing Address: _____
 Email: _____

SURVEYOR INFORMATION

Surveyor Name: Cynthia K. Elliott License No.: 49608
 Mailing Address: _____
 Email: ckelandsurveyor@aol.com Phone: 518 992 5927

ENGINEER / ARCHITECT INFORMATION

Name: _____ License No.: _____
 Company Name & Address: _____
 Email: _____ Phone: _____

NATURE OF PROPOSED WORK (a separate application is required for each request)

- Lot Line Adjustment Minor Subdivision Major Subdivision Site Plan Review Special Permit Appeal of ZEO Determination

Project Use/Description: Short-term rental

- 1) Please attach a detailed narrative explaining the specifics pertaining to the proposed use, any anticipated changes to the site, space or floor plans, accommodations necessary for water, sewer, parking, lighting, etc.
- 2) Review the applicable Code section which applies to the specific application you are pursuing. Responses to the outlined requirements in the Code should be included as part of the narrative. See General Instructions.
- 2) Provide stamped plans of the property as required by the zoning code including property boundaries, existing site features such as woodlands, floor plains, other natural features, etc., existing structures, approximate well and septic locations and the proposed structure(s). Dimensions must be provided from the proposed 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.
- 3) Refer to the applicable Code section which applies to the nature of the proposed work for more detailed plan submission requirements.

- YES NO **Is the access road to the project a Town/County or State Road or highway?** (New York State Town Law: §280-a)
- YES NO **Is any of the property within the flood plain?** If yes, the flood plain area will need to be clearly labeled and lightly shaded on your survey map.
- YES NO **Is any of the property within a DEC regulated wetland?** If yes, you may be required to contact DEC to conduct a site visit to flag the area.
- YES NO **Is any of the property within an ACOE regulated wetland?**
- YES NO **Will one or more acres be disturbed by this project?** If yes, you will be required (under NYS DEC regulations) to develop a Storm Water Pollution Prevention Plan (SWPPP) in order to obtain coverage under the State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity.

The project occurring within 500 feet of (Check all that may apply):

- A municipal Boundary
- County or State Park or recreation either existing or proposed
- State or County road or right-of-way, either existing or proposed
- State or County owned building or institution
- Stream or drainage channel owned by the County or for which channel lines have been established
- Active farm operation within a County Defined Agricultural District

PLEASE CHECK THE APPROPRIATE SPACE: I consent to the extension of the 62-day Public Hearing and review period. (See instruction item #4.)

YES NO

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. By signing this application, the undersigned does hereby grant permission to members of the Town of New Lebanon Planning Board and Building Department to enter upon my property for the purpose of examining same by reason of an application now pending before said Board.

Signature of Property Owner *Brig. Krane* Date: 6/27/24
Signature of Applicant *same* Date: _____

Fees: Application fees are determined by the nature of the proposed work and can be found on the Town of New Lebanon website, payable by check to the Town of New Lebanon or in cash. If you were directed by the Planning Board at your Sketch Plan Conference that Escrow is required for this project, a separate check for that amount will be required at the time of application. If the escrow fees are not submitted with this application, this application will be deemed incomplete.

A DECISION DOCUMENT BY THE PLANNING BOARD AND A BUILDING PERMIT APPLICATION MUST BE SUBMITTED AND OBTAINED BEFORE BEGINNING ANY CONSTRUCTION OR OCCUPANCY.

Office Review – office use only

Date Received: _____ Application No: _____ Zoning Classification: _____

Fee Paid: \$ _____ Date: _____ Check No.: _____ Receipt No.: _____

Clerk Signature: _____ Date: _____

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

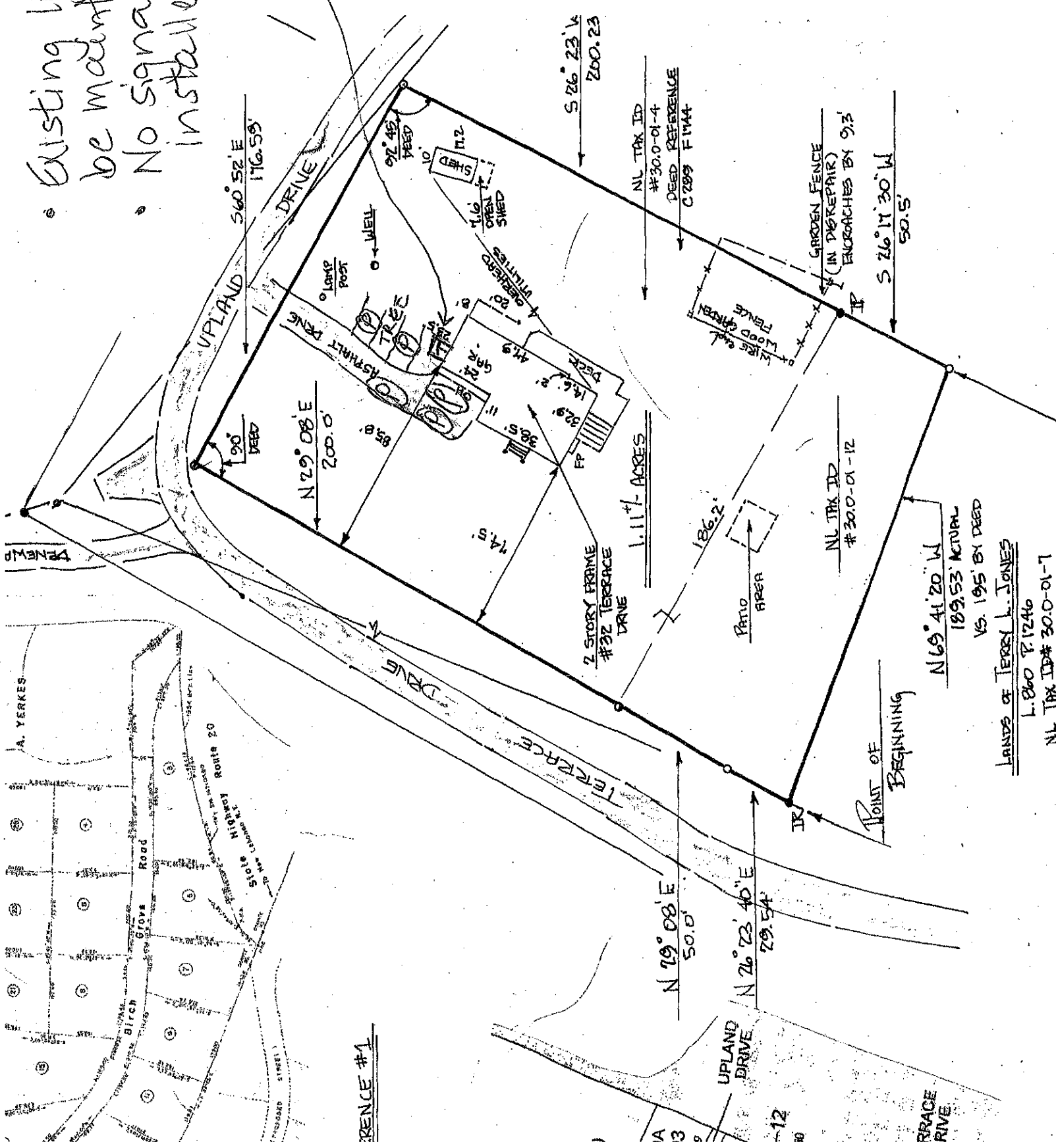
Part 1 – Project and Sponsor Information			
Name of Action or Project: Short Term Rental			
Project Location (describe, and attach a location map): 32 Terrace Dr.; New Lebanon, NY			
Brief Description of Proposed Action: I have purchased a four-bedroom home in New Lebanon and would like to be able to accommodate guests via Short Term Rentals			
Name of Applicant or Sponsor: Lori J. Krane		Telephone: 9142751319	
Address: 32 Terrace Dr		E-Mail: <i>lorikrane123@gmail.com</i>	
City/PO: New Lebanon		State: NY	Zip Code: 12125
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 1.2 acres b. Total acreage to be physically disturbed? _____ 0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1.2 acres			YES <input type="checkbox"/>
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ Private septic system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

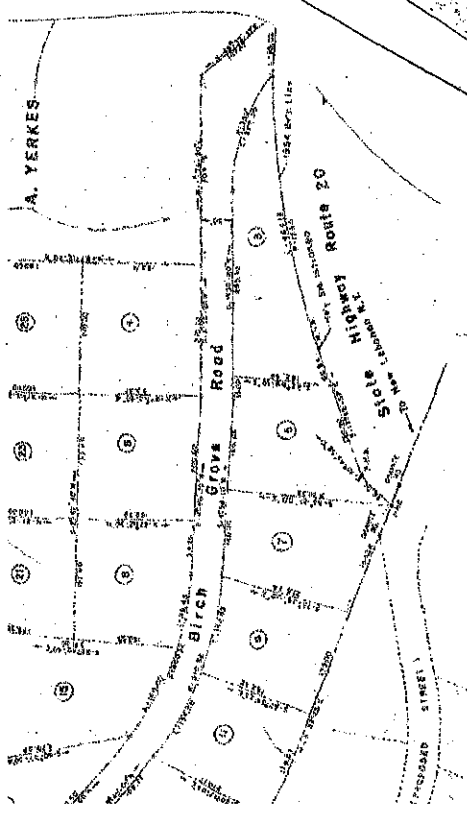
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Lori J. Krane</u> Date: <u>7/8/24</u></p> <p>Signature: <u>Lori J. Krane</u> Title: <u>Applicant/Owner</u></p>		

- Existing lighting will be maintained
- No signage will be installed

(P) = parking
 (F) = trash receptacle (x2)



LANDS OF TERRY L. JONES
 L.860 P.1246
 NL TAX ID# 30.0-01-7



Lands of Shaun P. McHugh and
Town of New Lebanon, County ()
To Be Conveyed
Lori Krane

TOWN OF NEW LEBANON
TOWN OF HANCOCK
STATE OF NEW YORK
COMMONWEALTH OF MASSACHUSETTS

TS Laid Out For Arthur Yerkes Hancock, Mass., by Robert
, and filed in the Berkshire Northern District Registry of
n Lot No. 8, Shaker Heights Town of New Lebanon,
rt Brew, PE & PLS, dated April 25, 1971, and filed in the
D #127.
in the Town of New Lebanon, Columbia County, New York,
ison from Charles A. Duval, Reputed Owner... by Paul A.
123, 1974, and filed in the Columbia County Clerk's Office
John I. Zahn & Caroline F. Zahn, Town of New Lebanon
of. Bower, PLS, dated 22 September 2006, supplied by the
wires, are served by a central well and community water
if Deeds at page 136 and various deeds of record. Said
parcel has not been located. This parcel contains a drilled
if existing, are not shown,
westerly from the intersection of Terrace Drive, as shown
retracted.
Book 614 of Deeds at page 378 (Berkshire Northern
e deed of record Cartridge 289 at frame 1744 and Liber 397
1400 of Deeds at page 463.
ements, covenants and restrictions of record.

Lori Krane
32 Terrace Dr.

WARRANTY DEED

 **COPY**

THIS INDENTURE, made this 31st day of March, 2023, between SHAUN P. MCHUGH and DONNA J. MCHUGH, residing at 8 Kempton Place, Apt. 4, Saratoga Springs, NY 12866, parties of the first part, and LORI KRANE, residing at 92 Chelsea Ave., Long Branch, New Jersey 07740, party of the second part,

WITNESSETH, that the party of first part, in consideration of One Dollar (\$1.00), lawful money of the United States, and other good and valuable consideration paid by the party of the second part, hereby grants and releases unto the party of the second part, and her heirs and assigns forever,

ALL THOSE CERTAIN PIECES OR PARCELS OF LAND situate in the Town of New Lebanon, Columbia County, New York, bounded and described as follows:

Parcel #1

BEGINNING at a point in the Easterly right-of-way of the Town road known as Terrace Drive, which point marks the Northwesterly corner of lands now or formerly of GOSS, and the Southwesterly corner of lands of the grantor to the North; proceeding thence along the existing boundary line between the lands now or formerly of GOSS to the South and the lands of the grantor to the North 186.2 feet to an iron pipe which marks the Northeasterly corner of the parcel herein conveyed and which pipe is situate in the New York-Massachusetts State Line; proceeding thence along said State Line generally Southerly a distance of 50.5 feet to a point; proceeding thence generally Westerly a distance of approximately 195 feet to a point on the Easterly right-of-way line of the aforementioned Terrace Drive which point marks the Southwesterly corner of the parcel herein conveyed; proceeding thence generally Northerly along the Easterly right-of-way line of said Terrace Drive a distance of 80.0 feet to point or place of beginning.

Parcel #2

BEGINNING at an iron pipe marking the Northeast corner of the parcel herein described which iron pipe is supposedly set on the Town and State Line of New Lebanon, New York and Hancock, Massachusetts; said point of beginning 774.83 feet Northerly, as measured along said State Line, from a granite monument 12 inches square and marked "1898" and set approximately 40 feet Northerly of the center line station 104 90 of the Pittsfield-New Lebanon State Highway 4, Columbia County as reconstructed by drawings dated August 19, 1933;

RUNNING thence Westerly along the Southerly Line of a future road forming an interior angle of 92 degrees, 45 minutes with the said State Line, for a distance of 176.59 feet to an iron pipe marking the intersection of said Southerly Line of future road with the Easterly line of a proposed street to be called "Terrace Drive";

RUNNING thence Southerly at right angles to the last described courses and along said proposed street 200.00 feet to an iron pipe;

RUNNING thence Easterly parallel to the first described course 186.20 feet to an iron (pipe) supposedly set on the aforementioned State Line;

RUNNING thence Northerly along the said State Line 200.23 feet to the place of beginning, containing approximately 36,200 square feet of land,

MEANING and intending to describe a parcel of land 200 feet in width bounded on the West by said proposed street, on the North by said future road, on the East by said State Line, and on the South by lands now or formerly of YERKES.

TOGETHER with the right to use the existing drive or proposed street to be called "Terrace Drive", for the purpose of ingress and egress and for all the usual purposes of a way until such time as said drive shall become a public way.

TOGETHER with the right to draw water from a spring or reservoir located on other lands of YERKES and the right to enter on such other land of said YERKES, if necessary, to maintain, replace or repair waters lines, pipes and the right to connect into existing water pipes.

TOGETHER with a right-of-way for all the usual purposes of a way from the premises being conveyed to the main highway, Route 20.

SUBJECT also to the following restrictions:

1. That only one single family residence shall be erected thereon.
2. No portion of said house, exclusive of unenclosed porches, shall be closer than 35 feet from any street or way.
3. Said premises shall not be used for carrying on of any manufacturing, mercantile or other commercial uses, nor shall they be used for the keeping of any animals other than household pets.
4. No one-story or "ranch" type dwelling unit shall be erected thereon containing a floor space of less than 1200 square feet and no two-story or "Colonial" house shall be erected thereon containing less than 800 square feet of floor space on its first floor.

SUBJECT also to all those exceptions, exclusions, restrictions, rights, etc., that are mentioned in the deed of Charles A. Duval to Arthur D. Yerkes dated February 4, 1963, together with any other such reservations as may now be in effect and may apply to the parcel herein described

The aforesaid parcel is more modernly described in the attached **SCHEDULE A**.

BEING the same premises conveyed to Shuan P. McHugh and Donna J. McHugh, the grantors herein, by David K. Durfee by deed dated February 22, 1997 and recorded in the Columbia County Clerk's office on March 6, 1997 in Book 289 at Page 1744.

Together with the appurtenances and all the estate and rights of the parties of the first part in and to said premises.

To have and to hold the premises herein granted unto the party of the second part, her heirs and assigns forever.

And said parties of the first part hereby covenants as follows:


First, that the party of the second part shall quietly enjoy the said premises;

Second, that said party of the first part will forever Warrant the title to said premises;

Third, that in compliance with Sec. 13 of the Lien Law, the grantors will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the party of the first part have hereunto set their hand and seal the day and year first above written.


In Presence of


SHAUN P. MCHUGH


DONNA J. MCHUGH

State of New York)
County of Saratoga) ss.:

On the 30th day of March, in the year 2023 before me, the undersigned, personally appeared SHAUN P. MCHUGH and DONNA J. MCHUGH, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose name are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signatures on the instrument, the individuals or the persons upon behalf of which the individual acted, executed the instrument.


NOTARY PUBLIC

ELIZABETH FAIRBANKS-FLETCHER
No. 02FA6128392
Notary Public, State of New York
Qualified in Saratoga County
My Commission Expires 6/13/25

RECORD AND RETURN TO:

FREEMAN - HOWARD, PC
441 EAST ALLEN STREET
P.O. Box 1328
HUDSON, NEW YORK 12534

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Schedule A

COMMITMENT FOR TITLE INSURANCE

No: **CT23-73026-PEC**

LEGAL DESCRIPTION

WHICH PREMISES ARE MORE MODERNLY DESCRIBED AS FOLLOWS:
[Surveyor's description - to be insured]

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS thereon lying and being in the Town of New Lebanon, County of Columbia, State of New York, and being more particularly described as follows:

BEGINNING at a point on the east line of a town road known as Terrace Drive, said point being the northwest corner of the lands of Terry L. Jones, as recorded in the Columbia County Clerk's Office in Liber 860 of Deeds at page 1246 and being the southwest corner of the total parcel herein described, said point being marked by an existing iron rod, thence northerly along the east side of said road the following three (3) courses:

- (1) N 26° 23' 40" E 29.54' to a point, thence
- (2) N 29° 08' E 50.0' to a point, said point being the southwest corner of the Parcel #2 of the lands conveyed to Shaun P. McHugh and Donna J. McHugh, the Grantors herein, as recorded in Cartridge 289 of Deeds at frame 1744, thence
- (3) N 29° 08' E 200.0' to a point said point being the northwest corner of the parcel herein described and of the above referenced Parcel #2, said point being at the intersection of the east line of said Terrace Drive with the south line of a town road known as Upland Drive, which road continues easterly into the State of Massachusetts, thence easterly along the south line of said road for one (1) course:
- (4) S 60° 52' E 176.59' to a point, said point being the northeast corner of this parcel, being on the boundary between the Town and State Line of New Lebanon, New York and Hancock, Massachusetts, thence southerly along said boundary line the following two (2) courses:
- (5) S 26° 23' W 200.23' to a point being an existing iron pipe, thence
- (6) S 26° 17' 30" W 50.5' to a point, thence along the south boundary of this parcel, being along the north boundary of the aforementioned lands of Terry L. Jones, for one (1) course:
- (7) N 69° 41' 20" W 189.53' to the Point of Beginning.

[For conveyancing only, not insured: containing 1.11± Acres, more or less.]

ALL of which is shown on a map entitled, "Lands of Shaun P. McHugh and Donna J. McHugh Town of New Lebanon, County of Columbia, New York To Be Conveyed To Lori Krane..." by Cynthia K. Elliott, PLS dated March 7th, 2023, and filed in the Columbia County Clerk's Office on _____, 2023 as Map #: _____

General Instructions

Hi Cissy,

Please Read

1. Attach hereto a copy of the duly filed deed indicating the current ownership of the subject property. If the owner is a corporation, attach a list of all directors, officers, and major stockholders. If applicant is a contract vendee, then attach a copy of the duly executed contract of sale. *Do you need this with this app.?*
2. If the applicant is not the owner, submit a letter signed by the property owner granting authority to the applicant to act on this application. If the owner is a corporate entity or trust, submit a letter signed by the authority of the entity or trust granting authority to the applicant to act on this application.
3. The applicant shall submit a list of the names and addresses of all adjoining property owners and of those property owners directly across all road frontages adjoining the proposed development. The list shall also contain the Town of New Lebanon current tax map numbers for each parcel. *Do I need to supply this info.?*
4. NYS Town Law and/or the Town of New Lebanon Town Code obligates the Planning Board to conduct a Public Hearing with respect to certain projects within 62 days following receipt of a **COMPLETE** application for the project by the Planning Board Clerk. Due to the complexity of many proposals and the numerous technical and procedural requirements of all the applicable laws and regulations, many applications may be found to be incomplete or deficient and therefore, not ready for Public Hearing nor Planning Board approval. Thus, a determination based upon all pertinent facts and circumstances cannot always be rendered by the Planning Board within 62 days. To do so might result in a disapproval when, with further information or changes, and SEQR compliance, approval or approval with modifications might otherwise occur. In such cases, Planning Board staff will notify the applicant of missing or incomplete items in accordance with guidelines laid out in the Planning Board Manual.
5. In light of the above, you are asked to indicate, by checking the appropriate space on the application form, whether you consent to the extension of the 62-day public hearing period or review period, for so long as may reasonably be necessary to generate a submission which is complete and in conformity with all pertinent requirements. You may revoke your consent at any time by communicating that fact in writing to the Planning Board Clerk, whereupon your project proposal will be scheduled for the next regularly scheduled meeting of the Planning Board. In doing so, however, this might result in a disapproval when, with further information or changes, and SEQR compliance, approval or approval with modifications might otherwise occur.
6. Please be advised that the Planning Board review process often involved engineering, legal, and other professional skills. While the Planning and Building Department staff will provide guidance and assistance within reasonable limits, the responsibility for the proper presentation of the proposal lies with the applicant and the applicant's advisors, and not upon the Planning and Building Department, its staff, or the Planning Board.
7. An applicant has the ability to request a meeting with the Building Department and/or the Planning Board Chairperson to obtain guidance on responding to the application. This is a courtesy to assist applicants in preparing for their first Planning Board meeting and does not waive any provisions of State or Town Laws. The Planning Board reserves the right to request additional information not included in the application. Refer to the Planning Board Manual and Town Zoning Code for specifics related to procedures.
8. Fee Schedule: Individual fee schedules are listed on the Town of New Lebanon website and are specific to the type of project. These are subject to change from time to time at the approval of the Town Board. Escrow accounts will be established as required by the Planning Board upon the advice of applicable professionals engaged by the Town to assist the Planning Board.
9. Additional fees (escrow) may be required in an amount necessary to defray additional costs of special consultants engaged by the Town to assist in the review of an application. The Planning Board will endeavor to provide notice to the applicant in advance of securing a special consultant to allow the applicant time to alter or remove their application before the Planning Board.

Thanks,
Lori Kraep



TOWN OF NEW LEBANON - BUILDING DEPARTMENT

PO BOX 328
NEW LEBANON, NY 12125
(518) 794-8884

B 1405

RECEIVED FROM 30-1-4 Lmi K... DATE 7/16/24

FOR one hundred & xx/100 \$ 100 DOLLARS

COPY

AMOUNT OF ACCOUNT	100	-
THIS PAYMENT	100	-
BALANCE DUE	#	

- CASH
- CHECK 420
- CREDIT CARD
- MONEY ORDER

BY Cathy [unclear]
Samantha [unclear]

Thank You



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

ZONING REVIEW/VERIFICATION APPLICATION (Step 1 of 2)

Application (office use only) No: _____

SITE INFORMATION

Site Location (911 Address): 32 Terrace Drive Nearest Crossroad: Route 20
 Tax Map No.: 30-1-4 Zoning District: _____

APPLICANT INFORMATION

Applicant Name: Lori J. Krane
 Mailing Address: 32 Terrace Drive, New Lebanon, NY 12125
 Email: lorikrane123@gmail.com Phone: 914-275-1319
 Applicant's Agent/Professional: _____ Agent Email: _____

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: short term rental use
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 & BUILDING REQUIREMENTS SCHEDULE 1

Height: _____ Width: _____ Length: _____ Lot Size: _____ # of Stories: _____

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

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: Lori J. Krane Date: 6/27/24
 Signature of Applicant: same Date: _____

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: 7/16/24

Application No: see cloud permit

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 # see cloud permit

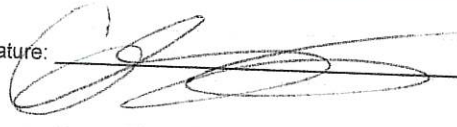
Reason for denial:

Short term Rental Requires Planning Board Special Permit Approval

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: 7/16/24

Fees	
Date:	<u>7/16/24</u>
Zoning Review Fee:	<u>25.-</u>
Ck No:	<u>420</u>
Receipt No:	<u>B1405</u>

Lori J. Krane
32 Terrace Drive
New Lebanon, NY 12125
914-275-1319

Short-Term Rental Use Request – Detailed Narrative

I have purchased a four-bedroom home in New Lebanon and would like to be able to accommodate guests from time-to-time by renting out the whole house (or part of the house) via an agency such as Airbnb.

Existing lighting will be maintained.

No signage will be installed.

When I am out of town and renting out the entire house or part of the house, I will have a manager in the area to respond to any issues or concerns. I will provide that person's contact information to town personnel.



Town of New Lebanon
Zoning Board of Appeals Minutes – unapproved
October 1, 2024

Present: Anthony Murad, Zoning Board of Appeals Chairman
Meghan Knoll, Zoning Board of Appeals Member
Ted Salem, Zoning Board of Appeals Member

Absent: Chuck Geraldi, Zoning Board of Appeals Member
Sharon Powers, Zoning Board of Appeals Member

Others Present: Lori Krane, Mickey Soldato, Jeff Hattat, and Cissy Hernandez

Call to order:

Upon the close of two public hearings, Chairman Murad called the regular meeting of the Town of New Lebanon Zoning Board of Appeals to order at 7:04 pm.

Case No: PB-2024-004-Appeal Interpretation- [TM # 19.2-1-46.2] and;
Referred to the ZBA for an interpretation as to whether a Short-Term Rental use is a residential use not requiring Site Plan Review, or a Business Use/Change in use that would trigger Site Plan Review
Property Owner: Michael and Lynne Soldato

Case No: PB- 2024-003-Appeal Interpretation- [TM # 30.-1-4]
Referred to the ZBA for an interpretation as to whether a Short-Term Rental use is a residential use not requiring Site Plan Review, or a Business Use/Change in use that would trigger Site Plan Review
Property Owner: Lori Krane

The applicants explained that they referred by the Planning Board to request an interpretation as to whether Site Plan Review is triggered by a proposal for a Short-Term Rental.

The board discussed and reasoned that Short Term Rentals are residential only. The ZBA reasoned if they were commercial, they wouldn't be permitted in a Residential zone, where most short-term rentals are located. In the Soldato case it was determined that the residence was a short-term rental prior to the adoption of the short-term regulations and was therefore exempt from further action by the Planning Board. In the Krane case it was determined that the applicant should proceed with the Special Permit requirements before the Planning Board.

Ted Salem motioned to interpret Short Term Rentals as a residential use. The motion was seconded by Meghan Knoll and carried on the following vote:

Tony Murad	Aye
Chuck Geraldi	Absent
Meghan Knoll	Aye
Sharon Powers	Absent
Ted Salem	Aye

Minutes Review

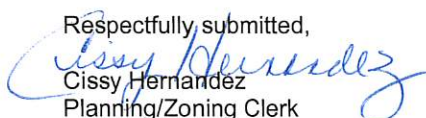
Upon review of the April 2, 2024, minutes Ted Salem motioned to accept them as submitted. Tony Murad seconded the motion that carried on the following vote:

Tony Murad	Aye
Chuck Geraldi	Absent
Meghan Knoll	Aye
Sharon Powers	Absent
Ted Salem	Aye

ADJOURNMENT:

Chairman Murad moved to adjourn the meeting at 7:30 pm. The motion was seconded by Ted Salem and carried unanimously.

Respectfully submitted,


Cissy Hernandez
Planning/Zoning Clerk



New Lebanon
NEW YORK

Zoning Board of Appeals
PO Box 328
New Lebanon, NY 12125
Office Phone: 518.794.8884
Email: pzclerk@townofnewlebanon.com

Town Supervisor: Tistrya Houghtling

Chairperson: Anthony Murad

Charles Geraldi, ZBA Member
Jeannine Tonetti, ZBA Member
Ted Salem, ZBA Member
Phyllis Stoller, ZBA Member

ZBA Decision

October 1, 2024

Case No: PB-2024-004-Appeal Interpretation- [TM # 19.2-1-46.2] and;

Referred to the ZBA for an interpretation as to whether a Short-Term Rental use is a residential use not requiring Site Plan Review, or a Business Use/Change in use that would trigger Site Plan Review

Property Owner: Michael and Lynne Soldato

Case No: PB-2024-003-Appeal Interpretation- [TM # 30.-1-4]

Referred to the ZBA for an interpretation as to whether a Short-Term Rental use is a residential use not requiring Site Plan Review, or a Business Use/Change in use that would trigger Site Plan Review

Property Owner: Lori Krane

A request was made by the planning board to the ZBA to interpret the zoning law relative to short term rentals and whether they are a commercial or residential use. Two cases were cited: Soldato house on Rt. 20/22 and Lori Krane 32 Terrace Drive.

The board discussed and reasoned that Short Term Rentals are residential only. The ZBA reasoned if they were commercial, they wouldn't be permitted in a Residential zone, where most short term rentals are located. In the Soldato case it was determined that the residence was a short-term rental prior to the adoption of the short-term regulations and was therefore exempt from further action by the Planning Board. In the Krane case it was determined that the applicant should proceed with the special permit requirements before the Planning Board.

Ted Salem motioned to interpret Short Term Rentals as a residential use. The motion was seconded by Meghan Knoll and carried on the following vote:

Tony Murad	Aye
Chuck Geraldi	Absent
Meghan Knoll	Aye
Sharon Powers	Absent
Ted Salem	Aye

Respectfully,

Anthony Murad (CH)

Anthony Murad
Zoning Board of Appeal Chairperson