



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

New Lebanon
 Planning Zoning Clerk
 Received: 10.01.24

ZONING REVIEW/VERIFICATION APPLICATION (Step 1 of 2)

Application (office use only) No: _____

SITE INFORMATION

Site Location (911-Address): 5 Abode Rd Nearest Crossroad: Chair Factory Rd + Tariga Nur
 Tax Map No.: 30.-1-10.111 Zoning District: RA5

APPLICANT INFORMATION

Applicant Name: The Abode of the Message / Mark Walcroft
 Mailing Address: 5 Abode Rd, New Lebanon, NY 12125 164 Chair Factory Rd
 Email: mjwalcroft@aol.com Phone: 413 329 2635
 Applicant's Agent/Professional: _____

Agent Phone: _____ Agent Email: _____

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Owner Name: The Abode of the Message
 Mailing Address: 5 Abode Rd, New Lebanon NY 12125
 Email: theabode@gmail.com Phone: 518 794 8090
 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: Green Cemetery
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 & BULK REGULATIONS 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 Mark J Walcroft Date: 10/1/2024
 Signature of Applicant Mark J Walcroft Date: 10/1/2024

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: 10/1/24 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 # _____

Reason for denial:

Cemetery is an added USE to the Existing Place of Worship. New uses & Expansions Require Site Plan Review. Additionally, the use table indicates that Cemeteries Require a Special Permit in the RA Zones

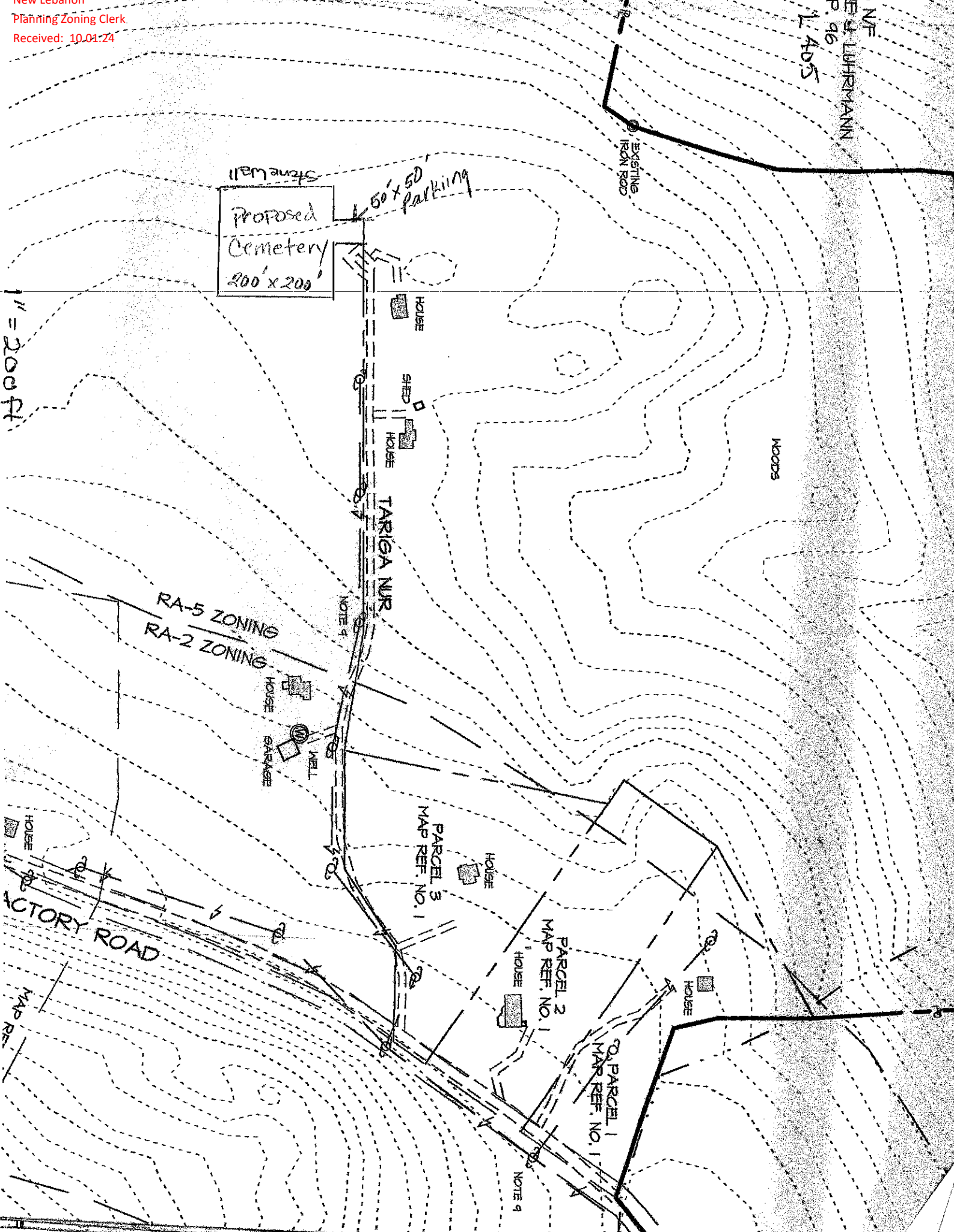
If denied, you may appeal the denial to the Zoning Board of Appeals by filing a written appeal on the form available from the Planning & Zoning Clerk within sixty days after the date of the denial, specifying the grounds thereof and the relief sought.

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

Zoning Officer Signature:  Date: 10/2/24

Fees	
Date:	<u>10/1/25</u>
Zoning Review Fee:	<u>25-00</u>
Ck No:	<u>582</u>
Receipt No:	<u>B1475</u>

3 N/E
JES. LUHMANN
P. 96
11.405



1" = 200 FT

Stone Wall
Proposed Cemetery
200' x 200'

50' x 50' parking

TARIGA NUR

RA-5 ZONING
RA-2 ZONING

PARCEL 3
MAP REF. NO. 1

PARCEL 2
MAP REF. NO. 1

PARCEL 1
MAP REF. NO. 1

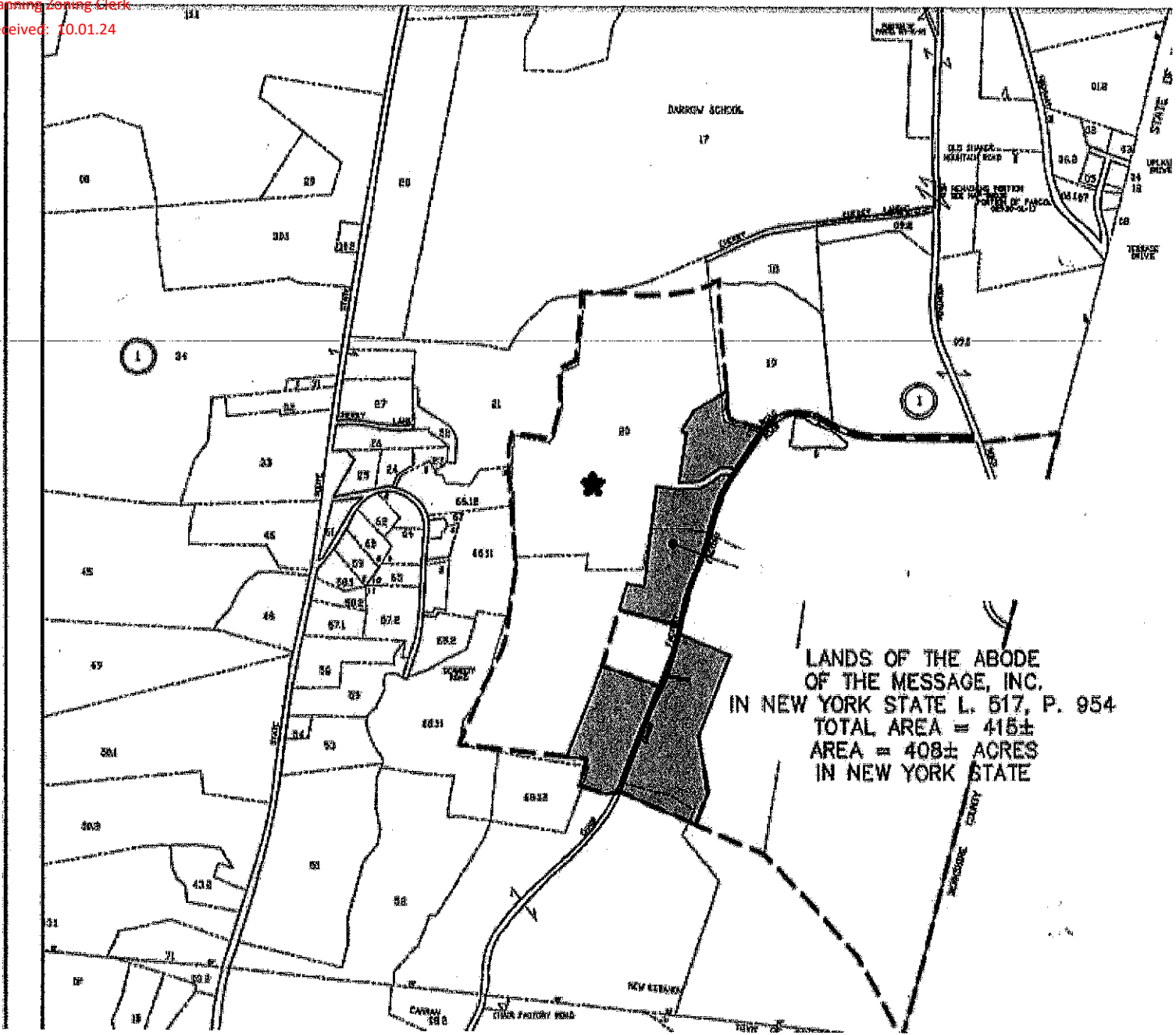
FACTORY ROAD

WOODS

EXISTING IRON ROD

NOTE 4

NOTE 9



Location Map. Red Star is Approx location of Proposed cemetery.

Oct. 1, 2024

The Abode of the Message proposes to create a green cemetery on Abode land. The parcel is at the end of Tariq Nur Rd and shall be 200ft x 200ft. The intension is to create a final resting place for people who have the Abode as their place of worship.

Mark Wopcraft
413 329 2635