



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

35.00
 + 20 for
 PH Notice

 \$ 55.00

ZONING BOARD OF APPEALS APPLICATION

Application No. (office use only): _____

SITE INFORMATION

Site Location (911 Address): 4243 County Route 9 Nearest Crossroad: NYS RT 20
 Tax Map No.: 8.-1-34.100 Zoning District: BA-2

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner Name: ELIZABETH SCHROEDER Phone: 518-306-1777
 Mailing Address: 19 TAYLOR ROAD; EAST NASSAU, NY 12062
 Email: _____

Applicant Name (if different from Property Owner): TIMOTHY SCHROEDER Phone: 518-213-2118
 Mailing Address: 4243 COUNTY ROUTE 9; EAST CHATHAM, NY 12060
 Email: TSCHROEDER@ENGINEERINGDESIGN.COM

SURVEYOR INFORMATION (if applicable)

Surveyor Name: _____ License No.: _____
 Mailing Address: _____
 Email: _____ Phone: _____

ENGINEER / ARCHITECT INFORMATION (if applicable)

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

PURPOSE OF APPLICATION (check ONE; a separate application is required for each request)

- Appeal Zoning Enforcement Officer (ZEO) Permit Denial (complete Section A - Appeal / Interpretation)
- Appeal: Interpretation of Zoning Ordinance or Zoning Classification Boundary (complete Section A - Appeal / Interpretation)
- Area Variance (complete Section B - Area Variance and attach SEQRF forms)
- Use Variance (complete Section C - Use Variance and attach SEQRF forms)
- Special Permit for _____ (identify use) (attach SEQRF forms and drawings and provide a detailed narrative showing compliance with relevant requirements of Zoning Ordinance 205-13 B and E; also see General Instructions.)

For an appeal or variance request, only complete and submit the section (A, B or C) pertaining to the relief you are requesting.

GENERAL PROJECT INFORMATION

Project Use/Description: SINGLE FAMILY MOBILE HOME

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

SECTION B - APPLICATION FOR AREA VARIANCE

Applicant Name: TIMOTHY SCHROEDER

Date: OCT 22, 2024

Identify and describe by section number of the Zoning Ordinance requirement(s) from which you seek relief: _____

Provide 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 list shall also contain the Town of New Lebanon current tax map numbers for each parcel. (The Building Department Clerk can assist you with this.) Attach additional pages as required.

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..

To grant an Area Variance, the ZBA must balance the benefits to the applicant and the health, safety, and welfare of the neighborhood and community, taking into consideration the five Area Variance Standards listed below. Please provide responses to each of the five Area Variance Standards. Attach additional pages as required.

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the variance. Granting the variance will not create a detriment to nearby properties or an undesirable change in the neighborhood character for the following reasons:

REPLACEMENT OF EXISTING MOBILE HOME TRAILER WITH
NEW UNIT 2 FEET WIDER DUE TO 12' WIDE UNITS NO
LONGER MANUFACTURED

2. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance? Identify what alternatives to the variance have been explored (alternative designs, attempts to purchase land, etc.) and why they are not feasible.

SEARCHED SEVERAL MOBILE HOME MANUFACTURERS
AVAILABLE SIZES

3. Whether the requested area variance is substantial.

REQUESTED REDUCTION OF MINIMUM REAR YARD
TO 40'. NEIGHBOR ON REAR OF LOT IS A
FORESTED AREA

4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

NO CHANGE IN CURRENT IMPACT

5. Whether the alleged difficulty was self-created.

NOT SELF CREATED SINCE SAME SIZE MOBILE HOME
IS NO LONGER MANUFACTURED.

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 Zoning Board of Appeals 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 Elizabeth Schroder Date: OCT 22, 2024

Signature of Applicant [Signature] Date: OCT 23, 2024

Fees: Appeals to ZBA (incl. interpretations, use variance, and area variance applications) can be found under the zoning section of the Town's Fee Schedule located here:
<https://secureservercdn.net/198.71.233.235/482.ab5.myftpupload.com/wp-content/uploads/2021/03/Updated-fee-Schedule-12.8.20.pdf>

A DECISION DOCUMENT BY THE ZONING BOARD OF APPEALS AND A BUILDING PERMIT APPLICATION (IF APPLICABLE) 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.: _____

Was Application complete when received? Yes ___ No ___

If No: Date Application was complete _____

Date of meeting when Application will be first reviewed by ZBA _____

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

Clerk Signature: _____ Date: _____

General Instructions

Please Read

1. If you are filing an appeal to the Zoning Board of Appeals ("ZBA") because the Zoning Enforcement Officer ("ZEO") denied your application for a permit or found your property to be in violation of the Zoning Ordinance, you are entitled to a written statement by the ZEO of the reasons for the decision.
2. The Building Department Clerk can assist you to identify relevant portions of the Zoning Ordinance and identify the abutters to your property to whom you will need to give notice of your Application. The ZBA encourages you to contact your abutters and neighbors to tell them about your plans and to solicit their ideas or concerns. This can avoid unnecessary controversy and delay in acting upon your application.
3. You will need to fill out the Zoning Board of Appeals Application and one of the three sections of the Application depending on the interpretation or variance relief you are seeking. If you are seeking a **special use permit**, you will need to review the relevant portions of the Zoning Ordinance and provide the required information, detailed narrative and drawings.
4. If the owner is a corporate entity or trust, submit a resolution authorizing the entity or trust to submit this Application.
5. The definitions, standards and considerations applicable to the ZBA can be found in the New Lebanon Zoning Ordinance (Chapter 205 of the Code of the Town of New Lebanon.) Please review those that apply to the relief you are seeking. The narratives in your Application **MUST** provide the ZBA all information relevant to these standards and considerations.

Appeal – The ZBA may reverse or modify any determination, including a permit denial, made by the ZEO. The person appealing a ZEO decision must file an appeal within sixty (60) days of the ZEO's written determination. The person appealing a determination must demonstrate to the ZBA's satisfaction that the ZEO's determination was based on errors of fact and/or errors in interpreting the Zoning Ordinance.

Area Variance – An area variance authorizes a use of land that does not meet in all respects the dimensional or physical limitations of the applicable provisions of the zoning ordinance. Before deciding whether to grant an area variance the ZBA must weigh the benefit to the applicant if the variance is granted against the detriment to the health, safety and welfare of the neighborhood or community, and in doing so must consider the area variance standards in the application.

Use Variance – A use variance authorizes a use of one's land for a purpose which is otherwise prohibited by the zoning ordinance. Before deciding whether to grant a use variance, the ZBA must determine that the applicant has demonstrated that the Zoning Ordinance has produced an unnecessary hardship to the owner or applicant. To satisfy this requirement, the ZBA must weigh the benefit to the applicant if the variance is granted against the detriment to the health, safety and welfare of the neighborhood or community, and in doing so must consider the use variance standards in the application.

6. The ZBA review process may involve engineering, legal, and other professional skills. While the 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 Building Department, its staff, or the ZBA.

7. Fee Schedule: Individual fee schedules are listed on the Building/Planning/Zoning Department webpage of 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 ZBA for the advice of applicable professionals (town engineer, town attorney or other professionals) engaged by the Town to assist the ZBA.

8. Additional fees 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 ZBA 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 ZBA.



Town of New Lebanon, NY
Zoning Board of Appeals
Procedures for Applicants
(Variances, Interpretations)

When the Zoning Enforcement Officer (ZEO) denies your request for a zoning permit on the basis that it does not comply with zoning, or you do not agree with how the ZEO interpreted the zoning code, you may appear before the Zoning Board of Appeals (ZBA) to appeal that decision. The following are the procedures that will apply should you choose to appeal:

1. File an application. The ZBA Appeals Application must be completed and submitted to the ZBA. The application will contain the legal standards upon which a use or area variance will be reviewed by the ZBA. These standards are also in the Town Code.

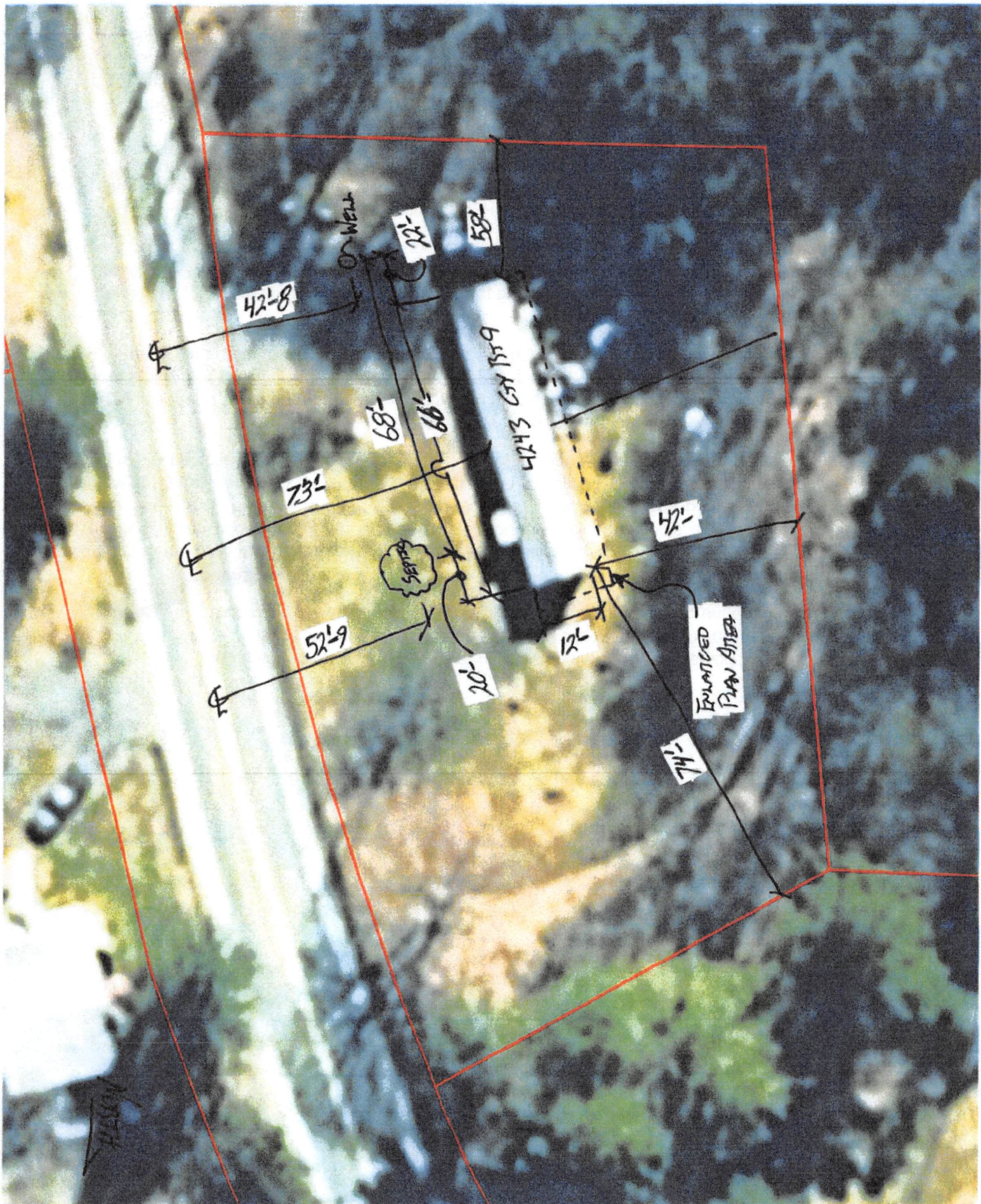
If you file your application at least 18 days in advance of the next regularly scheduled meeting of the ZBA (first Tuesday of the month), you may be able to complete the appeal process in one meeting, which would include the required Public Hearing. If you are unable to submit your application within that time frame, you have the option to file within five days of the ZBA meeting and have a preliminary meeting with the ZBA to explain your application. A Public Hearing will ordinarily be scheduled for the following month.

The ZEO/Administrator in Town Hall (Building Department) will guide you as to the application forms you will need to complete and the documents you will be required to submit along with the application, such as sketch plans which demonstrate the dimensional relief you are seeking, the location of your property lines and structures on the property. .

2. Notify Abutters. The Planning/Zoning Clerk (P/Z Clerk) will also explain the requirements for notifying the abutters to the property involved with your application as well as provide you with the names and addresses of all who qualify as abutters. You will send a letter by Certified Mail to each abutting property owner stating the date of the Public Hearing for your appeal request and the substance of the relief you are seeking. Proof of mailing must be provided to the Planning/Zoning Clerk in advance of the meeting. The public hearing allows abutters to attend the Public Hearing to comment on your application and the impact to their properties.

The Planning/Zoning Clerk (P/Z Clerk) will send a copy of your application to the Columbia County Planning Department, if required by the circumstances of your application. A decision by the ZBA cannot occur until the County Planning Board has issued their recommendation on the application, or 30 days have elapsed and it has not offered comment.

3. Appearance before the ZBA. On the scheduled date of the meeting, the ZBA will give you an opportunity to explain your application based on the legal criteria. This should focus on why you should be granted a variance from the Zoning Code using the rationale of the standards in the application or providing evidence of why the ZEO's interpretation of the code is incorrect. Your presentation must give your rationale for each of the applicable legal standards. Following your presentation, any other interested party may speak at this hearing or provide comments in writing, which will be included in the record. While public input is important, it is not the only deciding factor. After hearing all commentary and if there is no further information requested by the ZBA, the Public Hearing will be closed.



42'-8"

On Well

22'-

52'-

4243 GUY ST 9

68'-

60'-

73'-

42'-

SEPTIC

52'-9"

20'-

12'-

IRVING
PLAN AFTER

74'-

North

If you were unable to meet the 18 day filing deadline but opted to appear before the ZBA in advance of Public Hearing, you will present your case and the Public Hearing will be scheduled for the following month. The ZBA may ask you to provide additional information to clarify your application.

Following the Public Hearing, the ZBA will then deliberate. ZBA members may ask you additional questions about your request or ask for clarification on the documents you submitted. If necessary, the ZBA may request additional information which will be considered at its next regularly scheduled meeting date. If additional information is not needed, the ZBA may come to a decision on your request.

4. Decision. A decision document will be prepared within five (5) days of the decision being rendered. You may need this in order to obtain the necessary building permits. If the ZBA denies your request, you may appeal by filing what is called an "Article 78" in the State Supreme Court.

Please note that these procedures will apply if you are seeking a use or area variance or if you are seeking a review of an interpretation of the Zoning Code made by the Zoning Enforcement Officer. There are separate procedures if you are applying for a special use permit that does not require site plan review. There are two types of variances:

Area Variance. It is understood that not every property can comply with the dimensional requirements imposed by the Town Zoning Code. The purpose of the ZBA is to provide relief in those cases where strict compliance with the dimensional requirements is not possible and the variances meet the criteria of the legal standards.

Use Variance. A use variance is necessary when the proposed use is not allowed within the zoning district. This is a much harder variance to obtain because of the legal standards which must be met to be granted this type of variance. NYS Law requires, among other items, the property owner to provide financial evidence that no use permitted for that property can provide a reasonable return on the owner's investment. In New York State, this is a very high standard and a very small percentage of use variance applications are granted.

For additional information on handling variances in New York, you may want to consult the Coon series of documents promulgated by New York State located at the below link.

<https://dos.ny.gov/system/files/documents/2019/05/zoningboardofappeals.pdf>

Timothy Schroder
4243 County Route 9
East Chatham, NY 12060

List of abutters:

7.-2-26.2
Gary M Polacinski
5 Rural Place
Delmar NY 12054

7.-2-47.112
Glenn A Berry
Donna M Saviano-Berry
Box 532
New Lebanon NY 12125

18.-1-2
Jeanine M Popalis
4190 Cr-9
East Chatham NY 12060

8.-1-34.200
Robert L Allgood
4246 Cr9
New Lebanon NY 12125

7.-2-27
Vaughn L Roberts
P.O. Box 41
West Lebanon NY 12195

18.-1-1
Catherine D Bankston
P.O. Box 271
New Lebanon NY 12125

8.-1-35.100
Catherine D Bankston
P.O. Box 271
New Lebanon NY 12125

8.-1-36.100
Catherine D Bankston
P.O. Box 271
New Lebanon NY 12125

Invoice

THE COLUMBIA PAPER

Invoice number C9870E60-0010
Date of issue October 23, 2024
Date due July 29, 2026
Check payable to: Columbia Paper

THE COLUMBIA PAPER
11 Augusta Court
Clifton Park, New York 12065
United States
+1 518-859-6353

Bill to
pzclerk@townofnewlebanon.com

\$23.62 USD due July 29, 2026

[Pay online](#)

Confirmation Id: 4b3c8eb7

Description	Qty	Unit price	Amount
Publication date: 07/30/2026	1	\$23.62	\$23.62
Subtotal			\$23.62
Total			\$23.62
Amount due			\$23.62 USD

Check payable to:Columbia Paper

Click this link for Ad copy:

https://qacmainstorage.blob.core.windows.net/notices/NY/Columbia_Paper/Columbia_County/Publicnotice_COLUMBI_4b3c8eb7.pdf

Ad Text:

COLUMBIA COUNTY PUBLIC NOTICE LEGAL NOTICE PUBLIC HEARING ZONING BOAR OF APPEALS TOWN OF NEW LEBANON COLUMBIA COUNTY NOTICE IS HEREBY GIVEN that the Town of New Lebanon Zoning Board will be holding a Public Hearing on behalf of Timothy Schoder, seeking an area variance to replace a mobile home on his property located at 4243 County Route 9. The Public Hearing will take place on November 5, 2024 at 7 00 P.M. at the New Lebanon Town Meeting Hall located at 14755 State Route 22n, New Lebanon, NY 12125 More information is available by contacting the Planning Zoning Clerk on her normal business hours. Cissy Hernandez Town of New Lebanon Interim Planning Zoning Clerk

7019 2970 0000 5840 2369

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com.

New Lebanon, NY 12125

OFFICIAL USE

Sent To: **CATHERINE BANKSTON**
 Street and Apt. No., or PO Box No.: **PO Box 271**
 City, State, ZIP+4: **New Lebanon, NY 12125**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Extra Services & Fees (check box, add fee as appropriate)	\$40.00
Return Receipt (hardcopy)	\$0.00
Return Receipt (electronic)	\$0.00
Certified Mail Restricted Delivery	\$0.00
Adult Signature Required	\$0.00
Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$40.73

Certified Mail Fee \$4.85

Postmark Here: **NEW LEANON NY 12125 02 10/24/2024**

7019 2970 0000 5840 2352

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com.

New Lebanon, NY 12125

OFFICIAL USE

Sent To: **LAURENCE ROBERTS**
 Street and Apt. No., or PO Box No.: **PO Box 41**
 City, State, ZIP+4: **New Lebanon, NY 12195**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Extra Services & Fees (check box, add fee as appropriate)	\$40.00
Return Receipt (hardcopy)	\$0.00
Return Receipt (electronic)	\$0.00
Certified Mail Restricted Delivery	\$0.00
Adult Signature Required	\$0.00
Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$40.73

Certified Mail Fee \$4.85

Postmark Here: **NEW LEANON NY 12125 02 10/24/2024**

7019 2970 0000 5840 2345

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com.

New Lebanon, NY 12125

OFFICIAL USE

Sent To: **ROBERT & ALICE**
 Street and Apt. No., or PO Box No.: **4746 439**
 City, State, ZIP+4: **New Lebanon, NY 12125**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Extra Services & Fees (check box, add fee as appropriate)	\$40.00
Return Receipt (hardcopy)	\$0.00
Return Receipt (electronic)	\$0.00
Certified Mail Restricted Delivery	\$0.00
Adult Signature Required	\$0.00
Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$40.73

Certified Mail Fee \$4.85

Postmark Here: **NEW LEANON NY 12125 02 10/24/2024**

7019 2970 0000 5840 2338

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com.

New Lebanon, NY 12125

OFFICIAL USE

Sent To: **JENNIFER M POHARS**
 Street and Apt. No., or PO Box No.: **4790 439**
 City, State, ZIP+4: **New Lebanon, NY 12125**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Extra Services & Fees (check box, add fee as appropriate)	\$40.00
Return Receipt (hardcopy)	\$0.00
Return Receipt (electronic)	\$0.00
Certified Mail Restricted Delivery	\$0.00
Adult Signature Required	\$0.00
Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$40.73

Certified Mail Fee \$4.85

Postmark Here: **NEW LEANON NY 12125 02 10/24/2024**

7019 2970 0000 5840 2321

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com.

New Lebanon, NY 12125

OFFICIAL USE

Sent To: **GRACE A BENTLEY & BONNIE BENTLEY**
 Street and Apt. No., or PO Box No.: **Box 532**
 City, State, ZIP+4: **New Lebanon, NY 12125**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Extra Services & Fees (check box, add fee as appropriate)	\$40.00
Return Receipt (hardcopy)	\$0.00
Return Receipt (electronic)	\$0.00
Certified Mail Restricted Delivery	\$0.00
Adult Signature Required	\$0.00
Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$40.73

Certified Mail Fee \$4.85

Postmark Here: **NEW LEANON NY 12125 02 10/24/2024**

7019 2970 0000 5840 2314

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com.

New Lebanon, NY 12125

OFFICIAL USE

Sent To: **GARY M POLAKINSKI**
 Street and Apt. No., or PO Box No.: **5 Starline Lane**
 City, State, ZIP+4: **New Lebanon, NY 12054**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Extra Services & Fees (check box, add fee as appropriate)	\$40.00
Return Receipt (hardcopy)	\$0.00
Return Receipt (electronic)	\$0.00
Certified Mail Restricted Delivery	\$0.00
Adult Signature Required	\$0.00
Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$40.73

Certified Mail Fee \$4.85

Postmark Here: **NEW LEANON NY 12125 02 10/24/2024**

NEW LEBANON
502 ROUTE 20
NEW LEBANON, NY 12125-9998
(800)275-8777

10/24/2024 03:46 PM

Product	Qty	Unit Price	Price
---------	-----	------------	-------

First-Class Mail® Letter	1		\$0.73
-----------------------------	---	--	--------

New Lebanon, NY 12125
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Sat 10/26/2024

Certified Mail® Tracking #:			\$4.85
--------------------------------	--	--	--------

70192970000058402369

Total			\$5.58
-------	--	--	--------

First-Class Mail® Letter	1		\$0.73
-----------------------------	---	--	--------

West Lebanon, NY 12195
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Sat 10/26/2024

Certified Mail® Tracking #:			\$4.85
--------------------------------	--	--	--------

70192970000058402352

Total			\$5.58
-------	--	--	--------

First-Class Mail® Letter	1		\$0.73
-----------------------------	---	--	--------

New Lebanon, NY 12125
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Sat 10/26/2024

Certified Mail® Tracking #:			\$4.85
--------------------------------	--	--	--------

70192970000058402345

Total			\$5.58
-------	--	--	--------

First-Class Mail® Letter	1		\$0.73
-----------------------------	---	--	--------

East Chatham, NY 12060
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Sat 10/26/2024

Certified Mail® Tracking #:			\$4.85
--------------------------------	--	--	--------

70192970000058402338

Total			\$5.58
-------	--	--	--------

First-Class Mail® Letter	1		\$0.73
-----------------------------	---	--	--------

New Lebanon, NY 12125
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Sat 10/26/2024

Certified Mail® Tracking #:			\$4.85
--------------------------------	--	--	--------

70192970000058402321

Total			\$5.58
-------	--	--	--------

First-Class Mail® Letter	1		\$0.73
-----------------------------	---	--	--------

Deimar, NY 12054
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Sat 10/26/2024

Certified Mail® Tracking #:			\$4.85
--------------------------------	--	--	--------

70192970000058402314

Total			\$5.58
-------	--	--	--------

Grand Total:			\$33.48
--------------	--	--	---------

Credit Card Remit			\$33.48
-------------------	--	--	---------

Card Name: VISA
Account #: XXXXXXXXXXXX3977
Approval #: 414264
Transaction #: 584



Town of New Lebanon
PO Box 328
New Lebanon, New York 12125
Phone: 518.794.8884

Email: BuildingDept@townofnewlebanon.com

RECEIVED
OCT 21 2024
NEW LEBANON BUILDING DEPT

ZONING REVIEW/VERIFICATION APPLICATION (Step 1 of 2)

Application (office use only) No: 2-2024-023

SITE INFORMATION

Site Location (911 Address): 4243 GYR 9 Nearest Crossroad: NY'S RT 20

Tax Map No.: 8-1-34.100 Zoning District: BA-2

APPLICANT INFORMATION

Applicant Name: TIMOTHY SCHRÖDER

Mailing Address: 4243 COUNTY ROUTE 9, EAST CHATHAM, NY 12060

Email: T.SCHRÖDER@EQUINITYDESIGN.COM Phone: 518-213-2118

Applicant's Agent/Professional: _____

Agent Phone: _____ Agent Email: _____

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Owner Name: ELIZABETH SCHRÖDER

Mailing Address: 19 TAYLOR ROAD, EAST MASSA, NY 12062

Email: _____ Phone: 518-306-1771

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: REPLACE EXISTING 12x66 MOBILE HOME w/ 14x70 UNIT
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 Mall 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: 14' Length: 70' Lot Size: 0.52 ACRE # of Stories: ONE

RA1, 2 & 5 Districts: For Principle Buildings, what is the building coverage (Footprint) in sq. ft. 980 SQFT

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: Elizabeth Schroder Date: 10-21-2024

Signature of Applicant: _____ Date: 10-21-2024

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

Zoning Officer Review – Office Use Only

Date Received: 10.21.24 Application No: _____

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:

The lot is pre-existing non-conforming @ .52 A in an RA2 district. In 1971 a variance and a special permit was granted for a 12 x 70 Mobile Home (see attached application and ZBA minutes).

This new mobile home (manufactured home) is larger because they no longer manufacture the approved size. The home does not meet RA2 Setback requirements

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: 10/21/24

<u>Fees</u>	
Date: _____	<i>See Cloud permit</i>
Zoning Review Fee: _____	
Ck No: _____	
Receipt No: _____	

Appeals Board Meeting
August 5, 1971

The meeting was called to order at 8:00 P.M. by Chairman A. Wheeler. Present were: S. Chittenden, R. Weber, Enforcement Officer I. Sandstrom and interested citizens.

An application was submitted by Mrs. Margaret Stone for a special permit to place a mobile home on her property on Rte 20 in New Lebanon. It is in a General Commercial zone. Mr. Chittenden moved to grant the permit; Mr. Weber seconded the motion and it was carried unanimously.

An application was submitted by William Mollieur, agent for George Felter, for a special permit to place a mobile home on Mr. Felter's property on County Rte 9 in West Lebanon. It is in an RA-2 zone. A letter of objection was received by Mr. Vernon C. De Leon. Mr. Weber moved that: since the property in question was owned by the applicant prior to the zoning ordinance and since the property is incapable of being expanded, the land is useless to the owner unless a variance is granted; it is therefore moved that a variance and a special permit be granted the placing of a mobile home on said location with the condition that such permit will be revoked should ownership of the property change. Mr. Chittenden seconded and the motion was carried unanimously.

Since the ground area is not the required 30,000 square feet this motion was based on Article VII, Section B, Subsection 1, paragraph A of the Zoning Ordinance.

It was decided that the Appeals Board should have a set meeting date. The next meeting will be September 9; thereafter the first Thursday of each month has been set as a meeting date. In the event there is no business to conduct on that date members will be notified.

Meeting adjourned at 9:45.

Respectfully submitted,

Bernice M. Shaw, Clerk

APPLICATION TO BOARD OF APPEALS

NEW LEBANON, N. Y.

APPEAL NO. 49
DATE 7-6-71, 19.....

TO THE ZONING BOARD OF APPEALS, Town of New Lebanon, New York.....

I (we) William H. Molleur of County R.T.E. 9 (Municipality) (State) HEREBY APPEAL TO

THE ZONING BOARD OF APPEALS FROM THE DECISION OF THE ENFORCEMENT OFFICER ON APPLICATION FOR BUILDING PERMIT NO., DATED August 5 1971, WHEREBY THE ENFORCEMENT OFFICER DID

- () GRANT
- () DENY

TO William Molleur
(Name of applicant for permit)

OF
(Street and Number) (Municipality) (State)

- () A PERMIT FOR USE
- () A PERMIT FOR OCCUPANCY
- () A TEMPORARY PERMIT OR EXTENSION THEREOF
- () A CERTIFICATE OF EXISTING USE

1. LOCATION OF THE PROPERTY COUNTY Rte #9, RA-2
(Street and Number) (Use District on zoning map)

2. PROVISION(S) OF THE ZONING ORDINANCE APPEALED. (Indicate the article, section, subsection and paragraph of the Zoning Ordinance being appealed, by number. Do not quote the Ordinance.)

3. TYPE OF APPEAL. Appeal is made herewith for:
- () An interpretation of the Zoning Ordinance or Zoning Map
 - A special permit under the Zoning Ordinance
 - () A variance to the Zoning Ordinance
 - () A temporary permit

4. PREVIOUS APPEAL. A previous appeal () has () has not been made with respect to this decision of the enforcement officer or with respect to the property. Such appeal(s) was (were) in the form of
- () a requested interpretation
 - () a request for a special permit
 - () a request for a variance
 - () a temporary permit

and was (were) made in Appeal No., dated 19.....

Appeal No., dated 19.....

Appeal No., dated 19.....

Appeal No., dated 19.....

5. REASON FOR APPEAL. (Complete relevant blank. Use extra sheet if necessary.)

A. INTERPRETATION OF THE ZONING ORDINANCE IS REQUESTED because:

B. A SPECIAL PERMIT UNDER THE ZONING ORDINANCE IS REQUESTED pursuant to Article Section, Subsection, Paragraph of the Zoning Ordinance, because:.....

C. A VARIANCE TO THE ZONING ORDINANCE IS REQUESTED for these reasons:

- (1) STRICT APPLICATION of the Ordinance would produce UNDUE HARDSHIP because:
- (2) The hardship created is UNIQUE and is not shared by all properties alike in the immediate vicinity of this property and in this use district because:
- (3) The VARIANCE would observe the spirit of the ordinance and would NOT CHANGE THE CHARACTER OF THE DISTRICT because:

D. A TEMPORARY PERMIT IS REQUESTED because:

E. EXTENSION TO A TEMPORARY PERMIT IS REQUESTED because:

STATE OF NEW YORK
COUNTY OF Columbia ss

Sworn to this 6th day of July, 1971

Kathryn C. Helter
Notary Public

NOTARY PUBLIC, STATE OF NEW YORK
Qualified in Columbia County
My Commission Expires March 30, 1972

William H. Molleur
Signature
agent for George Felter

APPLICATION FOR BUILDING OR ZONING PERMIT

Office of the
Enforcement Officer
Town of New Lebanon, New York
LLOYD W. SANDSTROM
Lebanon Springs, N. Y. 12114

- PERMIT FOR CONSTRUCTION
- PERMIT FOR USE
- PERMIT FOR OCCUPANCY
- TEMPORARY PERMIT
- CERTIFICATE FOR EXISTING USE

Application Number 184
Application Date 7/6/71

Application is hereby made to:

- use
- erect
- repair
- alter
- extend
- remove
- demolish
- occupy
- Mobile Home (Move on Property)

a structure or land located at West Lebanon, New York
at a cost of \$ 10,000
for residence commercial business
 industry other use (describe)
 with accessory building

The following description of the use for this property, for which application is made herewith, is submitted:

A Plot Plan is attached
 is not attached

Floor Plans are included
 are not included

The plans for the use for which application is made herewith, have have not been approved by the the New York State Industrial Commissioner.

The Main Structure will be as follows:

Construction 12 x 70 Mobile Home
Height (stories and feet)
Number of family units
Dimensions of lot
Corner or interior lot
Front yard setback (in feet)
Side yard setback (in feet)
Total of both side yard setbacks
Percentage of lot for rear yard
Other

The Accessory Building will be as follows:

Description
Height
Percentage of rear yard occupied
Set back from rear lot line
Set back from side yard line

STATE OF NEW YORK)
COUNTY OF Columbia) ss

Deponent being duly sworn, says that he is the owner or authorized agent for which the foregoing work is proposed to be done, and that he is duly authorized to perform such work, and that all workmen employed on this building are covered by contract or compensation insurance, and that all work will be performed in accordance with all existing State Laws and Local Ordinances.

Sworn to this 6th day of July 19 71
Kathryn E. Heltter
Notary Public

NOTARY PUBLIC, STATE OF NEW YORK
Qualified in Columbia County
My Commission Expires March 30, 1972

William H. Mallick
Signature
agent for George Feltner

PERMIT FOR USE

Approved
 Denied Not in conformance with the following provision(s) of Because:

Dated, 7/15/71 19....., by L.W. Sandstrom, Enforcement Officer.

CERTIFICATE OF EXISTING USE

Approved
 Denied Not in conformance with the following provision(s) of the Zoning Ordinance: Because:

Dated, 7/15/71 19....., by L.W. Sandstrom, Enforcement Officer.

INSPECTION

Approved
 Disapproved Not in conformance with the following provisions of the Zoning Ordinance: Because:

Dated, 19....., by Enforcement Officer.

PERMIT FOR OCCUPANCY

Approved
 Denied Not in conformance with the following provisions of the Zoning Ordinance: Because:

Dated, 19....., by Enforcement Officer.

TEMPORARY PERMIT Since the office is not authorized to issue a temporary permit, the applicant is hereby instructed to appeal to the Board of Appeals.

Dated, 19....., by Enforcement Officer.

RECEIVED

UCI 21 2024

NEW LEANON BUILDING DEPT

