



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

PLANNING BOARD APPLICATION

Application No (office use only): _____

SITE INFORMATION

Site Location (911 Address): 39 SPRING HILL ROAD Nearest Crossroad: Pool Hill
 Tax Map No.: 10.3-1-22 Zoning District: RA 2

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner Name: ABBIG + ADRIAN SITORS Phone: 201-207-2545
 Mailing Address: 39 SPRING HILL ROAD NY, NY 12125
 Email: AFS1091@GMAIL.COM
 Applicant Name (if different from Property Owner): _____ Phone: _____
 Mailing Address: _____
 Email: _____

SURVEYOR INFORMATION

Surveyor Name: FREDERICK HALEY License No.: 049953
 Mailing Address: 1210 STATE RTE 43 STEPHENTOWN, NY 12169
 Email: FREDERICKHALEY@HOTMAIL.COM Phone: 518-577-5044

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, ~~AND~~ 28 DAYS OR LESS PER 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 Albie Shoob Date: 10/9/24
 Signature of Applicant Albie Shoob Date: 10/9/24

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: 10/10/24 Application No: _____ Zoning Classification: _____
 Fee Paid: \$ 50 APP Fee + 20 PN Reimb Date: 10/10/24 Check No.: 274 Receipt No.: B1481
 Clerk Signature: [Signature] Date: 10/10/24

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			
Abble & Adrian Shoobs			
Name of Action or Project: Short Term Rental			
Project Location (describe, and attach a location map): 39 Spring Hill Road			
Brief Description of Proposed Action: Seeking Special Permit approval for Short Term Rental			
Name of Applicant or Sponsor: Abbie Shoobs		Telephone: 201.207.2545	
		E-Mail: AFS1091@gmail.com	
Address: 35 Spring Hill Road			
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 type="checkbox"/>
			YES <input 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:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		.17 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?		2.57 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <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			

10.3-1-24
Joseph Kroboth
26 Amy Court
Pittsfield MA 01201

10.3-1-16
Jeffrey & Karen Ross
7 Bird Rd
Lebanon Springs NY 12125

10.3-1-20
Richard M Dauchy
Richard L Mayer
14780 Sr 22
New Lebanon NY 12125

10.3-1-48 & 10.3-1-49
Deborah S Gordon
26 SPRING HILL Rd
NEW LEBANON NY 12125

10.3-1-47
44 Spring Hill Rd LLC
44 Spring Hill Rd 6
Lebanon Springs NY 12125

10.3-1-30 & 10.3-1-29 & 10.3-1-28
Peter O'Connor
Coomatloukane
Catherdaniel Co. Kerry V23 YC94
Ireland

10.3-1-26.1
Rebecca Segal Living Trust
58 Pool Hill Rd
New Lebanon NY 12125

10.3-1-45
Beth Ryanne Smith
17 Poole Hill Rd
New Lebanon NY 12125

NOTES:

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
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 9. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

OWNER INFORMATION:
 EDWARD O. MEYER
 ANNE S. MEYER
 39 SPRING HILL ROAD
 NEW LEBANON, NEW YORK

DEED INFORMATION:
 DEED TO EDWARD O. MEYER
 AND ANNE S. MEYER
 DATED AND RECORDED IN THE
 COUNTY OF ALBANY, N. Y.

CLIENT:
 EDWARD O. MEYER
 ANNE S. MEYER
 39 SPRING HILL ROAD
 NEW LEBANON, NEW YORK

PROJECT TITLE:
 LANDS OF
 EDWARD O. MEYER
 & ANNE S. MEYER

39 SPRING HILL ROAD
 NEW LEBANON, NEW YORK

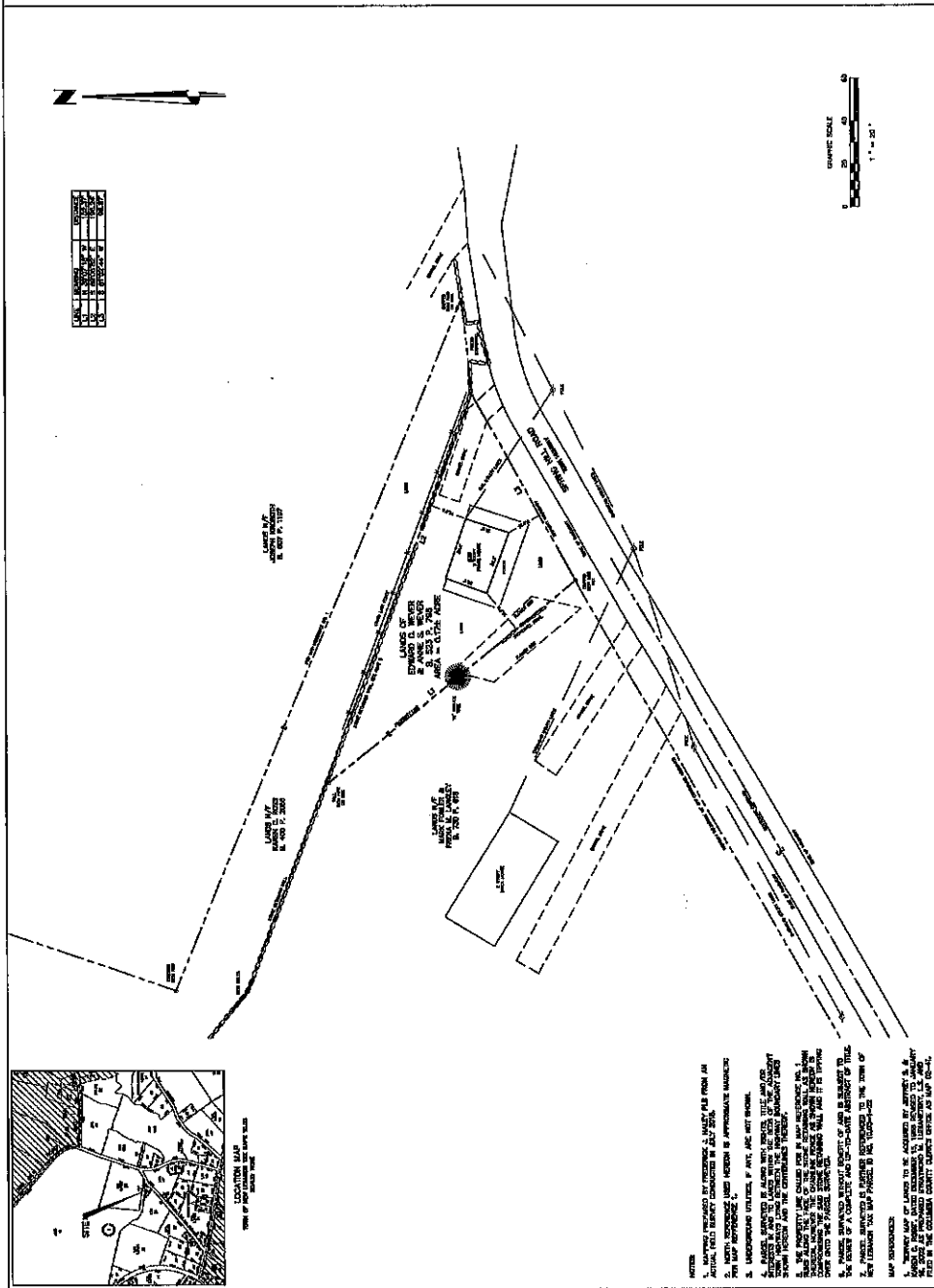
PROPERTY LINE
 SURVEY MAP

SCALE: 1"=50'

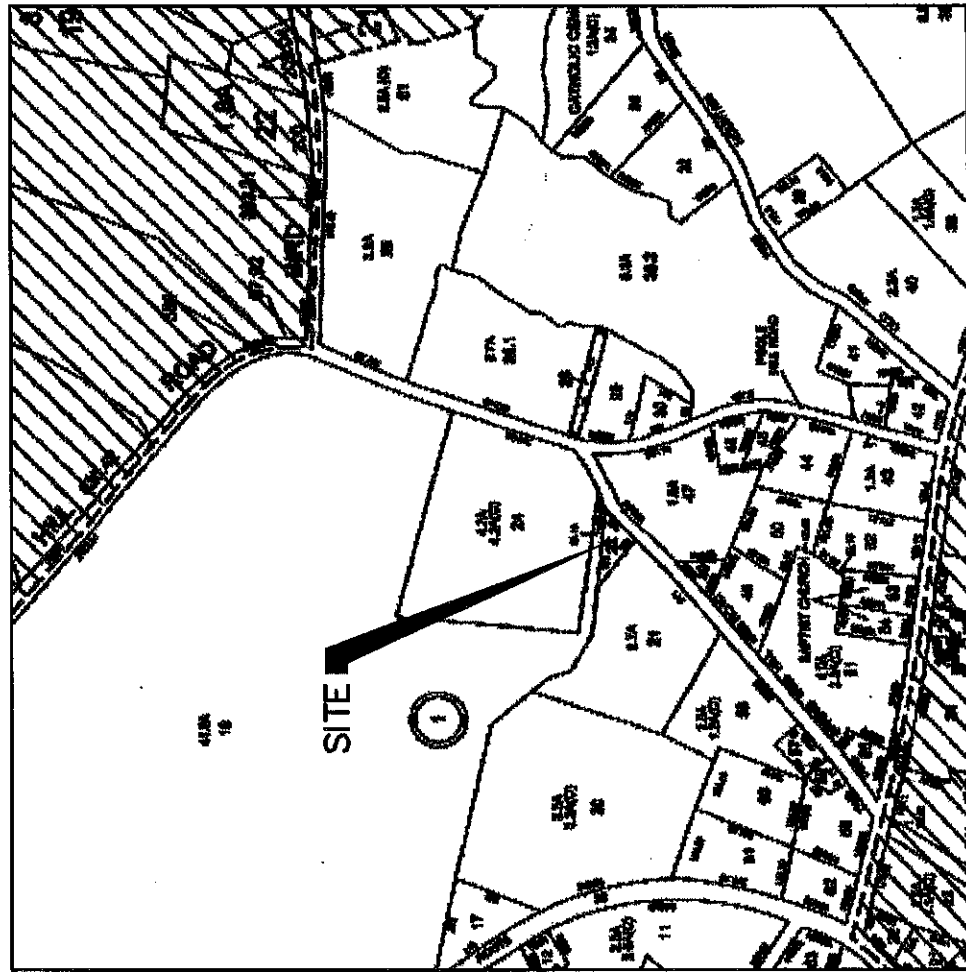
DATE: JULY 13, 2013

BY: [Signature]

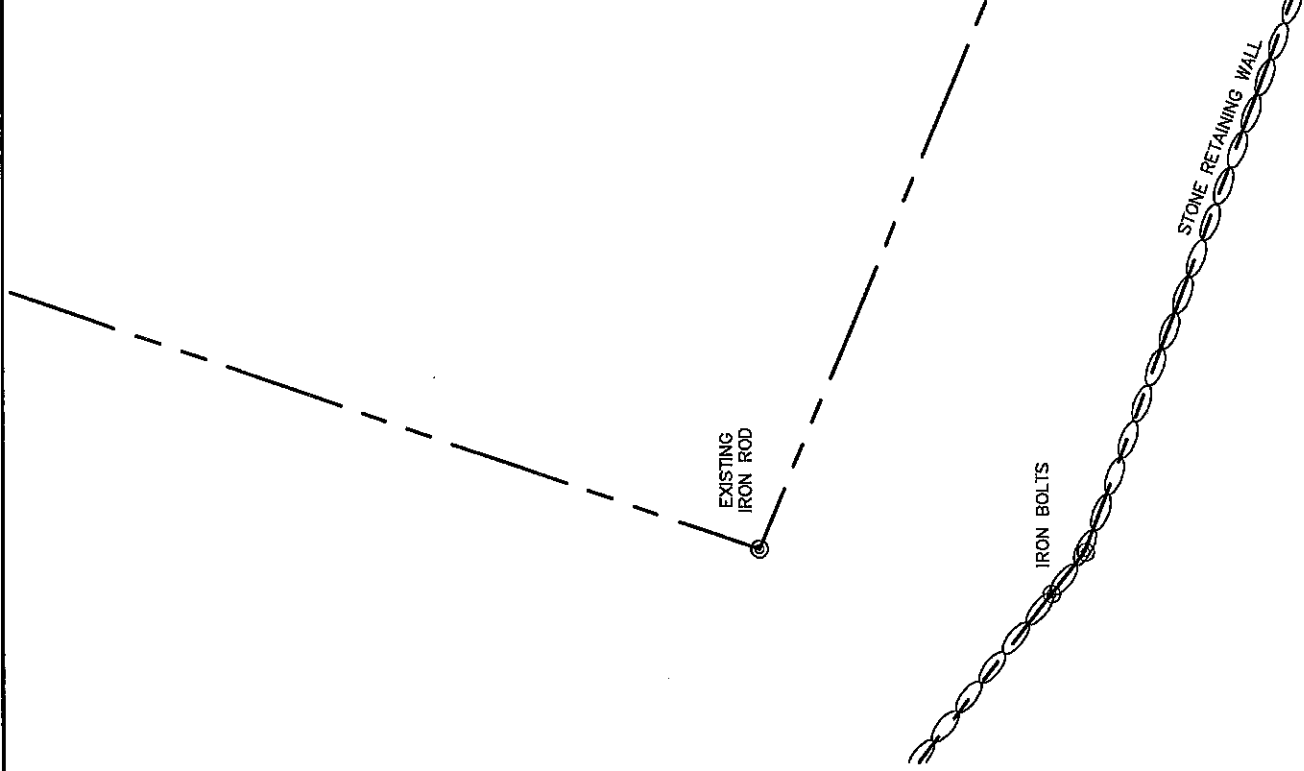
FOR: [Signature]



NOTES:
 1. WORKING PROVIDED BY PRECEDING SURVEY FILE FROM AN ACTUAL FIELD SURVEY CONDUCTED IN 2012.
 2. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 3. UNDEVELOPED PORTION OF PLY. AND NOT BEING.
 4. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 5. THE PROPERTY LINE CALLED FOR BY THIS SURVEYING MAP IS BASED UPON THE SURVEYING MAP FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP 02-11-001-001.
 6. THE SURVEYING MAP FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP 02-11-001-001 IS THE BASIS FOR THIS SURVEYING MAP.
 7. THE SURVEYING MAP FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP 02-11-001-001 IS THE BASIS FOR THIS SURVEYING MAP.
 8. THE SURVEYING MAP FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP 02-11-001-001 IS THE BASIS FOR THIS SURVEYING MAP.
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 10. THE SURVEYING MAP FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP 02-11-001-001 IS THE BASIS FOR THIS SURVEYING MAP.



LOCATION MAP
 TOWN OF NEW LEBANON TAX MAPS 10.03
 SCALE: NONE



Special Permit Application Addendum

Name: Abbie Shoobs

Date: 10/14/24

Special use performance standards. In granting any special use permit, the Board shall take into consideration the public health, safety and general welfare and the comfort and convenience of the public, in general, and of the immediate neighborhood, in particular. The Board shall consider whether aspects of the proposed use are subject to regulation by other levels of government and whether compliance with such regulations is adequate to protect the public health, safety, and general welfare and the comfort and convenience of the public. The Board may require modifications to development proposals, submission of alternative design and layout proposals, and may attach reasonable conditions and safeguards to eliminate or minimize potential impacts as a precondition of its approval. Before making a decision on whether to approve, approve with modifications, or disapprove a special use permit, the Board shall give specific consideration to the following:

(1) Fire and explosion hazards. All activities involving the storage of flammable and explosive materials shall be provided with adequate safety devices against the hazard of fire and explosion. Methods of prevention and suppression of these hazards shall be approved by the local officials responsible for fire prevention and public safety.

Response: N/A

(2) Radioactivity or electrical disturbance. No activities shall be permitted that emit radioactivity or electrical disturbance that will jeopardize the health of adjacent residents and properties or property or otherwise adversely affect the operation of any equipment other than that on the premises.

Response: N/A

(3) Noise. The maximum noise level at the property line applicable to the use involved shall not exceed 70 dB as measured in accord with the procedure specified by the American National Standards Institute.

Response: BUILDING WILL BE USED FOR HOUSING. I WILL ADD NOISE RESTRICTIONS + MONITORING TO RENTAL AGREEMENTS.

(4) Vibration. No vibration shall be permitted which is detectable, other than by instrument, at the property line.

Response: N/A

(5) Glare. No direct or reflective glare from any lighting or process shall be permitted where such will interfere with traffic safety or the useful enjoyment of adjoining properties.

Response: NONE PLANNED. THE HOUSE'S ORIGINAL WINDOWS HAVE BEEN RESTORED WITH ANTIQUE GLASS

(6) Smoke. No emission shall be permitted of a shade equal to or darker than Ringelmann Smoke Chart No. 2.

Response: N/A, NO FIREPLACE.

(7) Odors. No emission of noxious gases or other matter shall be permitted in a quantity or of a type that permits it to be detectable, other than by instrument, at the property line.

Response: N/A

(8) Other forms of air pollution. No emission of fly ash, dust, smoke, vapors, gases or other forms of air pollution, including construction-related dust and odors, shall be permitted which can jeopardize human health, animal or vegetable life or which otherwise contributes to the deterioration of or detracts from adjacent properties, provided that for specific air pollutants that are regulated under federal or state law, compliance with all such applicable laws, regulations and/or permits issued thereunder shall constitute compliance with this performance standard.

N/A

Response:

(9) Discharge of water. No polluting or objectionable waste shall be discharged into any stream or other natural drainage channel or upon the land that will in any way interfere with the quality, operation or continuation of these natural systems or contribute to their despoliation.

Response: N/A

(10) Traffic access. All proposed traffic accessways shall be adequate but not excessive in number, adequate in width, grade and alignment and visibility, and sufficiently separated from street intersections and places of public assembly and shall meet other similar safety considerations.

Response: NO CHANGES TO ROAD PLANNED FIX OF ROAD DROP OFF AT DRIVEWAY.
CLOSURE

(11) Parking. Adequate off-street parking and loading spaces shall be provided in accordance with this chapter to prevent parking in public streets of the vehicles of any persons connected with or visiting the use. Shared parking is encouraged where the peak parking demands of different uses occur at various times of the day. Use of a widely accepted means of projecting demand for shared use, such as the Urban Land Institute's shared parking report, shall be employed to demonstrate shared parking effects.

Response: THERE ARE 2-3 SPACES IN THE EXISTING DRIVEWAY + SPACE FOR CAR TO PARK ON THE LAWN IF NEEDED.

(12) Circulation. The interior circulation system shall be adequate to provide safe accessibility to all required off-street parking and to provide for the convenience and safety of vehicular, pedestrian, and bicycle movement within the site and in relation to adjacent areas or roads.

Response: N/A

(13) Landscaping and screening. All parking and service areas shall be reasonably screened at all seasons of the year from the view of adjacent residential lots and streets, and the general landscaping of the site shall be in character with that generally prevailing in the neighborhood. Existing trees shall be preserved to the maximum extent practical.

Response: ONE TREE AT THE ROADSIDE THAT WAS AN OVERGROWN HAZARD WAS REMOVED (AN ARBORVITAE) ALL OTHERS REMAIN.

(14) Character. New Lebanon is a culturally, economically, socially, and architecturally diverse community. The Board shall consider this diversity in making conditions on special use permits. The character of the proposed use, buildings, structures, outdoor signs and lighting shall be in general harmony with the character of the surrounding neighborhood and of the Town of New Lebanon.

Response: AGREED. I'M RESTORING THE LOTAGE, NOT CHANGING THE CHARACTER.

(15) Historic and natural resources. The proposed use shall be designed and shall be carried out in a manner that protects historic and natural environmental features on the site under review and in adjacent areas.

Response: YES.

(16) Sewage treatment and water supply. The adequacy of available sewage disposal and water supply services supporting the proposed activity or use shall be sufficient to meet the needs of the proposed activity or use.

Response: THE HOME HAS AN PRE-EXISTING SEPTIC TANK + LEACH FIELD. I HAD IT PUMPED + CHECKED A FEW MONTHS AGO.

(17) Emergency services. All proposed buildings, structures, equipment and/or material shall be readily accessible for fire, police, and other emergency service protection.

Response: YES.

(18) Size and scale. The location and size of such use, the nature and intensity of operations involved in or conducted in connection with the use, the size of the site in relation to the use, its site layout and its relation to existing and future access streets shall be such that both pedestrian and vehicular traffic will not be hazardous or inconvenient to or incongruous with said residence district or conflict with the normal traffic of the neighborhood.

Response: *Agreed*

(19) Additional safeguards and conditions. The Board shall impose additional conditions and safeguards upon the special use permit as may be reasonably necessary to assure continual conformance to all applicable standards and requirements, including reasonable assurance that these conditions and safeguards can be responsibly monitored and enforced.

Signature:

Abbie Hoob



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

Email: BuildingDept@townofnewlebanon.com

25-

ZONING REVIEW/VERIFICATION APPLICATION (Step 1 of 2)

Application (office use only) No: _____

SITE INFORMATION

Site Location (911 Address): 39 SPRING HILL ROAD Nearest Crossroad: POOL HILL

Tax Map No.: 103-1-22 Zoning District: _____

APPLICANT INFORMATION

Applicant Name: ABBIE + ADRIAN SHOOLS

Mailing Address: 35 SPRING HILL ROAD

Email: AFS1091@GMAIL.COM Phone: 201-207-2545

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: STR

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: _____ 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 Abbie Shoals Date: 9/9/24

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>

39 Spring Hill Road

A few months ago, the Wever family let us know that they were planning to sell the house next door. They had used it as an income property, renting it out for the last 30-40 years. It was built in the mid-1800's as the guest house to our house. The two houses were on one piece of property for most of the last two centuries. About 15 years ago, the Wevers subdivided it on to its own lot. They had surveys done at that time of both properties, showing both houses, which I can share with the town. The cottage is on a tiny triangle on the top right corner of our property. It is our intention to keep the houses together for the next generation. To enable us to do that, it is our hope to have it pay for itself as a short term rental when we aren't using it for our extended family and friends. We are not changing the footprint of the house or adding anything to it.

(UNDER 30 DAYS)

We are replacing a wraparound, roofed porch that was in disrepair. We had hoped to repair it, but it turned out to need replacement.

The house is 20x30. The first floor is a kitchen and a living room, with a half bath. The second floor has two bedrooms, one large and one small and a full bath. There is a concrete basement level which will not be finished. It contains the water heater and water filtering systems.

Around the first floor, there is a porch on three sides. On the front and the road side it is 8 feet wide, the far side is 6 feet wide.

We intend to rent to up to four people at a time. The house will have 3 beds, a king and two twins. There is driveway space for two cars.

