



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

RECEIVED

JUL 29 2025

NEW LEBANON BUILDING DEPT

PLANNING BOARD APPLICATION

Application No (office use only): _____

SITE INFORMATION

Site Location (911 Address): 658 US Rt 20 Nearest Crossroad: Lovers Lane
 Tax Map No.: 19.2-1-88.1 Zoning District: C-R

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner Name: JoJo's Dream LLC Phone: 518-755-6298
 Mailing Address: 1840 Route 9H, Hudson, NY 12534
 Email: lukas@coonselfstorage.com
 Applicant Name (if different from Property Owner): _____ Phone: _____
 Mailing Address: _____
 Email: _____

SURVEYOR INFORMATION

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

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: MRB Darcy to occupy land behind currently occupied garage space for various business needs. Hours of use would generally be light, 6 Am-6pm. Material storage may include topsoil, stone, pipes etc, of the types commonly used by excavation, trucking and landscaping companies. MRB Darcy would also look to re-purpose the former Theatre Barn through interior remodeling.

- 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

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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 _____ Date: 8-7-25
 Signature of Applicant _____ 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: _____

General Instructions

Please Read

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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.
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.
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.

MRB Darcy to occupy land behind currently occupied garage space for various business needs. Hours of use would generally be light, 6 Am-6pm. Material storage may include topsoil, stone, pipes etc, of the types commonly used by excavation, trucking and landscaping companies. MRB Darcy would also look to re-purpose the former Theatre Barn through interior remodeling.

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11/29/2025

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Approximate location of land
to be used by MRB Darcy

Good
6555

Special Permit Application Addendum

Name: *Ryan Darcy*

Date: *8/1/25*

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: *Understood*

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

Response: *Understood*

(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: *Understood*

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

Response: *Understood*

(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: *Understood*

(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.

Understood

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:

understood

(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:

understood

(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:

understood

(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:

understood

(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:

understood

(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:

N/A

(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:

understood

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

Response:

understood


(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:

understood

(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:

understood


Short Environmental Assessment Form

Part 1 - Project Information

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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			
JoJo's Dream LLC			
Name of Action or Project: MRB Darcy Dirtwork Small Business Operation			
Project Location (describe, and attach a location map): 658 US Rt 20, New Lebanon, NY 12125			
Brief Description of Proposed Action: MRB Darcy to occupy land behind currently occupied garage space for various business needs. Hours of use would generally be light, 6 Am-6pm. Material storage may include topsoil, stone, pipes etc, of the types commonly used by excavation, trucking and landscaping companies. MRB Darcy would also look to re-purpose the former Theatre Barn through interior remodeling.			
Name of Applicant or Sponsor: Lukas Coon		Telephone: 518-755-6298 E-Mail: lukas@coonselfstorage.com	
Address: 1840 Route 9H			
City/PO: Hudson		State: New York	Zip Code: 12534
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? _____ 20 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? _____ 20 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

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	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? 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"/>	YES
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES
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? 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 checked="" type="checkbox"/>	<input type="checkbox"/>	YES
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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES

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JUL 29 2025

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline Forest Agricultural/grasslands Early mid-successional

Wetland Urban 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
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: _____ _____		
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: _____ Previously used for illegal dumping of PCB's but has been fully remediated by NYSDEC	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Lukas Coon Date: 7-29-25

Signature: _____ Title: Member

PRINT FORM



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ZONING REVIEW/VERIFICATION APPLICATION (Step 1 of 2)

Application (office use only) No: BP-2025-084

SITE INFORMATION

Site Location (911 Address): 658 US Rt 20, New Lebanon Nearest Crossroad: Lovers Lane
 Tax Map No.: 19.2-1-8.1 - 660 US Rt 20 Zoning District: C-R - remainder RA-5 + RA-1

APPLICANT INFORMATION

Applicant Name: Lukas Coon, JoJo's Dream LLC
 Mailing Address: 1840 Route 9H, Hudson, NY 12534
 Email: lukas@coonselfstorage.com Phone: 518-755-6298
 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: MRB Darcy Dirtwork, Garage space for maintenance, outdoor space for excess material & equipment storage. Interior renovation of former Theatre barn
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 _____ Date: 7-29-25
 Signature of Applicant _____ 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: July 29, 2025 Application No: See Cloudpermit

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:

Commercial Trades use, permitted by Special Permit in the C-Res district, constitutes a second principal use, resulting in a Mixed Use classification. Mixed Use is a specially permitted use in this district. The change of use, in addition to the exterior materials storage areas also trigger Site Plan Review.

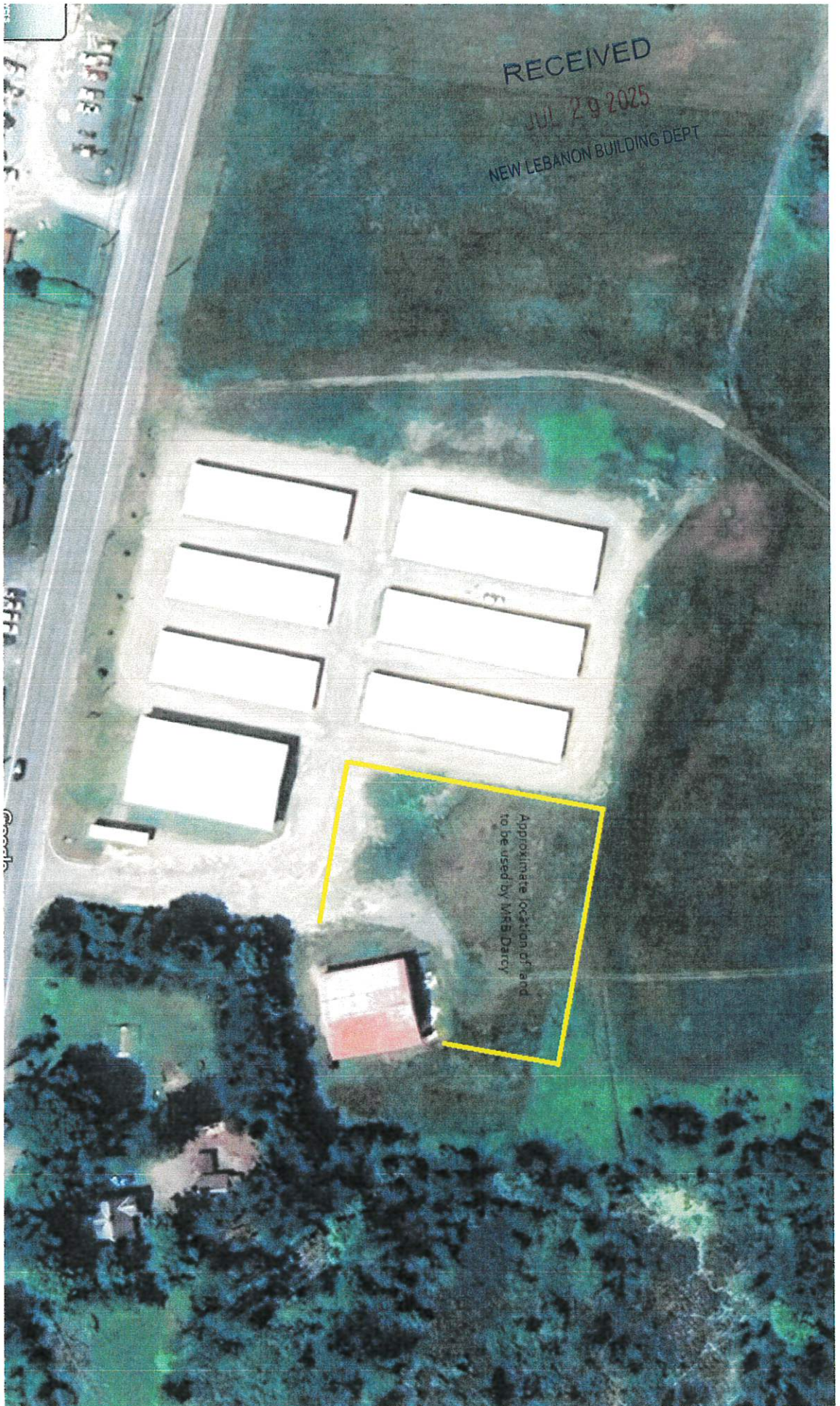
If denied, you may appeal the denial to the Zoning Board of Appeals by filing a written appeal on the form available from the Planning & Zoning Clerk within sixty days after the date of the denial, specifying the grounds thereof and the relief sought.

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

Zoning Officer Signature: _____ Date: _____

Fees	
Date:	<u>07.29.25</u>
Zoning Review Fee:	<u>25.00</u>
Ck No:	<u>2603</u>
Receipt No:	<u>B1658</u>

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Approximate location of and
to be used by MRB Darcy

MRB Darcy to occupy land behind currently occupied garage space for various business needs. Hours of use would generally be light, 6 Am-6pm. Material storage may include topsoil, stone, pipes etc, of the types commonly used by excavation, trucking and landscaping companies. MRB Darcy would also look to re-purpose the former Theatre Barn through interior remodeling.

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