



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

ZONING REVIEW/VERIFICATION APPLICATION (Step 1 of 2)

Application (office use only) No: BP-2025-075

SITE INFORMATION

Site Location (911 Address): 660 WRT RD Nearest Crossroad: Lewis Lane
Tax Map No.: 19.2-1-88.1 Zoning District: C-R (Remainder RA5 & RA1)

APPLICANT INFORMATION

Applicant Name: Lukas Coon, Jop's Dream LLC
Mailing Address: 1840 RT 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: New Storage Building expansion of existing facility
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 [Signature] Date: 7-2-25
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: 7/2/25

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 # _____

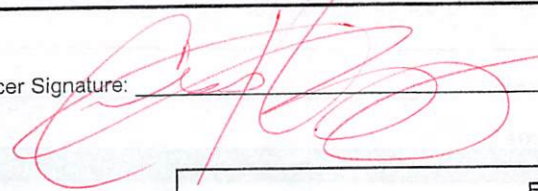
Referred to PB Case # July 14, 2025 ^{mtg date}

Reason for denial:

Self Storage Requires SP/SPR

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

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

Zoning Officer Signature:  Date: 7/2/25

Fees	
Date:	_____
Zoning Review Fee:	_____
Ck No:	_____
Receipt No:	_____



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): _____

for SP+SPR

SITE INFORMATION

Site Location (911 Address): 660 RT 20 Nearest Crossroad: Loves Lane
Tax Map No.: 19.2-1-88.1 Zoning District: C-R₁

PROPERTY OWNER & APPLICANT INFORMATION

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

SURVEYOR INFORMATION

Surveyor Name: Robert Ehlertburg License No.: _____
Mailing Address: 451 East Alb St, Hudson, NY 12534
Email: _____ Phone: 518-828-7406

ENGINEER / ARCHITECT INFORMATION

Name: Patrick DeAngelis License No.: 067400
Company Name & Address: Consulting Engineer, 127 Fordham Rd Valatie NY
Email: 8 Phone: 518-758-7500

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: To Construct one 45ft x 150ft self Storage Building over the existing Parking lot

- 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 _____ Date: 7-1-25

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: _____

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			
ISB Dream LLC			
Name of Action or Project: self storage Expansion			
Project Location (describe, and attach a location map): 660 Rt 20 New Lebanon, NY 12125			
Brief Description of Proposed Action: Construction of 1 new self storage facility, matching existing buildings.			
Name of Applicant or Sponsor: Lukas Con		Telephone: 518-755-6298	
		E-Mail: lukas@conselfstorage.com	
Address: 1840 RT 9H			
City/PO: Hudson		State: NY	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 checked="" 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 checked="" 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?		25 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			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? 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: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
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: <u>State Drainage System under Road 20</u>		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
<u>Previously used for illegal dumping of PCB's but has been fully Remediated by NYSDEC</u>	<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: <u>[Signature]</u>		Date: <u>7-1-25</u>
Signature: <u>[Signature]</u>		Title: <u>Member</u>



LOCATION MAP

*SITE PLANS FOR
JO JO'S DREAM LLC
NEW SELF STORAGE FACILITY BUILDING
658 US ROUTE 20
NEW LEBANON NY 12125
COLUMBIA COUNTY
JUNE 2025*

GENERAL NOTES

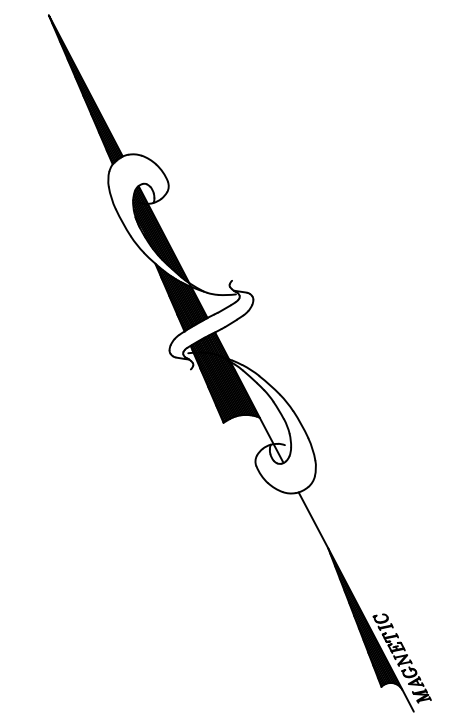
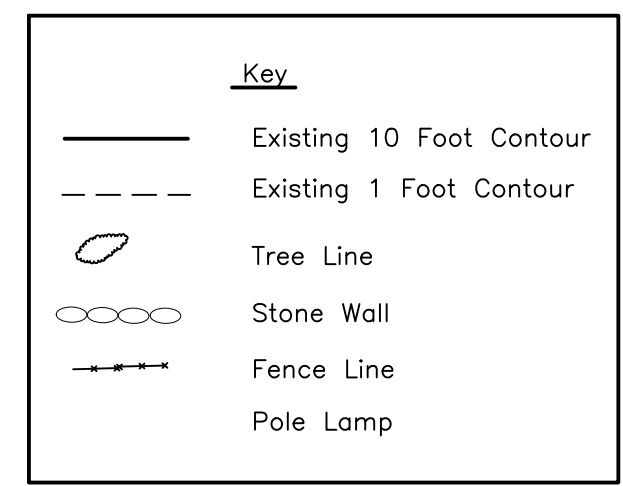
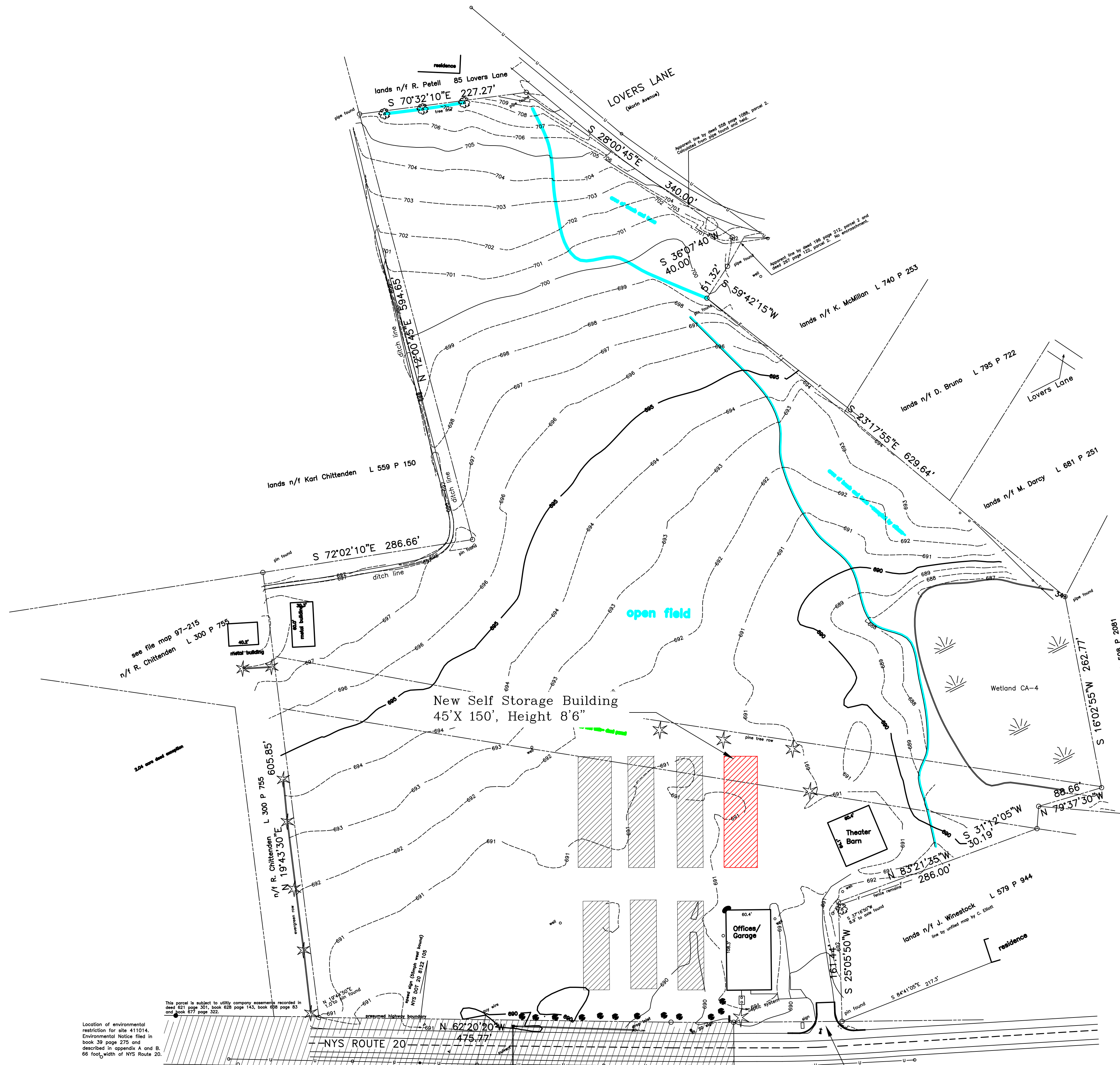
1. EXISTING UNDERGROUND UTILITIES ARE SHOWN BASED ON AVAILABLE RECORD MAPS. THEIR EXACT LOCATION MAY DIFFER FROM THAT AS SHOWN AND OTHERS MAY EXIST. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES WITH THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROCEED WITH CARE IN EXECUTING THE WORK. CONTACT U.F.P.O. 48 HOURS BEFORE DIGGING AT 1-800-962-7962.
2. ALL EXISTING UNDERGROUND UTILITIES DAMAGED AS A RESULT OF NEW CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION IN CONFORMANCE WITH THE AGENCY HAVING JURISDICTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE THAT EXISTING UTILITIES WILL NOT BE DAMAGED DURING THE COURSE OF NEW CONSTRUCTION. DAMAGED UTILITIES SHALL BE RESTORED AT THE EXPENSE OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY CONDITIONS THAT VARY FROM THE PLANS. ANY CONDITIONS REQUIRING MODIFICATION OF THE PLANS SHALL BE DETERMINED BY THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED AS A RESULT OF NEW CONSTRUCTION TO ORIGINAL CONDITION AS DETERMINED BY THE OWNER'S REPRESENTATIVE OR AGENCY HAVING JURISDICTION; INCLUDING ROADWAYS, LAWNS, TREES, SHRUBS, CULVERTS, PAVEMENTS, CURBS, SIGNS AND OTHER PUBLIC AND PRIVATE PROPERTY AT THE EXPENSE OF THE CONTRACTOR.
5. THE CONTRACTOR SHALL PAY FOR, OBTAIN AND COMPLY WITH ALL REQUIRED PERMITS, INSPECTIONS AND CERTIFICATES.
6. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. MONUMENTATION DISTURBED OR DESTROYED AS DETERMINED BY THE OWNER'S REPRESENTATIVE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR.
7. EXPLORATORY TESTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
8. THE CONTRACTOR IS RESPONSIBLE FOR CONDUCTING HIS WORK IN A SAFE MANNER. TRENCH EXCAVATION, SHEETING AND SHORING SHALL BE IN ACCORDANCE WITH THE LATEST APPLICABLE O.S.H.A REGULATIONS.
9. DEWATERING AND MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. PROVIDE PROPER MAINTENANCE OF FLOW THROUGH EXISTING CULVERTS. THE DISCHARGE OF SUMP PUMPWATER AND OTHER DEWATERING METHODS SHALL BE CONTROLLED TO PREVENT SURFACE EROSION.
10. GENERAL SITE FILL SHALL MEET THE REQUIREMENTS OF ASTM D2487, GROUPS GW, GP, GM, SM, SW AND SP.
11. THE CONTRACTOR SHALL GRADE THE SITE TO PROVIDE POSITIVE DRAINAGE TOWARDS DRAIN INLETS. CONTOURS AND SPOT ELEVATIONS ARE MEANT AS A GUIDE ONLY.
12. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL FIELD (SURVEY) LAYOUT. CONTRACTOR SHALL ALSO RECORD THE AS-BUILT LOCATIONS OF ALL UNDERGROUND UTILITIES AND PREPARE AS-BUILT DRAWINGS. SHOW LENGTH OF LINES AND INVERT ELEVATIONS.
13. THE CONTRACTOR SHALL MAKE A THOROUGH INVESTIGATION OF SURFACE AND SUBSURFACE CONDITIONS. NO ADDITIONAL PAYMENT OR EXTENSION OF TIME SHALL BE GRANTED BECAUSE OTHER CONDITIONS WERE ENCOUNTERED BY THE CONTRACTOR.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PUBLIC TRAFFIC IN A SAFE AND EFFICIENT MANNER AT ALL TIMES DURING THE CONSTRUCTION PERIOD. PROVIDE SIGNS, FLAGMEN AND OTHER FACILITIES AS NECESSARY.
15. ALL UNUSABLE EXCESS MATERIALS AND UNSUITABLE SOILS AND DEBRIS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR, IN A LEGAL MANNER.

PROJECT NO. 17921

DRAWINGS

- 1. Overall Site Plan*
- 2. Proposed Site Plan*

PREPARED BY:
PATRICK J. PRENDERGAST, PE
CONSULTING ENGINEER
127 FORDHAM ROAD, VALATIE, NY 12184
518-758-7500



Project Notes

Project consists of the construction of one new self storage building.

A. Water Supply – Project site to be served by an existing onsite water system (wells)

B. Wastewater – Project site to be served by an on site septic system

C. Stormwater – Stormwater flows off project site by sheet flow through onsite swales. This project is does not require a stormwater permit.

D. Site Lighting – no new site lights proposed

E. Project Stakeout – See project engineer for digital file of all driveways, parking areas and building location.

F. Building Building will be 45' x 150'

G. Zoning Information:

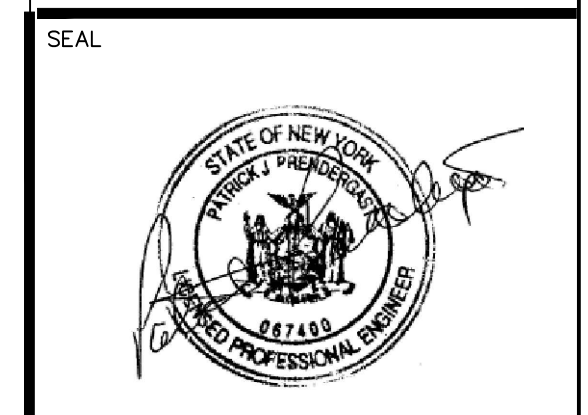
Zoning Classification of site: CR Commercial Residential

Setbacks:	Code Requirement	Actual
Front	100	210'
Side	100	186'
Rear	25	720'

Lot Coverage:	50% (allowed)	5.9%
Lot Size:	30,000 SF (min)	20.48 ac
Parking:	YES	

REVISIONS: revised zoning table 7/3/25

NO.	DESCRIPTION



IT IS A VIOLATION OF THE LAW AND THE COPYRIGHT ASSOCIATED WITH THIS DOCUMENT FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE FIRM/INDIVIDUAL PROFESSIONAL WHO HAS PRIMARY AUTHORITY OR HAS SEALED THIS DOCUMENT, TO ALTER ANY ITEM OR PORTION OF THIS DOCUMENT IN ANY WAY.

PREPARED BY:
 PATRICK J. PRENDERGAST, P.E.
 CONSULTING ENGINEER
 127 FORDHAM ROAD
 VALATIE, NEW YORK 12184
 PHONE: (518) 758-7500

CLIENT:
 Jo Jo's Dream LLC
 658 US Route 20
 New Lebanon, NY 12125

TITLE:
 New Self Storage Bldg.
 658 US Route 20
 New Lebanon NY
 OVERALL SITE PLAN
 PROPOSED

PROJECT NUMBER: 17921

DRAWN	PJP	6/26/25
CHK.	PJP	6/26/25
APP.	PJP	6/26/25
SCALE	1"=80'	
DRAWING NUMBER	1	REV. A

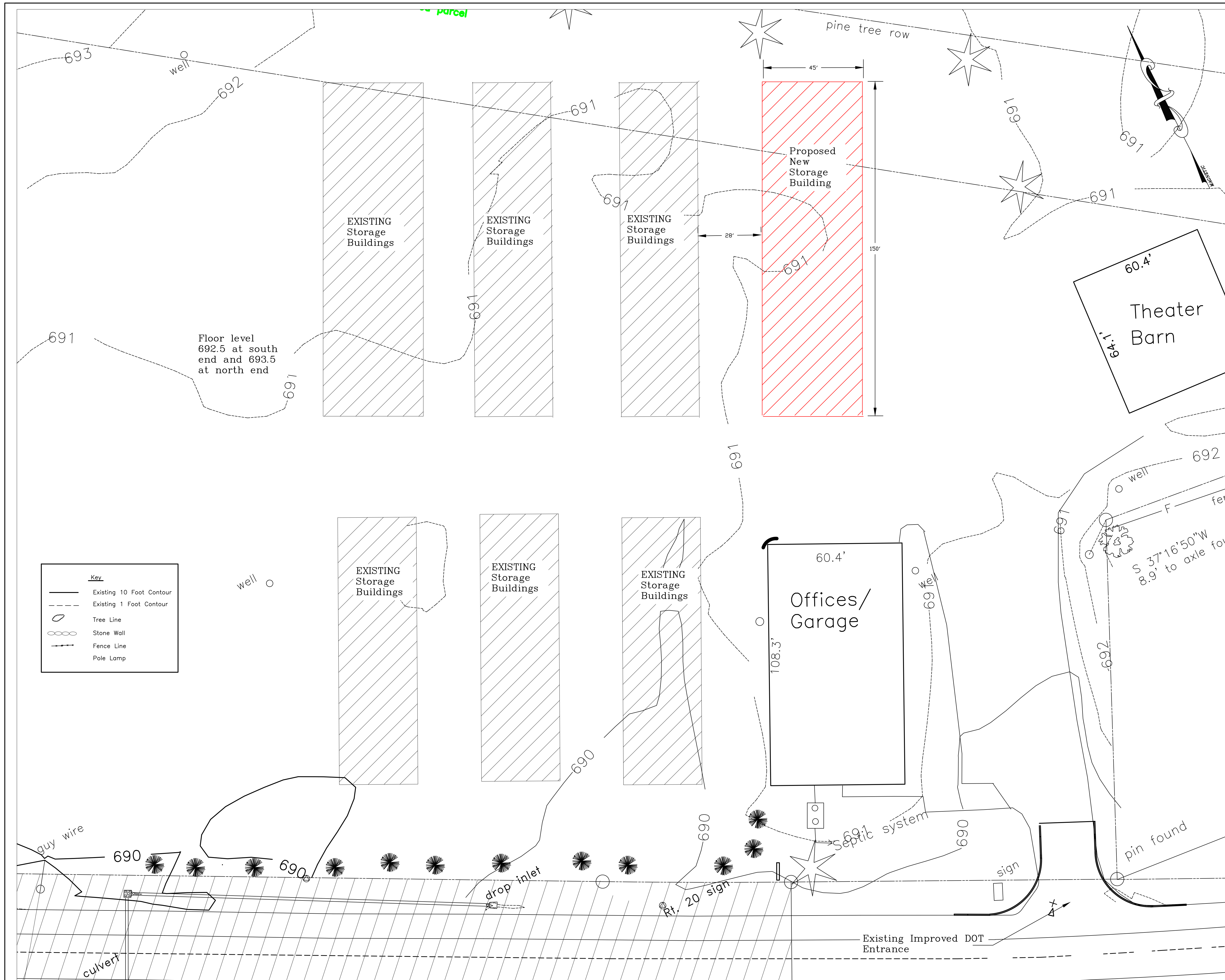
This parcel is subject to utility company easements recorded in New York State Records, Book 638 page 143, Book 639 page 81 and Book 677 page 222.

Location of environmental restriction for site 411014. Environmental Notice filed in Book 39 page 275 and described in appendix A and B. 66 foot width of NYS Route 20.

Sheet 45 of 45 (Top self storage (Single street view))

Existing entrance

Scale
1"=80'

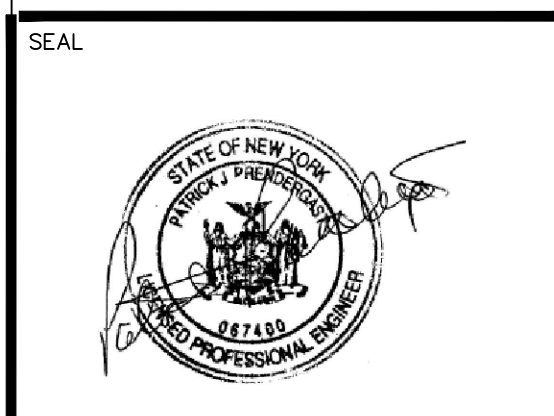


Key

- Existing 10 Foot Contour
- - - Existing 1 Foot Contour
- Tree Line
- Stone Wall
- - - Fence Line
- ⊙ Pole Lamp

- Building Notes**
1. Proposed building is for non temperature controlled storage.
 2. Building will be metal sided and roofed.
 3. First floor elevation to be 6 inches above existing grade.
 4. Gravel drives to be sloped towards front catch basin—similar to existing grade

REVISIONS:



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 127 FORDHAM ROAD
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 PHONE: (518) 758-7500

CLIENT:
 Jo Jo's Dream LLC
 658 US Route 20
 New Lebanon, NY 12125

TITLE:
 New Self Storage Bldg.
 658 US Route 20
 New Lebanon NY
 SITE PLAN

PROJECT NUMBER: 17921

DRAWN	PJP	6/26/25
CHK.	PJP	6/26/25
APP.	PJP	6/26/25
SCALE	1"=20'	
DRAWING NUMBER	2	REV.



LOCATION MAP

*SITE PLANS FOR
 JO JO'S DREAM LLC
 NEW SELF STORAGE FACILITY BUILDINGS
 658 US ROUTE 20
 NEW LEBANON NY 12125
 COLUMBIA COUNTY
 AUGUST 2025*

GENERAL NOTES

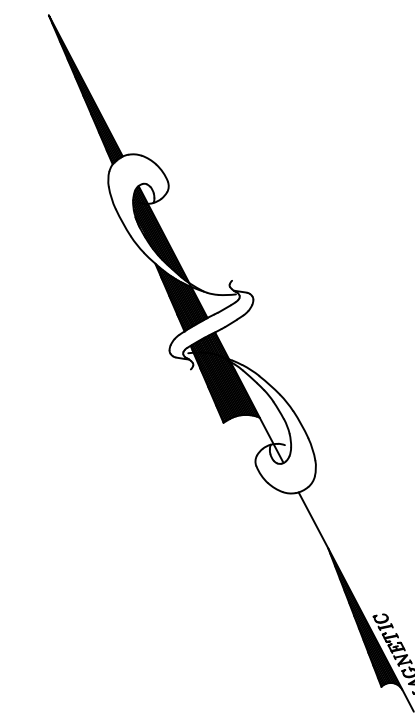
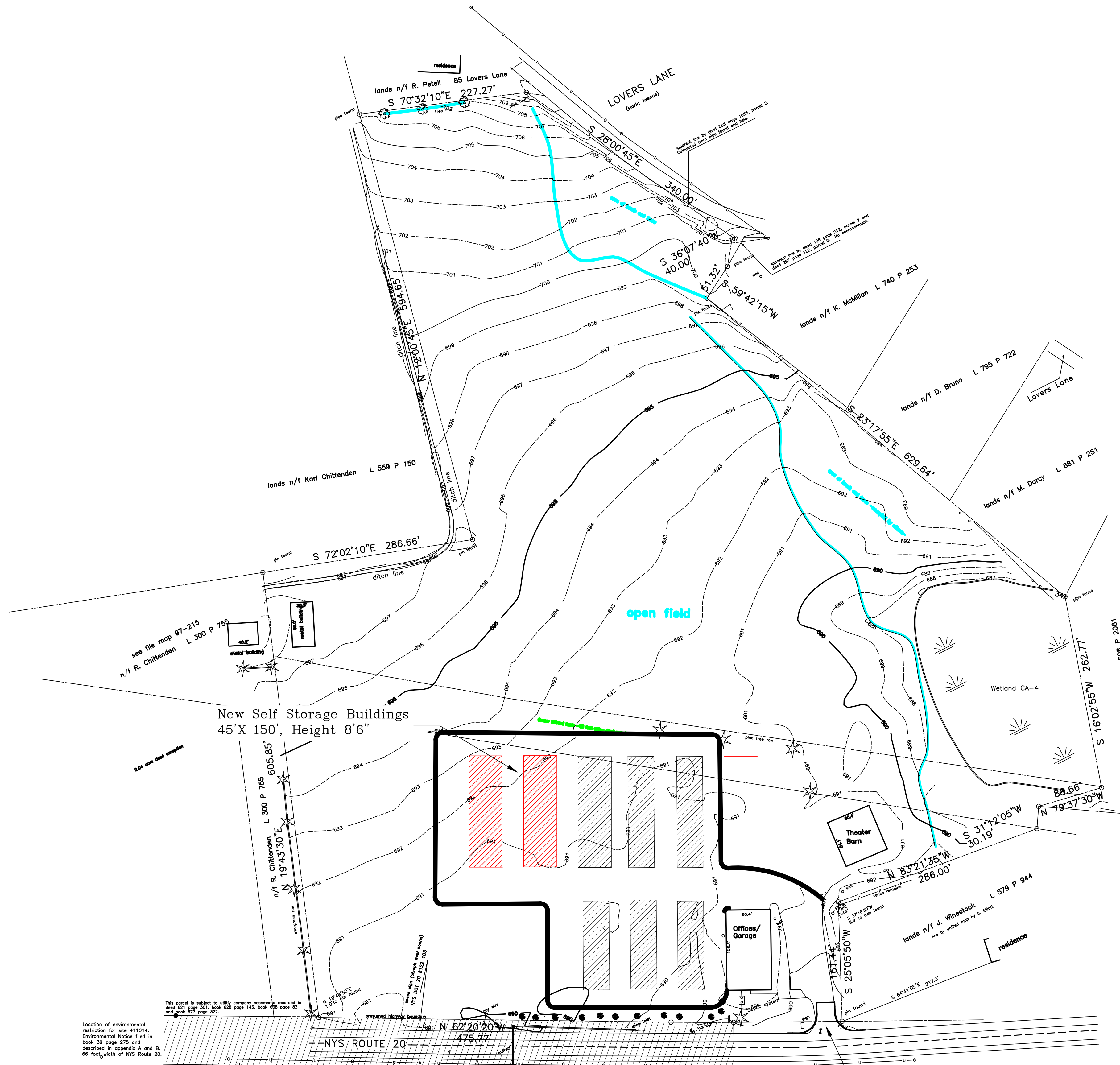
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7. EXPLORATORY TESTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
8. THE CONTRACTOR IS RESPONSIBLE FOR CONDUCTING HIS WORK IN A SAFE MANNER. TRENCH EXCAVATION, SHEETING AND SHORING SHALL BE IN ACCORDANCE WITH THE LATEST APPLICABLE O.S.H.A REGULATIONS.
9. DEWATERING AND MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. PROVIDE PROPER MAINTENANCE OF FLOW THROUGH EXISTING CULVERTS. THE DISCHARGE OF SUMP PUMPWATER AND OTHER DEWATERING METHODS SHALL BE CONTROLLED TO PREVENT SURFACE EROSION.
10. GENERAL SITE FILL SHALL MEET THE REQUIREMENTS OF ASTM D2487, GROUPS GW, GP, GM, SM, SW AND SP.
11. THE CONTRACTOR SHALL GRADE THE SITE TO PROVIDE POSITIVE DRAINAGE TOWARDS DRAIN INLETS. CONTOURS AND SPOT ELEVATIONS ARE MEANT AS A GUIDE ONLY.
12. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL FIELD (SURVEY) LAYOUT. CONTRACTOR SHALL ALSO RECORD THE AS-BUILT LOCATIONS OF ALL UNDERGROUND UTILITIES AND PREPARE AS-BUILT DRAWINGS. SHOW LENGTH OF LINES AND INVERT ELEVATIONS.
13. THE CONTRACTOR SHALL MAKE A THOROUGH INVESTIGATION OF SURFACE AND SUBSURFACE CONDITIONS. NO ADDITIONAL PAYMENT OR EXTENSION OF TIME SHALL BE GRANTED BECAUSE OTHER CONDITIONS WERE ENCOUNTERED BY THE CONTRACTOR.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PUBLIC TRAFFIC IN A SAFE AND EFFICIENT MANNER AT ALL TIMES DURING THE CONSTRUCTION PERIOD. PROVIDE SIGNS, FLAGMEN AND OTHER FACILITIES AS NECESSARY.
15. ALL UNUSABLE EXCESS MATERIALS AND UNSUITABLE SOILS AND DEBRIS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR, IN A LEGAL MANNER.

PROJECT NO. 17921

DRAWINGS

- 1. Overall Site Plan*
- 2. Proposed Site Plan*

PREPARED BY:
PATRICK J. PRENDERGAST, PE
 CONSULTING ENGINEER
 127 FORDHAM ROAD, VALATIE, NY 12184
 518-758-7500



Key

- Existing 10 Foot Contour
- - - Existing 1 Foot Contour
- Tree Line
- Stone Wall
- Fence Line
- Pole Lamp

Scale
1"=80'

Project Notes

Project consists of the construction of one new self storage building.

A. Water Supply – Project site to be served by an existing onsite water system (wells)

B. Wastewater – Project site to be served by an on site septic system

C. Stormwater – Stormwater flows off project site by sheet flow through onsite swales. This project is does not require a stormwater permit.

D. Site Lighting – no new site lights proposed

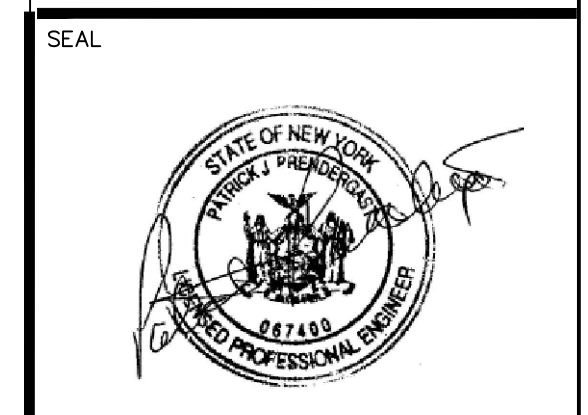
E. Project Stakeout – See project engineer for digital file of all driveways, parking areas and building location.

F. Building Building will be 45' x 150'

G. Zoning Information:
Zoning Classification of site: CR Commercial Residential

	Code Requirement	Actual
Setbacks:	Front 100	210'
	Side 100	186'
	Rear 25	720'
Lot Coverage:	50% (allowed)	6.1%
Lot Size:	30,000 SF (min)	20.48 ac
Parking:	YES	

REVISIONS: revised zoning table 7/3/25
removed one building added 2 8/6/25



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CLIENT:
Jo Jo's Dream LLC
658 US Route 20
New Lebanon, NY 12125

TITLE:
New Self Storage Bldg.
658 US Route 20
New Lebanon NY
OVERALL SITE PLAN
PROPOSED

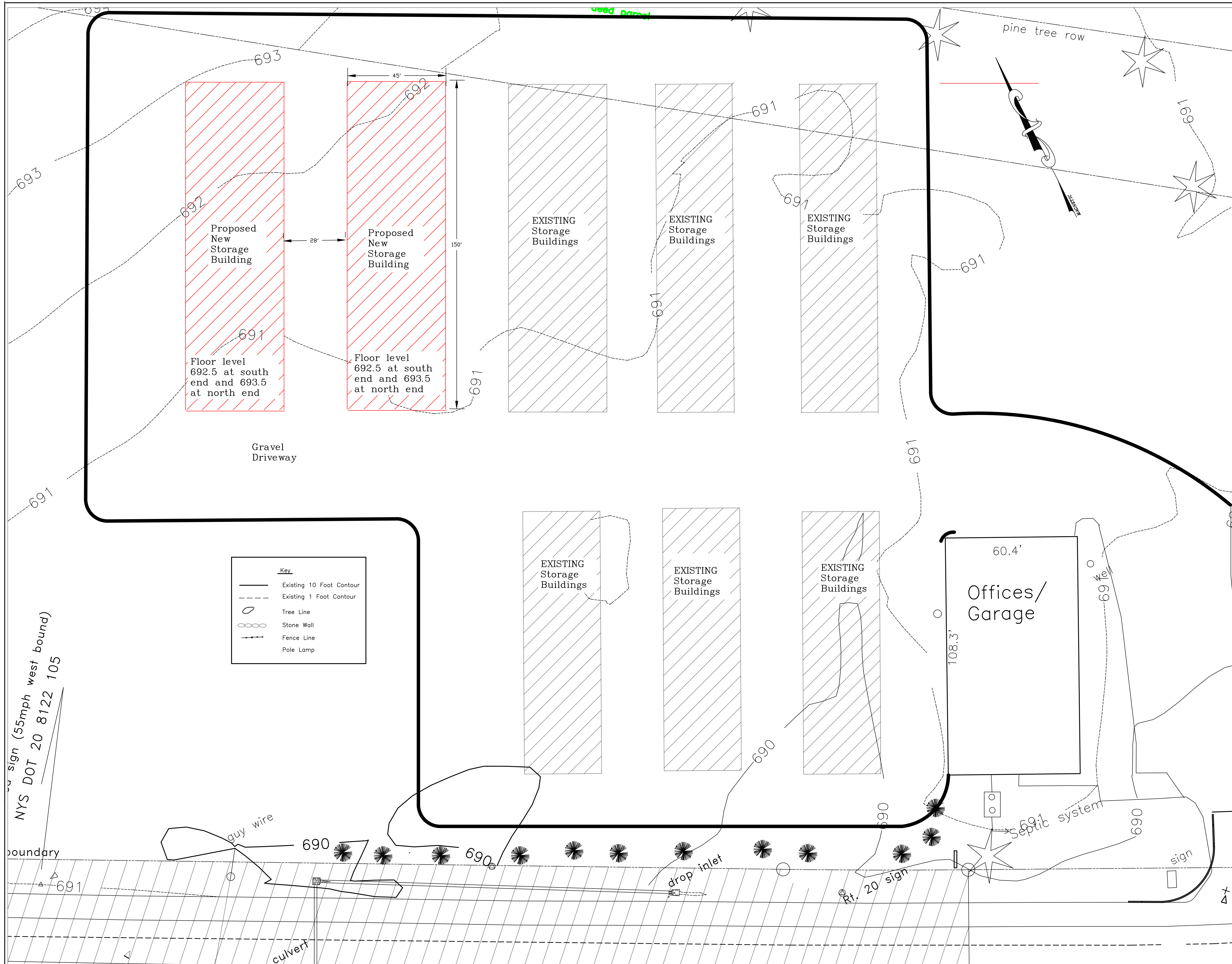
PROJECT NUMBER: 17921	
DRAWN PJP	6/26/25
CHK. PJP	6/26/25
APP. PJP	6/26/25
SCALE	1"=80'
DRAWING NUMBER	1
REV.	B

This parcel is subject to utility company easements recorded in case 811 page 301, book 638 page 143, book 638 page 81 and book 577 page 222.

Location of environmental restriction for site 411014. Environmental Notice filed in book 39 page 275 and described in appendix A and B. 66 foot width of NYS Route 20.

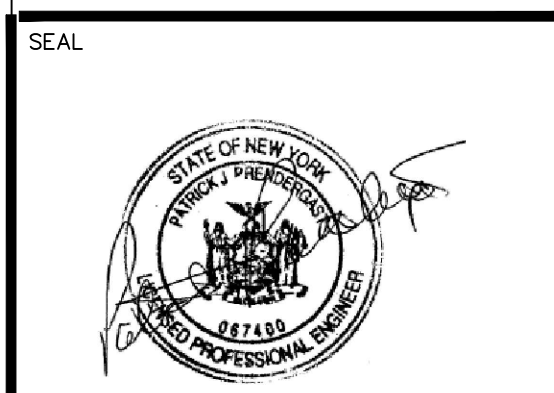
Sheet 45 of 45 (Top self storage) (Single sheet title)

Existing entrance



- Building Notes**
1. Proposed buildings are for non temperature controlled storage.
 2. Buildings will match existing buildings in color and height.
 3. First floor elevation to be 6 inches above existing grade.
 4. Gravel drives to be sloped towards front catch basin—similar to existing grade. 28' between buildings and 30' on the outside perimeter

REVISIONS: removed one building added 2.
August 6 2025



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CLIENT:
Jo Jo's Dream LLC
658 US Route 20
New Lebanon, NY 12125

TITLE:
New Self Storage Bldg.
658 US Route 20
New Lebanon NY
SITE PLAN

PROJECT NUMBER: 17921	
DRAWN: PJP	6/26/25
CHK: PJP	6/26/25
APP: PJP	6/26/25
SCALE: 1"=20'	
DRAWING NUMBER: 2	REV: A