



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: Louisa 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 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 Iulenburg License No.: _____
Mailing Address: 451 East Albany St, Hudson, NY 12534
Email: _____ Phone: 518-828-7406

ENGINEER / ARCHITECT INFORMATION

Name: Patrick DeAngelis License No.: 067400
Company Name & Address: Consulting Engineer, 127 Rodman Rd Valatie NY
Email: & 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~~ ^{two} 45ft x 15ft self Storage Building
over the existing parking lot on the west side
of property

- 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 plans, 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.

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 2 ² new self storage facility, matching existing buildings.			
Name of Applicant or Sponsor: Lukas Coun		Telephone: 518-755-6298	
		E-Mail: lukas@coorselfstorage.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?			NO YES
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.			<input checked="" type="checkbox"/> <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 YES
			<input checked="" type="checkbox"/> <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		20 acres	20
b. Total acreage to be physically disturbed?		.25 acres	.4
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		20 acres	20
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			



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

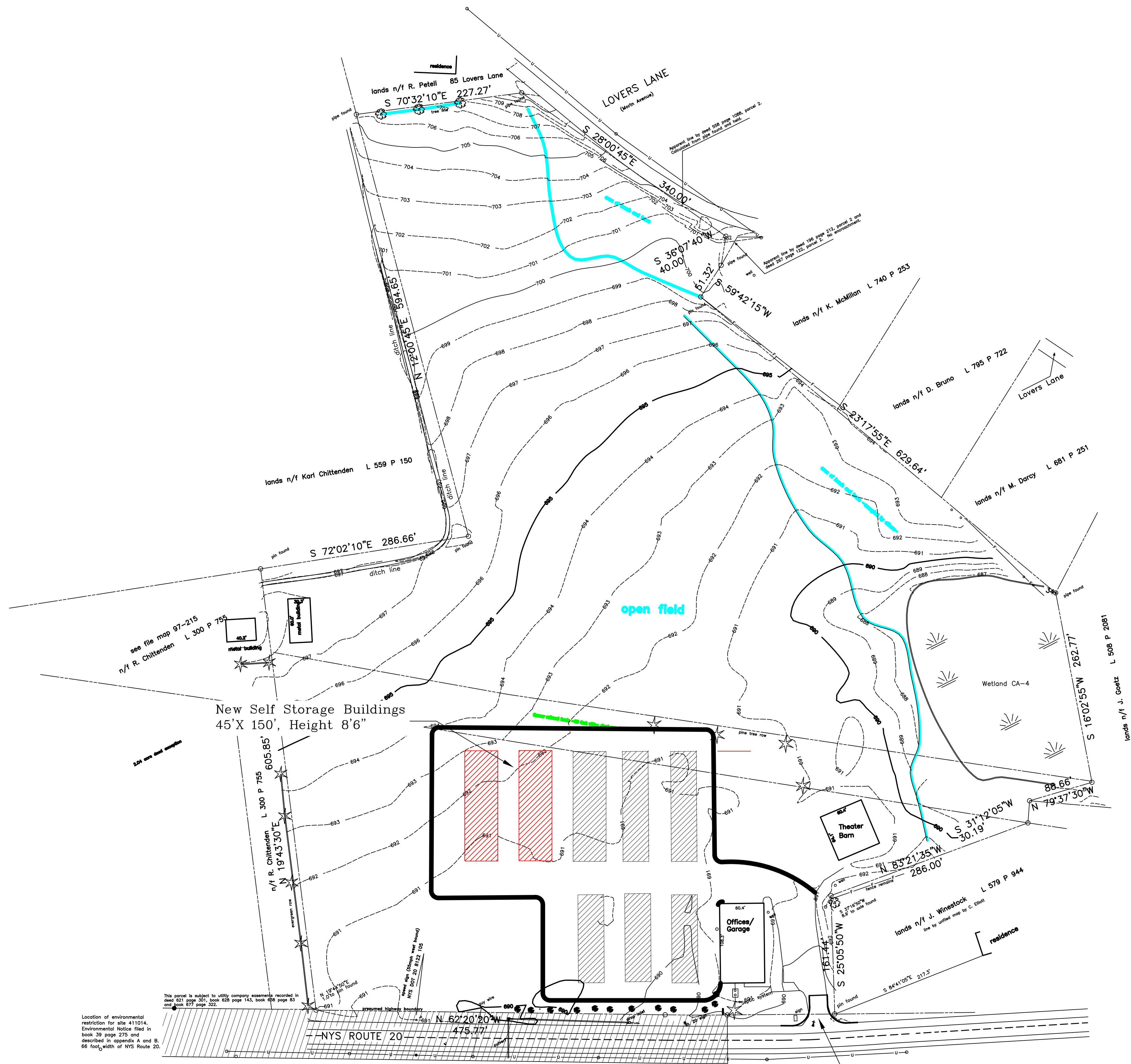
1. EXISTING UNDERGROUND UTILITIES ARE SHOWN BASED ON AVAILABLE RECORD MAPS. THEIR EXACT LOCATION MAY DIFFER FROM THAT AS SHOWN AND OTHERS MAY EXIST. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES 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

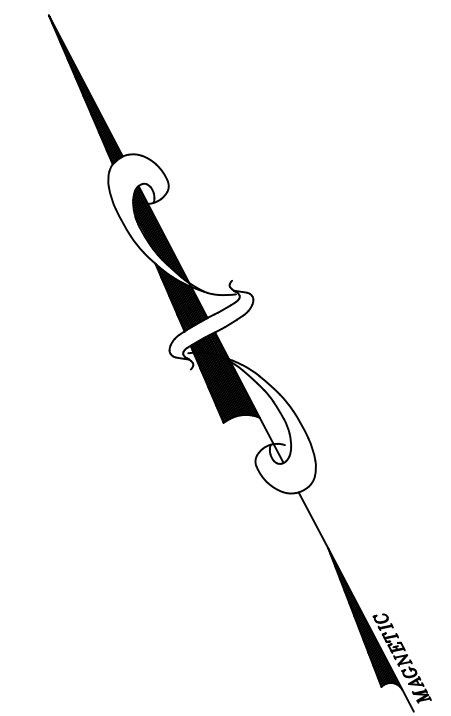
- 1. Overall Site Plan*
- 2. Proposed Site Plan*

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



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

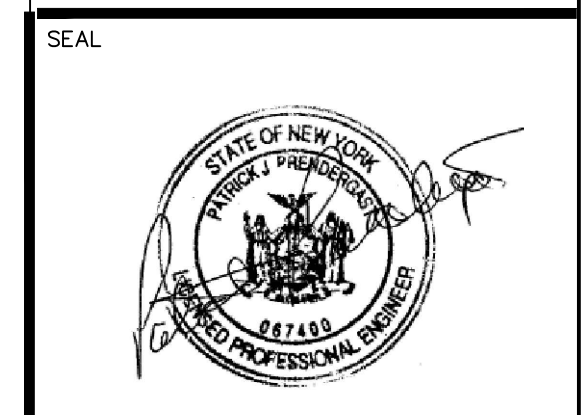
E. Project Stakeout – See project engineer for digital file of all driveways, parking areas and building location.

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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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

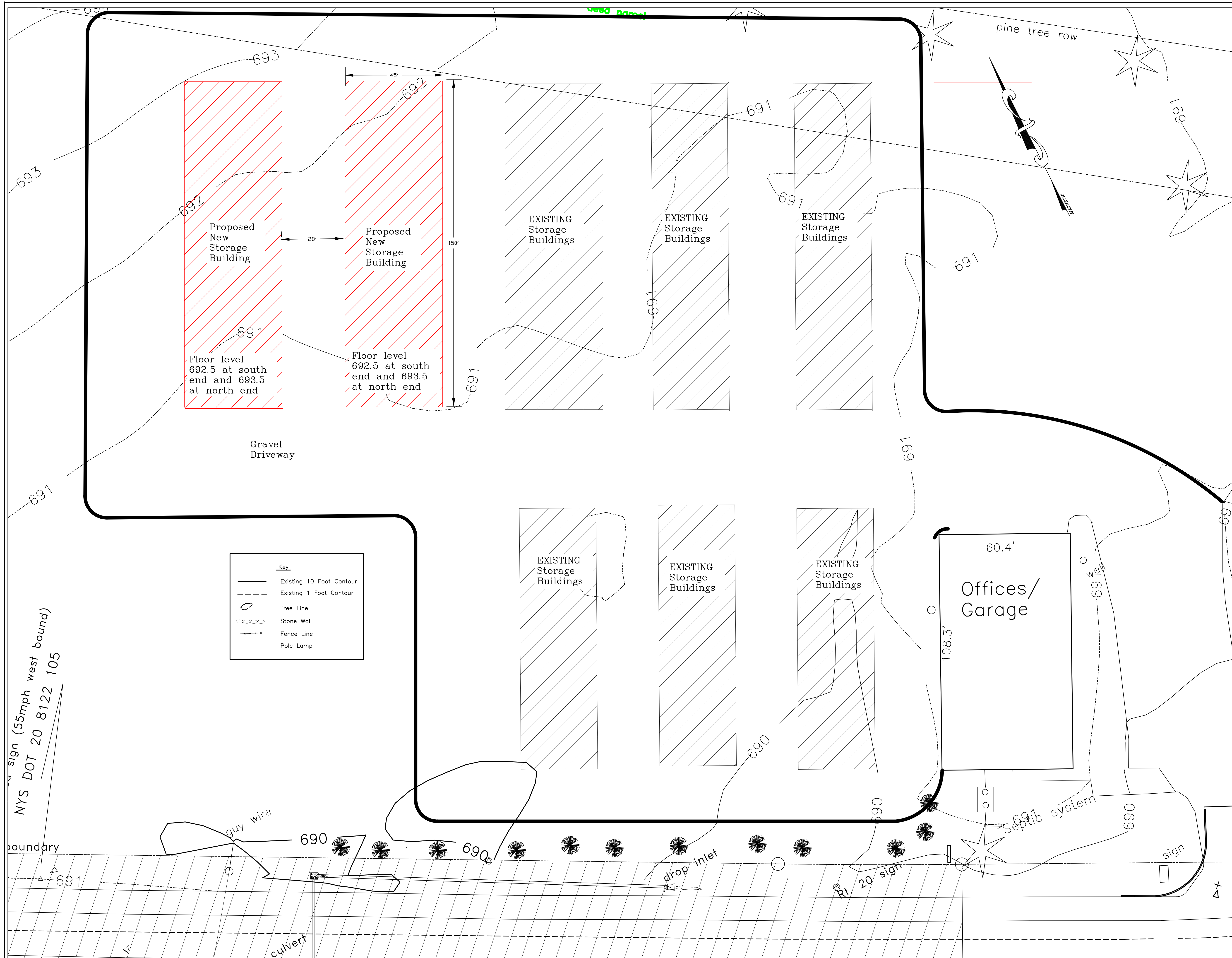
PROJECT NUMBER: 17921	
DRAWN PJP	6/26/25
CHK. PJP	6/26/25
APP. PJP	6/26/25
SCALE	1"=80'
DRAWING NUMBER	1
REV.	B

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 street view))

Existing entrance

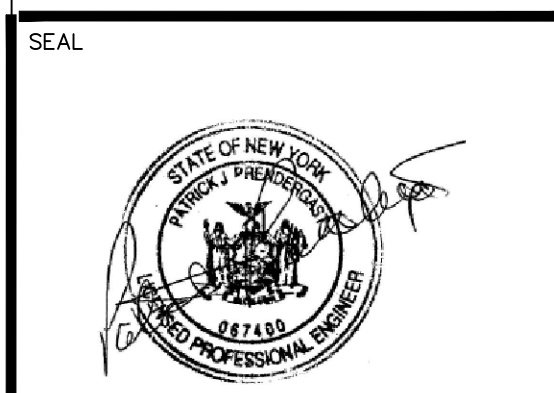


Key

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

- 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