



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

DEC 15 2025

NEW LEBANON
 PLANNING/ZONING CLERK

ZONING BOARD OF APPEALS APPLICATION

Application No. (office use only): _____

SITE INFORMATION

Site Location (911 Address): 66045 RT 20 Nearest Crossroad: Lovers Lane
 Tax Map No.: 19.2-1-8.1 Zoning District: CR, RA-S, RA-1

PROPERTY OWNER & APPLICANT INFORMATION

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

SURVEYOR INFORMATION (if applicable)

Surveyor Name: Fred Haley License No.: 049953
 Mailing Address: _____
 Email: Frederickhaley@hotmail.com Phone: 518-577-5044

ENGINEER / ARCHITECT INFORMATION (if applicable)

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

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

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

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

Project Use/Description: commercial trades operation

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

Applicant Name: Lukas Cwyn

Date: 12-10-25

Identify and describe by section number of the Zoning Ordinance requirement(s) from which you seek relief: 205-4, 205-5
RA-1 and RA-5 zones

List the names and addresses of owners of all property within 100 feet of your property and within 100 feet of any road frontage that is directly opposite your property's road frontage. The list shall also contain the Town of New Lebanon current tax map numbers for each parcel. (The Building Department Clerk will assist you with this.) Attach additional pages as required.

Describe other means you have considered to accomplish your objective that would not require a Use Variance and your reasons for rejecting them.

Heavy Truck Traffic Through self storage as opposed to directly attached to proposed use occupation.

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

1. The applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence. "Dollars and Cents" proof must be submitted as evidence. The property in question cannot yield a reasonable return for the below reasons. *Note, the following information is helpful to this analysis: date of purchase and purchase price, cost of improvements made to the property, annual maintenance expenses and/or income generated from the property, appraised value of the property, period of time the property has been listed for sale and the listing prices, included any changes, efforts made to market the property for the allowable uses within the zone, number of showings of the property and any offers made.*

property was site of DEC cleanup with remediation designed for commercial/industrial use only. Other uses are unsafe.

2. The alleged hardship relating to the property in question is unique and does not apply to a substantial portion of the district or neighborhood. Difficulties shared with numerous other properties in the neighborhood or zoning district would not satisfy this requirement.

Remediated site.


3. The requested use variance, if granted, will not alter the essential character of the neighborhood. Changes that will change the character of a neighborhood or district are at odds with the purpose of the zoning ordinance. Describe how the requested variance will not alter the character of this neighborhood and zoning district.

The Route 20 corridor is home to several other commercial trade, operation like businesses. Property is already historically mixed use.

4. The alleged hardship has not been self-created. An applicant cannot claim unnecessary hardship if the hardship was created by the applicant/owner or if the property was acquired with the knowledge of the conditions for which the applicant seeks relief. Applicants are deemed to have investigated or known the zoning at the time of purchase.

At time of purchase, entirety of parcel was C-R zoned. In 2020, re-zoned to C-R, RA-5 and RA-1,

I certify that the statements herein contained are true to the best of my knowledge and belief and I have prepared and submitted all pages of this application. By signing this application, the undersigned does hereby grant permission to members of the Town of New Lebanon Zoning Board of Appeals and Building Department to enter upon my property for the purpose of examining same by reason of an application now pending before said Board.

Signature of Property Owner  Date: 12-10-25

Signature of Applicant _____ Date: _____

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

A DECISION DOCUMENT BY THE ZONING BOARD OF APPEALS AND A BUILDING PERMIT APPLICATION (IF APPLICABLE) MUST BE SUBMITTED AND OBTAINED BEFORE BEGINNING ANY CONSTRUCTION OR OCCUPANCY.

Office Review – office use only

Date Received: _____ Application No: _____

Zoning Classification: _____

Fee Paid: \$ _____ Date: _____ Check No.: _____

Receipt No.: _____

Was Application complete when received? Yes ___ No ___

If No: Date Application was complete _____

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

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

Clerk Signature: _____ Date: _____

General Instructions

Please Read

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

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

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

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

6. The ZBA review process may involve engineering, legal, and other professional skills. While the Building Department staff will provide guidance and assistance within reasonable limits, the responsibility for the proper presentation of the proposal lies with the applicant and the applicant's advisors, and not upon the Building Department, its staff, or the ZBA.

7. **Fee Schedule:** Individual fee schedules are listed on the Building/Planning/Zoning Department webpage of the Town of New Lebanon website and are specific to the type of project. These are subject to change from time to time at the approval of the Town Board. Escrow accounts will be established as required by the ZBA for the advice of applicable professionals (town engineer, town attorney or other professionals) engaged by the Town to assist the ZBA.

8. Additional fees may be required in an amount necessary to defray additional costs of special consultants engaged by the Town to assist in the review of an application. The ZBA will endeavor to provide notice to the applicant in advance of securing a special consultant to allow the applicant time to alter or remove their application before the ZBA.



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



Red line base of approx 35' from self storage building, extending straight back to point 60' from adjacent parcels to Lover's Lane offering auxiliary driveway for light trucks (heavy equipment would exclusively use RT 20 entrance)

Light Blue line is woodline.

| SYMBOL | |
|--------|--------------------------|
| | Building 10 Foot Contour |
| | Building 5 Foot Contour |
| | 300' Line |
| | Stone Wall |
| | Perimeter Line |
| | Pole Lamp |



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RECEIVED
JUL 29 2025
NEW LEBANON BUILDING DEPT

ZONING REVIEW/VERIFICATION APPLICATION (Step 1 of 2)

Application (office use only) No: bf-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.

12.15.25 Applicant has modified the request to extend beyond the CR zone and into the RA5 and RA1 zones. The request is denied because it requires a USE VARIANCE approval. Scheduled for ZBA for review on January 6, 2026

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: _____

| <u>Fees</u> | |
|--------------------|---|
| Date: | <u>07.29.25 (orig)</u> <u>12.15.25 (modification)</u> |
| Zoning Review Fee: | <u>25.00</u> |
| Ck No: | <u>2603</u> |
| Receipt No: | <u>B1658</u> |

~~Star~~ Sec updated map



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.

MODIFICATION FOR ZEO REVIEW POST SKETCH PLAN CONFERENCE HELD ON 11.19.25

12-10-25 After sketch plan conference

DEC wetland delineation crept

in on storage area, seeking

use variance to use RA-1, RA-5

Zones extending straight back from
C-R zone as additional storage space
as needed and necessary.

RECEIVED

JUL 29 2025

NEW LEBANON BUILDING DEPT

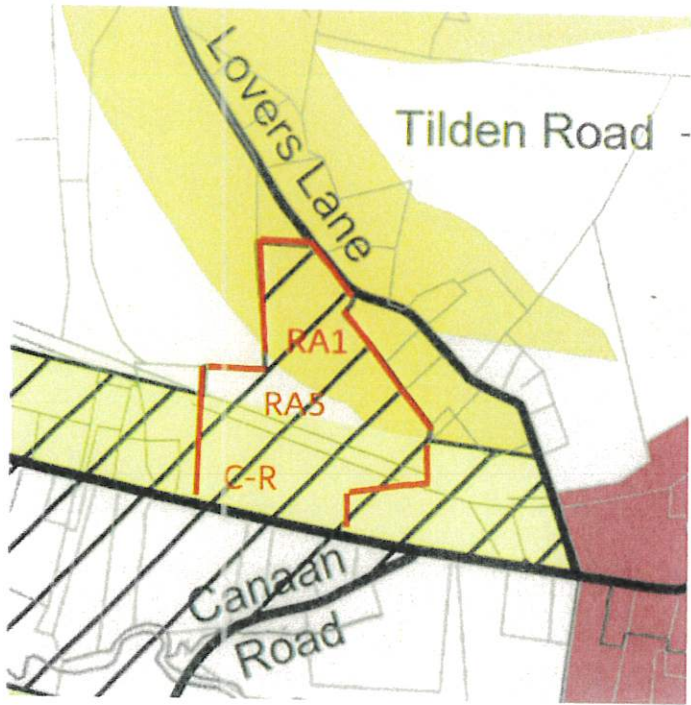


Light Blue line is
woodline.

Red line base of approx
35' from self storage
building, extending
straight back to point
60' from adjacent
parcels to Lower's Lane
offering auxiliary
driveway for light trucks
(heavy equipment would
exclusively use rt 20
entrance)

| Legend | |
|--------|---|
| | Existing 1st Floor Concrete Building 1 Foot Outline |
| | Foot Line |
| | Stone Wall |
| | Power Lines |
| | Area Line |





Split Zone Property

Commercial Residential

Residential Ag. 5

Residential Ag. 2

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 | | | |
| JoJo's Dream LLC | | | |
| Name of Action or Project: MRB Darcy Dirtwork Small Business Operatlon | | | |
| 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. <i>Light vehicle driveway connecting to lower lane.</i> | | | |
| 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 checked="" 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 checked="" 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 | | | |

| 5. Is the proposed action, | NO | YES | N/A |
|---|---|---|--------------------------|
| a. A permitted use under the zoning regulations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | NO <input type="checkbox"/> | YES <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 <input checked="" type="checkbox"/> | YES <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 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> | YES <input type="checkbox"/> <input 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 <input type="checkbox"/> | YES <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 <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____ | NO <input checked="" type="checkbox"/> | YES <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 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> | YES <input 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 <input type="checkbox"/> <input checked="" type="checkbox"/> | YES <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:

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