



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: Z-2026-001

SITE INFORMATION

Site Location (911 Address): 36 old rte 20 Nearest Crossroad: Route 20 & Route 22

Tax Map No.: 20.-1-5 Zoning District: General commercial

Remainder= RA5 & RA2 CH

Applicant Name: Woodlife Farm market

Mailing Address: 36 Old Route 20, New Lebanon NY, 12125

Email: market@woodlifefarmmarket.com Phone: 518-938-1209

Applicant's Agent/Professional: Emily Gamble

Agent Phone: 413-281-4253 Agent Email: emily@woodlifefarmmarket.com

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Owner Name: Michael Patten

Mailing Address: 183 water st williamstown MA 01267

Email: mpatten@pattenco.com Phone: 413-458-9395

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: Multi-use property Mixed Use

Pg. 2 of attached narrative and plan set is requesting the use of one of the existing greenhouses as an off season event space from November through April (contains two means of egress)

Applicant must 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: 1-5-26

Signature of Applicant [Signature] Date: 1-5-26

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: 01.06.2026 Application No: _____

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 # SP / SPR

Adding a mixed-use Commercial Event Venue (e.g., weddings) requires Special Permit approval from the PB and is only permitted within the General Commercial zone as shown by the applicant. Any extension of mixed use beyond this zone requires an area variance from the ZBA. The proposal also triggers Site Plan Approval under §205-14. Additionally, the applicant seeks to convert Greenhouse #2 into an event space from November through April; any PB approval of this request is contingent upon approval by the CEO, who is currently researching the matter.

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: *Cissy Hernandez* Date: 01.06.2026

<u>Fees</u>
Date: _____
Zoning Review Fee: _____
Ck No: _____
Receipt No: _____

Narrative for Woodlife Farm Market

Multi-Use Property

January 2026

Woodlife Farm Market hopes to host weddings & events at their property located 36 Old Route 20, New Lebanon NY 12125.

The locations shown on our site map have already been approved for farmers markets by the Town of New Lebanon. We plan to use the same two pole tents for hosting weddings & events. We have ample parking throughout the property which is shown on the site map.

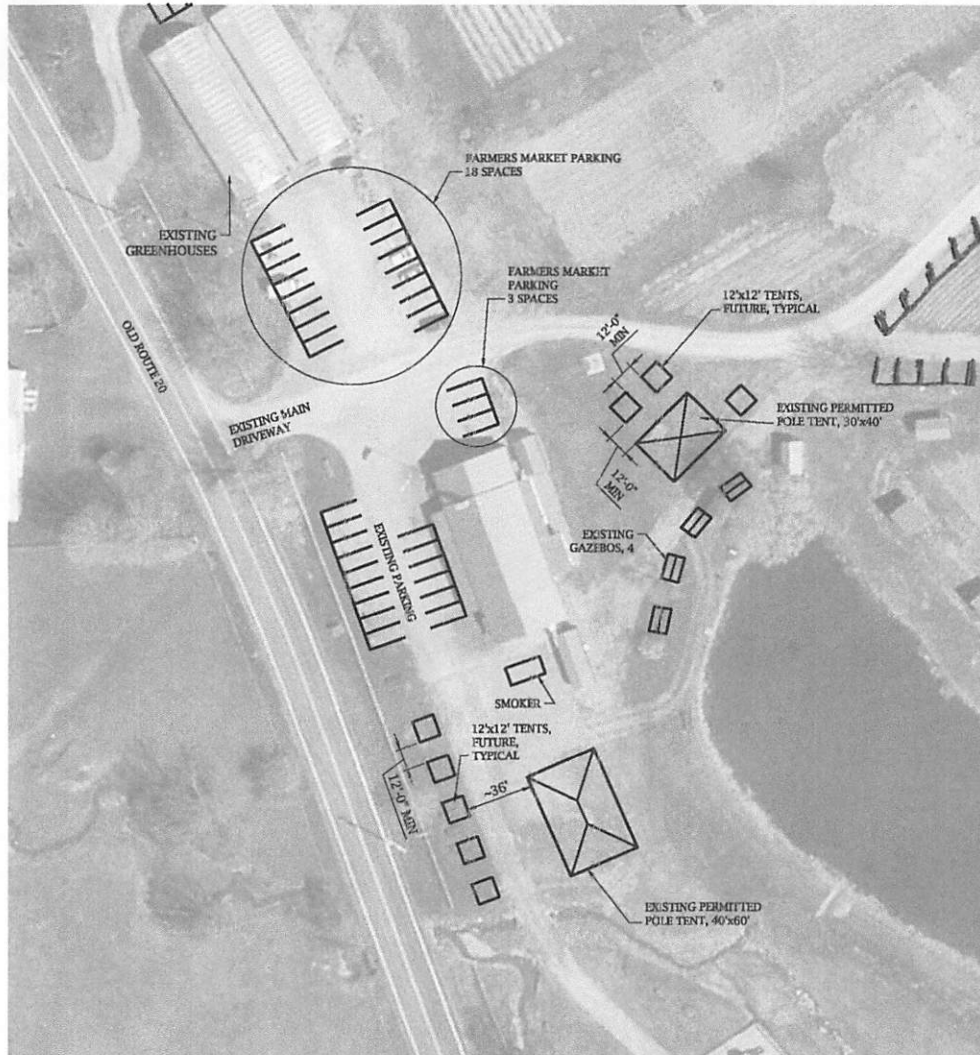
The farmers market will occur on Sundays. Weddings would typically occur on Saturdays, maybe an occasional Friday. Live Music typically occurs on Saturdays or Sundays. No two events will occur at the same time on the same day. The latest an event would go until is 10 pm.

Narrative for Greenhouse Functions

January 2026

Woodlife Farm Market hopes to use one of their greenhouses as an off season event space, November through April. There are two forms of egress in the greenhouse.

SEE PLAN INSET FOR ADDITIONAL/OVERFLOW PARKING



SITE PLAN
SCALE: 1/4" = 1'-0"

SITE PLAN NOTES:

THE BASE DRAWING ON THIS SHEET IS AN ACTUAL AERIAL PHOTOGRAPH OF THE SITE (FILE NAME E_07921326_12_22500_4BD_2024.JP2). THE AERIAL PHOTO WAS DOWNLOADED FROM THE NEW YORK STATE GIS CLEARINGHOUSE AND IS THE MOST RECENT AVAILABLE. EACH AERIAL PHOTO REPRESENTS 3,000 FEET HORIZONTALLY AND 2,000 FEET VERTICALLY. WHAT IS SHOWN IS ONLY A PORTION OF THE AERIAL PHOTO.

THE SCALE OF THIS DRAWING IS 1/4" = 1'-0".

PARKING SPACES SHOWN REPRESENT A 9 FOOT WIDTH AND 20 FOOT DEPTH.

NOTES FOR FARMERS MARKET:

multi use, events

THE INTENT, TO START, THE VENDORS WILL BE UTILIZING THE EXISTING LARGE POLE TENTS ONLY. AS/IF THE FARMERS MARKET GROWS IN VENDORS, ADDITIONAL SMALL POLE TENTS (POP-UPS) WILL BE SET UP AS SHOWN ON THE PLAN. THE EXISTING POLE TENTS ARE EXPECTED TO HAVE, IN TOTAL, 24 VENDORS.

ANY AND ALL POLE TENTS SET UP WILL HAVE A MINIMUM OF 12 FOOT OF SEPARATION BETWEEN THE TENTS TO ALLOW FOR SHOPPER CIRCULATION AND SAFETY.

ALL TENTS WILL BE ERECTED/SET-UP AT THE BEGINNING OF THE FARMERS MARKET (JUNE) AND TAKEN DOWN AT THE END OF THE FARMERS MARKET (END OF OCTOBER) EACH YEAR

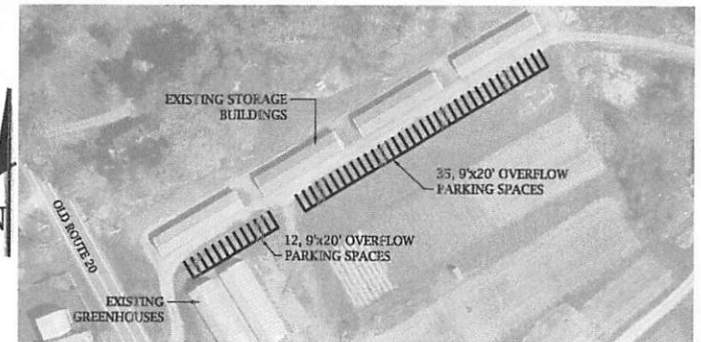
OPERATING TIME FOR THE FARMERS MARKET IS 9:00 AM TILL 2:00 PM.

PARKING NOTES:

THE MAIN BUILDING (BUSINESS) HAS 18 EXISTING PARKING SPACES.

21 PARKING SPACES ARE SHOWN FOR THE THE FARMERS MARKET (CAN AND WILL BE USED FOR OTHER EVENTS/FEATURES).

SHOULD THE FARMERS MARKET (AND OTHER EVENTS) REQUIRE ADDITIONAL PARKING (BEYOND WHAT IS SHOWN ON THIS SITE PLAN (OVERFLOW PARKING) THERE IS PARKING AVAILABLE FOR USE IN FRONT OF THE 4 STORAGE BUILDINGS JUST NORTH OF THE GREENHOUSES. THAT AREA IS CAPABLE OF PARKING AT LEAST 47 PASSENGER VEHICLES (SEE INSET PLAN).



ADDITIONAL/OVERFLOW PARKING PLAN INSET
SCALE: 1/2" = 1'-0"

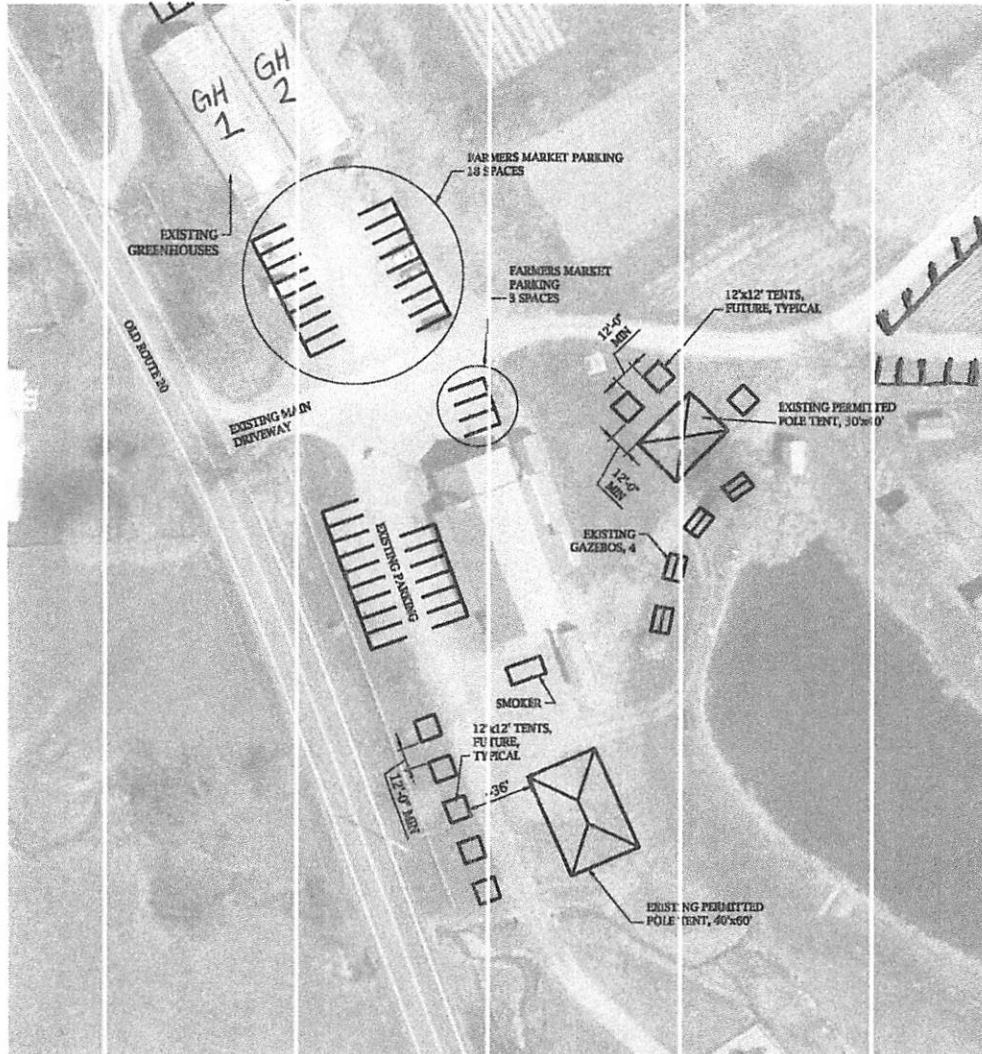
SITE PLAN
~~FARMERS MARKET~~
AT WOODLIFE FARM

multi-use events

Greenhouse #2
winter event space

30 ft by 72 ft

SEE PLAN INSET FOR ADDITIONAL/OVERFLOW PARKING



SITE PLAN
SCALE: 1/8" = 1'-0"

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multi-use events

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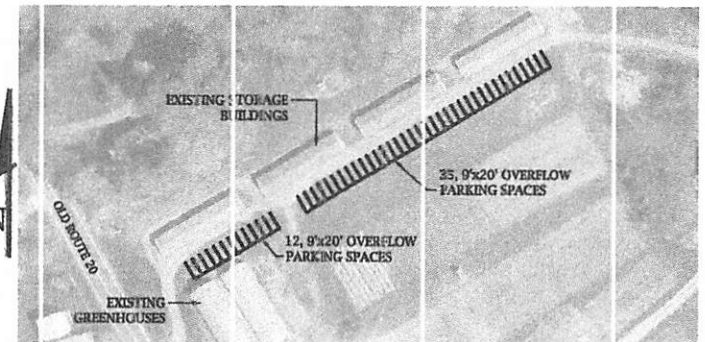
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ADDITIONAL/OVERFLOW PARKING PLAN INSET
SCALE: 1/28" = 1'-0"

SITE PLAN
FARMERS MARKET
AT WOOLLY LIFE FARM

multi-use events