



Town of New Lebanon  
 PO Box 328  
 New Lebanon, New York 12125  
 Phone: 518.794.8884

Email: [BuildingDept@townofnewlebanon.com](mailto:BuildingDept@townofnewlebanon.com)

50.  
 June 3rd deadline

RECEIVED

JUN 02 2026

ZONING REVIEW/VERIFICATION APPLICATION (Step 1 of 2)

Application (office use only) No: \_\_\_\_\_

NEW LEBANON BUILDING D.

**SITE INFORMATION**

Site Location (911 Address): 435 US RT. 20 Nearest Crossroad: \_\_\_\_\_

Tax Map No.: 20.1-1-40.1 Zoning District: CC

**APPLICANT INFORMATION**

Applicant Name: Same as owner

Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Applicant's Agent/Professional: \_\_\_\_\_

Agent Phone: \_\_\_\_\_ Agent Email: \_\_\_\_\_

**PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)**

Owner Name: Gurpreet Kaur & Mandeep Singh

Mailing Address: 435 Route 20 New Lebanon \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Owner's \_\_\_\_\_ 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: Retail Store, Crispy Chicken  
*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 Mail Name if applicable) or Request for Modification of Space for (fill in the blank)*

- 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.
- 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: \_\_\_\_\_

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>

SPR

**Zoning Officer Review – Office Use Only**

Date Received: \_\_\_\_\_ 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 # \_\_\_\_\_

Reason for denial:

\_\_\_\_\_  
\_\_\_\_\_

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

We opening ~~Retail~~ Store, Crispy Chicken,  
Convenience store

RECEIVED

JUN 02 2026

NEW LEBANON BUILDING DEPT

We opening the store hours 7:30am to 9pm. We are  
Self employing

We working with health department receive water supply  
+ septic

We replacing the light we doing minor parking lot repairs.

## ZEO summary of conversation with new property owners

The applicants, Gurpreet Kaur and Mandeep Singh, recently acquired the property located at 435 U.S. Route 20, including both the existing residence and commercial building. The applicants currently own and operate the New Lebanon Beverage Store located in the Midtown Mall and intend to continue operating that business.

The applicants propose to reside in the existing residence and establish a convenience store within the commercial building. The proposed use is defined as a freestanding retail establishment offering primarily packaged grocery items and a limited selection of general sundries. No gasoline or other motor vehicle fuels will be sold on the premises.

The proposed operation will include the sale of coffee and prepared food (Crispy Chicken) and will operate between the hours of 7:30 AM through 9:00 PM. The applicants have initiated preliminary discussions with the Columbia County Department of Health regarding applicable health department requirements and approvals, including public water supply.

The applicants have also preliminarily consulted with Code Enforcement Officer Jeff Hattat regarding proposed interior renovations to the commercial building.

Site work discussed, includes replacing lighting under the roofline that illuminates the concrete walkway at the front of the building and minor parking lot repairs.

The applicants understand that regardless of whether this proposal is deemed a *change of use* from the former retail use to a convenient store or if it is deemed as the same use since convenient stores are defined as a freestanding retail establishment, the former retail activity disengaged for a period of one year or more which triggers Site Plan Review per Zoning Code 205-14 D.

The applicants wish to schedule a sketch plan conference with the Planning Board on June 17, 2026 to discuss the project in further detail and obtain guidance on their forthcoming formal Planning Board Site Plan Review application.