



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): PB-2026-002

SITE INFORMATION

Site Location (911 Address): 36 Old Rt 20 Nearest Crossroad: Route 20
Tax Map No.: 80-1-5 Zoning District: commercial

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner Name: Michael Patten Phone: [REDACTED]
Mailing Address: [REDACTED]
Email: [REDACTED]
Applicant Name (if different from Property Owner): Emily Crumble Phone: [REDACTED]
Mailing Address: [REDACTED]
Email: [REDACTED]

SURVEYOR INFORMATION

Surveyor Name: Fred Haley License No.: _____
Mailing Address: _____
Email: _____ Phone: _____

ENGINEER / ARCHITECT INFORMATION

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

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: Mixed use - see narrative

- 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 See email Authorization Date: _____

X Signature of Applicant Jefferson Date: 5-1-26

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: _____

General Instructions

Please Read

1. Attach hereto a copy of the duly filed deed indicating the current ownership of the subject property. If the owner is a corporation, attach a list of all directors, officers, and major stockholders. If applicant is a contract vendee, then attach a copy of the duly executed contract of sale.
2. If the applicant is not the owner, submit a letter signed by the property owner granting authority to the applicant to act on this application. If the owner is a corporate entity or trust, submit a letter signed by the authority of the entity or trust granting authority to the applicant to act on this application.
3. The applicant shall submit a list of the names and addresses of all adjoining property owners and of those property owners directly across all road frontages adjoining the proposed development. The list shall also contain the Town of New Lebanon current tax map numbers for each parcel.
4. NYS Town Law and/or the Town of New Lebanon Town Code obligates the Planning Board to conduct a Public Hearing with respect to certain projects within 62 days following receipt of a **COMPLETE** application for the project by the Planning Board Clerk. Due to the complexity of many proposals and the numerous technical and procedural requirements of all the applicable laws and regulations, many applications may be found to be incomplete or deficient and therefore, not ready for Public Hearing nor Planning Board approval. Thus, a determination based upon all pertinent facts and circumstances cannot always be rendered by the Planning Board within 62 days. To do so might result in a disapproval when, with further information or changes, and SEQR compliance, approval or approval with modifications might otherwise occur. In such cases, Planning Board staff will notify the applicant of missing or incomplete items in accordance with guidelines laid out in the Planning Board Manual.
5. In light of the above, you are asked to indicate, by checking the appropriate space on the application form, whether you consent to the extension of the 62-day public hearing period or review period, for so long as may reasonably be necessary to generate a submission which is complete and in conformity with all pertinent requirements. You may revoke your consent at any time by communicating that fact in writing to the Planning Board Clerk, whereupon your project proposal will be scheduled for the next regularly scheduled meeting of the Planning Board. In doing so, however, this might result in a disapproval when, with further information or changes, and SEQR compliance, approval or approval with modifications might otherwise occur.
6. Please be advised that the Planning Board review process often involved engineering, legal, and other professional skills. While the Planning and 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 Planning and Building Department, its staff, or the Planning Board.
7. An applicant has the ability to request a meeting with the Building Department and/or the Planning Board Chairperson to obtain guidance on responding to the application. This is a courtesy to assist applicants in preparing for their first Planning Board meeting and does not waive any provisions of State or Town Laws. The Planning Board reserves the right to request additional information not included in the application. Refer to the Planning Board Manual and Town Zoning Code for specifics related to procedures.
8. Fee Schedule: Individual fee schedules are listed on 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 Planning Board upon the advice of applicable professionals engaged by the Town to assist the Planning Board.
9. Additional fees (escrow) 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 Planning Board 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 Planning Board.



PZ Clerk <pzclerk@townofnewlebanonny.gov>

Fwd: NL Town Permission

1 message

Building Department <buildingdept@townofnewlebanon.com>

Wed, May 6, 2026 at 12:51 PM

To: Courtney Potter <pzclerk@townofnewlebanonny.gov>

Cc: Emily Gamble <[REDACTED]>

Hi Courtney:

Mr. Patten emailed this authorization for Emily, copied on this email, to act on the forthcoming mixed-use application (adding a commercial event venue to the existing farm operation). I planned to attach it with the application before forwarding it over to you, but I have not received it yet and therefore, the application may wind up being submitted directly to you at some point today. If that is the case, I wanted to be sure you had this email authorization so that you can refer to it in the 'owner signature' line on the application form.

Thank you.

Cissy Hernandez,

Land Use Administrator

Zoning Enforcement Officer

Deputy Code Enforcement Officer

Floodplain Administrator

Town of New Lebanon

P.O. Box 328

[14755 State Route 22](#)[New Lebanon, NY 12125](#)

(518) 794-8884

www.townofnewlebanon.com

----- Forwarded message -----

From: **Mike Patten** <[REDACTED]>

Date: Fri, May 1, 2026 at 1:59 PM

Subject: Re: NL Town Permission

To: Emily Gamble <[REDACTED]>

Cc: Building Department <buildingdept@townofnewlebanon.com>

Emily has my permission to act for me on mixed use permit
Sent from my iPad

> On May 1, 2026, at 11:27 AM, Emily Gamble <[REDACTED]> wrote:

>

> Hi Mike & Cissy,

>

> I am emailing requesting that Mike responds to this email giving Emily Gamble permission to act on this mixed use application. Cissy will then forward it to Courtney Potter, Planning & Zoning Clerk.

5/6/26, 7:43 PM

Town of New Lebanon Mail - Fwd: NL Town Permission

>
> Thank you!
> Em

Narrative for Woodlife Farm Market

Mixed-Use Property

May 2026

Woodlife Farm Market hopes to host weddings & events on property located 36 Old Route 20, New Lebanon NY 12125. We would like to become a Mixed-Use property.

The locations shown on our survey map & site plan have previously been approved for Sunday 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.

No two events will occur at the same time or on the same day. The latest an event would go until is 10 pm.

The town asked for a map that shows permanent or existing structures which is what we have provided. The tents are temporary (up for 6 months, mid May through mid October) and we included the two tent areas on our survey plan/site map.

Special Permit Application Addendum

Name: Emily Gamble, Wood Life Farm

Date: 05.01.26

Special use performance standards. In granting any special use permit, the Board shall take into consideration the public health, safety and general welfare and the comfort and convenience of the public, in general, and of the immediate neighborhood, in particular. The Board shall consider whether aspects of the proposed use are subject to regulation by other levels of government and whether compliance with such regulations is adequate to protect the public health, safety, and general welfare and the comfort and convenience of the public. The Board may require modifications to development proposals, submission of alternative design and layout proposals, and may attach reasonable conditions and safeguards to eliminate or minimize potential impacts as a precondition of its approval. Before making a decision on whether to approve, approve with modifications, or disapprove a special use permit, the Board shall give specific consideration to the following:

(1) Fire and explosion hazards. All activities involving the storage of flammable and explosive materials shall be provided with adequate safety devices against the hazard of fire and explosion. Methods of prevention and suppression of these hazards shall be approved by the local officials responsible for fire prevention and public safety.

Response: Acknowledged

(2) Radioactivity or electrical disturbance. No activities shall be permitted that emit radioactivity or electrical disturbance that will jeopardize the health of adjacent residents and properties or property or otherwise adversely affect the operation of any equipment other than that on the premises.

Response: Acknowledged

(3) Noise. The maximum noise level at the property line applicable to the use involved shall not exceed 70 dB as measured in accord with the procedure specified by the American National Standards Institute.

Response: Acknowledged

(4) Vibration. No vibration shall be permitted which is detectable, other than by instrument, at the property line.

Response: Acknowledged

(5) Glare. No direct or reflective glare from any lighting or process shall be permitted where such will interfere with traffic safety or the useful enjoyment of adjoining properties.

Response: Acknowledged

(6) Smoke. No emission shall be permitted of a shade equal to or darker than Ringelmann Smoke Chart No. 2.

Response: Acknowledged

(7) Odors. No emission of noxious gases or other matter shall be permitted in a quantity or of a type that permits it to be detectable, other than by instrument, at the property line.

Response: Acknowledged

(8) Other forms of air pollution. No emission of fly ash, dust, smoke, vapors, gases or other forms of air pollution, including construction-related dust and odors, shall be permitted which can jeopardize human health, animal or vegetable life or which otherwise contributes to the deterioration of or detracts from adjacent properties, provided that for specific air pollutants that are regulated under federal or state law, compliance with all such applicable laws, regulations and/or permits issued thereunder shall constitute compliance with this performance standard.

Response: [Acknowledged](#)

(9) Discharge of water. No polluting or objectionable waste shall be discharged into any stream or other natural drainage channel or upon the land that will in any way interfere with the quality, operation or continuation of these natural systems or contribute to their despoliation.

Response: [Acknowledged](#)

(10) Traffic access. All proposed traffic accessways shall be adequate but not excessive in number, adequate in width, grade and alignment and visibility, and sufficiently separated from street intersections and places of public assembly and shall meet other similar safety considerations.

Response: [Acknowledged](#)

(11) Parking. Adequate off-street parking and loading spaces shall be provided in accordance with this chapter to prevent parking in public streets of the vehicles of any persons connected with or visiting the use. Shared parking is encouraged where the peak parking demands of different uses occur at various times of the day. Use of a widely accepted means of projecting demand for shared use, such as the Urban Land Institute's shared parking report, shall be employed to demonstrate shared parking effects.

Response: [Acknowledged](#)

(12) Circulation. The interior circulation system shall be adequate to provide safe accessibility to all required off-street parking and to provide for the convenience and safety of vehicular, pedestrian, and bicycle movement within the site and in relation to adjacent areas or roads.

Response: [Acknowledged](#)

(13) Landscaping and screening. All parking and service areas shall be reasonably screened at all seasons of the year from the view of adjacent residential lots and streets, and the general landscaping of the site shall be in character with that generally prevailing in the neighborhood. Existing trees shall be preserved to the maximum extent practical.

Response: [Acknowledged](#)

(14) Character. New Lebanon is a culturally, economically, socially, and architecturally diverse community. The Board shall consider this diversity in making conditions on special use permits. The character of the proposed use, buildings, structures, outdoor signs and lighting shall be in general harmony with the character of the surrounding neighborhood and of the Town of New Lebanon.

Response: [Acknowledged](#)

(15) Historic and natural resources. The proposed use shall be designed and shall be carried out in a manner that protects historic and natural environmental features on the site under review and in adjacent areas.

Response: [Acknowledged](#)

(16) Sewage treatment and water supply. The adequacy of available sewage disposal and water supply services supporting the proposed activity or use shall be sufficient to meet the needs of the proposed activity or use.

Response: [Acknowledged](#)

(17) Emergency services. All proposed buildings, structures, equipment and/or material shall be readily accessible for fire, police, and other emergency service protection.

Response: [Acknowledged](#)

(18) Size and scale. The location and size of such use, the nature and intensity of operations involved in or conducted in connection with the use, the size of the site in relation to the use, its site layout and its relation to existing and future access streets shall be such that both pedestrian and vehicular traffic will not be hazardous or inconvenient to or incongruous with said residence district or conflict with the normal traffic of the neighborhood.

Response: [Acknowledged](#)

(19) Additional safeguards and conditions. The Board shall impose additional conditions and safeguards upon the special use permit as may be reasonably necessary to assure continual conformance to all applicable standards and requirements, including reasonable assurance that these conditions and safeguards can be responsibly monitored and enforced.

Signature:

A handwritten signature in black ink, appearing to read "E. J. Smith", written over the "Signature:" label.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

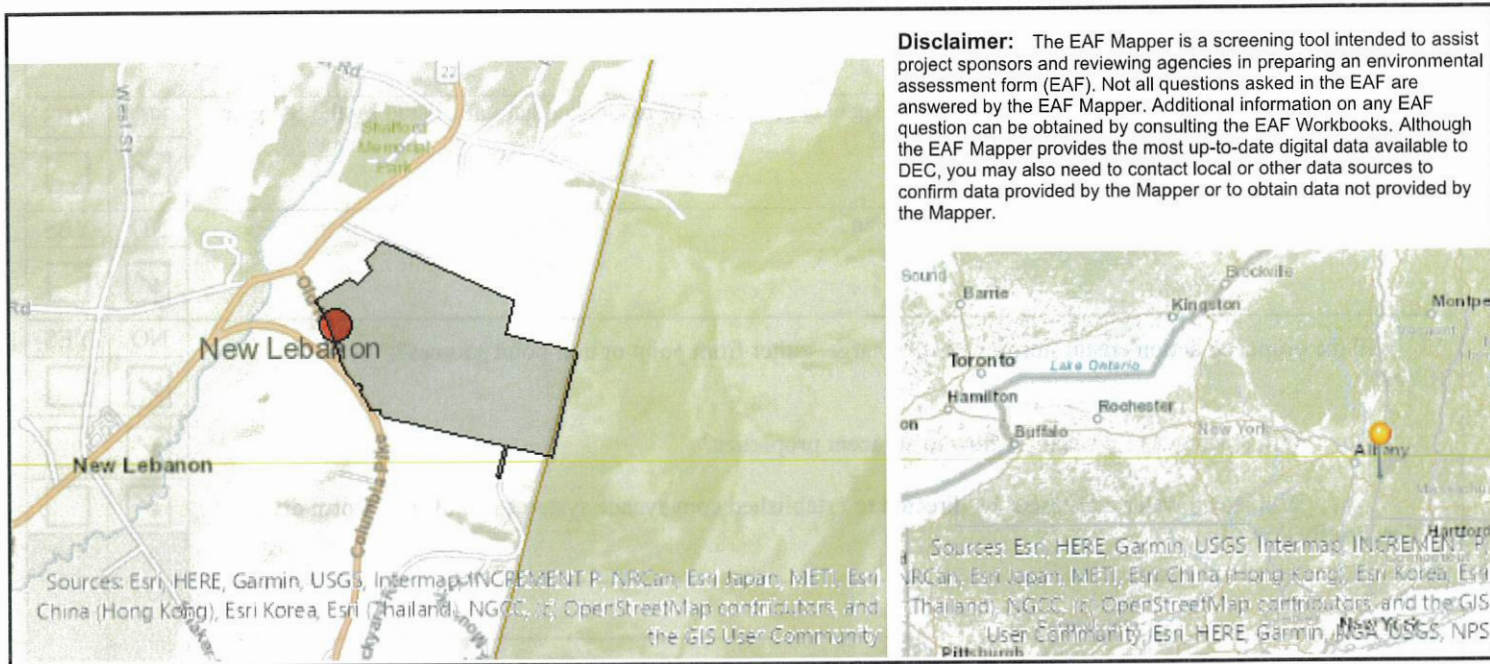
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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			
Woodlife Farm			
Name of Action or Project: Mixed Use (Commercial Events Venue)			
Project Location (describe, and attach a location map): 36 Old Route 20; New Lebanon, NY 12125			
Brief Description of Proposed Action: The existing Woodlife Farm Market is applying for approval of a Commercial Event Venue, which is a Mixed Use.			
Name of Applicant or Sponsor: Emily Gamble, Manager		Telephone: [REDACTED]	
		E-Mail: [REDACTED]	
Address: [REDACTED]			
City/PO: [REDACTED]		State: [REDACTED]	Zip Code: [REDACTED]
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 ☐ YES ☒
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 ☒
3. a. Total acreage of the site of the proposed action?		144.93 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?		_____ acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☒ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban)			
☒ Forest ☒ Agriculture ☐ Aquatic ☐ Other(Specify):			
☒ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☐	☒	
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?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:			
Not applicable	☒	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☐	☒	
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?	NO	YES	
	☐	☒	
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?	☒	☐	
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?	NO	YES	
	☐	☒	
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: _____			

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
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	☒	☐
	☒	☐
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
	☒	☐
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
	☒	☐
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
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Emily Gamble</u> Date: <u>5/1/26</u> Signature: <u><i>[Signature]</i></u> Title: <u>General Manager</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No

TOWN OF NEW LEBANON ZONING NOTE
AREAS SHOWN HEREON ARE ZONED EITHER:
GENERAL COMMERCIAL (C)
OR
RESIDENTIAL-AGRICULTURAL/CONSERVATION (RA-5)
AS SHOWN

1. MAPPING PREPARED BY FREDERICK J. HALEY PLS FROM AN ACTUAL FIELD SURVEY CONDUCTED IN APRIL 2026.
2. NORTH REFERENCE USED HEREON IS APPROXIMATE MAGNETIC BASED ON MAP REFERENCE #2.
3. UNDERGROUND UTILITIES, IS ANY, ARE NOT SHOWN.
4. GROUND CONTOURS AND SPOT ELEVATIONS SHOWN HEREON, IF ANY, ARE EXPRESSED IN FEET AND ARE REFERENCED TO NAVD88.
5. PARCEL SURVEYED IS WITHOUT BENEFIT OF AND IS SUBJECT TO THE REVIEW OF A COMPLETE AND UP-TO-DATE ABSTRACT OF TITLE.
6. PARKING SPACES SHOWN REPRESENT A 9 FOOT WIDTH AND 20 FOOT DEPTH.
7. THE MAIN BUILDING HAS 18 EXISTING PARKING SPACES. 21 ADDITIONAL SPACES AVAILABLE FOR EVENTS. ALONG WITH 47 SPACES NOTED AS OVERFLOW.
8. PARKING SPACES SHOWN HEREON ARE BASED OF PARKING PLAN PROVIDED BY WOODLIFE FARM FROM A PREVIOUSLY APPROVED PLAN.
9. PARCELS SURVEYED ARE FURTHER REFERENCE TO THE TOWN OF NEW LEBANON TAX MAP PARCEL ID NOS 20.-1-3 & 20.-1-5

1. "LANDS OF MICHAEL S. PATTEN PROPERTY LINE SURVEY MAP", DATED APRIL 19, 2022 AS PREPARED BY FREDERICK J. HALEY PLS & LLC.
2. "LANDS OF THOMAS C. CARPENTER & WILLIAM A. SHANNON AND MARCHESIE REALTY, LLC, LOT LINE ADJUSTMENT PLAN", DATED JULY 30, 2019 AS PREPARED BY FREDERICK J. HALEY PLS & LLC AND FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP 2019-168.
3. "LANDS OF MARCHESIE REALTY, LLC AND LANDS OF JOHN SENDER, LOT LINE ADJUSTMENT PLAN", DATED OCTOBER 14, 2013 AS PREPARED BY FREDERICK J. HALEY PLS & LLC AND FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP 13-164.

LINE	BEARING	DISTANCE
L1	N 73°50'16" E	571.60'
L2	S 48°42'24" E	150.00'
L3	N 35°01'00" E	284.76'
L4	N 19°20'15" W	345.35'
L5	N 55°41'00" E	345.35'
L6	S 53°12'10" E	403.96'
L7	S 51°56'40" E	785.23'
L8	S 52°14'30" E	830.80'
L9	S 28°43'40" W	499.98'
L10	S 62°01'00" W	439.98'
L11	S 29°44'03" W	1483.16'
L12	N 62°49'25" W	976.08'
L13	N 61°16'00" W	142.75'
L14	N 62°55'00" W	174.89'
L15	N 62°56'00" W	328.35'
L16	N 64°01'00" W	417.45'
L17	S 82°18'20" W	351.41'
L18	N 13°50'00" E	71.08'
L19	N 74°09'40" W	131.26'
L20	N 18°56'00" W	317.03'
L21	N 21°35'14" W	104.19'
L22	N 21°28'50" W	163.23'
L23	N 17°18'00" W	176.87'
L24	N 05°43'10" W	668.37'
L25	N 13°46'50" W	366.60'

_____	PROPERTY LINE
_____	TREE LINE
_____	WATER
_____	CENTERLINE
_____	R.O.W. LINE
_____	FOG LINE
_____	EDGE OF PAVEMENT
_____	EDGE OF GRAVEL
⊘	UTILITY POLE
●	IRON ROD OR RAIL
●	WELL
●	SANITARY
●	PROPANE
_____	UTILITY LINE
_____	ZONING LINE



NO. ISSUE/REVISION

1218 STATE ROUTE 43
STEPHENTOWN, NY 12169
Tel: (518) 577-5044
email: frederickhaley@hotmail.com

MICHAEL S. PATTEN
183 WATER STREET
WILLIAMSTOWN, MA 01267

BOOK 929, P. 1889
DEED DATED APRIL 8, 2021

EMILY GAMBLE
WOOD LIFE FARM
36 OLD ROUTE 20
NEW LEBANON, NY 12125

LANDS OF
MICHAEL S. PATTEN

OLD STATE ROUTE 20
NEW LEBANON, NEW YORK

PROPERTY LINE
SURVEY MAP
& SITE PLAN

DATE: MAY 1, 2026

PROJ. NO: WOODLIFE NEW LEBANON
FLS CAD FILE NAME : WOODLIFE NEW LEBANON
LAYOUT TAB: MARCHESE

Woodlife Farm - Public Water Supply Confirmation and Water Report

1 message

Building Department <buildingdept@townofnewlebanon.com>

To: Emily Gamble [REDACTED], Elizabeth Brutsch <nlpb.brutsch@gmail.com>

Cc: CEO Cissy Hernandez <ceo@townofnewlebanon.com>, Courtney Potter <pzclerk@townofnewlebanon.com>

Mon, Jun 1, 2026 at 10:56 AM

Hi Emily: I do not think you were asked to get an annual approval. Thank you for sending your 2023 water report.

The issue is that the town has no records indicating that your facility has an approved public water supply. I called the DOH and they said they could not give it to me, they could only give it to me if I had a public water supply. However; when I got back to the office, I googled COLUMBIA COUNTY NY public water supply list and came across this website. Woodlife is on the list. >> https://www.health.ny.gov/environmental/water/drinking/pws_contacts/colu_contacts.htm (see screencap below).

I am thinking this is would serve as proof to the Planning Board. I am copying Elizabeth on this email in hopes that she can confirm.

				ROUTE 203 P.O. BOX 783 VALATIE, NY 12184
WOODLIFE FARM MARKET	NY1030343	NC-Non-community transient water system	25	Mike Patten WOODLIFE FARM MARKET 183 WATER STREET WILLIAMSTOWN, MA 01267
EXTRA MART #10053 (EAST CHATHAM)	NY1030100	NC-Non-community transient water system	25	Mr. John Wendelhoe

Cissy Hernandez,
Land Use Administrator
Zoning Enforcement Officer
Deputy Code Enforcement Officer
Floodplain Administrator

Town of New Lebanon
P.O. Box 328
14755 State Route 22
New Lebanon, NY 12125
(518) 794-8884
www.townofnewlebanon.com

On Mon, Jun 1, 2026 at 10:56 AM Emily Gamble <emily@woodlifefarmmarket.com> wrote:
Our water report from 2023 approving our public water supply. DOH says we don't need to get a new one every year, once you are approved you're approved. We just keep up on the bacte and UV samples yearly.

Capital Region Environmental Laboratory

137 Columbia Turnpike, Rensselaer, NY 12144

(518) 949-2020

Columbia Cnty Env. Health

325 Columbia Street

Hudson ,NY 12534

Printed On : 6/2/2023

Page 1 of 2

Sample ID: BE04923

Date Received: 06/01/2023

Time Received: 16:12

Date Finalized: 6/2/2023

PO Number:

Your Ref: NY1030343

Customer: Columbia Cnty Env. Health

Owner: Not Specified

Sample Loc: 36 Old Rt. 20, N. Lebanon

Sample Pt: Utility Room Tap - After UV

Collect Date: 06/01/2023

Collect Time: 15:05

Collected by: T. BECKER

Receipt Temp: 22 C on ice chilling

Water Source: Drilled Well

Chlorinated: No Field Residual Chlorine:

Potable: Yes

Grab/Comp:

Laboratory Report

Test	Result	MCL	Qualifiers	Units	Method Used	Analyst	Analysis Date
E. coli	Negative			per 100 mL	SM9223B	AS/RM	6/1/2023
Total Coliform	Negative			per 100 mL	SM9223B	AS/RM	6/1/2023

Qualifiers Key:

X Exceeds maximum contamination limit

T Temperature outside specifications

C(+/-) CCV outside acceptance limits

S(+/-) Lab control sample outside acceptance limits

J Analyte detected below quantitation limit

(+ Result may be biased high / - Result may be biased low)

R Duplication outside acceptance limits

A Sample contained air bubble or headspace

Z Analysis is not state-certified

M(+/-) Matrix spike recovery outside acceptance limits

I(+/-) IS/Surrogate outside acceptance limits

H Hold time exceeded

B Analyte detected in blank

G Incorrect bottle received

P Sample preserved at lab

Legend: < Less Than, > Greater Than

mg/L=PPM, ug/L=PPB

If no collection time was given, 00:00 is reported

MCL = Maximum Contaminant Level referenced from New York State Subpart 5-1 of the Public Drinking Water Standards and/or National Primary/Secondary Drinking Water Standards.

Note 1: Per ELAP requirements, water analyzed for alkalinity, color, conductivity, nitrate, nitrite, sulfate, organics, UV absorbance, non-potable bacteriological analyses, BOD/CBOD, solids and phosphorus are required to be on ice to indicate the chilling process has begun. Samples must be between 0-6C and not frozen.

Comments:

For drinking water samples, any positive result for total coliform and/or Escherichia coli is unacceptable.

Sample was negative when screened for total residual chlorine in laboratory.

Bacteriological sample was set up on 06/01/23 at 16:40.

Test procedures for all analyses meet NELAC requirements unless noted.

RECEIVED

JUN 02 2023

COLUMBIA COUNTY
ENVIRONMENTAL HEALTH

Capital Region Environmental Laboratory

137 Columbia Turnpike, Rensselaer, NY 12144

(518) 949-2020

Columbia Cnty Env. Health**325 Columbia Street****Hudson ,NY 12534****Printed On :** 6/2/2023

Page 2 of 2

Sample ID: BE04923*Date Received:* 06/01/2023*Time Received:* 16:12*Date Finalized:* 6/2/2023*PO Number:**Your Ref:* NY1030343*Customer:* Columbia Cnty Env. Health*Owner:* Not Specified*Sample Loc:* 36 Old Rt. 20, N. Lebanon*Sample Pt:* Utility Room Tap - After UV*Collect Date:* 06/01/2023*Collect Time:* 15:05*Collected by:* T. BECKER*Receipt Temp:* 22 C on ice chilling*Water Source:* Drilled Well*Chlorinated:* No *Field Residual Chlorine:**Potable:* Yes*Grab/Comp:*

Brian Collins

Lead Technical Director Environmental Laboratory
and contact person

If you have questions, please call.

(518) 949-2020

New York State DOH E.L.A.P. # 10350

Reviewed by Brian Collins

These results relate to samples as received.

MassDEP Cert. # M-NY934

The documents accompanying this telecopy transmission contain confidential information, belonging to the sender, that is legally privileged. This information is intended only for the use of the individual or entity named above. The authorized recipient of this information is prohibited from disclosing this information after its stated need is fulfilled. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or action taken in reliance on the contents of these documents is strictly prohibited. If you have received this telecopy in error, please notify the sender immediately to arrange for the return of these documents.

Water System Field Compliance Report:

A Review of Compliance with Subpart 5-1 of the NYS Sanitary Code for Noncommunity and Other Small Water Systems

NEW YORK STATE DEPARTMENT OF HEALTH
Bureau of Water Supply Protection

Public Water System Name Woodlife Farm Market Street Address 36 Old Route 20
Town, Village, or City New Lebanon County Columbia

PWS ID Number NY 1030343 Office Code Operation ID 1111586 ☒ LHD/HIN ☐ NYSDOH TDH01
Date of Service 06/01/23 Begin Time : End Time : Time Spent Conducting Service :

Type of Disinfection ☒ UV ☐ Chlorination Source Type ☐ Surface ☒ Ground ☐ GWUDI Disinfection Waiver Issued? ☐ Yes ☒ No
Field Visit Type ☐ Pre-operational ☐ Complaint ☐ Incident ☐ Illness ☐ Reinspection ☒ Sanitary Survey ☒ Inspection 4-Log Treatment Installed ☐ Yes ☐ No

Part 5 Subsection	Summary Description of Sanitary Code Requirement	SDWIS	Status
5-1.12(a)	Appropriate actions are taken in response to deteriorating source water quality or diminished effectiveness of treatment with potential for MCL violation.	SA	1
5-1.22(a)	Obtain health department approval prior to the construction or modification of a water system. *	SB	3
5-1.23(b)	Notify State when delivery of water is interrupted for a period of four hours or more.	SE	1
5-1.25	Disinfect repaired facilities before returning to service.	SG	1
5-1.27	Maintain minimum distribution system pressure of 20 psi at ground level.	SH	1
5-1.30	Disinfection system is free of plumbing bypass.	SJ	1
5-1.30(a)(b)	Disinfection of a groundwater, surface water, and/or GWUDI source is operating as designed.	ND	1
5-1.30	Cl ₂ and UV equipment is operating as designed. UV is working, indicator light is "on," intensity meter is within adequate range of operation.	41	1
5-1.30(b)	Filtration of surface source or groundwater influenced by surface water unless avoidance criteria is met.	42	3
5-1.30(g)	Maintain free chlorine residual at representative points in the distribution system.	NR	4
5-1.31	Protect the water distribution system from the creation of cross connections of sufficient hazard to adversely affect the health of water consumers. <u>vacuum breakers</u>	SJ	1
5-1.71(a) 5-1.71(b)	Obtain health department approval prior to use of a water supply or alteration of a treatment process necessary to protect public health. <u>pending approval</u>	SD	3
5-1.71(a)	Exercise due care and diligence in the maintenance and supervision of all sources of the public water system.	SN	1
5-1.71(b)	Exercise due care and diligence in the operation and maintenance of a water treatment plant and distribution system.	SO	1

Part 5 Subsection	Deficiency (Grade)	Summary Description of Sanitary Code Requirement	SDWIS	Status
5-1.23(c)	M	Conspicuous posting of Sanitary Code Section 5-1.23, "Reporting Emergencies." *	SF	1 *
5-1.28	S M	Storage tank properly sealed, vents properly screened and downward facing.	SI	1
5-1.29	S M	Treated water used for priming pumps.		4
5-1.30	S	Disinfectant contact time provided in accordance with approved design and treatment requirements.	ND	4
5-1.30	S M R	Redundant disinfection equipment provided.	ND	R
5-1.30	S M	Chlorinator injection point is located prior to pressure tank.		4
5-1.30 (e)	S	Complies with disinfection waiver provision.		4
5-1.71	S	Hydropneumatic tank is operational and functioning properly.	SO	1
5-1.71	M R	Water pressure gauges are maintained and provide reliable readings.		1
5-1.72(b)	S M	Required number of properly certified operators in responsible charge. (Not applicable for NC systems).		4
5-1.72(c)	S M	Complete daily records of operation of a water system and submit copy to the State by the 10th day of the following reporting period. *	09 10	3
5-1.72(d)	S M	Maintain records (sample results, reports).	09	3
5-1.73	S M	Provide or have available approved test kit.		4
App 5-A.2.21	S M	All treatment chemicals meet ANSI/NSF Standard 60 or AWWA specifications.		4
App 5-A.7.21	M R	Hydropneumatic tanks are secure and easily accessible.		1
App 5-B.2(d)	S M	Finished grade of well is mounded to divert surface water.		1
App 5-B.5	S M R	Pump lubricants are USDA, USFDA, or NSF approved. Pumps located to be accessible for maintenance and repair.		3
App 5-B.5(g)	S	Well cap makes proper sanitary seal, is vented, watertight, and vermin proof.	SO	1
App 5-D.3(b)	S M	Well casing in good condition and more than 18" above grade.		1

Coliform Surveillance Sample Collected? ☒ Yes ☐ No
Sample Collection Time 3:05
Sample Location kitchen utility room
tap post UV

Chlorine Residual nila mg/l Sample Collection Time :
Point of Collection

Comments Vigora Pro 20 UV light system installed. System operating normal. Operation reports/submit monthly / Bact quarterly / Nitrate annual
Completed by Jana L. Becker Date 6/1/23
Received by Sam Jamming Date 6/1/23



Columbia County Department of Health

325 Columbia Street, Suite 100, Hudson, NY 12534
(518) 828-3358 Fax (518) 828-2666
www.columbiacountyny.com

Victoria McGahan, MS
Public Health Director

January 9, 2024

Mr. Mike Patton
183 Water Street
Williamstown, MA 01267

Re: Woodlife Farm Market Replacement OWTS
Tax ID # 20.-1-5 (144 Acres)
36 Old Route 20
T/O New Lebanon

Dear Mr. Patton,

This letter is to acknowledge that we are in receipt of the replacement onsite wastewater treatment system (OWTS) certification of the completed system works for your above-referenced facility.

A copy of the sewage certificate from our office will be forwarded to your engineer, Donald Chester, P.E. and the town of New Lebanon Building Department to allow for the issuance of a Certificate of Occupancy for the recently expanded facility that included the construction a commercial kitchen with a Deli type food operation. The facility employs a staff of up to 10 employees.

In addition, the Ultra Violet light disinfection treatment unit installation has also been approved by this office.

Based upon the above, we thank you for your cooperation in working with us to achieve compliance with the NYS Sanitary Code and wish you the very best in this endeavor.

If you should have any further questions please call me at (518) 828-7011 Ext. 2112.

Sincerely,

Michael S. DeRuzzio, P.E.
Environmental Health Engineer

CC: Don Chester, P.E., Kelly, Granger Parsons & Associates, Inc.
Karl Galusha, Woodlife Market Project Manager
Paul Cotterell, NYSDAM
Jeffrey Hattat, New Lebanon Building Inspector & Code Enforcement Officer (CEO)
Tara Becker, CCDOH
Magnolia McBroom, CCDOH





PZ Clerk <pzclerk@townofnewlebanonny.gov>

Fwd: Our Small Business in Columbia County

1 message

Emily Gamble [REDACTED]

Mon, Jun 1, 2026 at 11:51 AM

To: CEO Cissy Hernandez <ceo@townofnewlebanon.com>, Courtney Potter <pzclerk@townofnewlebanon.com>

I don't understand why it's necessary for us to get SHPO clearance.

----- Forwarded message -----

From: **Maresco, Julie (PARKS)** <Julie.Maresco@parks.ny.gov>

Date: Mon, Jun 1, 2026 at 11:22

Subject: RE: Our Small Business in Columbia County

To: [REDACTED]

Hi Emily.

I just checked our system and the nearest properties listed on the National Register of Historic Places are the Lebanon Springs Union School and Church of Our Savior on Route 22.

However, if there are state or federal funds used for projects, we sometimes have to conduct a review if there are buildings over 50 years old involved or another trigger that some state and federal agencies require for SHPO to review. The consultant for the project would be the one to submit that project to us in our online system. Then we review it and issue an official letter. These are the instructions we send to those submitting a consultation project in CRIS:

Submit projects electronically via our Cultural Resource Information System (CRIS); our agency transitioned to the all-online system in 2014, and all consultation projects are reviewed through this web portal. All correspondence will take place within this system, so please be sure that your email is configured to allow messages from Web, Cris (PARKS) [cris.web@parks.ny.gov].

You can submit projects as a guest or, if you frequently submit projects to our office, I recommend that you sign up through NY.gov to get a designated user ID for CRIS which would save you time in that you wouldn't have to type in your contact information every time you submit a project. For assistance, please contact CRISHelp@parks.ny.gov or call 518-268-2169.

Click or browse to the following URL: <https://cris.parks.ny.gov>. After you log in, click the **Submit** button, click on **Consultation Project**, and then click the **Start** button.

During the data entry for project submission, be prepared to provide the following.

- Contact info for the primary contact (minimally the name, mailing address, and email address), and you can add secondary contacts, if there are others that you want to keep informed of the progress of the SHPO review. A valid email address is critical. **If this is a SEQRA project, please also include the contact information for the lead agency representative.**

- Description of the project. There is a text field to enter the description. If the project description is lengthy, put it in a document and add it as an attachment at Step 4.
- Federal agency, state agency, and/or municipality (i.e., DEC, NYSHCR, SEQRA, etc.) to whom the project will be applying for funding and/or permitting.
- Pertinent additional information/attachments (maps, project plans, photos, boring logs, etc.) should always be uploaded at Step 4. Individual attachments cannot exceed 30 MB, but you can upload multiple attachments.
- Address of the property where the project will take place, and/or the ability to zoom in on a map and draw the project area.
- Step 6 is where you upload info on "Built Resources" (i.e., existing buildings/structures in the project area, if applicable); Complete the required fields and upload at least one photograph in a jpeg format.

If you have any questions, please let me know.

Julie Maresco (*she/her/hers*)

Historic Preservation Program Analyst

Survey and National Register Unit

NYS Office of Parks, Recreation and Historic Preservation

Division for Historic Preservation

Peebles Island State Park, P.O. Box 189, Waterford, NY 12188-0189

(518) 473-9940

<https://parks.ny.gov/shpo>



**New York State
Parks, Recreation and
Historic Preservation**



From: Emily Gamble [REDACTED]
Sent: Monday, June 1, 2026 10:19 AM
To: Maresco, Julie (PARKS) <Julie.Maresco@parks.ny.gov>
Subject: Re: Our Small Business in Columbia County

You don't often get email from emily@woodlifefarmmarket.com. [Learn why this is important](#)

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

[36 Old Route 20](#)

[New Lebanon NY 12125](#)

On Mon, Jun 1, 2026 at 10:18 AM Maresco, Julie (PARKS) <Julie.Maresco@parks.ny.gov> wrote:

Hello Emily. Could you provide the street address?

Julie Maresco (she/her)

Historic Preservation Program Analyst
Survey and National Register Unit

New York State Office of Parks, Recreation and Historic Preservation

Division for Historic Preservation

Peebles Island State Park, P.O. Box 189, Waterford, NY 12188-0189
(518) 949-6825

<https://parks.ny.gov/shpo>



From: Emily Gamble [REDACTED]
Sent: Monday, June 1, 2026 9:54:42 AM
To: Maresco, Julie (PARKS) <Julie.Maresco@parks.ny.gov>
Subject: Our Small Business in Columbia County

You don't often get email from emily@woodlifefarmmarket.com. [Learn why this is important](#)

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Hi Julie,

I am reaching out to you for help with SHPO clearance for our small business in New Lebanon NY called Woodlife Farm Market. I have been going to town meetings to get our business permitted to be a mixed use property and some questions arose about a historical site on our near our property. My cell phone is 413-281-4253. I appreciate your time and help!

Emily



**New York State
Parks, Recreation and
Historic Preservation**

KATHY HOCHUL
Governor

KATHY MOSER
Commissioner

June 29, 2026

Emily Gamble
Woodlife Farm Market
36 Old Rt 20
New Lebanon, NY 12125

Re: SEQRA
Woodlife Farm Market Mixed-Use Expansion
36 Old Route 20, New Lebanon, Columbia County, NY
26PR04513

Dear Emily Gamble:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above. If you have any questions, please contact Julie Maresco at the following email address:

Julie.Maresco@parks.ny.gov

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation

Woodlife Farm Market 2026 Event List

Friday July 10th- Lebanon Speedway Car Show 4-8 pm

Saturday July 11th- Barn Quilt Class with Nikki 9 am-3 pm

Sunday July 12th- Hot Shot Hillbillies 1-4 pm

Friday July 17- Cold Front 630-930 pm

Saturday July 18- Line Dancers 11 am-2 pm, Just N Kace Band 3-6 pm

Friday July 24- Gratefully Yours 630-930 pm

Sunday July 26- Side Eye Riley Music 1-4 pm

Saturday August 1- New Lebanon Alumni Reunion BBQ Susie Laier in Tent

Sunday August 2- Brian Benlien 1-4 pm Market Tent

Saturday August 8- Lobster Fest

Sunday August 9- Elderberry Jam 1-4 pm

Friday August 14- Generation X 630-930 pm

Saturday August 29- Land Report & Code Blue 2-5 pm

Labor Day Weekend TBD

Saturday Sept 12- Wedding 3 pm

Sunday Sept 13- Side Eye Riley 1-4 pm

Friday Sept 18- Dinner Party Greenhouse

Saturday Sept 19- Car Show

Saturday Sept 26- Wedding

Saturday October 10 – Wedding

Sunday October 11- Oktoberfest with Joe Adee & Lug Nuts

Saturday Oct 17- Wedding