PZ Clerk rec'd 09-30-26

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-2026-008

SITE INFORMATION

Site Location (911 Address): 660 ROUTE 20 Nearest Crossroad: LOUDES LANE

Tax Map No.: 19.2-1-58.1 Zoning District: CR w/ HSE VARIANCE

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner Name: JO JO'S DREAM, LLC Phone: [redacted]

Mailing Address: [redacted]

Email: [redacted]

Applicant Name (if different from Property Owner): _____ Phone: _____

Mailing Address: _____

Email: _____

SURVEYOR INFORMATION

Surveyor Name: FREDERICK J. HACEK License No.: NY 049953

Mailing Address: [redacted]

Email: [redacted] Phone: [redacted]

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: MINOR SUBDIVISION W/ EXISTING BUILDINGS

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 LUKAS COON Date: Sept. 10, 2026

Signature of Applicant _____ Date: _____

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: _____

PZ Clerk rec'd 09-30-26

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 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

MINOR 2 LOT SUBDIVISION PLAN

Name of Action or Project:
LANDS OF JO JO'S DREAM, LLC

Project Location (describe, and attach a location map):
660 US ROUTE 20, NEW LEBANON, NY 12125

Brief Description of Proposed Action:
MINOR 2 LOT SUBDIVISION, COMMERCIAL ZONING
NO NEW CONSTRUCTION

Name of Applicant or Sponsor:	Telephone: [redacted]
LUKAS COON	E-Mail: [redacted]
Address: [redacted]	
City/PO: [redacted]	State: [redacted] Zip Code: [redacted]

	NO	YES
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.	☐	☐
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:	☐	☐

3. a. Total acreage of the site of the proposed action? 6.5 acres
   b. Total acreage to be physically disturbed? 14.0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 20.5 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐

	NO	YES
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?		
If Yes, identify:	☒	☐

	NO	YES
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	YES
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	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water:	☐	☒

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment:	☐	☒

	NO	YES
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	YES
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:		
WETLANDS IDENTIFED W/ 100' SETBACK, NO DISTURBANCE		

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

	NO	YES
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?	☒	☐
16. Is the project site located in the 100-year or 500-year flood plain?	☒	☐
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: _____		
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: _____	☒	☐
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: _____	☒	☐
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: PREVIOUS COMPLETED NYS DEC REMEDIATION	☐	☒
21. Is the project located within, or within ½ mile of, a disadvantaged community?	☒	☐
If No, could impacts from the project affect a disadvantaged community?	☒	☐
If Yes to either question in 21, answer the following question.		
a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: LUKAS COON Date: Sept 10, 2026

Signature: _____ Title: OWNER/APPLICANT

PZ Clerk rec'd 09-30-26 Sent to ZBA Directly From PB (NO Step1 Fire Review)

NEW LEBANON, NY N W E S EST. 1772 • 1818 INC.

NewLebanon
NEW YORK
Zoning Board of Appeals
PO Box 328
New Lebanon, NY 12125
Office Phone: 518.794.8884
Email: pzclerk@townofnewlebanon.com

Town Supervisor: Tistrya Houghtling

Chairperson: Anthony Murad

Charles Geraldi, ZBA Member
Meghan Knoll, ZBA Member
Sharon Powers, ZBA Member
Ted Salem, ZBA Member

Planning Clerk: Courtney Potter

RECEIVED
JAN 12 2026
NEW LEBANON TOWN CLERK

TO: JoJo's Dream LLC
c/o Lukas Coons
1840 Rt. 9H
Hudson, NY 12534

Dated: January 8, 2026
Case No. PB-2025-027
TM# 19.2-1-89.~~111~~ 88.1

ZBA Decision

ACTION OF THE ZONING BOARD OF APPEALS OF THE

TOWN OF NEW LEBANON, NEW YORK

The owner, Lukas Coon, requests a USE Variance for that part of the property which is zoned RA-1 and RA-5 for the parking and storage of heavy trucks and other construction equipment.

The property located at 660 U.S. Route 20, Town of New Lebanon (TM# 19.2-1-89.~~111~~ 88.1), was formerly a junkyard, established prior to the Town adopted regulations in 1964. The property was sold to former owner Ralph Chittenden after the removal of all the junk vehicles. Mr. Chittenden then constructed two commercial buildings on the property.

In 2011 NYS Department of Environmental Conservation ("DEC") initiated a clean-up of PCBs which had been spread over the entire property for dust control over many years of the junk yard activity. Upon completion of the clean-up, DEC placed an Environmental Notice on the property restricting its use for commercial or industrial purposes only.

On April 26, 2017 JoJo's Dream LLC purchased the property and added six self-storage buildings, approved by the Town of New Lebanon Planning Board. In 2020, the New Lebanon Town Board re-zoned all the land north of the old rail bed (which bisects the subject property and transforms the parcel into two zones, RA1 and RA5.) Commercial and Industrial uses are not permitted within the RA-1 and RA-5 districts. The owner states he cannot receive any financial return on this portion of his property due to the DEC Notice restricting its use to Commercial and Industrial - uses which are not now permitted on the property because of the zoning change to residential by the Town of New Lebanon Town Board in 2020.

Mr. Coons further requests to build an access road to the property from Lovers Lane, on which the property has frontage.

After a properly noticed Public Hearing held on January 6, 2026, Chairman Murad moved to waive the reading of the applicants Part 1 SEQRA EAF because due to the Department of Environmental

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Sharon Powers, ZBA Member
Ted Salem, ZBA Member

Planning Clerk: Courtney Potter

Conservations (DEC) Order, this type of action would be considered a Type II Action pursuant to the New York State Comp Code under chapter 617.5(c), Section 14 §II. The Zoning Board of Appeals ("ZBA") also heard from the owner and one abutter in attendance.

After the closing of the Public Hearing, the ZBA members discussed the factors in this case and after consideration made the following findings:

Factor 1 - The Applicant demonstrated, to the ZBA's satisfaction, that he cannot realize a reasonable return through his use of the property due to the current Residential Zoning and the DEC restriction for only commercial and industrial uses. The property cannot yield any financial return.

Factor 2 - The alleged hardship is unique to the property and no other properties in the residential zone are encumbered by the DEC Notice, cited above.

Factor 3 - The proposed use of truck and equipment storage is compatible with other similar uses in the immediate area and the issuance of the variance will not alter the essential character of the neighborhood.

Factor 4 - This is not a self-created hardship. At the time the applicant purchased the property, it was zoned Commercial in its entirety. The zoning was changed to residential subsequent to the applicant's purchase.

In discussion, the ZBA members agree that all four factors required for a Use Variance have been met.

The ZBA voted to grant the USE Variance permitting the parking and storage of heavy trucks and other construction equipment, but denied the request for an access road to Lovers Lane. A motion was made by Board Member Knoll to approve the aforementioned approval with conditions and seconded by Board Member Salem and carried to the following vote:

Ted Salem - Aye
Sharon Powers - Aye
Meghan Knoll - Aye
Anthony Murad - Aye
Charles Geraldi - Absent

Anthony Murad

~~Anthony~~ ~~Anothy~~ Murad, Chairman
Town of New Lebanon
Zoning Board of Appeals

RECEIVED
OCT 15 2025
NEW LEBANON
PLANNING/ZONING CLERK

Former Bouchard Junkyard
Site No. 411014
U.S. Route 20
Columbia County, NY
Tax Map: 19.01-1-88.1

ENVIRONMENTAL NOTICE

THIS ENVIRONMENTAL NOTICE is made the 20th day of 2011, by the New York State Department of Environmental Conservation (Department), having an office for the transaction of business at 625 Broadway, Albany, New York 12233.

WHEREAS, a parcel of real property located on US Route 20 (Columbia Pike) in the Town of New Lebanon, County of Columbia, State of New York, known and designated on the tax map of the County Clerk of Columbia as tax map number: Section 19.01, Block 1, Lot 88.1 which is part of lands conveyed by the following:

- Fernande Bouchard to Ralph Chittenden by deed dated June 30, 1975 and recorded in the Columbia County Clerk's Office on June 30, 1975, in Book Liber 517 of Deeds at Page 17;

- Alan Skidelsky and Barry Skidelsky to Ralph W. Chittenden by deed dated November 20, 1981 and recorded in the Columbia County Clerk's Office on November 20, 1981, in Book Liber 558 of Deeds at Page 1088; and,

- Ralph W. Chittenden to Ralph W. Chittenden and Mary C. Chittenden by deed dated October 10, 1997 and recorded in the Columbia County Clerk's Office on October 10, 1997, in Cartridge 300 Frame 755;

and being more particularly described in Appendix "A," attached to this notice and made a part hereof, and hereinafter referred to as "the Property" is the subject of a remedial program performed by the Department; and

WHEREAS, the Department approved a cleanup to address contamination disposed at the Property and such cleanup was conditioned upon certain limitations.

NOW, THEREFORE, the Department provides notice that:

FIRST, the Property subject to this Environmental Notice is as shown on a map attached to this Notice as Appendix "B" and made a part hereof.

SECOND, unless prior written approval by the Department or, if the Department shall no longer exist, any New York State agency or agencies subsequently created to protect the environment of the State and the health of the State's citizens, hereinafter referred to as "the Relevant Agency," is first obtained, where contamination remains at the Property subject to the provisions of the Site Management Plan ("SMP"), there shall be no disturbance or excavation of the Property which threatens the integrity of the engineering controls or which results or may result in a significantly increased threat of harm or damage at any site as a result of exposure to soils. A violation of this provision is a violation of 6 NYCRR 375-1.1 1(b)(2).

Former Bouchard Junkyard
Site No. 411014
U.S. Route 20
Columbia County, NY
Tax Map: 19.01-1-88.1

THIRD, no person shall disturb, remove, or otherwise interfere with the installation, use, operation, and maintenance of engineering controls required for the Remedy, including but not limited to those engineering controls described in the SMP and listed below, unless in each instance they first obtain a written waiver of such prohibition from the Department or Relevant Agency.

FOURTH, the remedy was designed to be protective for the following uses: Commercial or Industrial. Therefore, any use for purposes other than for commercial or industrial use without the express written waiver of such prohibition by the Relevant Agency may result in a significantly increased threat of harm or damage at any site. No person shall use the groundwater underlying the Property without treatment rendering it safe for drinking water or industrial purposes, as appropriate, unless the user first obtains permission to do so from the Department or Relevant Agency. Use of the groundwater without appropriate treatment may result in a significantly increased threat of harm or damage at any site.

FIFTH, it is a violation of 6 NYCRR 375-1.11(b) to use the Property in a manner inconsistent with this environmental notice.

IN WITNESS WHEREOF, the undersigned has executed this instrument the day written below.

By: _____
Dale A. Desnoyers, Director
Division of Remediation

STATE OF NEW YORK)
) ss:
COUNTY OF ALBANY)

On the day of the 20th, in the year 2011, before me, the undersigned, personally appeared Dale A. Desnoyers, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/ executed the same in his/her/ capacity as Designee of the Commissioner of the State of New York Department of Environmental conservation, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public – State of New York

David J. Chiusano
Notary Public, State of New York
No. 01CH5032146
Qualified in Schenectady County
Commission Expires August 22, 20 11

Appendix A

Former Bouchard Junkyard
Site No.: 411014
US Route 20
County of Columbia
Tax Map: 19.01-1-88.1

METES AND BOUNDS DESCRIPTION

All that piece or parcel of land situated in the Town of New Lebanon, County of Columbia, State of New York, being a portion of Tax Map Number 19.01, Block 1, last dated March 1976 and being within the right-of-way of an existing state highway known as US Highway 20, New Lebanon – Brainard State Highway No. 615 and locally as the Columbia Pike also more particularly described as follows:

BEGINNING at a point on the northerly highway boundary of US Highway 20 an existing state route, said point being 33.00 feet distant northerly, measured at right angles from Station R76+94 of the 1944 New York State Department of Transportation (NYSDOT) Centerline for the improvement of New Lebanon – Brainard State Highway No. 615; thence S77° 48' 04" E along the said northerly highway boundary a distance of 684.52 feet to a point of curvature, said point being 33.00 feet distant northerly, measured at right angles from PT Station R70+09.48 of said centerline; thence continuing easterly along the last mentioned boundary on a curve to the left having a radius of 3,786.72 feet a distance of 84.62 feet to a point, said point being distant radialy from Station R69+24.10 of said centerline; thence S10° 55' 07" W through the bed of the said highway 66.00 feet more or less to a point on the southerly highway boundary, said point being 33.00 feet distant southerly measured radialy from station R69+24.10 of the said centerline; thence westerly along the said southerly boundary on a curve to the right having a radius of 3,852.72 feet a distance of 86.10 feet to a point of tangency, said point being 33.00 feet distant southerly measured at right angles from Station R70+09.48 of said centerline; thence N77° 48' 04" W continuing along the said southerly highway boundary a distance of 684.52 feet to a point , said point being 33.00 feet distant southerly measured at right angles form station R76+94 from the said centerline; thence N12° 11' 56" E through the bed of US Highway 20 66.00 feet more or less to the point of beginning, being 50,812 ± square feet or 1.167 acres more or less.

PZ Clerk rec'd 09-30-26

Agricultural Data Statement (ADS)
TOWN OF NEW LEBANON

Applicant Name: JoJo's DREAM, LLC **TM #** 19.7-1-88.1

Date: Sept. 21, 2026

Instructions:
An ADS shall be submitted for any application for: a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval by a planning board, zoning board of appeals, town board, or village board of trustees that would occur on property within an agricultural district containing a farm operation or on property with boundaries within 500' of a farm operation located in an agricultural district. The planning board, zoning board of appeals, town board, or village board of trustees shall evaluate and consider the agricultural data statement in its review of the possible impacts of the proposed project upon the functioning of farm operations within such agricultural district.9 (Pursuant to Agriculture and Markets Law 25-AA§305-a)

ADS APPLICATION REQUIREMENTS

1. Type of Application:

□ Special Use Permit □ Site Plan Approval □ Use Variance
☒ Subdivision Approval

2. Applicant:

Name: JoJo's DREAM, LLC
Address: 1840 ROUTE 9H
HUDSON, NY 12534

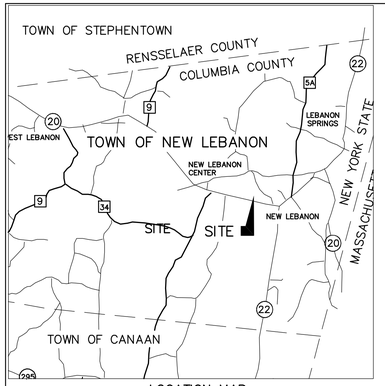
3. Owner if Different from Applicant:

Name:
Address:

4. Description of proposed project:

Parcel Area (Acres): 20.502AC **Tax Map Number:** 19.7-1-88.1

MINOR 2 LOT SUBDIVISION
WITHIN 500' OF K.B. CHITTENDEN AG9



LOCATION MAP
TOWN OF CANAAN TAX MAPS
SCALE: NONE

ZONING NOTE:
TOWN OF NEW LEBANON ZONING NOTE
ALL AREAS SHOWN HEREON ARE ZONED
CR–COMMERCIAL RESIDENTIAL PRE 2020
RA–1 & RA–5 RESIDENTOIAL POST 2020
USE VARIANCE GRANT FOR CONTINUING COMMERCIAL USE
BY THE NEW LEBANON ZONING BOARD JANUARY 8, 2026
CASE NO. PB–2025–027
TM# 19.2–1–88.1

NOTES:

1. MAPPING PREPARED BY CLARK ENGINEERING & SURVEYING, P.C. FROM AN ACTUAL FIELD SURVEY ORIGINALLY CONDUCTED AUGUST 1999, UPDATED TO SEPTEMBER 2026.

2. NORTH REFERENCE USED HEREON IS PER THE NEW YORK STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD83).

3. UNDERGROUND UTILITIES ARE SHOWN PER FIELD OBSERVATIONS, AND RECORD PLANS, THEIR ACTUAL LOCATION MAY VERY AND OTHERS MAY EXIST.

4. PARCEL SURVEYED WITHOUT BENEFIT OF AND IS SUBJECT TO THE REVIEW OF A COMPLETE AND UP–TO–DATE ABSTRACT OF TITLE.

5. GROUND CONTOURS SHOWN HEREON, IF ANY, BASED ON NAVD 88.

6. LOT 1 SHALL CONTINUE TO ENJOY ACCESS ACROSS THE EXISTING GRAVEL DRIVEWAY TO STATE ROUTE 20.

7. PARCEL SURVEYED IS FURTHER REFERENCED TO THE TOWN OF NEW LEBANON TAX MAP PARCEL ID NO.S 19.2–1–88.1

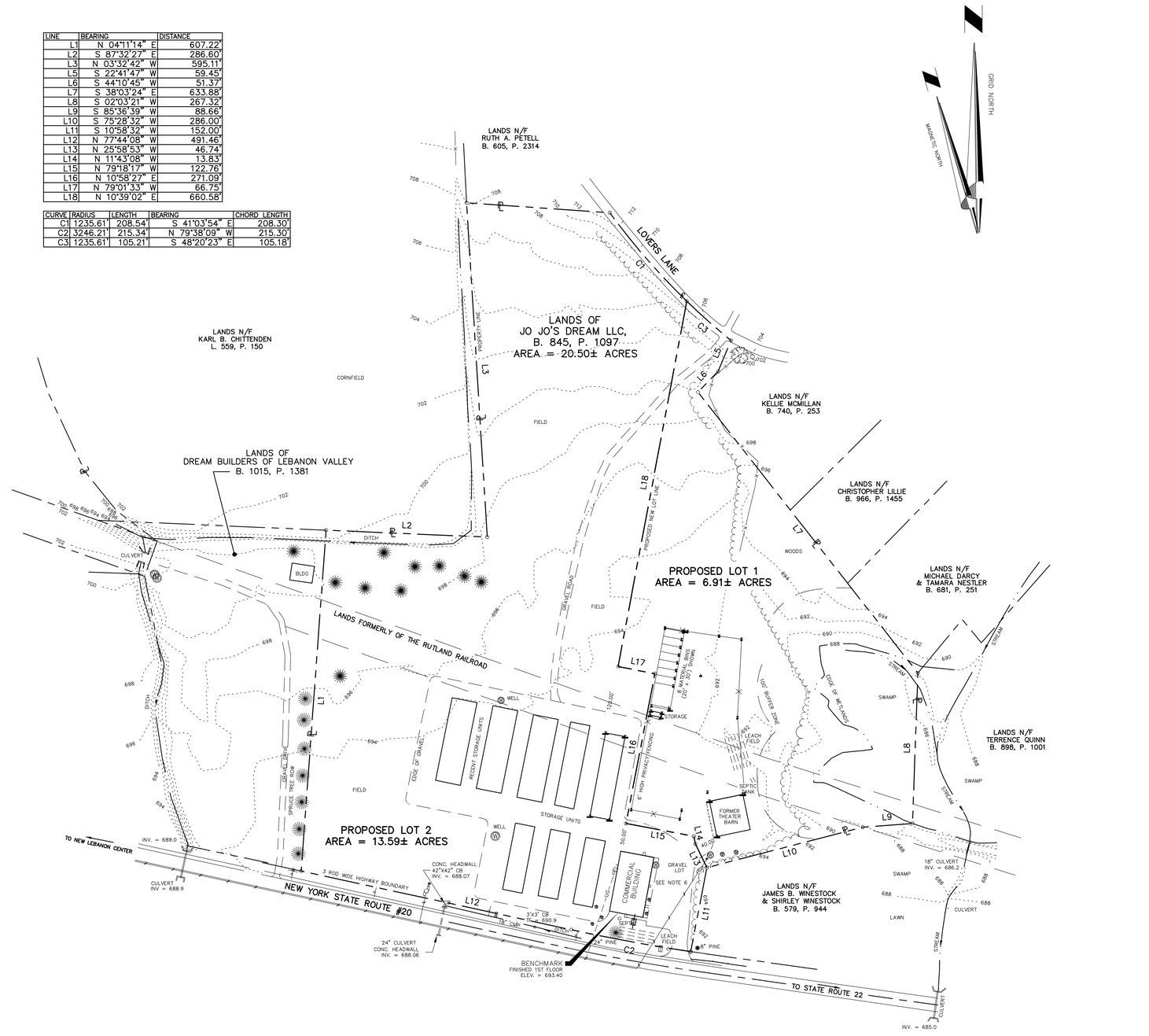
MAP REFERENCES:

1. "PORTION OF THE LANDS OF RALF W. CHITTENDEN", DATED DECEMBER 12, 2006 AS PREPARED BY CLARK ENGINEERING AND SURVEYING PC LLC, NOT FILED.

2. "NEW SELF STORAGE BLDG. 658 US ROUTE 20 OVERALL SITE PLAN PROPOSED", DATED JUNE 26, 2025 AS PREPARED BY PATRICK J. PRENDERGAST, P.E. NOT FILED.

LINE	BEARING	DISTANCE
L1	N 04°11'14" E	607.22'
L2	S 87°32'27" E	286.60'
L3	N 03°32'42" W	595.11'
L5	S 22°41'47" W	59.45'
L6	S 44°10'45" W	51.37'
L7	S 38°03'24" E	633.88'
L8	S 02°03'21" W	267.32'
L9	S 85°36'39" W	88.66'
L10	S 75°28'32" W	286.00'
L11	S 10°58'32" W	152.00'
L12	N 77°44'08" W	491.46'
L13	N 25°58'53" W	46.74'
L14	N 11°43'08" W	13.83'
L15	N 79°18'17" W	122.76'
L16	N 10°58'27" E	271.09'
L17	N 79°01'33" W	66.75'
L18	N 10°39'02" E	660.58'

CURVE	RADIUS	LENGTH	BEARING	CHORD LENGTH
C1	1235.61'	208.54'	S 41°03'54" E	208.30'
C2	3246.21'	215.34'	N 79°38'09" W	215.30'
C3	1235.61'	105.21'	S 48°20'23" E	105.18'



GRAPHIC SCALE
0 100 200 300
1" = 100'

NOTES :

NO. ISSUE/REVISION

FREDERICK J. HALEY PLS LLC
1218 STATE ROUTE 43
STEPHENTOWN, NY 12169
Tel: (518) 577–5044
email: frederickhaley@hotmail.com

CLIENT:

OWNER INFORMATION:
JO JO'S DREAM, LLC,
C/O LUKAS J. COON
1840 ROUTE 9H
HUDSON, NY 12534

DEED INFORMATION:
BOOK 845, PAGE 1097
DEED DATED APRIL 26, 2017

PROJECT TITLE:

LANDS OF
JO JO'S DREAM , LLC,

660 US ROUTE 20

NEW LEBANON, NEW YORK

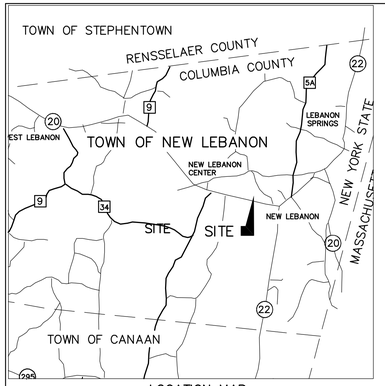
SHEET TITLE:
MINOR 2 LOT
SUBDIVISION PLAN

SCALE: 1"=100'

DATE: SEPTEMBER 21, 2026

PROJ. NO: COON NEW LEBANON
CAD FILE NAME : COON 2026 MINOR SUBDIVISION
LAYOUT TAB: W01

PZ clerk rec'd 11.04.26

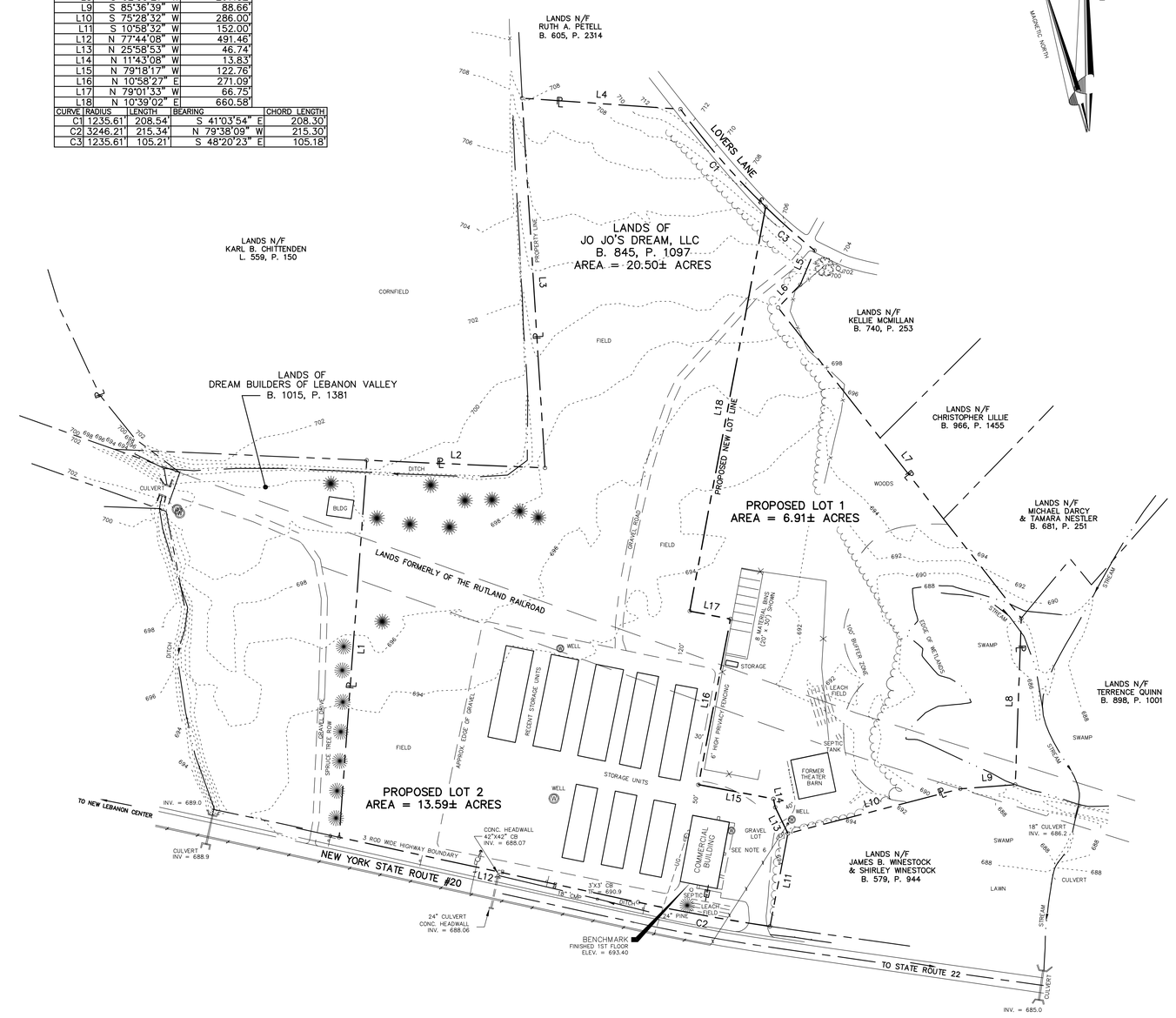


LOCATION MAP
TOWN OF CANAAN TAX MAPS
SCALE: NONE

ZONING NOTE:
TOWN OF NEW LEBANON ZONING NOTE
ALL AREAS SHOWN HEREON ARE ZONED
CR–COMMERCIAL RESIDENTIAL PRE 2020
RA–1 & RA–5 RESIDENTOIAL POST 2020
USE VARIANCE GRANTED FOR CONTINUING COMMERCIAL USE
BY THE NEW LEBANON ZONING BOARD JANUARY 8, 2026
CASE NO. PB–2025–027
BUT WITH DENIED ACCESS ROAD TO LOVERS LANE

LINE	BEARING	DISTANCE
L1	N 04°11'14" E	607.22'
L2	S 87°32'27" E	286.60'
L3	N 03°32'42" W	595.11'
L4	S 86°00'29" E	255.13'
L5	S 22°41'47" W	59.45'
L6	S 44°10'45" W	51.37'
L7	S 38°03'24" E	633.88'
L8	S 02°03'21" W	267.32'
L9	S 85°36'39" W	88.66'
L10	S 75°28'32" W	286.00'
L11	S 10°58'32" W	152.00'
L12	N 77°44'08" W	491.46'
L13	N 25°58'53" W	46.74'
L14	N 11°43'08" W	13.83'
L15	N 79°18'17" W	122.76'
L16	N 10°58'27" E	271.09'
L17	N 79°01'33" W	66.75'
L18	N 10°39'02" E	660.58'

CURVE	RADIUS	LENGTH	BEARING	CHORD LENGTH
C1	1235.61'	208.54'	S 41°03'54" E	208.30'
C2	3246.21'	215.34'	N 79°38'09" W	215.30'
C3	1235.61'	105.21'	S 48°20'23" E	105.18'



GRAPHIC SCALE
0 100 200 300
1" = 100'

NOTES:

1. MAPPING PREPARED BY CLARK ENGINEERING & SURVEYING, P.C. FROM AN ACTUAL FIELD SURVEY ORIGINALLY CONDUCTED AUGUST 1999, UPDATED TO SEPTEMBER 2026.

2. NORTH REFERENCE USED HEREON IS PER THE NEW YORK STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD83).

3. UNDERGROUND UTILITIES ARE SHOWN PER FIELD OBSERVATIONS, AND RECORD PLANS, THEIR ACTUAL LOCATION MAY VERY AND OTHERS MAY EXIST.

4. PARCEL SURVEYED WITHOUT BENEFIT OF AND IS SUBJECT TO THE REVIEW OF A COMPLETE AND UP–TO–DATE ABSTRACT OF TITLE.

5. GROUND CONTOURS SHOWN HEREON, IF ANY, BASED ON NAVD 88.

6. LOT 1 SHALL CONTINUE TO ENJOY ACCESS FOR INGRESS AND EGRESS ACROSS THE EXISTING GRAVEL LOT TO STATE ROUTE 20.

7. PARCEL SURVEYED IS FURTHER REFERENCED TO THE TOWN OF NEW LEBANON TAX MAP PARCEL ID NO.S 19.2–1–88.1

MAP REFERENCES:

1. "PORTION OF THE LANDS OF RALF W. CHITTENDEN", DATED DECEMBER 12, 2006 AS PREPARED BY CLARK ENGINEERING AND SURVEYING PC LLC, NOT FILED.

2. "NEW SELF STORAGE BLDG. 658 US ROUTE 20 OVERALL SITE PLAN PROPOSED", DATED JUNE 26, 2025 AS PREPARED BY PATRICK J. PRENDERGAST, P.E. NOT FILED.

NOTES :

1. NOTES ADDED PER PLANNING BOARD 10/22/2026

NO. ISSUE/REVISION

FREDERICK J. HALEY PLS LLC
1218 STATE ROUTE 43
STEPHENTOWN, NY 12169
Tel: (518) 577–5044
email: frederickhaley@hotmail.com

CLIENT:

OWNER INFORMATION:
JO JO'S DREAM, LLC,
C/O LUKAS J. COON
1840 ROUTE 9H
HUDSON, NY 12534

DEED INFORMATION:
BOOK 845, PAGE 1097
DEED DATED APRIL 26, 2017

PROJECT TITLE:

LANDS OF
JO JO'S DREAM, LLC,

660 US ROUTE 20

NEW LEBANON, NEW YORK

SHEET TITLE:
MINOR 2 LOT SUBDIVISION PLAN

SCALE: 1"=100'

DATE: SEPTEMBER 21, 2026

PROJ. NO: COON NEW LEBANON
CAD FILE NAME : COON 2026 MINOR SUBDIVISION
LAYOUT TAB: W01

PZ clerk's recid' 11.04.26

SUGGESTED DESCRIPTION
LANDS OF JO JO'S DREAM, LLC
LOT 1
TO BE CONVEYED

All that tract or parcel of land situate in the Town of New Lebanon, Columbia County, New York lying northerly off New York State Route 20, southwesterly of Lovers Lane and being more particularly bounded and described as follows:

Beginning at a point near the centerline of Lovers Lane, a town highway at its intersection with the property division line between lands of Jo Jo's Dream, LLC as described in book 845 of deeds at page 1097 on the west and lands now or formerly of Kellie McMillan as described in book 7400 of deeds at page 253 on the east, running thence generally southerly along said property division line the following two (2) courses and distances:

1. South 22°41'47" West, a distance of 59.45 feet to a point; and
2. South 44°10'45" West, a distance of 51.37 feet to a point; thence generally southeasterly continuing along the property division line between said lands of Jo Jo's Dream on the southwest and aforesaid lands now or formerly of McMillian in part, lands now or formerly of Christopher Lillie as described in book 966 of deeds at page 1455 in part, lands now or formerly of Michael Darcy & Tamara Nestler as described in book 681 of deeds at page 251 in part, and lands now or formerly of Terrence Quinn as described in book 898 of deeds at page 1001 in part, all on the northeast, the following two (2) courses and distances:

1. South 38°03'24"East, a distance of 633.88 feet to a point; and
2. South 02°03'21" West, a distance of 267.32 feet to a point; thence generally southwesterly along the property division line between said lands of Jo Jo's Dream on the northwest and lands now or formerly of James B. Winestock & Shirley Winestock as described in book 579 of deeds at page 944 on the southeast, the following two (2) courses and distances:

1. South 85°36'39" West, a distance of 88.66 feet to a point; and

2. South 75°28’32” West, a distance of 286.00 feet to a point; thence generally northerly through said lands of Jo Jo’s Dream the following six (6) courses and distances:
    1. North 25°58’53” West, a distance of 46.74 feet to a point; thence
    2. North 11°43’08” West, a distance of 13.83 feet to a point; thence
    3. North 79°18’17” West, a distance of 122.76 feet to a point; thence
    4. North 10°58’27” East, a distance of 271.09 feet to a point; thence
    5. North 79°01’33” West, a distance of 66.75 feet to a point; and
    6. North 10°39’02” East, a distance of 660.58 feet to a point on the aforesaid centerline of Lovers Lane; thence along a curve to the left having a radius of 1,235.61 feet and an arc length of 208.54 feet, the chord for said curve being South 41°03’54” East, a distance of 208.30 feet to the point of beginning, containing 6.91 acres of land more or less.

Along with an easement for ingress and egress from the above-described parcel over the existing gravel lot lying between said parcel and New York State Route 20.

Subject to any covenants, easements or restrictions of record.

As shown on a map entitled “LANDS OF JO JO’S DREAM, LLC, MINOR 2 LOT SUBDIVISION PLAN”, dated September 21, 2026, revised to October 23, 2026, as prepared by Frederick J. Haley PLS LLC.