Town of New Lebanon
PO Box 328
New Lebanon, New York 12125
Phone: 518.794.8884
Email: BuildingDept@townofnewlebanon.com

50.—
June 3rd deadline

RECEIVED
APR 02 2026
NEW LEBANON BUILDING D

ZONING REVIEW/VERFICATION APPLICATION (Step 1 of 2)

Application (office use only) No: BP-2026-050

SITE INFORMATION

Site Location (911 Address): 435 US Rt. 20 Nearest Crossroad: _____

Tax Map No.: 20.1-1-60.1 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 & Manleep Singh

Mailing Address: 435 Route 20 New Lebanon [redacted]

Email: [redacted] Phone: [redacted]

Owner's [redacted] 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 Mall Name if applicable) or Request for Modification of Space for (fill in the blank)

1) Please attach a detailed narrative explaining the details of the proposed use, including proposed tenant, any anticipated changes to the space or floor plans, accommodations necessary for water, sewer, parking, etc.

2) If your proposal changes the exterior footprint in any way, please include a sketch of the property including existing structures, approximate well and septic locations and the proposed new structure/addition. Dimensions must be provided from the proposed change in the building to the front, rear and side property lines. The front setback should be measured from the center of the traveled portion of the road.

AREA & BULK REGULATIONS SCHEDULE 1

Height: _____ Width: _____ Length: _____ Lot Size: _____ # of Stories: _____

RA1, 2 & 5 Districts: For Principle Buildings, what is the building coverage (Footprint) in sq. ft. _____

Comm/C-rec/C-R Districts: For Principle Buildings, what is the percent of Lot Coverage : _____

I certify that the statements herein contained are true to the best of my knowledge and belief and I have prepared and submitted all pages of this application

Signature of Property Owner Gurpreet Kaur 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 .

5PR

Zoning Officer Review – Office Use Only

Date Received: 06.03.26 Application No: BP-2026-050

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 ☒x Referred to ZBA ☐ Case #_____ Referred to PB ☒ Case # Sketch Plan Conf.

Reason for denial:

Mixed Use requires Special Permit w/ Site Plan Review. See ZEO Summary attached as well as

ZEO Summary Addendum: July 16, 2026

If denied, you may appeal the denial to the Zoning Board of Appeals by filing a written appeal on the form available from the Planning & Zoning Clerk within sixty days after the date of the denial, specifying the grounds thereof and the relief sought.

ZBA Approved ☐ PB Approved: ☐ Special Conditions: ☐ Case No #_____ Decision document Dated _____

Zoning Officer Signature: _____ Date: _____

Fees

Date: 06.03.26

Zoning Review Fee: 50.00

Ck No: Cash

Receipt No: B1814

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.

ZEO Summary Addendum: July 16, 2026

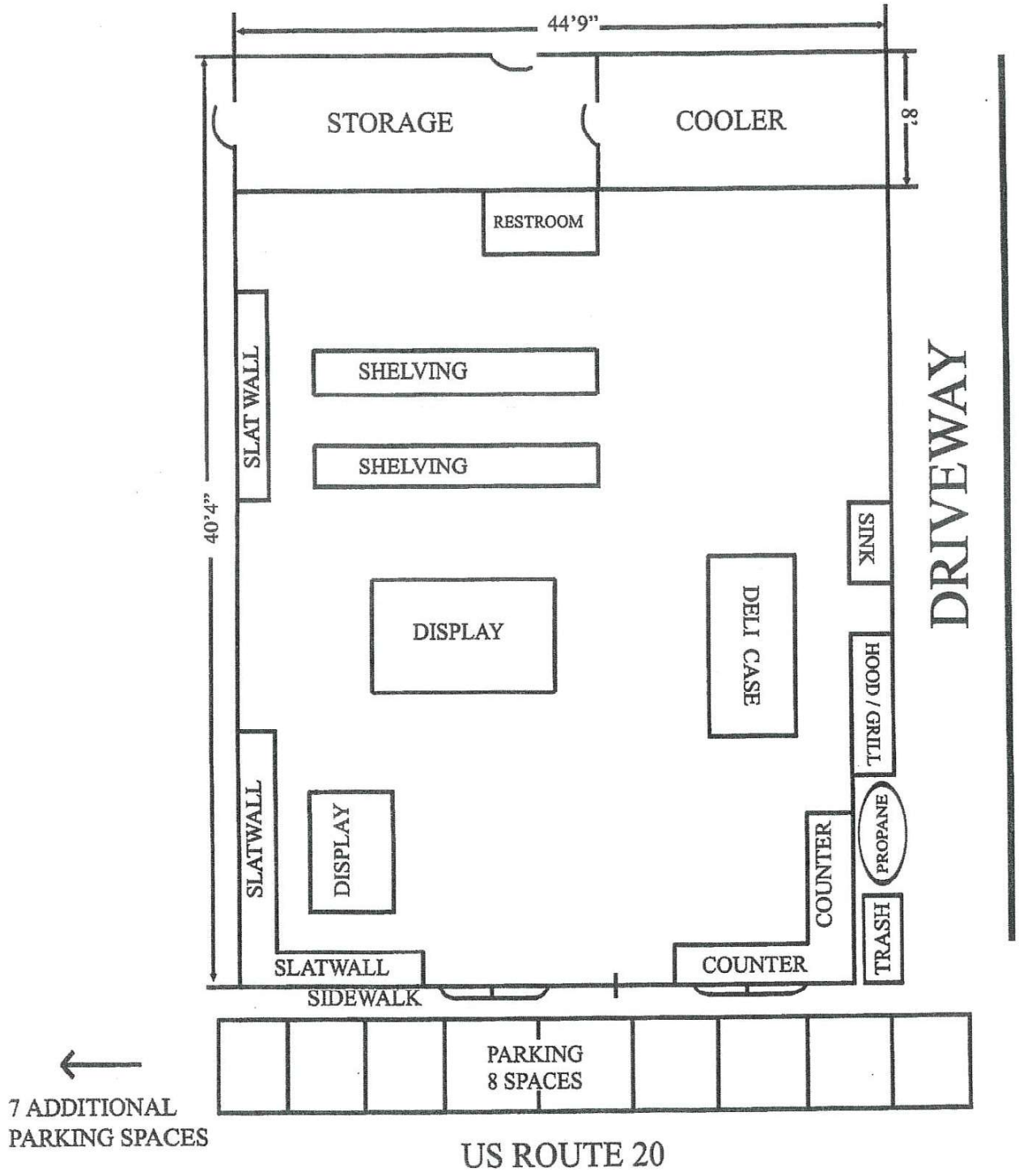
Following continued review of the property history and proposed project, an additional zoning consideration warrants review regarding the existing residential and commercial uses located on the same tax parcel (mixed use).

Because the property contains both an existing residence and a commercial building on the same tax parcel, and the commercial use was previously determined to have been discontinued for a period exceeding twelve (12) months, an additional review of the property's historical mixed-use status is warranted. Under the current Zoning Code, mixed uses require review and approval through the Special Permit process. Therefore, in addition to the previously identified Site Plan Review requirement, the applicants will also be requesting Special Permit approval.

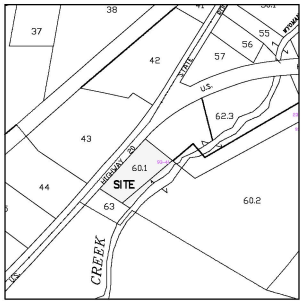
Mandeep Singh and I had a telephone conversation on July 16, 2026 regarding this matter, and he agreed to proceed with both applications concurrently. This approach provides a more comprehensive review of the proposed project and may benefit the applicants by establishing the proposed uses under current zoning approvals rather than relying on a pre-existing nonconforming use classification, which could limit future expansion or additions without additional zoning relief. This is particularly relevant given the possibility of a future residential addition discussed during the initial project review. Mr. Singh was also advised of the additional $200.00 application fee associated with the Special Permit review and that he will receive a copy of this written summary and addendum for his records.

RECEIVED
NOV 04 2026
NEW LEBANON
PLANNING/ZONING CLERK

435 State Route 20
Mandeep and Gurpreet Singh

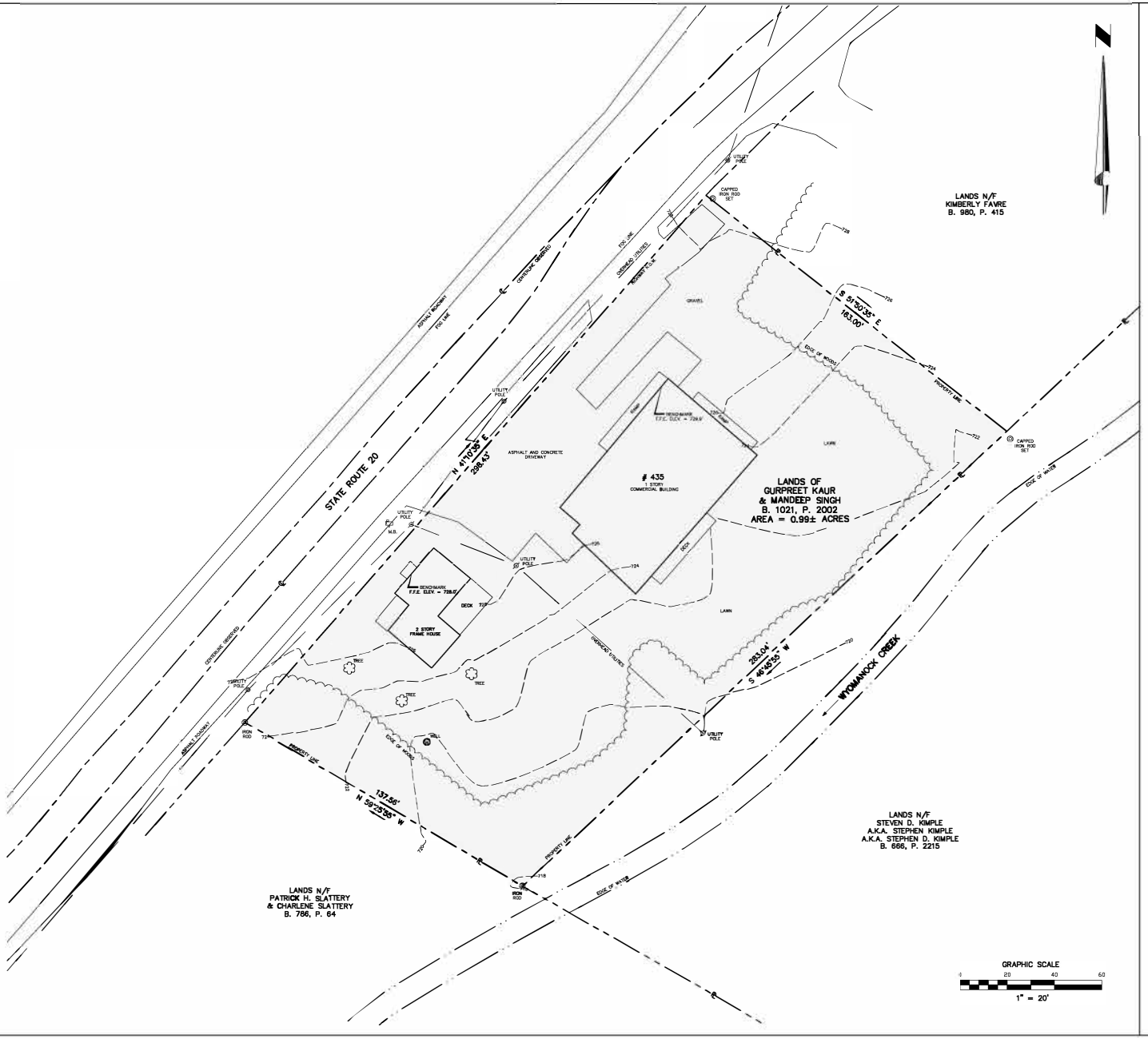


PZ Clerk rec'd 11.04.26



LOCATION MAP
TOWN OF NEW LEBANON TAX MAPS
SCALE: NONE

ZONING NOTE:
TOWN OF NEW LEBANON ZONING NOTE
ALL AREAS SHOWN HEREON ARE ZONED
CC – CENTRAL COMMERCIAL
MINIMUM LOT SIZE 30,000 SQ FT
MINIMUM FRONT SETBACK 50'
MINIMUM SIDE YARD SETBACK 15'
MINIMUM REAR YARD SETBACK 25'
MINIMUM ROAD FRONTAGE 200'



NOTES:

1. MAPPING PREPARED BY FREDERICK J. HALEY PLS FROM AN ACTUAL FIELD SURVEY CONDUCTED IN AUGUST 2026.
2. NORTH REFERENCE USED HEREON IS BASED ON THE NEW YORK STATE COORDINATE SYSTEM, EAST ZONE, NAD83.
3. UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN.
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 AND SPOT SHOTS SHOWN HEREON, IF ANY, ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988, NAVD1988 (2011).
6. PARCEL SURVEYED IS FURTHER REFERENCED TO THE TOWN OF NEW LEBANON TAX MAP PARCEL ID NO. 20.1-1-60.1

MAP REFERENCES:

1. "PLAT OF SURVEY OF LANDS OF FURTADO SHOWING BOUNDARY LINE AGREEMENT WITH FAILLACE & TWIGG", DATED JANUARY 2, 1992 AS PREPARED BY C.P. MOMROW, L.S. AND FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP 93-41.

NOTES :

NO. ISSUE/REVISION

FREDERICK J. HALEY PLS LLC
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STEPHENTOWN, NY 12169
Tel: (518) 577-5044
email: frederickhaley@hotmail.com

CLIENT:

OWNER INFORMATION:
GURPREET KAUR
& MANDEEP SINGH
501 ROUTE 20, APT. 108
NEW LEBANON, NY 12125

DEED INFORMATION:
BOOK 1021, PAGE 2002
DEED DATED OCTOBER 10, 2025

PROJECT TITLE:

LANDS OF
GURPREET KAUR
& MANDEEP SINGH

435 U.S. ROUTE 20

NEW LEBANON, NEW YORK

SHEET TITLE:

PROPERTY LINE
SITE PLAN
SURVEY MAP

SCALE: 1"=20'

DATE: SEPTEMBER 12, 2026

PROJ. NO: SINGH NEW LEBANON
CAD FILE NAME: SINGH NEW LEBANON
LAYOUT TAB: W01