



TOWN OF NEW LEBANON  
ZONING BOARD OF APPEALS APPLICATION

*Fee 35.00*  
*Sign Law Variance*

Application fee = \$35.00 plus any reimbursement of public notice publishing fees which are approx. \$25.00 dependent upon characters/words

1. Name of Applicant: Jeffery T Van Nesson
2. Date: 6-14-16
3. This Application is for: (CHECK ONE)
  - Appeal From a Determination by the Zoning Enforcement Officer (attach completed Appeal Statement form)
  - Appeal: Interpretation of Zoning Classification Boundary
  - Area Variance (attach completed Area Variance Application and SEQRA forms)
  - Use Variance (attach completed Use Variance Application and SEQRA forms)
  - Special Permit for \_\_\_\_\_ (identify use)  
(attach completed SEQRA form and drawings showing compliance with relevant requirements of Article EIGHT, Section 7 and Article TWELVE, Section 5(c) of the Zoning Ordinance)
4. Applicant's Mailing Address: PO Box 103 West Lebanon NY 12195
5. Location of Property Involved in this Application: 1567 Rt 20 West Lebanon
6. Tax Parcel Identification: 8-1-36
7. 911 Address if available: 8-1-36 1567 state Rt 20
8. Zoning District(s) in which Property is Located: \_\_\_\_\_

FOR CLERK'S USE:

Date Received: 6/20/16 Application Number: ZBA-2016-012-

Fee Paid: 35.00/692800

Was Application complete when received? Yes  No \_\_\_\_\_

If No: Date when completed: \_\_\_\_\_

Date of meeting when Application will be first reviewed by ZBA: 7-5-16

Referred to: Planning Board on \_\_\_\_\_ County Planning Board on \_\_\_\_\_



TOWN OF NEW LEBANON  
ZONING BOARD OF APPEALS

APPLICATION FOR AN AREA VARIANCE

1. Name of Applicant: Jeffery Van Deusen
2. Date: 6-14-16
3. Describe, and identify by section number, the Zoning Law requirements from which you seek relief. (Attach a drawing showing the problem and your solution.) Chapter 162
4. Describe the impact to (a) abutting property owner and (b) the neighborhood that would result from granting your request for a variance. None
5. Describe other means you have considered to accomplish your objective that do not require a variance and your reasons for rejecting them.
6. List the names and addresses of owners of all property within 100 feet of your property and within 100 feet of any road frontage that is directly opposite your property's road frontage. (The ZBA Clerk will assist you with this.)
7. Attach a drawing showing all features that are relevant to the variance you are seeking, such as the location of the structure or use in question, and the adjoining properties, roads, etc. See Photo

Clerk

**TOWN OF NEW LEBANON**

Code Enforcement  
PO Box 328  
New Lebanon NY 12125  
Ph: 518.794-8884  
Fax: 518.794-9694

# **VIOLATION NOTICE**

**Citation Number: c16-007**



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**Certified Mail and First Class**

May 9, 2016

JRKE Properties Inc.  
174 Schoolhouse Rd  
West Lebanon, NY 12195

RE: Violation(s) of Chapter 162. Signs and Poster Control Law located  
Location of Violation(s): VanDeusen Automotive - 1567 U.s. 20; New Lebanon 12129  
SBL# 8.-1-36

Dear Property Owner:

According to records of the Town of New Lebanon Assessor, you are the owner of the above referenced property.

As a result of a visual inspection conducted on 4/22/2016, your property was found to be in violation of Chapter 162-Sign and Poster Control Law as outlined on the attached page(s).

These violations must be corrected by the respective compliance dates listed at which time a re-inspection of your property will be made. Please have all violations corrected by that time otherwise a court appearance ticket shall be issued. This is the final request for your compliance.

Thank you for your anticipated cooperation. Should you have any questions or comments, please feel free to contact me.

Respectfully,

*Kent J. Pratt*  
Kent J. Pratt

Code/Zoning Enforcement Officer

# TOWN OF NEW LEBANON

## CODE ENFORCEMENT

### OUTSTANDING VIOLATIONS AND CORRECTIVE ACTIONS REQUIRED

**Property Address:** 1567 U.s. 20

**Complaint #**c16-007

**Business Name:** VanDeusen Automotive

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**Violation Date:** 4/22/2016

**Comply By Date:** 6/10/2016

**Issued To:** JRKE Properties Inc.

**Code:** Town Code\Chapter 162. Signs & Posters\3E.(1)

**Code Description:** E. An exterior business sign located in a commercial, recreational commercial or industrial district shall be permitted in connection with any authorized business or industry located on the same premises and meeting the following requirements:

(1) Two signs are permitted with any legally established business; one freestanding, the other attached to the building, and neither to exceed 24 square feet.

**Number of violations under this section of code:** 14

**Area Involved:** Exterior Signage

Numerous excessive/oversized signage - at least 14 (NYS mandated signs excluded)

**Corrective Action:** Remove all excessive/oversized signage or contact this office to apply to the Zoning Board of Appeal to request an appeals/variance

