



"The Heart of the Park... Where the Eagle Soars"

www.shandaken.us

Supervisor: (845) 688-7165

Police: (845) 688-9902

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Assessor Fax: (845) 688-5708

ZBA/ZEO/Planning: (845) 688-5008

Highway: (845) 688-9901

Fax: (845) 688-2041

P.O. Box 134, 7209 Rte. 28, Shandaken, NY 12480

LEGAL NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE, that a Public Hearing will be held on July 9, 2025, at 6:45 p.m., by the Town of Shandaken Planning Board in consideration of the Wellington Hotel Restoration Project and upon the Application of Wellington Blueberry, LLC and RUPCO, Inc. for administrative reviews under the Site Plan and Special Use Permit provisions of the Town of Shandaken Zoning Law and Sections 274-a and 274-b of the Town Law of New York State; and,

PLEASE TAKE FURTHER NOTICE, that the Public Hearing shall be held at the Town of Shandaken Town Hall, located at 7209 New York State Route 28, Shandaken, New York 12480; and,

PLEASE TAKE FURTHER NOTICE, the Project is an adaptive re-use of the existing Wellington Hotel, located at 310 Main Street, Shandaken, New York 12480, and the Project will consist of ten multi-family affordable housing apartments and a retail/café use [S/B/L #4.46-1-32.110]. A Negative Declaration of Environmental Significance, under the New York State Environmental Quality Review Act ["SEQRA"], was issued by the Town of Shandaken Planning Board, as Lead Agency, on May 14, 2025; and,

PLEASE TAKE FURTHER NOTICE, that the Applicant is further seeking Use Variance and Area Variance reviews from the Town of Shandaken Zoning Board of Appeals as part of the remaining administrative actions under the Town of Shandaken Zoning Law. In addition, further permit related agency reviews in this matter include the Town of Shandaken Highway Department, the New York State Department of Environmental Conservation, the New York City Department of Environmental Protection, the Town of Shandaken Floodplain Administrator and the Town of Shandaken Town Board; and,

PLEASE TAKE FURTHER NOTICE, that any and all interested parties shall have the opportunity to be heard at the Public Hearing aforesaid. If you are unable to attend, you can send any comment you would like read during the Public Hearing to shandakenbldg@gmail.com, or PO Box 134 Shandaken, NY 12480. All such comments must be received no later than July 9, 2025 at 3:00pm.

Dated June 25, 2025

Town of Shandaken
Planning Board