



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

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

Legal Notice

NOTICE IS HEREBY GIVEN that the Town of Shandaken Zoning Board of Appeals will hold a PUBLIC HEARING, pursuant to section 267-a of the State Law and as prescribed by the District Schedule of Area and Bulk Regulations of the Shandaken Zoning Code for the purpose of hearing the following applicant:

Regarding an application for 5 Area Variances and 2 Use Variances submitted by Wellington Blueberry LLC for a parcel located at 310 Main St in Pine Hill, NY further identified as SBL# 4.46-1-32.110, said parcel consisting of .75 acres and being located in a Hamlet Commercial Zoning District.

The applicant is seeking the variances in order to convert an existing structure to 10 housing units with a retail use on the first floor.

The Public Hearing is scheduled for July 2, 2025 at 6:45pm at the Shandaken Town Hall; 7209 Route 28 Shandaken, NY.

Anyone who wishes to make comment regarding the application may do so during the Public Hearing. If you are unable to attend, you can send any comment you would like read during the meeting to shandakenbldg@gmail.com, or PO Box 134 Shandaken, NY 12480. All such comments must be received no later than July 2, 2025 at 3:00pm.

Dated June 20, 2025, 2024

**Town of Shandaken
Zoning Board of Appeals**