



Supervisor: (845) 688-7165
Police: (845) 688-9902
Town Clerk: (845) 688-5004
Justice Court: (845) 688-5005
Assessor: (845) 688-5003
Assessor Fax: (845) 688-5708
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"The Heart of the Park... Where the Eagle Soars"

www.shandaken.us

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

APPLICATION FOR INTERPRETATION/APPEAL

Applicant Information (if applicant is not the owner of the property, a notarized Agent Authorization form must be submitted)

<u>Jeanne M. Maloney</u> Name	_____ Name of Owner if other than Applicant
<u>5195 Route 28</u> Mailing Address	_____ Mailing Address
<u>Mt. Tremper, NY 12457</u> City/State/Zip	_____ City/State/Zip
<u>845-688-7591</u> Contact Number	_____ Contact Number
<u>mail:jeanne m@gmail.com</u> Email Address	_____ Email Address

Property Information

Section 25.3 Block 1 Lot 10 Zoning District R 1.5 Size .84 acres
Physical address 5195 Route 28, Mt. Tremper, NY 12457 Flood Zone: ☒ Yes ☐ No

Interpretation Requested

Section of Zoning Code upon which the appeal is based 116-10 District schedule of use
Action of Zoning Enforcement Officer upon which the appeal is based Determination that "tent use"
as an accessory use to a hotel/motel development is allowed in the Town
of Shandaken with site plan review and approval.

A previous appeal HAS ☐ HAS NOT ☒ been made on this decision.

Nature of the interpretation requested. (Please state grounds on which the appellant asserts that the decision of the Zoning Enforcement Officer is incorrect.)

In a hotel/motel use, 116-10 in
R 1.5, a motel is permitted with a Special Permit only. Without a
special permit, motel is pre-existing non-conforming, with the
limitations enumerated in 116-58-1. Additionally, any proposed uses
should have a special permit, not merely site-plan review, in order to
protect the neighbors and the community.

At least 10 days prior to the Zoning Board of Appeals meeting the following must be submitted to the Zoning Office:

1. Six (6) copies of the application.
2. All applications **MUST** be accompanied by a copy of the decision or order of the administrative official on which the application is based. Six (6) copies of such must be provided.
3. A PDF copy of the application and all supporting documents.
4. Application fee: \$100

Once your complete application is submitted to the Zoning Department, it will be scheduled for a PRELIMINARY HEARING, during which time the applicant will present their case to the Board of Appeals. The Board will review the application and all supporting documents, and if all requirements have been met, the applicant will be scheduled for a PUBLIC HEARING, usually at the next regular monthly meeting of the Board of Appeals. During the intervening period, the Zoning Office will notify the applicants abutting and adjacent property owners of the pending application and public hearing date. The cost of notifying the abutting and adjacent property owners via certified mail will be the responsibility of the applicant regardless of the Boards decision.

STATEMENT

The undersigned as individual owner(s) or as a qualified officer of the corporate owner of the above-described property, hereby apply for approval of the proposed variance in accordance with the provisions of the Zoning Law of the Town of Shandaken and authorize entry upon the property for site inspections by Zoning Officials and their authorized representatives. Fees are due and payable to: Town of Shandaken upon submission of the application.

Signature(s)

James M. Maloney

Date

10/5/25

OFFICE USE ONLY

Date Recd: _____ Recd By: _____ Application Fee: _____ [] paid

File Number: _____

Preliminary Hearing: _____ Public Hearing: _____

Application [] approved [] denied

Date: _____



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September 25, 2025

ZONING DETERMINATION LETTER

Parcel Address: 5191 Route 28
Parcel SBL#: 25.3-1-11
Parcel Acreage: 6.10a
Zoning District: Residential 1.5
Current Use: Pre-existing Non-conforming Motel/Lodge Development
Proposed Use: Event Tent (maximum occupancy of 75)

This letter follows a request for the Zoning Enforcement Officer's determination regarding the proposed event use on the above referenced property.

While there is no definition of "event use" in the Town of Shandaken Zoning Code, multiple Hotel, Motel, and/or Lodge Developments in the Town of Shandaken incorporate event use on their properties. For those properties that hold events throughout the year Building Permits, Tent Permits, and Operating Permits authorizing the event use were issued by previous Zoning Enforcement Officers.

Given the above, and my review of the Zoning Code, it is my determination that event use accessory to a Hotel, Motel, and/or Lodge Development is allowed in the Town of Shandaken following Site Plan Approval by the Planning Board.

Should you have any questions you can contact my office at (845) 688-5003.

Thank you,

Grace Grant
Zoning Enforcement Officer