

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 AREA VARIANCE

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

Donald Brewer
Name

Dark Sky Hospitality
Name of Owner if other than Applicant

PO Box 71
Mailing Address

8030 Route 28
Mailing Address

Phoenicia Ny 12464
City/State/Zip

Shandaken NY 12480
City/State/Zip

845-688-7888
Contact Number

845-688-5357
Contact Number

brewerpls@gmail.com
Email Address

info@jroccos.com
Email Address

Property Information

Section 4 Block 2 Lot 71 Zoning District R1.5 Size 6.15 acres

Physical address: 8030 Route 28 Flood Zone: ☒ Yes [] No some

Parcel is located on a _____ TOWN _____ COUNTY X STATE _____ PRIVATE road.

Is the parcel located within 500 feet of any County or State road or property? X yes _____ no

Is the parcel located within 100 feet of any mapped water course? X yes _____ no

Dimensions of Existing Building: _____ (including height) Square Footage: _____

Dimensions of Proposed Building: _____ (including height) Square Footage: _____

Dimensions of Proposed Addition: _____ (including height) Square Footage: _____

Maximum Structure Coverage Allowed: _____ % Variance Percentage Requested: _____ %

Proposed Setbacks: Front _____ ft. Rear _____ ft. Side _____ ft. Side _____ ft.

Required Setbacks: Front _____ ft. Rear _____ ft. Side _____ ft. Side _____ ft.

Variance Requested: Front _____ ft. Rear _____ ft. Side _____ ft. Side _____ ft.

CRITERIA FOR THE ISSUANCE OF AN AREA VARIANCE

In making it's determination, the Zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood of community by such grant. In making such determination the board shall also consider:

Each of the five listed criteria must be answered by the applicant with a narrative.

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance:

Technically not a change as the sign is to go where the Hotel sign was for many years. Not undesirable compared to other signs along Rte 28

2. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance:

Seems most feasible to put the sign back where it was

3. Whether the requested area variance is substantial:

Not a substantial request.

4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district:

No see # 1

5. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance:

Not self-created

Any supporting documents should be submitted as a part of the application to the Zoning Board of Appeals.

Attachment – Plot Plan

Section: 4, Block: 2 Lot: 71

Location of lot: 8030 Rte 28

Note: The plot plan drawn above must show the configuration of the lot showing ALL structures on the parcel and giving the dimensions of each structure and, most importantly, the setbacks of each structure from the property lines (front, rear, and sides.) The sketch **MUST BE DRAWN TO SCALE**. Indicate the name and placement of the road(s) for purposes of identification.

If you are submitting a professionally drawn sketch plan or preliminary plat, please check ☒ here and submit a minimum of six (6) copies of the drawing.

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

1. Six (6) copies of the application and all supporting documents
2. Six (6) copies of the plot/site plan detailing the proposed project and giving a diagram of the property showing all the existing and proposed buildings/structures, indicating the setback dimensions from each property line, stream, road, right of way, and other buildings/structures on the property.
3. A PDF copy of application, supporting documents, and plot/site plan.
4. Application fee: \$100, plus \$50 for any additional area variances within the same application.

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)



Date

11/17/25

OFFICE USE ONLY

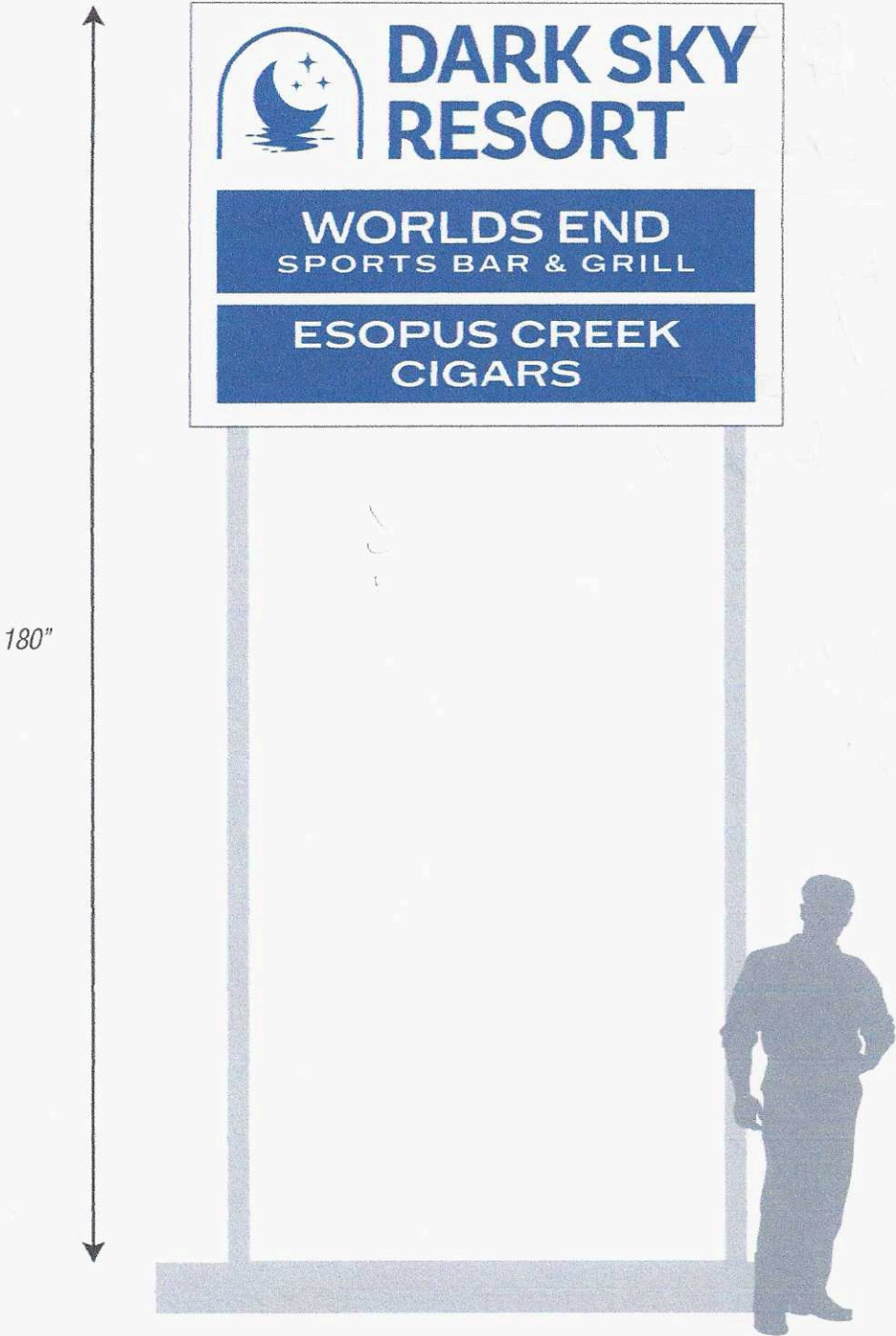
Date Recd: _____ Recd By: _____ Application Fee: _____ [] paid

File Number: _____

Preliminary Hearing: _____ Public Hearing: _____

Application [] approved [] denied Date: _____

Option 3



2x - Single sided - 60"H x 85"W - Plotter Cut Oracal 751 537 Deep Blue Vinyl on 1/8" White ACM

- All Installed on existing double-sided freestanding structure with custom-formed angle brackets



154 Clinton Avenue Kingston NY 12401
p 845.331.8710 | f 845.331.8712 | timelysigns.com

Project Manager: Tyson McCasland 845-331-8710 x1011

Drawn By: Antonio Conklin 845-331-8710 x1010



Electrical to use UL Listed components and shall meet all N.E.C. Standards

Project: Freestanding Sign

File Title: DS-FreestandingSign-mm

Date: 8/5/25

Client Approval: _____

Date: _____

* Please note that the colors represented on this proof are not exact representations of the finished product. All computer screens, cell phone screens and printers display colors in different manners. If exact colors are necessary for this project, the client may request a physical color sample for an additional fee.

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