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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 Area Variance submitted by Jesus Marante and Dianelys Garcia for a parcel located at 208 Pantherkill Rd in Phoenicia, further identified as sbl# 13.4-1-14 said parcel consisting of 2.063-acres and being located in a Residential 5-acre Zoning District.

The applicant is seeking a 63-foot rear yard area variance in order to construct a single-family residence.

The Public Hearing is scheduled for December 17, 2025 at 6:30pm 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 comments you would like read during the Public Hearing to bldgzoning@shandaken.gov, or PO Box 134 Shandaken, NY 12480. All such comments must be received no later than December 17, 2025 at 3:00pm.

Dated November 25, 2025

**Town of Shandaken
Zoning Board of Appeals**