



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
 ZBA/ZEO/Planning: (845) 688-5008
 Highway: (845) 688-9901
 Fax: (845) 688-2041

"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)

Daniel Casey

Name _____ Name of Owner if other than Applicant _____

Mailing Address _____

City/State/Zip _____

Contact Number _____

Email Address _____ Email Address _____

Property Information

Section 4.2 Block 1 Lot 44 Zoning District r1.5 Size 2 acres

Physical address: 7696 st rt 28 Flood Zone: [] Yes [] No

Parcel is located on a _____ TOWN _____ COUNTY 28 STATE _____ PRIVATE road.

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

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

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

Dimensions of Proposed Building: 40x48x24 (including height) Square Footage: 1920 sq ft

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

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

Proposed Setbacks: Front _____ ft. Rear _____ ft. Side 28 95 ft. Side RR 50 ft.

Required Setbacks: Front _____ ft. Rear _____ ft. Side 28 50 ft. Side RR 50 ft.

Variance Requested: Front 19 ft. Rear _____ ft. Side _____ ft. Side _____ ft.

eight

CRITERIA FOR THE ISSUANCE OF AN AREA VARIANCE

In making its 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:

No

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:

No

3. Whether the requested area variance is substantial:

No

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

No

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:

The height of the building is to accommodate the height clearance needs of the trucks being parked within.

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

Attachment – Plot Plan

Section: 4.20 Block: 1 Lot: 44

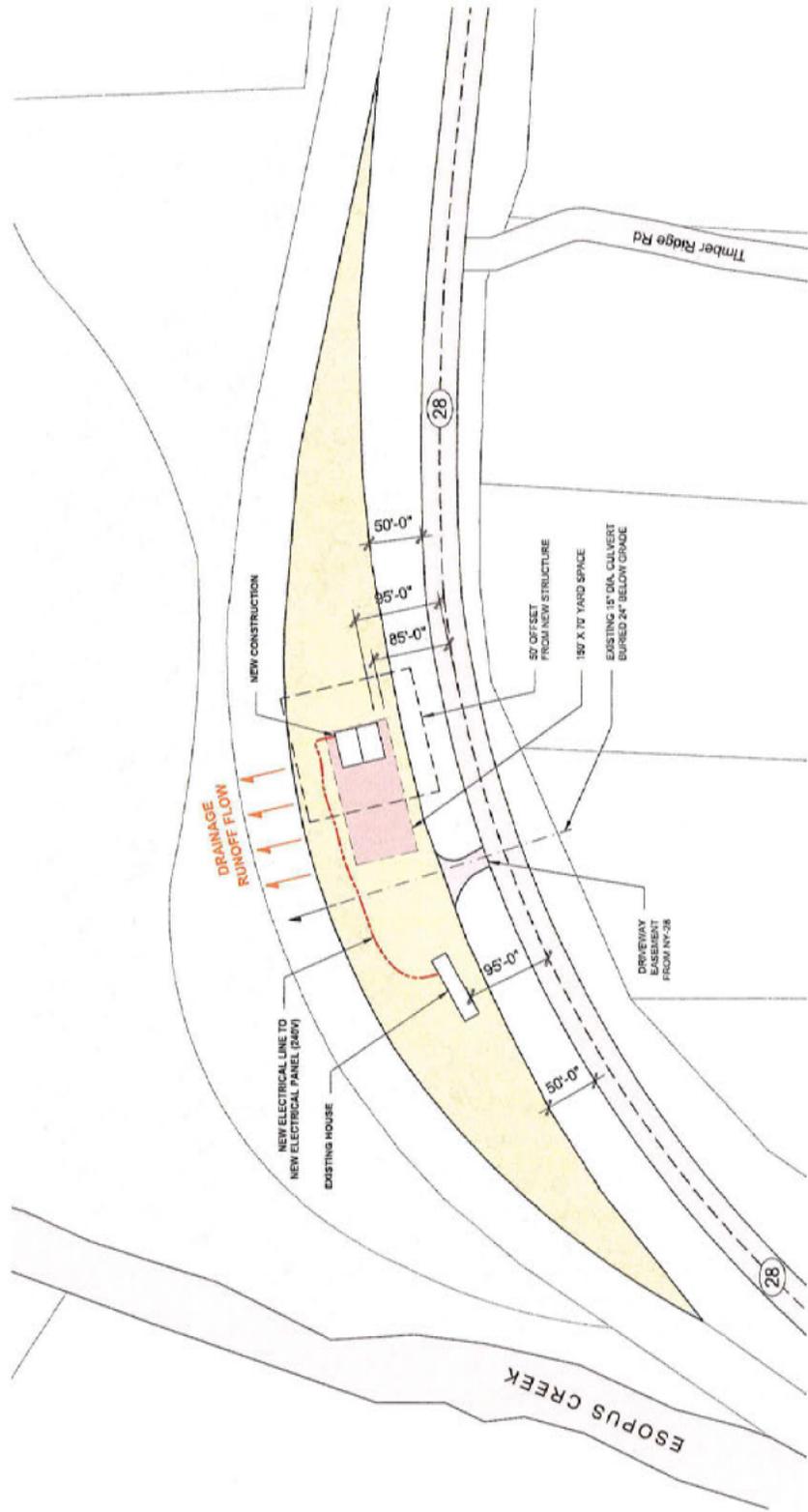
Location of lot: East side of property

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.

COPYRIGHT NOTICE: The Agreement between client and designer grants the client a license to use the designer's completed construction plans and specifications, but not conceptual sketches, schematic drawings or otherwise incomplete documents, for the construction of one project as specified in the Agreement. The drawings, specifications and/or other documents delivered to the client are instruments of service, but the design remains the sole property of the Designer, just as the contents of a book remain the property of the author no matter how many copies are published. The construction of a project from conceptual sketches, schematic drawings or otherwise incomplete documents, or the construction of additional projects from the same construction plans without the designer's knowledge or consent constitutes a violation of copyright law, and anyone who does so is subject to prosecution and litigation.

DRAWN BY  LAWRENCE LAZARO lawrence@lazarou.com	PROJECT 	ISSUE DATE 02/03/2026	REVISION SUBMITTAL	DRAWING INFO ENLARGED SITE PLAN	DRAWING NO. of 003
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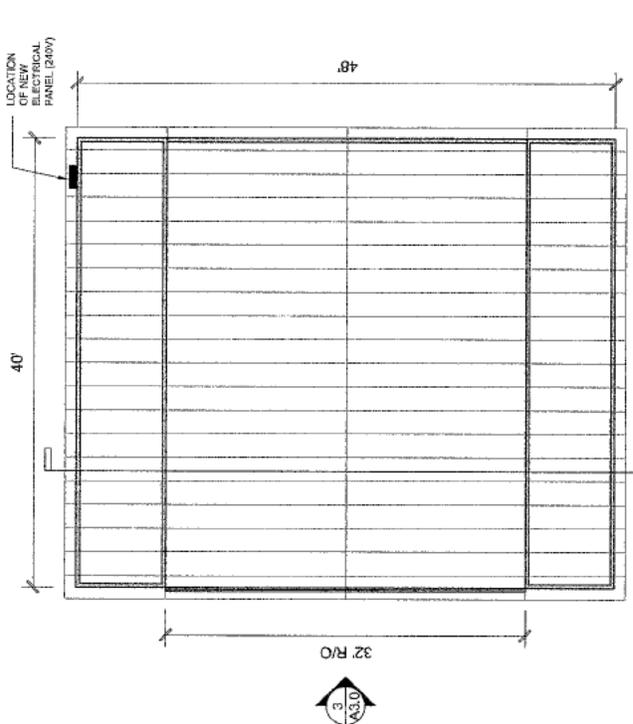


1 ENLARGED SITE PLAN
 SCALE: 1/32" = 1'-0"

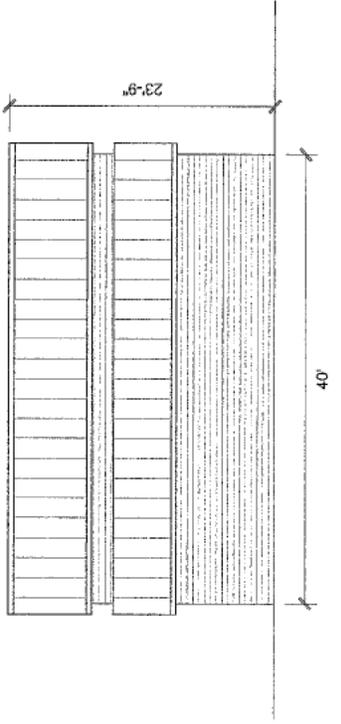


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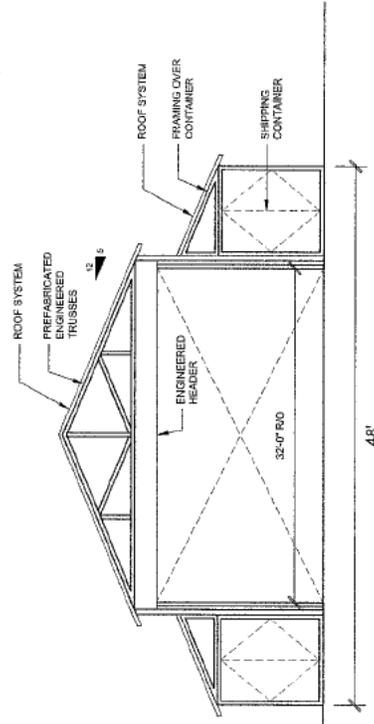
DRAWN BY  LAWRENCE LAZARO lawrence.lazaro@psd.com	PROJECT
	ISSUE DATE 02/03/2026
REVISION	REVISION
SUBMITTAL	SUBMITTAL
DRAWING INFO	
ENLARGED SITE PLAN	
DRAWING NO. of 000	
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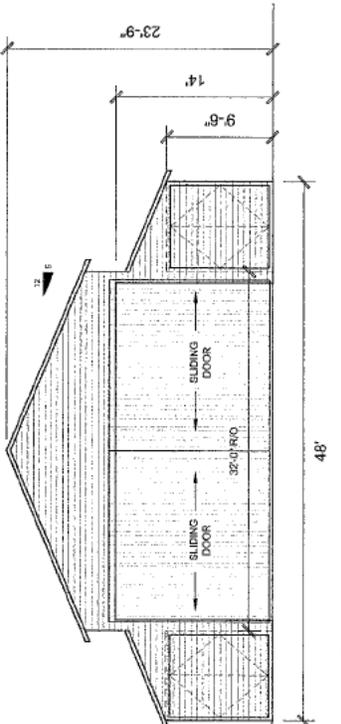
1 ROOF PLAN
SCALE: 3/32"=1'-0"



4 SOUTH ELEVATION
SCALE: 3/32"=1'-0"



2 SECTION
SCALE: 3/32"=1'-0"



3 WEST ELEVATION
SCALE: 3/32"=1'-0"

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) 
Daniel Casey

Date 3/5/26

OFFICE USE ONLY

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

File Number: _____

Preliminary Hearing: _____ Public Hearing: _____

Application [] approved [] denied Date: _____