

# PROPOSED SITE REVIEW FOR: 169 RT 214 PHOENICIA NY, 12464

169 RT 214

CLIENT  
169 NY-214 LLC

ARCHITECT  
ARCHITECTURE + CONSTRUCTION, PLLC

ZONING INFORMATION			
BULK REG. & AREA	REQUIRED	EXISTING	PROPOSED
<b>LOT REQUIREMENTS:</b>			
MINIMUM LOT AREA	.67	2.5 ACRES	2.5 ACRES
MINIMUM WIDTH	120'	421' +/-	421' +/-
MAXIMUM BUILDING HEIGHT	35'	26' +/-	26' +/-
<b>YARD REQUIREMENTS:</b>			
FRONT	80 FT***	71'-0"	71'-0"
SIDE	50 FT***	144' / 18' +/-	144' / 18' +/-
REAR	80 FT***	73' +/-	73' +/-
<b>MAXIMUM STRUCT. COVERAGE</b>			
	15 %	2.2 %	2.2%
<b>PARKING: HOTEL/ MOTEL</b>			
	1 PER GUEST + EMPLOYEES	8	11

\*\*\* SETBACKS HAVE BEEN DOUBLED PER ZR: 116-40.0.2

**SITE REFERENCE DATA:**

1.) REFERENCE PLAN:  
MAP OF SURVEY PREPARED FOR 169 NYS RT 214 LLC  
PHOENICIA NY, 12464  
ULSTER COUNTY, N.Y.  
PREPARED BY: DONALD L. BREWER, PLS, CFM  
BREWER LAND SURVEYING, PLLC

2.) OWNER/APPLICANT:  
169 NY-214 LLC (PATRICK MCGANN)

3.) ARCHITECT:  
ARCHITECTURE + CONSTRUCTION, PLLC

4.) ZONING DATA:  
SBL: 13.12-02-39.40  
DISTRICT: HR HAMLET RESIDENTIAL  
(W/ CENTRAL WATER)  
AREA: 2.535 ACRES (110,424 S.F.)

**SCOPE OF WORK:**

THE APPLICANT IS REQUESTING APPROVAL OF A SPECIAL USE PERMIT TO REZONE THE PROPERTY FROM A MULTIFAMILY DWELLING TO A HOTEL, MOTEL, OR LODGE DEVELOPMENT CLASSIFICATION. THIS REQUEST IS INTENDED TO BETTER ALIGN THE ZONING WITH THE PROPERTY'S EXISTING USE. NO NEW PHYSICAL CONSTRUCTION IS PROPOSED; THIS APPLICATION SOLELY SEEKS TO RECLASSIFY THE ZONING DESIGNATION TO REFLECT AND REGULATE THE CURRENT USE OF THE SITE APPROPRIATELY.

I/WE, THE APPLICANT, UNDERSTAND THAT I/WE MUST CONFORM EXACTLY TO THESE PLANS AS APPROVED BY THE ZONING BOARD OF APPEALS, AT A MEETING HELD ON \_\_\_\_\_ EXCEPT AS OTHERWISE PROVIDED IN THE RESOLUTION GRANTING SITE PLAN APPROVAL. ANY AND ALL CHANGES, EXCEPT AS OTHERWISE PROVIDED IN THE RESOLUTION GRANTING SITE PLAN APPROVAL, WILL REQUIRE A FORMAL AMENDMENT BY ME/US TO THE PLANNING BOARD. I/WE, THE APPLICANT, FURTHER AGREE TO PROVIDE FOR CONTINUED UPKEEP NECESSARY TO MAINTAIN THE LANDSCAPING IN PROPER CONDITION.

OWNER: \_\_\_\_\_ DATE \_\_\_\_\_

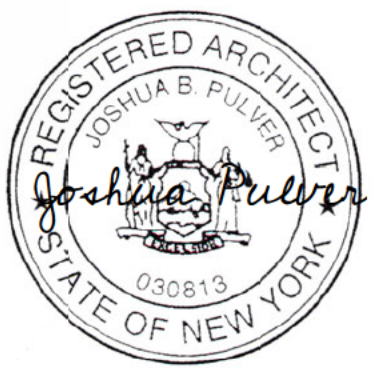
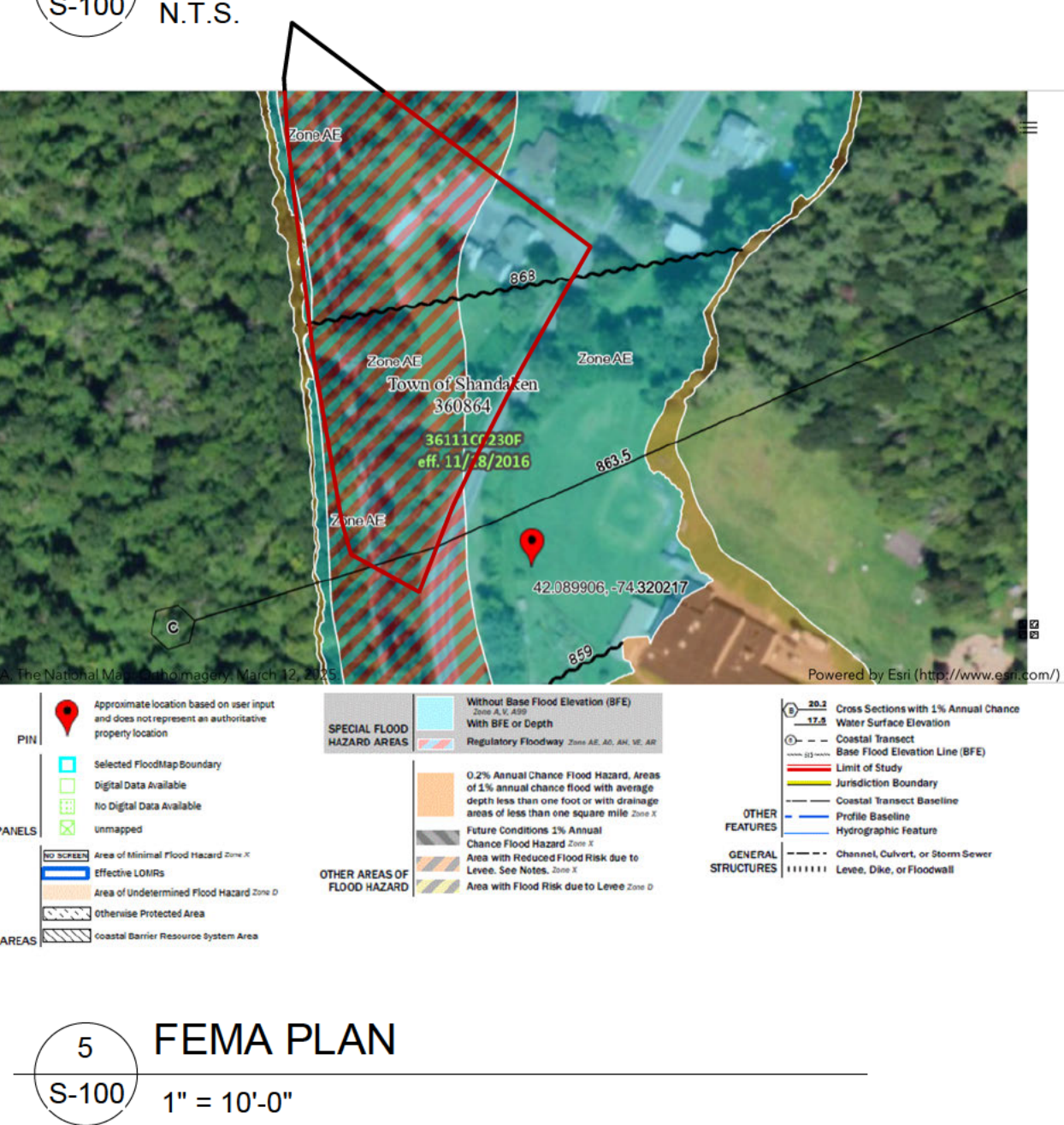
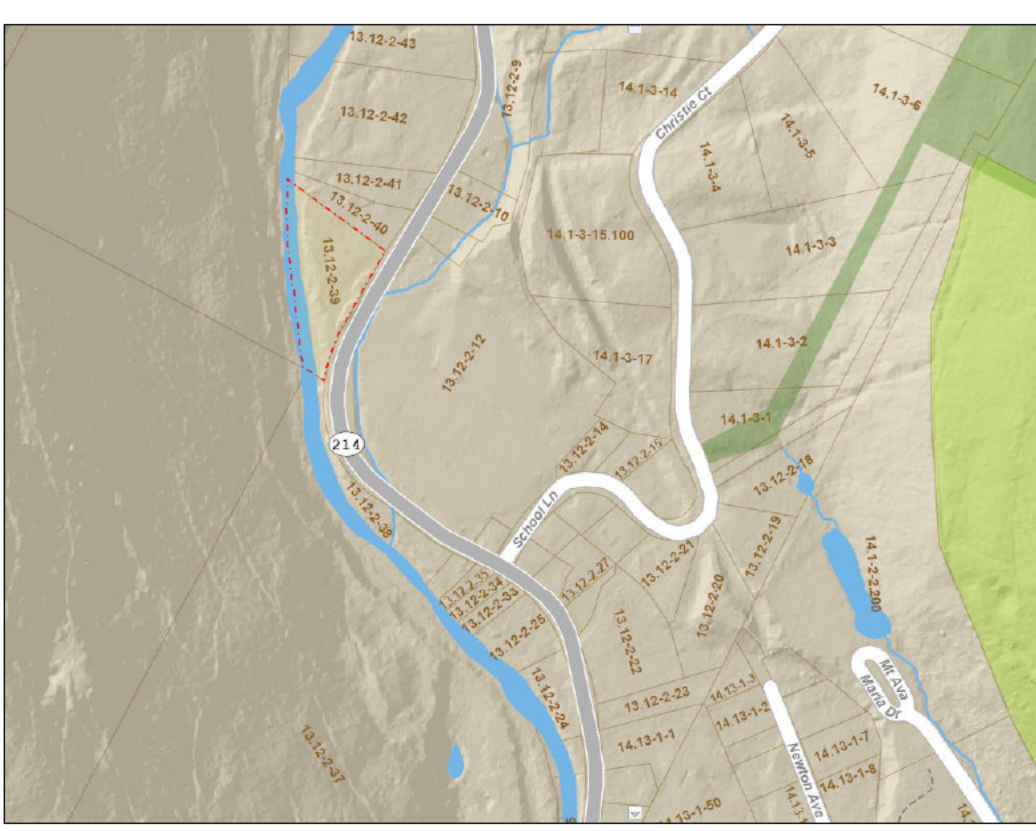
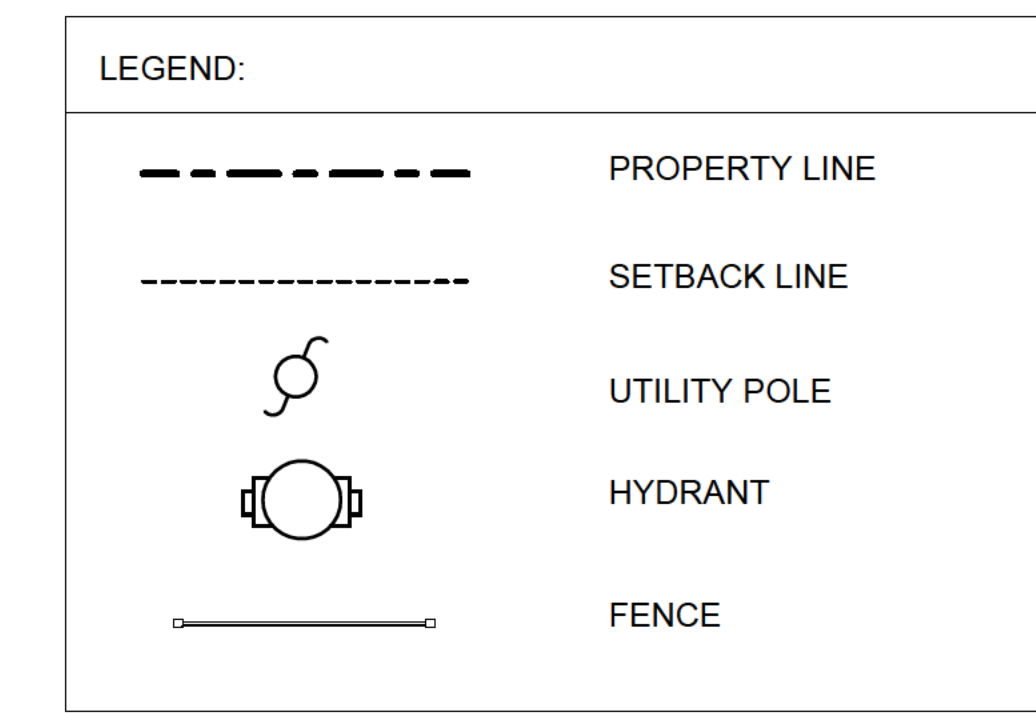
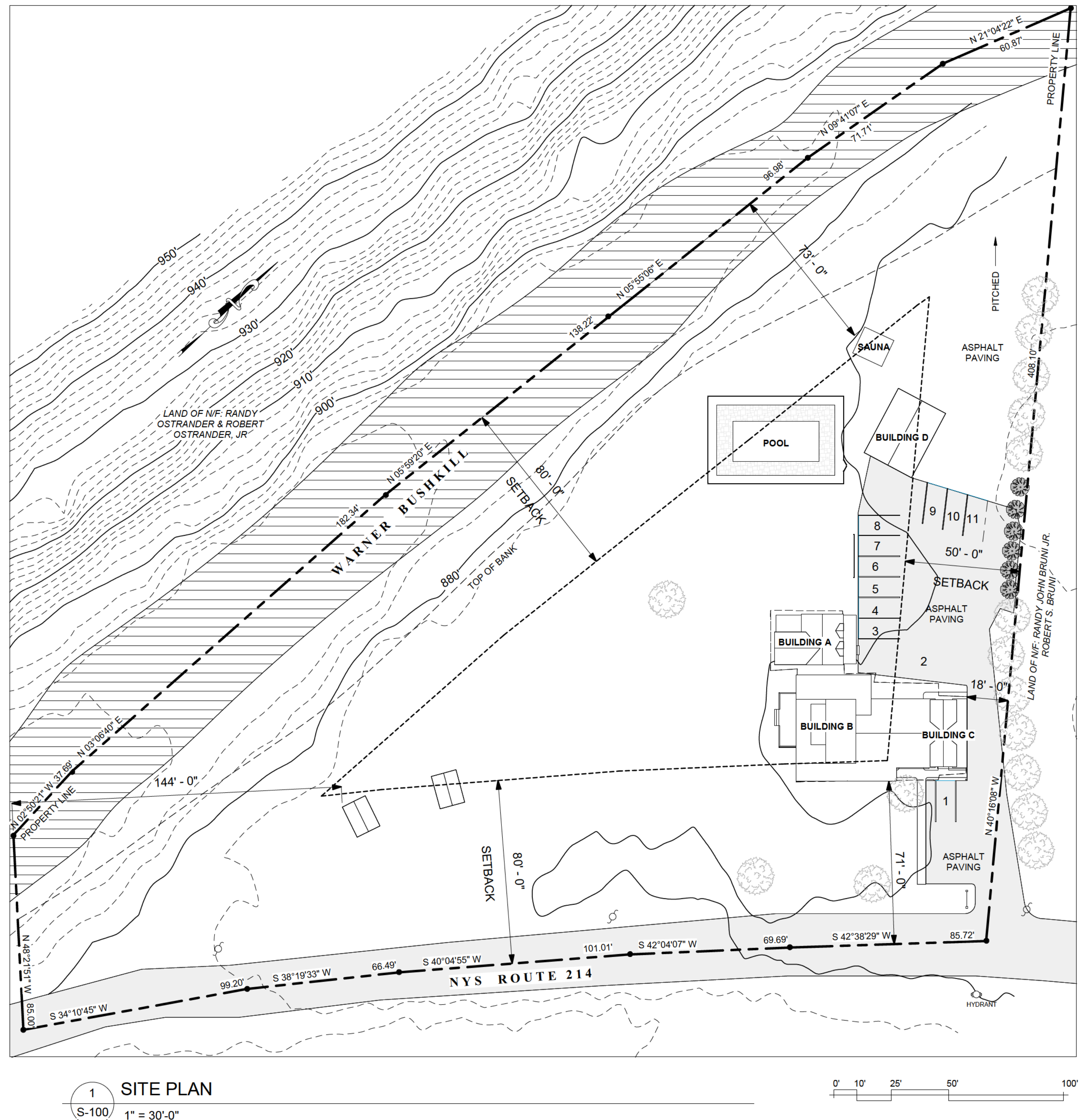
PURSUANT TO SECTION 89.5(B) OF THE NEW YORK STATE EDUCATION DEPARTMENT, REGULATIONS OF THE COMMISSIONER, 8 NYCRR 89.5, ENTITLED "SEALS", IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, PROFESSIONAL ENGINEERING AND LAND SURVEYING, SECTION 7209 FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED. THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM THEIR SEAL AND NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.

**OWNER:**  
THE UNDERSIGNED OWNER OF THIS PROPERTY HERON STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

**PLANNING BOARD:**  
APPROVED BY THE TOWN OF SHANDAKEN ZONING BOARD OF APPEALS

MEMBER	DATE
MEMBER	DATE



No.	Description	Date
ISSUE:		

PROJECT:  
169 RT 214

SITE PLAN

Date: 2/27/2026  
Project No: 2226  
Drawn By: DC  
Checked By: JP

DWG NO:

**S-100.00**