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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 reopen a PUBLIC HEARING pursuant to section 274-b of State Law and the Town of Shandaken Zoning Code for the purpose of hearing the following applicant:

An application for three Area Variances has been submitted to the Zoning Board of Appeals by 169 NY 214 LLC for a parcel located at 169 Route 214 in Phoenicia, further identified as Tax Map No. 13.12-2-39. Parcel consists of 2.25-acres and is located in a Hamlet Residential Zoning District.

Applicant is seeking relief of setback requirements noted in the Town of Shandaken Zoning Code in order to convert the existing multi-family use to a Motel/Lodge Development use.

The Public Hearing is scheduled for July 15, 2026 at 6:45pm at the Shandaken Town Hall, 7209 Route 28 Shandaken, NY.

Any person wishing to make comment regarding this application may do so during the Public Hearing. If you are unable to attend, written comments may be submitted. Such comments may be sent to:

PO Box 134
Shandaken, NY 12480

or by email to:

bldgzoning@shandaken.gov

All written comments must be received no later than July 15, 2026 at 3:00pm.

Dated June 17, 2026

**Town of Shandaken
Zoning Board of**

Appeals