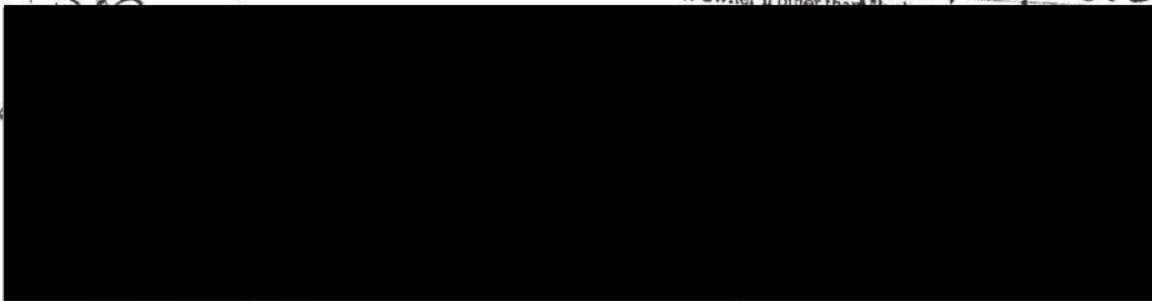


Special Permit and/or Site Plan Review Application

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

Donald Brewer
Name

J. Anthony Group LLC
Name of Owner if other than applicant

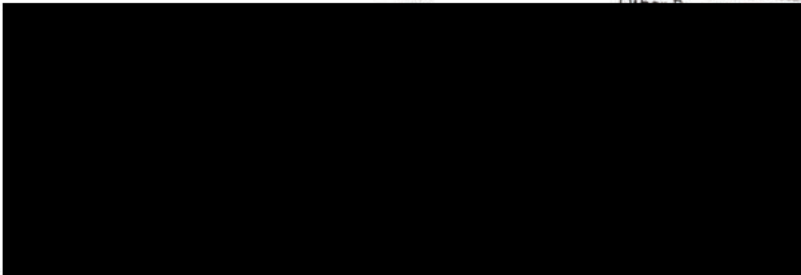


Property Information

Section 13.16 Block 2 Lot 42700 Zoning District HC Size .4 acres
Physical address: 21 East St which is on the West
side of East St road/street/lane, in the Hamlet of Phoenicia,
within 400 feet of State/County Highway # 28 in the Town of
Shandaken.

Representative Information

Donald Brewer
Surveyor or Engineer (preparing the Site Plan)



Use

Contact Number

Current Use Residential

Proposed Use (attach additional pages if needed)

Special use to add additional hotel rooms to existing
Phoenicia Lodge establishment.

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 use and/or site plan for the development of the property in accordance with the provisions of the Zoning Law of the Town of Shandaken and authorize entry upon the property for site inspections by Planning/Zoning Officials and their authorized representatives. Further, I do hereby affirm that all fees, permits, and charges applicable under the laws and ordinance of the State of New York and Town of Shandaken (including those required for any environmental impact studies, etc) will be paid; also, any legal or engineering fees required, including consultant fees, if warranted, will be paid by applicant(s). Fees are due and payable to: Town of Shandaken upon submission of the application. Any of the additional fees can be paid prior to the final hearing.

Signature(s)

Ryan Medrick

Date 10/23/2026

Note: Compliance with requirements shall be the sole responsibility of the applicant and/or his representative. Under the New York State SEQR law, it is a requirement to fill out an EAF statement for submission with this application.

Attachment - Plot Plan

Section: 13.16 Block: 2 Lot: 42.200
Location of lot: 21 East St, Phoenicia NY

Note: Plot plan must show the configuration of the lot (can be sketch plan) showing all buildings on the Parcel, giving the dimensions of each structure and must reflect the setbacks of each Structure from the property lines (front/rear/sides.) Sketch must be drawn to scale with scale indicated (if not providing professional drawings/plat.)