

**Property Information:**

Number and Street Address: 6280 Route 28

Section: 13.- Block: 2. Lot: 1.112 Zoning District: R1.5

Is the property located in a Flood Zone? [ ] Yes [X] No

.....  
**Owner Information:**

Owner(s) Name: APFU LLC

Mailing Address: 576 Woodland Valley Rd.  
Phoenicia NY 12464

Contact Number(s): Home \_\_\_\_\_ Cell \_\_\_\_\_

Email Address: \_\_\_\_\_

.....  
**Contractor and/or Engineer Information:**

Name and/or DBA: Donald L. Brewer, PLS, CFM

Mailing Address: PO Box 71  
Phoenicia NY 12464

Contact Person: Don Brewer

Contact Number(s): 845-688-7888 or \_\_\_\_\_

Email Address: brewerpls@gmail.com

Name and/or DBA: N/A

Mailing Address: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Contact Number(s): \_\_\_\_\_ or \_\_\_\_\_

Email Address: \_\_\_\_\_

**Scope of Work**

Existing use and occupancy: Vacant

Proposed use and occupancy: 7 townhomes

Type of Project: [X] New Building [ ] Addition [ ] Alteration [ ] Repair/Replacement [ ] Sign  
[ ] Relocation [ ] Fence [ ] Generator [ ] Solar Panels [ ] Oil Tank [ ] Roofing [ ] Other

Project Description: See attached map  
Would need an area variance Sec. 116-40 A 1, 2, & 4

Dimensions of existing structure:	Front	<u>N/A</u>	Rear	_____	Depth	_____	Height	_____
Setbacks of existing structure:	Front	<u>N/A</u>	Rear	_____	Depth	_____	Height	_____
Dimensions of proposed structure:	Front	<u>98'</u>	Rear	<u>98'</u>	Depth	<u>55'/36'</u>	Height	<u>30'-12'</u>
Setbacks of proposed structure:	Front	<u>69.8'</u>	Rear	<u>+522'</u>	Depth	<u>25'/+274'</u>	Height	_____

**Plot Plan**

A plot plan is an accurate drawing or map of your property that shows the size and configuration of your property and the size and precise location of man-made features (ie: buildings, driveways, walls and fencing) on the property. Plot plans show both what currently exists on the property and what the desired physical changes are.

List of items required to be shown on the Plot Plan:

1. Name and site address
2. Property lines (boundaries) with dimensions
3. The exterior dimensions of existing and proposed buildings, additions and structures with distances to property lines
4. The distance from the curb to the property line
5. The distance from the centerline of the street to the property line
6. Show all setbacks (front, sides and rear)
7. North arrow scale

ARW LLC by Howard L. ..., the above-named applicant, hereby attest that I am the lawful owner of the property described within or am the lawful agent of said owner and affirm under the penalty of perjury that all statements made on this application are true.

Signature: ARW LLC BY [Signature] Date: 11/10/23  
11/10/23 [Signature]

**Office Use Only**

Date Recd: \_\_\_\_\_ Recd By: \_\_\_\_\_ Date Reviewed by ZEO: \_\_\_\_\_

Is application complete: [ ] Yes [ ] No Documentation Needed: \_\_\_\_\_

Special Approval Needed by: [ ] Planning Board  
[ ] Zoning Board of Appeals  
[ ] None

Flood Plain Development Permit Required: [ ] Yes [ ] No

November 10, 2023

Town of Shandaken  
Zoning Board  
PO Box 134  
Shandaken, NY 12480

To the Town of Zoning Board,

We authorize Donald Brewer Surveying, Inc. to represent us in all issues concerning the property located on Route 28 in Shandaken, Tax ID #s 13.00-2-1.112 before the Town Zoning Board.

Sincerely,



By Howard Widensky Managing Partner

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APFU, LLC