

NOTICE IS HEREBY GIVEN that the Town of Shandaken Planning Board will hold 3 Public Hearings pursuant to section 274-b of State Law and as prescribed by the District Schedule of Area and Bulk Regulations of the Shandaken Town Code for the purpose of hearing the following applicants:

1-An application for Site Plan Review has been submitted to the Planning Board by Parker Lane Ventures LLC for a parcel located at 78-80 Route 214 in Phoenicia, further identified as SBL# 14.13-1-50 located in a Hamlet Commercial Zoning District. The application for Site Plan Review was submitted for approvals to construct a multi-use building accessory to the existing hotel. The Public Hearing is scheduled for **March 13, 2024 at 6:45pm** at the Shandaken Town Hall; 7209 Route 28 Shandaken, NY.

2-Regarding an application for Lot Line Adjustment/Resubdivision submitted to the Planning Board by Catskill Region Surveying Services PC on behalf of Jeremy Bernstein, Ben DeRosa and Doris Cheng for the approval of a plat adjusting the boundary lines between two (2) existing parcels, both located in R3 and R5 Zoning Districts, creating lots as follows:

14.6-2-35.113 – currently 57.58 acres; will be 63.09 acres

14.6-2-36.110 – currently 13.1 acres; will be 7.59 acres

The Public Hearing is scheduled for **March 13, 2024 at 7:00pm** at the Shandaken Town Hall; 7209 Route 28 Shandaken, NY.

3-Regarding an application for Lot Line Adjustment/Resubdivision submitted to the Planning Board by Control Point Associates Inc PC on behalf of William K Fichtner for the approval of a plat adjusting the boundary lines between two (2) existing parcels, both located in Residential 1.5 and 5 Acre Zoning Districts, creating lots as follows:

5.14-1-6.100 – currently 16.5 acres; will be 18.1 acres

5.14-1-6.200 – currently 36.4 acres; will be 34.8 acres

The Public Hearing is scheduled for **March 13, 2024 7:10pm** at the Shandaken Town Hall; 7209 Route 28 Shandaken, NY.

Anyone who wishes to make comment in regards to this application may do so during the Public Hearing. If you are unable to attend, you may send any comments you would like read during the meeting to shandakenbldg@gmail.com, or PO Box 134 Shandaken, NY 12480. All such comments must be received no later than 3:00pm on March 13, 2024.