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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 267-a of the State Law and as prescribed in the District Schedule of Area and Bulk Regulations of the Shandaken Town Code for the purpose of hearing the following applicant:

Regarding an application for both a Use and an Area Variance submitted by Wellington Blueberry LLC for a parcel located at 310 Main St in Pine Hill, further identified as sbl# 4.46-1-32.110, said parcel being located in a Hamlet Commercial Zoning District.

The applicant is seeking a Use Variance in relief of the density regulations listed in the District Schedule of Area and Bulk Regulations of the Town of Shandaken Zoning Code which would require a minimum of 2.04 acres in order for the structure to be converted to ten (10) affordable housing units and a café/market. The parcel consists of approximately .95 acres.

The applicant is seeking an Area Variance in relief of Zoning Code §116-40A.4 which only allows 4 units in a multi-family structure.

The Public Hearing is scheduled for **December 18, 2024 at 6:30pm** at the Shandaken Town Hall; 7209 Route 28 Shandaken, NY.

Anyone who wishes to make comment regarding the application may do so during the Public Hearing. If you are unable to attend you can send any comments you would like read during the meeting to [shandakenbldg@gmail.com](mailto:shandakenbldg@gmail.com), or PO Box 134 Shandaken, NY 12480. All such comments must be received no later than December 18, 2024 at 3:00pm.

**Dated August 22, 2024**

**Town of Shandaken  
Zoning Board of Appeals**