



*"The Heart of the Park...Where the Eagle Soars"*

[www.shandaken.us](http://www.shandaken.us)

Supervisor: (845) 688-7165

Police: (845) 688-9902

Town Clerk: (845) 688-5004

Justice Court: (845) 688-5005

Assessor: (845) 688-5003

Assessor Fax: (845) 688-5708

ZBA/ZEO/Planning: (845) 688-5008

Highway: (845) 688-9901

Fax: (845) 688-2041

P.O. Box 134, 7209 Rte. 28, Shandaken, NY 12480

**Area/Use Variance Application**  
**Information Sheet**

1. When applying for an AREA or USE VARIANCE, you must be able to demonstrate a practical hardship as it pertains to the land. This hardship cannot be personal or self-created. Variance applications should be submitted to the Zoning Office at least ten (10) days prior to a ZBA monthly meeting date (third Wednesday of every month,) as they require a referral by the Zoning Enforcement Officer.
2. When applying for a FEMA VARIANCE, in addition to the requirements of item (3) below, applicants also need to provide a "Certificate of Elevation," reflecting the elevation point(s), which have been prepared by a FEMA qualified surveyor or engineer, and must reflect the elevations point(s).
3. At least ten (10) days prior to the ZBA meeting, six (6) copies of the application and all supporting documentation, plus six (6) copies of the plot plan detailing the proposed project and giving a diagram of the property showing all existing and proposed buildings and structures, and indicating setback dimensions from all property lines, streams, and other buildings or structures on the property, as well as a PDF copy shall be submitted to the Building/Zoning Department, together with the applicable fee.
4. When applying for an APPEAL from decisions of the Zoning Enforcement Department, a complete set of the information/documentation upon which the ZEO based his/her denial must be provided as part of the Appeals Application which should be prepared as indicated in (3) above and submitted to the Zoning Board of Appeals office.
5. Your application will be scheduled for a PRELIMINARY HEARING, during which time applicant will present their case to the board. They will review the application, and if all requirements have been met, applicant will be scheduled for a PUBLIC HEARING, usually at the next regular meeting of the board. During the intervening period, the ZBA office will notify applicants abutters of pending application and hearing date. The cost of notifying the abutters via certified mail will be the responsibility of the applicant regardless of the boards decision.

**FEES:** A fee is required when submitting an application to the ZBA. All fees are payable to:  
Town of Shandaken.

Area Variances:	\$100, plus \$50 for any additional variances within the same application.
Use Variance:	\$125
Appeals:	\$100
Interpretations:	\$100
Determination of Zoning Boundaries:	\$50

**APPLICATION FOR VARIANCE**

Type of Variance(s) requested:

☐

Area

☒

Use

☐

FEMA

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

Wellington Blueberry, LLC

Name

Name of Owner if other than Applicant

PO Box 617

Mailing Address

Mailing Address

Pine Hill

City/State/Zip

NY 10507

City/State/Zip

917-518-1951

Contact Number

Contact Number

**Property Information**Section 4.46 Block 1 Lot 32.11 Zoning District HC Size .75 acresPhysical address: 310 Main Street, Pine Hill Flood Zone: ☒ Yes ☐ No**IF AREA VARIANCE**Dimensions of Existing Building: 110'dx41'wx43'h (including height) Square Footage: 4510 s.f. includes ☒Dimensions of Proposed Building: 110'dx45'wx43'h (including height) Square Footage: 4950 s.f. (includes ☒Dimensions of Proposed Addition: 10'x44'x22'h (m (including height) Square Footage: 440 s.f. (enclosed ☒Maximum Structure Coverage Allowed: 25 % Variance Percentage Requested: n/a %Proposed Setbacks: Front existing ft. Rear existing ft. Side existing ft. Side existing ft.Required Setbacks: Front 25' ft. Rear 25' ft. Side 10' ft. Side 10' ft.Variance Requested: Front n/a ft. Rear n/a ft. Side n/a ft. Side n/a ft.**IF USE VARIANCE**Existing Use/Occupancy: 1-family res, inn/lodgeProposed Use/Occupancy: multi-family, retail**Reason for Variance** (describe the nature of the variance you are requesting, explaining in detail the reasons for the hardship of the land that you believe qualifies you for a variance. (attach additional pages if needed.)

Proposal is for 10 units of affordable workforce housing; zoning permits no more than 4 units. As per code, we will also seek a Special Permit from Planning for multi-family use in HC zone. Following months of research and consultation with professionals, governmental agencies, and organizations with expertise in development, rehabilitation, and preservation, it is clear there is no FOR-PROFIT

modern use that can justify the costs of rehabilitation, currently documented at more than \$6 million. There are however funding sources, tax credit, and development/management structures for affordable housing and historic preservation that can make the project feasible. This strategy, developed in consultation with a highly experience preservation architecture firm, RUPCO, and other stakeholders, requires a minimum of 10 dwelling-units and compliance with NPS and SHPO standards for historic preservation.

Given state and local priorities for housing, and the hamlet's need for commercial revitalizaion, we submit this proposal to rehabilitate the historic Wellington Hotel for affordable housing with leasable retail space at street level.



**Attachment – Plot Plan**

Section: 4.46 Block: 1 Lot: 32.11

Location of lot: 310 Main Street, Pine Hill

(See Attached)


**Note:** The plot plan drawn above must show the configuration of the lot showing ALL structures on the parcel and giving the dimensions of each structure and, most importantly, the setbacks of each structure from the property lines (front, rear, and sides.) The sketch **MUST BE DRAWN TO SCALE**. Indicate the name and placement of the road(s) for purposes of identification.

If you are submitting a professionally drawn sketch plan or preliminary plat, please check ☒ here and submit a minimum of six (6) copies of the drawing.

**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 variance in accordance with the provisions of the Zoning Law of the Town of Shandaken and authorize entry upon the property for site inspections by Zoning Officials and their authorized representatives. Fees are due and payable to: Town of Shandaken upon submission of the application.

Signature(s)

  
\_\_\_\_\_  
\_\_\_\_\_

Date

08.06.2024

N.Y.S. Plane Coordinate System  
Eastern Zone, N.A.D. 1983  
NAD 1983

UNAUTHORIZED ALTERATION IN ADDITION TO THIS  
SURVEY MAP IS A VIOLATION OF SECTION 200(2)  
OF THE NEW YORK STATE EDUCATION LAW

