

Special Permit and/or Site Plan Review Application

APPLICANT

OWNER (if other than applicant)

Name: Wellington Blueberry, LLC

Mailing Address: P.O. Box 617

City/State/Zip: Pine Hill, N.Y. 12465

Telephone: 917-518-1951

Property: Section 4.46 Block: 1 Lot: 32.110 Zone: HC Size: 0.921 acres

Location of Property: Street Address (if applicable): 310 Main Street

Pine Hill, which is on the Northeast side of Main Street

Road, in the Hamlet of Pine Hill, within 900 feet of State/County Hwy # 28

in the Town of Shandaken, NY.

SURVEYOR OR ENGINEER:
(preparing site plan)

OTHER REPRESENTATIVE
(attorney, architect or other)

Name: Allan M. Dumas III, PE

Michael Morriello, Esq., Riseley & Moriello, PLLC

Mailing Address: 67 Maiden Lane

111 Green Street

City/State/Zip: Kingston, New York 12401

Kingston, New York 12401

Telephone: 845-338-7622

845-338-6603

PROPOSED USE OF SITE/REASON FOR REQUEST (attach add'l page if needed).

Adaptive reuse of an existing 3.5 story, 12,000 Square foot wood framed structure that formerly housed a hotel which is being converted into ten (10) apartments and will also include retail and cafe / food service operations.


Note: If the applicant is NOT the owner of the property, but, is a proposed occupant or purchaser under contract or option, an affidavit/notarized letter of authorization from the owner must be submitted.

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

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 inspection by Planning/Zoning Officials and their authorized representatives. Further, I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances 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 aforementioned can be paid prior to the final hearing.

Date: December 4, 2024

Signature(s): 


Attachment – Plot Plan

Section: 4.46 Block: 1 Lot: 32.110

Location of lot: 310 Main Street, Pine Hill, NY

Note: Plot Plan must show the configuration of the lot (can be a 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).

Submitted by:

Applicant

Date submitted: December 4, 2024
Wellington Blueberry, LLC
Owner

Site Plan Checklist

If the application includes the need for a Site Plan, the following checklist will simplify the items that will be required by the Planning Board. Please provide written responses to any required information that cannot be clearly reflected on the sketch plan or site plan packet. If you feel that the requirement is not applicable (N/A), you can check the box indicated. The final decision regarding whether information is necessary, lies with the Planning Office or with the Planning Board itself.

Done **N/A**

- [X] [] 1. Title of drawing, including name and address of applicant and person(s) responsible for preparation of such drawing.

- [X] [] 2. North arrow, scale and date.

- [X] [] 3. Accurate boundaries of the property plotted to scale.

- [X] [] 4. Existing watercourses.

- [] [] 5. Grading and drainage plan showing existing and proposed contours at an appropriate interval to be specified by the Planning Board at the sketch plan conference, with two-foot contour intervals and soils data generally required on that portion of any site proposed for development where general site grades exceed 5% or there may be susceptibility to erosion, flooding or ponding.

- [X] [] 6. Location, proposed use and height of all buildings.

- [X] [] 7. Location, design and construction materials of all parking and truck-loading areas, with access and egress drives thereto.

- [X] [] 8. Provision for pedestrian access.

- [] [X] 9. Location of outdoor storage of equipment and materials, if any.

- [] [] 10. Location, design and construction materials of all existing or proposed site improvements, including drains, culverts, retaining walls and fences.

- [X] [] 11. Description of the method of sewage disposal and the location, design and construction materials of such facilities.

- [X] [] 12. Description of the method of securing water supply and the location, design and construction materials of such facilities.

- [] [] 13. Location of fire and other emergency zones, including the location of the nearest water supply for fire emergencies.

- [] [] 14. Location, design and construction materials of all energy distribution facilities, including electrical, gas and solar energy.

- [] [X] 15. Location, size, design and construction materials of all proposed signage.

