



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

www.shandaken.us

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

APPLICATION FOR AREA VARIANCE

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

Christopher Colasanti (Property Owner)

Name

Name of Owner if other than Applicant

PO Box 41

Mailing Address

Mailing Address

Boiceville, NY 12412

City/State/Zip

City/State/Zip

646-715-9123

Contact Number

Contact Number

chriscolasanti@gmail.com

Email Address

Email Address

Property Information

Section 35 Block 1 Lot 12 Zoning District R3 Size 13.54 acres

Physical address: 176 Traver Hollow Road Flood Zone: [] Yes [] No

Parcel is located on a TOWN COUNTY STATE X PRIVATE road.

Is the parcel located within 500 feet of any County or State road or property? yes X no

Is the parcel located within 100 feet of any mapped water course? yes X no

Existing Use/Occupancy: N/A - no existing structure

Proposed Use/Occupancy: Accessory Use / 2-Car Garage

Describe the nature of the variance you are requesting:

Proposed 2-Car Garage with 2nd level for workshop, office & storage spaces. Significantly sloped terrain
results in 2-Car garage at lower grade, and upper level workshop exiting to upper grade.

CRITERIA FOR THE ISSUANCE OF AN AREA VARIANCE

In making it's determination, the Zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood of community by such grant. In making such determination the board shall also consider:

Each of the five listed criteria must be answered by the applicant with a narrative.

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance:

No - the accessory structure is located well inside the 13.54 acre lot and will not be visible from adjacent parcels.

2. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance:

No - there is no existing garage on the lot. Owners are seeking to protect their vehicles as well as gaining additional storage space.

3. Whether the requested area variance is substantial:

Substantial as pertains to the welfare of the owners;

Un-substantial as pertains to the impact on the land & neighborhood

4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district:

No - the roof of the new garage will also serve to collect solar power to serve the main house, therefore positively effecting the environment at large.

5. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance:

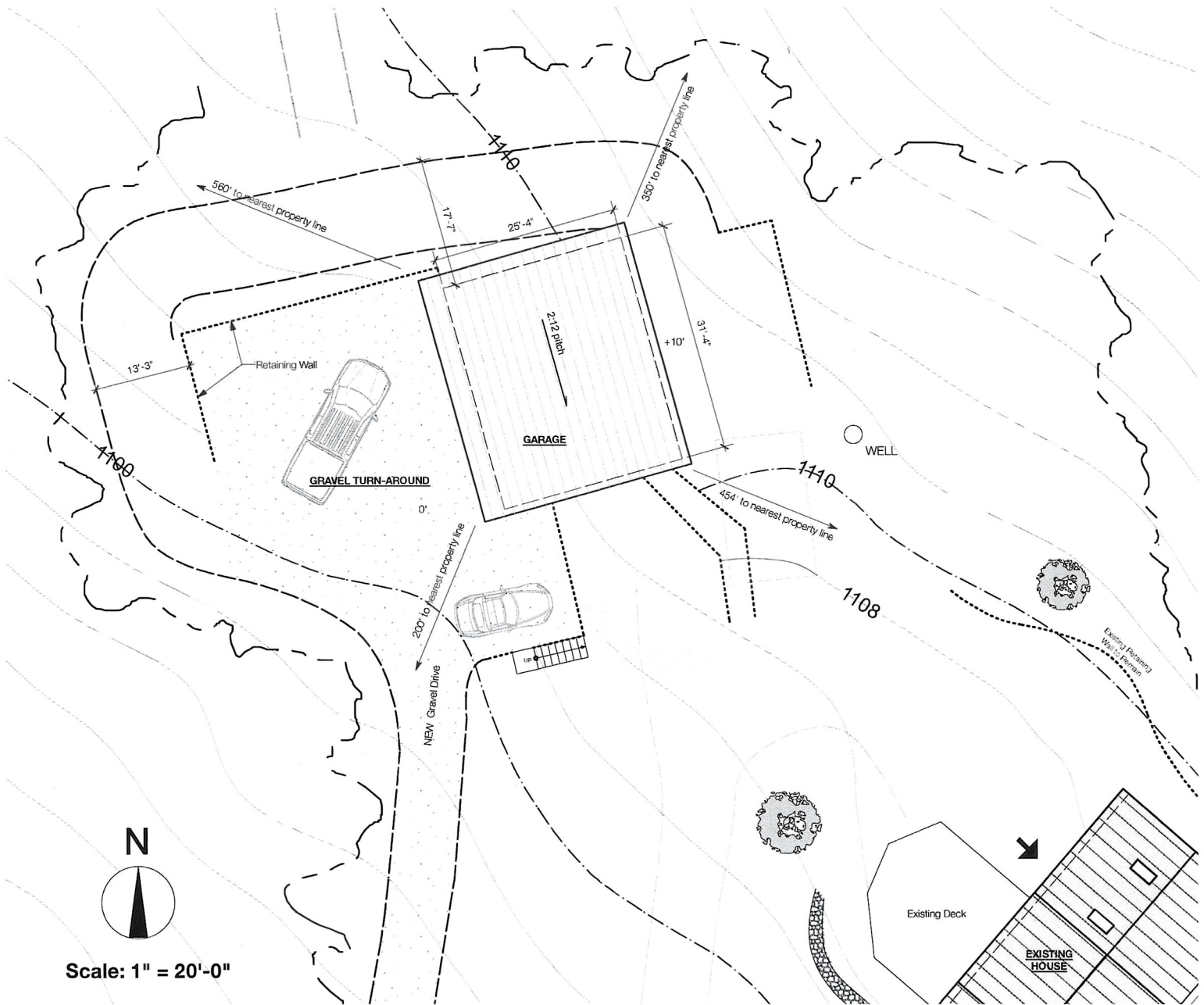
There is no existing 'difficulty', beyond the fact that the premises does not currently have a Garage

Any supporting documents should be submitted as a part of the application to the Zoning Board of Appeals.

Attachment – Plot Plan

Section: 35 Block: 1 Lot: 12

Location of lot: 176 Traver Hollow Road



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.

At least 10 days prior the Zoning Board of Appeals meeting the following will be submitted to the Zoning Office:

1. Six (6) copies of the application and all supporting documents
2. Six (6) copies of the plot/site plan detailing the proposed project and giving a diagram of the property showing all the existing and proposed buildings/structures, indicating the setback dimensions from each property line, stream, road, right of way, and other buildings/structures on the property.
3. A PDF copy of application, supporting documents, and plot/site plan.
4. Application fee: \$100, plus \$50 for any additional area variances within the same application.

Once your complete application is submitted to the Zoning Department, it will be scheduled for a PRELIMINARY HEARING, during which time the applicant will present their case to the Board of Appeals. The Board will review the application and all supporting documents, and if all requirements have been met, the applicant will be scheduled for a PUBLIC HEARING, usually at the next regular monthly meeting of the Board of Appeals. During the intervening period, the Zoning Office will notify the applicants abutting and adjacent property owners of the pending application and public hearing date. The cost of notifying the abutting and adjacent property owners via certified mail will be the responsibility of the applicant regardless of the Boards decision.

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

3/6/25