

Special Permit and/or Site Plan Review Application

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

Christopher Verrall

Name

APFU, LLC

Name of Owner if other than Applicant

6280 NY-28

Mailing Address

576 Woodland Valley Road

Mailing Address

Phoenicia, NY 12464

City/State/Zip

Phoenicia, NY 12464

City/State/Zip

917-325-6531

Contact Number

845-688-4200

Contact Number

Property Information

Section **13** Block **2-1** Lot **111** Zoning District _____ Size **4.5** acres

Physical address: **6280 NY-28 Phoenicia, NY 12464** which is on the **NE**
side of **NY-28** road/street/lane, in the Hamlet of **Phoenicia**,
within **50** feet of State/County Highway # **NY-28** in the Town of
Shandaken.

Representative Information

Surveyor or Engineer (preparing the Site Plan)

Other Representative

Mailing Address

Mailing Address

City/State/Zip

City/State/Zip

Contact Number

Contact Number

Use

Current Use **Home**

Proposed Use (attach additional pages if needed)

Storage of registered fully road worthy trailers, not fixed pieces of equipment.

No commerce is conducted on this site.

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

Signature(s) _____

Date 01/06/2025

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

Attachment – Plot Plan

Section: 13 Block: 2-1 Lot: 111

Location of lot: 6280 NY-28 Phoenicia, NY 12464

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

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 Site Plan. 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 Board.

Done **N/A**

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|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Title of drawing, including name and address of applicant and person(s) responsible for preparation of such drawing. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. North arrow, scale and date. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Accurate boundaries of the property plotted to scale. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Existing watercourses. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Location, proposed use, and height of all buildings. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. Location, design, and construction materials of all parking and truck-loading areas, with access and egress drives thereto. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Provision(s) for pedestrian access. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Location of outdoor storage of equipment and materials, if any. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 10. Location, design, and construction materials of all existing or proposed site improvements, including drains, culverts, retaining walls, and fences. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 11. Description of the method of sewage disposal and the location, design, and construction materials of such facilities. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Description of method of securing water supply and the location, design, and construction materials of such facilities. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 13. Location of fire and other emergency zones, including the location of the nearest water supply for fire emergencies. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 14. Location, design, and construction materials of all energy distribution facilities Including electrical, gas, and solar energy. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 15. Location, size, design, and construction materials of all proposed signage. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 16. Location and proposed development of all buffer areas, including indications of existing vegetative cover. |

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|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. Location and design of outdoor lighting facilities, including data regarding when appropriate, lighting levels both within the site and at the site's boundaries. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 18. Designation of the amount of building area proposed for retail sales, office use, or similar commercial activity. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 19. Detailed landscaping plan and planting schedule including the number, size, type, and location of all canopy trees or understory trees, shrubs, and ground covers to be planted. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 20. Building elevations and sections at a scale sufficient to delineate clearly the massing and the exterior materials, textures, and colors of all buildings and other structures shown on the Site Plan. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 21. Other elements integral to the proposed development, as considered necessary By the Planning Board, including the identification of and State or County permits Required for the project's execution. |

ALL ISSUES HAVE BEEN READ AND ADDRESSED FOR THE APPLICATION

Name of Applicant(s)	<u>Christopher Verrall</u>
	<u>APFU, LLC</u>
SBL	<u>13.-2-1.111</u>

*******SHORT ENVIRONMENTAL ASSESSMENT FORM FOLLOWS*******