

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)

Nancy's of Woodstock, Artisanal Creamery, Inc

Name

HJ Equities

Name of Owner if other than Applicant

40 Portal East Court, PO Box 85

Mailing Address

60 E 42nd Street

Mailing Address

Shandaken, NY 12480

City/State/Zip

New York, NY 10165

City/State/Zip

917-664-8900

Contact Number

Contact Number

Property Information

Section 14 Block 13 Lot 3-5 Zoning District HC Size 0.32 acres

Physical address: 52 Main Street which is on the south

side of Main road/street/lane, in the Hamlet of Phoenicia,

within 700 feet of State/County Highway # 28 in the Town of

Shandaken.

Representative Information

Sam Spata, Registered Architect

Surveyor or Engineer (preparing the Site Plan)

Other Representative

40 Portal East Court

Mailing Address

Mailing Address

Shandaken, NY 12480

City/State/Zip

City/State/Zip

917-664-8900

Contact Number

Contact Number

Use

Current Use **Retail**

Proposed Use (attach additional pages if needed)

Ice Cream Shop with new commercial kitchen and retail counter

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 _____

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

Attachment – Plot Plan

Section: 14 Block: 13 Lot: 3-5

Location of lot: 52 Main Street, Phoenicia, NY

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.

<u>Done</u>	<u>N/A</u>	
<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 type="checkbox"/>	<input checked="" type="checkbox"/>	3. Accurate boundaries of the property plotted to scale.
<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	15. Location, size, design, and construction materials of all proposed signage.
<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> | 18. Designation of the amount of building area proposed for retail sales, office use, or similar commercial activity. |
| <input type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input 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) Sam Spata

14.13-3-5

SBL



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