

Special Permit and/or Site Plan Review Application

APPLICANT

OWNER (if other than applicant)

Name: Donald Brewer

Dark Sky Hospitality LLC

Mailing Address: PO Box 71

540 County Route 42

Phoenicia NY 12464

Shandaken NY 12480

City/State/Zip: _____

Telephone: 845-688-7888

845-688-5357

Property: Section 4 Block: 2 Lot: 71 Zone: R1.5 Size: 32.1 acres

Location of Property: Street Address (if applicable): 8030 Route 28, Shandaken

_____, which is on the West side of Route 28

Road, in the Hamlet of Big Indian, within _____ feet of State/County Hwy # _____

in the Town of Shandaken, NY.

SURVEYOR OR ENGINEER:
(preparing site plan)

OTHER REPRESENTATIVE
(attorney, architect or other)

Name: Donald Brewer

Mailing Address: _____

City/State/Zip: _____

Telephone: _____

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

Reopening hotel with it's existing Kitchen/Dining area

Moving small cigar shop from 7157 Rte 28 to hotel.

Note: If the applicant is NOT the owner of the property, however, 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 SEQRA law, it is a requirement to fill out an EAF statement for submission with this application.

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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: 10/30/25

Signature(s): 

Attachment – Plot Plan

Section: 4. - ~~7~~

Block: 2

Lot: 71

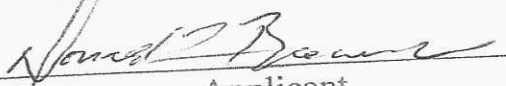
Location of lot: 8030 Rte 28

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:

Date submitted: _____


Applicant

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

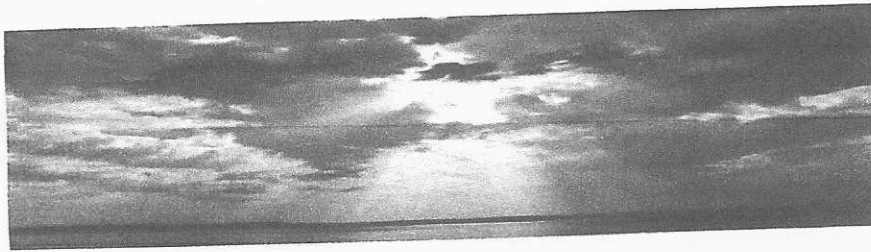
- ☒ [] ☐ 1. Title of drawing, including name and address of applicant and person(s) responsible for preparation of such drawing.
- ☒ [] ☐ 2. North arrow, scale and date.
- ☒ [] ☐ 3. Accurate boundaries of the property plotted to scale.
- ☒ [] ☐ 4. Existing watercourses.
- ☐ [] ☒ 5. Grading and drainage 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.
- ☒ [] ☐ 6. Location, proposed use and height of all buildings.
- ☒ [] ☐ 7. Location, design and construction materials of all parking and truck-loading areas, with access and egress drives thereto.
- ☐ [] ☒ 8. Provision for pedestrian access.
- ☒ [] ☐ 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.
- ☐ [] ☒ 11. Description of the method of sewage disposal and the location, design and construction materials of such facilities.
- ☐ [] ☒ 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.
- ☒ [] ☐ 15. Location, size, design and construction materials of all proposed signage.

- ☒ ☐ 16. Location and proposed development of all buffer areas, including indication of existing vegetative cover.
- ☒ ☐ 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.
- ☒ ☐ 18. Designation of the amount of building area proposed for retail sales, office use or similar commercial activity.
- ☐ ☒ 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.
- ☐ ☒ 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.
- ☐ ☐ 21. Other elements integral to the proposed development, as considered necessary by the Planning Board, including the identification of any state or county permits required for the project's execution.

ALL ISSUES ABOVE HAVE BEEN READ AND ADDRESSED FOR THE APPLICATION

Name of Applicant Donald L. Brewer S/B/L# 4. 2-71

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



DARK SKY HOSPITALITY, LLC
7159 ROUTE 28
SHANDAKEN, NY 12480
845-688-5099
info@procco.com

August 22, 2025

Planning Board
Town of Shandaken
7209 Route 28
Shandaken, NY 12480

Dear Chairman Rubuffo:

I, Erik Risher of Dark Sky Resort LLC, authorize Donald Brewer, CFM, PLS, to represent me at The Town of Shandaken Planning Board meeting on Wednesday, August 27, 2025, regarding the property located at 8030 State Rt 28, Big Indian, NY 12410.

Sincerely,

Erik R Risher

Hotels with Restaurants/Gift Shops in Shandaken

Emerson Resort HB Highway business

Urban Cowboy R1.5 Moderate Density Residential

Catskill Rose R1.5 Moderate Density Residential

Fox Fire Mountain House R1.5 Moderate Density Residential

Pine Hill Arms HR Hamlet Residential

The Colonial HR Hamlet Residential

Shandaken Inn R1.5 Moderate Density Residential

Catskill Seasons Inn R1.5 Moderate Density Residential

Full Moon Resort R1.5 Moderate Density Residential

McKenly Hollow LLC R5 Very low density Residential

The Mountain Brook R1.5



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

www.shandaken.us

#2234
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

September 3, 2025

Parcel Location: 8030 Route 28
Parcel SBL#: 4.-2-71
Parcel Acres: 32.80-acres

To Whom It May Concern:

In response to your request for information regarding the above referenced parcel, we have researched our records and have found the following:

The parcel is located in both a Residential 1.5-acre and Residential 5-acre Zoning District. All of the improvements are located in the Residential 3-acre Zoning District.

In 2003, First Spanish Baptist Camp was issued a Special Use Permit by the Planning Board to operate a Religious Camp. Records available to my office do not clarify the intended use of the buildings situated on the lot, outside of the Survey submitted to the Planning Board with the Special Use Permit application, which does label each of the structures. The approved use as a Religious Camp is defined in the current Zoning Code, so clarification cannot be found there either.

Prior to the issuance of the Special Use Permit in 2003, it is my understanding that the main building on the parcel was operated as a hotel, and that the use pre-dated the adoption of the Town of Shandaken Zoning Code in 1976.

Following the review of the records available to my office, and materials submitted to my office by a representative of the current owner, it is clear that the approved Religious Camp use included the continuance of the hotel use in the main building.

The current allowable use(s) for the structures on the parcel, as of the above date, are as follows:

The main building can operate as a 38-room hotel.

The single-family residences do not transient occupancy approvals, they have been used as employee housing and can continue to operate that way.

Regarding the 60'x100' pre-fabricated steel pavilion, the pavilion was permitted as an "exercise facility," however the permit to construct it was never closed, as such its use is irrelevant until such a time as a Certificate of Compliance is issued.

An open/expired permit is considered a violation and that should be rectified at the owner's earliest convenience.

A copy of the Special Use Permit is enclosed, and the survey noted in this letter is available for your review in the Building Department. Office hours are Monday-Friday, 9:00am-3:00pm.

You can contact my office should you have any questions at (845) 688-5003.

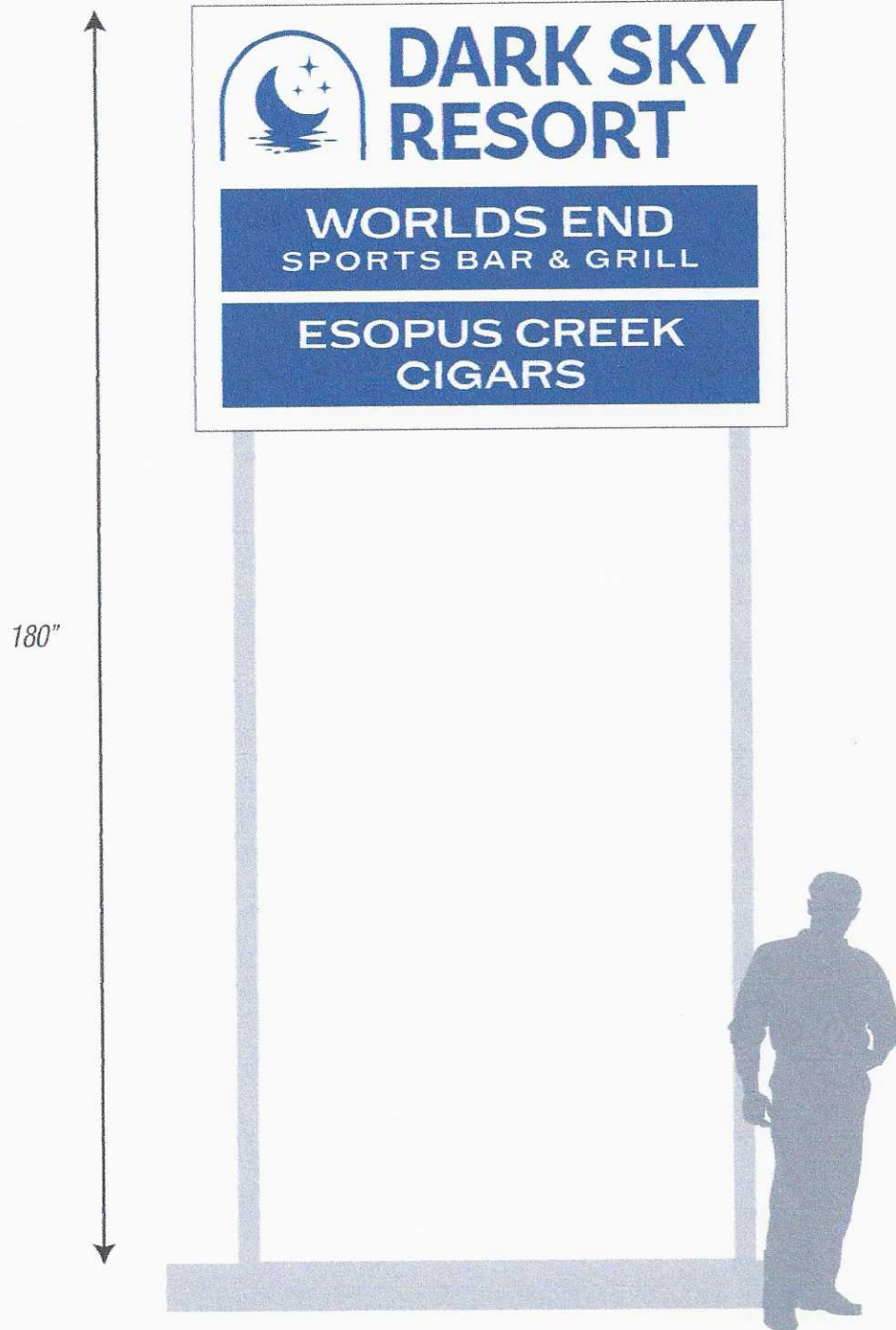
Thank you,

A handwritten signature in blue ink, appearing to read 'G. Grant', with a stylized flourish at the end.

Grace Grant
Zoning Enforcement Officer

Dark Sky Resort Freestanding Sign

Option 3



2x - Single sided - 60"H x 85"W - Plotter Cut Oracal 751 537 Deep Blue Vinyl
on 1/8" White ACM

- All Installed on existing double-sided freestanding structure
with custom-formed angle brackets



154 Clinton Avenue Kingston NY 12401
p 845.331.8710 | f 845.331.8712 | timelysigns.com

Project Manager: Tyson McCasland 845-331-8710 x1011

Drawn By: Antonio Conklin 845-331-8710 x1010



Underwriters Laboratories Inc. Electrical to use UL Listed components and shall meet all N.E.C. Standards

Project: Freestanding Sign

File Title: DS-FreestandingSign-mm

Date: 8/5/25

Client Approval: _____

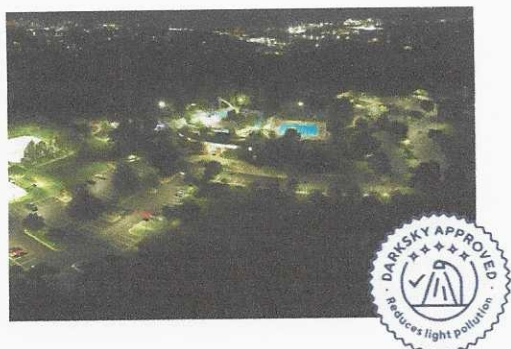
Date: _____

* Please note that the colors represented on this proof are not exact representations of the finished product. All computer screens, cell phone screens and printers display colors in different manners. If exact colors are necessary for this project, the client may request a physical color sample for an additional fee.

This original drawing and the artwork contained within is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Timely Signs of Kingston, Inc. or its authorized agents. Copyright 2023.

Dark Sky Compliant Parking Lot & Area Lighting

Reducing Light Pollution



Many towns and cities have adopted Dark Sky ordinances to minimize light pollution and preserve natural night environments. At Fonroche Lighting America, our solar-powered parking lot lights can be customized to meet these regulations, providing effective illumination while reducing unnecessary glare and light trespass.

Why is Dark Sky Lighting Important for Parking Lots?

Dark Sky compliant lighting helps reduce sky glow, protects wildlife, and preserves night skies. In parking lots, these systems ensure that lights only illuminate the necessary areas, improving safety without contributing to light pollution.

Frequently Asked Questions (FAQs)

Common Questions About Solar Parking Lot and Area Lights

- How does solar parking lot lighting save energy and reduce costs?
- What is Dark Sky compliant lighting, and how does it apply to parking lots?
- Do town ordinances require Dark Sky compliant lighting in parking lots?
- How durable are solar parking lot and area lights in harsh weather conditions?

Solar parking lot lights are a cost-

Solar Parking Lot & Area Lighting | Energy-Efficient Solutions

effective, low-maintenance solution for businesses, municipalities, and other facilities. These FAQs address common concerns such as energy savings, installation costs, and performance in different environments, helping potential customers understand the long-term benefits of switching to solar lighting.

<https://www.fonrochesolarlighting.com/lighting-solutions/parking-lots...>

- Do solar parking lot lights require a lot of maintenance?
- Can solar parking lot lights operate during power outages?
- What are the upfront costs for installing solar-powered parking lot lights?
- How do solar parking lot lights improve safety and security?
- Are there grants or incentives available for solar lighting projects?
- What's the life expectancy of solar-powered parking lot lights?
- Can solar area lighting be customized for different environments?

CONTACT FONROCHE LIGHTING TO LEARN MORE

Let's Get Started

Ready to Illuminate Your Parking Lot or Open Area?

Transform your parking lot or open space with Fonroche Lighting America's advanced solar-powered solutions. Our customizable solar lights



11/11/2023, 2:48 PM

To get future Google Chrome updates, you'll need Windows 10 or later. This computer is using Windows 7.



Dictionary

Thesaurus

Search Dictionary



Chatbot

Games

Word of the Day

Grammar

Wc

Popular in Commonly Confused

Democracy or Republic: What's the difference?

'Canceled' or 'cancelled'?

The Difference Between 'i.e.' and 'e.g.'

Is it 'forty' or 'fourty'?

'Awhile' vs. 'A While'

See All

Popular in Grammar & Usage

Why is 'ed' sometimes pronounced at the end of a word?

'Couple,' 'Few,' and 'Several': The (Mostly) Definitive Guide

Putting Adjectives in the Right Order

'Affect' vs. 'Effect'

Plural and Possessive

Grammar & Usage > Commonly Confused

What is the difference between a motel and a hotel?



While both **motels** and **hotels** provide rooms for staying overnight, there are some differences between them. Motel rooms are usually accessed from the outside of the building or from a parking lot (the word *motel* is a blend of *motor* and *hotel*), whereas hotel rooms are usually accessed from the inside of the hotel (such as from a hallway). Motels tend to be smaller than hotels. Hotels also often have more amenities such as a restaurant and room service or a gift shop.

Share





First Spanish Baptist Church



Saved



Recents



Woodbourne & Bi...

Overview

Reviews

About



Sort



Noemi Nunez

Local Guide · 44 reviews · 5 photos



★★★★★ 8 years ago

We went to a family church retreat at this church's retreat center called a Little bit of heaven.

Nice place

Great food

Everything is very clean

All rooms have bunk and single beds

You need to bring everything except pillows

I was not happy with my room which is intended for couples. They only have twin size beds including these rooms. We put the beds together and it was very uncomfortable, they kept separating from each other due to the plastic that covers the mattress, very slippery. The price is good but expect to sleep uncomfortably specially if you are tall.

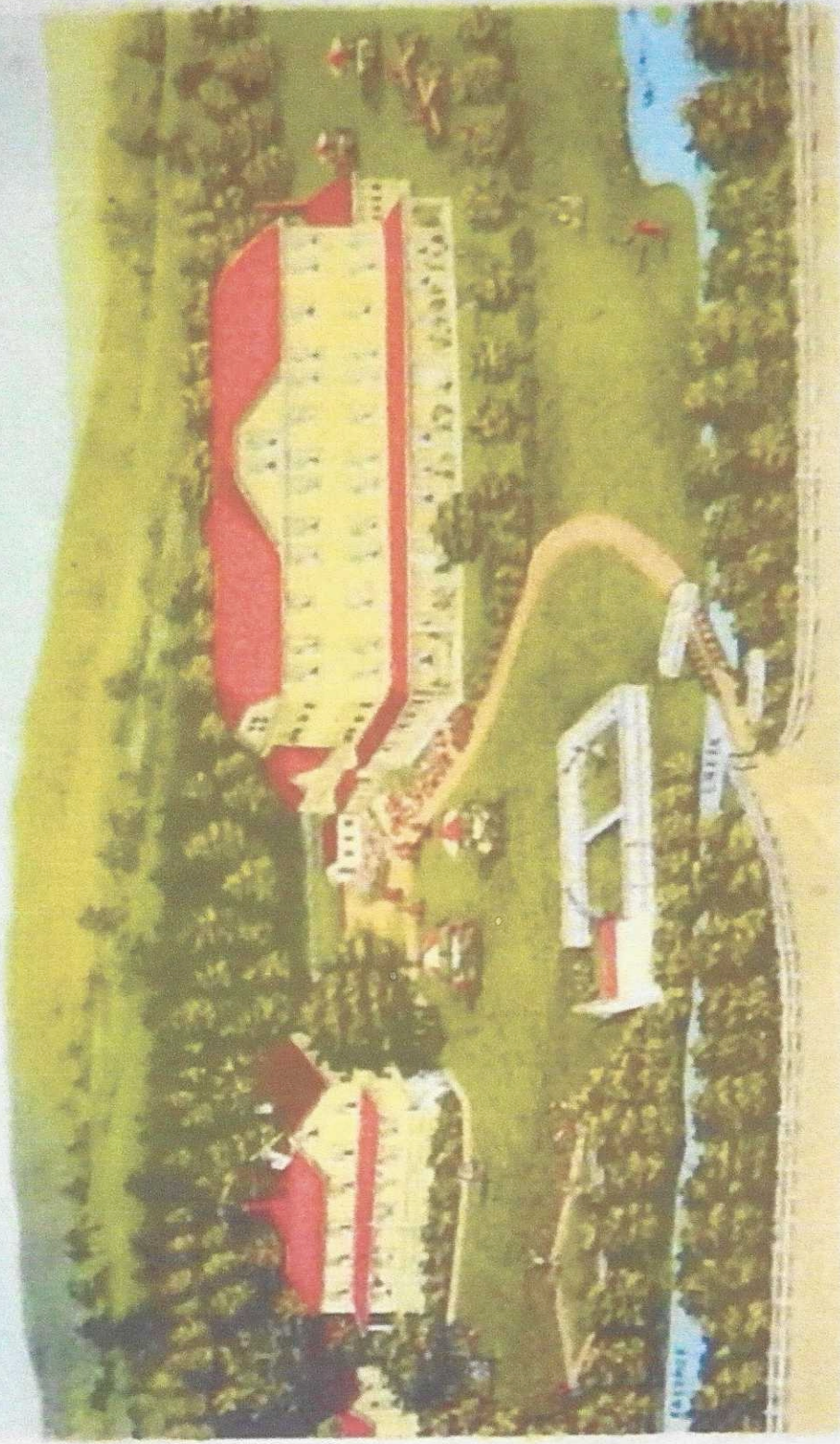


Get app

All that lumber was needed to build and furnish many fine and fancy inns, boarding houses, and summer resorts for hundreds of thousands of visitors who fled the sweltering city each year. Some still stand today. Rohaly's Budapest Rest (below), is being rescued from the ravages of time, and the smaller building on the left is now a Baptist camp along Route 28. The Valley View (left) is now the Full Moon Resort, and the Cold Spring Farm (below left) is now the Cold Spring Lodge.

ROHALY'S BUDAPEST REST

BIG INDIAN, ULSTER CO., N. Y.



ROUTE 28

A. ROHALY, Prop.

PHONE PINE HILL 2257

The band of Big Indian takes its name from an 18th century Native American named "Winnocook," who was said to be near seven feet in height, strong, well-built and fearless. Much of this legend surrounding Winnocook's activities in Ulster County were undoubtedly embellished over the years by local guides and logging owners seeking to attract visitors to the area with an enticing, romantic tale. However, and fact is certain: the first reference to "Big Indian" as a location was recorded in surveys dating from 1796.

Winnemucca, a member of the local tribe called the Winnemucca of the Lamoine Nation, lived in the Winnemucca area of Upper County. There Winnemucca fell in love with one Gaudete Winnemucca. The daughter of an early indigenous settler in the area. However Gaudete had been betrothed to a Dutch settler by the name of Joseph Nimble, a man said to be of questionable character.

After a brief, unhappy marriage to Emily Winthrop succeeded in getting Garrison to elope with her to his village and thereafter followed several changes and the

Several years after this very public humiliation of Bundy, Minnesota led a feedstock raiding party against the Dutch farmers in the area, which resulted in a number of their cattle and sheep being driven away by the Indians.

In response a posse was formed, including Bundy, to track down the robbing party. Allegedly, Bundy and company caught up with Wirtzback in the area now named Big Indian. It was here that Bundy threatened to finally getting his revenge by firing the bullet that killed Wirtzback.

There are many versions of Winnebago's death, but more romantic than the rest, including stories of a huge oak tree it stood at the crossroads with Winnebago's enormous outline carved into the bark. One version of the legend is likely true: that upon Winnebago's death, Gethseme moved her family to the area we now call "Big Indian" to be near Winnebago's grave. Evidence of this can be found in old land title records that carry Gethseme Winnebago's family name on land in the Lost Cove valley of Big Indian.

Thanks to Gary Cooper for his telling of the legend.

Founded in 1899, Chiswick's famous Winkfield Club sits at the foot of 500ft Mountain, 2,660 feet above sea level. In 1947 a lodge was built on the private club's 1,000 acres, and eventually 14 private homes were added, with ownership passing down through the original owners' families.

A photograph of a calm body of water reflecting the surrounding green hills and trees. The reflection is very clear, creating a mirror image of the landscape above. The water is a deep blue, and the sky is a pale blue. The hills are covered in lush green vegetation, and there are some trees visible in the foreground. The overall scene is peaceful and scenic.

Minneapolis Lake, which empties into the headwaters of the Exum Creek and the Sawtooth River, was dammed to form a five-acre lake for recreation. It is the highest lake in the Colorado. Many historical personalities have visited the site including Secretary of State William Jennings Bryan and famous naturalist John Muir.

A native to Panther Mountain is Olive, creating a 7-mile-wide crater. Or did it in the 1870s, against Panther twister, triggered by the extremely current quakes each night of the Equinox. Even today, to study the area and discover the truth in the history presented and other elements of nature of a major crater. According to this theory, the crater would have been about 10 miles across and the explosion would be 11 billion tons of TNT. This shattered rock formed water to five miles high, reflecting the shape of the Equinox hundreds of millions of years later. Abnormally wet gravity in the area is also thought to be the result of the impact, perhaps creating your hole in the top of Panther Mountain and a little bit wider.

The site of Alay's General Store, recently known as Worre's Market, is believed by many to have been a stop on the Underground Railroad in the 1850s, helping slaves from the South escape to freedom in the North. The original building stood at the intersection of Route 26 and Church Road.

Logging, lumber milling, and furniture making were early industries of this region. From left, Shady Mill in 1988, and the steam-powered Crutchfield Mill of Big Indian Wood Products Ltd. around 1930 on the right.

All that lumber was needed to build and furnish many fine and fancy homes, boarding houses, and summer resorts for hundreds of thousands of visitors who fied the sweltering city each year. Some still stand today: Shady's Summer Resort (bottom), is being restored from the ravages of time, and the smaller building on the left is now a duplex home along Route 28. The Valley View (left) is now the Full Moon Resort, and the Cold Spring Farm (bottom left) is now the Cold Spring Lodge.

Jake Moon built the original building that was once Rudy's big brother then, Jake Moon Restaurant. Jake was part Native American, six feet six, and employed as a cook for a railroad port in the 274 north between Chicago and Phoenix. He was taught in a kitchen to be a good at an excellent train but miraculously survived and decided it was ordained for his family to settle here. In 1986, his great great grand grandson Daniel C. Smith became the owner and manager of Jake Moon Restaurant. Today the original building has been somewhat expanded into the Peabody's Restaurant. Located on Maple 10 and 1/2 near Road.