



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

www.shandaken.us

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

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Town of Shandaken Zoning Board of Appeals will hold a **PUBLIC HEARING** pursuant to section 267-a of the State Law and as prescribed by the District Schedule of Area and Bulk Regulations of the Shandaken Zoning Code for the purpose of hearing the following application:

An application has been submitted by Plaza 28 Corp for a property located at 5567-5581 Route 28 in Phoenicia, NY, further identified as Tax Map No. 25.1-1-3.110. Said parcel consisting of 10.00-acres and being located in a Commercial Light Industrial (CLI) Zoning District.

The applicant is requesting three (3) area variances from the requirements of §116-25.C.3 of the Town of Shandaken Zoning Code, in connection with the proposed installation of a free-standing sign.

The requested variances are as follows:

1. Sign Height:
The applicant is seeking a 3-foot variance in order to install a free-standing sign 18-feet in height, where the Code requires no free-standing sign exceed 15 feet in height.
2. Front Property Line Setback:
The applicant is seeking an 11.5-foot variance in order to install a free-standing sign 8.5 feet from the front property line, where the Code requires that a free-standing sign be located 20 feet from all property lines.
3. Sign Surface Area:
Applicant is seeking a 104 square-foot variance in order to install a free-standing sign with a total surface area of 152 square-feet, where the Code requires that free-standing signs be no more than 48 square-feet in total surface area.

The Public Hearing will be held on October 21, 2026 at 6:45pm at the Shandaken Town Hall, 7209 Route 28, Shandaken, NY.

Any person wishing to be heard on this matter will be given the opportunity at that time. Written comments may be submitted prior to the hearing by email to bldgzoning@shandaken.gov or by mail to:

Town of Shandaken
PO Box 134
Shandaken, NY 12480

All written comments must be received no later than October 21, 2026 at 3:00pm.

Dated October 5, 2026

**Town of Shandaken
Zoning Board of Appeals**