TOWN OF SAND LAKE
Zoning Board of Appeals
PO Box 273, 8428 NY Route 66
Sand Lake, NY 12153
(518) 674-2026 ext.117 ~
www.townofsandlake.us

USE VARIANCE APPLICATION

Please note:

- The applicant and property owner (if different) must sign and date the application.
- Attach the section of the applicable Tax Map (available at http://www.rensco.com/taxmaps.asp).
- Use variance requests involving the construction or expansion of buildings or site alterations shall include site plans for all aspects of the proposed project.

SECTION 1: APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT

Name: _____

Address: _____

Home Phone: _____ Work/Cell Phone:_____ Email:_____

PROPERTY OWNER (*if not applicant*)

Name: _____

Address: _____

Home Phone: _____ Cell Phone:_____ Email: _____

SIGNATURES (*see also Section 5*)

Applicant: _____ Date: _____

Property Owner(s) (if not applicant): _____ Date: _____

OFFICIAL USE ONLY:

Date Application Received: _____Date Payment Received_____ Amount Received: _____
Received By:_____

APPROVED CONDITIONALLY APPROVED DENIED Date_____

SECTION 2: PROPERTY INFORMATION

Property Address/Location:_____

Tax Map Number: _____

Zoning District where the property is located: _____

Present Land Use _____

Does the site have public sewerage: Yes No

SECTION 3: PROJECT INFORMATION

a. Indicate the Town Zoning Chapter Section from which this use variance application is being requested.

Article _____ Section _____ Subsection _____

Additional code citations: _____

b. Describe in detail the project requiring the use variance(s):

c. Is an area variance(s) also required for the project? If so, please describe:

SECTION 4: JUSTIFICATION FOR USE VARIANCE REQUESTED

Please read this section before completing the questions that follow.

In making its determination on this variance application, in accordance with the Laws of New York State, 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 health, safety and welfare of the neighborhood or community by such grant. The Zoning Board of Appeals in the granting of a variance shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community. In making such determination the Board shall also consider the following:

a) Whether the applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence;
b) Whether the alleged hardship relating to the property in question is unique and does not apply to a substantial portion of the district or neighborhood;
c) Whether the requested use variance, if granted, will not alter the essential character of the neighborhood; and
d) Whether the alleged hardship has not been self-created.

a. Provide financial evidence why a reasonable and substantial return cannot be realized by using the property for a use permitted in the Town Zoning Code.

b. Describe how the alleged hardship is unique to the property and does not apply to a substantial portion of the neighborhood or district.

c. **Explain how the variance, if granted, would not alter the essential character of the neighborhood.**

d. Show how the alleged hardship has not been self-created. Detail how and when the property was acquired.

SECTION 5: SITE INSPECTION AUTHORIZATION

I hereby give permission for the Town of Sand Lake Municipal Agencies and their agents to come upon and inspect these premises with respect to this application for an area variance for the property identified by the address and tax map number provided in SECTION 2 above.

_____ _____

(Signature of applicant) Date

_____ _____

(Signature of property owner if different than applicant) Date

SECTION 6: STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) SHORT ASSESSMENT FORM

Please complete the attached SEQR Short EAF Part 1 ONLY as required by New York State. This form may also be downloaded and much of the information completed for you using the NYS Department of Environmental Conservation EAF Mapper Application program located at: http://www.dec.ny.gov/permits/6191.html.