APPLICATION FOR ZONING VARIANCE
VILLAGE OF CENTRAL SQUARE ZONING BOARD OF APPEALS
3125 EAST AVENUE, PO BOX 509
CENTRAL SQUARE, NEW YORK 13036

PLEASE READ THE FOLLOWING VERY CAREFULLY

The Zoning Board of Appeals meets on an as needed basis. In order for your application to be placed on the Zoning Board's Agenda you must file your complete application with the Village Clerk. A meeting will be scheduled within thirty (30) days from the date of receipt of your complete application. An incomplete application will not be considered at all.

The Zoning Board of Appeals reserves the right to limit the number of cases it hears at any one meeting to the first application received. Additional applications may be delayed until a later meeting if another application has already been received.

Once an application has been scheduled for a public hearing the notice of the public hearing will be published in the Citizen's Outlet and/or The Post Standard, and a public hearing notice will be mailed to the applicant. The application will be open for inspection at the Village of Central Square Clerk's Office.

Unless otherwise notified, all meetings at which public hearing are to be held will begin at 7:00 PM in the Village Offices at 3125 East Avenue, Central Square. The applicant or an authorized representative must attend the public hearing to explain the case or variance request to the Zoning Board of Appeals.

VARIANCE SUBMITTAL REQUIREMENTS
(Incomplete applications will be rejected)

1) One copy of an accurate survey map of the property drawn by a licensed land surveyor. The survey must designate existing and proposed structures or additions (to scale). The survey must also show driveways and/or parking spaces. The distances from the rear line, front line and side lines to the closest point on the primary structure must be shown. Distances from accessory, secondary or proposed structures to boundary lines must be shown, as appropriate.
2) Completed application form; items 1 through 13.
3) Environmental Assessment Form – page 1 of the short form or Part I of the Full Environmental Assessment Form, completed by the applicant.
4) Fee of **$250.00 for area variance**
   $250.00 for use variance

Received by _____ Date _____

Application
Village of Central Square
Zoning Board of Appeals

1) Owner(s) / Current Title Holder

Name _____

Mailing Address _____

Home Phone Number: _____ Alternate Phone Number_____

2) Attorney or representative (involved in this application

Name_____

Mailing Address _____

Phone Number _____

3) Address of Subject Property _____

4) Tax Map Number_____

5) Subject Property Zoning _____

6) Date Subject Property Purchased _____

7) The applicant proposes to undertake or commence the following us, construction, alteration, extension, restoration, modification or other action, with respect to the subject property:

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8) The subject property will be in conformity with all zoning use, height and area restrictions of Chapter 30 of the Village of Central Square Municipal Code, <u>except</u> as stated below:

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9) The Zoning Board will send the owners of neighboring properties a notice of the proposed variance and public hearing.

10) Reasons for Request

A. Area Variances: If the applicant requests a variance from the area or dimensional, requirements of the Village of Central Square Municipal Code, the applicant must submit proof on the following issues:

1. The benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant;

2. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;

3. Whether the requested area variance is substantial;

4. Whether the proposed variance will make an adverse impact on the physical or environmental conditions in the area;

5. Whether the alleged difficulty was self created; and

6. Whether the requested variance is the minimum variance necessary to provide relief and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

B. Use Variances: If the applicant requests to use the subject property for purposes that are not allowed or are prohibited by the Village of Central Square Municipal Code, the applicant must demonstrate that applicable zoning regulations and restrictions have caused unnecessary hardship. Unnecessary hardship must be demonstrated to the ZBA by showing that for each and every permitted use under the zoning regulations for the particular district where the property is located:

1. The applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence; and

2. That the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood; and

3. That the requested use variance, if granted, will not alter the essential character of the neighborhood; and

4. That the alleged hardship has not been self created.

Use the space below of submit separate documentation to present the necessary proof. Opportunity will also be given to present proof at the public hearing.

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11) Signed: _____

Signature of current property owner (Only the owner's signature will validate the application)

12) Date permit refused by Building Inspector _____

13) The Zoning Board Members routinely visit each site. In order to assist them in finding your property, on the back of this sheet, please locate the property with cross street names and provide any other features which might assist the Board in identifying the property. If land is vacant, please designate distances from cross streets in feet or tenths of a mile, or stake frontage of property.