

Town of Bethel Zoning Board

PO Box 300, 3454 Route 55
White Lake, NY 12786
845-583-4350 Ext 105
845-583-4710 (F)
Email: tobldgdept@gmail.com



ZONING BOARD OF APPEALS APPLICATION FOR:

- AREA VARIANCE

INSTRUCTIONS FOR ALL APPLICATIONS

You must submit, and all application packets must include:

- (9) copies to the clerk, (1) to the Town Attorney
- Completed applications to the Zoning Board Clerk 10 business days prior to meeting
- Submit (9) copies of maps or site plans, building plans and surveys FOLDED, NOT ROLLED
- EAF Short Form part 1 (Environment Assessment Form- <https://gisservices.dec.ny.gov/eafmapper/>)
- Owners Proxy (one per owner)

In addition, you must also submit the following but not limited to:

- PDF from the (Engineer/ surveyor) of maps or site plans, building plans and survey.
(Submitted by email to the Zoning Board Clerk at tobldgdept@gmail.com)
- Application fee and Escrow fee payable to Town of Bethel

All fees must be paid upon submission of the application. No application will be accepted as complete unless all fees are paid and complete applications are submitted 10 Business Days prior to the scheduled meeting.

It is the Applicant's responsibility to deliver (either in person or by postal mailing) an additional set of the Application packet listed above (i.e., Completed application, copy of map or site plans, EAF Form, ect.) Zoning Board's Attorney office 10 Business Days prior to the scheduled meeting.

ATTORNEY'S ADDRESSES:

**Michele Babcock,
Zoning Board Attorney**

**Mailing Only:
PO Box 367
Walden NY, 12586**

Delivery: Leave with Zoning Board Clerk

Area Variance Application

§345-5 Area Variance: Is the authorization by the Zoning Board of Appeals for the use of land in a manner that is not allowed by the dimensional or physical requirements of the applicable zoning regulations

§ 345-50 Powers and duties

(3) Area Variances

(e)The Zoning Board of Appeals shall, in the granting of area variances, have the authority to impose such reasonable conditions and restrictions as are directly related to and incidental to the proposed use of the property. Such conditions shall be consistent with the spirit and intent of this chapter, and shall be imposed for the purpose of minimizing any adverse impact such area variance may have on the neighborhood or community. If the applicant refuses to accept such conditions and restrictions, the area variance shall be denied.

If the Zoning Board of Appeals imposes any such conditions and restrictions as provided herein, the applicant must apply to the Planning Board for site plan review and the approved site plan will incorporate any such conditions and restrictions.

Submit a survey or plot plan drawn to scale, certified, and indicating the following:

- 1) Location of all existing structures and other site improvements (i.e., well, septic system/sewer lines, etc.).
- 2) Location(s) of proposed improvements.
- 3) Names and locations of all existing and proposed streets, highways, easements, etc.
- 4) Any additional information pertinent to this application which could assist the Board in its review of the application.
- 5) \$300.00 application fee and a minimum of \$1,000.00 escrow fee due at submission.

Zoning District: _____

Tax Map Number: Section: _____ Block: _____ Lot: _____

Physical Street Location _____

Owners Name: _____

Tax Address: _____

Phone: (_____) _____

E-mail: _____

Applicants Name: _____

Applicant Address: _____

Phone: (_____) _____

E-mail: _____

Name and Contact Information of Applicants representative(s): (Circle One)

Attorney Architect Engineer Other: _____

Applicant's interest and/or Contract Vendee in Property: (Circle One)

Owner Agent of the Owner Lessee Other _____

Denial of an application for building permit? Yes _____ No _____ Date of denial _____

Copy of denial Letter must be attached with this application.

State what type and size of an area variance you are requesting (i.e. 3 foot side yard setback):

Required Set Backs for the District from the Table of Use and Bulk Requirements §345-10, **are:**

State the reason you are applying for the area variance:

Describe the character of the neighborhood:

Applicants Review of the Area Variance Criteria to the Zoning Board

1) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created: **(YES/NO) Because:**

2) Whether the benefit can be achieved by some method, feasible to the applicant, other than an area variance: **(YES/NO) Because:**

3) Whether the request variance is substantial: **(YES/NO) Because:**

4) Whether or not the proposed area variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood: **(YES/NO) Because:**

5) Whether or not the alleged difficulty is self-created: **(YES/NO) Because:**

Applicants signature: _____

Date: _____

PLEASE SUBMIT ANY AND ALL DOCUMENTATION THAT WOULD VERIFY THE APPLICANTS' RESPONSES TO THE AREA VARIANCE CRITERIA ABOVE WITH THIS APPLICATION:

TOWN OF BETHEL ZONING BOARD OF APPEALS

OWNER'S PROXY

(Owner) _____ deposes and says he/she resides at _____ in the county of _____ and State of _____ and that he/she is the owner of the premises described in the foregoing application and that he/she has authorized _____ to make the foregoing application as described therein.

Dated: _____

Owners Signature: _____

Sworn to before me
This _____ day of _____, 20____.

Notary Public

