

Zoning Dept. Use Only
Approved _____
Denied _____
Date: _____ ZEO: _____

Permit #: _____
Date of Application: _____
Date of Public Hearing: _____
Date Notice Published: _____
Date of County Referral: _____
Date of Final Action: _____

**ZONING BOARD OF APPEALS
AREA VARIANCE FINDINGS & DECISION**

Applicant: _____

Address: _____

Tax Map: _____

Property Location: _____

Applicable section of Zoning Law: _____

Zoning District: _____

Variance Requested:

The applicant is requesting:

Factors Considered:

[Town Law 267-b(3) Village Law 7-712-b(3)]

1. Will an undesirable change be produced in the character of the neighborhood or a detriment to nearby properties be created by the granting of the area variance?

YES NO

Reasons:

2. Can the benefit sought by the applicant be achieved by some method, feasible for the applicant to pursue, other than an area variance?

YES NO

Reasons:

3. Is the requested variance substantial?

YES NO

Reasons:

4. Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

YES NO

Reasons:

5. Was the alleged hardship self-created? (this consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of an area variance)

YES NO

Reasons:

DETERMINATION OF ZBA BASED ON THE ABOVE FACTORS

The ZBA, after taking into consideration the above five (5) factors, finds that:

The benefit to the applicant **DOES NOT** outweigh the detriment to the neighborhood or community and therefore the variance request is **DENIED**.

The benefit to the applicant **DOES** outweigh the detriment to the neighborhood or community and therefore the variance request is **APPROVED**.

CONDITIONS:

The ZBA finds that the following conditions are necessary in order to minimize adverse impacts upon the neighborhood or community:

CONDITION NO. 1:

Adverse impact to be minimized:

CONDITION NO. 2:

Adverse impact to be minimized:

Dated: _____, 20__

Chairman of ZBA

RECORD OF VOTE:

Member names:

Chair: _____

Aye Nay Absent Abstain

Member: _____

Aye Nay Absent Abstain

Member: _____

Aye Nay Absent Abstain

Member: _____

Aye Nay Absent Abstain

Member: _____

Aye Nay Absent Abstain

Member: _____

Aye Nay Absent Abstain

Member: _____

Aye Nay Absent Abstain

FILING OF DECISION:

Filed in the Office of the Town/Village Clerk:

Dated: _____, 20__