



Historic Town of Hyde Park

Zoning Board of Appeals

4383 Albany Post Rd

Hyde Park, NY 12538

Office: (845) 229-5111 x 2 Fax: (845) 229-0349

“Working with you for a better Hyde Park”

APPLICATION NO. _____

APPLICATION TO THE ZONING BOARD OF APPEALS
TOWN OF HYDE PARK, NEW YORK
REQUEST FOR AREA VARIANCE(S)

(TYPE, OR PRINT IN DARK INK)

I. **PROPERTY ADDRESS:** _____

TAX GRID NO.: _____

ZONING DISTRICT: _____

II. **PROPERTY OWNERSHIP:**

NAME OF OWNER: _____

ADDRESS: _____

PHONE NUMBER: _____ Email address: _____

III. **APPLICANT INFORMATION:**

APPLICANT NAME: _____

ADDRESS: _____

PHONE NUMBER: _____ Email address: _____

(IF THE APPLICANT IS NOT THE OWNER, WRITTEN PROOF THAT THE OWNER
CONSENTS TO THE APPLICATION MUST BE SUBMITTED WITH THE APPLICATION.)

IV. SUBJECT TO APPEAL (If Applicable)

Pursuant to the provisions of the Zoning Code of the Town of Hyde Park, this application, relative to the above referenced property, constitutes an appeal from the decision of the Zoning Administrator/Building Inspector _____.
(name)

A copy of this decision, dated _____, must be attached.

V. APPEAL REQUEST

This appeal takes the form of a request for:

Area Variance(s)

Please be advised that all sections under this heading must be answered completely. Bear in mind that a variance is actually relief from the strict application of the requirements of the law (the Zoning Ordinance), and the Zoning Board of Appeals is required to give sound reasons, based on the criteria set forth in this application, for granting any such relief. It is incumbent upon the applicant to demonstrate to the Board that these criteria are satisfied. Additional sheets may be attached as necessary. Please also note carefully the list of required attachments on the last page of this application.

VI. AREA VARIANCE REQUEST

I/We, _____, hereby apply to the Zoning Board of Appeals for a variance of the following sections and requirements of the Provision of Chapter 108 of the Code of the Town of Hyde Park, specifically as follows:

SECTION	CONCERNING	CHANGE FROM:	CHANGE TO:
108-_____	_____	_____	_____
108-_____	_____	_____	_____
108-_____	_____	_____	_____

Reason for request:

(i) Will the granting of the variance produce an undesirable changes in the character of the neighborhood or be a detriment to nearby properties. If not, please explain why.

(ii) Explain if the granting of the variance is necessary, or whether the same result could be achieved by some other method not requiring a variance. If an alternative will result in economic hardship, explain.

(iii) Explain if the requested area variance(s) is substantial, and if not, explain why it is not substantial.

(iv) Explain if the variance(s) will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. If not, please justify why it won't have an adverse effect.

(v) Explain if your need for an area variance(s) is the result of self-created difficulties on your part. If not, please explain how the difficulties are not self-created.

VII. LIST OF ATTACHMENTS

1. Site or Plot Plan: One (1) original and seven (7) copies
2. Financial (Economic) Statement. This statement should not be personal in nature. The data provided should relate directly to the property in question and should illustrate the economic injury or undue hardship suffered in the absence of the variance.
3. Letter or communication which resulted in application to the ZBA (if applicable).
4. List of abutting property owners, by name, address and grid number.
5. Letter of owner consenting to application (if applicable).
6. Type I Action Only – Original and six (6) copies of the SEQRA FULL ENVIRONMENTAL ASSESSMENT FORM, 617.21, Appendix A, DEC Model Form 14-16-2 (2/97) with Part I completed.
7. Unlisted Actions Only – Original and six (6) copies of SEQRA SHORT ENVIRONMENTAL ASSESSMENT FORM, 617-21, Appendix C, DEC Model Form 14-16-4 (2/87) Text 12, with Part I completed.
8. The owners of land as identified by the applicant in any agriculture data statement.

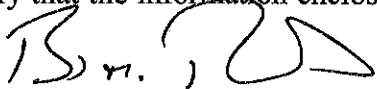
9. Other attachments deemed pertinent by the applicant (please list):

- (a) To be provided at the time a formal ZBA application is made.
- (b) _____
- (c) _____
- (d) _____

VIII. SIGNATURE AND VERIFICATION

Please be advised that no application can be deemed complete unless signed below.

I hereby certify that the information enclosed herewith and on the application is accurate and factual:

Signature of Applicant:  Date: May 12, 2023

I the record owner do hereby authorize Zarin & Steinmetz, LLP; Gensler and LaBella

to represent me before the Zoning Board of Appeals during the area variance process:

Signature of Property Owner:  Date: 5/11/23