



INCORPORATED VILLAGE OF PORT JEFFERSON ZONING BOARD OF APPEALS

88 North Country Road, Port Jefferson, NY 11777
Telephone: (631) 473-4744 Fax: (631) 473-2049

FILING REQUIREMENTS

An application to the Zoning Board of Appeals is not complete and will not be scheduled until all of the following information has been provided:

1. One (1) original and nine (9) copies of the APPLICATION FORM - completed, signed and notarized.
2. FEES payable by check made out to The Incorporated Village of Port Jefferson.
 - **Certificate of Existing Use (CEU)**: Single Family Home, \$250 other, \$500 plus \$100 per add'l use.
 - **Area Variance**: Residential, \$300 per variance Commercial, \$300 per variance.
 - **Commercial Use Variance**: \$1500
 - **Interpretation**: Residential \$500, Commercial \$500
3. Ten (10) copies of BUILDING PERMIT APPLICATION (marked denied and dated by Building Inspector). Application must be filed within 30-days of the date of denial from the Building Inspector.

Item #3 is not required for an application made for Determination of a Non-Conforming Use (Certificate of Existing Use (CEU) application).
4. Ten (10) copies of DEED or CONTRACT of SALE - Applicant must be the owner of the property (submit deed) or contract vendee (submit contract of sale). A lease is not acceptable.
5. Ten (10) copies of CERTIFICATE of OCCUPANCY, CERTIFICATE of COMPLIANCE or CERTIFICATE of EXISTING USE - May be obtained at the Building Department (631 473 - 4744).
6. One (1) original and nine (9) copies of SURVEY - Certified by a New York State Licensed Land Surveyor showing bearings/distances and reflecting the current conditions of the property. All existing setbacks as well as those for new construction shall be indicated by the surveyor and not added by the applicant.
7. If applicable ten (10) copies of a SITE DEVELOPMENT PLAN in accordance with § 250-52 of the Code of the Village of Port Jefferson
8. ENVIRONMENTAL ASSESSMENT FORM - Check with Building Department staff if a short or long form is required. If the long form is required, there is an additional \$175 review fee.

PLEASE SUBMIT AN ELECTRONIC COPY OF ALL SURVEYS AND PLANS. IF NOT SUBMITTED, THERE WILL BE A \$5.00 CHARGE PER PAGE.



INSTRUCTIONS

After you submit a **complete application**, the Board will review it and schedule it for a public hearing. The Clerk of the Zoning Board will notify the applicant of the date of the public hearing. Then the procedures below must be followed:

1. An applicant is required to notify the surrounding property owners ten (10) days prior to the hearing. A list of all property owners within a 200 feet radius must be prepared and submitted by the date of the hearing. A form is in this application package for your use.

This list must be prepared from the current records of the Village, which can be viewed at the Building, Planning & Zoning Department, at 88 North Country Rd. Mon. - Fri. between the hours of 8:00 a.m. and 4:30 p.m.

2. Please review the attached sample notification letter and follow its format. **The notification must be sent certified mail, return receipt requested.**
3. SIGNS - The applicant is required to post PUBLIC NOTICE SIGNS on the subject parcel within ten (10) feet of the street or curb at least ten (10) days prior to the hearing. The Clerk of the Zoning Board of Appeals prepares the signs. There is a \$15 fee for each sign required. These signs shall be removed immediately after the close of the public hearing.
4. AFFIDAVIT - After the applicant has mailed the notification letters and posted the PUBLIC NOTICE signs on the property, the applicant shall submit an Affidavit of Notification and Posting with attached photograph of posted sign and proof of mailing to the Building Department. A copy of this Affidavit is enclosed within this package



Incorporated Village of Port Jefferson
Zoning Board of Appeals
Application Packet

SAMPLE NOTIFICATION LETTER

Name of Applicant
Street Address
Port Jefferson, NY 11777

Date

Surrounding Owner's Name
Street Address
Port Jefferson, NY 11777

RE: _____

Dear (*insert owners name*)

This is to notify you that there will be a public hearing before the Village of Port Jefferson Zoning Board of Appeals at Village Hall, 121 West Broadway on DATE at 7:30 P.M.

The purpose of this hearing is to discuss the merits of the proposal for the above captioned property to:

(Insert description of your application before the Board.)

Information can be viewed at the Building Department located at 88 North Country Road, Port Jefferson # 631 473-4744 on Wednesdays and Fridays.

Although written notification is given only to those within 200 feet of the subject property, please feel free to mention this application to any neighbor who may care to attend. At this hearing, all who choose to speak will be given an opportunity to be heard. If you have any interest in this application, we urge you to attend.

Very truly yours,



SUGGESTED GUIDELINES FOR VARIANCES

One of the basic powers given by law to a Zoning Board of Appeals is called the “Variance” power. The Board has the authority to “vary” or modify the strict letter of a zoning ordinance or local law in cases where the benefit to the applicant outweighs the benefit to the neighborhood.

Appeals Boards are frequently confronted with requests for variances. There are two types of requests that come before the Board and the standards by which they are judged differ. A use variance is a request to utilize property for a use or activity, which is not permitted by the zoning ordinance and the applicant, must demonstrate “unnecessary hardship”. An area variance is a request for relief from the dimensional standards contained in the zoning ordinance and takes into consideration the benefit to the applicant weighed against the detriment to the health, safety and welfare of the neighborhood.

USE VARIANCE

An individual who wants to utilize property for a use that is not permitted by the zoning ordinance must apply for a use variance. An application for a use variance must demonstrate unnecessary hardship by satisfying each of the following four tests:

1. Uniqueness - The applicant must prove that there are certain features or conditions of the property that are not generally applicable throughout the zone and that these features make it impossible to earn a reasonable return without some adjustment. If the features or conditions are generally applicable throughout the district, a variance should not be granted. In those situations where others share the difficulty, the relief should be accomplished by an amendment to the zoning ordinance, not a variance.
2. Reasonable Return - The applicant must demonstrate an inability to realize a reasonable return under any of the uses permitted in the zoning ordinance. There must be a “dollar and cents” proof of the applicant’s inability to realize reasonable return; speculation of qualitative assessment is inadequate. Failure to realize the highest return is not considered a hardship.
3. Character - The applicant must prove that the requested modification will not change the character or quality of the neighborhood. In addition, the “spirit” of the ordinance or local law should be preserved.
4. Self-Created Hardship - The applicant must prove that the alleged hardship is not self-created.

The applicant for a use variance must meet all four tests before an Appeals Board may grant relief. A use variance should not be granted if the applicant created the “unnecessary hardship”. If the Appeals Board grants a use variance to an applicant who has failed to meet each of the tests, it runs the risk of assuming the function of the legislative body and making a decision contrary to the legislative intent of the zoning ordinance.



AREA VARIANCE

The Zoning Board of Appeals shall have the power, upon an appeal from a decision of the administrative official charged with the enforcement of such ordinance or local law, to grant area variances as defined herein.

Village Law § 7-712(1) provide as follows:

“area variance’ shall mean the authorization by the zoning board of appeals for the use of land in a manner which is not allowed by the dimensional or physical requirements of the applicable zoning regulations”

In making its determination, 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 the health, safety, and welfare of the neighborhood or community by such grant. In making such determination, the Board shall also consider:

1. The granting of the area variance will create whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties.
2. Whether the benefit sought by the applicant can be achieved by some other method, feasible for the applicant to pursue, other than an area variance.
3. Whether the requested area variance is substantial.
4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
5. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board of Appeals, but shall not preclude the granting of an area variance.

IT WOULD BEHOOVE THE APPLICANT TO CAREFULLY CONSIDER THE TESTS LISTED AND BE PREPARED ON THE HEARING DATE TO OFFER TESTIMONY BASED ON AN UNDERSTANDING OF THE ABOVE CRITERIA.

The Appeals Board should grant the minimum relief necessary to allow reasonable use of the property in question. An applicant is not automatically entitled to receive relief.

SUMMARY

The major difference between a use variance and an area variance involves the use of the property. An area variance results in the modification of physical restrictions so that an allowable use may be established on the property. By contrast, a use variance permits the establishment of a use that is prohibited by the zoning ordinance and the zoning map.



APPLICATION

TAX MAP NUMBER : _____
(Refer to tax bill)

ADDRESS OF SUBJECT PROPERTY: _____

This appeal is taken from the determination of the Building Inspector dated _____ concerning § 250- _____ of the Code of the Village of Port Jefferson.

An application is hereby made for:

- Area variance
- Use variance
- Interpretation of § 250 - _____
- Confirmation of a non-conforming use (CEU Application)

APPLICANT - Applicant must be the party in interest

NAME: _____

COMPANY NAME (if applicable): _____

ADDRESS _____

PHONE: _____ FAX: _____

OWNER(S) - All property owners on the current deed.

NAME _____

ADDRESS _____

NAME _____

ADDRESS _____

All communications with regard to this application shall be addressed to the following until further notice: (if different from applicant)

NAME _____

ADDRESS _____

PHONE: _____ FAX: _____

For Office Use

Received: _____ Appeal No. _____ Assigned to _____



Incorporated Village of Port Jefferson
 Zoning Board of Appeals
 Application Packet

Are there any **Violations** or **Notices of Violations** outstanding on this property? YES or NO (Circle)
 If YES, attach copies.

Is the property within 500 feet of the following?

- a. The boundary of any Village or Town? YES or NO (circle)
 Specify _____
- b. The boundary of any existing or proposed county or state park or any other recreation area? YES or NO (circle)
 Specify _____
- c. The right-of-way of any existing or proposed county or state parkway, thruway, expressway, road or highway? YES or NO (circle)
 Specify _____
- d. The existing or proposed right-of-way of any stream or drainage channel owned by the county or for which the county has established channel lines? YES or NO (circle)
 Specify _____
- e. The existing or proposed boundary of any county or state owned land on which a public building or institution is situated? YES or NO (circle)
 Specify _____

Subject property is located in the _____-zoning district.

PREVIOUS APPEALS *Please check one.*

- () A previous appeal has been made dated _____ ZBA Appeal #(s) _____
- () A previous appeal has NOT been made with respect to this denial of the Building Inspector or with respect to this property.

() AREA VARIANCE:

This application is a request for an area variance from the provisions of § 250- _____ of the Code of the Village of Port Jefferson. This variance is for: (state in factual terms each variance requested, exact amount of each variance in feet or square feet and whether variance is for existing or proposed structures. Attach additional 8 ½ x 11” sheets if necessary).



Incorporated Village of Port Jefferson
 Zoning Board of Appeals
 Application Packet

	REQUESTED:	REQUIRED:
<input type="checkbox"/> Lot Area:	_____ sq. ft.	_____ sq. ft.
<input type="checkbox"/> Lot Depth:	_____ ft.	_____ ft.
<input type="checkbox"/> Lot Width:	_____ ft.	_____ ft.
<input type="checkbox"/> Front Yard Setback:	_____ ft.	_____ ft.
<input type="checkbox"/> Min. Side Yard Setback:	_____ ft.	_____ ft.
<input type="checkbox"/> Total Side Yard Setback:	_____ ft.	_____ ft.
<input type="checkbox"/> Rear Yard Setback:	_____ ft.	_____ ft.
<input type="checkbox"/> Parking:	_____	_____
<input type="checkbox"/> Lot Occupancy:	_____ %	_____ %
<input type="checkbox"/> Other:	_____	_____

Can the benefits sought be achieved by some method other than an area variance? Please explain.

Was the structure built without the benefit of a building permit? YES or NO (circle)

Are there any filed Covenants & Restrictions on the property? YES or NO (circle)

If yes, please provide a copy.

() USE VARIANCE

This application is a request for a use variance from the provisions of Chapter 250 - _____.

What is the proposed use? Please be specific. (Attach additional 8 ½ x 11" sheets if necessary)

() INTERPRETATION of § 250 - _____

() CONFIRMATION of a NONCONFORMING USE



Incorporated Village of Port Jefferson
Zoning Board of Appeals
Application Packet

If you are filing for an INTERPRETATION or CONFIRMATION of a NONCONFORMING USE, please insert your reasons here:

The information stated on this application and on supporting documentation is accurate and true. Any changes to this information prior to a decision by the board will be indicated in writing to the board.

Preparer's Signature _____

Print Name _____

Date _____

Sworn to before me this _____ day of _____, 20 _____

Notary Public



SHORT ENVIRONMENTAL ASSESSMENT FORM

These questions are to be answered by the applicant or a representative of the applicant.

1. Does the action involve a change in zoning, or a zoning variance, or a change in allowable use of a parcel of land? YES or NO (circle one)
2. Does the action involve acquisition, sale, lease, or other transfer of land by a State, County, Town, or Village agency? YES or NO (circle one)

If yes, please describe _____

3. Is the project to subdivide land for housing? YES or NO (circle one)

If yes, describe subdivision: _____

4. Is its location on or adjacent to a beach, harbor, pond, stream, wetland, park, sanctuary, or other environmentally sensitive area designated by the Environmental Conservation Advisory Board, or a critical area of environmental concern, or a park, or a recreation area, or designated open space? YES or NO (circle one)

If yes, please describe _____

5. Are there nearby streets or properties whose scenic views could be affected by a project on the property involved? YES or NO (circle one)

If yes, please describe _____

6. Is a structure being proposed whose appearance differs markedly from those already in the neighborhood? YES or NO (circle one)

If yes, please explain _____



Incorporated Village of Port Jefferson
Zoning Board of Appeals
Application Packet

7. Will proposed structure prevent sunlight from falling upon the adjacent lot? YES or NO (circle one)

8. Will project regularly cause odors, noise, glare, or electrical disturbance detectable from nearby properties? YES or No. (circle one)

If yes, please describe _____

9. Will more than one acre of land be cleared or changed? YES or NO. (circle one)

10. Does any of the land to be cleared have slope over 15%? YES or NO. (circle one)

11. During construction, could soil wash downhill onto adjacent lots and/or roadways? YES or NO. (circle one)

12. Does any of the land to be cleared or changed lie within 100 feet of an existing slope exceeding 30% or within 100 feet of an existing waterway? YES or NO. (circle one)

13. Will the project regularly use well water or surface water? YES or NO. (circle one)

If yes, please describe _____

14. Will parking for 25 (or more) cars be provided? YES or NO. (circle one)

15. Is a building proposed with more than 10,000 square feet of gross square feet floor area? YES or NO. (circle one)

If yes, please describe _____

Preparer's Signature _____ Title _____

Representing _____ Date _____



Incorporated Village of Port Jefferson
Zoning Board of Appeals
Application Packet

OWNER: This section must be completed for all applications. (Separate sheets may be used for multiple owners)

Be advised that I am the owner of record of the property referenced herein and hereby consent to this application. By this application, I hereby authorize employees or agents of the Incorporated Village of Port Jefferson, in conjunction with this application, to enter and inspect the project site as necessary.

Owners Name: _____

Address: _____

If owner is a corporation, give the name and title of responsible officer:

Name: _____ Title: _____

IN WITNESS WHEREOF I have hereto set my had this _____ day of _____ 20_____

(Owner Signature)

STATE OF NEW YORK)

) SS.:

COUNTY OF SUFFOLK)

On the _____ day of _____ in the year _____ before me the undersigned, personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to be within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity (ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

(Notary Public)



Incorporated Village of Port Jefferson
Zoning Board of Appeals
Application Packet

DISCLOSURE AFFIDAVIT

State of NEW YORK)

ss:

County of SUFFOLK)

_____ being by me duly sworn disposes and says:

1. I am an applicant for a project or an owner of the land which is the subject of a pending application before the Incorporated Village of Port Jefferson Zoning Board of Appeals, bearing number _____

2. The project name is: _____
3. I reside at _____
4. The officers of the applicant's corporation or owner corporation are as follows: (if applicable)
 President _____ Secretary _____
 Vice President _____ Treasurer _____
5. I make and complete this affidavit under the penalty of perjury and swear to the truth herein.
6. I am aware that General Municipal Law 809 requires this affidavit and that I shall be guilty of a misdemeanor should I knowingly or intentionally fail to make all disclosures herein.

For the purpose of this disclosure, an official of the State of New York or an official or employee of either the Village of Port Jefferson or the County of Suffolk shall be deemed to have an interest in the applicant or owner when that official or employee, their spouse, brothers, sisters, parents, children, grandchildren, or the spouse of any of them:

1. is the applicant or owner,
2. is an officer, director, partner, or employee of the applicant or owner,
3. legally or beneficially owns or controls stock of a corporate applicant or owner, or is a member of a partnership or association applicant or owner, or
4. is a party to an agreement with the applicant or owner, express or implied, whereby said official or employee may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application.

Ownership of less than five per cent of the stock of a corporation whose stock is listed on the New York Stock or American Stock Exchanges shall not constitute an interest for the purposes of this disclosure.



Incorporated Village of Port Jefferson
 Zoning Board of Appeals
 Application Packet

YOU MUST ANSWER THE FOLLOWING QUESTIONS EITHER YES or NO

Do any of the following individuals have an interest in the applicant or owner, as defined above?

1. Any official of New York State
2. Any official or employee of the Village of Port Jefferson or Suffolk County?

Being so informed and warned, my response to the above question is YES or NO (please circle)

If the answer above is yes, General Municipal Law Section 809 requires that you disclose the name and residence and the nature and extent of the interest of said individual(s) in the applicant owner:

NAME	RESIDENCE	NATURE OF INTEREST

Signature _____

Print Name _____

Date _____

Sworn to before me this _____ day of _____, 20 _____

Notary Public



Incorporated Village of Port Jefferson
Zoning Board of Appeals
Application Packet

AFFIDAVIT OF POSTING & MAILING

This affidavit certifies that the subject property was posted in accordance with the Code of the Village of Port Jefferson ten days prior to the public hearing date and I have sent by certified mail - return receipt requested a letter and a copy of the Public Notice to all owners of property within 200 feet.

Signature _____

Print Name _____

Date _____

Sworn to before me this _____ day of _____, 20 _____

Notary Public



Incorporated Village of Port Jefferson
Zoning Board of Appeals
Application Packet

PUBLIC HEARING NOTIFICATION

The Village Code requires notification for a public hearing to all property owners within 200 feet of all property lines of subject lot. This notification shall be CERTIFIED MAIL, RETURN RECEIPT REQUESTED.

Names and addresses must be from current tax rolls. Village of Port Jefferson is District 206.

NAME	ADDRESS	SEC	BLK	LOT	TAX ITEM NO.