



# TOWN OF NEW PALTZ ZONING BOARD OF APPEALS

## APPLICATION

<https://www.townofnewpaltz.org/zoning-board-of-appeals>

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Applicant Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Property Location: \_\_\_\_\_

Tax Map Designation: \_\_\_\_\_ Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_

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*(Below is for interdepartmental use only.)*

Date Received: \_\_\_\_\_ Fee Paid: \_\_\_\_\_

Date of Hearing: \_\_\_\_\_ Office File Number: \_\_\_\_\_

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Answer ALL questions. Please be specific and attach all requested information.  
*(Type or print clearly)*

Application for:

- ( ) Interpretation of Zoning Law or map
- ( ) Special Use Permit
- ( ) Area Variance
- ( ) Use Variance
- ( ) Appeal the action of the Building Inspector or Zoning Enforcement Officer

Request relates to the following provisions of the Zoning Local Law:

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**A. Request: The applicant request(s) the following relief:**

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**B. Reason for request (area variance only):**

1. The granting of the area variance requested will benefit the applicant for the following reasons:

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2. The granting of the area variance will not be a detriment to the health, safety and welfare of the neighborhood of the community for the following reasons:

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**C. Previous appeals or actions on application(s):**

1. State prior applications for same or similar relief, including application dates, actions taken, etc., if any:

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**Submissions:**

The applicant(s) should submit with this application supporting materials including, but not limited to nine (9) paper copies and PDFs of the following:

A sketch plan, plot plan or survey (accurately dimensioned and drawn to scale) showing all existing and/or proposed buildings, structures and other improvements together with a neighborhood land use map, and any other relevant materials which will assist the Zoning Board of Appeals to understand and to act upon the request.

**FOR AREA VARIANCES:** The applicant should be prepared to address the following considerations at the time of the meeting:

- a) 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.
- b) Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance.
- c) Whether the requested area variance is substantial.
- d) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
- e) Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of the area variance.

**FOR USE VARIANCES:** The applicant should be prepared to address the following considerations at the time of the meeting:

- a) Under applicable zoning regulations the applicant is deprived of all economic use or benefit from the property in question, which deprivation must be established by competent financial evidence.
- b) 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.
- c) That the requested use variance, if granted, will not alter the essential character of the neighborhood.
- d) That the alleged hardship has not been self-created.

A check or money order made payable to the "Town of New Paltz" must be received at the time of application.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Owner Signature (if different)

**ACTION TAKEN:**      \_\_\_\_\_ Approved  
                                 \_\_\_\_\_ Denied  
                                 \_\_\_\_\_ Withdrawn

Signed: \_\_\_\_\_  
                 Chairperson

\_\_\_\_\_  
Date

**TOWN OF NEW PALTZ**  
**SECTION 809 OF THE GENERAL MUNICIPAL LAW PROVIDES AS FOLLOWS:**

1. The person, partnership or association (hereinafter the "Applicant") making an application, petition or request for a variance, zoning amendment, change of zoning, approval of a plat, exemption from a plat or official map, or any other municipal license, approval, or permit pursuant to the provisions of any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality, shall state the name, address and the nature and extent of the interest of (1) any state officer or (2) any officer or employee of such municipality, or of a municipality of which such municipality is a part, to the extent it is known to the Applicant.

2. For the purpose of this section, an officer or employee shall be deemed to have an interest in the Applicant when he/she, his/her spouse, or his/her brothers, sisters, parents, children, grandchildren or the spouse of any of them:

- a) Is the Applicant, or
- b) Is an officer, director, partner or employee of the Applicant, or
- c) Legally or beneficially owns or controls stock of a corporate Applicant or is a member of a partnership or association Applicant, or
- d) Is a party to an agreement with such an Applicant, express or implied, whereby (he/she) may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application, petition or request.

3. A person who knowingly and intentionally violates this section is guilty of a misdemeanor.

In connection with the annexed application, petition, or request, the undersigned hereby states, pursuant to the provision of Section 809 of the General Municipal Law, the name, residence and the nature and extent of the interest of any state officer or employee of the Town/Village of New Paltz and/or the County of Ulster, in the person, partnership or association making the application, petition or request (the Applicant). *Attach additional page(s) if necessary.*

☐ None

☐ Name(s), Address(es), Relationship(s) or Interest(s) financial or otherwise:

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This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following Board of Officer or Political Subdivision of the Municipality.

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| <input type="checkbox"/> Town/Village Board      | <input type="checkbox"/> Planning Board             |
| <input type="checkbox"/> Zoning Board of Appeals | <input type="checkbox"/> Zoning Enforcement Officer |
| <input type="checkbox"/> Building Inspector      |   |

Applicant Signature: \_\_\_\_\_

Sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public – State of New York