

REQUIREMENTS FOR ZONING BOARD OF APPEALS SUBMISSION REVIEW

	Applicants must submit one (1) original & eleven (11) collated copies of the entire application package for submissions , unless otherwise directed by staff, including:	Please Initial the box
1.	A. Documentation from Building Inspector - Denial Letter, Notice of Special Permit, Etc.	SW
	B. ZBA Application Form;	SW
	C. Affidavit of Ownership;	SW
	D. Fee Sheet;	SW
	E. Slope Clearance Form; <i>Slope Clearance Form that have not been signed and approved by the Town Engineer will not be accepted.</i>	SW
	F. Wetlands/Watercourse Clearance Form; <i>Wetlands / Watercourse Clearance Forms that have not been signed and approved by the Environmental Planner will not be accepted.</i>	SW
	G. Short Environmental Assessment Form;	SW
	H. Environmental Clearance Form;	SW
	I. Copy of all easements and restrictive covenants already placed and proposed to be placed on the plat.	SW
	J. Photographs of the property at issue and all adjoining properties. (8 1/2" x 11")	SW
	K. Copies of written professional reports, including traffic studies, land planning studies, appraisals, floodplain analyses, economic forecasts or other written reports which the applicant wishes to present at the hearing. (<i>note - the author of the study or a qualified representative of the entity who prepared the study must appear at the meeting and be available for cross-examination</i>)	SW
	L. Survey or Plot Plan (<i>All large maps must be folded to 8 1/2" x 11" with title box showing - Rolled Plans will not be not be accepted</i>)	SW
	i) Name of petitioner(s);	SW
	ii) Title of petition (Variance/Special Permit);	SW
	iii) The lot dimensions, buffer zones, landscaped areas, recreational areas, signs, rights of way, steams, wetlands, drainage and easements;	SW
	iv) All existing and proposed buildings, additions, or other structures with their dimensions;	SW
	v) Table of zoning data including zoning district, required setbacks, existing and proposed building coverage, impervious coverage, height, and other pertinent zoning restrictions, and specifying whether the existing and/or proposed improvements comply with the zoning requirements, or specify the degree of any noncompliance;	SW
	vi) Landscaping Plan or mitigation plan	SW
	Transparency - (1) of Survey and/or Plot Plan (8 1/2 X 11)	N/A
2.	Appropriate fees (<i>see fee schedule</i>). Please attach a completed fee schedule and separate checks for each section.	SW
3.	Public Notice Mailing List and Tax Map(s) of Neighboring Properties - List names and addresses of all owners of properties within 250 feet of the perimeter of site. Must be typed on labels. Use Avery #5160 copies label format. The application must include a map of adjacent lots indicating the 200' radius line as applicable, measured from all points on the property line (not from the center of the site).	SW

* If any of the above-reference information is missing, the application will be deemed incomplete and returned to the applicant for proper completion.



TOWN of GREENBURGH
 WESTCHESTER COUNTY, NEW YORK
 DEPARTMENT OF COMMUNITY DEVELOPMENT AND CONSERVATION
Zoning Board of Appeals
APPLICATION FORM

Paul Feiner
Supervisor
Garrett Duquesne, AICP
Commissioner
Carole Walker
ZBA Secretary

Section 1: Subject Property

Name or other identification of site (address): 202 W. Hartsdale Avenue
 Situated on the south side of W. Harstdale Avenue (Street) 5 feet
 From the intersection of Maplewood Road (Street)
 Parcel Lot ID: 8.200-150-7 Total size area ~~(xxx)~~ +/-8.87 acres

Section 2: Owner Information

Name: Maplewood Swimming Club, Inc. Street: 202 West Hartsdale Avenue
 City: Hartsdale State: NY Zip: 10530
 Telephone: 914-713-4466 Cell Phone: _____ Fax: _____ Email: _____

Section 3: Representative Information Attorney Engineer Other _____

Name: McCullough, Goldberger & Staudt, LLP Street: 1311 Mamaroneck Avenue
 City: White Plains State: NY Zip: 10605
 Telephone: 914-949-6400 Cell Phone: _____ Fax: 914-949-2510 Email: swrabel@mgslawyers.com

Section 4: Relief Sought

1) Type of request for the Zoning Board of Appeals (Check all that apply):
 Area Variance Use Variance Appeal from Decision of Building Inspector
 Sign Variance Special Permit Same/Similar Relief within 18 Months
 2) List variance or other modifications required. Variations must be verified in writing by the Building Inspector and attached hereto.

Zoning Code Reference 285-10.A.(4)(c)[9]* Variance sought Building length
 Zoning Code Reference _____ Variance sought _____
 Zoning Code Reference _____ Variance sought _____

*As incorporated by Section 285-12.A.(2)

3) Have you, or to your knowledge, any predecessor of interest in this property, previously applied to the Zoning Board of Appeals? Yes No

(Case Histories can be obtained from the Department of Community Development & Conservation, attach separate sheet if more room is needed) See enclosed Case History

If	case number _____	application _____	disposition _____
yes,		for _____	
	case number _____	application _____	disposition _____
		for _____	
	case number _____	application _____	disposition _____
		for _____	

4) Provide your reasons for granting area variances

A) Please describe 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;

See enclosed Statement In Support

B) Please describe whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;

See enclosed Statement In Support

C) Please describe whether the requested area variance is substantial;

See enclosed Statement In Support

D) Please describe whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

See enclosed Statement In Support

E) Please describe whether the alleged difficulty was self- created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.

See enclosed Statement In Support

5) Provide reasons for granting use variance;

A) Please describe how the applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence; (Financial records and information will be needed to be submitted as part of the evidence.)

N/A

B) Please describe how 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;

N/A

C) Please describe how that the requested use variance, if granted, will not alter the essential character of the neighborhood; and

N/A

D) Please describe how that the alleged hardship has not been self-created.

N/A

7) Will this application involve land development or the subdivision of land?

Applications that involve land development or subdivision of land are referred to the Planning Board for review and recommendation. Yes No

- 8) Is the action located on property within 500 feet of:
a) The boundary of an adjoining city, town or village Yes No
b) The boundary of an existing or proposed state or county park, recreation area or road right-of-way Yes No
c) An existing or proposed county drainage channel line Yes No
d) The boundary of state- or county-owned land on which a public building/institution is located Yes No
e) The boundary of a farm located in an agricultural district Yes No
- 9) State name and residence, nature and extent of the interest of any state officer or employee of the Town of Greenburgh, pursuant to the provisions of §809 of the General Municipal Law of the State of New York.

N/A

NOTE: All of the submission requirements outlined in this application must be approved by the Secretary to the Zoning Board of Appeals prior to the application being accepted in form and content

Section 5: Acknowledgement

SIGNATURES MUST BE SIGNED IN PRESENCE OF NOTARY PUBLIC

I, the applicant, request a variance from the above named Chapter(s) and Section(s) of the Town of Greenburgh Town Code for the stated reasons, in accordance with the materials attached hereto.

Signature: _____ Date: 11/6/19

I, the applicant, hereby depose and say that all of the aforementioned statements, and the statements contained in the materials submitted herewith, are true and correct.

Signature: _____ Date: 11/6/19

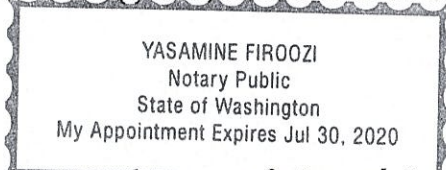
Further, I hereby give Town of Greenburgh Department of Community Development and Conservation and Building Department staff and members of the Zoning Board of Appeals permission to access the subject property for the purpose of reviewing my variance request.

Signature: _____ Date: 11/6/19

STATE OF NEW YORK Washington)
) SS.:
COUNTY OF King)

On this 6 day of November in the year 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Alex Washburn, 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 the 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, State of ~~New York~~ Washington



* NOTE: If applicant is not the property owner, please attach a power of attorney letter, signed by the owner and notarized, authorizing the applicant to make this application.

Staff Use Only	
Date Submitted: _____	Fee Paid: _____
File No.: _____	Date of Public Hearing _____
Pre-filing Staff Reviewer & Date _____	ZBA Action: _____
Pre-Filing Review: _____	
Staff Reviewer & Date: _____	