



INCORPORATED VILLAGE OF PORT JEFFERSON

Building & Planning Department

88 North Country Road, Port Jefferson, NY 11777

Ph (631) 473-4744 Fax (631) 473-2049

www.portjeff.com

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:

One (1) original and nine (9) copies of the APPLICATION FORM – completed and signed

FEES payable by check made out to The Incorporated Village of Port Jefferson.

Certificate of Existing Use (CEU): Other than Single Family Home, \$250 other, \$500 plus \$100 per additional use.

Area Variance; Residential, \$300 per variance Commercial, \$300 per variance.

Commercial Use Variance: \$1500

Interpretation: Residential \$500, Commercial \$500

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).

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.

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).

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.

If applicable ten (10) copies of a SITE DEVELOPMENT PLAN in accordance with § 250-52 of the Code of the Village of Port Jefferson

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:

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.

Please review the attached sample notification letter and follow its format. The notification must be sent certified mail, return receipt requested.

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.

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.

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:

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.

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.

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.

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:

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.

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.

Whether the requested area variance is substantial.

Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

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

Are there any Violations or Notices of Violations outstanding on this property? ____ YES or ____ NO
If YES, attach copies.

Is the property within 500 feet of the following?

a. The boundary of any Village or Town? ____ YES or ____ NO

Specify: _____

b. The boundary of any existing or proposed county or state park or any other recreation area? ____ YES
or ____ NO

Specify: _____

c. The right-of-way of any existing or proposed county or state parkway, thruway, expressway, road or
highway? ____ YES or ____ NO

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

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

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).

	REQUESTED:	REQUIRED:
Lot Area:	_____ sq. ft.	_____ sq. ft.
Lot Depth:	_____ ft.	_____ ft.
Lot Width:	_____ ft.	_____ ft.
Front Yard Setback:	_____ ft.	_____ ft.
Min. Side Yard Setback:	_____ ft.	_____ ft.
Total Side Yard Setback:	_____ ft.	_____ ft.
Rear Yard Setback:	_____ ft.	_____ ft.
Parking:	_____	_____
Lot Occupancy:	_____ %	_____ %
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

Are there any filed Covenants & Restrictions on the property? ____ YES or ____ NO
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

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: _____

I understand that false statements made herein are punishable as a Class A misdemeanor pursuant to §210.45 of the New York State Penal Law. _____ Read and acknowledged

SHORT ENVIRONMENTAL ASSESSMENT FORM

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

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

Does the action involve acquisition, sale, lease, or other transfer of land by a State, County, Town, or Village agency? ____ YES or ____ NO

If yes, please describe:

Is the project to subdivide land for housing? ____ YES or ____ NO

If yes, describe subdivision:

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

If yes, please describe:

Are there nearby streets or properties whose scenic views could be affected by a project on the property involved? ____ YES or ____ NO

If yes, please describe:

Is a structure being proposed whose appearance differs markedly from those already in the neighborhood? ____ YES or ____ NO

If yes, please explain:

Will proposed structure prevent sunlight from falling upon the adjacent lot? ____ YES or ____ NO

Will project regularly cause odors, noise, glare, or electrical disturbance detectable from nearby properties? ____ YES or ____ NO

If yes, please describe:

Will more than one acre of land be cleared or changed? ____ YES or ____ NO

Does any of the land to be cleared have slope over 15%? ____ YES or ____ NO

During construction, could soil wash downhill onto adjacent lots and/or roadways? ____ YES or ____ NO

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

Will the project regularly use well water or surface water? ____ YES or ____ NO

If yes, please describe:

Will parking for 25 (or more) cars be provided? ____ YES or ____ NO

Is a building proposed with more than 10,000 square feet of gross square feet floor area? ____ YES or ____ NO

If yes, please describe:

Preparer's Signature: _____ Title: _____

Representing: _____ Date: _____

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: _____

Owner Signature: _____ Date: _____

I understand that false statements made herein are punishable as a Class A misdemeanor pursuant to §210.45 of the New York State Penal Law. ____ Read and acknowledged

DISCLOSURE CERTIFICATION

State of NEW YORK)

ss: _____

County of SUFFOLK)

_____ deposes and says: _____ 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 _____

The project name is: _____

I reside at: _____

The officers of the applicant's corporation or owner corporation are as follows: (if applicable)

President: _____ Secretary: _____

Vice President: _____ Treasurer: _____

I make and complete this certification under the penalty of perjury and swear to the truth herein.
I am aware that General Municipal Law 809 requires this certification 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:

- is the applicant or owner,
- is an officer, director, partner, or employee of the applicant or owner,
- 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
- 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.

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?

Any official of New York State?

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 ____ NO

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: _____ Date: _____

I understand that false statements made herein are punishable as a Class A misdemeanor pursuant to §210.45 of the New York State Penal Law. ____ Read and acknowledged

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: _____

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.

[illegible]