



ZONING BOARD OF APPEALS

439 Main Street, Catskill, New York 12414
TEL: (518) 943-2381 – FAX: (518) 943-5251
www.townofcatskillny.gov

Use Variance Application

ZBA Office Use Only

Applicant: _____

Property Location (i.e., Street Address) that the Appeal concerns:

Property Tax Map No.: _____

Application No.: _____

Date of Public Application: _____

Date of Public Hearing: _____

Date Notice was Published: _____

Date of County Referral: _____

Date of Final Action: _____

Date Filed with Town Clerk: _____

Zoning District: _____

RA, MR, HR, GC, HC, I, or C ⁽¹⁾

⁽¹⁾ (Can verify District with the GIS Map on the website above)

Use for which Variance is requested: _____

Applicable Section of Zoning Code: _____

Permitted Uses of the property: _____

No Use Variance will be granted without a showing by the Applicant that the applicable zoning regulations and restrictions have caused unnecessary hardship.

TEST: The following tests must be met for each and every use allowed by zoning on the property, including uses allowed by special permit.

1. The alleged hardship relating to the property is unique. (The hardship may not apply to a substantial portion of the zoning district or neighborhood. Yes: _____ No: _____

Proof: _____

2. The Applicant cannot realize a reasonable return, as shown by competent financial evidence. The lack of return must be substantial. Yes: _____ No: _____

Proof: _____

3. The requested Use Variance, if granted, will not alter the essential character of the neighborhood.

Yes: _____ No: _____

Proof: _____

4. The alleged hardship has been self-created. Yes: _____ No: _____

Proof: _____

ZBA Office Use Only below this line

DETERMINATION OF THE ZBA BASED ON THE ABOVE FACTORS:

The ZBA, after reviewing the above four proofs, finds:

_____ That the Applicant has failed to prove unnecessary hardship through the application of the four tests required by the state.

_____ That the Applicant has proven unnecessary hardship through the application of the four tests required by the state statutes. In finding such hardship, the ZBA shall grant a Use Variance to allow use of the property in the manner detailed below, which is the minimum Use Variance that should be granted in order to preserve and protect the character of the neighborhood and the health, safety, and welfare of the community:

Use: _____

CONDITIONS: The ZBA finds that the following conditions are necessary in order to minimize adverse impacts upon the neighborhood or community, for the reasons following:

1. _____

Adverse Impact to be minimized: _____

2. _____

Adverse Impact to be minimized: _____

3. _____

Adverse Impact to be minimized: _____

4. _____

Adverse Impact to be minimized: _____

Chair, Zoning Board of Appeals

Date

RECORD OF VOTE

Date of Vote: _____

MEMBER NAME	Aye	Nay	Absent
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____