

Village of Newark

100 East Miller Street, Newark, New York 14513

Phone (315) 331-4770

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USE VARIANCE REVIEW PROCESS

Submit completed application

Pay one-hundred dollar (\$100) application fee

Submit letter of intent

Village Law, Section 7-712-b(2) requires an applicant for a use variance to demonstrate the zoning of the property has caused UNNECESSARY HARDSHIP, which is defined to require a showing:

- ❖ that under the applicable zoning regulations, the applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence
- ❖ that the hardship is unique, and does not apply to a substantial portion of the district or neighborhood, and
- ❖ that the variance will not alter the essential character of the neighborhood, and
- ❖ that the hardship is not self-created

Applicant shall adhere to all requirements set forth in 6 NYCRR Part 617 as they relate to the State Environmental Quality Review (SEQR)

If required by General Municipal Law Section 239-m, attend the Wayne County Planning Board meeting (see schedule)

Attend Village of Newark Planning Board meeting (see schedule)

Attend Village of Newark Zoning Board meeting (see schedule)