

Please read and keep for your reference

What is a Variance?

New York State Town Law (Section 267[s]) provides that:

“ Where there are practical difficulties or unnecessary hardship in the way of carrying out the strict letter of such ordinances, the Board of Appeals **shall** have the power in passing upon appeals, to vary or modify the application of any of the regulations or provisions of such ordinance relating to the use, construction or alteration of buildings, or the use of land, so that the spirit of the ordinance shall be observed, Public Safety and Welfare secured, and substantial justice done.”

**It is important for you to be aware of the following questions,
so that relevant information is provided on your application or at the public hearing.**

Following your public hearing the board must ask itself the following 5 questions in order to arrive at a decision:

- 1) Can the benefit be achieved by other means feasible to the applicant without requiring a variance?
- 2) Will it cause an undesirable change in the neighborhood character or nearby properties?
- 3) Is the request substantial?
- 4) Will it have a detrimental physical or environmental affects?
- 5) Is the variance request self-created?

Whenever it is not clear where the front, side, or rear lot line is located it shall be up to the landowner to prove the location by survey or means found to be acceptable by the Code Enforcement Officer.

**Please fill out the application, the Short Environmental Assessment form,
and the Agricultural Data Statement and return to the Town Clerk’s Office
at Po Box 36, 101 Conger Blvd., Groton, NY 13073 with appropriate fee.**

Town of Groton- Zoning Board of Appeals

Appeal and Application for Variance or Interpretation Under the Town of Groton Land Use and Development Code

PO Box 36, 101 Conger Blvd. Groton, NY 13073

Application Fee: \$175.00

Tax Map # _____

Zone: _____

--Appeal for a variance to Section _____ of _____
due to denial by Town of Groton Code Enforcement Officer.

-- Appeal for interpretation of Section _____ of _____
due to belief that decision of Code Enforcement Officer is incorrect.

Owners Name: _____ Phone: _____

Address: _____

Property Address involved (if different than above) _____

Purpose of Request: _____

Justification for Request: _____

Previous Appeals: (state, dates and purposes of request): _____

****Owner should submit with this application any additional supporting materials deemed necessary that will assist the Board to understand the request****

Signature of Property Owner _____

Public Hearing Date: _____

-Approved - Denied Date: _____

Signature: _____

Zoning Board of Appeals, Chair

For Office Use Only

Date Received _____

Receipt # _____ Date _____

Date Ad Paid _____



Town of Groton

Agriculture Data District- 1

A mailed notification regarding projects such as Subdivisions, Site Plan review, a Use Variance or Special Permits located within a New York State Ag and Market District, shall be sent to Farms or Farming Operations with 500ft of the site.

Please fill out the following information for the reviewing board as well as for the clerk to comply with Town Law section 305-a.

Applicant

Owner if Different from Applicant

| | |
|----------------|----------------|
| Name : _____ | Name : _____ |
| Address: _____ | Address: _____ |
| _____ | _____ |

Application Type : Special Use Permit Site Plan Approval Use Variance
 Subdivision Approval

Description of the Project: _____

Project Location: _____ Tax Parcel #: _____

Is Project Parcel Actively Farmed ? Yes No

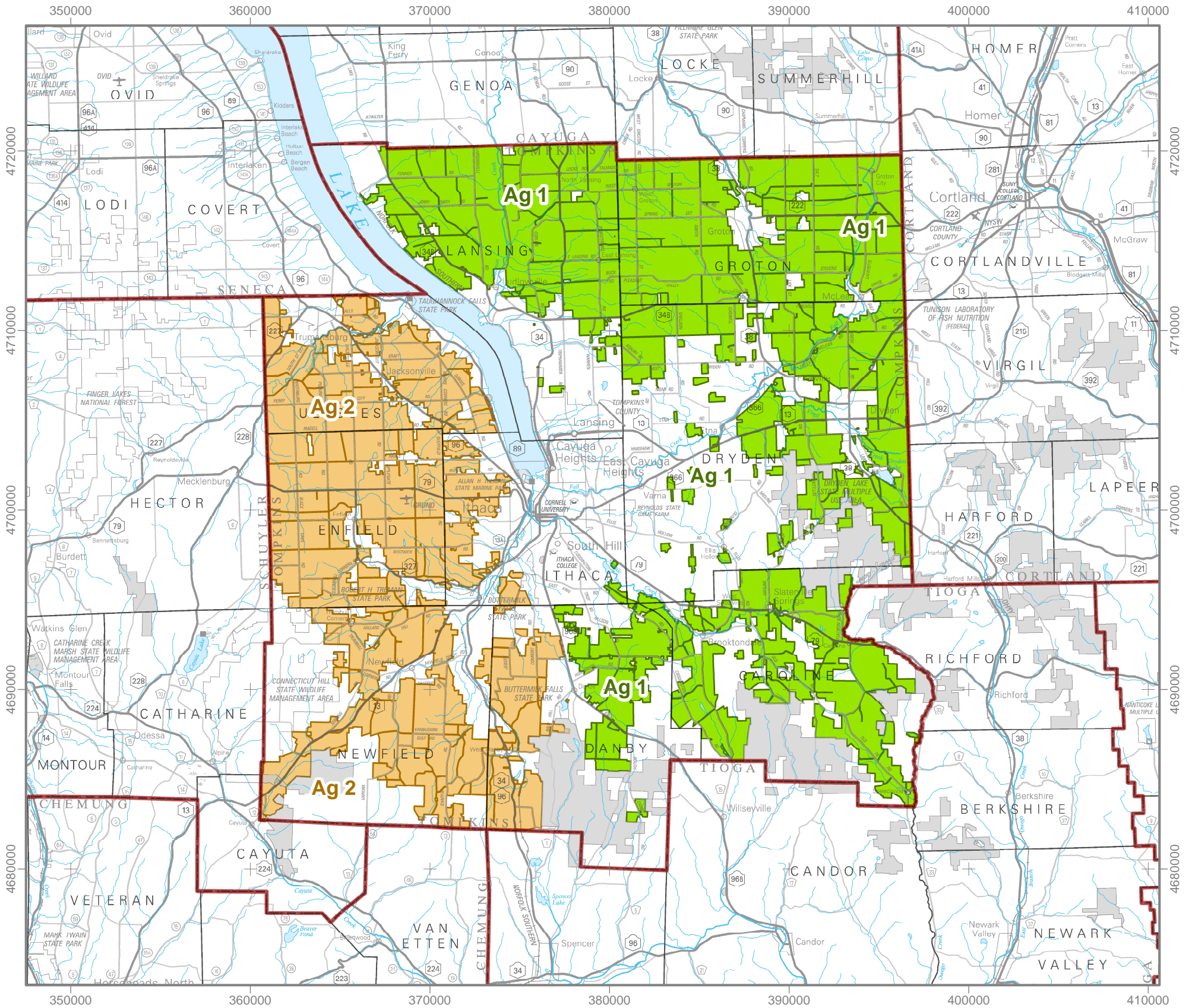
List all farm operations within 500ft of your parcel. Attach sheets if necessary

| | |
|--|--|
| Name : _____ | Name : _____ |
| Address: _____ | Address: _____ |
| Actively Farmed <input type="checkbox"/> Yes <input type="checkbox"/> No | Actively Farmed <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Name : _____ | Name : _____ |
| Address: _____ | Address: _____ |
| Actively Farmed <input type="checkbox"/> Yes <input type="checkbox"/> No | Actively Farmed <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Name : _____ | Name : _____ |
| Address: _____ | Address: _____ |
| Actively Farmed <input type="checkbox"/> Yes <input type="checkbox"/> No | Actively Farmed <input type="checkbox"/> Yes <input type="checkbox"/> No |

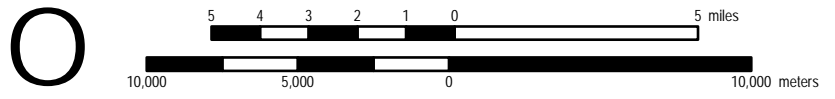
Reviewed By: _____

Municipal Official


Signature of Applicant/ Owner (if not the Applicant)




MAP PROJECTION
UTM Zone 18, NAD83 meters



Tompkins County

Ag. District 1 

Ag. District 2 

DISTRICT CERTIFICATIONS and TOWNS

| | | | |
|---|---------|--|----------|
| DISTRICT 1 CERTIFIED 8/5/2020 | | DISTRICT 2 CERTIFIED 3/28/2017 | |
| Caroline | Groton | Danby | Newfield |
| Danby | Ithaca | Enfield | Ulysses |
| Dryden | Lansing | Ithaca | |

MAP SOURCE INFORMATION

Map created at Cornell IRIS (Institute for Resource Information Sciences) <<http://iris.cals.cornell.edu>> for the NYS Department of Agriculture and Markets <<https://www.agriculture.ny.gov>>

Base Map: state250_bw.tif 1998
Scale: 1:250,000; County boundaries imported from the file nyshore.e00 from the NYS GIS Clearinghouse website: <<http://gis.ny.gov>>

DISCLAIMER
This is a general reference to Agricultural District boundaries; not a legal substitute for actual tax parcel information.

Boundaries as certified prior to January 2021

Agricultural Districts boundary data is available at CUGIR (Cornell University Geospatial Information Repository) website: <<http://cugir.library.cornell.edu>>

Base map contains data copyrighted by the NYS ITS GIS Program.

Open Enrollment Annual Inclusions added after the certification date are not included in this data. Check with county agencies to confirm the status of individual parcels.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| Part 1 - Project and Sponsor Information | | | | |
|--|--|------------|-----------|------------|
| Name of Action or Project: | | | | |
| Project Location (describe, and attach a location map): | | | | |
| Brief Description of Proposed Action: | | | | |
| Name of Applicant or Sponsor: | | Telephone: | | |
| | | E-Mail: | | |
| Address: | | | | |
| City/PO: | | State: | Zip Code: | |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | | NO | YES |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: | | | NO | YES |
| 3.a. Total acreage of the site of the proposed action? _____ acres | | | | |
| b. Total acreage to be physically disturbed? _____ acres | | | | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres | | | | |
| 4. Check all land uses that occur on, adjoining and near the proposed action. | | | | |
| <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) | | | | |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ | | | | |
| <input type="checkbox"/> Parkland | | | | |

| | | |
|--|------------------|-------------------|
| <p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p> | <p>NO</p> | <p>YES</p> |
| <p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p> | <p>NO</p> | <p>YES</p> |
| <p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p> | <p>NO</p> | <p>YES</p> |
| <p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: _____ Date: _____</p> <p>Signature: _____</p> | | |