

**ZONING BOARD OF APPEALS  
VILLAGE OF HUNTINGTON BAY**

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In the Matter of the Appeal of

**APPEAL**

From an order, requirement, decision or  
determination of the Building Inspector  
of the Village of Huntington Bay

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PLEASE TAKE NOTICE THAT \_\_\_\_\_ (Name (s))  
of \_\_\_\_\_  
(Address) described, Appellant(s), hereby appeal(s) from the order, requirement, decision of the  
determination of the Building Inspector of the Village of Huntington Bay, New York, dated the  
\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, affecting said property, to the Board of Zoning Board of  
Appeals of said Village and hereby state(s) and allege(s):

1. The following is a description of said property: \_\_\_\_\_  
(Address), Village of Huntington Bay, Huntington, New York being designated as  
Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_ on the Real Property Tax Map of Suffolk  
County, shown on the survey annexed hereto, and made a part hereof, and which  
property, having an area of \_\_\_\_\_ acres(s), is located in the Village's \_\_\_\_\_  
Zoning District.
  
2. The premises are / are not (cross out one) within 500 feet of (a) the boundary of any  
proposed or existing county, state or federal park or other recreation area, (b) the right-  
of-way of any proposed or existing county or state parkway, thruway, expressway, road  
or highway, (c) existing or proposed right-of-way of any stream or drainage channel or  
facility of the county owned by the county or for which the county has established  
channel lines, (d) the existing or proposed boundary of any other county, state, or  
federally owned land, (e) the boundary lines of any village or town, (f) the Long Island  
Sound or (g) any bay in Suffolk County.
  
3. Appellant(s) became the owner(s) / contract vendee (s) (cross out one) of the premises on  
\_\_\_\_\_ and the structure (s) on the premises was (were) built on the  
following date (s) \_\_\_\_\_.
  
4. The purpose of this Appeal is to obtain a reversal of the determination of the building  
Inspector so as to obtain a permit, variance, or modification of the regulations or  
provisions of Subsection (s) \_\_\_\_\_ of Section (s) \_\_\_\_\_ of the Zoning Code  
relating to:

<b>TYPE OF VARIANCE</b>	<b>REQUIEMENT UNDER CODE</b>	<b>DEISCREPANCY BETWEEN CODE AND APPELLANT(S) PROPOSAL</b>
<b>AREA OF LOT</b>		
<b>FRONTAGE</b>		
<b>FRONT YARD</b>		
<b>SIDE YARD</b>		
<b>SIDE YARD</b>		
<b>REAR YARD</b>		
<b>WIDTH OF LOT</b>		
<b>HEIGHT</b>		
<b>PERIMETER</b>		
<b>DEPTH</b>		
<b>FLOOR AREA RATIO</b>		
<b>LOT AREA COVERAGE</b>		
<b>OTHER</b>		

5. If the premises are currently non-conforming, indicate the manner in which they are non-conforming, and the extent of the non-conformity compared to the current Code requirements:
  
6. The use, construction, alteration, or relief sought by Appellant (s) is briefly described as follows:
  
7. The following are unusual circumstances or conditions concerning the premises and practical difficulties or unnecessary hardship which necessitate the granting of the requested variance:

8. The Village will provide a list of the names and addresses of all property owners within 200 feet of the property of Appellant (s). The Appellant (s) must provide stamped addressed envelopes.

WHEREFORE, in accordance with the foregoing alleged facts, Appellant (s) requested said Board of Appeals to vary the strict application of the aforesaid provision (s) of said Village's Zoning Code to grant the relief requested in paragraph 6 above and to grant such other and further or lesser relief as to this Board seems just and proper.

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Date

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Appellant (s) Signature (s)

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( Note: An accurate recent survey of the premises prepared and signed by a licensed surveyor and showing all the existing and proposed structures and their distances from all property lines must be attached to the original of each copy of the Appeal. )

( Note: If Appellant (s) is (are) contract vendee (s), a disclosure affidavit from the owner of the subject property is required to be filed with the application. )

( Note: As per the Resolution dated May 16, 2016 and Local Law No. 1-2017, "in addition to the filing fees established in this chapter, certain land use applications to the Board of Trustees and Board of Appeals shall be accompanied by a refundable deposit in an amount established by resolution of the Board of Trustees, and amended from time to time, which shall be deposited by the Village Clerk in an account to be used to defray the actual costs or which have been necessarily and actually incurred by the Village in the processing and review of said application".)

## DISCLOSURE AFFIDAVIT

STATE OF NEW YORK  
COUNTY OF SUFFOLK

\_\_\_\_\_ being duly sworn, deposes and says:

1. **For Individual**

- a. That I am over the age 21 and reside at \_\_\_\_\_.
- b. That I am owner/contract vendee (cross out one) of the property designated as Section \_\_\_\_\_ Block \_\_\_\_\_ Lot (s) \_\_\_\_\_ on the Suffolk County Real Property Tax map which forms the subject matter of this appeal and am fully familiar with all the facts and circumstances hereinafter set forth.

2. **For Corporation**

- a. That I am the \_\_\_\_\_ (office held) of the \_\_\_\_\_ (name of corporation) and am fully familiar with all the facts and circumstances hereinafter set forth.
- b. That the business address of \_\_\_\_\_ (name of corporation) is \_\_\_\_\_.
- c. That said corporation was incorporated under and pursuant to the \_\_\_\_\_ law of the State of \_\_\_\_\_ and is the owner / contract vendee (cross out one) of the property designated as Section \_\_\_\_\_ Block \_\_\_\_\_ Lot (s) \_\_\_\_\_ on the Suffolk County Real Property Tax map which forms the subject matter of this appeal.
- d. That the following are the names and residences of each officer, director, and shareholder: (Set forth names, residences and relationship to corporation. Add additional sheet if necessary.)
- e. That the corporate stock of said corporation has not been pledged to any person nor has any agreement been made to pledge to said stock and if it has, the details are as follows:

3. That there are no encumbrances or holders of any instruments creating an encumbrance upon the subject premises and if there are, the details are as follows:

4. That neither deponent nor any other person mentioned in this affidavit is a Village officer or employee, or is related to a Village officer or employee, and if they are, the details are as follows:

5. That no State Officer or employee or local municipal officer or employee in Suffolk County or his spouse or a person consanguinity related to either of them within the third degree is (are) the Appellant(s) or an officer, director or employee of the Appellant(s) or legally or beneficially owns or controls the corporate stock of the Appellant (s) or is a partner of the Appellant (s) or associated with the Appellant(s) in a joint venture or has an agreement with the Appellant (s), expressed or implied whereby his compensation for services is to be dependent or contingent upon the favorable exercise of discretion in the granting of the appeal herein. (except: if any, set for the details).
  
6. That in the event there is any change in the matters set forth the herein prior to the public hearing relating to the property affected hereby, deponent (s) will file with the Village of supplemental affidavit indicating the details of such change within 48 hours of such change.

\_\_\_\_\_  
\_\_\_\_\_  
Signatures (s)

Sworn to before me this  
\_\_\_\_ day of \_\_\_\_ year \_\_\_\_\_

\_\_\_\_\_  
Notary Public

**AFFIDAVIT OF INDIVIDUAL APPELLANT (s)**

**STATE OF NEW YORK  
COUNTY OF SUFFOLK**

\_\_\_\_\_ being duly sworn depose (s) and say (s) that (s) he reside (s) at \_\_\_\_\_ and is (are) the owner (s) in fee / contract vendee(s) (cross out one) of the premises herein above described and is (are) the Appellant (s) herein; that the statements contained in the foregoing notice of appeal and in any papers submitted herewith are in all respects true.

\_\_\_\_\_

\_\_\_\_\_  
Appellant (s) Signature (s)

Sworn to before me this \_\_\_\_, day  
of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
Notary Public