



TOWN OF YORK
 2668 Main Street, P O Box 187, York, NY 14592-0187
 Tel: (585) 243-3128 Fax: (585) 243-4618
 TTY NY: (800) 662-1220

Zoning Board of Appeals (ZBA) Application

Project Name: Church Sign
Applicant Name: York

1. Type of Request. Check the type of request you are applying for and complete the indicated sections of this application. If you are uncertain which request you are applying for, consult with the Town of York Code Enforcement Officer or the Town of York Zoning Clerk.

✓ All requests	Request Type	Complete All Required Sections
	Appeal and/or Interpretation	1, 2, 3, 4, 5, 6
✓	Area Variance	1, 2, 3, 4, 5, 7
	Use Variance	1, 2, 3, 4, 5, 8

All use variances and area variances (except those involving single-family and two-family dwellings), (Check with Code Enforcement Office to see which form is needed) **SEQR:** State Environmental Quality Review Act (SEQR) Forms - NYS Dept. of Environmental Conservation

All use and area within 500' of agriculture: If the proposed activity will be on property within an agricultural district containing a farm operation or on property with boundaries within 500 ft. of a farm operation located within an agricultural district, then an ag data statement must be completed. Check with Town Assessor for property owners to be listed on the form.
NEW Copy of Agricultural Data Statement 002 .pdf (yorkny.org)

Notice to Applicant: By law, the application or amendment must be referred to the County Planning Board if it applies to real property within 500 feet of: A municipal boundary, The right-of-way of any state or county road, A state or county park or recreation area (existing or proposed), State or county land on which a public building or institution is located, A farm operation within an agricultural district as defined by Article 25-AA of the New York State Agriculture and Markets Law, Existing or proposed right-of-way of any county stream or drainage channel. Referral Trigger Map

Requests will also require a public hearing seeking comments from the public on the requested variance.

Please describe your request, in general:

Request variance to install sign larger than what's
allowed by York Town zoning



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2. Identification.

Project Name church sign
 Applicant Name United Presbyterian church
 Address 2662 Main St. P.O. Box 411
 Town York State Ny Zip 14592
 Phone (585) 314 - 1927 Fax() -
 Email DonLubanski@bmail.com
 Property Owner (if other than applicant) _____
 Address _____
 Town _____ State _____ Zip _____
 Phone () - Fax() -
 Email _____

3. Property Information.

Property Street Address 2662 Main Street
 Permanent Parcel Number 51.5-1-27
 Legal Description of Property church

 Zoning District Hamlet Residential
 Area 1.2 Acres Width _____ Depth _____
 Current Use(s) church
 Zoning District of Adjacent Properties to the:
 North Same South Same East Same West Same

4. Prior Requests.

- a. Have you ever requested ZBA relief for this property? Yes ___ No
 If yes, please provide the following information:
 Date of Hearing _____
 Relief Requested _____
 Result _____
- b. Are there any existing variances for this property? Yes ___ No
 If yes, please provide the following information:
 Date of Hearing _____
 Relief Requested _____
 Result _____



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5. Application Procedure. The following check list includes all documents required for the Town of York Code Enforcement Officer or Zoning Clerk to begin the ZBA process.

NOTE: Partial sets will not be accepted for submittal.

- Application Form and Fees.** A completed application form and the application fee are required with the initial submittal.
- SEQR Short Environmental Assessment Form.** A completed Short EAF is required for all Use Variance applications and for Area Variance applications related to properties other than single-family and two-family dwelling properties.
- Proof of Ownership.** Current proof of ownership of the property to utilized or contractual ability to acquire such land. If applicant is a tenant or agent of owner, then proof of ownership and written permission of owner for applicant to apply for zoning relief. Copy of Tax bill is not proof of ownership.
- Response to Criteria.** A completed, detailed written response to the review criteria referenced in section 1 and described in section 6, 7, and 8.
- Copies.** At the time of submittal, a complete electronic file of the site plan, landscape plan, elevation drawing, color renderings, complete checklist and application documents must be emailed to planningzoningclrk@yorkny.org. This will then be forwarded to the zoning board.

NOTE: The applicant and property owner will be notified when the application will be heard at a scheduled hearing.

I, Donald Lubanski (applicant), do hereby swear that the information given herein is true and correct.

I, _____ ^{Trustee} ~~(property owner)~~, do hereby give permission for Town of York officials, staff, and consultants to go on the property for which the above referenced site plan is proposed for purposes of verifying information provided on the submitted application.

Donald Lubanski 4/28/24
 Signature of Applicant Date

Donald Lubanski
 Printed Name of Applicant

 Signature of Property Owner (If different) Date

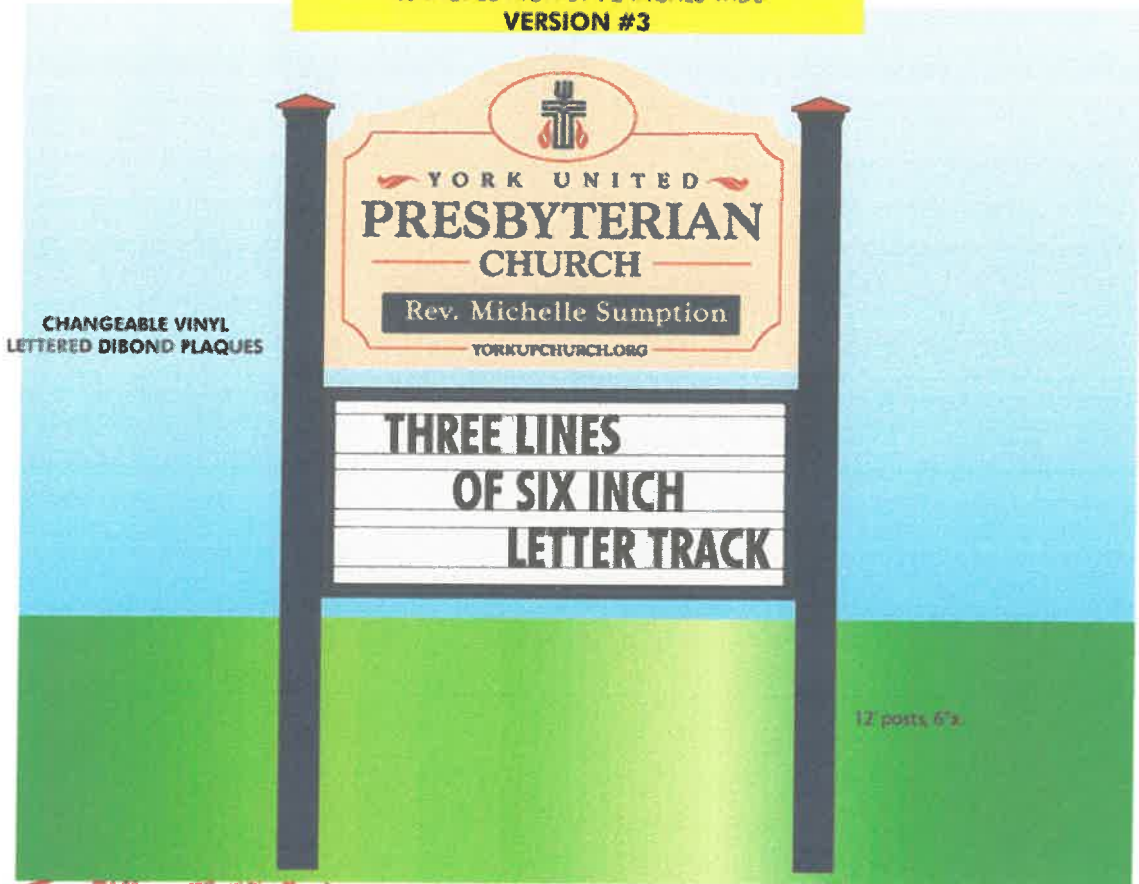
 Printed Name of Property Owner (If different)

SIGNLANGUAGE INC.
QUALITY SIGNS • CUSTOM GRAPHICS • SINCE 1986

SIGNLANGUAGE INC. DESIGN CONCEPT SIGN PROOF

Sandblasted & Carved Signs • 23k Gold Leaf • Computer Graphics
Commercial / Architectural • Design • Fabrication • Installation • Vinyl

YORK UNITED PRESBYTERIAN CH - LAWN
DOUBLE SIDED V CARVED 2" HDU
48 INCHES HIGH BY 72 INCHES WIDE
VERSION #3



FINAL ARTWORK
PLEASE PROOFREAD THE SIGN CAREFULLY SINCE YOU APPROVE EACH PLaque. THIS SIGN IS YOUR RESPONSIBILITY. THE CUSTOMER'S RESPONSIBILITY.
APPROVED
BY: _____
DATE: _____

DESCRIPTION:
INNER BORDER - TERRA COTTA
BACKGROUND - IVORY
LETTERING - DARK NAVY, TERRA COTTA
POSTS - 6" 12' tall WITH PAINTED BEVEL TOPS

THE ARTWORK DEPICTED HEREIN IS THE EXCLUSIVE PROPERTY OF SIGNLANGUAGE INC. & CANNOT BE REPRODUCED, COPIED OR EXHIBITED WITHOUT OUR PRIOR WRITTEN CONSENT. ALL SIGNS WILL BE PRODUCED USING HIGH DENSITY FOAM UNLESS ANOTHER MATERIAL IS SPECIFIED.

ALL SIZES ARE APPROXIMATE. SIGNLANGUAGE INC. IS NOT RESPONSIBLE FOR ISSUES RESULTING FROM INACCURATELY SCALED DRAWING.
PH. (585) 237-2620 Fax. (585) 237-5868 1-866-909-2620 www.signlanguageinc.com
6491 Route 20-A Perry, N.Y. 14530

TOWN OF YORK: TOWN & COUNTY 2024 TAXES

FISCAL YEAR: 01/01/2024 to 12/31/2024

WARRANT DATE: 12/31/2023

STATE AID - COUNTY: \$21,314,181.00

TOWN: \$316,028.00

MAKE CHECK PAYABLE TO:

BANK	BILL NUMBER	PAGE
	001713	1 OF 1

CHRISTINE HARRIS
TAX COLLECTOR
 2668 MAIN ST., PO BOX 187
 YORK, NY. 14592

TO PAY IN PERSON:

Town Hall
 Monday - Friday
 9:00 AM - 4:30 pm
 Wed. 9am-12 noon

PROPERTY INFORMATION:

TAX MAP #: 245200 51.5-1-27

DIMENSION: 1.20 acres
 RS: 8 CLASS: Religious
 ADDRESS: 2662 Main St
 SCHOOL: YORK
 FULL MARKET VALUE: 195100.00
 UNIFORM % OF VALUE: 96.00
 ASSESSMENT: 187300

PROPERTY OWNER:

United Presbyterian
 PO Box 411
 York, NY 14592-0411

Exemption	Value	Full Value	Tax Purpose
N/P RELIG	187300.00	0.000	C/T/S

RECEIPT

If you feel the assessment on your property is too high, you have the right to file a grievance to lower it for future tax bills. For information, please contact your assessor for the booklet "How to File a Complaint on Your Assessment" and to inquire about exemptions. Any reduction in assessment will NOT be reflected on this bill.

LEVY DESCRIPTION	TAX LEVY	% Change From Prior YR Levy	RATE	TAXABLE VALUE	AMOUNT DUE
LIVINGSTON COUNTY	31901055	3.5000	7.24609200	0.00	0.00
YORK TOWN TAX	952098	2.2000	3.54165000	0.00	0.00
YORK FIRE 1	223192	3.0000	0.62783400	0.00	0.00
YORK SWR DIST #1 OCC	0	0.0000	307.40890700	1.00 Units	307.41
CONSOLIDATED WTR OCC	0	0.0000	204.04142100	1.00 Units	204.04

PAYMENTS RECEIVED

Receipt#: 393 Date Paid: 01/18/2024 Full Payment

Tax: <u>511.45</u>	Penalty: <u>0.00</u>	Surcharge: <u>0.00</u>	Notice Fee: <u>0.00</u>	Ret. Check Fee: <u>0.00</u>
Cash: <u>0.00</u>	Check: <u>511.45</u>	Check #: <u>8927</u>		

Received from United Presbyterian - Via Counter: \$511.45

TOTAL TAXES PAID TO DATE:	\$511.45	PAID IN FULL
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\$150 Variance Fee
 SEQR Form
 short EFF



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6. Criteria for APPEALS / INTERPRETATION.

Appeals: The Zoning Board of Appeals, upon application, shall hear and decide appeals from, and review orders, requirements, decisions, or determinations, including any order requiring an alleged violator to stop, cease and desist, made by the Code Enforcement Officer in the enforcement of the Zoning Ordinance of the Town of York. An appeal must be initiated within sixty (60) days after the filing of such order, requirement, decision, interpretation or determination by the Code Enforcement Officer. The Board must find that the original decision was one or more of the following:

- a. Arbitrary and capricious.
- b. Based on an erroneous finding or a material fact.
- c. Constituted an abuse of discretion.
- d. Was based upon erroneous interpretation of the zoning code or zoning law.

Interpretations: Upon appeal from a decision by an administrative official, or upon request from the Code Enforcement Officer or any other duly constituted Board of the Town, to decide any question involving the interpretation of any provision of the Zoning Ordinance of the Town of York, including determining of the exact location of any district boundary if there is uncertainty with respect hereto.

For an appeal, please describe what determination you are appealing from and your position with regard to such determination, describing how your appeal meets one or more of the above criteria. For an interpretation, please describe that part of the Zoning Ordinance or local law you are seeking an interpretation of. :

Installation of New Sign to replace existing
 Sign # in front yard of the York United
 Presbyterian church located at 2662 Main Street
 New Sign will be 8' Tall by 6' WIDE. Sign
 will be 90° to the ROAD West of Sidewalk



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7. Criteria for AREA Variances. The ZBA may grant an area variance only upon a finding that a practical difficulty exists. Please respond to the following statements.

a. **Public Safety and Welfare.** Will the granting of a variance create an undesirable change to the character of the neighborhood or be a detriment to nearby properties?

No

b. **Alternate Options.** Can the benefit sought by the applicant be achieved by some other method, feasible for the applicant to pursue, other than an area variance?

No

c. **The degree of variance.** Is the requested area variance substantial?

No

d. **Level of effect.** Will the requested variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

No

e. **Not Self-Created.** Is the alleged difficulty self-created?

Yes

The ZBA, in granting an area variance, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.