TOWN OF MINA

P.O. BOX 38
2883 NORTH RD
FINDLEY LAKE, NY 14736

Application for USE VARIANCE

PERMIT #: _____	FEE $: _____
DATE: _____	CASH: _____. CHECK _____
	RECEIPT #: _____

**** Incomplete Applications Will NOT Be Accepted ****

INSTRUCTIONS TO APPLICANT:

1. Submit a complete copy of this application.
2. Type or print your answers.
3. Complete each question fully. If the question does not apply, please mark "N/A."
4. You must submit a detailed **PLOT PLAN** with this application. A sample is attached.
5. Add pages if needed.

APPLICANT INFORMATION

APPLICANT Name(s): Scott Bensink

Mailing Address: PO Box 406
Findley Lake NY 14736

Phone #: 716-769-7906 Email: slbgolf@aol.com

PROPERTY OWNER Name(s): Scott & Karen Bensink

Mailing Address (if different): same as above

Phone #: _____ Email: _____

Applicant's Interest in Property: ☒ Owner ☐ Other (Explain) _____

(continued)

PROPERTY INFORMATION

TAX MAP NUMBER: Section: 359.10 Block: 2 Lot: 38

Street Address: 2630 Bell Diamond Rd Size of Parcel: _____

Finley Lake NY 14736 Zoning District: _____

Present Use of Property: Residential

DECISION APPEALED FROM

The applicant's appeal from a decision of the Zoning Enforcement Officer, or on direct appeals from the Planning Board, as permitted by state law, concerns the following:

☐ Denial of Application for Building Permit (attach to application)

☐ Denial of Application for Certificate of Occupancy (attach to application)

Date of Zoning Enforcement Officer Decision: _____

Denial was made because of a violation or conflict with the following section(s) of the Zoning Code:

_____

_____

VARIANCE INFORMATION

1. State what type of variance you are requesting: Add an attached Accessory Building to existing approved Variance Building.

2. State the reason you are applying for a USE VARIANCE: Based on Existing Zoning law it is Required to do so. The Building addition is Space for a medical/mental Health need Recommended by my Doctor Going my heart Condition.

VARIANCE TESTS

A USE VARIANCE will not be granted without a showing by the applicant that the applicable zoning regulations have caused unnecessary hardship. The following tests must be met for each use allowed by the present zoning scheme, including uses that are allowed by Special Use Permit. In the spaces continued on the next page, please briefly describe how each of the four tests are met. Attach supporting materials and pages as needed.

(Continued next page)

1. "The applicant cannot realize a reasonable return, as shown by competent financial evidence. The lack of return must be substantial": N/A

2. "The alleged hardship relating to the property is unique (i.e., the hardship does not apply to a substantial portion of the Zoning District or neighborhood)": my existing physical condition is unique "hopefully" to my Neighborhood.

3. "The requested variance, if granted, will not alter the essential character of the neighborhood": It does not effect property because it is only adding to our existing structure and has been approved by Neighbors. it is to be built towards woods.

4. "The alleged hardship has not been self-created": No it has not

APPLICANT SIGNATURE

"I certify that the information supplied on this application is complete and accurate, and that the project described, if approved, will be completed and the premises used as described herein, unless modified by the approving Board."

Signature of Applicant(s): [signature]

Date: 10-27-25

DO NOT WRITE BELOW THIS POINT – OFFICE USE ONLY

Date of Appeal	
Date of Receipt by ZBA	
Date of Public Hearing	
Negative / Positive Declaration Adopted	
Publication of Legal Notice of Hearing	
Date of ZBA Decision	

APPROVED ☐

DENIED ☐

Affix the following documents to and permanently file with this application:

- Response to Municipal Zoning Referral (if any)
- Negative Declaration and/or EIS (if any)
- ZBA Decision
- Notification of Approval / Denial

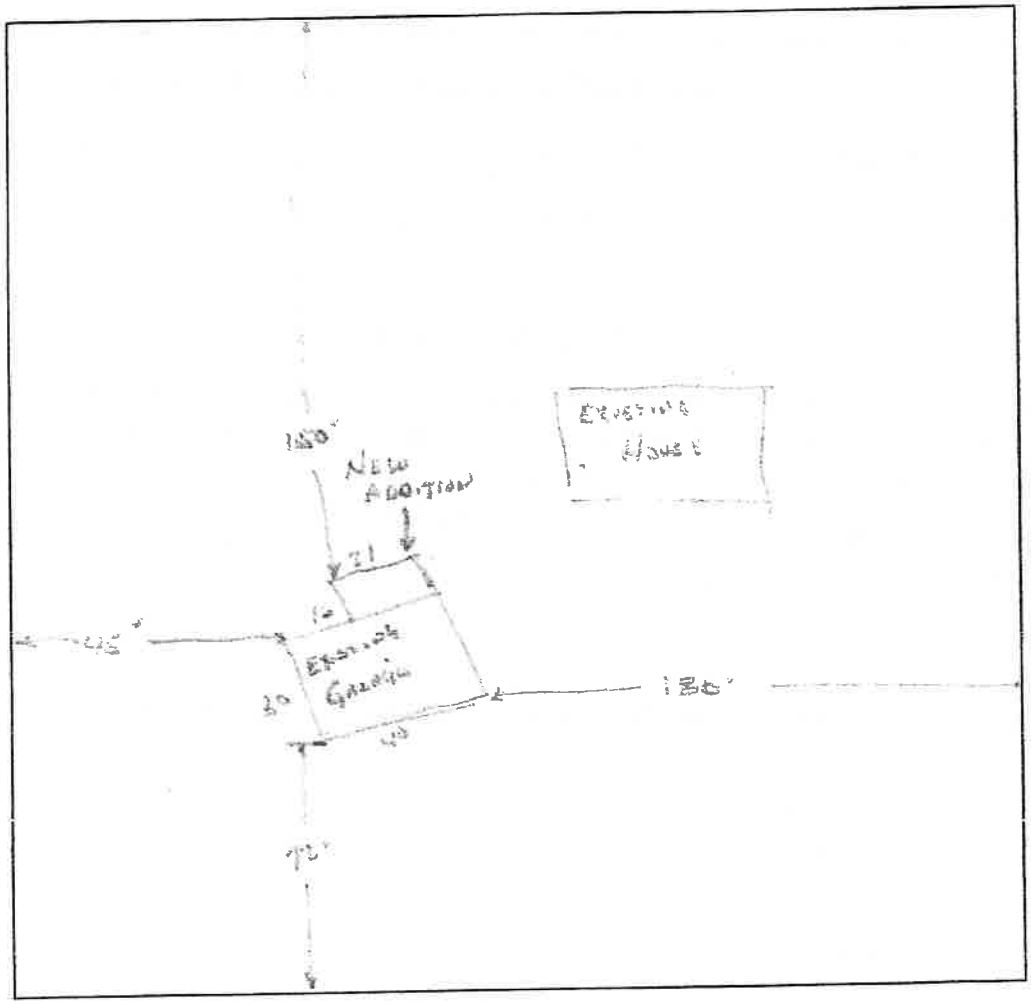
PLOT PLAN

1 An application for a Building Permit, Special Use Permit, or Variance must be accompanied by a plot plan, drawn in ink, denoting property lines, all existing and proposed buildings and structures in relation to the property lines, paved or parking surfaces and appropriate measurements.

2 Show the location of water source or well, septic systems, streets, roads, driveway and any right - of - way.

3 Show the relationship of the parcel to adjacent properties, the distance to the nearest building in all directions, and the use of adjacted buildings.

4 If professional drawings for construction work are available please submit them.



Frontage of Lot: 270' ± 400

Street Name: 2630 Ball Diamond Road Findley Lake NY 14736