§ 283. Variances and amendments. 1. The village board of any village or the town board of any town in which one or more residential or residential and recreational areas have been established pursuant to this article may establish rules, regulations and procedures by or pursuant to which such board may, consistent with the purposes and objectives of this article as described in section two hundred eighty hereof, authorize or permit a necessary or desirable use of land or prevent unnecessary hardship in an individual or particular instance by the granting of a proper and appropriate variance from any ordinance or local law adopted pursuant to the provisions of this article.

2. The village board of any village or the town board of any town in which a residential or residential and recreational area has been established pursuant to this article on petition of any person or corporation aggrieved thereby or of one or more interested persons or corporations or on its own motion may, after a public hearing held on notice published and posted as provided in subdivision two of section two hundred eighty-one of this chapter, amend any ordinance or local law adopted pursuant to this article which prohibits, restricts, regulates, controls and limits the use of buildings, structures or land within such area.

3. Each such amendment shall be entered, published and posted, shall become effective and shall be reviewable by a proceeding under article seventy-eight of the civil practice law and rules as provided in section two hundred eighty-two of this chapter.