

TOWN OF ROTTERDAM
ZONING BOARD OF APPEALS
November 17, 2016

- 1. Robert Primett Jr. and Kimberly Dematteo (lessee) – 1742 Chrisler Avenue, Rotterdam, NY,** Tax Map #49.19-1-12.11, located in the Light Industrial (I-1) Zoning District. Petitioners respectfully request that they be granted a variance as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-151 entitled “Signs.” Chapter 270-151(E)(2) states that building-mounted signs accessory to a business or industrial use shall not extend more than 12 inches beyond the building facade and shall not extend above the roof of the building. The aggregate total surface display of such signs shall not exceed, in square feet, two times the number of linear feet of the width of the building front. In the case of a corner lot, the sign area may be increased one times the number of linear feet of the building face fronting on the secondary street or roadway. However, such increased permitted sign area shall be used only for the erection of a permitted sign on the length of the building which faces the secondary street or roadway. The applicants are seeking permission to erect a 4’ by 4’ flush wall mount sign on both the north side and south side of the building and a 2’ by 4’ flush wall mount sign on the east side of the building (rear) none of which face a secondary street or roadway.
- 2. Kenneth E. Willcox, Jr. – 1201 Floyd Street, Rotterdam, NY,** Tax Map #59.11-6-33 located in the Single Family Residential (R-1) Zoning District. The applicant wishes to construct a 12’ x 28’ detached accessory structure with a height of twelve (12) feet. Petitioner respectfully requests that he be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-138 entitled “Accessory Structures and Uses.” The variance requests are as follows: **Chapter 270-138(c)** “Lot Coverage” states that the floor area of any accessory structure shall not exceed 15% of the total habitable floor area of an existing or proposed principal structure in the A, RA, R-1, R-2 and R-3 Districts. The existing residential structure is 1,200 square feet which would allow an accessory structure of 180 square feet. The proposed building will create an accessory structure that is 336 square feet, which is 156 square feet over the allowed size of 180 square feet.
- 3. Tammy and Keith Rockenstyre – 33 Miles Standish, Rotterdam, NY,** Tax Map #58.16-7-1 located in the Single Family Residential (R-1) Zoning District. Petitioners respectfully request that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-138 entitled “Accessory Structures and Uses,” and Chapter 270-143 entitled “Fences.” **Chapter 270-138(B)(2)** states that “no detached accessory structure shall be located in the front yard of any lot.” The applicant would like to place an above ground pool in the front yard of the property facing Puritan Drive. **Chapter 270-143(A)(1)** sets a front yard height limit at four (4) feet. The applicant would like to install a six (6) foot high fence, which would require a variance of two (2) feet. **Chapter 270-143(A)(4)** states that front yard fences should be less than fifty percent (50%) solid or opaque. The applicant would like to install a six (6) foot high fence that is one hundred percent (100%) solid.

4. **Joseph and Michelle Whipple – 142 Horizon Boulevard, Rotterdam, NY**, Tax Map #58.13-2-9 located in the Single Family Residential (R-1) Zoning District. Petitioners respectfully request that they be granted a variance as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-33 entitled “Yard Requirements.” **Chapter 270-33(A)** states that the front yard depth shall be 25 feet or a depth of not less than 1/2 the total setback depths of the dwellings on properties which adjoin on each side, provided that both of such dwellings are set back less than 25 feet. The applicants would like to construct a new addition within 4 feet of the front property line on an existing single family residence, which would require a variance of 21 feet. **Chapter 270-33(B)** states that the side yard setback is 10 feet. The applicants would like to construct a new addition within 9 feet of the side property line on an existing single family residence, which would require a variance of 1 foot.

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SEQR Requirement: Type II Listed Action – 6NYCRR Part 617.5. No further review is required.

County 239-m Requirement: County review is required and not exempt pursuant to the 2011 MOU between Schenectady County Economic Development and Planning and the Town of Rotterdam.

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