

**Town of Rotterdam
Zoning Board of Appeals
Summary Meeting Minutes for February 1, 2017**

A regular meeting of the Town of Rotterdam Zoning Board of Appeals was held Wednesday, February 1, 2017 at 7:30 p.m. at the John F. Kirvin Government Center, 1100 Sunrise Boulevard, Rotterdam, New York.

Present:	Philip Eats, Chairman Angelo Melillo, Vice Chairman Craig Serafini Alex Stramenga Bruce Bonacquist Peter Comenzo, Sr. Planner Lisa Gallo, Secretary	Excused: Kate McGuirl, Town Attorney
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The agenda for the evening was discussed. Chairman Eats called the meeting to order. The Pledge of Allegiance to the Flag was recited. Attendance was taken.

Alternate Zoning Board of Appeals member Jeffery Nuzzaco was present and attended at the Caucus Meeting.

Chairman Eats called for a motion to elect a Vice Chairman.

Mr. Bonacquist made a motion to reappoint **Angelo Melillo as Vice Chairman of the Rotterdam Zoning Board of Appeals from January 1, 2017 to December 31, 2017** and Mr. Stramenga seconded the motion.

All members voted in favor of the motion.

NAME	AYES	NOES	ABSENT	RECUSED
Chairman Eats	X			
Mr. Melillo	X			
Mr. Serafini	X			
Mr. Stramenga	X			
Mr. Bonacquist	X			

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Town of Rotterdam
Zoning Board of Appeals

Philip Eats, Chairman
Peter J. Comenzo, Senior Planner

Telephone (518) 355-7575 Ext. 338
Facsimile (518) 355-2725

RESOLUTION NUMBER ZBA1-2017
Moved by Mr. Bonacquist, Seconded by Mr. Stramenga

At a regularly scheduled meeting of the Rotterdam Zoning Board of Appeals held at the John F. Kirvin Government Center, 1100 Sunrise Boulevard, Rotterdam, New York on Wednesday, February 1, 2017.

WHEREAS, Chairman Eats called for a motion to appoint a Vice Chairman for the Rotterdam Zoning Board of Appeals; and,

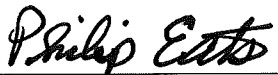
WHEREAS, Mr. Bonacquist made a motion to appoint Mr. Melillo as Vice Chairman for the Rotterdam Zoning Board of Appeals for a one (1) year term from January 1, 2017 to December 31, 2017; and,

WHEREAS, Mr. Stramenga seconded the motion; and,

WHEREAS, the motion passed unanimously; **NOW**,

IT IS HEREBY RESOLVED, that the Rotterdam Zoning Board of Appeals has appointed Mr. Melillo as Vice Chairman of the Rotterdam Zoning Board of Appeals until December 31, 2017.

NAME	AYES	NOES	ABSENT	RECUSED
Chairman Eats	X			
Mr. Melillo	X			
Mr. Stramenga	X			
Mr. Bonacquist	X			
Mr. Serafini	X			


Philip A. Eats, Chairman
Zoning Board of Appeals

**ZBA Meeting
February 1, 2017**

1. **Wieslaw Naumowicz – 1715 Main Street, Pattersonville, NY, Tax Map #12.-2-18.112** located in the Agriculture (A-1) Zoning District. 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 applicants wish to construct a 900 square foot detached garage with a height of 23 feet. The variance request(s) are as follows: **Chapter 270-138(c)** “Lot Coverage” states with respect to private garages, the floor area for each stall for the enclosed parking or storage of private motor vehicles shall not exceed 300 square feet. Calculations computed for square footage shall be based upon exterior foundation dimensions. No accessory garages shall exceed a maximum height of 15 feet in all existing zoning districts. The maximum permissible garage space is 900 square feet and the applicant has 542 square feet of total existing garage space. The proposed detached garage is 900 square feet making the total proposed garage space 1,442 square feet, which would require a variance of 542 square feet. The applicant is seeking to construct the new detached garage with a height of twenty three (23) feet, which would require a variance of eight (8) feet.

a. Wesley Naumowicz representing himself on the application.

- b. Representatives addressed five (5) criteria to the satisfaction of the Board.**
Undesirable change to character of neighborhood: Mr. Naumowicz stated he would like to install a detached two-stall garage on this property. The surrounding area has detached garages within five feet (5’) of their property lines. He will be 15 feet away from the property line.

Achieved by other means: No, not when there are four (4) cars that need to go in garages. The house’s potential buyer would like the extra two-stall garage.

Substantial: He does not feel it is as he is allowed a three-stall garage and is only asking for one (1) more. Chairman Eats pointed out that it is 542 square feet over the allowed square footage of 900 square feet.

Adverse effect on environment: The vehicles will be safer in a garage and the property will look cleaner. No water will be shedding on neighbor’s property as it is 15’ from property line.

Self-created: Yes, he knew he was only allowed a three-stall garage.

- c. This proposal is exempt from referral to Schenectady County Planning pursuant to Memorandum of Understanding – April 2011.**

d. Questions from the Board.

Chairman Eats met with Mr. Naumowicz on site. Chairman Eats asked if Mr. Naumowicz had a chance to speak to his neighbor. Mr. Naumowicz stated no. Mr. Naumowicz stated the neighbor would not mind as they had to get variances for their garage as well.

e. No Public Comments.

f. Motion to Approve: Mr. Bonacquist

g. Seconded: Mr. Stramenga

h. Approved Unanimously:

NAME	AYES	NOES	ABSENT	RECUSED
Chairman Eats	X			
Mr. Melillo	X			
Mr. Serafini	X			
Mr. Stramenga	X			
Mr. Bonacquist	X			

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Zoning Board of Appeals

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Peter J. Comenzo, Senior Planner

Telephone (518) 355-7575 Ext. 338
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RESOLUTION NUMBER ZBA2-2017
Moved by Mr. Bonacquist, Seconded by Mr. Stramenga
Applicant(s): Wieslaw Naumowicz

Applicant(s): Wieslaw Naumowicz

Project Location: 1715 Main Street
Rotterdam, NY

Tax Number or Numbers: 12.-2-18.112

Zoning: Agriculture (A-1) Zoning District

Proposed Project: The applicants wish to construct a 900 square foot detached garage with a height of 23 feet.

WHEREAS, 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;" and,

WHEREAS, Chapter 270-138(c) "Lot Coverage" states with respect to private garages, the floor area for each stall for the enclosed parking or storage of private motor vehicles shall not exceed 300 square feet. Calculations computed for square footage shall be based upon exterior foundation dimensions. No accessory garages shall exceed a maximum height of 15 feet in all existing zoning districts; and,

WHEREAS, the maximum permissible garage space is 900 square feet and the applicant has 542 square feet of total existing garage space; and,

WHEREAS, the proposed detached garage is 900 square feet making the total proposed garage space 1,442 square feet, which would require a variance of 542 square feet; and,

WHEREAS, the applicant is seeking to construct the new detached garage with a height of twenty three (23) feet, which would require a variance of eight (8) feet; and,

WHEREAS, a legal notice was published in the Schenectady Daily Gazette on Thursday, January 26, 2017, announcing that a public hearing was to take place in the V. Dalton Bamburg Hearing Room, at the John F. Kirvin Government Center located at 1100 Sunrise Boulevard, Rotterdam, New York on Wednesday, February 1, 2017 at 7:30 p.m. to consider the variance requests; and,

RESOLUTION NUMBER ZBA2-2017

Applicant(s): Wieslaw Naumowicz

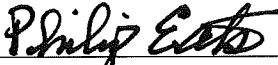
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WHEREAS, a public hearing was conducted by the Town of Rotterdam Zoning Board of Appeals on February 1, 2017 to consider the above referenced variance requests; **NOW**,

IT IS HEREBY RESOLVED, that the Rotterdam Zoning Board of Appeals has considered the foregoing five (5) criteria as evidenced by the application materials of the February 1, 2017 hearing. Taking into consideration the benefit to the applicant if the variances are granted, as weighted against the detriment to the health, safety, and welfare of the neighborhood or community by such grant, the Zoning Board of Appeals hereby **APPROVES** said application.

NAME	AYES	NOES	ABSENT	RECUSED
Chairman Eats	X			
Mr. Melillo	X			
Mr. Stramenga	X			
Mr. Bonacquist	X			
Mr. Serafini	X			

This approval is bound by the application materials, schematic drawings, site plan, and testimony submitted to the Zoning Board of Appeals.


Philip A. Eats, Chairman
Zoning Board of Appeals

Meeting adjourned: 7:40 PM
Motion to adjourn: Mr. Bonacquist
Seconded: Mr. Serafini
Approved unanimously

Next meeting: March 15, 2017

Respectfully Submitted,
Lisa Gallo