

**TOWN OF ROTTERDAM**  
**ZONING BOARD OF APPEALS**  
August 16, 2017

1. **Frank Bilili - 3280 Harold Street, Rotterdam, NY** - Tax Map # 48.18-8-28 located in the Single Family Residential (R-1) Zoning District. Petitioner respectfully requests that he be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-15 entitled "Accessory uses, buildings and structures," and Chapter 270-138 entitled "Accessory Structures and Uses." The applicant wishes to place a 12' x 16' shed on the property. The variance request(s) are as follows: **Chapter 270-15(A)** states that "No permitted accessory use or building shall be located in the front yard in a residential district, except parking and landscaping." The applicant wishes to be granted a variance to allow for the location of a 12' x 16' shed in the front yard. **Chapter 270-138(c)** "Lot Coverage" in regards to a shed state 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 990 square feet which would allow an accessory structure of 148.5 square feet. The proposed detached accessory structure will create an accessory structure that is 192 square feet, which is 43.5 square feet over the allowed size of 148.5 square feet.
2. **Joseph M. Raucci – 1149 Dianne Court, Rotterdam, NY** - Tax Map # 71.08-1-40 located in the Single Family Residential (R-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" and Chapter 270-15 entitled "Accessory uses, buildings and structures." The applicant wishes to construct a 35' x 50' detached accessory structure with a height of twenty-eight (28) feet with an attached 14' x 18' outdoor covered area. The structure consists of 1,265 s.f. vehicle storage area, a 507 s.f. workshop area, and a 252 s.f. outdoor covered area. The variance request(s) are as follows: Chapter 270-15 (B) states that no accessory buildings or structures shall exceed 14 feet in height. The proposed building is 28 feet in height which will require a variance of 14 feet. 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 2,892 square feet which would allow an accessory structure of 433 square feet. The proposed detached accessory structure will create an accessory structure that is 2,024 square feet, which is 1,591 square feet over the allowed size of 433 square feet.

- 3. Charles L. Rouault – 2056 Putnam Road, Rotterdam, NY - Tax Map #37.00-2-10** 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” and Chapter 270-15 entitled “Accessory uses, buildings and structures.” The applicant wishes to demolish an existing carriage house/vehicle storage area and construct a 2,232 square foot detached accessory structure with a height of twenty-one (21) feet. The structure consists of 1,152 s.f. vehicle storage area, and a 1,080 s.f. workshop area. The variance request(s) are as follows: Chapter 270-15 (B) states that no accessory buildings or structures shall exceed 14 feet in height. The proposed building is 21 feet in height which will require a variance of 7 feet. 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 3,684 square feet which would allow an accessory structure of 552 square feet. The proposed detached accessory structure will create an accessory structure that is 2,232 square feet, which is 1,680 square feet over the allowed size of 552 square feet.

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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 not required and is exempt pursuant to the 2011 MOU between Schenectady County Economic Development and Planning and the Town of Rotterdam.

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