

TOWN OF ROTTERDAM
ZONING BOARD OF APPEALS
September 20, 2017

1. **Ryan Laiacona – 546 Pangburn Road, Rotterdam, NY**, Tax Map #47.00-6-22.2 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 270-143 entitled “Fences.” **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.

2. **Kent Gray – 135 Putnam Road, Rotterdam, NY**, Tax Map #47.5-2-20 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 270-143 entitled “Fences.” **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.

3. **Egnor Estates Inc. – 1018 Princetown Road, Rotterdam, NY**, Tax Map #48.09-2-14 located in the General Business (B-2) Zoning District. Petitioner respectfully requests that he be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-68 entitled “Lot area; lot coverage; yard requirements.” **Chapter 270-68** requires a rear yard depth of not less than 25 feet. The applicant is proposing to construct a 30’ x 50’ commercial storage building with a rear yard depth of 10 feet which would require a variance of 15 feet.

4. **Joshua Pieniasek – 104 Mercer Avenue, Rotterdam, NY** - Tax Map # 59.16-3-1 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.” The applicant wishes to place a 24’ x 24’ shed on the property. The variance request(s) are as follows: **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 1,428 square feet which would allow an accessory structure of 214 square feet. The proposed detached accessory structure will create an accessory structure that is 576 square feet, which is 362 square feet over the allowed size of 214 square feet.

1. **Ryan Laiacona – 546 Pangburn Road, Rotterdam, NY**, Tax Map #47.00-6-22.2 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 270-143 entitled “Fences.” **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.

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

County 239-m Requirement: County review is required. The 239m was mailed to Schenectady County Department of Economic Development and Planning on August 30, 2017.

2. **Kent Gray – 135 Putnam Road, Rotterdam, NY**, Tax Map #47.5-2-20 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 270-143 entitled “Fences.” **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.

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

County 239-m Requirement: County review is required. The 239m was mailed to Schenectady County Department of Economic Development and Planning on September 7, 2017.

3. **Egnor Estates Inc. – 1018 Princetown Road, Rotterdam, NY**, Tax Map #48.09-2-14 located in the General Business (B-2) Zoning District. Petitioner respectfully requests that he be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-68 entitled “Lot area; lot coverage; yard requirements.” **Chapter 270-68** requires a rear yard depth of not less than 25 feet. The applicant is proposing to construct a 30’ x 50’ commercial storage building with a rear yard depth of 10 feet which would require a variance of 15 feet.

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

County 239-m Requirement: County review is required. The 239m was mailed to Schenectady County Department of Economic Development and Planning on September 7, 2017.

4. **Joshua Pieniasek – 104 Mercer Avenue, Rotterdam, NY** - Tax Map # 59.16-3-1 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.” The applicant wishes to place a 24’ x 24’ shed on the property. The variance request(s) are as follows: **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 1,428 square feet which would allow an accessory structure of 214 square feet. The proposed detached accessory structure will create an accessory structure that is 576 square feet, which is 362 square feet over the allowed size of 214 square feet.

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.