

**TOWN OF ROTTERDAM**  
**ZONING BOARD OF APPEALS**  
**October 18, 2017**

- 1. James R. Keith – 925 Shardon Court, Rotterdam, NY, Tax Map #57.20-1-17.13** 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 applicant wishes to construct a 12’ x 22’ attached garage onto an existing single family residence. 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. The proposed attached garage is 264 square feet and the existing attached garage is 888 square feet making the total garage space 1152 square feet, which is 252 square feet over the allowed size of 900 square feet.
  
- 2. Michael Artse –1359 Main Street, Rotterdam Junction, NY, Tax Map #12.20-1-25** 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 applicant wishes to construct a 30’ x 30’ detached garage. 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 proposed detached garage is 900 square feet and the existing attached garage is 336 square feet making the total garage space 1236 square feet, which is 336 square feet over the allowed size of 900 square feet. The height of the proposed detached garage is 22 feet which is 7 feet over the allowed height of 15 feet.

1. **James R. Keith – 925 Shardon Court, Rotterdam, NY**, Tax Map #57.20-1-17.13 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 applicant wishes to construct a 12’ x 22’ attached garage onto an existing single family residence. 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. The proposed attached garage is 264 square feet and the existing attached garage is 888 square feet making the total garage space 1152 square feet, which is 252 square feet over the allowed size of 900 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.

2. **Michael Artse –1359 Main Street, Rotterdam Junction, NY**, Tax Map #12.20-1-25 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 applicant wishes to construct a 30’ x 30’ detached garage. 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 proposed detached garage is 900 square feet and the existing attached garage is 336 square feet making the total garage space 1236 square feet, which is 336 square feet over the allowed size of 900 square feet. The height of the proposed detached garage is 22 feet which is 7 feet over the allowed height 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 not required and is exempt pursuant to the 2011 MOU between Schenectady County Economic Development and Planning and the Town of Rotterdam.