

**TOWN OF ROTTERDAM
ZONING BOARD OF APPEALS
November 15, 2017**

1. **Keith and Leann Warren – 2019 Greenpoint Avenue, Rotterdam, NY**, Tax Map #59.13-6-2 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 270-33 entitled “Yard Requirements.” **Chapter 270-33(A)** states that the front yard depth shall be 25 feet. The applicants would like to construct a carport addition onto the front of the existing house within 3 feet of the front property line, which would require a variance of twenty two (22) feet.

2. **Douglas W. Amsler – 631 Currybush Connection, Rotterdam, NY**, Tax Map # 46.00-4-2.21, 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 270-220 entitled “Permits Required for Small-Scale Solar Energy Systems.” **Chapter 270-220(D)(5)** states that “The total surface area of all ground-mounted and freestanding solar collectors shall not exceed one half of the area of the ground covered by the building structure of the largest building on the lot measured from the exterior walls. The largest building covers 1,368 s.f. which would allow 684 s.f. of ground mounted solar. The applicant is requesting to install 971 s.f. of ground mounted solar which would require a variance of 287 s.f.

3. **Renato Viscusi – 310 and 318 Mariaville Road, Rotterdam, NY**, Tax Map #48.19-4-19 and 48.18-3-1, located in the Single Family Residential (R-1) and Retail Business (B-1) Zoning Districts. Petitioner respectfully requests that he be granted area variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-61 “Yard Requirements,” Chapter 270-59 entitled “Lot Area,” and Chapter 270-15 entitled “Accessory Structures.” The applicant is requesting variances in order to allow for a two (2) lot boundary line adjustment subdivision. The variance request(s) are as follows:

310 Mariaville Road (Existing Single Family Residence)

	Required	Existing	Proposed	Variance
Front Setback	30 feet	24.3 feet	24.3 feet	5.7 feet
Side Setback	10 feet	1.1 feet	1.1 feet	8.9 feet
Lot Area	15,000 sf	8,163 sf	6,792 sf	8,208 sf
Lot Width	100 feet	75.71 feet	54.58 feet	45.42 feet
Shed Rear Yard	5 feet	2 feet	2 feet	3 feet
Garage Rear Yard	5 feet	3.1 feet	3.1 feet	1.9 feet

318 Mariaville Road (Existing Barber Shop and Apartment)

	Required	Existing	Proposed	Variance
Front Setback	30 feet	22.6 feet	22.6 feet	7.4 feet
Lot Width	100 feet	65 feet	86.13 feet	13.87 feet
Garage Side Yard	5 feet	4.6 feet	4.6 feet	0.4 feet

4. **Dino Viscusi – 2793 Hamburg Street, Rotterdam, NY**, Tax Map #59.19-1-1.3 located in the Retail Business (B-1) Zoning District. Petitioner respectfully requests that he be granted variances as prescribed in the Town of Rotterdam Zoning Code from Chapter 270-151 entitled “Signs.” **Chapter 270-151(E)(3)** states: “One ground-mounted sign may be erected and maintained not less than five feet from the property line. Such sign may contain a total sign area of 15 square feet or not more than one square foot for each 1,000 square feet of the lot or parcel area containing such sign, whichever is greater, up to a maximum sign area of 200 square feet.” The lot size is approximately 14,810 square feet which would allow a 15 square foot sign. The property currently has three (3) tenant spaces and existing signage for two (2) tenants currently totals 44 square feet. The applicant is seeking permission to place an additional 32 square feet of signage onto the existing ground mounted sign which will bring the total to 72 square feet which will require a variance of 57 square feet.

5. **John Camelo – 1037 St. Lucille Drive, Rotterdam, NY**, Tax Map #57.8-3-7 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 270-33 entitled “Yard Requirements.” **Chapter 270-33(B)** states that the side yard width shall be not less than 10 feet. The applicant would like to construct an addition onto the north side of an existing single family residence within 4.58 feet of the side property line which would require a variance of 5.42 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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