

**TOWN OF ROTTERDAM  
ZONING BOARD OF APPEALS  
December 20, 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. **Justin and Alisa Kupinski – 394 Gordon Road, Rotterdam, NY** - Tax Map #38.00-1-8.12 located in the Agriculture (A-1) Zoning District. Petitioners respectfully requests that they 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 14’ 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 768 square feet which would allow an accessory structure of 115 square feet. The proposed detached accessory structure will create an accessory structure that is 336 square feet, which is 221 square feet over the allowed size of 115 square feet.
  
3. **Michael and Tracey Kane – 718 Curry Road, Rotterdam, NY**, Tax Map #58.07-1-14 located in the Single Family Residential (R-1) and Main Street/Neighborhood Center (MS/NC) Overlay Zoning Districts. Petitioners respectfully request that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-53.26 entitled “Lot Area,” and Chapter 270-53.29 entitled “Parking” to allow for the location of a four (4) chair hair salon with an apartment on the second floor. **Chapter 270-53.26** states that the minimum lot area required for each principal use is 15,000 square feet. The existing lot is 11,400 square feet which would require a variance of 3,600 square feet. **Chapter 270-53.29(c)** states that parking is prohibited in the front yard. The applicants are proposing a parking area in the front yard. Property is a corner lot.
  
4. **Beatrice Farrell – 1928 Amsterdam Avenue and 1939 Rensselaer Avenue, Rotterdam, NY**, Tax Map #59.10-8-18 and 59.10-8-12, located in the Single Family Residential (R-1) Zoning District. Petitioner respectfully requests that she be granted area variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-31 entitled “Lot Area.” 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:

**1928 Amsterdam Avenue (Existing Single Family Residence)**

	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Lot Area	15,000 sf	8,050 sf	8,498 sf	6,502 sf
Lot Width	100 feet	70 feet	70 feet	30 feet

**1939 Rensselaer Avenue (Proposed Single Family Residence)**

	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Lot Area	15,000 sf	8,050 sf	7,602 sf	7,398 sf
Lot Width	100 feet	70 feet	70 feet	30 feet

5. **Elizabeth Vojnar (Owner) and Starlight Development, LLC (Contract Vendee) – 2060 Greenpoint Avenue and Amsterdam Avenue, Rotterdam, NY, Tax Map #59.14-1-26 and 59.14-1-9, located in the Single Family Residential (R-1) Zoning District.** Petitioners respectfully request that they be granted area variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-31 entitled “Lot Area.” The applicant is requesting variances in order to allow for a two (2) three (3) lot subdivisions. The variance request(s) are as follows:

**Lot #1 2060 Greenpoint Avenue (Existing Single Family Residence)**

	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Lot Area	15,000 sf	35,266 sf	14,171 sf	829 sf

**Lot #2 Greenpoint Avenue (Proposed Single Family Residence)**

	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Lot Area	15,000 sf	35,266 sf	10,499 sf	4,501 sf
Lot Width	100 feet	272 feet	81.2 feet	18.8 feet

**Lot #3 Greenpoint Avenue (Proposed Single Family Residence)**

	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Lot Area	15,000 sf	35,266 sf	10,596 sf	4,404 sf
Lot Width	100 feet	272 feet	81.2 feet	18.8 feet

**Lot #4 Amsterdam Avenue (Proposed Single Family Residence)**

	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Lot Area	15,000 sf	26,408 sf	8,802 sf	6,198 sf
Lot Width	100 feet	205 feet	68.33 feet	31.67 feet

**Lot #5 Amsterdam Avenue (Proposed Single Family Residence)**

	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Lot Area	15,000 sf	26,408 sf	8,804 sf	6,196 sf
Lot Width	100 feet	205 feet	68.34 feet	31.66 feet

**Lot #6 Amsterdam Avenue (Proposed Single Family Residence)**

	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Lot Area	15,000 sf	26,408 sf	8,802sf	6,198 sf
Lot Width	100 feet	205 feet	68.33 feet	31.67 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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