

**TOWN OF ROTTERDAM
ZONING BOARD OF APPEALS
March 21, 2018**

1. **Forum – Curry LLC, 1416 Curry Road, Rotterdam, NY, Tax Map #58.08-11-35** located in the Retail Business (B-1) Zoning District. Petitioners respectfully request that they be granted a Variance as prescribed in the Town of Rotterdam Zoning Code from Chapter 270-151 entitled “Signs.” Section 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 41,488 square feet which would allow a 41.49 square foot sign. The applicants are seeking permission to erect a ground mounted sign that will be a total of 45.33 square feet which will require a variance of 3.84 square feet.

2. **William Deisinger, 1040 Fort Hunter Road, Rotterdam, NY – Tax Map #59.17-2-33.1** located in the Agriculture (A-1) Zoning District. Petitioner request variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-21 entitled “Yard and Property Line Requirements,” and Chapter 270-22 entitled “Lot Area.” The applicant would like to subdivide an existing 6.042 acre parcel into two (2) lots. The variances are as follows:

Lot 1: Proposed Vacant Lot

	<i>Required</i>	<i>Proposed</i>	<i>Variance</i>
Front Property Line	150 feet	113.66 feet	36.34 feet

Lot 2: Proposed Lot with Existing Single Family Residence

	<i>Required</i>	<i>Proposed</i>	<i>Variance</i>
Front Property Line	150 feet	105 feet	45 feet
Lot Area	1 acre	0.453 acres	0.547 acres

3. **Robert Snyder, 434 Pangburn Road, Rotterdam, NY, Tax Map #47.00-6-20.1** located in the Agricultural (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 25’ x 40’ detached pole barn garage with a height of 18.25 feet. 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 1000 square feet in size and 18.25 feet in height. The existing attached garage is 460 square feet in size and the existing detached garage is 720 square feet creating a total proposed garage area of 2180 square feet, which is 1280 square feet over the allowed size of 900 square feet and 3.25 feet over the allowed height of 15 feet.

4. **Carol Matos – 1130 Cushing Lane, Rotterdam, NY**, Tax Map #59.10-4-47 located in the Single Family Residential (R-1) Zoning District. Petitioner respectfully requests that she 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 applicant would like to construct an 8’ x 18’ front porch addition onto the existing residence within 17 feet of the front property line, which would require a variance of eight (8) 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 required. The 239m was mailed to Schenectady County Department of Economic Development and Planning on March 9, 2018.

2. **William Deisinger, 1040 Fort Hunter Road, Rotterdam, NY – Tax Map #59.17-2-33.1** located in the Agriculture (A-1) Zoning District. Petitioner request variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-21 entitled “Yard and Property Line Requirements,” and Chapter 270-22 entitled “Lot Area.” The applicant would like to subdivide an existing 6.042 acre parcel into two (2) lots. The variances are as follows:

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Lot Area	1 acre	0.453 acres	0.547 acres

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

County 239-m Requirement: County review was required. Schenectady County Economic Development and Planning has deferred to local consideration (January 18, 2018).

3. **Robert Snyder, 434 Pangburn Road**, Rotterdam, NY, Tax Map #47.00-6-20.1 located in the Agricultural (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 25' x 40' detached pole barn garage with a height of 18.25 feet. 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 1000 square feet in size and 18.25 feet in height. The existing attached garage is 460 square feet in size and the existing detached garage is 720 square feet creating a total proposed garage area of 2180 square feet, which is 1280 square feet over the allowed size of 900 square feet and 3.25 feet over the allowed height of 15 feet.

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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.

4. **Carol Matos – 1130 Cushing Lane, Rotterdam, NY**, Tax Map #59.10-4-47 located in the Single Family Residential (R-1) Zoning District. Petitioner respectfully requests that she 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 applicant would like to construct an 8’ x 18’ front porch addition onto the existing residence within 17 feet of the front property line, which would require a variance of eight (8) feet.

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