

TOWN OF ROTTERDAM
ZONING BOARD OF APPEALS
May 16, 2018

- 1. James and Amanda Costello – 1029 Paul Avenue, Rotterdam, NY, Tax Map #58.7-2-2** 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 270-143 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. The subject property is a corner lot.

- 2. Joshua and Susan Feidner – 1691 Main Street, Pattersonville, NY, Tax Map #12.10-1-20** 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 60’ x 40’ detached garage with a height of twenty four (24) 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 2400 square feet in size and 24 feet in height and the existing detached garage is 900 square feet in size creating a total proposed garage space of 3300 square feet, which is 2400 square feet over the allowed size of 900 square feet and 9 feet over the allowed height of 15 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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