

TOWN OF ROTTERDAM
ZONING BOARD OF APPEALS
July 18, 2018

1. **Ryan Montgomery – 738 Upper Gregg Road, Rotterdam, NY**, Tax Map #36.00-3-1.21 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 24’ x 36’ detached garage with a height of nineteen (19) feet. The variance request(s) are as follows: **Chapter 270-15 (a)** “Location.” states that no permitted accessory use or building shall be located in the front yard in a residential district, except parking and landscaping. The applicant is proposing that the accessory structure be placed in the front yard. **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 864 square feet in size and 19 feet in height and the existing attached garage area is 896 square feet in size creating a total proposed garage space of 1760 square feet, which is 860 square feet over the allowed size of 900 square feet and 4 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.