

**TOWN OF ROTTERDAM
ZONING BOARD OF APPEALS
March 20, 2019**

- 1. Richard and Kimberly Kranick – 1442 Putnam Road, Rotterdam, NY, Tax Map #37.00-3-14** located in the Agriculture (A-1) Zoning District. Petitioners respectfully request 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 construct a 30’ x 24’ detached garage with a height of 19 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 720 square feet in size and the existing attached garage area is 300 square feet in size creating a total proposed garage space of 1020 square feet, which is 120 square feet over the allowed size of 900 square feet. The proposed height is 19 feet which would require a variance of 4 feet.

- 2. James Koshar and Lisa Payment – 167 Leggiero Lane, Rotterdam, NY - Tax Map #12.00-4-23.12** located in the Agriculture (A-1) Zoning District. Petitioners respectfully request 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 24’ 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 2,554 square feet which would allow an accessory structure of 383 square feet. The proposed detached accessory structure will create an accessory structure that is 576 square feet, which is 193 square feet over the allowed size of 383 square 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 February 13, 2019 and has been deferred to local consideration.

2. **James Koshar and Lisa Payment – 167 Leggiero Lane, Rotterdam, NY - Tax Map #12.00-4-23.12** located in the Agriculture (A-1) Zoning District. Petitioners respectfully request 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 24’ 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 2,554 square feet which would allow an accessory structure of 383 square feet. The proposed detached accessory structure will create an accessory structure that is 576 square feet, which is 193 square feet over the allowed size of 383 square feet.

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.