

**TOWN OF ROTTERDAM
ZONING BOARD OF APPEALS
October 16, 2019**

1. **Justin and Lindsay Peterson – 3036 Putnam Road, Rotterdam, NY**, Tax Map #36.00-3-44 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 32’ x 32’ detached garage with a height of 20 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 1024 square feet in size and the existing attached garage area is 560 square feet in size creating a total proposed garage space of 1584 square feet, which is 684 square feet over the allowed size of 900 square feet. The proposed height is 20 feet which would require a variance of 5 feet.

2. **Salvatore and Jennifer Cannavo - 103 Country Walk Road, Rotterdam, NY** – Tax Map #57.12-1-1 located in the Agriculture (A-1) Zoning District. Petitioners request variance(s) as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-22 entitled “Lot Area.” The applicant would like to subdivide ±2,466 square feet of property to facilitate a Boundary Line Adjustment with an adjoining lot of the Lands N/F of Rico Viscusi. The variances are as follows:

103 Country Walk Road

	<i>Required</i>	<i>Existing</i>	<i>Proposed</i>	<i>Variance</i>
Lot Area	1 acre	0.81 acres	0.75 acres	0.06 acres

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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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