

**TOWN OF ROTTERDAM  
ZONING BOARD OF APPEALS  
September 21, 2022**

**PLEASE TAKE NOTICE**, that a public hearing will be held by the Rotterdam Zoning Board of Appeals on Wednesday, September 21, 2022 at the John F. Kirvin Government Center, 1100 Sunrise Boulevard, Rotterdam, New York in the V. Dalton Bambury Hearing Room. The Board will hold a workshop of these applications starting at 7:00pm and the Public Hearings of the following application(s) will commence at 7:30 p.m.:

- 1) **Peek Property Management, LLC – 580 Consalus Avenue, Rotterdam, NY**, Tax Map #59.5-8-12.31, 59.5-8-12.13, 59.5-8-19 located in the Light Industrial (I-1) Zoning District. Petitioners respectfully request that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-79 entitled “Yard requirements.” The applicant wishes to construct a 50’ x 60’ 3,000 square foot garage at the rear of the property. The variance request(s) are as follows: **Chapter 270-79** states that all yards shall be not less than 25 feet. The applicant is seeking to construct the garage within 5 feet of the rear and side property lines which would require a variance of 20 feet.

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

**County review is required.** County review is required. The 239m was sent to Schenectady County Department of Economic Development and Planning on August 24, 2022.

- 2) **John and Maryellen Evertsen – 1735 Tower Street, Rotterdam, NY**, Tax Map #59.9-7-9.1 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 270-138 entitled “Accessory structures and uses.” The applicant wishes to construct a 20’ x 24’ detached garage with a height of 18 feet. The variance request(s) are as follows: **Chapter 270-138(c)**: “Lot Coverage” states with respect to private garages, states that “No accessory garages shall exceed a maximum height of 15 feet in all existing zoning districts.” The proposed detached garage is 18 feet in size which would require a variance of 3 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.

- 3) **David Demarco – 2651 Edgewood Avenue, Rotterdam, NY**, Tax Map #48.15-4-29 located in the Single Family Residential (R-1) Zoning District. Petitioner respectfully requests that he be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-216 entitled “Yard and Property Line Requirements” **Chapter 270-216(A)(2)** states that “In-ground pools: shall not be less than 10 feet from side and rear property lines.” The applicant is seeking permission to install an in-ground pool within 5 feet of the side property line. **Chapter 270-216(D)** “Corner lots” states that “the placement of a swimming pool on a corner lot shall be permitted; a swimming pool is allowed to encroach 10 feet into the front yard but must maintain all other required setbacks.” Due to the location of the existing residence, the applicant wishes to place the pool beyond the 10-foot encroachment limit. The subject property is a corner lot.

**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.

- 4) **Henry P. Alteri, Jr. and Peter Alteri – 123 Rotterdam Street, Rotterdam, NY** – Tax Map #48.18-1-2.1 and 48.18-1-2.2 located in the Single Family Residential (R-1) Zoning District. Petitioners request variance(s) as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-31 entitled “Lot Area,” which states that the minimum lot area shall be not less than 15,000 square feet, with a lot width of not less than 100 feet. The applicants would like to subdivide ±3,968 square feet of property to facilitate a Boundary Line Adjustment with an adjoining lot of the Lands N/F of Henry P. Alteri, Jr. and Peter Alteri to allow for the continued use of an existing parking area. The variances are as follows: Lot Area required is 15,000 s.f. and proposed 13,133 s.f. The Lot Width required is 100 feet, proposed is 70 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.