

**TOWN OF ROTTERDAM
ZONING BOARD AGENDA
NOVEMBER 17, 2010**

PLEASE TAKE NOTICE, that a public hearing will be held by the Rotterdam Zoning Board of Appeals on Wednesday, November 17, 2010 in the V. Dalton Bambury Hearing Room, at the John F. Kirvin government Center, 1100 Sunrise Boulevard, Rotterdam, New York at 7:30 p.m. to consider the following applications:

- 1) **Pioneer Bank (Contract Vendee) – 1828 Altamont, Rotterdam, NY**
Tax Map #59.9-8-6.3 located in the General Business (B-2) Zoning District. Petitioners respectfully requests that they be granted variance(s) as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-149 entitled “Off-Street Parking.” The applicant wishes to reestablish an existing parking lot off of Ferguson Street formerly used by the Edgewood Restaurant and create a sixteen (16) space employee parking lot. The variance request(s) are as follows: **Chapter 270-149(c)** entitled “Screening and Location” states that all open automobile parking areas containing more than 6 parking spaces shall be located not less than 10 feet from any residential property line. The applicants are seeking to eliminate some of the existing blacktop and establish parking spaces within six (6) feet of the property line on both the north and south sides of the property in lieu of required ten (10) feet which would require a variance of four (4) feet.
- 2) **John A. Masi –120 Horizon Boulevard, Rotterdam, NY**, Tax Map # 58.13-1-60 located in the Agriculture (A-1) Zoning District. Petitioner respectfully requests that he be granted variance(s) as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-138 entitled “Accessory Structures and Uses.” The applicant wishes to construct a 16’ x 20’ detached shed. The variance request(s) are as follows: **Chapter 270-138(c) “Lot Coverage”** states 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 applicant is seeking to locate a 320 square foot shed on the property. The existing home on the property is 1,724 square feet which would allow for a maximum accessory structure of 258 square feet. The applicant is seeking to construct a 320 square foot shed which would require a variance of 62 square feet.
- 3) **Samuel J. Clark – 1825 Greenpoint Avenue, Rotterdam, NY**, Tax Map #59.9-10-30 located in the Single Family Residential (R-1) Zoning District. Petitioner respectfully requests that he be granted variance(s) as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-138 entitled “Accessory Structures and Uses.” The applicant wishes to construct a 19’ x 26’ detached garage with a height of thirteen (18) feet. The variance request(s) are as follows: **Chapter 270-138(a) “Location.”** States that no accessory structure shall be located in the front yard of any lot. The applicant would like to construct the garage in the front yard of the existing lot. **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 18 feet in height which would require a variance of 3 feet. Property is a corner lot.