

TOWN OF ROTTERDAM ZONING BOARD OF APPEALS AGENDA
July 21, 2010

- 1) **Salvatore/Maria Mancino and Eric/Antoinetta Jacobs - 310 and 320 Jeanette Drive, Rotterdam, NY**, Tax Map Numbers 70.06-1-30.81 and 70.06-1-30.82 located in the Agriculture (A-1) Zoning District. Petitioners respectfully request that they be granted lot size and frontage variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-21 entitled “Yard and property line requirements” and Chapter 270-22 entitled “Lot Area.” The applicants propose the construction of a single-family residence on a newly created lot that is one acre in size with 44.29 feet of road frontage on Jeanette Drive. The property at 320 Jeanette Drive with an existing single family residence will be reduced to 38,218 square feet and will require a variance for lot size. **Chapter 270-21** requires a minimum front property line of 150 feet. This lot width requirement may be reduced on property located on a cul-de-sac to 112.5 feet. The applicants are proposing to create a new lot for a proposed single family residence with a lot width of 44.29 feet which will require a variance of 68.21 feet. **Chapter 270-22** states that the minimum lot size is one (1) acre or 43,560 square feet. The property located at 320 Jeanette Drive will be reduced to 36,218 square feet which would require a variance of 7,342 square feet.

- 2) **Property Acquisitions LLC (Contract Vendee) - 1925 Curry Road (Capital Plaza), Rotterdam, NY**, Tax Map #59.9-7-1, located in the General Business (B-2) Zoning District. The applicant would like to demolish the existing 22,951 square foot shopping center and construct a new 9,839 square foot building for the location of a restaurant and a bank. Petitioners respectfully request that they be granted a variance as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-61 entitled “Yard Requirements,” **Chapter 270-61 (B)(1)** states that the front yard depth shall be a minimum of 30 feet. The applicant is seeking to construct the building with associated attached dumpster enclosure that is located within 22.2 feet of the front property line on Stuart Street, which will require a variance of 7.8 feet.