

**TOWN OF ROTTERDAM
ZONING BOARD OF APPEALS AGENDA
JANUARY 19, 2011**

PLEASE TAKE NOTICE, that a public hearing will be held by the Rotterdam Zoning Board of Appeals on Wednesday, January 19, 2011 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) **Columbia Altamont LLC - 1925 Curry Road, Rotterdam, NY, --Recovery Grill/Berkshire Bank** – Tax Map #59.9-7-1 located in the Retail Business (B-1) Zoning District. Petitioners respectfully request that they be granted a Variance as prescribed in the Town of Rotterdam Zoning Code from Chapter 270-151 entitled “Signs.” Section 270-151(E)(3) states: “One ground-mounted sign may be erected and maintained not less than five feet from the property line. Such sign may contain a total sign area of 15 square feet or not more than one square foot for each 1,000 square feet of the lot or parcel area containing such sign, whichever is greater, up to a maximum sign area of 200 square feet.” The lot size is 58,619 square feet which would allow a 58.6 square foot sign. The applicants are seeking permission to erect a ground mounted sign that will contain a total sign area of 82.7 square feet which will require a variance of 24.1 square feet.

- 2) **Domenic and Maria Tebano – 1004 Mariaville Road, Rotterdam, NY**, Tax Map #47.00-3-16.1 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,” and Chapter 270-15 entitled “Accessory uses, buildings and structures.” The applicant would like to construct a 40’ x 80’ detached storage structure in the rear yard of an existing single family residence. 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 existing single family residence is 1,596 square feet which would allow an accessory structure of 239 square feet. The proposed detached storage building will create an accessory structure that is 3,200 square feet, which is 2,961 square feet over the allowed size of 239 square feet. **Chapter 270-15(B)** states that no accessory building or structures shall exceed 14 feet in height. The applicant would like to construct the detached storage structure with a height of 22 feet which would require a variance of 8 feet.