

**Rotterdam Zoning Board of Appeals Agenda
December 16, 2009**

1) **Tri City Development, Inc. – Greenpoint Avenue, Rotterdam, NY**, Tax Map #59.13-6-19 located in the Single Family Residential (R-1) Zoning District. Petitioners respectfully request that they be granted area variances as prescribed in the Town of Rotterdam Zoning Code being **Chapter 270-31** entitled “Lot Area.” which states that the required minimum lot area shall be not less than 15,000 square feet, with a lot width of not less than 100 feet. The applicants are requesting variances in order to allow for a two (2) lot subdivision to facilitate the construction of a new single-family residence on each vacant proposed lot. The variance request(s) are as follows:

Lot #1A (Greenpoint Avenue “Southern Lot”) proposed single family residence

	Required	Existing	Proposed	Variance
Area	15,000 sf	16,080 sf	8,040 sf	6,960 sf
Front Property Line	100 feet	200.52 feet	95.52 feet	4.48 feet

Lot #1B (Greenpoint Avenue “Northern Lot”) proposed single family residence

	Required	Existing	Proposed	Variance
Area	15,000 sf	16,080 sf	8,040 sf	6,960 sf
Front Property Line	100 feet	200.52 feet	95 feet	5 feet

2) **Charlew Builders Inc. (Contract Vendee) – Southeast Corner of Brentwood Lane and Guilderland Avenue, Rotterdam, NY**, Tax Map # 48.14-10-13 located in the Retail Business (B-1) Zoning District. Petitioners respectfully request that they be granted area variances as prescribed in the Town of Rotterdam Zoning Code being **Chapter 270-59** entitled “Lot Area” which states that the required minimum lot area shall be not less than 15,000 square feet, with a lot width of not less than 100 feet. The applicant is requesting a variance in order to allow for the construction of a single family residence on an existing 12,786 square foot lot. The variance request is as follows:

SE Corner of Brentwood Ln. and Guilderland Ave. (proposed single family residence)

	Required	Existing	Proposed	Variance
Lot Area	15,000 s.f.	12,786 s.f.	N/A	2,214 s.f.