

Rotterdam Zoning Board of Appeals Agenda
July 15, 2009

- 1) Mark DeMeo – Northern Terminus of Willow Drive, Rotterdam, NY**, Tax Map #59.05-8-14.51 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 270-31 entitled “Lot area.” **Chapter 270-31(A)** 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 seeking permission to construct a single family residence on a proposed 2.1 acre lot that has 51.76 feet of road frontage, which would require a variance of 48.24 feet. Lot #1 is shown on a proposed subdivision map entitled “MAP SHOWING SUBDIVISION OF THE LANDS OF DEMEO & THE LANDS OF LEONE” dated January 21, 2009, last updated on March 9, 2009 as prepared by Mark C. Blackstone, P.L.S. **(Continued from June 17, 2009 Public Hearing).**
- 2) Edward F. and Karen L. McElroy – Vacant Property Adjacent to 689 Gordon Road on Westerly Side of Roadway, Rotterdam, NY**, Tax Map #37.00-5-12.1 located in the Agriculture (A-1) Zoning District. Petitioners respectfully request that they be granted an area variance as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-22 entitled “Lot Area” which states that the front property line need to be a minimum of 150 feet. The applicants are requesting a variance in order to allow for the construction of a single family residence on an existing 25.2 acre parcel with a front property line with of 90 feet which would require a variance of 60 feet.
- 3) Alex and Agata Stramenga -1001 Kelly Street, Rotterdam, NY**, Tax Map #48.18-1-8 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 applicants wish to construct a 18’ x 22’ detached garage in the front yard. The variance request(s) are as follows: Chapter 270-138(a) states that no accessory structure shall be located in the front yard of any lot. The applicant wishes to construct the garage in the front yard 13 feet from the front property line.

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- 4) **Pilot Travel Centers LLC – 1128 Duanesburg Road, Rotterdam, NY**, Tax Map #57.00-3-7.12 located in the General Business (B-2) 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(C)(3) states the following: “Directional signs. Each principal nonresidential use may erect and maintain not more than three necessary directional signs for guidance of the public. A directional sign is a sign containing only the name of an establishment having goods, services or entertainment and any necessary directional guidance. Such sign may not be greater than 10 feet in sign area. The applicants are seeking permission to erect a fourth directional sign that is 30’ square feet in size, which will require a variance of 20 feet and a variance for the additional fourth directional sign.

- 5) **Debra Glowacki and Melvyn Kristel –2617 VanDyke Avenue, Rotterdam, NY**, Tax Map #58.8-3-10.2 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 270-33 entitled “Yard Requirements.” **Chapter 270-33(B)** states that side yard width shall be not less than ten (10) feet. The applicant would like to construct a 14’ x 30’ attached carport addition within 5 feet of the side yard, which would require a variance of 5 feet.