

**TOWN OF ROTTERDAM
ZONING BOARD OF APPEALS
AUGUST 18, 2010**

1) **Larry and Roseanne Rector – 3634 Guilderland Avenue, Rotterdam, NY,** Tax Map #70.00-2-11.1 (parent parcel) 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.”** The applicant wishes to construct a 24’ x 24’ detached garage with a height of fifteen (15) feet. The variance request(s) are as follows: 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 576 square feet and the proposed attached garage on the house totals 575 square feet making the total garage space 1151 square feet, which is 251 square feet over the allowed size of 900 square feet.

2) **Jennifer Bargy – 804 North Crest Court, Rotterdam, NY,** Tax Map #58.13-1-69 located in the Agriculture (A-1) Zoning District. Petitioner respectfully requests that she be granted variances as prescribed in the Town of Rotterdam Zoning Code being **Chapter 270-21 entitled “Yard and property line requirements.”** The variance request(s) are as follows: Chapter 270-21(b) states that the side yard width shall be 15 feet. The applicant wishes to construct a two car garage onto an existing single family residence within ten (10) feet of the side property line which will require a variance of five (5) feet.

3) **Rotterdam Square LLC – 93 West Campbell Road, Rotterdam, NY,** Tax Map #59.9-7-1, located in the Retail Business (B-1) Zoning District. Petitioners respectfully request that they be granted variance(s) as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-151 entitled “Signs.” **Chapter 270-151 (E)(3)** states that 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 applicant is seeking to add a four panel 12’ x 16’ sign (192 sf) to an existing concrete ground structure that contains an existing 108 sf sign that identifies the property as the Rotterdam Square Mall. The total proposed signage is 300 square feet which would require a variance of 100 square feet. The purpose of the proposed sign is to advertise for the existing anchor tenants in the mall as Sears, K-Mart, Macy’s, and the Rotterdam Cinemas. The applicant is also seeking a variance from **Chapter 270-151 (C)(3)** entitled “Directional signs” which states that “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.” Although part of the enclosed mall, the property contains the Macy’s Department Store is a separate parcel. The requested Macy’s tenant sign is 48 square feet which would require a variance of 38 square feet.