

**TOWN OF ROTTERDAM
ZONING BOARD OF APPEALS AGENDA
SEPTEMBER 21, 2011**

Public Hearings

- 1) **John and Marcia Miley – 2189 Hoffman Lane**, Tax Map #37.00-3-10.1 located in the Agriculture (A-1) Zoning District. Petitioners respectfully requests 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 32’ x 42’ detached garage with a height of twenty four (24) 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 1344 square feet, an existing detached garage is 200 square feet, and an existing attached garage is 528 square feet the making the total proposed garage space 2072 square feet, which is 1172 square feet over the allowed size of 900 square feet. The proposed detached garage is twenty four (24) feet in height, which would require a variance of nine (9) feet.
- 2) **David Leon (Planet Fitness) – 1116 Altamont Avenue, Rotterdam, NY** – Tax Map #59.06-8-2.111 located in the General Business (B-2) Zoning District. Petitioner respectfully request that he 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 47,396 square feet which would allow a 47.4 square foot sign. The applicant is seeking permission to replace an existing 32 square foot reader board sign and install a 24 square foot electronic sign. A 50 square foot sign already exists. The total proposed sign area for the ground mounted sign is 74 square feet which will require a variance of 26.6 square feet.

Discussion

- 3) **Richard Malaczynski** – Request for Zoning Board of Appeals review of Building Inspector’s zoning code interpretation pursuant to Chapter 270-177 (B)(1) of the Code of the Town of Rotterdam.