

**TOWN OF ROTTERDAM
ZONING BOARD OF APPEALS MEETING
DECEMBER 21, 2011**

PLEASE TAKE NOTICE, that a public hearing will be held by the Rotterdam Zoning Board of Appeals on Wednesday, December 21, 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) **Amy Clark and Kim Kiefer – 614 Alexander Drive, Rotterdam Junction, NY**, Tax Map #48.18-10-4 located in the Retail Business (B-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 270-143 entitled “Fences.” **Chapter 270-138(a) states:** “No accessory structure shall be located in the front yard of any lot.” The applicant is requesting to construct an 8’ x 16’ woodshed in the front yard of an existing single family residence. **Chapter 270-143(A)(1)** sets a front yard height limit for fences at four (4) feet. The applicant would like to install a five (5) foot high chain link in the front yard, which would require a variance of one (1) foot. Property is a corner lot.

- 2) **Keith and Gretchen Spiewak –1868 Stuart Street and Tower Street, Rotterdam, NY**, Tax Map #59.09-9-5 located in the Single Family Residential (R-1) Zoning District. Petitioner respectfully requests that they be granted area variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-31 entitled “Lot area,” and Chapter 270-33 entitled “Yard requirements.” The applicants are requesting variances in order to allow for a two (2) lot subdivision to facilitate the construction of a single family residence on newly created 8,247 square foot lot located on Tower Street and the creation of a 9,753 square foot lot with an existing single family residence located at 1868 Stuart Street. The variance request are as follows:

Proposed Tower Street Lot (proposed single family residence)

	Required	Existing	Proposed	Variance
Lot Width	100 feet	N/A	72 feet	28 feet
Lot Size	15,000 s.f.	N/A	8,247 s.f.	6,753 s.f.

Proposed 1868 Stuart Street Lot (existing single family residence)

	Required	Existing	Proposed	Variance
Lot Width	100 feet	72 feet	72 feet	28 feet
Lot Size	15,000 s.f.	18,000 s.f.	9,753 s.f.	5,247 s.f.
Side Yard	10 feet	1.9 feet	1.9 feet	8.1 feet

Please contact Peter Comenzo – Town Planner at (518) 355-7575 Extension 338 if you would like to review the application materials prior to the Public Hearing.