

**TOWN OF ROTTERDAM  
ZONING BOARD OF APPEALS  
NOTE DATE CHANGE  
THURSDAY, SEPTEMBER 16, 2010**

**PLEASE TAKE NOTICE**, that a public hearing will be held by the Rotterdam Zoning Board of Appeals on Wednesday, September 16, 2010 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) **Bernard and Karen Nadeau –7 Chapel Street, Rotterdam, NY**, Tax Map #59.7-8-15.2 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 270-61 entitled “Yard Requirements.” **Chapter 270-61(B)(2)** states that the side yard width shall be not less than 10 feet. The applicants also want to construct a 14’ x 24’ detached garage within two (2) feet of the western property line, which would require a variance of eight (8) feet.
  
- 2) **Douglas W. Jones – 5172 Pattersonville Rynex Corners Road, Pattersonville, NY**, Tax Map #12.00-3-19 located in the Agriculture (A-1) Zoning District. Petitioner respectfully requests that he be granted variance(s) as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-138 entitled “Accessory Structures and Uses.” The applicant wishes to construct a 16’ x 30’ detached garage with a height of thirteen (13) feet. The variance request(s) are as follows: **Chapter 270-138(a) “Location.”** States that no accessory structure shall be located in the front yard of any lot. The applicant would like to construct the garage in the front yard of the existing lot. **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 480 square feet and the attached garage on the house totals 576 square feet making the total garage space 1056 square feet, which is 156 square feet over the allowed size of 900 square feet.
  
- 3) **Edward Walrath – 2153 Helderberg Avenue, Rotterdam, NY**, Tax Map #70.8-1-18.1 located in the Agriculture (A-1) Zoning District. Petitioner respectfully requests that he be granted variance(s) as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-138 entitled “Accessory Structures and Uses” and Chapter 270-143 entitled “Fences.” The applicant wishes to construct a 14’ x 28’ in ground swimming pool

with associated six (6) foot high stockade fence. The variance request(s) are as follows: **Chapter 270-138(a) “Location.”** States that no accessory structure shall be located in the front yard of any lot. The applicant would like to construct the pool in the front yard of the existing lot. **Chapter 270-143(A)(1)** sets a front yard height limit at four (4) feet. The applicant would like to install a six (6) foot high stockade fence in the front yard, which would require a variance of two (2) feet. **Chapter 270-143(A)(4)** states that front yard fences should be less than fifty percent (50%) solid or opaque. The applicant would like to install a six (6) foot high stockade fence that is one hundred percent (100%) solid.