

Rotterdam Zoning Board of Appeals Agenda
June 17, 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 May 20, 2009 Public Hearing).**

- 2) **Dennis Pickney –3573 Lower Gregg Road, Rotterdam, NY**, Tax Map #28.2-2-7.1 located in the Agriculture (A-1) Zoning District. Petitioner respectfully requests that he 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 erect a 25’ x 35’ Quonset Hut in the rear yard. The variance request(s) are as follows: Chapter 270-138(c) “Lot Coverage” states that the floor area of any accessory structure shall not exceed 15% of the total habitable floor area of an existing or proposed principal structure in the A, RA, R-1, R-2 and R-3 Districts. The existing residential structure is 1,375 square feet which would allow an accessory structure of 206 square feet. The proposed Quonset Hut will create an accessory structure that is 875 square feet, which is 669 square feet over the allowed size of 206 square feet.