

**TOWN OF ROTTERDAM
ZONING BOARD OF APPEALS
June 17, 2024**

Workshop 7:00pm – Public Hearings 7:30pm

Workshop (2nd Floor Conference Room) – 7:00pm

Public Hearings (V. Dalton Bamburg Hearing Room 2nd Floor) – 7:30pm

- 1) **Dean Attanasio – 3184 Carman Road, Rotterdam, NY**, Tax Map #71.6-4-17.1 located in the Retail Business (B-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” and Chapter 270-15 entitled “Accessory uses, buildings, and structures.” The applicant wishes to construct a 30’ x 50’ storage building on the property. 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. The existing residential structure is 1512 square feet which would allow an accessory structure of 226 square feet. The proposed accessory structure is 1500 square feet, which will require a variance of 1274 square feet. **Chapter 270-15** states that no accessory building or structures shall exceed 14 feet in height. The proposed storage building is 25 feet in height which would require a variance of 11 feet.
- 2) **Domini and Robert Young – 1990 Upper Gregg Road, Rotterdam, NY**, Tax Map #28.00-2-11.1 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” and Chapter 270-15 entitled “Accessory uses, buildings, and structures.” The applicant wishes to construct a 14’ x 40’ gambrel storage barn on the property. 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. The existing residential structure is 2544 square feet which would allow an accessory structure of 381 square feet. The proposed accessory structure is 560 square feet, which will require a variance of 179 square feet. **Chapter 270-15** states that No accessory building or structures shall exceed 14 feet in height. The proposed storage barn is 17 feet in height which would require a variance of 3 feet.
- 3) **Joseph DiCristofaro – 2016 Michael Lane, Rotterdam, NY**, Tax Map #38.17-1-6 located in the Single Family Residential (R-1) Zoning Districts. Petitioner respectfully requests that he be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-15.4 entitled: “Raising Chicken Hens as Accessory Use.” **Chapter 270-15.4 (K)** states that no chicken enclosure or chicken run shall be located closer than 25 feet from any property line. The proposed chicken enclosure and chicken run is proposed to be located within 10 feet of the existing property line.

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SEQR Requirement: Type 2 Listed Action – 6NYCRR Part 617

County 239-m Requirement: County review is not required.

2. **Domini and Robert Young – 1990 Upper Gregg Road, Rotterdam, NY**, Tax Map #28.00-2-11.1 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” and Chapter 270-15 entitled “Accessory uses, buildings, and structures.” The applicant wishes to construct a 14’ x 40’ gambrel storage barn on the property. 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. The existing residential structure is 2544 square feet which would allow an accessory structure of 381 square feet. The proposed accessory structure is 560 square feet, which will require a variance of 179 square feet. **Chapter 270-15** states that No accessory building or structures shall exceed 14 feet in height. The proposed storage barn is 17 feet in height which would require a variance of 3 feet.

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