

**TOWN OF ROTTERDAM  
ZONING BOARD OF APPEALS  
November 16, 2022**

**PLEASE TAKE NOTICE**, that a public hearing will be held by the Rotterdam Zoning Board of Appeals on Wednesday, November 16, 2022 at the John F. Kirvin Government Center, 1100 Sunrise Boulevard, Rotterdam, New York in the V. Dalton Bambury Hearing Room. The Board will hold a workshop of these applications starting at 7:00pm and the Public Hearings of the following application(s) will commence at 7:30 p.m.:

- 1) **Mariaville Petroleum, LLC – 378 Duanesburg Road.** Tax Map #48.19-12-13 located in the General Business (B-2) Zoning District. Petitioners respectfully request that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-68 entitled “Lot Area, Lot Coverage, Yard Requirements”. Applicants are seeking to upgrade the existing motor vehicle fueling station known as 5 Corners Coastal. Chapter 270-68 requires that the front yard depth be a minimum of 30 feet and the rear yard depth a minimum of 25 feet. The applicants are requesting to place the new underground fuel storage tanks and dispensers within 16.8 feet of the rear property line, 25.7 feet from Duanesburg Road, and 25.5 feet from Mariaville Road and the eastern front overhead canopy and dispensers to within 2.8 feet of the property line.

**SEQR Requirement:** Type II Listed Action – 6NYCRR Part 617.5. No further review is required.

**County review is required.** County review is required. The 239m was sent to Schenectady County Department of Economic Development and Planning on November 1, 2022.

- 2) **Mary Ann Graybash – 31 Kelly Lane, Rotterdam, NY**, Tax Map #47.20-1-3 located in the Single Family Residential (R-1) Zoning District. Petitioner respectfully requests that she be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-143 entitled “Fences.” **Chapter 270-143(A)(1)** states that fences shall be permitted anywhere on a lot or parcel of land provided that the height thereof does not exceed four feet in a front yard or six feet in a side or rear yard. The applicant is looking to place a nine (9) foot high fence in the rear yard, which would require a variance of three (3) feet.

**SEQR Requirement:** Type II Listed Action – 6NYCRR Part 617.5. No further review is required.

**County 239-m Requirement:** County review is not required and is exempt pursuant to the 2011 MOU between Schenectady County Economic Development and Planning and the Town of Rotterdam.

- 3) **Nicola and Vincenza Nanci – 1001 Community Road, Rotterdam, NY**, Tax Map #59.20-7-1 located in the Single Family Residential (R-1) Zoning District. Petitioners respectfully request that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-143 entitled “Fences.” **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 fence, 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 fence that is one hundred percent (100%) solid. The property is a corner lot.

**SEQR Requirement:** Type II Listed Action – 6NYCRR Part 617.5. No further review is required.

**County 239-m Requirement:** County review is not required and is exempt pursuant to the 2011 MOU between Schenectady County Economic Development and Planning and the Town of Rotterdam.

- 4) **Steven Delmonaco – 109 Maria Court, Rotterdam, NY**, Tax Map #70.-2-23 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 construct a 1180 square foot attached garage addition. 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. The proposed attached garage is 1180 square feet in size and the existing attached garage is 575 square feet making the total garage area 1755 square feet, which is 855 square feet over the allowed size of 900 square feet.

**SEQR Requirement:** Type II Listed Action – 6NYCRR Part 617.5. No further review is required.

**County 239-m Requirement:** County review is not required and is exempt pursuant to the 2011 MOU between Schenectady County Economic Development and Planning and the Town of Rotterdam.

- 5) **John Carroll – 403 Glenmist Court, Rotterdam, NY**, Tax Map #58.13-1-24 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 construct a 750 square foot attached garage addition. 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. The proposed attached garage is 750 square feet in size and the existing attached garage is 520 square feet making the total garage area 1270 square feet, which is 370 square feet over the allowed size of 900 square feet.

**SEQR Requirement:** Type II Listed Action – 6NYCRR Part 617.5. No further review is required.

**County 239-m Requirement:** County review is not required and is exempt pursuant to the 2011 MOU between Schenectady County Economic Development and Planning and the Town of Rotterdam.