

**TOWN OF ROTTERDAM
ZONING BOARD OF APPEALS
February 21, 2024**

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

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

Appoint Vice Chairman

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

- 1) **Gary Costanzo – 2039 Westside Avenue, Rotterdam, NY, Tax Map #58.8-6-27.1** 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 270-138 entitled “Accessory structures and uses.” The applicant wishes to construct a 25’ x 32’ detached garage with a height of 18 feet. The variance request(s) are as follows: **Chapter 270-138(b)(2)** “Yards” states that every detached accessory structure shall be located no less than five feet from a side or rear property line. The applicant is seeking to construct within three (3) feet of the side property line, which would require a variance of two (2) feet. **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 800 square feet, and the existing garage is 200 square feet which would make the total garage space 1,000 square feet, which is 100 square feet over the allowed size of 900 square feet. The proposed garage height is 18 feet and is 3 feet over the allowed height of 15 feet.

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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.



Town of Rotterdam
Zoning Board of Appeals
AREA VARIANCE APPLICATION

RECEIVED

JAN 16 2024

PART II
TOWN OF ROTTERDAM
General Information

TOWN OF ROTTERDAM
PUBLIC WORKS

**All requested information shall be provided and must be filled out in ink or typed
for photocopying purposes**

Legal Owner's Name: Garry Costanzo

Mailing Address: 2039 Westside Ave
City: Schenectady State: NY Zip: 12306
Daytime Phone: 518-669-7622 E-mail: Baron7059@yahoo.com

If applicant is not the owner, include the written owner authorization form below designating the contact to serve as representative.

Owner's Designated Contact: _____

Mailing Address: _____
City: _____ State: _____ Zip: _____
Daytime Phone: _____ E-mail: _____

Project/Proposal Site Area (Acres or sq. ft.): 8.11 A

Assessor Tax Parcel No.(s) of Proposal Site: 58.8-6-27

Street Address of Proposed Site (if any): 2039 Westside Ave Schenectady, NY
12306

Adjacent Area Owned or Controlled (Acres or sq. ft.): 11 A

Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: 58.8-6-26

Name and Address of All Adjacent Landowners:

NAME: Kurtis Gentle
ADD: 2043 Westside

NAME: Dominique Church
ADD: 2031 Westside

NAME: Helena Calvano
ADD: 2040 Oaklawn

NAME: _____
ADD: _____

NAME: Harold Sadler
ADD: 2030 Oaklawn

NAME: _____
ADD: _____

NAME: Khattiq Robinson
ADD: 2026 Oaklawn

NAME: _____
ADD: _____

Describe Existing Use(s) on Proposed Site (Such as buildings, well, sewer drainfield and others): _____

Single family garage (detached 200sf), septic

Existing Zoning Classification: Residential

LEGAL INFORMATION

Please attach the deed to the proposed site (REQUIRED)

Width of Property Fronting on Public Road: 80'

Section(s) of the zoning ordinance under which a variance is requested:
Set Back From 5' to 3' 100sf - From 800^{sf} to 900^{sf}

Purpose for the requested variance: Turning Radius For Garage / Add 100^{sf}
To 800^{sf} Allowed Storage

Are there special circumstances such as lot size, slope, topography or necessary size or shape of the building, which prevent compliance with the zoning ordinance? If so, please explain:

Yes, turning Radius for garage

Does any Town officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? Yes _____ No X. If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

PLEASE DISCUSS EACH OF THE FOLLOWING FIVE (5) CRITERIA WHICH FORM THE LEGAL BASIS FOR THE GRANTING OF A VARIANCE

Explain why you believe that your variance request will not create an undesirable change to the character of the neighborhood or be a detriment to nearby properties if it is granted.

Replacing 2 story house with 1 story garage

Can the benefit you seek by this variance request be achieved by some other means? If not, explain why there are no other alternatives.

NO - Need For Turn In To Garage

Is your request a substantial variance from the ordinance? Please explain.

NO Previous house was at same set back

Why do you believe the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood? Please explain.

Garage is smaller than previous house and will NOT be a eye sore

Explain how the difficulty arose and why said difficulty was not self created (purchasing property without first checking the zoning restrictions and/or limitations is an example of a self-created hardship).

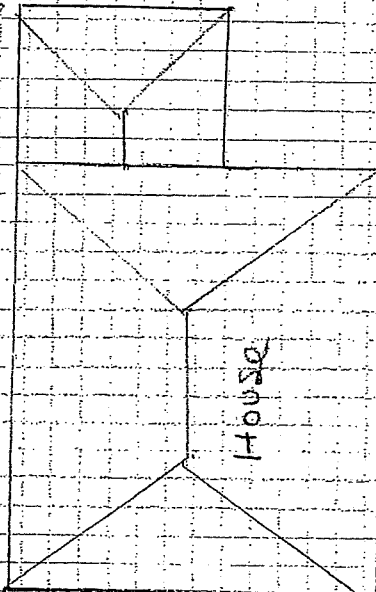
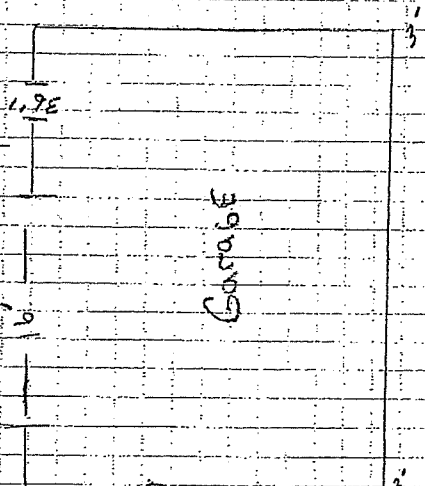
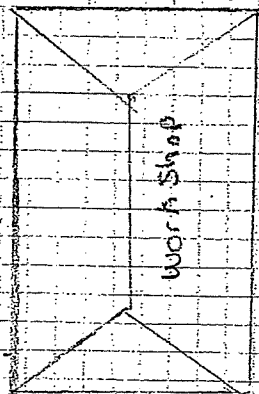
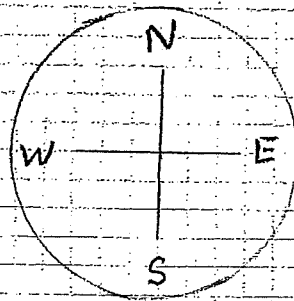
Yes Self Created Need Garage for storage

RECEIVED

80'

JAN 16 2024

TOWN OF ROTTERDAM
PUBLIC WORKS



ELECTRIC
WATER
SEWER

120'

34'

32'

54'

3' — 26' — 13' — 38' — West SIDE