

**TOWN OF ROTTERDAM  
ZONING BOARD OF APPEALS  
May 17, 2023**

**PLEASE TAKE NOTICE**, that a public hearing will be held by the Rotterdam Zoning Board of Appeals on Wednesday, May 17, 2023 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 7:00 pm and the Public Hearings of the following application(s) will commence at 7:30 p.m.:

- 1) **Arthur and Dawn Everetts – 2808 Granville Avenue, Rotterdam, NY**, Tax Map #48.15-9-33 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 270-33 entitled “Yard Requirements.” **Chapter 270-33(A)** states: “The front yard depth shall be 25 feet or a depth of not less than 1/2 the total setback depths of the dwellings on properties which adjoin on each side, provided that both of such dwellings are set back less than 25 feet.” The adjoining dwelling at 2812 Granville is set back ±13 feet and the adjoining dwelling at 2804 Granville is set back ±12 feet. This would allow the applicant a front yard setback of ±12.5 feet. The applicant wishes to construct an addition that is ±9.5 feet from the front property line which would require a variance of 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.

- 2) **Thomas Tarantelli – 44 Merritt Drive, Rotterdam, NY**, Tax Map #58.16-8-14 located in the Single Family Residential (R-1) Zoning District. Petitioners respectfully request that he be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-15 entitled “Accessory uses, buildings, and structures.” Chapter 270-15(C) states that no detached accessory building shall be located less than five feet from any rear or side lot line. The applicant is proposing to locate two (2) feet from the property line which will 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) **Patrick Madden – 1345 North Westcott Road, Rotterdam, NY**, Tax Map #58.7-12-1 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 270-143 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 review is required.** County review is required. The 239m was sent to Schenectady County Department of Economic Development and Planning on May 4, 2023.

- 4) **Angela Rojas – 1739 Patton Drive, Rotterdam, NY**, Tax Map #59.6-6-6.21 located in the Two Family Residential (R-2) 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)** 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.

**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) **Demarco Living Trust – 1563 Helderberg Avenue, Rotterdam, NY**, Tax Map #58.8-7-15 located in the Retail Business (B-1) and Single Family Residential (R-1) Zoning Districts. Petitioners respectfully request that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-59 entitled: “Lot Area.” **Chapter 270-59** states that the minimum lot area required for each principal use is 15,000 square feet, with a minimum lot width of 100 feet. The applicants are requesting permission to construct a single-family residence on a lot that is 50 feet in width, which would require a variance of 50 feet.

**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 May 4, 2023.

- 6) **Larry and Kimberly Noyes – 1657, 1659, and 1663 Helderberg Avenue, Rotterdam, NY**, Tax Map #59.05-3-2 (1657 Helderberg), #59.05-3-3 (1659 Helderberg), #59.05-3-4 (1663 Helderberg) located in the Retail Business (B-1) and Single Family Residential (R-1) Zoning Districts. **Chapter 270-59** states that the minimum lot area required for each principal use is 15,000 square feet, with a minimum lot width of 100 feet. The applicants are requesting to combine and subdivide the rear portions of the existing properties to create two new lots on Parklawn Avenue. The variance request is as follows: Property located at **1659 Helderberg (#59.05-3-3)**. Existing lot size is 20,230 square feet. In order to facilitate the proposed two new lots on Parklawn, the applicant's request a variance to reduce the square footage to 11,020 square feet, which would require a variance of 3,980 square feet.

**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 May 4, 2023.