

**TOWN OF ROTTERDAM
ZONING BOARD OF APPEALS
July 20, 2022**

PLEASE TAKE NOTICE, that a public hearing will be held by the Rotterdam Zoning Board of Appeals on Wednesday, July 20, 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) **Cindy L. Railine – 1101 Paul Avenue, Rotterdam, NY**, Tax Map #58.7-5-12 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)** 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.

- 2) **Joseph J. Villano – 532 Stanek Road, Rotterdam, NY**, Tax Map #58.9-1-19 located in the Single Family Residential (R-1) Zoning District. Petitioner respectfully requests 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 up to a ten (10) foot high fence, which would require a variance of six (6) 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 fence that is one hundred percent (100%) solid.

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 June 22, 2022.

- 3) **Henry P. Alteri, Jr. and Peter Alteri – 123 Rotterdam Street, Rotterdam, NY** – Tax Map #48.18-1-2.1 and 48.18-1-2.2 located in the Single Family Residential (R-1) Zoning District. Petitioners request variance(s) as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-31 entitled “Lot Area,” which states that the minimum lot area shall be not less than 15,000 square feet, with a lot width of not less than 100 feet. The applicants would like to subdivide ±6,600 square feet of property to facilitate a Boundary Line Adjustment with an adjoining lot of the Lands N/F of Henry P. Alteri, Jr. and Peter Alteri to allow for the continued use of an existing parking area. The variances are as follows:

123 Rotterdam Street (Existing Single-Family Residence):

	<i>Required</i>	<i>Existing</i>	<i>Proposed</i>	<i>Variance</i>
Lot Area	15,000 s.f.	13,133 s.f.	6,533 s.f.	8,467 s.f.
Lot Width	100 feet	100 feet	50 feet	50 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.

- 4) **Michael Sardo – 2800 Myrtle Avenue, Rotterdam, NY**, Tax Map #48.15-3-17 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 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.