

**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 Bambury 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.

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.

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

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



RECEIVED

MAY 03 2024

TOWN OF ROTTERDAM
PUBLIC WORKS

Town of Rotterdam
Zoning Board of Appeals
AREA VARIANCE APPLICATION

PART II

TOWN OF ROTTERDAM
General Information

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

Legal Owner's Name: Dean Attanasio

Mailing Address: 496 Schoharie Turnpike
City: Duanesburg State: NY Zip: 12056
Daytime Phone: 518-810-5650 E-mail: deanattanasio@me.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: Ingalls & Associates, LLP

Mailing Address: 116 west Avenue Unit 102
City: Saratoga Springs State: NY Zip: 12866
Daytime Phone: 518-393-7725 ext. 110 E-mail: cpagan@ingallsllp.com

Project/Proposal Site Area (Acres or sq. ft.): 0.75+/- Acres
Assessor Tax Parcel No.(s) of Proposal Site: 71.6-4-17.1
Street Address of Proposed Site (if any): 3184 Carman Road

Adjacent Area Owned or Controlled (Acres or sq. ft.): 2.13+/- Acres
Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: 71.6-4-16.4
Name and Address of All Adjacent Landowners:

NAME: Steven Potter NAME: _____
ADD: 3180 Carman Road ADD: _____
Schenectady NY 12303

NAME: Marra Lane Management, LLC NAME: _____
ADD: 59 Niskayuna Street ADD: _____
Schenectady, NY 12306

NAME: Dean Attanasio NAME: _____
ADD: 1223 Fort Hunter Road ADD: _____
Schenectady, NY 12303

NAME: Wayto Road Associates, LLC NAME: _____
ADD: 1037 Lucille Drive ADD: _____
Schenectady, NY 12306

Describe Existing Use(s) on Proposed Site (Such as buildings, well, sewer drainfield and others): The parcel currently has a single-family dwelling with public water and on-site wastewater (septic).
Existing Zoning Classification: B-1 Retail Business

LEGAL INFORMATION

Please attach the deed to the proposed site (REQUIRED)

Width of Property Fronting on Public Road: 226.47'

Section(s) of the zoning ordinance under which a variance is requested:
270-138 Accessory Structures and Uses (C) Lot Coverage.

Purpose for the requested variance: For the construction of a storage garage.

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:
No

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.

The single-family lot is within the B-1 zoning district and the location of the storage garage will be adjoining a commercial lot with similar buildings.

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, the code states that accessory structures shall not exceed 15% of the total habitable floor area. The total habitable floor area of the single-family dwelling is 1,300 s/f. 15% of the habitable floor area is 195 s/f. The proposed storage garage is 1,500 s/f and exceeds the code by 1,305 s/f.

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

No, the lot is adjacent to commercial buildings and the front of the lot borders a round-about. An accessory structure that exceeds the code will not be out of character in the surrounding neighborhood.

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.

The project parcel borders a commercial business and a round-about that enters NYS 890. The location of the garage will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood.

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).

The proposed addition of an accessory structure that exceeds the code would be considered a self-created hardship. The use of the adjoining lot and the location of the proposed structure should be taken in consideration.

TOWN OF ROTTERDAM



John F. Kirvin Government Center • 1100 Sunrise Boulevard • Rotterdam, NY 12306
Telephone: 518-355-7575 • Fax: 518-355-7976 • Website: www.rotterdamny.org

LETTER FROM PROPERTY OWNER GRANTING AUTHORIZATION TO ACT

A COPY OF THIS LETTER MUST BE SUBMITTED FOR EACH PROPERTY OWNER
INVOLVED

I, Dean Attanasio, being duly sworn declare that I am the
(PROPERTY OWNER)

owner of the property involved in a proposed Area Variance application request
before the Town of Rotterdam for property known as parcel number (s):

Tax Parcel Number(s): 71.6-4-17.1

I hereby grant Ingalls & Associates, LLP and/or their agent(s) to act on my behalf.

I further declare that all statements, answers, and information herein submitted is in all respects
true and correct to the best of my knowledge and belief.

Signature (Authorized Representative): Dean M. Attanasio

Date: 4/26/24

NOTARY

STATE OF NEW YORK) ss:
COUNTY OF Saratoga)

SUBSCRIBED AND SWORN to before me this 26th day of April, 2024

NOTARY SEAL

[Signature]
Notary Signature

Tyler White
Notary Public, State of New York
NO. 01WH0003875
Qualified in Albany County
Commission expires March 27, 2027

Notary Public in and for the State of New York

Residing at: 4 Winners Cir, Albany, NY 12205

My appointment expires: 3/27/27

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Area Variance Storage Building			
Project Location (describe, and attach a location map): 3184 Carman Road, Rotterdam			
Brief Description of Proposed Action: The applicant is proposing the construction of a storage garage. The gross floor area is greater than 15% of the habitable area of the residential structure on the parcel. Therefore a variance is required in the Town of Rotterdam.		<div style="font-size: 1.2em; font-weight: bold; margin-bottom: 5px;">RECEIVED</div> <div style="font-size: 1.1em; margin-bottom: 5px;">MAY 03 2024</div> <div style="font-size: 0.9em;">TOWN OF ROTTERDAM PUBLIC WORKS</div>	
Name of Applicant or Sponsor: Dean Attanasio		Telephone: 518-810-5650 E-Mail: deanattanasio@me.com	
Address: 496 Schoharie Turnpike			
City/PO: Duanesburg		State: NY	Zip Code: 12056
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 0.75 acres	
b. Total acreage to be physically disturbed?		_____ 0.04 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 2.88 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

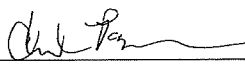
	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
	<input type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline	<input type="checkbox"/> Forest	<input type="checkbox"/> Agricultural/grasslands
<input type="checkbox"/> Wetland	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
Karner Blue	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: Chad Pagan _____ Date: 04-26-24 _____		
Signature:  _____ Title: Agent for Applicant _____		

PRINT FORM

S55°E 203.91'

LANDS N/F
STEVEN POTTER &
LYLLETTE RODEN-POTTER
(L. 1674/P. 698)
S.B.L. 71.6-4-18

CAPPED
IRON ROD
SET

LANDS N/F
DEAN ATTANASIO
(L. 1920/P. 19)
S.B.L. 71.6-4-17.1
AREA: 0.75± ACRES

BLACKTOP
DRIVEWAY

IRON ROD
FOUND

S62°38'55"E 153.66'

BLACKTOP DRIVEWAY

ONE STORY
BRICK BUILDING
1,300 S/F

DECK
FRAME
ADDITION

CHAIN LINK FENCE

10'x10'
OHD, TYP.

CAPPED
IRON ROD
SET

30'
50'
PROPOSED
STORAGE
BUILDING
1,500
S/F

N63°06'21"W 133.45'

TRAFFIC
SIGNAL POLE
TRAFFIC SIGNAL
BOX
TRAFFIC SIGNAL
BOX

S32°00'49"W 226.47'

CARMAN ROAD
(N.Y.S. ROUTE 146 - SCHENECTADY GUILDERLAND S.H. 577)

IRON PIPE
FOUND

S32°01'28"W 131.83'

BRICK
TAIL BUILDING

POOL AREA

PAVEMENT EDGE

RECEIVED

MAY 06 2024
TOWN OF ROTTERDAM
PUBLIC WORKS



September 9, 2021

Technical Description
Lands Of Dean Attanasio
#3184 Carmen Road - NYS Route 146

All that piece or parcel of land, situate in the Town of Rotterdam, County of Schenectady, State of New York, lying northerly and easterly of Fort Hunter Road, westerly of Carmen Road-NYS Route 146, southerly of Curry Road - NYS Route 7 and being more particularly bounded and described as follows;

Beginning at a point on the westerly line of Carmen Road - NYS Route 146 as appropriated at its intersection with the division line between lands now or formerly of Steven Potter and Lyllette Roden-Potter (L. 1674 P. 698) also being known as #3180 Carmen Road-NYS Route 146 on the north and lands of Dean Attanasio (L. 1920 P. 19) also being known as #3184 Carmen Road-NYS Route 146 the herein described on the south and running thence South $32^{\circ} 00' 49''$ West along the westerly line of Carmen Road-NYS Route 146 as appropriated for a distance of 226.47 feet to a point, said point also being the intersection of said westerly line and the division line between lands of Dean Attanasio (L. 1619 P. 177) also being known as #1223 Fort Hunter Road on the south and lands of Dean Attanasio (L. 1920 P. 19) also being known as #3184 Carmen Road-NYS Route 146 the herein described on the north; thence North $63^{\circ} 06' 21''$ West along said division line in part for a distance of 133.45 feet to a point; thence North $26^{\circ} 53' 39''$ East and through lands of Dean Attanasio (L. 1920 P. 19) also being known as #3184 Carmen Road-NYS Route 146 for a distance of 226.79 feet to a point, said point also being on the aforementioned division line between lands now or formerly of Steven Potter and Lyllette Roden-Potter (L. 1674 P. 698) also being known as #3180 Carmen Road-NYS Route 146 on the north and lands of Dean Attanasio (L. 1920 P. 19) also being known as #3184 Carmen Road-NYS Route 146 the herein described on the south; thence South $62^{\circ} 38' 55''$ East along said division line for a distance of 153.66 to the point and place of beginning, containing 32,474 square feet of land, more or less.

Subject to any and all easements, conditions, covenants and/or restrictions of record that may affect the above described parcel.

The above described being a portion of lands conveyed by Kimberly L. Attanasio to Dean Attanasio by deed dated July 30, 2015 and recorded in the Schenectady County Clerk's Office on August 11, 2015 in Liber 1920 of Deeds at Page 19.

The above described being more fully shown on a map entitled "Lot Line Adjustment, Commercial Development, Fort Hunter Road, Town of Rotterdam, County of Schenectady, State of New York" as prepared by Ingalls & Associates, LLP, Engineers and Surveyors on June 4, 2021 and to be filed in the Schenectady County Clerk's Office.

19-087 #3184 Carmen Rd desc.doc

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.

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

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



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Town of Rotterdam
Zoning Board of Appeals
AREA VARIANCE APPLICATION

TOWN OF ROTTERDAM
PUBLIC WORKS

PART II

TOWN OF ROTTERDAM
General Information

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

Legal Owner's Name: Domini Young and Robert Young

Mailing Address: 1990 Upper Gregg Road

City: Rotterdam State: NY Zip: 12306

Daytime Phone: 518-590-6524 E-mail: dominivasquez@hotmail.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: N/A

Mailing Address: Same as above

City: _____ State: _____ Zip: _____

Daytime Phone: _____ E-mail: _____

Project/Proposal Site Area (Acres or sq. ft.): 4 Acres

Assessor Tax Parcel No.(s) of Proposal Site: 28-2-11-1

Street Address of Proposed Site (if any): same as above

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

Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: _____

Name and Address of All Adjacent Landowners:

NAME: John Hildenbrandt
ADD: 1902 Upper Gregg

NAME: Brett Van Etten
ADD: 2058 Upper Gregg

NAME: Bryan Popolizo
ADD: 1939 Upper Gregg

NAME: Christine LaGuardia
ADD: 2614 Lower Gregg Rd.

NAME: _____
ADD: _____

NAME: _____
ADD: _____

NAME: _____
ADD: _____

NAME: _____
ADD: _____

Describe Existing Use(s) on Proposed Site (Such as buildings, well, sewer drainfield and others): There is no existing use on the proposed area on site.
Existing Zoning Classification: _____

LEGAL INFORMATION

Please attach the deed to the proposed site (REQUIRED)

Width of Property Fronting on Public Road: _____

Section(s) of the zoning ordinance under which a variance is requested:

270-15(B) and 270-138C storage

Purpose for the requested variance: want to build a Gambrel Barn 14'x40' and more than 14' tall. In addition, the accessory structure is over 15% of habitable space (178 SQ FT over)

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:

None

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 . If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

House is $2544 \text{ SQFT} \times 0.15 = 381.6$
Storage building $14' \times 40' = 560 \text{ SQFT}$
178.4 SQFT (over)

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.

My variance will not create an undesirable change in the neighborhood because the shed will be located in the back, therefore will not be visible by any of our neighbors. In addition, our lot is 4 acres and most of our neighbors have much larger lots.

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, because Town of Rotterdam Code 270-15 (B) has a threshold of 14' and our storage barn exceeds 14', and Code 270-138C as storage barn is 560 sq ft.

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

No, because is a small height variance of 5' and size variance of 178 sq ft.

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.

It will not impact physical or environmental conditions because it will be used for storage.

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).

Our difficulty is that our home does not have an attic and our two car garage is too small to fit our snow blower, mower, bikes / 4 wheelers etc and our tools.

If you have any additional comments, please attach them on a separate sheet of paper.

PART III
LEGAL OWNER SIGNATURE
(Signature of legal owner(s))

I, the undersigned, swear or affirm under penalty of perjury that the above responses are made truthfully and to the best of my knowledge.

I further swear or affirm that I(we) (am)(are) the owner(s) of record of the area proposed for the previously identified land use action, or, if not the owner(s), attached herewith is written permission from the owner(s) authorizing my actions on his or her behalf.

Name: Domini Young Date: 4/10/24
Address: 1990 Upper Gregg Rd. Phone: 518-590-6524
Rotterdam NY Zip: 12306
Domini Young Date: 4/10/24
*#1 Signature of Owner #1

Notary
*(For Signature #1 Above)

STATE OF NEW YORK) ss:
COUNTY OF Albany

SUBSCRIBED AND SWORN to me this 10th day of April, 2024.

NOTARY SEAL

Christian Zeh
Notary Public, State of New York
Qualified In Albany County
No. 01ZE6442046

Commission Expires October 11, 2026
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

[Signature]
Notary Signature

Notary Public in and for the State of New York

My appointment expires: 10/11/26

Name: Robert Young Date: 4/10/24
Address: 1990 Upper Gregg Rd. Phone: 518-590-6524
Rotterdam NY Zip: 12306
[Signature] Date: 4-10-2024
*#2 Signature of Owner #2

Notary
*(For Signature #2 Above)

STATE OF NEW YORK) ss:
COUNTY OF Albany

SUBSCRIBED AND SWORN to me this 10th day of April, 2024.

NOTARY SEAL

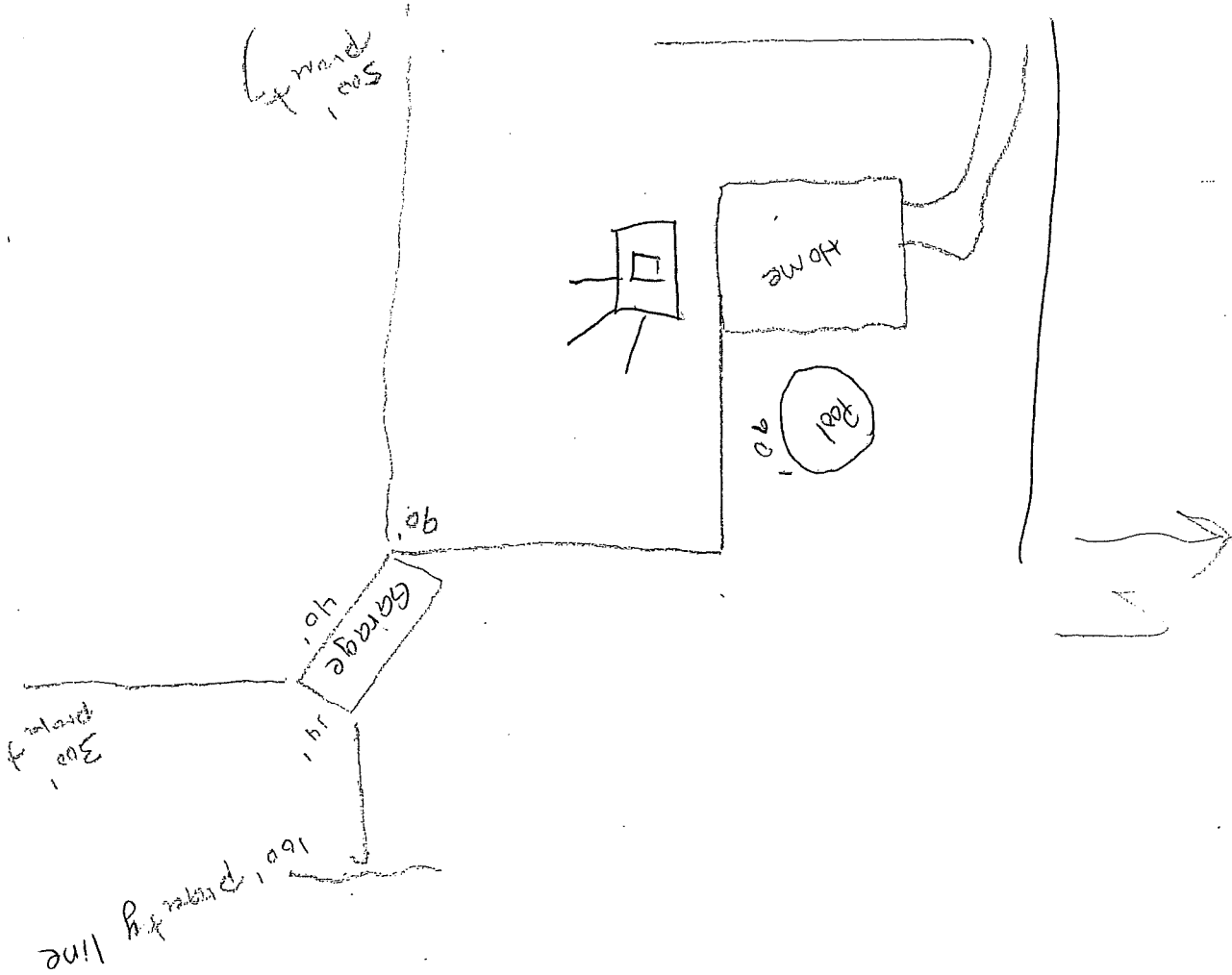
Christian Zeh
Notary Public, State of New York
Qualified In Albany County
No. 01ZE6442046
Commission Expires October 11, 2026

[Signature]
Notary Signature

Notary Public in and for the State of New York

My appointment expires: 10/11/26

Upper Level



CONSTRUCTION NOTES:

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CHECK AND FIELD VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO AND DURING THE CONSTRUCTION PROCESS INCLUDING THE CROSS REFERENCING OF ALL PLANS. DIMENSIONS ARE CALCULATED AS ACCURATELY AS POSSIBLE HOWEVER, FIELD CONDITIONS WILL SOMETIMES DICTATE SLIGHT AS BUILT CONDITIONS THAT MAY DIFFER FROM THE DRAWINGS.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ELEVATION OF THE STRUCTURE AS WELL AS PROPER POSITIVE GRADING AND DRAINAGE AWAY FROM THE BUILDING.

ALL WORK IS TO BE PERFORMED IN STRICT ACCORDANCE WITH THE 2020 NYS RESIDENTIAL BUILDING CODE AND LOCAL BUILDING CODES FOR SINGLE FAMILY DWELLINGS. IN ADDITION ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS.

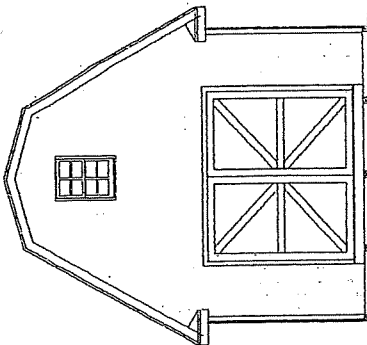
General Notes:

- * DO NOT SCALE DRAWINGS
- * ALL DIMENSIONS ARE TO FACE OF FRAMING OR FACE OF MASONRY UNO
- * PROVIDE CONTINUOUS ICE AND WATER SHIELD MIN. 3" FROM EDGE OF EXTERIOR WALLS AT EAVES AND IN ALL VALLEYS
- * NO PLUMBING TO BE INSTALLED
- * NO HVAC EQUIPMENT TO BE INSTALLED
- * ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE
- * ALL DIMENSION LUMBER TO BE SPF #2 OR BETTER

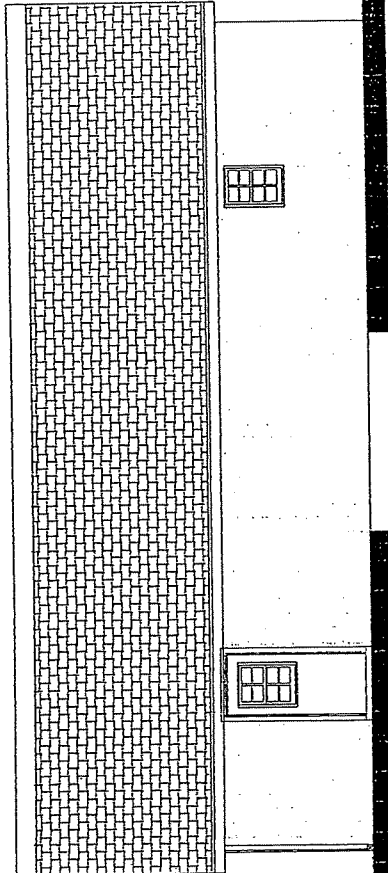
GARAGE IS TO BE UN-INSULATED AND UNHEATED

CODE REQUIREMENTS:
 TYPE OF CONSTRUCTION: V B
 OCCUPANCY: 'R' - RESIDENTIAL
 NYS BUILDING CODE 2020

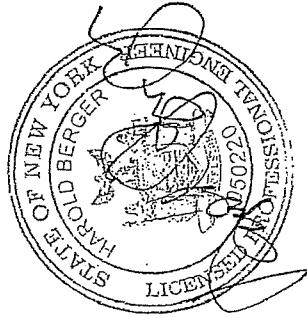
AREAS 560 SQ. FT.



FRONT ELEVATION 1/A
 SCALE 3/16"=1"



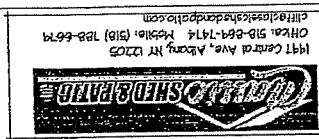
SIDE ELEVATION 2/A
 SCALE 3/16"=1"



CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

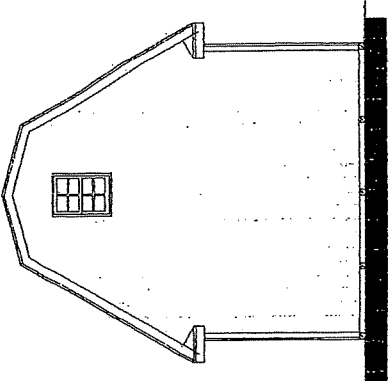
SNOW LOAD	WIND SPEED (MPH)	SEISMIC	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE SHIELD UNDERLAYMENT REQUIRED
			WEATHERING	FROST LINE DEPTH	DECAY		
50	3 SEC. GUST = 115 MPH GND WIND SPEED = 70	BUILDING DESIGN CATEGORY	SEVERE	4 FT	MOD/AVY	-5 F	YES
	EXPOSURE C	B					

YORK RESIDENCE
 140 LITTLERIDGE ROAD
 ROTTERDAM NY
 Engineer

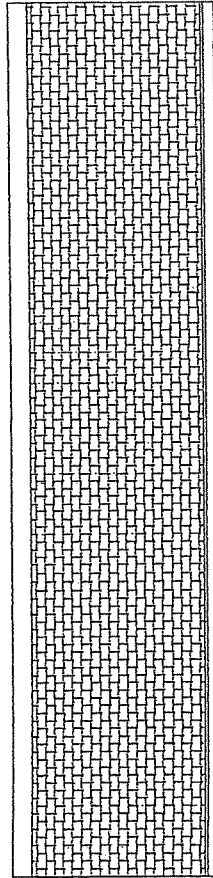


As Noted
 Date Permitted Set
 11-8-24
 Drawn By
 T MANOLETTI






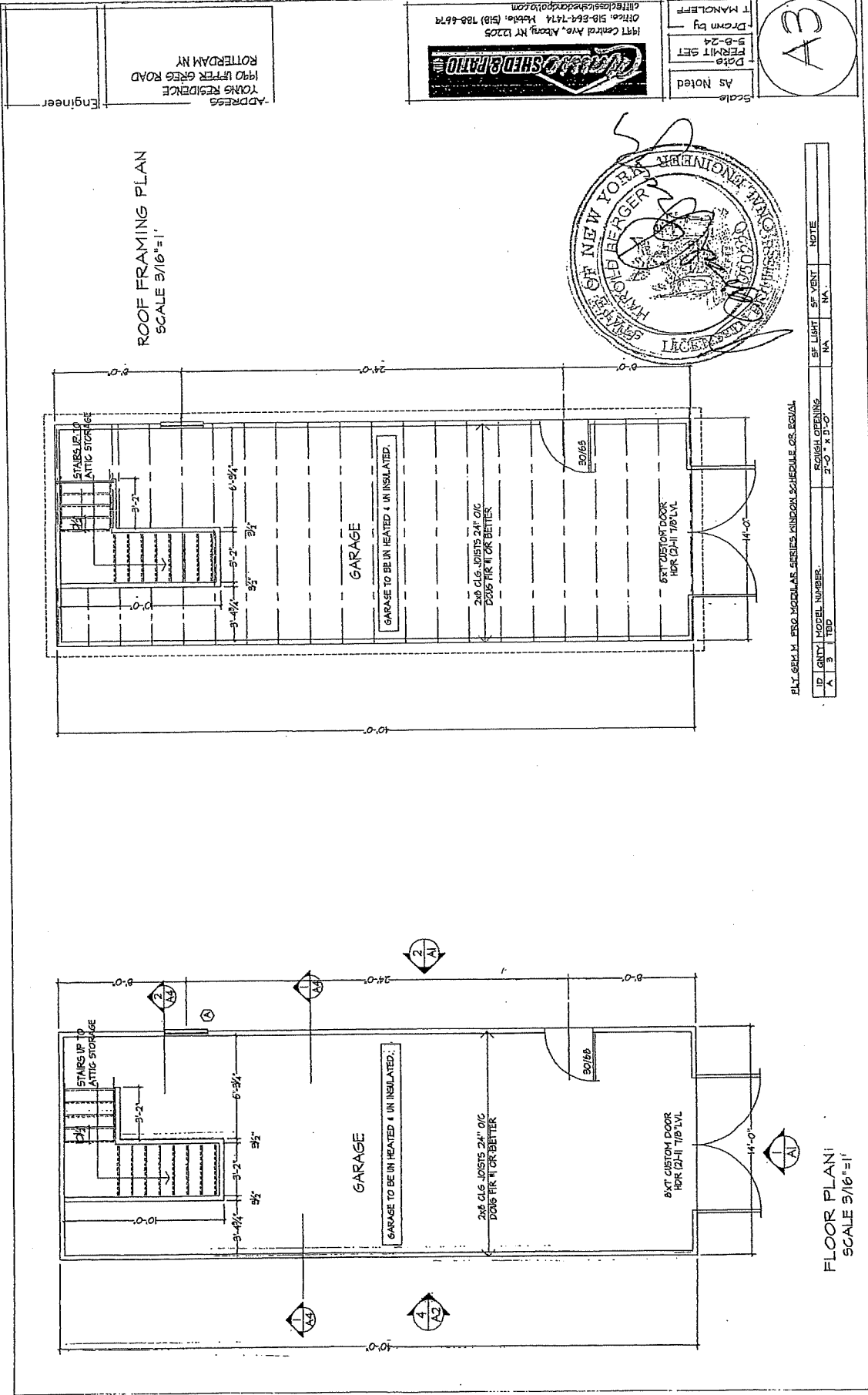
END WALL ELEVATION 1/A2
SCALE 3/16"=1'



SIDE ELEVATION 2/A2
SCALE 3/16"=1'



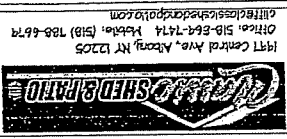
ADDRESS YOUNG RESIDENCE 1920 UFFER GREG ROAD ROTTERDAM NY	Engineer		1911 Central Ave. Albany, NY 12205 Office: 518-864-1414 Mobile: (518) 788-6674 dliffclass@shedandplano.com	Scale As Noted	A2
				Permit Set 5-B-24	



ROOF FRAMING PLAN
SCALE 3/16"=1'

FLOOR PLAN
SCALE 3/16"=1'

ADDRESS
YOUNG RESIDENCE
1990 UFFER GREG ROAD
ROTTERDAM NY
Engineer



Scale
As Noted
Date
5-8-24
Permit Set
Drawn by
T MANOLEFF



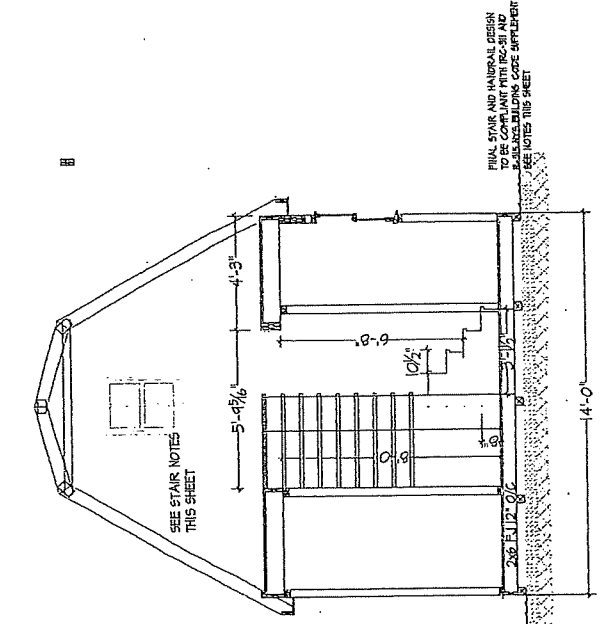
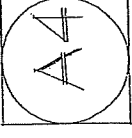
PLY GEM 1/4 EPS2 MODULARS SERIES MINOR OR EQUAL

ID	QTY	MODEL NUMBER	RF	LIMIT	SF	VENT	NOTE
A	3	TED	2'-0"	4'-0"			

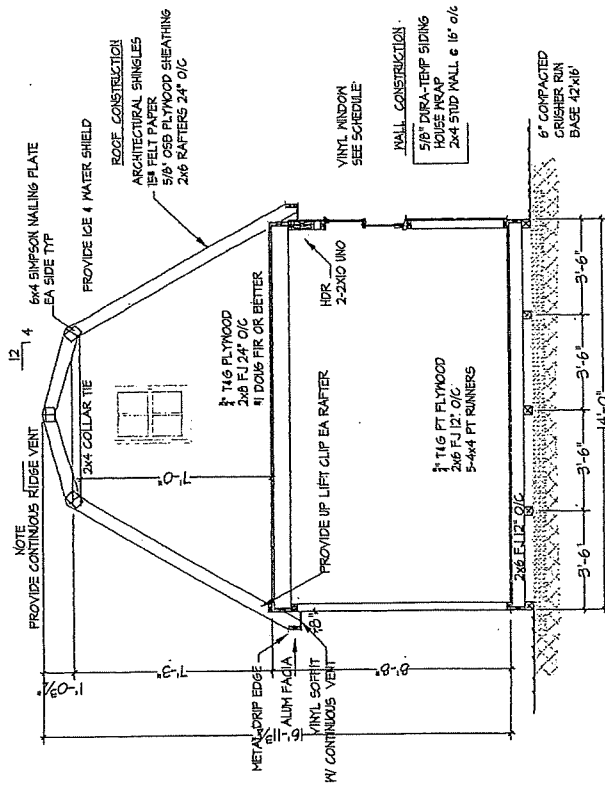
ADDRESS
YOUNG RESIDENCE
1470 WINTER GREG ROAD
ROTFORD, NJ
Engineer

147 Central Ave., Albany, NY 12205
Office: 518-661-1714 Mobile: (518) 782-6679
info@harsco-shedden.com

As Noted
Date: 5-8-24
Drawn By: T. MANOLFE



BUILDING SECTION 2/A4
SCALE 1/4"=1'

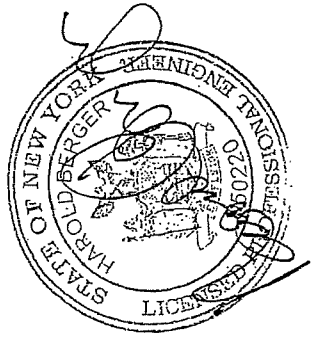


BUILDING SECTION 1/A4
SCALE 1/4"=1'

STAIR FABRICATOR RESPONSIBLE FOR ADHERENCE TO ALL PROVISIONS IN CHAPTER 10 OF THE 2015 IBC, ALL PROVISIONS OF CHAPTER 5 OF ANSI A11, AND ANY LOCAL CODES, NOT CLEARLY STATED ABOVE.

STAIR CONSTRUCTION NOTES:
-STAIR FABRICATOR SHALL PROVIDE BISHNER WITH SHOP DRAWINGS FOR APPROVAL PRIOR TO COMMENCEMENT OF ANY FABRICATION.
-PER SECTION 1015.2 OF THE IBC AND SECTION 504.2 OF ANSI A11, ALL STEPS SHALL HAVE UNIFORM RISES EXCEPT FOR THE LAST STEP WHICH MAY BE LESS THAN THE OTHERS.
-PER SECTION 1015.3 OF THE IBC AND SECTION 504.2 OF ANSI A11, LEADING EDGES OF TREADS SHALL PROJECT NOT MORE THAN 1/4" BEYOND THE TREAD BEGINS.
-PER SECTION 1016.6 OF THE IBC, THE MOUTH OF LANDINGS SHALL NOT BE LESS THAN THE MOUTH OF THE STAIRWAY SERVED AND AT LEAST ONE SIDE OF THE LANDINGS SHALL NOT REDUCE THE LANDINGS TO LESS THAN ONE-HALF THE REQUIRED WIDTH.
-PER SECTION 1014.2 OF THE IBC AND SECTION 506.4 OF ANSI A11, HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS AND TOP OF GRIPPING SURFACE SHALL BE BETWEEN 34" - 38" ABOVE FINISH FLOORING.
-PER SECTION 1014.3 OF THE IBC AND SECTION 506.4 OF ANSI A11, HANDRAILS SHALL BE TYPE II AND SHALL BE SECURED TO THE WALLS BY SECTION 1014.3.2.
-PER SECTION 1014.6 OF THE IBC AND SECTION 505.0 OF ANSI A11, HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE LANDINGS 12" AT THE TOP OF THE STAIRS AND SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE EQUAL TO ONE TREAD WIDTH FROM THE FINISH SURFACE OF THE TREADS TO THE FINISH SURFACE OF THE HANDRAILS.
-PER SECTION 1014.7 OF THE IBC, CLEARANCE BETWEEN A HANDRAIL AND A WALL OR OTHER SURFACE SHALL NOT BE LESS THAN 1 1/2" AND FREE OF ANY SHARP OR ABRASIVE ELEMENTS.
-PER SECTION 1014.8 OF THE IBC, HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2" INTO THE REQUIRED WIDTH OF STAIRWAY.
-PER SECTION 1014.9 OF THE IBC, HANDRAILS SHALL BE PROVIDED ON ALL OPEN-SIDED WALKING SURFACES NOT LESS THAN 42" HIGH AND SHALL HAVE OPENINGS THAT ALLOW FOR THE PASSAGE OF A SPHERE 4" IN DIAMETER.

FINAL STAIR AND HANDRAIL DESIGN TO BE COMPLIANT WITH REQUIREMENTS OF THE IBC AND ANY LOCAL CODES. SEE NOTES THIS SHEET.



OFFICE OF THE SCHENECTADY COUNTY CLERK



620 STATE STREET
SCHENECTADY, NY 12305-2114
PHONE (518) 388-4220
FAX (518) 388-4224

Maryellen Brehm

Alicia Godlewski

Jeffrey Morrette

Carla Saglimbeni
Deputy County Clerks

Cara M. Ackerley
County Clerk

Instrument Number - 201945769
Recorded On 10/10/2019 At 8:10:26 AM
* Instrument Type - DEED
* Book/Page - DEED/2021/646
* Total Pages - 4
Invoice Number - 1026080 User ID: LPD
* Document Number - 2019-4290
* Grantor - MURRAY BRETT S

*RETURN DOCUMENT TO:
LAW OFFICES OF RICHARD C. MILLER, JR.,
PLLC
8 AIRLINE DRIVE, SUITE 201
ALBANY, NY 12205

* Grantee - YOUNG DOMINI
YOUNG ROBERT

<u>* FEES</u>	
NY REALTY TRANSFER TAX	\$1,280.00
NY LAND SUR	\$4.75
NY E & A FEES	\$116.00
NY LAND COMP SUR	\$14.25
CO GENERAL REVENUE	\$45.50
CO LAND SUR	\$0.25
CO E & A FEES	\$9.00
CO LAND COMP SUR	\$0.75
TOTAL PAID	\$1,470.50

TRANSFER TAX
Real Estate Transfer Tax Num - 988
Transfer Tax Amount - \$ 1,280.00

I hereby CONFIRM that this document is
Recorded in the Schenectady County Clerk's Office
in Schenectady, New York

Cara M. Ackerley
Schenectady County Clerk

THIS IS AN ENDORSEMENT PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

**WARRANTY DEED WITH FULL COVENANTS
(INDIVIDUAL AND CORPORATION)**

THIS INDENTURE, made the 30th day of ~~October~~ Sept. 2019, between

BRETT S. MURRAY, residing at 1990 Upper Gregg Road, Rotterdam, NY 12306,
party of the first part,

- and -

DOMINI YOUNG AND ROBERT YOUNG, as as tenants by the entirety, residing at 203
Holmes Dale, Albany, New York 12208, parties of the second part,

WITNESSETH, that the party of the first part, in consideration of One dollar,
lawful money of the United States, paid by the parties of the second part, does
hereby grant and release unto the parties of the second part, the heirs or successors
and assigns of the parties of the second part forever,

ALL THAT CERTAIN LOT OR PARCEL OF LAND, situate, lying and being in
the Town of Rotterdam, County of Schenectady and State of New York, being
more particularly bounded and described as follows in the attached Schedule A
description

BEING THE SAME PREMISES conveyed to Brett S. Murray by deed from Eric
Schadow and Mary Beth Schadow, dated March 28, 2014 and recorded in the
Schenectady County Clerk's Office on April 7, 2014, in Liber 1891 at Page 916.

TOGETHER with all right, title and interest, if any, of the party of the first part in
and to any streets and roads abutting the above described premises to the center
lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of
the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the parties of the
second part, the heirs or successors and assigns of the parties of the second part
forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law,
covenants that the party of the first part will receive the consideration for this
conveyance and will hold the right to receive such consideration as a trust fund to
be applied first for the purpose of paying the costs of the improvement and will

apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

AND the party of the first part covenants as follows:

FIRST. That said party of the first part is seized of the said premises in fee simple, and has good right to convey the same;

SECOND. That the parties of the second part shall quietly enjoy the said premises;

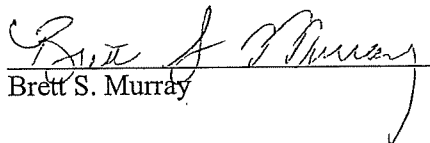
THIRD. That the said premises are free from encumbrances, except as aforesaid;

FOURTH. That the party of the first part will execute or procure any further necessary assurance of the title to said premises;

FIFTH. That said party of the first part will forever warrant the title to said premises.

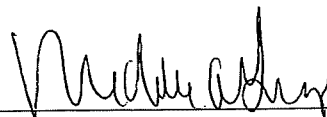
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

 L.S.
Brett S. Murray

State of New York)ss.:
County of Albany)

On the 20 day of September, in the year 2019 before me, the undersigned, personally appeared Brett S. Murray, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or person upon behalf of which the individual acted, executed the instrument.


Notary Public

RECORD AND RETURN:

MICHELE A. GURNEY
Notary Public, State of New York
No. 01GU5077254
Qualified in Rensselaer County
Commission Expires May 5, 2023



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

**ALTA COMMITMENT FORM
COMMITMENT FOR TITLE INSURANCE**

SCHEDULE C

The land referred to in this Policy is described as follows:

ALL THAT TRACT, PIECE OR PARCEL OF LAND situate, lying and being in the Town of Rotterdam, County of Schenectady and State of New York, being along the southeasterly side of Gregg Road, and more particularly bounded and described as follows:

BEGINNING at the intersection of a stonewall fence marking the division line between the lands of Hildenbrandt, as described in Book 1048 of Deeds at Page 608, on the southwest, and the lands of Racquet, as described in Book 909 of Deeds at Page 370, on the northeast, with the southeasterly side of Gregg Road; thence North 49° 58' 49" East a distance of 417.31 feet along the southeasterly side of Gregg Road, to a point; thence South 39° 33' 28" East a distance of 81.45 feet, and South 56° 22' 12" East a distance of 200.00 feet through the lands of Racquet to be conveyed to Reynolds, to a point; thence South 20° 00' 00" West a distance of 502.92 feet along the westerly bounds of the lands of Moraski, as described in Book 1048 of Deeds at Page 1077, being along a stonewall fence, to a point; thence North 44° 05' 22" West a distance of 526.00 feet along the stonewall fence marking the northeasterly bounds of the lands of Hildenbrandt, as described in Books 1324, 1166 and 1048 of Deeds at Pages 290, 59 and 608, to a point on the southeasterly side of Gregg Road, being the point or place of beginning.

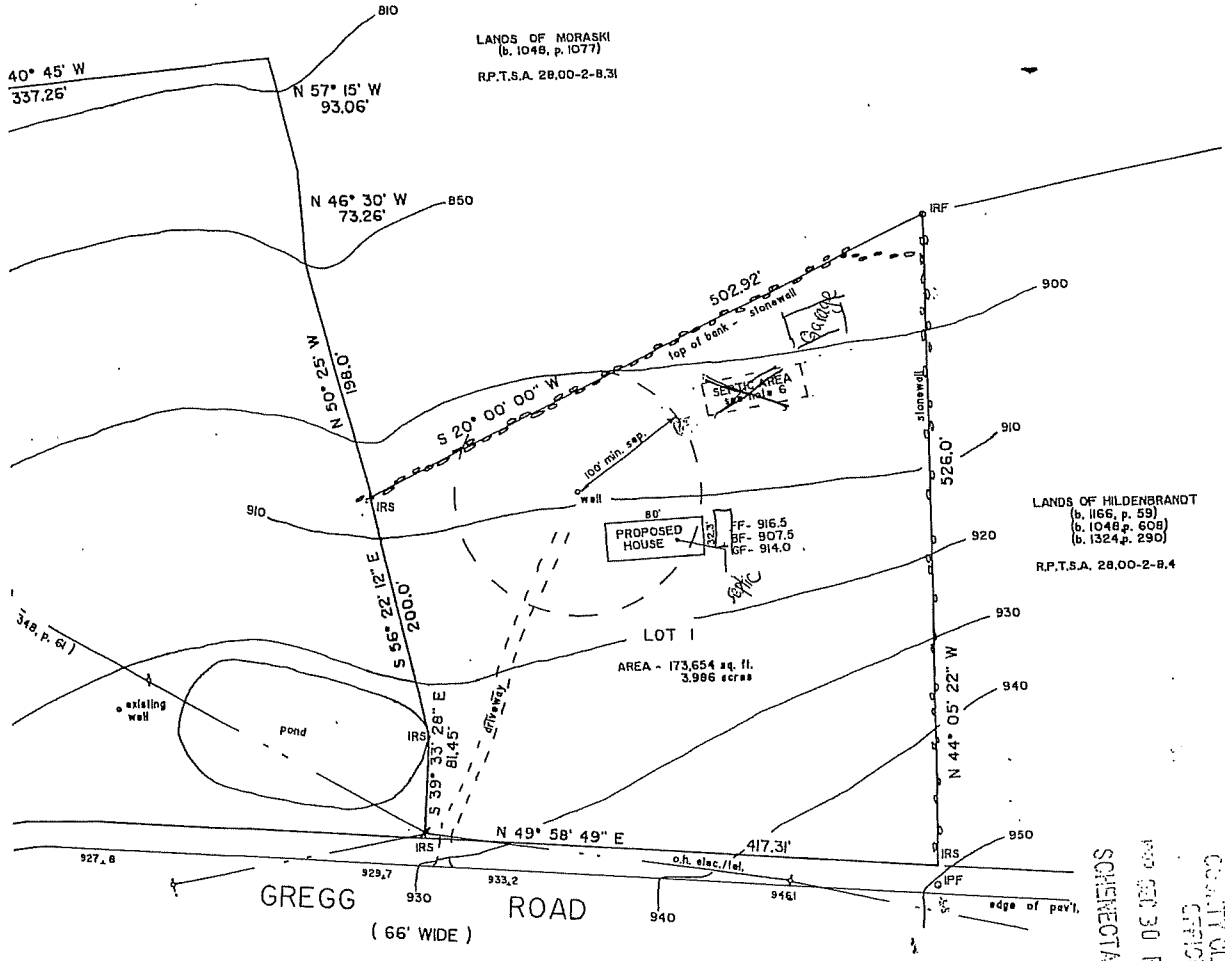
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AMERICAN
LAND TITLE
ASSOCIATION



2019070339



LANDS OF MORASKI
(b. 1048, p. 1077)
R.P.T.S.A. 28.00-2-B.31

LANDS OF HILDENBRANDT
(b. 1166, p. 59)
(b. 1048, p. 608)
(b. 1324, p. 290)
R.P.T.S.A. 28.00-2-B.4

PROPOSED HOUSE
FF- 916.5
BF- 907.5
GF- 914.0

LOT I
AREA - 173,654 sq. ft.
3.986 acres

GREGG ROAD
(66' WIDE)

COUNTY CLERK
Schenectady, N.Y.

RECEIVED
MAY 16 2024
TOWN OF ROTTERDAM
PUBLIC WORKS

Edward Reynolds
CHAIRMAN, TOWN OF ROTTERDAM PLANNING COMMISSION

OWNER
DONALD L. AND IDA RACQUET
5010 WOODROW AVE.
McHENRY, IL. 60050

CONTRACT VENDEE
EDWARD AND DARLENE REYNOLDS
22 CHURCHILL SQUARE
SCHENECTADY, N.Y. 12309

93-114

I-321
MAP #930826



MAP SHOWING PROPOSED SUBDIVISION AS IT PERTAINS TO
THE ELIMINATION OF ACREAGE AND THE CREATION OF TWO
NEW LOTS TO BE KNOWN AS LOT I AND LOT 2
LANDS OF RACQUET

TOWN OF ROTTERDAM
SCHENECTADY COUNTY, N.Y.

AUGUST 26, 1993
SCALE: 1" = 100'

Mark C Blackstone P&S 49542

199342495

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.

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

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



RECEIVED

MAY 30 2024

Town of Rotterdam
Zoning Board of Appeals
AREA VARIANCE APPLICATION

TOWN OF ROTTERDAM
PUBLIC WORKS

PART II

TOWN OF ROTTERDAM
General Information

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

Legal Owner's Name: Joseph DiCristofaro

Mailing Address: 2016 Michael Ln
City: Schenectady State: NY Zip: 12306
Daytime Phone: (518) 334-4023 E-mail: JoeDiCristo@gmail.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: 518-334-4023 (CELL)

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

Project/Proposal Site Area (Acres or sq. ft.): 192 SQ. FT.
Assessor Tax Parcel No.(s) of Proposal Site: _____
Street Address of Proposed Site (if any): 2016 MICHAEL LN ROTTERDAM NY 12306

Adjacent Area Owned or Controlled (Acres or sq. ft.): _____
Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: _____
Name and Address of All Adjacent Landowners:

NAME: POON-MAN TANG
ADD: 2018 MICHAEL LN
ROTTERDAM NY 12306

NAME: LEE HALE LEE HALE
ADD: 1016 ST LUCILLE DR
ROTTERDAM NY 12306

NAME: KRAGE BRINKMAN
ADD: 2014 MICHAEL LN
ROTTERDAM NY 12306

NAME: _____
ADD: _____

NAME: JASON BURNS
ADD: 1018 ST LUCILLE DR
ROTTERDAM NY 12306

NAME: _____
ADD: _____

NAME: MICHAEL REDMOND
ADD: 1020 ST LUCILLE DR
ROTTERDAM NY 12306

NAME: _____
ADD: _____

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

Existing Zoning Classification: RESIDENTIAL
LEGAL INFORMATION

Please attach the deed to the proposed site (REQUIRED)

Width of Property Fronting on Public Road: _____

Section(s) of the zoning ordinance under which a variance is requested: 270-15.4, K
RAISING CHICKENS

Purpose for the requested variance: SO THAT I CAN BUILD A CHICKEN COOP,
ROOST & RUN WHICH WOULD BE WITHIN 25' FROM 3 OF MY NEIGHBORS,
THIS WILL BE FENCED IN & CLOSE TO WOODS, 10' FROM 2 NEIGHBORS

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:
NO

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.

WHEN FINISHED THE COOP WILL BE A NICE LOOKING STRUCTURE. I HAVE SPOKEN WITH MY NEIGHBORS WHO ALL STATED THIS WOULD APPEAL TO THEM. THIS COOP WILL BE HIDDEN BY TREES & BUSHES IN APPROX 4 YEARS.

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, BECAUSE WE DO NOT HAVE A LARGE PROPERTY AND DO NOT WISH FOR OUR COOP TO BE IN THE MIDDLE OF OUR BACK YARD.

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

I AM REQUESTING THIS VARIANCE IN ORDER TO BUILD A CHICKEN COOP WHICH WOULD BE 15 FEET CLOSER TO TWO OF MY NEIGHBORS PROPERTY LINES THEN STATES IN THE TOWNS RULES & GUIDELINES, 10' FROM ~~THE~~ THE RIGHT & REAR PROPERTY LINES.

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.

THIS WILL BE A BEAUTIFUL LOOKING CHICKEN COOP & WILL ASSIST WITH POSITIVELY IMPACTING THE ENVIRONMENT IN CREATING COMPOST, EATING TICKS & PECKY BOGS & PROVIDING FRESH EGGS.

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).

WE WANT TO HAVE CHICKENS IN THE CORNER AREA OF OUR YARD NEAR THE WOODS.

If you have any additional comments, please attach them on a separate sheet of paper.

PART III
LEGAL OWNER SIGNATURE
(Signature of legal owner(s))

I, the undersigned, swear or affirm under penalty of perjury that the above responses are made truthfully and to the best of my knowledge.

I further swear or affirm that (I)(we) (am)(are) the owner(s) of record of the area proposed for the previously identified land use action, or, if not the owner(s), attached herewith is written permission from the owner(s) authorizing my actions on his or her behalf.

Name: JOSEPH DI CARO TOFFARO
Address: 2016 MICHAEL LN
ROTERHAM NY 12306

Date: 5/31/2024
Phone: 518-557-2920
Zip: 12306

[Signature]
*#1 Signature of Owner #1

5/31/2024
Date

Notary
*(For Signature #1 Above)

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this 31 day of May, 2024.

NOTARY SEAL
DONNA LEVASSEUR
Notary Public, State of New York
Certified Schenectady County
#01LE6388331
Commission Expires: 3-4-2027

[Signature]
Notary Signature
Notary Public in and for the State of New York
My appointment expires: 3-4-2027

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Name: _____
Address: _____

Date: _____
Phone: _____
Zip: _____

*#2 Signature of Owner #2

Date

Notary
*(For Signature #2 Above)

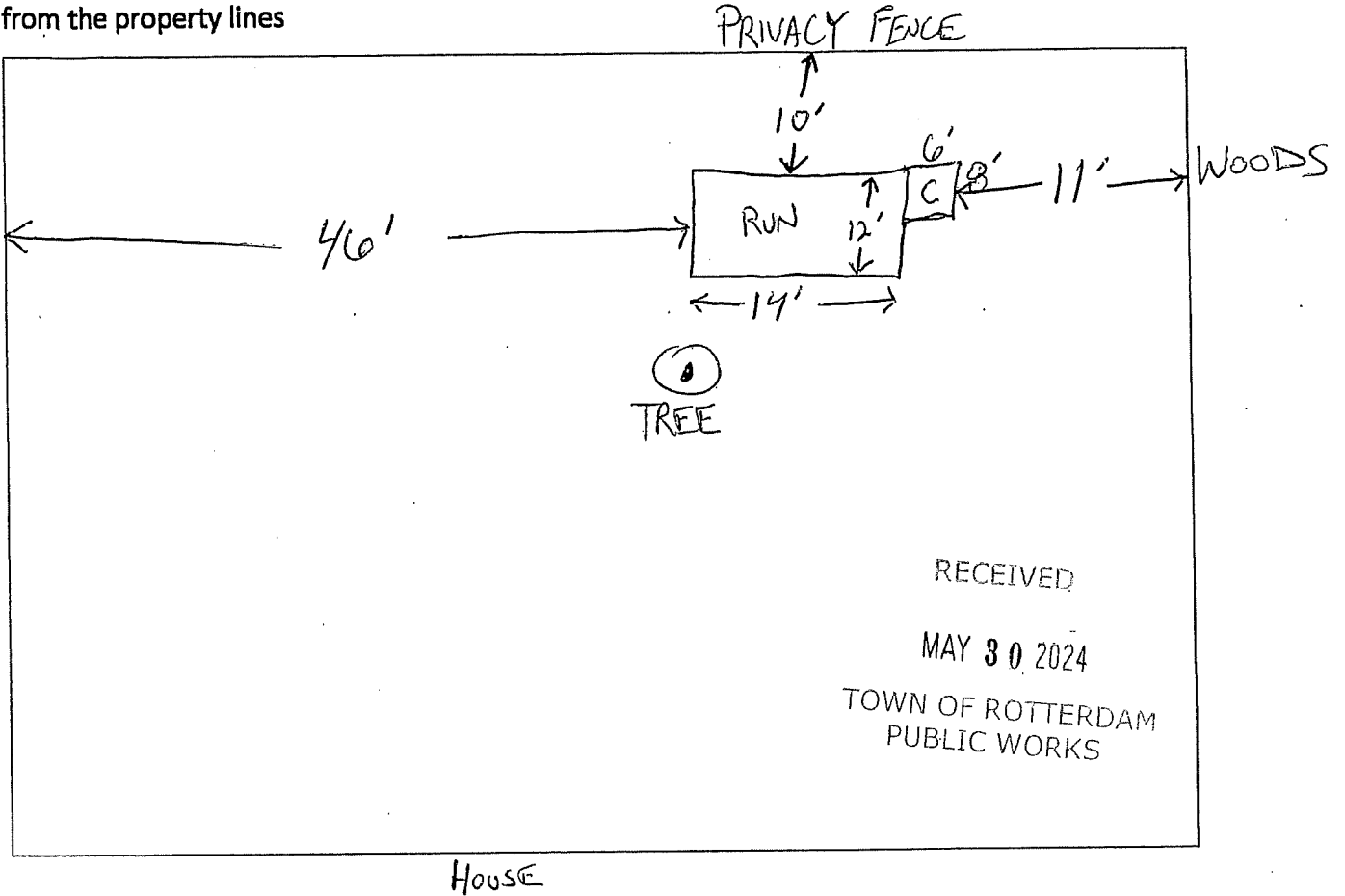
STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this _____ day of _____, 20____.

NOTARY SEAL

Notary Signature
Notary Public in and for the State of New York
My appointment expires: _____

Diagram indicating the location of the chicken coop and the chicken run, the size and distance from the property lines



I will at all times keep the chickens in accordance with the local laws and ordinance prescribed by the Town of Rotterdam. I understand failure to obey such conditions will constitute a violation of the provisions of this section and grounds for cancellation of the permit. If I will no longer be keeping chickens on the property, any chicken coops or runs constructed or maintained shall be immediately removed from the premises after the expiration of the permit, or shall be removed within 30 days upon ceasing to use the chicken coop and the chicken run for the keeping of chickens.

Chicken permits must be renewed every year \$100 first year \$50 every year after

Applicant Signature *Jayl Dittus* **Date** 5-2-24

Owner Signature *Jayl Dittus* **Date** 5-2-24

Notary _____

Schenectady County Endorsement Page

JOHN J. WOODWARD
Schenectady County Clerk
620 State Street
Schenectady, NY 12305



RECEIVED
MAY 30 2024
TOWN OF ROTTERDAM
PUBLIC WORKS

Document Type Warranty Deed

From Party Capasso

To Party DiCristofaro

RETURN TO DiCristofaro

2016 Michael Lane

Schenectady NY 12306

RECORDED
02/27/2009 11:50:04 AM
County Clerk
JOHN J. WOODWARD
SCHENECTADY COUNTY, NY

Book/Page: DEED/1797/990
Total Pages: 3

Receipt No: 527716
Doc No: 2009-646
Inst Num: 200907444

NY REALTY TRANSFER TAX \$752.00
NY LAND SUR \$4.75
NY E & A FEES \$66.00
NY LAND CDMP SUR \$14.25
CO GENERAL REVENUE \$27.00
CD LAND SUR \$0.25
CO E & A FEES \$9.00
CD LAND CDMP SUR \$0.75
TOTAL PAID \$874.00

INV: 527716 USER: DOF

RECEIVED
\$ 752.00
REAL ESTATE
FEB 27, 2009
SCHENECTADY COUNTY
2207

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Warranty deed: full covenants

This Indenture made this 14 day of January, 2009.

Between Michael Anthony Capasso residing at 14 Slatestone Drive, Scotia, NY 12302
and Andrea Lynn Paparella n/k/a Andrea Lynn Capasso residing at 5
Heather Lane, Ballston Lake, NY 12019,

Party of the first part, and

Joseph M. DiCristofaro residing at 16 Tica Lane, Glenmont, NY 12077

Party of the second part,

Witnesseth that the party of the first part, in consideration -----

-----ONE and 00-----Dollars (\$1.00)

Lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever, all

THAT TRACT, PIECE OR PARCEL OF LAND, with improvement thereon, situated in the Town of Rotterdam, Schenectady County, State of New York, being known and designated as Lot No. 63 on a map entitled "Antonia Hills, dated June 15, 1970" made by C. T. Male Associates, and filed in the Schenectady County Clerk's Office on March 9, 1971 in Plat Cabinet F, Map 290-291.

Being the same premises conveyed in a deed from Anthony J. Valentine to Michael Anthony Capasso and Andrea Lynn Paparella n/k/a Andrea Lynn Capasso dated June 18, 1997 and recorded in the Schenectady County Clerk's Office on June 18, 1997 in Book 1519 of Deeds at Page 346.

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

To have and to hold the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

And the party of the first part covenants as follows:

First, That the party of the first part is seized of the said premises in fee simple, and has good right to convey the same;

Second, That the party of the second part shall quietly enjoy the said premises;

Third, That the premises are free from incumbrances, except as a aforesaid,

Fourth, That the party of the first part will execute or procure any further necessary assurance of the title to said premises;

Fifth, That the party of the first part will forever Warrant the title to said premises;

Sixth, the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right

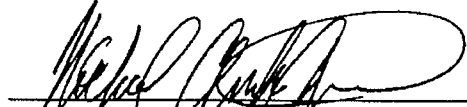
R 57.082 23
PARTSA
APIDEM
LOT

to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

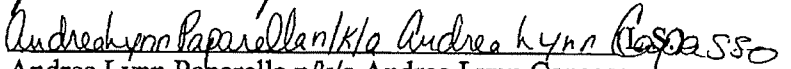
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

In Witness Whereof, the party of the first part has duly executed this deed the day and year first above written.

In Presence of



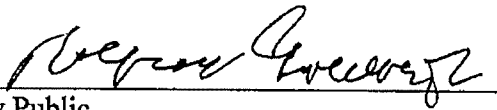
Michael Anthony Capasso (L.S.)



Andrea Lynn Paparella n/k/a Andrea Lynn Capasso

STATE OF NEW YORK, COUNTY OF ALBANY

On the 14th day of JANUARY in the year 2009 before me, the undersigned, personally appeared **Michael Anthony Capasso** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

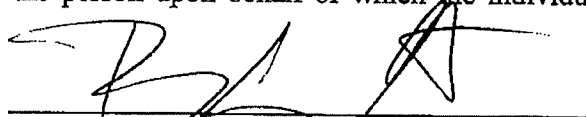


Notary Public

ALFRED L. GOLDBERGER
Notary Public, State of New York
Qualified in Schenectady County
No. 02GO6563 ruu
Commission Expires 12/31/10

STATE OF NEW YORK, COUNTY OF ALBANY

On the 14th day of JANUARY in the year 2009 before me, the undersigned, personally appeared **Andrea Lynn Paparella n/k/a Andrea Lynn Capasso** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

TAMMY J. ARQUETTE
Notary Public, State of New York
Schenectady County No. 4377405
Commission Expires December 15, 2010

DEED Book 1797 Page 992
Doc No 2009-646