

**TOWN OF ROTTERDAM  
ZONING BOARD OF APPEALS  
April 19, 2023**

- 1) **Michael and Catherine McGuire – 2917 Hamburg Street, Rotterdam, NY, Tax Map #59.19-1-4.1** 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,” which 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 applicant would like to subdivide an existing ±29,516 square foot parcel with two (2) existing single family homes into two (2) lots. The variances are as follows:

**2917 Hamburg Street (Proposed Lot #1 w/ existing residence)**

	<i>Required</i>	<i>Existing</i>	<i>Proposed</i>	<i>Variance</i>
Lot Area	15,000 s.f.	29,516 s.f.	14,941 s.f.	59 s.f.
Lot Width	100 feet	106.66 feet	86.66 feet	13.34 feet

**Hamburg Street (Proposed Lot #2 w/existing residence)**

	<i>Required</i>	<i>Existing</i>	<i>Proposed</i>	<i>Variance</i>
Lot Area	15,000 s.f.	N/A	14,575 s.f.	425 s.f.
Lot Width	100 feet	N/A	20 feet	80 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 required. The 239m was sent to Schenectady County Department of Economic Development and Planning on March 1, 2023. Schenectady County Economic Development and Planning has deferred to local consideration (March 13, 2023).