

**TOWN OF ROTTERDAM  
ZONING BOARD OF APPEALS  
November 20, 2024**

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

**Workshop (2<sup>nd</sup> Floor Conference Room) – 7:00pm**

**Public Hearings (V. Dalton Bamburg Hearing Room 2<sup>nd</sup> Floor) – 7:30pm**

- 1) **Jamie Ayers – Corner of East Gregg Road and Lower Gregg Road, Rotterdam, NY**, Tax Map #28.-1-10.121 located in the Agriculture (A-1) Zoning District. Petitioner respectfully requests that she be granted area variances as prescribed in the Town of Rotterdam Zoning Code being **Chapter 270-21 entitled “Yard and Property Line Requirements.”** The applicant is requesting a variance in order to facilitate the construction of a single-family residence. **Chapter 270-21(A)** states that the front yard depth shall be 25 feet. The applicant is requesting that the single-family residence be constructed within 6 feet of the front property line on Lower Gregg Road which would require a variance of 19 feet.
- 2) **Patrick and Tanya Buono – 1089 Gordon Road, Rotterdam, NY**, Tax Map #37.-5-10 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.” The applicant wishes to construct a 30’ x 56’ detached garage. The variance request(s) are as follows: **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. The proposed detached garage is 1680 square feet and the existing attached garage is 672 square feet making the total garage space 2352 square feet, which is 1452 square feet over the allowed size of 900 square feet.
- 3) **Starlight Development, LLC – 1563 Helderberg Avenue, Rotterdam, NY**, Tax Map #58.08-7-15 located in the Single Family Residential (R-1) and Retail Business (B-1) Zoning Districts. Petitioner respectfully requests that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-31 entitled “Lot Area.” The applicant would like to Boundary Line Adjust 6,824 square feet of property to 1605 Helderberg Avenue (Tax Map #58.8-7-17.1). **Chapter 270-31(A)** states that “the required minimum lot area shall be not less than 15,000 square feet, with a lot width of not less than 100 feet. The applicant is requesting to reduce the square footage of 1563 Helderberg Ave. from 18,032 square feet to 11,208 square feet which will require a variance of 3,792 square feet.
- 4) **John Halsdorf – 1264 Main Street, Rotterdam Junction, NY**, Tax Map #20.5-3-27 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.” The applicant wishes to construct a 24’ x 30’ detached garage that is 18.5 feet in height. The variance request(s) are as follows: **Chapter 270-138(c):** “Lot Coverage” states that no accessory garages shall exceed a maximum height of 15 feet in all existing zoning districts. The proposed detached garage height is 18.5 feet and is 3.5 feet over the allowed height of 15 feet.

1. **Jamie Ayers – Corner of East Gregg Road and Lower Gregg Road, Rotterdam, NY**, Tax Map #28.-1-10.121 located in the Agriculture (A-1) Zoning District. Petitioner respectfully requests that she be granted area variances as prescribed in the Town of Rotterdam Zoning Code being **Chapter 270-21 entitled “Yard and Property Line Requirements.”** The applicant is requesting a variance in order to facilitate the construction of a single-family residence. **Chapter 270-21(A)** states that the front yard depth shall be 25 feet. The applicant is requesting that the single-family residence be constructed within 6 feet of the front property line on Lower Gregg Road which would require a variance of 19 feet.

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

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