

**TOWN OF ROTTERDAM  
ZONING BOARD OF APPEALS  
February 15, 2023**

- 1) **Starlight Development/Larry Martinelli – 1741 Amsterdam Avenue (vacant), Rotterdam, NY**, Tax Map #59.10-1-18 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 270-31 entitled “Lot Area.” The applicants are requesting variances in order to facilitate the construction of a single-family residence on an existing vacant lot. The variance request(s) are as follows: **Chapter 270-31** 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 existing lot is 9,051 square feet with a lot width of 70 feet necessitating an area variance of 5,949 sf and a lot width variance of 30 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 not required and is exempt pursuant to the 2011 MOU between Schenectady County Economic Development and Planning and the Town of Rotterdam.