

**TOWN OF ROTTERDAM
ZONING BOARD OF APPEALS
December 18, 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) **Alison Harper – 1274 Main Street, Rotterdam Junction, NY, Tax Map #20.5-3-26** located in the Retail Business (B-1) Zoning District. Petitioner respectfully requests that she 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 24’ 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.
- 2) **Richard Fredrick – 2768 Lower Gregg Road, Rotterdam, NY, Tax Map #28.-1-10.3** located in the Agriculture (A-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 42’ x 42’ detached garage with a height of 23.5 feet. 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 1764 square feet, which is 864 square feet over the allowed size of 900 square feet. **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 23.5 feet and is 8.5 feet over the allowed height of 15 feet.
- 3) **Kristine Impellizzeri – 1013 Argo Boulevard, Rotterdam, NY, Tax Map #59.10-14-11** 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.

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

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

- 2) **Richard Fredrick – 2768 Lower Gregg Road, Rotterdam, NY**, Tax Map #28.-1-10.3 located in the Agriculture (A-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 42’ x 42’ detached garage with a height of 23.5 feet. 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 1764 square feet, which is 864 square feet over the allowed size of 900 square feet. **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 23.5 feet and is 8.5 feet over the allowed height of 15 feet.

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