

**TOWN OF ROTTERDAM
SPECIAL ZONING BOARD OF APPEALS
PUBLIC WORKSHOP AND HEARING
June 1, 2022**

PLEASE TAKE NOTICE, that a special public hearing will be held by the Rotterdam Zoning Board of Appeals on Wednesday, June 1, 2022 at the John F. Kirvin Government Center, 1100 Sunrise Boulevard, Rotterdam, New York in the V. Dalton Bambury Hearing Room. The Board will hold a workshop starting at 7:00pm and a Public Hearing on the application will commence at 7:30 p.m.:

- 1. John Hester – 1034 Fort Hunter Road, Rotterdam, NY**, Tax Map #59.17-2-37.2 located in the Agriculture (A-1) Zoning District. Petitioner respectfully requests that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-21 entitled “Yard and Property Line Requirements.” **Chapter 270-143(B)** states that the side yard width shall be 15 feet. The applicant would like to construct a single-family residence that is located 13.5 feet from the side yard on the south side of the property. This would require a variance of 1.5 feet.

Please contact Peter Comenzo – Town Planner at (518) 355-7575 Extension 338 if you would like to review the application materials prior to the Public Hearing.

**By Order of the Rotterdam Zoning Board of Appeals
Philip Eats, Chairman**

TO BE PUBLISHED ONCE:

Wednesday, May 25, 2022

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

RECEIVED

PART II

MAY 18 2022

VARIANCE APPLICATION
General Information

TOWN OF ROTTERDAM
PUBLIC WORKS

Legal Owner's Name: Hodorowski Homes, LLC

Mailing Address: 796 Burdeck Street

City: Schenectady State: NY Zip: 12306

Daytime Phone: 518-356-1435 Fax: 518-356-1447

If applicant is not the owner, include the written owner authorization form below designating the contact to serve as representative.

Owner's Designated Contact: Kristan Hodorowski

Mailing Address: 796 Burdeck Street

City: Schenectady State: NY Zip: 12306

Daytime Phone: 518-356-1435 ext. 134 Fax: 518-356-1447

Project/Proposal Site Area (Acres or sq. ft.): 2.19 1/2 Acres

Assessor Tax Parcel No.(s) of Proposal Site: #1034 Ft. Hunter Road

Adjacent Area Owned or Controlled (Acres or sq. ft.): 6.91 1/2 Acres

Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: 38-1-2-31, 59.17-2-32, 59.17-2-36.9, 59.17-2-37.11

Name and Address of All Adjacent Landowners:

NAME: Arthur W. DeBacchio NAME: National Grid
ADD: 1032 Ft. Hunter Rd ADD: (Easement Road)
Schenectady, NY L. 557 P. 47
12303

NAME: John & Brittan Hester NAME: _____
ADD: 1038 Ft. Hunter Rd. ADD: _____
Schenectady, NY _____
12303

NAME: _____ NAME: _____
ADD: _____ ADD: _____

NAME: _____ NAME: _____
ADD: _____ ADD: _____

Property Owner:
John Hester
Parcel # 59.17-2-37.
1034 Ft. Hunter
A-1 Zone

Street Address of Proposed Site (if any): Lot 2# 1034 Ft. Hunter Road
Schenectady, NY 12303

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

New, Single Family Home (Complete w/ Certificate of Occupancy)

Existing Zoning Classification: Ag

School District: Mohonesen

Fire District: Ft. Hunter

Water Supply Municipal

Existing/Proposed Use of Property:

- | | |
|---|---|
| <input checked="" type="checkbox"/> A1 One-family dwelling | <input type="checkbox"/> C1 Business |
| <input type="checkbox"/> A2 Two-family dwelling | <input type="checkbox"/> C2 Mercantile |
| <input type="checkbox"/> B1 Multiple Dwelling (permanent occupancy) | <input type="checkbox"/> C3 Industrial |
| <input type="checkbox"/> B2 Multiple Dwelling (transient occupancy) | <input type="checkbox"/> C4 Storage |
| <input type="checkbox"/> B3 Multiple Dwelling (senior citizen housing) | <input type="checkbox"/> C5 Assembly |
| <input type="checkbox"/> B4 Multiple Dwelling (adult residential care facility) | <input type="checkbox"/> C6 Institutional |
| <input type="checkbox"/> C7 Miscellaneous | |

LEGAL INFORMATION

Location of Proposal Site (General description by which direction and how far from roads and intersections and other community features):

Parcel is located in a residential area, 327' from Ft. Hunter Road. The driveway is 2.3 miles from NY-146 W (Carmen Road) and .2 miles from NY 7 (Curvy Rd.).

Name of Public Road (s) providing access: Fort Hunter Road

Width of Property Fronting on Public Road: 56.83'

I have attached a legal description of the proposed site: yes no

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

Article V 12-1, 270-33

Purpose for the requested variance: Small portion of back porch is over lot set back

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.

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 back porch is over the side setback by less than 2'. The house is more than 327'.00 from the road and not visible. No changes to property lines or deeds are req'd.

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 house is built and ready to be closed.

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

It is not. Requesting a small corner of a porch be allowed over setback.

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 grading and topography, access to the road is not affected by this change.

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):

This condition was discovered when surveyor performed the final survey, and house was complete. All previous proposed plot plans, maps & stake outs had the house properly located.

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

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, John Hester, being duly sworn declare that I am the
(Property Owner)

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

59.17-2-37.2 (1034 Fort Hunter Road, Rotterdam, NY)

I hereby grant Kristan Hodorowski and/or their agent(s) Hodorowski Homes,
LLC to act on my behalf for the property referenced above.

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: [Handwritten Signature]

Date: 5/23/2022

RECEIVED

MAY 23 2022

TOWN OF ROTTERDAM
PUBLIC WORKS

STATE OF NEW YORK) ss:
COUNTY OF ALBANY

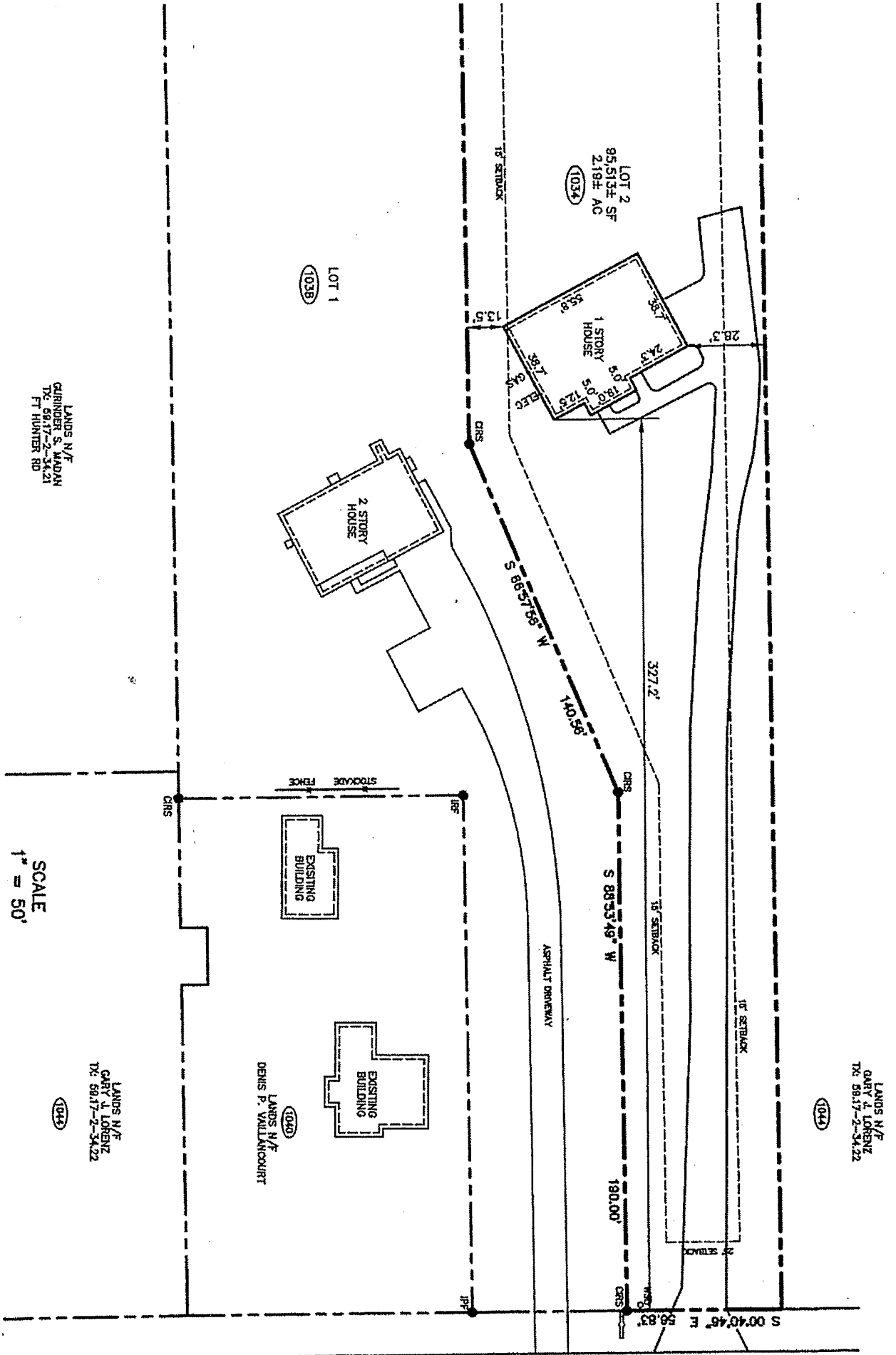
SUBSCRIBED AND SWORN to before me this 23rd day of MAY, 2022

NOTARY SEAL _____
Notary Signature [Handwritten Signature]

Notary Public in and for the State of New York
Residing at: 1300 Armand Ave Rotterdam NY 12303
My appointment expires: 07/11/2023

TIM RONK
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6324962
Qualified in Albany County
My Commission Expires July 11, 2023

FORT HUNTER ROAD



SCALE
1" = 50'