

**TOWN OF ROTTERDAM
ZONING BOARD OF APPEALS
February 16, 2022**

PLEASE TAKE NOTICE, that a public hearing will be held by the Rotterdam Zoning Board of Appeals on Wednesday, February 16, 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 of these applications starting at 7:00pm and the Public Hearings of the following applications will commence at 7:30 p.m.:

- 1) **3324 South Thompson Street, LLC**, Rotterdam, NY, Tax Map #48.17-7-4 located in the Light Industrial (I-1) Zoning District. Petitioners respectfully request that they be granted variance(s) as prescribed in the Town of Rotterdam Zoning Code Chapter 270-77 entitled "Lot Area," which states that the minimum lot area for each principal use is 20,000 square feet, with a minimum lot width of 100 feet; and Chapter 270-79 entitled "Yard Requirements," which states that the lot line setbacks are shall be not less than 25 feet. The applicants are proposing to construct a 32' x 150' storage building on a parcel that is 15,262 square feet with a lot width of 50 feet. This would require a variance of 4,738 square feet for size and 50 feet for lot width. The proposed building will have a side yard setback of 5 feet on the north side of the property and 15 feet on the south side of the property. This would require variances of 20 feet on the north side and 10 feet on the south side.

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.

2. **Katherine Chen & Edmond Ng – 1240 Lilac Street, Rotterdam, NY, Tax Map #58.7-11-28** 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 270-138 entitled “Accessory structures and uses.” The applicant wishes to construct a 28’ x 32’ detached garage with a height of 14 feet. The variance request(s) are as follows: **Chapter 270-138(e)**: “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. No accessory garages shall exceed a maximum height of 15 feet in all existing zoning districts. The existing attached garage is 275 square feet, and the proposed detached garage is 896 square feet making the total garage space 1171 square feet, which is 271 square feet over the allowed size of 900 square feet.

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.