

**TOWN OF ROTTERDAM  
ZONING BOARD OF APPEALS  
October 19, 2022**

**PLEASE TAKE NOTICE**, that a public hearing will be held by the Rotterdam Zoning Board of Appeals on Wednesday, October 19, 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 application(s) will commence at 7:30 p.m.:

- 1) **Capital Region Land Bank – 749 Cramer Avenue, Rotterdam, NY** – Tax Map #48.19-10-20 located in the Single Family Residential (R-1) Zoning District. Petitioners request variance(s) as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-31 entitled “Lot Area,” and Chapter 270-33 entitled “Yard Requirements.” The applicants demolished an abandoned vacant house and would like to construct a new single-family residence on an existing ±4,125 square foot corner lot. The variances are as follows:

	<i>Required</i>	<i>Existing</i>	<i>Proposed</i>	<i>Variance</i>
Lot Area	15,000 s.f.	4,125 s.f.	4,125 s.f.	10,875 s.f.
Front Yard Setback(east)	25 feet	N/A	19 feet	6 feet
Front Yard Setback(south)	25 feet	N/A	5 feet	20 feet
Side Yard Setback (north)	10 feet	N/A	4 feet	6 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.

- 2) **Mary Ann Graybash – 31 Kelly Lane, Rotterdam, NY**, Tax Map #47.20-1-3 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)** states that fences shall be permitted anywhere on a lot or parcel of land provided that the height thereof does not exceed four feet in a front yard or six feet in a side or rear yard. The applicant is looking to place a nine (9) foot high fence in the rear yard, which would require a variance of three (3) 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.

- 3) **Philip Faraone – 1030 Horvath Street, Rotterdam, NY**, Tax Map #59.14-13-16 located in the Single Family Residential (R-1) Zoning District. Petitioner respectfully requests that he be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-33 entitled “Yard Requirements.” **Chapter 270-33(B)** states that the side yard width shall be not less than 10 feet. The applicant would like to construct a 20’ x 20’ carport onto an existing single-family residence within three (3) feet of the side property line, which would require a variance of seven (7) 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.