

**TOWN OF ROTTERDAM
ZONING BOARD OF APPEALS
April 20, 2022**

PLEASE TAKE NOTICE, that a public hearing will be held by the Rotterdam Zoning Board of Appeals on Wednesday, April 20, 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) **Matthew and Nicole Ostrander – 505 Viewpointe Drive, Rotterdam, NY**, Tax Map #58.13-1-37 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 270-216 entitled “Yard and Property Line Requirements.” **Chapter 270-216(A)(2)** “In-ground pools: not less than 10 feet from side and rear property lines.” The applicant is seeking to install an in-ground pool within six (6) feet of the rear property line, which would require a variance of four (4) 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) **Kimberly and Justin Shanno – 2191 Putnam Road, Rotterdam, NY**, Tax Map #37.00-2-9.1 located in the Agriculture (A-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.” and Chapter 270-15 entitled “Accessory uses, buildings, and structures.” The applicant wishes to place a 30’ x 40’ pole barn on the property with an attached 10’ x 40’ lean-to. The variance request(s) are as follows: **Chapter 270-138(c)** “Lot Coverage” state that the floor area of any accessory structure shall not exceed 15% of the total habitable floor area of an existing or proposed principal structure. The existing residential structure is 2,645 square feet which would allow an accessory structure of 396 square feet. The proposed detached accessory structure, including the lean-to area will create an accessory structure that is 1,600 square feet, which is 1,204 square feet over the allowed size of 396 square feet. **Chapter 270-138(b)(2)** states: “No detached accessory structure shall be located in the front yard of any lot.” The proposed pole barn with lean-to is proposed to be located in the front yard. **Chapter 270-15(b)** states that no accessory building or structures shall exceed 14 feet in height. The proposed pole barn is eighteen (18) feet in height, which would require a variance of four (4) feet.

SEQR Requirement: Type II Listed Action – 6NYCRR Part 617.5. No further review is required.

County 239-m Requirement: County review is required. The 239m was sent to Schenectady County Department of Economic Development and Planning on April 4, 2022.