

**TOWN OF ROTTERDAM
ZONING BOARD OF APPEALS
November 20, 2019**

1. **Felicity Wynn – 1849 Cassella Road, Rotterdam, NY**, Tax Map #59.20-12-4 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 270-216 entitled “Yard and Property Line Requirements.” **Chapter 270-216(A)(1)** “Above ground pools, including decking:” states not less than 10 feet from side and rear property lines. The applicant is seeking to install an above ground pool within seven (7) feet of the side property line, which would require a variance of three (3) feet.

2. **Casey Harr – 2900 Marengo Street, Rotterdam, NY**, Tax Map #48.14-9-14 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 the six (6) foot high fence that is one hundred percent (100%) solid in the front yard. The subject property is a corner lot.

3. **Burdeck Street Associates, LLC, 711-731 Burdeck Street, Rotterdam, NY** Tax Map #48.9-2-4, 48.9-2-5, 48.9-2-6 and 48.9-2-7 (vacant land) located in the Multiple Family Residential (R-3) Zoning District. Petitioners respectfully request that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-49 entitled “Lot area,” and Chapter 270-15 entitled “Yard Requirements.” **Chapter 270-49** states that “the minimum total lot area shall be 20,000 square feet, except that buildings or structures with more than four bedrooms shall increase the total lot area by a minimum of 3,000 square feet for each additional bedroom over four, with a minimum lot width of 100 feet.” The applicant is proposing to combine the four parcels (52,898 square feet total) and construct three (3), eight (8) unit apartment buildings with a total of 36 bedrooms. The lot size required for the location of 36 bedrooms is 116,000 square feet. The total property size is 52,898 square feet in size which would allow for 14 bedrooms. The applicant is seeking a variance of 63,102 square feet or 22 bedrooms in total. **Chapter 270-51(C)** states that the “Rear yard depth shall be not less than 25 feet, except that a private garage may be built five feet from the rear and side property line.” The applicants are proposing to construct one of the apartment buildings within eleven (11) feet of the rear property line which would require a variance of fourteen (14) feet.

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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.

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