

TOWN OF ROTTERDAM
ZONING BOARD OF APPEALS
December 18, 2019

- 1. Dominion Energy Transmission, Inc. – 919 Burdeck Street, Rotterdam, NY,** Tax Map #47.20-4-27 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 270-148(B) entitled “Accessory Towers.” **Chapter 270-148(B)(2)** states that: “No accessory tower shall exceed 75 feet in height or 1 1/2 times the maximum permitted building height, whichever is less.” The applicant is seeking to replace an existing 89 foot wood accessory tower with a 120 foot metal self-supporting accessory tower. The maximum permitted building height is forty (40) feet in the Agriculture Zone thus making the maximum permitted accessory tower height sixty (60) feet, which would require a variance of sixty (60) feet. **Chapter 270-148(B)(3)** states that: “Every accessory tower shall be located no closer to an exterior lot line than a distance equal to the tower height. The applicant wishes to erect the new tower within ten (10) feet of the front property line, which would require a variance of 110 feet.

- 2. Jeffery D. Brown – 5 South Westcott Road – Rotterdam, NY,** Tax Map #58.00-2-2.21 located in the Agricultural (A-1) Zoning District. Petitioner respectfully requests that he be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-143 entitled “Fences,” Chapter 270-138 entitled “Accessory Structures and Uses,” and Chapter 270-15 entitled “Accessory uses, buildings and structures.” **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 applicant also is requesting to construct a 20’ x 40’ accessory building with a height of twenty (20) feet. The variance request(s) are as follows: **Chapter 270-138(c)** “Lot Coverage” states 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 in the A, RA, R-1, R-2 and R-3 Districts. The existing residential structure is 2,781 square feet which would allow an accessory structure of 417 square feet. The proposed detached accessory structure will create an accessory structure that is 800 square feet, which is 383 square feet over the allowed size of 417 square feet. **Chapter 270-15(c)** states that no accessory structure or building shall exceed fourteen (14) feet in height. The proposed accessory structure is twenty (20) feet in height, which requires a variance of six (6) feet.

- 3. Michael Floccuzio – 89 Country Walk Road – Rotterdam, NY, Tax Map #57.11-1-35** located in the Residential Agricultural (RA) Zoning District. Petitioner respectfully requests that he 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 14’ x 20’ shed on the property. The variance request(s) are as follows: **Chapter 270-138(c)** “Lot Coverage” in regards to a shed 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 in the A, RA, R-1, R-2 and R-3 Districts. The existing residential structure is 1716 square feet which would allow an accessory structure of 257 square feet. The proposed detached accessory structure will create an accessory structure that is 280 square feet, which is 23 square feet over the allowed size of 257 square 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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