

**TOWN OF ROTTERDAM
ZONING BOARD OF APPEALS
February 11, 2020**

1. **Douglas Hewett, Vacant Land Located between 1032 & 1040 Fort Hunter Road, Rotterdam, NY – Tax Map #59.17-2-37** located in the Agriculture (A-1) Zoning District. Petitioner requests variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-21 entitled “Yard and Property Line Requirements,” and Chapter 270-22 entitled “Lot Area.” The applicant would like to subdivide an existing 5.58 acre parcel into two (2) lots. The variances are as follows:

Lot 1: Vacant Lot with Proposed Single Family Residence (±3.39ac)

	<i>Required</i>	<i>Proposed</i>	<i>Variance</i>
Front Property Line	150 feet	56.83 feet	93.17 feet

Lot 2: Vacant Lot with Proposed Single Family Residence (±2.19ac)

	<i>Required</i>	<i>Proposed</i>	<i>Variance</i>
Front Property Line	150 feet	56.83 feet	93.17 feet

2. **Ronald and Claudette DuMond – 3449 Lower Gregg Road, Rotterdam, NY, Tax Map #28.2-1-6.11** located in the Single Family Residential (R-1) and Agriculture (A-1) Zoning Districts. 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 30’ x 40’ detached garage with a height of 20 feet. The variance request(s) are as follows:
Chapter 270-138(c): “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 proposed detached garage is 1200 square feet in size, which is 300 square feet over the allowed size of 900 square feet. The proposed height is 20 feet which would require a variance of 5 feet.
Chapter 270-138(a) “Yards” states that no detached accessory structure shall be located in the front yard of any lot. The applicant wishes to construct the detached garage in the front yard.

- 3. Quality Petroleum 2, LLC – 330 Becker Drive and Duanesburg Road, Rotterdam, NY**, Tax Map #57.00-3-24 and #57.00-3-25 located in the General Business (B-2) Zoning District. Petitioners respectfully request that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-149 entitled “Off Street Parking.” **Chapter 270-149(a)** “General requirements” states: “For all buildings and structures erected and all uses of land established after the effective date of this chapter, accessory off-street parking shall be provided as required by **Table 1** as related to specific use or occupancy, except where additional parking may be required as a condition for the issuance of a special permit as provided in Article **XIX** of this chapter. The applicant is proposing to construct an 8,000 square foot travel center on a 3.37 acre consolidated parcel. Based upon the calculations from Table 1 the travel center requires 99 parking spaces for the fast food area and 25 parking spaces for the motor vehicle fuel/convenience store area (124 spaces total). The applicant is proposing 107 parking spaces which would require a variance of 17 spaces.

- 4. Dominic Leone, Jr. – 502-504 Harlem Street, Rotterdam, NY**, Tax Map #49.17-7-9.21 located in the Light Industrial (I-1) Zoning District. Petitioner respectfully requests that he be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-149 entitled “Off Street Parking.” **Chapter 270-149(a)** “General requirements” states: “For all buildings and structures erected and all uses of land established after the effective date of this chapter, accessory off-street parking shall be provided as required by **Table 1** as related to specific use or occupancy, except where additional parking may be required as a condition for the issuance of a special permit as provided in Article **XIX** of this chapter. The applicant is proposing to operate a motor vehicle repair facility in an existing 2,346 square foot tenant space. Based upon the calculations from Table 1 the repair facility requires 19 parking spaces. The applicant is proposing 8 parking spaces inside and 6 outside (14 total) which would require a variance of 5 spaces.

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Front Property Line	150 feet	56.83 feet	93.17 feet

Lot 2: Vacant Lot with Proposed Single Family Residence (±2.19ac)

	<i>Required</i>	<i>Proposed</i>	<i>Variance</i>
Front Property Line	150 feet	56.83 feet	93.17 feet

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

County 239-m Requirement: County review is required. Schenectady County Economic Development and Planning has deferred to local consideration (January 15, 2020).

2. **Ronald and Claudette DuMond – 3449 Lower Gregg Road, Rotterdam, NY**, Tax Map #28.2-1-6.11 located in the Single Family Residential (R-1) and Agriculture (A-1) Zoning Districts. 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 30’ x 40’ detached garage with a height of 20 feet. The variance request(s) are as follows:
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County 239-m Requirement: County review is required. The 239m was mailed to Schenectady County Department of Economic Development and Planning on January 15, 2020.

3. **Quality Petroleum 2, LLC – 330 Becker Drive and Duanesburg Road, Rotterdam, NY**, Tax Map #57.00-3-24 and #57.00-3-25 located in the General Business (B-2) Zoning District. Petitioners respectfully request that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-149 entitled “Off Street Parking.” **Chapter 270-149(a)** “General requirements” states: “For all buildings and structures erected and all uses of land established after the effective date of this chapter, accessory off-street parking shall be provided as required by **Table 1** as related to specific use or occupancy, except where additional parking may be required as a condition for the issuance of a special permit as provided in Article **XIX** of this chapter. The applicant is proposing to construct an 8,000 square foot travel center on a 3.37 acre consolidated parcel. Based upon the calculations from Table 1 the travel center requires 99 parking spaces for the fast food area and 25 parking spaces for the motor vehicle fuel/convenience store area (124 spaces total). The applicant is proposing 107 parking spaces which would require a variance of 17 spaces.

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County 239-m Requirement: County review is required. The 239m was mailed to Schenectady County Department of Economic Development and Planning on January 30, 2020.

4. **Dominic Leone, Jr. – 502-504 Harlem Street, Rotterdam, NY**, Tax Map #49.17-7-9.21 located in the Light Industrial (I-1) Zoning District. Petitioner respectfully requests that he be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-149 entitled “Off Street Parking.” **Chapter 270-149(a)** “General requirements” states: “For all buildings and structures erected and all uses of land established after the effective date of this chapter, accessory off-street parking shall be provided as required by **Table 1** as related to specific use or occupancy, except where additional parking may be required as a condition for the issuance of a special permit as provided in Article **XIX** of this chapter. The applicant is proposing to operate a motor vehicle repair facility in an existing 2,346 square foot tenant space. Based upon the calculations from Table 1 the repair facility requires 19 parking spaces. The applicant is proposing 8 parking spaces inside and 6 outside (14 total) which would require a variance of 5 spaces.

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