

TOWN OF ROTTERDAM
ZONING BOARD OF APPEALS
November 19, 2025

- 1) **National Grid – 341 Putnam Road, Rotterdam, NY** Tax Map #38.-1-2.31 located in the Agriculture (A-1) Zoning District. Applicants request a permit pursuant to Chapter 270-143 entitled “Fences.” **Chapter 270-143(D)(1)** states: “Barbed-wire and electrically charged fences.” No barbed-wire fences or electrically charged fences shall be permitted except by authorization and permit issued by the Board of Zoning Appeals. The applicants request a permit to erect one (1) foot of barbed wire atop of an eight (8) foot high chain link fence for security purposes.

- 2) **BW Solar Holdings, Inc. (Lessee) – 553 and 718 Putnam Road, Rotterdam, NY** Tax Map #47.-5-13.11, 47.-5-13.2, 47.-5-14.2, and 47.-5-22 located in the Agriculture (A-1) Zoning District. Applicants are hereby requesting an area variance pursuant to Chapter 270-220 entitled “Solar Energy Facilities Law.” **Chapter 270-224.1 (A)** states that “Installation of any sized solar energy systems on bodies of water or within NYSDEC and/or ACOE regulated wetlands is prohibited.” The applicants are requesting that they be permitted to construct a portion of the proposed solar energy systems within NYSDEC and/or U.S. Army Corps of Engineers regulated wetlands. **Chapter 270-224.5 (D)(2)** states that “Facility area shall not exceed 50% lot coverage, except in Agricultural Districts which shall not exceed 30% lot coverage.” The variance requests are as follows:
 1. Lot 47-5-13.11: to allow 34.5% lot coverage (6.081 acres) where 30% (5.28 acres) is permitted, requiring a variance of 4.5 % or 0.80 acres.
 2. Lot 47-5-14.2: to allow 65.5% lot coverage (32.511 acres) where 30% (14.90 acres) is permitted, requiring a variance of 35.5 % or 17.61 acres.
 3. Lot 47.00-5-13.2: to allow 38.1% lot coverage (7.584 acres) where 30% (5.97 acres) is permitted, requiring a variance of 8.1 % or 1.61 acres.

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Type II Listed Action – 6NYCRR Part 617

County 239-m Requirement: County review is required.

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Planning Commission declared lead agency on May 20, 2025 – 6NYCRR Part 617

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ZBA Agenda
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