

**TOWN OF ROTTERDAM  
ZONING BOARD OF APPEALS  
April 16, 2025**

- 1) **Adam Kerwin – 933 Vischer Avenue, Rotterdam, NY** - Tax Map #48.20-1-13 located in the Single Family Residential (R-1) Zoning District. Petitioner respectfully requests that he be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-31 entitled “Lot Area,” and Chapter 270-33 entitled “Yard Requirements.” The applicant is requesting variances in order to construct a new single-family residence. **Chapter 270-31(A)** states that “the required minimum lot area shall be not less than 15,000 square feet, with a lot width of not less than 100 feet.” The applicant is requesting to construct a new single-family residence on a 6,460 square foot lot that has a lot width of 34 feet. This would require a variance of 8,540 square feet for lot area and 66 feet for lot width. **Chapter 270-33(B)** states that the “side yard width shall be not less than 10 feet.” The applicant is proposing a side yard width of 9 feet on the northern side yard and 5 feet on the southern side yard. This would require variances of one foot on the northern side yard and five feet on the southern side yard.
- 2) **Michael Fiano – 2475 Putnam Road, Rotterdam, NY**, Tax Map #37.00-2-8.2 located in the Agriculture (A-1) 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 768 square foot detached garage with a height of 17.7 feet in the front yard. The variance request(s) are as follows: **Chapter 270-138(b)(2)** “Yards” states that no detached accessory structure shall be located in the front yard of any lot. The applicant is seeking to construct the garage in what is considered the front yard. **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 768 square feet, and the existing garage is 576 square feet which would make the total garage space 1,344 square feet, which is 444 square feet over the allowed size of 900 square feet. The proposed garage height is 17.7 feet and is 2.7 feet over the allowed height of 15 feet.
- 3) **Courtney Mafri – 1041 O’Brien Avenue, Rotterdam, NY** - Tax Map #59.14-4-18 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 270-33 entitled “Yard Requirements.” The applicant is requesting to construct a 12’ by 26’ addition onto an existing single-family residence within 15 feet of the front property line. **Chapter 270-33(A)** states that the “front yard depth shall be 25 feet.” The applicant is requesting a setback of 15 feet which would require a variance of 10 feet. Property is a corner lot.
- 4) **Keegan Easton – 330 Stoodley Place, Rotterdam, NY**, Tax Map #59.19-6-7 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 270-138 entitled “Accessory Structures and Uses.” The applicant wishes to place a 10’ x 20’ detached shed on the property. The variance request(s) are as follows: **Chapter 270-138(b)(2)** states that every detached accessory structure shall be located no less than five feet from a side or rear property line. The applicant would like to locate the shed within 3 feet of the side property line which would require a variance of 2 feet.

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**SEQR Requirement:** Type 2 Listed Action – 6NYCRR Part 617

**County 239-m Requirement:** County review is not required.

- 2) **Michael Fiano – 2475 Putnam Road, Rotterdam, NY**, Tax Map #37.00-2-8.2 located in the Agriculture (A-1) 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 768 square foot detached garage with a height of 17.7 feet in the front yard. The variance request(s) are as follows: **Chapter 270-138(b)(2)** “Yards” states that no detached accessory structure shall be located in the front yard of any lot. The applicant is seeking to construct the garage in what is considered the front yard. **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 768 square feet, and the existing garage is 576 square feet which would make the total garage space 1,344 square feet, which is 444 square feet over the allowed size of 900 square feet. The proposed garage height is 17.7 feet and is 2.7 feet over the allowed height of 15 feet.

**Unlisted Action – 6NYCRR Part 617**

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