

**TOWN OF ROTTERDAM
ZONING BOARD OF APPEALS
February 18, 2026**

- 1) **Mary Beth Patrick – 65 Whispering Pines Way, Rotterdam, NY** - Tax Map #71.5-3-65 in the Senior Living Zoning District. Petitioner respectfully requests that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-250 entitled “Development Criteria.” The applicant is requesting building permits to convert an existing ±470 square foot unconditioned space on the second floor into living space. **Chapter 270-250(C)(3)(B)(1)** states that single family detached units shall be 1,000 to 1,500 square feet in size and may contain a mixture one bedroom, one bedroom and den, two-bedroom units, and two bedroom with den, with or without garages. The existing dwelling unit is 1,500 square feet and the proposed additional living space would increase the size of the unit to 1,970 square feet.

- 2) **Janet E. Thiel – 76 Whispering Pines Way, Rotterdam, NY** - Tax Map #71.5-3-76 in the Senior Living Zoning District. Petitioner respectfully requests that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-250 entitled “Development Criteria.” The applicant is requesting building permits to convert an existing ±470 square foot unconditioned space on the second floor into living space. **Chapter 270-250(C)(3)(B)(1)** states that single family detached units shall be 1,000 to 1,500 square feet in size and may contain a mixture one bedroom, one bedroom and den, two-bedroom units, and two bedroom with den, with or without garages. The existing dwelling unit is 1,500 square feet and the proposed additional living space would increase the size of the unit to 1,970 square feet.

- 3) **Gary DiCocco – 210 Chism Street, Rotterdam, NY**, Tax Map #49.19-7-6 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 270-33 entitled “Lot Area, Lot Coverage, Yard Requirements.” The applicant is requesting permission to construct a new single-family dwelling. **Chapter 270-33(B)** states that the side yard width shall be not less than 10 feet. The applicant would like to construct the residence within 3.1 feet of the side property line on west side of the proposed residence. Variances were previously granted to build a single-family residence on this parcel with a seven (7) foot side yard setback on June 21, 2023.

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

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

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