

**Town of Rotterdam
Zoning Board of Appeals Meeting
Summary Meeting Minutes
Wednesday, March 19, 2025**

A meeting of the Town of Rotterdam Zoning Board of Appeals was held Wednesday, March 19, 2025 at 7:30 p.m. at the John F. Kirvin Government Center, 1100 Sunrise Boulevard, Rotterdam, New York.

Present:	Philip Eats, Chairman Angelo Melillo, Vice Chairman Bruce Bonacquist Alex Stramenga Craig Serafini Stephanie DiLallo-Bitter, ZBA Attorney Peter Comenzo, Sr. Planner Lisa Gallo, Secretary	Excused:
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The agenda for the evening was discussed. Chairman Eats called the meeting to order. The Pledge of Allegiance to the Flag was recited. Attendance was taken.

**ZBA Meeting
March 19, 2025**

- 1. Corradi Construction LLC (Contract Vendee) – 1049 Laura Street, Rotterdam, NY**
- Tax Map #48.20-3-34.1 located in the Single Family Residential (R-1) Zoning District. Petitioners respectfully requests that they 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 ±9,625 square foot lot. This would require a variance of ±5,375 square feet for lot area. **Chapter 270-33(A)** states that the “front yard depth shall be 25 feet or a depth of not less than 1/2 the total setback depths of the dwellings on properties which adjoin on each side, provided that both of such dwellings are set back less than 25 feet.” The applicant is requesting a setback of 16 feet which would require a variance of 9 feet.

- a. Paul Corradi Jr. of Corradi Construction, LLC representing this application.**

- b. Applicant(s) addressed five (5) criteria to the Board.**

Mr. Corradi stated he would like to construct a single-family residence at 1049 Laura Street. He needs variances for lot size and setbacks. There was a home on the property previously. He would like to build a new single-family residence on a slightly different footprint. The parcel is currently vacant. The house was demolished 5-7 years ago. The lot is overgrown. The new house will look better than all the overgrowth. It can not be achieved by other means. He does not feel the variances are large. He is under contract to build the home contingent on getting the variances. It is self-created. The new home will sit nicely on the property.

- c. This proposal is exempt from referral to Schenectady County Planning**

- d. Questions/comments from the Board.**

Mr. Bonacquist visited the site. There are similar size lots in the neighborhood. It will be keeping the character of the neighborhood. It is on sewer. There will not be any adverse effect on the environment.

Mr. Melillo agrees with Mr. Bonacquist.

Mr. Stramenga stated it will be an improvement in the area.

Mr. Serafini explained he lived in the neighborhood previously and thinks this will be an exceptional way to rejuvenate the area.

Chairman Eats visited the site. He spoke to several neighbors that had no objections and were happy the lot would get cleaned up.

Stephanie DiLallo-Bitter asked when the house was demolished. Mr. Comenzo stated about six (6) years ago.

- e. **No Public Hearing Comments.**
- f. **This project is classified as a Type 2 Listed Action – 6NYCRR Part 617 under SEQR.**

g. **Motion to APPROVE the variance:** Mr. Serafini

Seconded: Mr. Stramenga

- h. **Approved unanimously:**

NAME	AYES	NOES	EXCUSED	ABSTAIN
Chairman Eats	X			
Mr. Melillo	X			
Mr. Bonacquist	X			
Mr. Stramenga	X			
Mr. Serafini	X			



Zoning Board of Appeals

RESOLUTION NUMBER ZBA6-2025

Moved by Mr. Serafini, Seconded by Mr. Stramenga

Applicant(s): Corradi Construction LLC (Contract Vendee)

Applicant(s): Corradi Construction LLC (Contract Vendee)

Project Location: 1049 Laura Street

Tax Number or Numbers: 48.20-3-34.1

Zoning: Single Family Residential (R-1) Zoning District

Proposed Project: The applicant is requesting to construct a new single-family residence on a ±9,625 square foot lot.

WHEREAS, petitioners respectfully requests that they 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;" and,

WHEREAS, 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; and,

WHEREAS, the applicant is requesting to construct a new single-family residence on a ±9,625 square foot lot; and,

WHEREAS, this would require a variance of ±5,375 square feet for lot area; and,

WHEREAS, Chapter 270-33(A) states that the "front yard depth shall be 25 feet or a depth of not less than 1/2 the total setback depths of the dwellings on properties which adjoin on each side, provided that both of such dwellings are set back less than 25 feet; and,

WHEREAS, the applicant is requesting a setback of 16 feet which would require a variance of 9 feet; and

WHEREAS, this project is classified as a Type 2 Listed Action – 6NYCRR Part 617 under SEQR; and,

WHEREAS, a legal notice was published in the Schenectady Daily Gazette on Thursday, March 13, 2025 announcing that a public hearing was to take place Wednesday, March 19, 2025 at 7:30 p.m. to consider the variance requests; and,

RESOLUTION NUMBER ZBA6-2025

Applicant: Corradi Construction LLC (Contract Vendee)

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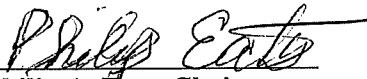
WHEREAS, a public hearing was conducted by the Town of Rotterdam Zoning Board of Appeals on March 19, 2025 to consider the above referenced variance request; and,

WHEREAS, pursuant to a Memorandum of Understanding dated April 2011 with the Schenectady County Department of Planning and Economic Development this project is exempt from review, NOW,

IT IS HEREBY RESOLVED, that the Rotterdam Zoning Board of Appeals has considered the foregoing five (5) criteria as evidenced by the application materials of the March 19, 2025 hearing. Taking into consideration the benefit to the applicant if the variances are granted, as weighted against the detriment to the health, safety, and welfare of the neighborhood or community by such grant, the Zoning Board of Appeals hereby **APPROVES** said application.

NAME	AYES	NOES	EXCUSED	ABSTAIN
Chairman Eats	X			
Mr. Melillo	X			
Mr. Bonacquist	X			
Mr. Stramenga	X			
Mr. Serafini	X			

This decision is bound by the application materials, schematic drawings, site plan, and testimony submitted to the Zoning Board of Appeals.



**Philip A. Eats, Chairman
Zoning Board of Appeals**

- 2. CNZ LLC (Contract Vendee) – Terminus of Valentine Drive, Rotterdam, NY -** Tax Map #71.6-4-3 located in the Two Family Residential (R-2) Zoning District. Petitioners respectfully request that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-49 entitled “Lot Area.” The applicants are requesting variances in order to construct two new single-family residences. **Chapter 270-49** requires a lot width of not less than 100 feet. The applicant is requesting to create two (2) lots at the terminus of Valentine Drive in order to construct two new single-family residences on lots that have a lot width of ± 30 feet. This would require variances of ± 70 feet for lot width for each parcel.

a. Luig Palleschi of ABD Engineers LLC representing this application.

*Mr. Serafini stated he has family that lives in the area and that it will not interfere with him being impartial on the application.

b. Applicant(s) addressed five (5) criteria to the Board.

Mr. Palleschi explained the property went through a Change of Zone from Agricultural to Two Family Residential which was approved by the Town Board. The property is owned by J & A Adamec. They are proposing a three (3) lot subdivision. They are proposing a two-family residence on Ft. Hunter Road and two (2) single family residences at the end of Valentine Drive. This will be a good transition from the single-family residences and the apartments on the other side of the property. It is in character of the neighborhood. There is an existing insufficient cul de sac. The trucks currently plow the snow using a three (3) point turn. They are requesting frontage variances for the two (2) single family residences. There is 60' of frontage and they are proposing 30' for each driveway. There is a 25% reduction on frontage when there is a cul de sac so this is really only a 40% variance. He submitted several areas that have the same criteria; E. Lucille, W. Lucille, Ghent's Road and Steeple Way. If they receive the variances, they propose a T turn around for the Town to push snow. They will provide buffer privacy to the existing residences. The Planning Commission and Town staff had some concerns. Larry LaMora, Highway Superintendent, would like only one (1) driveway. It will not be a detriment. There is plenty of room for the septic. There will not be any environmental impacts. They are substantial variance but less than what is advertised.

c. This proposal is exempt from referral to Schenectady County Planning

d. Questions/comments from the Board.

Mr. Melillo stated there is not currently a cul de sac existing. You would need space on both sides of Valentine Drive. Mr. Palleschi stated the previous subdivision created a substandard cul de sac. Mr. Melillo stated it wouldn't work unless the two (2) house at the end of Valentine Drive were torn down. Mr. Palleschi said they can make the pavement wider at the end and thought the T turnaround would help. Mr. Melillo said there is a lot of asphalt and what would they do with the run off. Mr. Palleschi said they can control the run off.

Mr. Stramenga has spent a lot of time over in that area. He asked if this could be tabled until more detail can be put on the map with the screening of the residence and the run off.

Mr. Palleschi asked what the Board wants, a shared driveway or one (1) driveway. Mr. Stramenga said Larry LaMora wants one (1) curb cut.

Mr. Serafini stated the applicant is taking one (1) lot and subdividing it into three (3) lots. The back lot has 60' of road frontage. He acknowledges that it is 25% less for a cul de sac. The 60' is reasonable for one (1) house but not two (2). It is possible to have a two-family residence with one (1) driveway. It is an undesirable effect to the neighborhood. He would not like having a house in his backyard. He has an issue with this. He asked if it was going to be a two (2) story house or a ranch style house. Mr. Palleschi stated it is proposed as a ranch but whoever purchases it could build a two (2) story house.

Mr. Bonacquist stated the cul de sac does not currently exist. It is a dead-end road. He asked if one (1) driveway was proposed. Mr. Palleschi said he could do one (1) driveway to the left, reverse the house and push the snow to the right. Mr. Bonacquist said this seems to be an undue burden on the Town. The smaller frontage does not apply; you need 100'. It is an undesirable change to the neighborhood. He agrees with Mr. Serafini. The Department of State recommends taking each application at its own merit so although it may have been allowed in other areas does not necessarily mean it has to be done here. It is possible to do one (1) house so it can be achieved by other means. It is substantial. He is concerned about run off. He cannot support these variances as requested.

Chairman Eats asked who would extent the pavement. Mr. Palleschi said the applicant has agreed to pave. There is approximately 18 feet to the house on the right. The houses on Valentine need to be shown on the map. It appears the cul de sac would be too close to the house. Chairman Eats spent some time with Mr. Viscusi. The Planning Commission is not in favor of the houses in the backyard of other residents. Mr. Palleschi said they can mitigate that with landscaping. Mr. Bonacquist continued that this is not in character with the neighborhood.

Mr. Serafini suggested taking the Board's comments back to the applicant and come back with another layout.

Mr. Comenzo stated that they need to see the improvements and where the existing houses are in order to better evaluate the impacts to the nearby residential properties. When the Zoning Board approves variances, it is based on the map submitted and has to conform to that map. The site plan map needs to be amended to any modifications and will ultimately need to be approved by the Planning Commission if the variances are granted.

Chairman Eats also stated the rear setback was not advertised and any approval will be contingent on Planning Board approval also.

Mr. Palleschi said he understands.

e. Public Hearing Comments.

Gladys Pawlak has lived in the area for 25 years. She lives to the right of the house proposed on Ft. Hunter. In the past 5 years there have been changes to the neighborhood. All the trees were cut down and the land is being grabbed up by houses. Last summer and fall there were trucks in and out of there cutting all the trees. I'm affected by all the traffic. A few smaller new trees will not help. It is a shame.

Nicole Miele said she lived the area because of the trees behind her house on Valentine Drive. It was great that there was no one behind her. Now that the trees are gone the light from the apartment's shines through her house. It does have an effect on them. She agrees with Mr. Serafini and does not want the front of a house in her backyard.

f. This variance request is classified as a Type 2 Listed Action – 6NYCRR Part 617 under SEQR.

g. Motion to TABLE : Mr. Bonacquist

Seconded: Mr. Serafini

h. Approved unanimously by Members:

NAME	AYES	NOES	EXCUSED	RECUSED
Chairman Eats	X			
Mr. Melillo	X			
Mr. Bonacquist	X			
Mr. Stramenga	X			
Mr. Serafini	X			



Zoning Board of Appeals

RESOLUTION NUMBER ZBA7-2025

Moved by Mr. Bonacquist, Seconded by Mr. Serafini

Applicant(s): CNZ, LLC (Contract Vendee)

TABLED

Applicant(s): CNZ, LLC (Contract Vendee)

Project Location: Terminus of Valentine Drive

Tax Number or Numbers: 71.6-4-3

Zoning: Two-Family Residential (R-2) Zoning District

Proposed Project: The applicants are requesting variances in order to construct two new single-family residences.

WHEREAS, petitioners respectfully request that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-49 entitled "Lot Area;" and,

WHEREAS, Chapter 270-49 requires a lot width of not less than 100 feet. The applicant is requesting to create two (2) lots at the terminus of Valentine Drive in order to construct two new single-family residences on lots that have a lot width of ± 30 feet; and,

WHEREAS, the applicants are requesting variances in order to construct two new single-family residences; and,

WHEREAS, this would require variances of ± 70 feet for lot width for each parcel; and,

WHEREAS, this project is classified as a Type 2 Listed Action – 6NYCRR Part 617 under SEQR; and,

WHEREAS, a legal notice was published in the Schenectady Daily Gazette on Thursday, March 13, 2025 announcing that a public hearing was to take place Wednesday, March 19, 2025 at 7:30 p.m. to consider the variance requests; and,

RESOLUTION NUMBER ZBA7-2025
Applicant: CNZ LLC (Contract Vendee)
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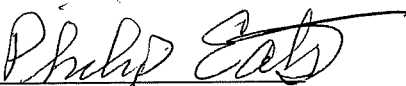
WHEREAS, a public hearing was conducted by the Town of Rotterdam Zoning Board of Appeals on March 19, 2025 to consider the above referenced variance request; and,

WHEREAS, pursuant to a Memorandum of Understanding dated April 2011 with the Schenectady County Department of Planning and Economic Development this project is exempt from review, **NOW**,

IT IS HEREBY RESOLVED, that the Rotterdam Zoning Board of Appeals has considered the foregoing five (5) criteria as evidenced by the application materials of the March 19, 2025 hearing. Taking into consideration the benefit to the applicant if the variances are granted, as weighted against the detriment to the health, safety, and welfare of the neighborhood or community by such grant, the Zoning Board of Appeals hereby **TABLES** said application.

NAME	AYES	NOES	EXCUSED	RECUSED
Chairman Eats	X			
Mr. Melillo	X			
Mr. Bonacquist	X			
Mr. Stramenga	X			
Mr. Serafini	X			

This decision is bound by the application materials, schematic drawings, site plan, and testimony submitted to the Zoning Board of Appeals.


Philip A. Eats, Chairman
Zoning Board of Appeals

- 3. Tralongo Realty, LLC – 2241 First Avenue, Rotterdam, NY** Tax Map #59.7-7-1.2 and #59.12-1-18.1 located in the Light Industrial (I-1) Zoning District. Petitioners respectfully request that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-79 entitled “Yard Requirements.” The applicants are requesting permission to demolish an existing three-family residence and construct a ±5,985 square foot commercial addition onto an existing a ±5,970 square foot building. **Chapter 270-79** states that the setbacks are not less than 25 feet from any property line. The applicant is requesting to construct the building within 17 feet of the front yard property boundary and within 10 feet of the side yard, which would require variances of 8 feet for the front yard and 15 feet for the side yard.
- a. **Luigi Palleschi of ABD Engineers LLC representing this application.**
*Mike Tralongo is also present.
- b. **Applicant(s) addressed five (5) criteria to the Board.**
The Tralongo’s own both, 2241 First Avenue and 2243 First Avenue. They are here for 2241 First Avenue. There is an existing block building. The business is growing. They do pre-casting of concrete structures and they build homes. There is an existing three family residence that will be removed to construct a 6,000 square foot new building. The setbacks in the industrial zone are 25’. The new construction will be 17’ from the front and 10’ from the side. There will not be any detriment. The current house is 17’ from the right of way and four feet (4’) six inches (6”) from the property line along CSX in the rear. They are proposing 10 feet. They need the space for the trucks to maneuver on the site. They will connect to municipal water. There will be a small septic for the addition. There will not be any environmental impacts. It is not an office building; it will be for storage and to make the precast structures. If they had to make the building smaller, it would not work for them and would have to relocate due to the vehicle size that need to access the building.
- c. **This proposal is not exempt from referral to Schenectady County Planning**
Schenectady County Department of Economic Development and Planning deferred to local consideration.
- d. **Questions/comments from the Board.**
Mr. Stramenga Visited the site and it will be an improvement.

Mr. Serafini the presentation was self-explanatory and there will be no negative impacts.

Mr. Bonacquist stated the property is zoned industrial and this is an industrial use. It is not significant. He asked about the 1000-gallon septic shown on the map. Mr. Palleschi stated that is what is proposed and is not existing.

Chairman Eats asked about the utility line. Mr. Palleschi said the gas line will be addressed. Chairman Eats stated he sees why it is configured this way. The three (3) family, non-conforming use, will be removed from the site.

- e. **No Public Hearing Comments.**
- f. **This project is classified as an Unlisted Action under SEQR.**

Stefanie DiLallo Bitter reviewed the SEAF with the Zoning Board members. She read the questions to Part 2 and the members replied no “impact” to all criteria.

Motion to Approve the Negative Declaration: Mr. Bonacquist

Seconded: Mr. Stramenga

NAME	AYES	NOES	EXCUSED	ABSTAIN
Chairman Eats	X			
Mr. Melillo	X			
Mr. Bonacquist	X			
Mr. Stramenga	X			
Mr. Serafini	X			

- g. **Motion to APPROVE:** Mr. Bonacquist

Seconded: Mr. Stramenga

- h. **Approved unanimously by Members:**

NAME	AYES	NOES	EXCUSED	RECUSED
Chairman Eats	X			
Mr. Melillo	X			
Mr. Bonacquist	X			
Mr. Stramenga	X			
Mr. Serafini	X			



Zoning Board of Appeals

RESOLUTION NUMBER ZBA8-2025

Moved by Mr. Bonacquist, Seconded by Mr. Stramenga

Applicant(s): Tralongo Realty, LLC

Applicant(s): Tralongo Realty, LLC

Project Location: 2241 First Avenue

Tax Number or Numbers: 59.7-7-1.2 & 59.12-1-18.1

Zoning: Light Industrial (I-1) Zoning District

Proposed Project: The applicants are requesting permission to demolish an existing three-family residence and construct a ±5,985 square foot commercial addition onto an existing a ±5,970 square foot building.

WHEREAS, petitioners respectfully request that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-79 entitled "Yard Requirements;" and,

WHEREAS, Chapter 270-79 states that the setbacks are not less than 25 feet from any property line; and,

WHEREAS, the applicants are requesting permission to demolish an existing three-family residence and construct a ±5,985 square foot commercial addition onto an existing a ±5,970 square foot building; and,

WHEREAS, the applicant is requesting to construct the building within 17 feet of the front yard property boundary and within 10 feet of the side yard, which would require variances of 8 feet for the front yard and 15 feet for the side yard.; and,

WHEREAS, this project is classified as an Unlisted Action – 6NYCRR Part 617 under SEQR; and,

WHEREAS, the Rotterdam Zoning Board of Appeals issued Negative Declaration dated March 19, 2025, and,

WHEREAS, a legal notice was published in the Schenectady Daily Gazette on Thursday, March 13, 2025 announcing that a public hearing was to take place Wednesday, March 19, 2025 at 7:30 p.m. to consider the variance requests; and,

RESOLUTION NUMBER ZBA8-2025

Applicant: Tralongo Realty, LLC

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WHEREAS, a public hearing was conducted by the Town of Rotterdam Zoning Board of Appeals on March 19, 2025 to consider the above referenced variance request; and,

WHEREAS, pursuant to a Memorandum of Understanding dated April 2011 with the Schenectady County Department of Planning and Economic Development this project is not exempt from review, and,

WHEREAS, Schenectady County Economic Department of Economics and Planning deferred to local consideration; **NOW**,

IT IS HEREBY RESOLVED, that the Rotterdam Zoning Board of Appeals has considered the foregoing five (5) criteria as evidenced by the application materials of the March 19, 2025 hearing. Taking into consideration the benefit to the applicant if the variances are granted, as weighted against the detriment to the health, safety, and welfare of the neighborhood or community by such grant, the Zoning Board of Appeals hereby **APPROVES** said application.

NAME	AYES	NOES	EXCUSED	RECUSED
Chairman Eats	X			
Mr. Melillo	X			
Mr. Bonacquist	X			
Mr. Stramenga	X			
Mr. Serafini	X			

This decision is bound by the application materials, schematic drawings, site plan, and testimony submitted to the Zoning Board of Appeals.


Philip A. Eats, Chairman
Zoning Board of Appeals

- 4. Marcos Garcia (Contract Vendee) – 2966 Guilderland Avenue, Rotterdam, NY,** Tax Map #58.12-1-3.22 located in the General Business (B-2) Zoning District. Petitioner respectfully requests that he be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-68 entitled “Lot Area, Lot Coverage; Yard Requirements” which states that side yard width shall be not less than 10 feet. The applicant would like to construct a wooden stairway for access to the second floor within 0.5 feet of the side property line. This would require a variance of 9.5 feet.
- a. Marcos Garcia of 2966 Guilderland Avenue representing this application.** Mr. Garcia also had a friend attend the meeting to represent him and assist as he sometimes has difficulty speaking fluent English.

The representative stated Mr. Garcia thinks a Ukrainian accent is easier to understand.

- b. Applicant(s) addressed five (5) criteria to the Board.** The representative did not state his name. He explained this is for an emergency exit for the second floor of the house. The bordering property is Stewarts and is a commercial property. It cannot be achieved by other means because of the layout of the second floor. There are three (3) bedrooms and one (1) bathroom and they need an additional access point to the second floor for safety purposes. Mr. Garcia explained that he contacted the Building Department and asked if he needed a permit for a fire escape and was told he did not. Once the emergency exit and staircase were constructed, he was told he needed a permit as well as a variance. That is why he is here. It is only to be used in case of an emergency. It was constructed seven (7) inches from the property line and falls in the setback zone. It does not change the look of the property. There will not be any environmental impacts.
- c. This proposal is exempt from referral to Schenectady County Planning**
- d. Questions/comments from the Board.** Mr. Serafini asked who built the staircase. Mr. Garcia stated that he and his father-in-law did. Mr. Serafini said he heard they did a wonderful job on it. Since it is an emergency exit, Mr. Serafini asked if he would consider putting a self-locking gate at the bottom of the stairs mostly for trespassing safety purposes. He said it is not a condition of approval. Mr. Garcia said he could do that.

Mr. Bonacquist stated he visited the property. He spoke to Nate and Peter about what transpired with getting the permit. He was told it is well-built and in compliance with the fire code so he can support the application.

Mr. Stramenga understood the presentation and can also support the application.

Chairman Eats also visited the property. He spoke to a manager at Stewarts whom did not have any issues with the construction.

- e. **No Public Hearing Comments.**
- f. **This project is classified as a Type 2 Listed Action – 6NYCRR Part 617 under SEQR.**
- g. **Motion to APPROVE the variance:** Mr. Melillo
Seconded: Mr. Bonacquist
- h. **Approved unanimously by Members:**

NAME	AYES	NOES	EXCUSED	RECUSED
Chairman Eats	X			
Mr. Melillo	X			
Mr. Bonacquist	X			
Mr. Stramenga	X			
Mr. Serafini	X			

Meeting adjourned: 8:47 PM
 Motion to adjourn: Mr. Stramenga
 Seconded: Mr. Bonacquist
 Approved unanimously

Next meeting: April 16, 2025

Respectfully Submitted,
 Lisa R. Gallo



Zoning Board of Appeals

RESOLUTION NUMBER ZBA9-2025
Moved by Mr. Melillo, Seconded by Mr. Bonacquist
Applicant(s): Marcos Garcia (Contract Vendee)

Applicant(s): Marcos Garcia (Contract Vendee)
Project Location: 2966 Guilderland Avenue
Tax Number or Numbers: 58.12-1-3.22
Zoning: General Business (B-2) Zoning District
Proposed Project: The applicant would like to construct a wooden stairway for access to the second floor.

WHEREAS, petitioner respectfully requests that he be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-68 entitled "Lot Area, Lot Coverage; Yard Requirements;" and,

WHEREAS, Chapter 270-68 which states that side yard width shall be not less than 10 feet; and,

WHEREAS, the applicant would like to construct a wooden stairway for access to the second floor within 0.5 feet of the side property line; and,

WHEREAS, this would require a variance of 9.5 feet; and,

WHEREAS, this project is classified as a Type 2 Listed Action – 6NYCRR Part 617 under SEQR; and,

WHEREAS, a legal notice was published in the Schenectady Daily Gazette on Thursday, March 13, 2025 announcing that a public hearing was to take place Wednesday, March 19, 2025 at 7:30 p.m. to consider the variance requests; and,

RESOLUTION NUMBER ZBA9-2025
Applicant: Marcos Garcia (Contract Vendee)
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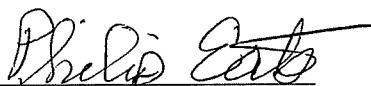
WHEREAS, a public hearing was conducted by the Town of Rotterdam Zoning Board of Appeals on March 19, 2025 to consider the above referenced variance request; and,

WHEREAS, pursuant to a Memorandum of Understanding dated April 2011 with the Schenectady County Department of Planning and Economic Development this project is exempt from review, **NOW**,

IT IS HEREBY RESOLVED, that the Rotterdam Zoning Board of Appeals has considered the foregoing five (5) criteria as evidenced by the application materials of the March 19, 2025 hearing. Taking into consideration the benefit to the applicant if the variances are granted, as weighted against the detriment to the health, safety, and welfare of the neighborhood or community by such grant, the Zoning Board of Appeals hereby **APPROVES** said application.

NAME	AYES	NOES	EXCUSED	RECUSED
Chairman Eats	X			
Mr. Melillo	X			
Mr. Bonacquist	X			
Mr. Stramenga	X			
Mr. Serafini	X			

This decision is bound by the application materials, schematic drawings, site plan, and testimony submitted to the Zoning Board of Appeals.


Philip A. Eats, Chairman
Zoning Board of Appeals