

**Town of Rotterdam  
Zoning Board of Appeals Meeting  
Summary Meeting Minutes  
Wednesday, June 18, 2025**

A meeting of the Town of Rotterdam Zoning Board of Appeals was held Wednesday, June 18, 2025 at 7:30 p.m. at the John F. Kirvin Government Center, 1100 Sunrise Boulevard, Rotterdam, New York.

Present:	Philip Eats, Chairman	Excused:	Craig Serafini
	Angelo Melillo, Vice Chairman		
	Bruce Bonacquist		
	Alex Stramenga		
	Stephanie DiLallo-Bitter, ZBA Attorney		
	Peter Comenzo, Sr. Planner		
	Lisa Gallo, Secretary		

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  
June 18, 2025**

- 1) **Goddard Development Partners – 900 Duanesburg Road, Rotterdam, NY**, Tax Map #57.-3-7.112 located in the General Business (B-2) Zoning District. Petitioners respectfully request that they be granted variance(s) as prescribed in the Town of Rotterdam Zoning Code Chapter 270-151 entitled “Signs.” The applicants are seeking permission to erect two ground mounted signs on a 674,932 square foot lot. Section 270-151(E)(3)(A)(2) states: “One ground-mounted sign may be erected and maintained not less than five feet from the property line. Such sign may contain a total sign area of 15 square feet or not more than one square foot for each 1,000 square feet of the lot or parcel area containing such sign, whichever is greater, up to a maximum sign area of 200 square feet.” Ground Mounted Sign #1 is located on the northern portion of the property along I-88 and is proposed to be 200 square feet in size. Ground Mounted Sign #2 is located at the entrance of the property along Duanesburg Road and is proposed to be 60 square feet for BJs and 14 square feet for a second unnamed tenant that will share the same entrance. Section 270-151(E)(4) states: “Signs in the business and industrial district shall contain no information beyond the name, nature or principal use, symbol, and other information necessary for the business or use. Such sign shall contain no information or advertising for any product or service not sold or performed on the premises.” The proposed Ground Mounted Sign #2 that will have the additional currently unnamed tenant is considered off-premises as it will be mounted on the same ground mounted sign as BJs Wholesale Club Sign, which is a separate lot.

- a. **Luigi Palleschi of ABD Engineers & Surveyors LLC representing this application.**

Russ Hazen with Ray’s Signs is also in attendance.

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

Mr. Palleschi stated the Site Plan was approved and the last piece is the variance for the signage. The sign packets were submitted with a pylon sign, the main sign along Duanesburg Road and gas signs. Russ with Ray Sign explained that need the variances for visibility for I-88. They are not unreasonable requests. They did an extensive study about the signage with aerial photos and careful planning for the placement.

Mr. Bonacquist asked if it would be acceptable to enter the extensive written explanation of the five (5) criteria for the signage into the record instead of reading into the record. All the members reviewed the documents prior to the meeting.

Stephanie DiLallo-Bitter answered “Yes.”

- c. **This proposal is not exempt from referral to Schenectady County Planning**  
Schenectady County Economic Development and Planning deferred to local consideration.

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

Mr. Bonacquist stated he read the answers to the questions and they did an excellent job answering the questions.

Mr. Melillo agrees with Mr. Bonacquist.

Mr. Stramenga would like the project to get started. He does not have any issues with the signage.

Chairman Eats explained he visit the site. The explanation given for the size of the signs and explanation of the property is acceptable. The Board has approved signs like this in the past with multiple tenants on the property.

Mr. Comenzo explained BJ's submitted a sign package with 25 pages of signs which cover all of the signage for the entire site. This sign package was reviewed by the Building Department and himself. After a comprehensive review of the sign package, it was determined that just the two (2) variances that are before the ZBA tonight were needed and all other signage was acceptable and met the Town Code.

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. Melillo

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

g. **Motion to APPROVE the variances:** Mr. Stramenga

**Seconded:** Mr. Melillo

h. **Approved unanimously:**

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

Date: 6/18/25 *lg*

**1). Explain why you believe that your variance request will not create an undesirable change to the character of the neighborhood or be a detriment to nearby properties if it is granted.**

We believe the requested variance to allow an additional freestanding sign will not create an undesirable change to the character of the neighborhood or to be a detriment to nearby properties for the following reasons:

1. **Maintains Neighborhood Aesthetic:** The proposed sign will be designed to complement the existing architectural and visual character of the area. It will use materials, scale, and design elements that are consistent with surrounding developments, ensuring it blends in rather than stands out in a disruptive way.
2. **Improves Wayfinding and Safety:** The additional sign is intended to improve visibility and accessibility for visitors, customers, or clients, which is particularly important for safe and efficient traffic flow. Clear signage helps reduce confusion and prevents traffic backups or sudden turns, which benefits the community as a whole.
3. **No Negative Impact on Property Values:** The sign will not block views, create noise, or introduce lighting that affects nearby residences or businesses. It is a functional enhancement rather than an aesthetic or structural intrusion and is unlikely to negatively impact surrounding property values.

**2). Can the benefit you seek by this variance request be achieved by some other means? If not, explain why there are no other alternatives.**

The benefit we seek through this sign variance cannot be reasonably achieved by other means due to the specific layout and visibility challenges of the property.

1. **Limited Visibility from Key Approaches:** The freestanding sign permitted by code located off of Duaneburg Rd. is not adequately visible from certain directions or entry points, especially for vehicles approaching from Senator Warren M. Anderson Expy. An additional freestanding sign is necessary to provide clear, safe wayfinding and ensure that the property is identifiable from multiple angles.
2. **Building-Mounted Signs Are Insufficient:** Due to the building's setback, orientation, or architectural features, wall mounted signage is not an effective alternative. Such signs may be blocked by landscaping, nearby structures, or simply not large enough or high enough to be noticed in time by passing drivers.

In summary, given the property's layout and visibility constraints, there are no reasonable alternatives that provide the same level of effectiveness as the requested freestanding sign.

**3). Is your request a substantial variance from the ordinance? Please explain.**

We do not believe this request constitutes a substantial variance from the ordinance. While it does technically exceed the allowance number of freestanding signs, the nature and scale of the request are modest and carefully considered.

1. **Minimal Deviation:** We are requesting one additional freestanding sign – not a large increase or multiple exceptions. The request is narrowly tailored to meet a specific need for visibility and wayfinding.
2. **Proportional and Reasonable:** The size, height, and design of the proposed sign will remain within standard limits and consistent with the aesthetics of the area. We are not seeking a sign that is oversized or unusually prominent – just an additional sign that adheres to the spirit of the ordinance.

3. **Purpose-Driven, Not Arbitrary:** This variance is not being requested for convenience or advertising excess. It is driven by the practical needs of the site layout, visibility limitations, and safe traffic circulation.

**4). Why do you believe the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood? Please explain.**

1. **Minimal Physical Footprint:** The additional sign will occupy a very small portion of land and does not require significant grading, tree removal, or changes to the existing landscape. Its installation will not alter the physical layout of the site or disrupt neighboring properties.
2. **No Environmental Disruption:** The sign will not produce noise, emissions, or waste, and its lighting will be designed to comply with local regulations to prevent light spillovers or glare onto nearby properties.

**5). Explain how the difficulty arose and why said difficulty was not self-created (purchasing property without first checking the zoning restrictions and/or limitations is an example of a self-created hardship.)**

The difficulty arose due to the unique physical characteristics and layout of the property. Factors such as the building's placement on the lot, its setback from the road, facing multiple street fronts, and traffic patterns all contribute to inadequate visibility from certain directions, particularly vehicles approaching from Senator Warren M. Anderson Expy.

The visibility issue was not self-created. The property was developed according to applicable zoning and site planning standards at the time. The challenge is inherent to the site's orientation and surrounding conditions.

An additional freestanding sign is necessary to provide adequate wayfinding and identification, which cannot be effectively achieved through existing or alternative signage due to these preexisting conditions.

Goddard Dev.  
Neg Dec.

Agency Use Only [If applicable]

Project:

Date:

Town of Rotterdam  
Zoning Board of Appeals

Received

Date: 6/16/25 JG

**Short Environmental Assessment Form  
Part 2 - Impact Assessment**

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PRINT FORM

Agency Use Only [If applicable]

Project: RTS Signal Work  
Date: 6/18/25

### Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Town of Rotterdam 2 B A \_\_\_\_\_ 6/18/25 \_\_\_\_\_  
 Name of Lead Agency Date

Chairman Phil EATS \_\_\_\_\_ Chair \_\_\_\_\_  
 Print or Type Name of Responsible Officer in Lead Agency Title of Responsible Officer

[Signature] \_\_\_\_\_ [Signature] \_\_\_\_\_  
 Signature of Responsible Officer in Lead Agency Signature of Reporter (if different from Responsible Officer)

Stefanie D. Bittu,  
Attorney

PRINT FORM



Zoning Board of Appeals

**RESOLUTION NUMBER ZBA23-2025**  
**Moved by Mr. Stramenga, Seconded by Mr. Melillo**  
**Applicant(s): Goddard Development Partners**

**Applicant(s):** Goddard Development Partners  
**Project Location:** 900 Duanesburg Road  
**Tax Number or Numbers:** 57.-3-7.112  
**Zoning:** General Business (B-2) Zoning District  
**Proposed Project:** The applicants are seeking permission to erect two ground mounted signs on a 674,932 square foot lot.

**WHEREAS**, petitioners respectfully request that they be granted variance(s) as prescribed in the Town of Rotterdam Zoning Code Chapter 270-151 entitled "Signs, and,

**WHEREAS**, the applicants are seeking permission to erect two ground mounted signs on a 674,932 square foot lot;" and,

**WHEREAS**, Section 270-151(E)(3)(A)(2) states: "One ground-mounted sign may be erected and maintained not less than five feet from the property line. Such sign may contain a total sign area of 15 square feet or not more than one square foot for each 1,000 square feet of the lot or parcel area containing such sign, whichever is greater, up to a maximum sign area of 200 square feet; and,

**WHEREAS**, Ground Mounted Sign #1 is located on the northern portion of the property along I-88 and is proposed to be 200 square feet in size; and,

**WHEREAS**, Ground Mounted Sign #2 is located at the entrance of the property along Duanesburg Road and is proposed to be 60 square feet for BJs and 14 square feet for a second unnamed tenant that will share the same entrance; and,

**WHEREAS**, Section 270-151(E)(4) states: "Signs in the business and industrial district shall contain no information beyond the name, nature or principal use, symbol, and other information necessary for the business or use. Such sign shall contain no information or advertising for any product or service not sold or performed on the premises; and,

**WHEREAS**, the proposed Ground Mounted Sign #2 that will have the additional currently unnamed tenant is considered off-premises as it will be mounted on the same ground mounted sign as BJs Wholesale Club Sign, which is a separate lot; and,

**RESOLUTION NUMBER ZBA23-2025**  
**Applicant: Goddard Development Partners**  
**Page 2**

**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 June 18, 2025, and,

**WHEREAS**, a legal notice was published in the Schenectady Daily Gazette on Thursday, June 12, 2025 announcing that a public hearing was to take place Wednesday, June 18, 2025 at 7:30 p.m. to consider the variance requests; and,

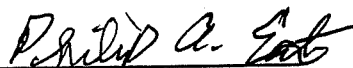
**WHEREAS**, a public hearing was conducted by the Town of Rotterdam Zoning Board of Appeals on June 18, 2025 to consider the above referenced variance request; and,

**WHEREAS**, Schenectady County Economic Department of Economics and Planning under GML 239-m has reviewed the proposed variance application and 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 June 18, 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.

<b>NAME</b>	<b>AYES</b>	<b>NOES</b>	<b>EXCUSED</b>	<b>ABSTAIN</b>
<b>Chairman Eats</b>	<b>X</b>			
<b>Mr. Melillo</b>	<b>X</b>			
<b>Mr. Bonacquist</b>	<b>X</b>			
<b>Mr. Stramenga</b>	<b>X</b>			
<b>Mr. Serafini</b>			<b>X</b>	

**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**

**ZBA Meeting  
June 18, 2025**

- 2) **CNZ LLC (Contract Vendee) – Terminus of Valentine Drive, Rotterdam, NY** - Tax Map #71.6-4-3 and a portion of 71.6-4-19 located in the Two Family Residential (R-2) 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 270-43 entitled “Yard Requirements,” and Chapter 270-49 entitled “Lot Area.” The applicants are requesting variances in order to construct two new single-family residences. **Chapter 270-43(C)** states that the rear yard depth shall be not less than 25 feet. The applicants are proposing a rear yard depth of 10 feet, which will require a variance of 15 feet. **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  $\pm 30$  feet. This would require variances of  $\pm 70$  feet for lot width for each parcel.
- a. **Luigi Palleschi of ABD Engineers representing this application.**  
This application was tabled from the April and May Zoning Board of Appeals meetings in order to modify the proposed subdivision and obtain concurrence from the Highway Superintendent for placement of the shared driveway.
- b. **Applicant(s) addressed five (5) criteria to the Board.**  
Mr. Palleschi explained this is a continuation of the application at the terminus of Valentine Drive which was presented two (2) other times. They are requesting two (2) variances. The updates are that the proposed single-family houses were shifted to the East as far as possible. The property is under contract to be purchased. It was requested to not have the new houses in the backyards of the existing houses and this updated subdivision plan does that. The second issue was the driveway. Larry LaMora, the Highway Superintendent for the Town of Rotterdam, wanted the driveway farthest to the West as possible. Mr. Palleschi shifted the driveway 15’ to the west to appease the Highway Superintendent. They are building two (2) single family residences instead of duplexes in this area although it was rezoned for two family residences.
- c. **This proposal is not exempt from referral to Schenectady County Planning**  
Schenectady County Economic Development and Planning deferred to local consideration.
- d. **Questions/comments from the Board.**  
Mr. Melillo stated as long as Mr. LaMora is okay with this, he has no other issues with this.
- Mr. Stramenga said he did not have any questions as he asked plenty of them the last time.
- Mr. Bonacquist wants to keep Mr. Lamora’s memo as part of the record. Mr. Palleschi submitted his copy to Ms. Gallo, Zoning Board secretary.
- Chairman Eats explained that the two (2) items of concern from the previous month have been addressed.

Mr. Comenzo has three (3) suggestions on conditions. The first is to restrict the two (2) lots at the terminus of Valentine Drive to Single Family residences only. The second is to add note to the plan stating the Highway Superintendent accepted this layout in his email dated May 29<sup>th</sup>. The third was to submit a snow storage easement.

Mr. Palleschi asked if it was okay to possibly rotate the house by 5%. A discussion ensued and it should be restricted to not go past the property line of the existing house located at 1012 Valentine Drive with the proposed residence.

Stephanie DiLallo-Bitter stated that it should be maintaining the setbacks.

- e. **No Public Hearing Comments.**
- f. **Motion to Approve the variances with the following conditions:** Mr. Bonacquist
  1. Easements/shared maintenance agreement between Lot #2 and Lot #3 shall be reviewed and approved by the Planning Commission and accepted by the Attorney for the Town as to form prior to final subdivision.
  2. Applicant shall provide snow storage easement to the Town on Lots 2 & 3. Add to subdivision plan.
  3. Add note to Plan: “Highway Superintendent has acknowledged that the proposed curb cut location for the shared driveway is acceptable as depicted on the May 29, 2025 subdivision map.”
  4. Add note to Plan: “Variances granted on Lot 2 and Lot 3 are contingent on the construction of a Single-Family Residence and accessory structures only.”
  5. Add note to Plan: “Proposed Single-Family Residences on Lot 2 and Lot 3 shall remain in same general vicinity as depicted on the subdivision map.”
  6. Add note to Plan and show shaded area: “Proposed Single-Family Residence on Lot 2 shall not be located any further west than the Lands N/F Posilovic side property line currently known as 1012 Valentine Drive.”

**Seconded:** Mr. Melillo

**3) Approved unanimously by Members:**

NAME	AYES	NOES	EXCUSED	RECUSED
<b>Chairman Eats</b>	<b>X</b>			
<b>Mr. Melillo</b>	<b>X</b>			
<b>Mr. Bonacquist</b>	<b>X</b>			
<b>Mr. Stramenga</b>	<b>X</b>			
<b>Mr. Serafini</b>			<b>X</b>	

**Luigi Palleschi**

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**From:** Larry Lamora <Superintendent-II@rotterdamny.org>  
**Sent:** Thursday, May 29, 2025 11:37 AM  
**To:** Luigi Palleschi  
**Cc:** zvcnzllc@hotmail.com  
**Subject:** RE: Valentine Drive Variance

Town of Rotterdam  
Zoning Board of Appeals  
Received  
Date: 6/18/25 *HL*

Luigi,  
Yes this is acceptable (Driveway entrance)  
Thank you

**Larry LaMora**  
**Highway Superintendent**  
**Town of Rotterdam, Highway Dept.**  
**54 Duanesburg Road**  
**Rotterdam, New York 12306**  
**(518) 355-7722 Ext. 403**  
**[llamora@rotterdamny.org](mailto:llamora@rotterdamny.org)**

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**From:** Luigi Palleschi <Luigi@abdeng.com>  
**Sent:** Thursday, May 29, 2025 9:07 AM  
**To:** Larry Lamora <Superintendent-II@rotterdamny.org>  
**Cc:** zvcnzllc@hotmail.com  
**Subject:** FW: Valentine Drive Variance

**CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Good morning Larry,

As discussed last week, attached is the revised plan shifting the driveway westerly 15'±. Please review and let me know if this is now acceptable.  
Please call me on my cell if you have any questions.

Thank you,  
Luigi Palleschi PE, *Partner*  
**ABD ENGINEERS & SURVEYORS, LLP**  
411 Union Street | Schenectady, NY 12305  
P: (518) 377-0315 | C: (518) 207-5322  
[www.abdeng.com](http://www.abdeng.com)

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**From:** Larry Lamora <Superintendent-II@rotterdamny.org>  
**Sent:** Friday, March 14, 2025 1:48 PM  
**To:** Peter Comenzo <pcomenzo@rotterdamny.org>



Zoning Board of Appeals

**RESOLUTION NUMBER ZBA24-2025**  
**Moved by Mr. Bonacquist, Seconded by Mr. Melillo**  
**Applicant(s): CNZ LLC (Contract Vendee)**

**Applicant(s):** CNZ LLC (Contract Vendee)  
**Project Location:** Terminus of Valentine Drive  
**Tax Number or Numbers:** 71.6-4-3 & portion of 71.6-4-19  
**Zoning:** Two Family Residential (R-2) and Agricultural (A-1) Zoning Districts  
**Proposed Project:** The applicants are requesting variances in order facilitate a three (3) lot subdivision and construct a two family residence on Lot #1 and single-family residences on Lot #2 and Lot #3.

**WHEREAS**, petitioners respectfully request that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-43 entitled "Yard Requirements," and Chapter 270-49 entitled "Lot Area;" and,

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

**WHEREAS**, Chapter 270-43(C) requires the rear yard depth of not less than 25 feet; and,

**WHEREAS**, the applicants are proposing a rear yard depth of 10 feet on proposed Lots #2 and #3, which will require a variance of 15 feet; and,

**WHEREAS**, Chapter 270-49 requires a lot width of not less than 100 feet; and,

**WHEREAS**, the applicant is requesting to create Lot #2 and Lot #3 at the terminus of Valentine Drive in order to construct two new single-family residences on lots that have a lot width of  $\pm 30$  feet; and,

**WHEREAS**, this would require variances of  $\pm 70$  feet for lot width for each parcel; and,

**WHEREAS**, a legal notice was published in the Schenectady Daily Gazette on Thursday, June 12, 2025 announcing that a public hearing was to take place Wednesday, June 18, 2025 at 7:30 p.m. to consider the variance requests; and,

**WHEREAS**, a public hearing was conducted by the Town of Rotterdam Zoning Board of Appeals on April 16, 2025, May 21, 2025 and June 18, 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,

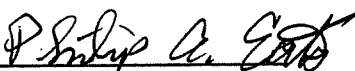
**WHEREAS**, Schenectady County Economic Department of Economics and Planning deferred to local consideration; **NOW**,

**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 May 21, 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 with the following conditions:

1. Easements/shared maintenance agreement between Lot #2 and Lot #3 shall be reviewed and approved by the Planning Commission and accepted by the Attorney for the Town as to form prior to final subdivision.
2. Applicant shall provide snow storage easement to the Town on Lots 2 & 3. Add to subdivision plan.
3. Add note to Plan: "Highway Superintendent has acknowledged that the proposed curb cut location for the shared driveway is acceptable as depicted on the May 29, 2025 subdivision map."
4. Add note to Plan: "Variances granted on Lot 2 and Lot 3 are contingent on the construction of a Single-Family Residence and accessory structures only."
5. Add note to Plan: "Proposed Single-Family Residences on Lot 2 and Lot 3 shall remain in same general vicinity as depicted on the subdivision map."
6. Add note to Plan and show shaded area: "Proposed Single-Family Residence on Lot 2 shall not be located any further west than the Lands N/F Posilovic side property line currently known as 1012 Valentine Drive."

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**

Meeting adjourned: 8:10 PM  
Motion to adjourn: Mr. Stramenga  
Seconded: Mr. Melillo  
Approved unanimously

**Next meeting: July 16, 2025**

Respectfully Submitted,  
Lisa R. Gallo