

**TOWN OF ROTTERDAM  
ZONING BOARD OF APPEALS  
June 18, 2025**

**Workshop 7:00pm – Public Hearings 7:30pm**

**Workshop (2<sup>nd</sup> Floor Conference Room) – 7:00pm**

**Public Hearings (V. Dalton Bambury Hearing Room 2<sup>nd</sup> Floor) – 7:30pm**

- 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.
  
- 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.