

**TOWN OF ROTTERDAM
ZONING BOARD OF APPEALS
December 17, 2025**

- 1) **National Grid – 341 Putnam Road, Rotterdam, NY** Tax Map #38.-1-2.31 located in the Agriculture (A-1) Zoning District. Applicants request a permit pursuant to Chapter 270-143 entitled “Fences.” **Chapter 270-143(D)(1)** states: “Barbed-wire and electrically charged fences.” No barbed-wire fences or electrically charged fences shall be permitted except by authorization and permit issued by the Board of Zoning Appeals. The applicants request a permit to erect one (1) foot of barbed wire atop of an eight (8) foot high chain link fence for security purposes. Public Hearing was continued from the November 19, 2025 meeting.
- 2) **Kristin Sterling and Lynn Azzaro – 68 Whispering Pines Way, Rotterdam, NY** - Tax Map #71.5-3-68 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) **Scott Marcazzolo – 71 Whispering Pines Way, Rotterdam, NY** - Tax Map #71.5-3-71 in the Senior Living Zoning District. Petitioner respectfully requests that he 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.
- 4) **Ridgeback Hospitality, LLC (Contract Vendee) – 1821 Altamont Avenue, Rotterdam, NY**, Tax Map #59.9-2-20.1, 21.1, & 22.1 located in the General Business (B-2) Zoning District. Petitioners respectfully request that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-68 entitled “Yard Requirements.” The applicant is requesting permission to construct a one-story quick serve restaurant and coffee shop on a consolidated 1.11-acre parcel. **Chapter 270-68** requires a minimum front yard of 30 feet. The applicant is proposing to construct the quick serve restaurant on the consolidated parcel within 15.3 feet of the front yard located on Elizabeth Street, which would require a variance of 14.7 feet.
- 5) **Govin Sarju – 2175 Tower Avenue, Rotterdam, NY**, Tax Map #59.7-10-1.2 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 270-138 entitled “Accessory Structures and Uses.” The applicant wishes to construct an 880 square foot detached garage with a 800 square foot carport addition. The variance request(s) are as follows: **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 880 square feet in size, the proposed carport is 800 square feet, making the total garage/carport area 1680 square feet, which is 780 square feet over the allowed size of 900 square feet. The proposed garage height is 18 feet which would require a variance of 3 feet.

- 6) **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 2.7 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 five (5) foot side yard setback on June 21, 2023.
- 7) **170 Caldicott Road, LLC– 2403 First Avenue, Rotterdam, NY**, Tax Map #59.11-7-16 located in the Single Family Residential (R-1) Zoning District. Petitioner 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 applicants are requesting variances in order to allow for the creation of a building lot for the proposed construction of a single-family residence. The variance requests are as follows:
Lot #1 – Proposed Single Family Residence on First Avenue. Lot area =±8,906 square feet, Required = 15,000 square feet, Variance = ±6,094 square feet. Frontage = 80 feet, Required =100 feet. Variance = 20 feet.
Lot #2 – Existing Single-Family Residence at 2403 First Avenue with frontage on Third Street. Lot area =±6,053 square feet, Required = 15,000 square feet, Variance = ±8,947 square feet. Frontage = 22.78 feet, Required =100 feet, Variance = 77.22 feet.

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Type II Listed Action – 6NYCRR Part 617

County 239-m Requirement: County review is required.

- 2) **Kristin Sterling and Lynn Azzaro – 68 Whispering Pines Way, Rotterdam, NY** - Tax Map #71.5-3-68 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.

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

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

- 3) **Scott Marcazzolo – 71 Whispering Pines Way, Rotterdam, NY** - Tax Map #71.5-3-71 in the Senior Living Zoning District. Petitioner respectfully requests that he 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.

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Unlisted Action – 6NYCRR Part 617

County 239-m Requirement: County review is required

- 5) **Govin Sarju – 2175 Tower Avenue, Rotterdam, NY**, Tax Map #59.7-10-1.2 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 270-138 entitled “Accessory Structures and Uses.” The applicant wishes to construct an 880 square foot detached garage with a 800 square foot carport addition. The variance request(s) are as follows: **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 880 square feet in size, the proposed carport is 800 square feet, making the total garage/carport area 1680 square feet, which is 780 square feet over the allowed size of 900 square feet. The proposed garage height is 18 feet which would require a variance of 3 feet.

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

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

- 6) **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 2.7 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 five (5) foot side yard setback on June 21, 2023.

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