

**TOWN OF ROTTERDAM
ZONING BOARD OF APPEALS
May 21, 2025**

- 1) **Courtney Mafri** – 1041 O’Brien Avenue, Rotterdam, NY - Tax Map #59.14-4-18 in the Single Family Residential (R-1) Zoning District. Petitioner respectfully requests that she be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-33 entitled “Yard Requirements.” The applicant is requesting to construct a 21’ by 26’ addition onto an existing single-family residence within 6 feet of the front property line. **Chapter 270-33(A)** states that the “front yard depth shall be 25 feet.” The applicant is requesting a setback of 6 feet which would require a variance of 19 feet. Property is a corner lot.
- 2) **Stewarts Shops Corporation** – 1841 Helderberg Avenue, Rotterdam, NY - Tax Map #59.9-1-10.1 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 “Lot area; lot coverage; yard requirements.” The applicant is requesting to demolish the existing ±3,523 square foot Stewarts Convenience Store construct a new ±4,500 square foot building within 18 feet of the front property line with an attached canopy over the patio within 8 feet of the front property line. **Chapter 270-68** states that a minimum front yard of 30 feet is required, which area may be used for off-street parking in connection with the principal use of the lot.” The applicant is requesting the patio canopy setback of 8 feet which would require a variance of 22 feet. Property is a corner lot.
- 3) **Jordan A. Malin** – 806 North Crest Court, Rotterdam, NY, Tax Map #58.13-1-70 located in the Agriculture (A-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 place a 12’ x 24’ detached shed on the property. **Chapter 270-138(c)** “Lot Coverage” states that the floor area of any accessory structure shall not exceed 15% of the total habitable floor area of an existing or proposed principal structure. The existing residential structure is 1,582 square feet which would allow an accessory structure of 237 square feet. The proposed accessory structure is 288 square feet, which will require a variance of 51 square feet.
- 4) **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 ±30 feet. This would require variances of ±70 feet for lot width for each parcel
- 5) **Anthony J. Farina** – 2730 Myrtle Avenue, Rotterdam, NY, Tax Map #48.15-2-15.11 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 a 1,500 square foot detached garage with a height of 17 feet. 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 1,500 square feet, and the existing attached garage is 600 square feet which would make the total garage space 2,100 square feet, which is 1,200 square feet over the allowed size of 900 square feet. The proposed height is 17 feet and is 2 feet over the allowed height of 15 feet.

- 6) **Barbara Lee Latvis – 121 Whispering Pines Way, Rotterdam, NY** - Tax Map #71.5-3-121 in the Senior Living Zoning District. Petitioner respectfully requests that she 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.
- 7) **Joan Herman – 122 Whispering Pines Way, Rotterdam, NY** - Tax Map #71.5-3-122 in the Senior Living Zoning District. Petitioner respectfully requests that she 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.
- 8) **Wayne and Judy Fitzgerald – 85 Whispering Pines Way, Rotterdam, NY** - Tax Map #71.5-3-85 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.
- 9) **Richard Yingling Jr. and Lisa Yingling – 114 Whispering Pines Way, Rotterdam, NY** - Tax Map #71.5-3-114 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

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