

**Town of Rotterdam  
Zoning Board of Appeals Meeting  
Summary Meeting Minutes  
Wednesday, July 16, 2025**

A meeting of the Town of Rotterdam Zoning Board of Appeals was held Wednesday, July 16, 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  
Stephanie DiLallo-Bitter, ZBA Attorney  
Peter Comenzo, Sr. Planner  
Lisa Gallo, Secretary

Excused: Craig Serafini

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.

1) **Maurizio Campagnano – 1060 Fort Hunter Road, Rotterdam, NY, Tax Map #59.18-1-2.11** 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 construct a 1,600 square foot detached garage with a height of 18 feet. The variance request(s) are as follows: **Chapter 270-138(b)(2)** states that no detached accessory structure shall be located in the front yard of any lot. The proposed detached garage is located in what is considered the front yard. **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 1,600 square feet, which is 700 square feet over the allowed size of 900 square feet. The proposed garage height is 18 feet and is 3 feet over the allowed height of 15 feet.

a. **Mark Blackstone of Blackstone Land Surveyors representing this application.**

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

Mr. Blackstone explained his client needs an area variance to construct a detached garage. The property next door applied for a variance two (2) years ago for a 40’ X 50’ detached garage. This detached garage is going to be 40’ X 40’. It will not impact anyone but himself. He is a contractor. The garage would accommodate his construction vehicles and materials for his business. There will not be any undesirable change. It can’t be achieved by other means. It is substantial but it is also 150’ from any other residential structure. That should be taken into consideration. There will not be any adverse impacts. Fort Hunter Road has sandy soil and the water will infiltrate the ground. It is self-created but the zoning restrictions do not take into consideration the mitigating factors.

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 asked if there would be electricity and/or water to the garage. Mr. Blackstone stated he believed there would be electricity but no water. Mr. Bonacquist explained that although it is a large variance it is mitigated by the size of the lot and the area it is in being a keyhole lot.

Mr. Stramenga stated that his question was Mr. Bonacquist question.

Chairman Eats stated the variance is dwarfed by the lot being able to accommodate this structure.

e. **No Public Hearing Comments.**

f. **Motion to APPROVE the variances:**

Mr. Bonacquist

**Seconded:**

Mr. Stramenga

g. **Approved unanimously:**

<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>	



Zoning Board of Appeals

**RESOLUTION NUMBER ZBA25-2025**

**Moved by Mr. Bonacquist, Seconded by Mr. Stramenga**

**Applicant(s): Maurizio Campagnano**

**Applicant(s):** Maurizio Campagnano  
**Project Location:** 1060 Ft Hunter Road  
**Tax Number or Numbers:** 59.18-1-2.11  
**Zoning:** Agricultural (A-1) Zoning District  
**Proposed Project:** The applicant wishes to construct a 1,600 square foot detached garage with a height of 18 feet.

**WHEREAS**, 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;" and,

**WHEREAS**, the applicant wishes to construct a 1,600 square foot detached garage with a height of 18 feet;" and,

**WHEREAS**, Chapter 270-138(b)(2) states that no detached accessory structure shall be located in the front yard of any lot. The proposed detached garage is located in what is considered the front yard; and,

**WHEREAS**, 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; and,

**WHEREAS** the proposed detached garage is 1,600 square feet, which is 700 square feet over the allowed size of 900 square feet; and,

**WHEREAS**, the proposed garage height is 18 feet and is 3 feet over the allowed height of 15 feet; and,

**RESOLUTION NUMBER ZBA25-2025**

**Applicant: Maurizio Campagnano**

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**WHEREAS**, a legal notice was published in the Schenectady Daily Gazette on Thursday, July 10, 2025 announcing that a public hearing was to take place Wednesday, July 16, 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 July 16, 2025 to consider the above referenced variance request; and,

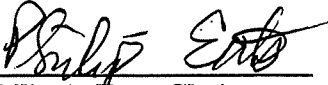
**WHEREAS**, pursuant to a Memorandum of Understanding dated April 2011 with the Schenectady County Department of Planning and Economic Development this project is not exempt from review; and,

**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 July 16, 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  
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TABLED**

2) **Dunnsville Properties, LLC – 271 Dunnsville Road, Rotterdam, NY** - Tax Map #57.00-6-2 located in the Agriculture (A-1) Zoning District. Petitioners respectfully request that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-21 entitled “Yard and Property Line Requirements,” and Chapter 270-22 entitled “Lot Area.” The applicants are requesting variances in order to subdivide an existing 1.68-acre lot into two lots. **Chapter 270-21(D)** states that the front property line shall be a minimum of 150 feet. The applicants are requesting front property lines of 134.5 for each proposed lot which would require a variance of 15.5 feet. **Chapter 270-22** requires a lot area of one acre for each principal use. Proposed Lot #1 is 0.92 acres and proposed Lot #2 is 0.76 acres. Lot #1 would require a variance of 0.08 acres Lot #2 would require a variance of 0.24 acres.

a. **Chris Longo of Empire Engineering representing this application.**  
Scott Perrillo the owner of the LLC is also here.

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

Mr. Longo explained that they are looking for four (4) variances; two (2) on each lot for lot width and lot area for each proposed home. It is a 1.68 acre parcel they would like to split into .92 acres and .76 acres. The variance requests are less than 25% and the frontage is only 10%. The house burned down. The lot sizes are in keeping with the neighborhood. The three (3) houses to the south and the two (2) houses to the north are similar in size to the proposed lots. They are keeping the same setback as the original house. There will be a conventional septic system. The perc tests were performed. The rear of the property abuts the Normans Kill. All activity will be 100' from the stream. Normans Kill is in the floodplain. There is a steep hill. There is no floodplain in the northwest. The southern lot has a small triangle in the floodplain but there will not be any floodplain impacts. The basement floors will be built above the flood elevation. It can't be achieved by other means for two (2) structures. There is a vast area to build on and they could build one (1) large home with several accessory structures. The two (2) homes would be better. There will not be any impact to the stream or the floodplain.

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 the lots are similar in size to the neighborhood. They are spread farther apart. He spoke to Mr. Demers and he has a concern about bringing more run-off to the Normans Kill. Mr. Longo said all activity above the flood elevations. It is a large watershed area and cannot alleviate the existing conditions but it will not make it any worse. Mr. Melillo asked if raising the two (2) houses the water will not impact the other houses. Mr. Longo said that no permit from FEMA is needed and the property disturbance and structures are not in the floodplain.

Mr. Stramenga had the same concern as Mr. Melillo. He asked if there was requirement from FEMA. Mr. Longo showed how the stream comes down. There is a significant elevation change. Water drains downhill.

Mr. Stramenga inquired about the roof runoff. Mr. Longo every 100 years there could be a flood event. The rain will infiltrate into the soil and leach through the sand to the stream. This is the same as the rest of the neighbors to the north and south.

Chairman Eats spoke to the neighbors. They asked about the test pits. Mr. Longo stated there will be a conventional septic system on property to the north. They will have to have soil and course gravel. The other will need grading.

Mr. Bonacquist stated that Chris and Angelo are engineers and wanted an explanation in layman terms as to what the difference would be in runoff from one (1) house to two (2) houses. Mr. Longo explained that if they built one (1) house they would not be before this Board. For two (2) houses 50' X 30' with side yard and driveway with a rear septic it would be 2000 square feet for house and another 2000 for garage and driveway times two (2). Mr. Bonacquist interrupted for a simpler explanation. Mr. Longo said one (1) house to two (2) houses is 100% but the volume entering the stream is imperceptible. It would be points of a percentage. Mr. Bonacquist stated it is in character of the neighborhood. It is zoned Agricultural. If it was zoned Residential you would only need 100 feet of road frontage and you wouldn't be before us either. It is a residential neighborhood. It could be achieved by building one (1) house. It is self-created. Mr. Bonacquist said he is struggling with the run off between one (1) and two (2) houses. Mr. Longo explained that a portion is the Mohawk Watershed and a half or a third in the Hudson Watershed. The percentage of run off difference is .00 something.

e. **Public Hearing Comments.**

Chairman Eats asked Ms. Gallo to read Mr. Demers, 231 Dunnsville Road, comments into the record. He is concerned about more water in the area and flooding.

Joe D'Arton, 255 Dunnsville Road, explained he is the property adjacent to this property. He is concerned about the potential flooding with the volume of water being displaced by the houses, septic leach field as his property is higher than this. The water has been flooding the pond and the garden and that's normal water not a storm.

Charlene Demers, 231 Dunnsville Road, showed pictures of when Hurricane Irene flooded the house. The pictures show all structures above the flood plain. There were a lot of trees taken down. She feels a little better about the situation after listening to the project engineer. This year's spring rains, the stream looked like the Mohawk River going by. She still has concerns.

Mr. Bonacquist asked if Mr. Longo had the elevations for the proposed houses. Mr. Longo said no it is in the early stages. There may need to be some flattening and grading but again this activity is 100' from the stream. Sea level is 279.5 and the houses will be 10' higher.

Jen Boyd of 233 Dunnsville Road stated she is the lowest house. Ms. Boyd said that she owns the stream and the property behind this one with the wetlands. She has the same concerns about flooding.

John Sanders of 323 Dunnsville Road said he purchased this property because he likes the privacy. He moved from the country. When the trees were cut down, one was on his property. He was not happy about that. Fortunately, he does not have a flooding issue.

Scott Perrillo, of Dunnsville Properties LLC, apologized to Mr. Sanders for the tree being on his property. He wished Mr. Sanders had come and talked to him. He removed the trees that were showing signs of dying and also a very large pine tree. He is an insurance guy and trees fall on houses. He could build one (1) large home with a circular driveway. These will be modest homes. His father may live in one (1). He apologized again to Mr. Sanders and said he would have taken care of it.

A discussion ensued between Mr. Comenzo, the Board Members and Stephanie DiLallo Bitter, the ZBA Attorney, about SEQR. The Planning Commission declared Lead agency on July 15 and therefore the Zoning Board cannot take any action until SEQR is complete.

- f. **Motion to TABLE the variances with the following conditions:** Mr. Bonacquist  
1. The Town of Rotterdam Planning Commission to complete SEQR review.

**Seconded:**

Mr. Stramenga

- g. **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 ZBA26-2025**  
**Moved by Mr. Bonacquist, Seconded by Mr. Stramenga**  
**Applicant(s): Dunnsville Properties, LLC**  
**TABLED**

**Applicant(s):** Dunnsville Properties, LLC

**Project Location:** 271 Dunnsville Road

**Tax Number or Numbers:** 57.-6-2

**Zoning:** Agricultural (A-1) Zoning District

**Proposed Project:** The applicants are requesting variances in order to subdivide an existing 1.68-acre lot into two lots.

**WHEREAS,** petitioners respectfully request that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-21 entitled "Yard and Property Line Requirements," and Chapter 270-22 entitled "Lot Area;" and,

**WHEREAS,** the applicants are requesting variances in order to subdivide an existing 1.68-acre lot into two lots; and,

**WHEREAS,** Chapter 270-21(D) states that the front property line shall be a minimum of 150 feet; and,

**WHEREAS,** the applicants are requesting front property lines of 134.5 for each proposed lot which would require a variance of 15.5 feet; and,

**WHEREAS,** Chapter 270-22 requires a lot area of one acre for each principal use; and,

**WHEREAS,** proposed Lot #1 is 0.92 acres and proposed Lot #2 is 0.76 acres; and,

**WHEREAS,** Lot #1 would require a variance of 0.08 acres Lot #2 would require a variance of 0.24 acres; and,

**WHEREAS**, a legal notice was published in the Schenectady Daily Gazette on Thursday, July 10, 2025 announcing that a public hearing was to take place Wednesday, July 16, 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 July 16, 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**,

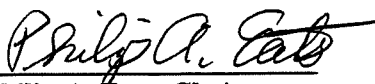
**IT IS HEREBY RESOLVED**, that the Rotterdam Zoning Board of Appeals has considered the foregoing five (5) criteria as evidenced by the application materials of the July 16, 2025 hearing. Taking into consideration the benefit to the applicant if the variances are granted, as weighted against the detriment to the health, safety, and welfare of the neighborhood or community by such grant, the Zoning Board of Appeals hereby **TABLES** said application with the following conditions:

1. The Town of Rotterdam Planning Commission to complete SEQR review.

<b>NAME</b>	<b>AYES</b>	<b>NOES</b>	<b>EXCUSED</b>	<b>RECUSED</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>	

**TABLED**

**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  
July 16, 2025  
TABLED**

**3) Robert E. III Oeser & Edward Walrath – 2155 Helderberg Avenue (Rear), Rotterdam, NY – Tax Map # 70.8-1-17.112, 70.8-1-17.12, & 70.8-1-17.2 located in the Agriculture (A-1) Zoning District. Petitioners respectfully request that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-21 entitled “Yard and Property Line Requirements.” The applicants are requesting variances in order to combine three existing 1.14-acre parcels into a 3.42-acre lot in order to allow for the construction of a single-family residence. Chapter 270-21(D) states that the front property line shall be a minimum of 150 feet. The three existing parcels do not have a front property line but are accessible by a 60 easement that traverses the property of 2155 Helderberg Avenue.**

**a. Chris Longo of Empire Engineering representing this application.**

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

Mr. Longo explained Robert Oeser and Edward Walrath are the owners of three (3) parcels. Ed Walrath lives in the house at 2153 Helderberg Avenue. Jennifer Jeram who lives in the house at 2155 Helderberg is not the owner. There is a debate that needs to be resolved. There is a deed to the Carriage Way which is the “road.” They are getting close to a point where the “road” will be owed by one (1) owner. Mr. Walrath currently maintains the “road” and will continue to do so. Hypothetically, if a tree fell on the “road,” who would pick it up? Mr. Walrath has repaved the “road.”

**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.**

Chairman Eats spoke to Mr. Walrath and he said exactly what Mr. Longo just explained. The Town flushes the hydrant but does not plow the snow.

Stephanie DiLallo-Bitter explained the Jeram parcel is part of the original parcel. Walrath obtained in 2022. Jeram is still an owner and her signature would need to be on the application. There needs to be a negotiation on maintenance and utilities so that the owner of the back lot has the utilities they need. Merging the properties is not a subdivision. Ms. DiLallo Bitter asked if Schenectady County would require a mylar.

Mr. Comenzo stated that the consolidated subdivision review would be to remove the two parcel (2) lines and should be filed with the County.

Mr. Bonacquist explained that the Zoning Board attorney says the property is all one (1) parcel. It was split by a deed but not filed. It is not three (3) parcels as it was not legally created.

Mr. Longo had questions about that determination. They are doing title searches now. There is not a subdivision map from 1993.

Mr. Bonacquist stated they would have to consult with counsel on how to handle. Basically, deeds were given out saying you get a parcel, you get a parcel, you get a parcel. You would need to come back when there is a legal piece of property.

Mr. Stramenga said the Board cannot assume things and until this is corrected, no action can be taken.

e. **Motion to TABLE:** Mr. Bonacquist

**Seconded:** Mr. Melillo

f. **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 ZBA27-2025**  
**Moved by Mr. Bonacquist, Seconded by Mr. Melillo**  
**Applicant(s): Robert R. III Oeser & Edward Walrath**  
**TABLED**

**Applicant(s):** Robert R. III Oeser & Edward Walrath  
**Project Location:** 2155 Helderberg Avenue (Rear)  
**Tax Number or Numbers:** 70.8-1-17.112, 70.8-1-17.12 & 70.8-1-17.2  
**Zoning:** Agricultural (A-1) Zoning District  
**Proposed Project:** The applicants are requesting variances in order to combine three existing 1.14-acre parcels into a 3.42-acre lot in order to allow for the construction of a single-family residence.

**WHEREAS**, petitioners respectfully request that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-21 entitled "Yard and Property Line Requirements;" and,

**WHEREAS**, the applicants are requesting variances in order to combine three existing 1.14-acre parcels into a 3.42-acre lot in order to allow for the construction of a single-family residence; and,

**WHEREAS**, Chapter 270-21(D) states that the front property line shall be a minimum of 150 feet; and,

**WHEREAS**, the three existing parcels do not have a front property line but are accessible by a 60 easement that traverses the property of 2155 Helderberg Avenue; and,

**WHEREAS**, a legal notice was published in the Schenectady Daily Gazette on Thursday, July 10, 2025 announcing that a public hearing was to take place Wednesday, July 16, 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 July 16, 2025 to consider the above referenced variance requests; and,

**RESOLUTION NUMBER ZBA27-2025**

**Applicant: Robert R. III Oeser & Edward Walrath**

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**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 July 16, 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:

<b>NAME</b>	<b>AYES</b>	<b>NOES</b>	<b>EXCUSED</b>	<b>RECUSED</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>	

**TABLED**

**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**



Zoning Board of Appeals

**RESOLUTION NUMBER ZBA28-2025**

**Moved by Mr. Stramenga, Seconded by Mr. Bonacquist**

**Applicant(s): Andrew Caster**

**Applicant(s):** Andrew Caster

**Project Location:** 816 Draper Avenue

**Tax Number or Numbers:** 48.19-17-15

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

**Proposed Project:** The applicant is requesting variances in order to construct a new single-family residence.

**WHEREAS,** petitioner respectfully requests that he 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 5,125 square foot lot that has a lot width of 41 feet; and,

**WHEREAS,** this would require a variance of 9,875 square feet for lot area and 59 feet for lot width; and,

**WHEREAS, Chapter 270-33(B)** states that the "side yard width shall be not less than 10 feet;" and,

**WHEREAS,** the applicant is proposing a side yard width of 5 feet on the northern side yard; and,

**WHEREAS,** this would require variances of 5 feet; and,

**WHEREAS,** a legal notice was published in the Schenectady Daily Gazette on Thursday, July 10, 2025 announcing that a public hearing was to take place Wednesday, July 16, 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 July 16, 2025 to consider the above referenced variance request; and,

**RESOLUTION NUMBER ZBA28-2025**

**Applicant: Andrew Caster**

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**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 July 16, 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>RECUSED</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  
July 16, 2025**

- 4) **Andrew Caster– 816 Draper Avenue, Rotterdam, NY** - Tax Map #48.19-17-15 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 270-31 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 5,125 square foot lot that has a lot width of 41 feet. This would require a variance of 9,875 square feet for lot area and 59 feet for lot width. **Chapter 270-33(B)** states that the “side yard width shall be not less than 10 feet.” The applicant is proposing a side yard width of 5 feet on the northern side yard. This would require variances of 5 feet.

a. **Andrew Caster of 816 Draper Avenue representing this application.**

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

Mr. Caster said he is trying to put a single-family residence on the property and needs a five (5) foot variance and a lot size and width variance. It is not undesirable. This is an old section of Town. All the houses are close together. It cannot be achieved by other means. The lots in the area are all small. It is a substantial request but he thinks his is the biggest lot on Draper Avenue. There will not be any adverse effect. There was a house there before. He is using the same setbacks. The house was demolished. There was mold and a tree growing to the other side. It was easier to demolish and start over.

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

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

Mr. Bonacquist stated he met all the criteria. It is a large variance but the property is on sewer. It is an older part of Town. It is a larger lot and he can support the requested variances.

Mr. Melillo agrees with Mr. Bonacquist.

Chairman Eats spoke to the neighbor. She is in favor of this. He also explained that the drawing says a two family but it is a single family that is being proposed. It will be an improvement.

e. **No Public Hearing Comments.**

f. **Motion to Approve the variances:** Mr. Stramenga

**Seconded:** Mr. Bonacquist

g. **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: 8:57 PM  
Motion to adjourn: Mr. Stramenga  
Seconded: Mr. Melillo  
Approved unanimously

**Next meeting: August 20, 2025**

Respectfully Submitted,  
Lisa R. Gallo