

**Town of Rotterdam
Zoning Board of Appeals Meeting
Summary Meeting Minutes
Wednesday, August 19, 2026**

A meeting of the Town of Rotterdam Zoning Board of Appeals was held Wednesday, August 19, 2026 at 7:30 p.m. at the John F. Kirvin Government Center, 1100 Sunrise Boulevard, Rotterdam, New York.

Present: Philip Eats, Chairman Alex Stramenga Bruce Bonacquist Craig Serafini Peter Comenzo, Sr. Town Planner Lisa Gallo, Secretary	Excused: Angelo Melillo, Vice Chairman John Mertz, Attorney
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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.

Chairman Eats requested a motion to approve the summary minutes from the July 15, 2026 meeting.

Motion made by Mr. Bonacquist to approve the summary minutes from July 15, 2026 meeting of the Zoning Board of Appeals with the following condition:

1. The second application, Matthew D’Arcangelis of 32 Continental Road (d) striking 3rd line “unless there are kids interacting with them.”

Seconded: Mr. Serafini

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

Approved unanimously by members present with one (1) abstention for not being present at the prior meeting.

1) **Joanne Adamec – 69 Whispering Pines Way, Rotterdam, NY, Tax Map #71.5-3-69** located 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.

- a. **Wayne Fitzgerald of 85 Whispering Pines Way represented this variance request for Mrs. Adamec.**
- b. **The representative addressed five (5) criteria to the Board.**
Mr. Fitzgerald explained the Whispering Pines community has been before the Board several times. Mrs. Adamec would like to finish the upper level of home. The code only allows 1500 square feet of living space. The bonus room will be used as additional living space. There will be no effect on the neighborhood. It is all inside.
- c. **This proposal is exempt from referral to Schenectady County Planning 239-m review.**
- d. **Questions/comments from the Board.**
Mr. Bonacquist stated this is pretty common. The Board has seen pretty much every unit. This ensures they get the necessary inspections. There is no reason he can’t support this request.

Mr. Serafini agreed they have had several of these before the Board.

Chairman Eats also stated there have been several before the Board. He had no further questions.

e. No Public Hearing Comments.

f. Motion to APPROVE:

Mr. Bonacquist

Seconded:

Mr. Stramenga

g. Approved Unanimously by the Members present:

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 ZBA38-2026
Moved by Mr. Bonacquist, Seconded by Mr. Stramenga
Applicant(s): Joanne Adamec

Applicant(s): Joanne Adamec

Project Location: 69 Whispering Pines Way

Tax Number or Numbers: 71.5-3-69

Zoning: Senior Living (SLD) Zoning District

Proposed Project: The applicant is requesting building permits to convert an existing ± 470 square foot unconditioned space on the second floor into living space.

WHEREAS, petitioner respectfully requests that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-250 entitled "Development Criteria;" and,

WHEREAS, 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; and,

WHEREAS, the applicant is requesting building permits to convert an existing ± 470 square foot unconditioned space on the second floor into living space; and,

WHEREAS, 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; and,

WHEREAS, this project is classified as a Type II Action under SEQR because pursuant to 6NYCRR Part 617.5(c)(17) this is a granting of an area variance for a single-family home and as a result is therefore exempt from SEQR; and,

WHEREAS, a legal notice was published in the Schenectady Daily Gazette on Thursday, August 13, 2026 announcing that a public hearing was to take place Wednesday, August 19, 2026 at 7:30 p.m. to consider the variance requests; and,

RESOLUTION NUMBER ZBA38-2026

Applicant: Joanne Adamec

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WHEREAS, a public hearing was conducted by the Town of Rotterdam Zoning Board of Appeals on August 19, 2026 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 exempt from review; **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 August 19, 2026 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.

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

- 2) **Larry and Bonnie Kruger – 1607 Main Street, Rotterdam, NY, Tax Map #12.00-2-13.1** 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 270-138 entitled “Accessory structures and uses.” The applicant wishes to construct a 20’ x 30’ detached garage. 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. The proposed detached garage is 600 square feet, and the existing detached garage is 720 square feet and the existing attached garage is 480 square feet which would make the total proposed garage space 1,800 square feet, which is 900 square feet over the allowed size of 900 square feet.

a. **Michael Cusano of Bellamy Remodeling representing this variance request.**

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

Mr. Cusano read the applicants answers to the five criteria. 1 -The property is 20 acres which provides substantial separation between the proposed structure and neighboring properties. The structure will remain clearly subordinate to the principal use of the property and will be located entirely within the boundaries of the parcel. The proposed increase in accessory building will not alter the rural and low-density character of the area. Accessory buildings are common feature on large properties in Rotterdam Junction, particularly where owners require space for equipment, maintenance activities and storage.

2-No the proposed structure is needed to provide adequate space for the storage of equipment, vehicles, tools and other property associated with the maintenance and use of the property.

3- Yes, we were told that there cannot be more than 900 square feet of accessory structure on the property.

4- It will remain an accessory residential use, will not generate additional traffic or environmental impacts, and will preserve the existing rural character of the surrounding area.

5-The accessory building size limitations does not adequately account for the practical storage and maintenance needs associated the property size. The difficulty is attributed to the interaction between the properties unique size and the zoning restrictions rather than any self-created action.

c. **This proposal is exempt from referral to Schenectady County Planning 239-m review.**

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

Mr. Serafini stated it is pretty clear what the intended purpose of the structure. He recognizes that it is a large property which requires more equipment to maintain. The answers to the questions were very adequate.

Mr. Bonacquist agreed with Mr. Serafini. He also stated that the variance is mitigated by the size of the lot. He can support the request.

Chairman Eats met with Mr. Kruger. Where Mr. Kruger originally wanted to locate the structure, it can't go as it is in a floodplain. He revised the proposed location based on this and it is now proposed west of his house and it is located behind the front of the house.

e. **No Public Hearing Comments.**

f. **Motion to APPROVE:**

Mr. Serafini

Seconded:

Mr. Stramenga

g. **Approved Unanimously by the Members present:**

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 ZBA39-2026

Moved by Mr. Serafini, Seconded by Mr. Stramenga

Applicant(s): Larry & Bonnie Kruger

Applicant(s): Larry & Bonnie Kruger

Project Location: 1607 Main Street

Tax Number or Numbers: 12.00-2-13.1

Zoning: Agricultural (A-1) Zoning District

Proposed Project: The applicant wishes to construct a 20' x 30' detached garage.

WHEREAS, petitioners respectfully request that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-138 entitled "Accessory structures and uses;" 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; and,

WHEREAS, the applicant wishes to construct a 20' x 30' detached garage; and,

WHEREAS, the proposed detached garage is 600 square feet, and the existing detached garage is 720 square feet and the existing attached garage is 480 square feet which would make the total proposed garage space 1,800 square feet, which is 900 square feet over the allowed size of 900 square feet; and,

WHEREAS, this project is classified as a Type II Action under SEQR because pursuant to 6NYCRR Part 617.5(c)(17) this is a granting of an area variance for a single-family home and as a result is therefore exempt from SEQR; and,

WHEREAS, a legal notice was published in the Schenectady Daily Gazette on Thursday, August 13, 2026 announcing that a public hearing was to take place Wednesday, August 19, 2026 at 7:30 p.m. to consider the variance requests; and,

RESOLUTION NUMBER ZBA39-2026

Applicant: Larry & Bonnie Kruger

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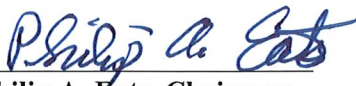
WHEREAS, a public hearing was conducted by the Town of Rotterdam Zoning Board of Appeals on August 19, 2026 to consider the above referenced variance request; and,

WHEREAS, pursuant to a Memorandum of Understanding dated April 2011 with the Schenectady County Department of Planning and Economic Development this project is exempt from review; **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 August 19, 2026 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.

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

TABLED

- 3) Robert Schubert – 226 East Campbell Road, Rotterdam, NY, Tax Map #59.15-5-8** located in the Single Family Residential (R-1) Zoning District. Petitioner respectfully request 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 an 11’ x 36’ 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 1312 square feet which would allow an accessory structure of 196 square feet. The proposed accessory structure is 396 square feet, which will require a variance of 200 square feet.

a. Robert Schubert of 226 E. Campbell Road represented this variance request.

b. The owner addressed the Board.

Mr. Schubert explained that he discussed this with Chairman Eats and Mr. Stramenga. He wants to install a 400 square foot pergola with open sided framing. The purpose is to mount solar panels. He has an asphalt shingle roof with a guarantee from the roofing company. He does not trust the solar companies to come back and fix. For the solar panel system to work he needs 400 square feet. The pergola was being built over the septic system. He has to move the structure. He is thinking of making the pergola smaller to 14 panels and then put 2 panels on the front porch. He is looking to modify his variance request.

c. This proposal is exempt from referral to Schenectady County Planning 239-m review.

d. Questions/comments from the Board.

Chairman Eats also discussed the monstrous tree in the yard and the possible removal of the tree.

Mr. Comenzo asked if he was going to amend the application. Mr. Schubert stated, “yes.” Mr. Comenzo explained so the criteria answers may change so he may wish to address those when he comes back with a revised application.

Mr. Schubert was agreeable to table the application.

TABLED

e. No Public Hearing Comments.

f. Motion to TABLE: Mr. Bonacquist
Seconded: Mr. Stramenga

g. Approved Unanimously by the Members present:

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 ZBA40-2026

Moved by Mr. Bonacquist, Seconded by Mr. Stramenga

Applicant(s): Robert Schubert

TABLED

Applicant(s): Robert Schubert

Project Location: 226 East Campbell Road

Tax Number or Numbers: 59.15-5-8

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

Proposed Project: The applicant wishes to place an 11' x 36' detached shed on the property.

WHEREAS, petitioner respectfully requests that she be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-138 entitled "Accessory structures and uses;" and,

WHEREAS, 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; and,

WHEREAS, the applicant wishes to place a 11' X 36' detached shed on the property; and,

WHEREAS, the existing residential structure is 1312 square feet which would allow an accessory structure of 196 square feet; and,

WHEREAS, the proposed accessory structure is 396 square feet, which will require a variance of 200 square feet; and,

WHEREAS, this project is classified as a Type II Action under SEQR because pursuant to 6NYCRR Part 617.5(c)(17) this is a granting of an area variance for a single-family home and as a result is therefore exempt from SEQR; and,

WHEREAS, a legal notice was published in the Schenectady Daily Gazette on Thursday, August 13, 2026 announcing that a public hearing was to take place Wednesday, August 19, 2026 at 7:30 p.m. to consider the variance requests; and,

RESOLUTION NUMBER ZBA40-2026

Applicant: Robert Schubert

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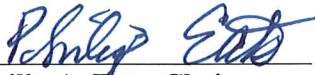
WHEREAS, a public hearing was conducted by the Town of Rotterdam Zoning Board of Appeals on August 19, 2026 to consider the above referenced variance request; and,

WHEREAS, pursuant to a Memorandum of Understanding dated April 2011 with the Schenectady County Department of Planning and Economic Development this project is exempt from review; **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 August 19, 2026 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 **TABLED** said application.

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

- 4) **Jeff and Brittany Rickard – 1139 Putnam Road, Rotterdam, NY**, Tax Map #47.00-4-1 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 270-138 entitled “Accessory structures and uses.” The applicant wishes to place a 14’ x 30’ detached shed on the property. **Chapter 270-138 (a)** Location. States: “No accessory structure shall be located in the front yard of any lot.” The applicant is proposing to locate the shed in what is considered a front yard. **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 1,672 square feet which would allow an accessory structure of 250 square feet. The proposed accessory structure is 420 square feet, which will require a variance of 170 square feet.

a. **Jeff & Brittany Rickard of 1139 Putnam Road represented this variance request.**

Mrs. Rickard submitted 2 letters signed by adjoining neighbors and one down the street in support of this application.

b. **The owners addressed five (5) criteria to the Board.**

Mrs. Rickard opened with the following speech,” Good evening. Thank you for taking the time to hear us tonight. My name is Brittany and this is my husband, Jeff. We live at 1139 Putnam and have for 12 years. Our sons attend Schalmont, Jeff is a small business owner and I am a social worker at Scotia Glenville High School. We enjoy where we live and work very much and are grateful for the opportunity to speak with you about this area and size variance request of a 31 X 114 shed in our front yard. We’d like to apologize for our oversight in not obtaining a building permit for our shed. This was a mistake on our part. As soon as the building department notified us, we came to Town Hall and met with the building inspector, attained a civil engineer to create the packets for before you, filed this variance and permit and have been making every effort to make this right. Lastly before my husband goes through the answers to the variance request questions you all asked of us, I was hoping that the Board would picture what this shed will look like. This shed has been designed firstly to be structurally sound and safe, out children will be in and out of it, getting their bikes, etc. and to mirror the aesthetic of our home. This is not a prefabricated building. This will have the same roof, the same siding, same matching entry door. We take a lot of pride in our home as you’ll notice. Although this is in our front yard, it is not directly in front of our home. It is off set. The front of our home is still fully visible from the street. This project was always meant to read as an extension of our house and we believe it to be aesthetically appealing and not an eye sore. With the Jeff will answer the application questions. Thank you again for your consideration.”

Mr. Rickard explained the layout of the property. The septic is on 1 side and they would like to do an addition to the house. It is the level part. There is sloping in many areas. It is a substantial variance as it is on the front yard. The structure is relatively small for the size of the lot. The runoff will be on their property. It was a

very significant investment in the lot. They are upgrading their home and property. The physical layout of the property including the location of our driveway, septic system was established before and not something they created. The need to place the shed in the front arises directly from the pre-existing site condition not from a decision they made in choosing to build without regard to zoning.

- c. **This proposal is not exempt from referral to Schenectady County Planning 239-m review.**

Schenectady County Development and Planning deferred to local consideration.

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

Mr. Bonacquist stated there will not be any adverse effect. There will not be any environmental concerns. You cannot put on the leach field. It is a large variance but it is mitigated by the size of lot. He also stated if he put the proposed addition up before the shed, he would have been allowed a bigger shed.

Mr. Stramenga agreed with Mr. Bonacquist.

Mr. Serafini asked what the purpose of the shed was. They have zero turn lawn mowers, bikes, and lawn equipment. Mr. Serafini asked if these was going to be power to the shed. Mr. Rickard said he may want to put in power. Mr. Serafini stated that power does not make any difference on the variance request.

Chairman Eats explained that the request is self-created as you are asking for relief from the code. He spoke to the applicants. He discussed who the neighbors were that signed the letters in support of this request.

- e. **No Public Hearing Comments.**

- f. **Motion to APPROVE:**

Mr. Bonacquist

Seconded:

Mr. Stramenga

- g. **Approved Unanimously by the Members present:**

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

Meeting adjourned:

8:10 PM

Motion to adjourn:

Mr. Serafini

Seconded:

Mr. Stramenga

Approved unanimously

Next meeting: September 16, 2026

Respectfully Submitted, Lisa Gallo



Zoning Board of Appeals

RESOLUTION NUMBER ZBA41-2026

Moved by Mr. Bonacquist, Seconded by Mr. Stramenga

Applicant(s): Jeff & Brittany Rickard

Applicant(s): Jeff & Brittany Rickard

Project Location: 1139 Putnam Road

Tax Number or Numbers: 47.00-4-1

Zoning: Agricultural (A-1) Zoning District

Proposed Project: The applicant wishes to place a 14' x 30' detached shed on the property.

WHEREAS, petitioners respectfully request that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-138 entitled "Accessory structures and uses;" and,

WHEREAS, Chapter 270-138 (a) Location. States: "No accessory structure shall be located in the front yard of any lot; and,

WHEREAS, the applicant is proposing to locate the shed in what is considered a front yard; and,

WHEREAS, 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; and,

WHEREAS, the existing residential structure is 1,672 square feet which would allow an accessory structure of 250 square feet; and,

WHEREAS, the proposed accessory structure is 420 square feet, which will require a variance of 170 square feet; and

WHEREAS, this project is classified as a Type II Action under SEQR because pursuant to 6NYCRR Part 617.5(c)(17) this is a granting of an area variance for a single-family home and as a result is therefore exempt from SEQR; and,

WHEREAS, a legal notice was published in the Schenectady Daily Gazette on Thursday, August 13, 2026 announcing that a public hearing was to take place Wednesday, August 19, 2026 at 7:30 p.m. to consider the variance requests; and,

RESOLUTION NUMBER ZBA41-2026

Applicant: Jeff & Brittany Rickard

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WHEREAS, a public hearing was conducted by the Town of Rotterdam Zoning Board of Appeals on August 19, 2026 to consider the above referenced variance request; and,

WHEREAS, this application was forwarded to the Schenectady County Department of Planning and Economic Development pursuant to Town Law 239-m for review and comment; and,

WHEREAS, the Schenectady County Department of Planning and Economic Development pursuant to Town Law 239-m responded on August 6, 2026 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 August 19, 2026 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.

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