

**TOWN OF ROTTERDAM
ZONING BOARD OF APPEALS
July 15, 2026**

PLEASE TAKE NOTICE, that a public hearing will be held by the Rotterdam Zoning Board of Appeals on Wednesday, July 15, 2026 at the John F. Kirvin Government Center, 1100 Sunrise Boulevard, Rotterdam, New York in the V. Dalton Bambury Hearing Room. The Board will hold a workshop of these applications starting at 7:00 pm and the Public Hearings of the following application(s) will commence at 7:30 p.m.:

- 1) **Kenneth and Mary DeWitt – 88 Whispering Pines Way, Rotterdam, NY** - Tax Map #71.5-3-88 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.
- 2) **Matthew D’Arcangelis – 32 Continental Road, Rotterdam, NY**, Tax Map #58.12-8-59 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 270-15.4 entitled “Raising chicken hens as an accessory use.” **Chapter 270-15.4(K)** states that “No chicken enclosure or chicken run shall be located closer than 25 feet from any property line.” The applicant would like to install a chicken enclosure/run that is located 20 feet from the northern property line and 12 feet from eastern property line.
- 3) **Alicia Constance – 2036 Cardiff Road, Rotterdam, NY**, Tax Map #59.11-1-13 located 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 270-138 entitled “Accessory structures and uses.” The applicant wishes to place a 12’ x 20’ 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 1,330 square feet which would allow an accessory structure of 199.5 square feet. The proposed accessory structure is 240 square feet, which will require a variance of 40.5 square feet.

**By Order of the Rotterdam Zoning Board of Appeals
Philip Eats, Chairman**

TO BE PUBLISHED ONCE:

Thursday, July 9, 2026