TOWN OF ROTTERDAM
ZONING BOARD OF APPEALS
March 20, 2024

(Meeting held at Rotterdam Senior Center)

Workshop 7:00pm – Public Hearings 7:30pm

Workshop – 7:00pm

Appoint Vice Chairman

Public Hearings (V. Dalton Bambury Hearing Room 2nd Floor) – 7:30pm

1) **Gary Costanzo – 2039 Westside Avenue, Rotterdam, NY,** Tax Map #58.8-6-27.1 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 25' x 32' detached garage with a height of 18 feet. The variance request(s) are as follows: **Chapter 270-138(b)(2)** "Yards" states that every detached accessory structure shall be located no less than five feet from a side or rear property line. The applicant is seeking to construct within three (3) feet of the side property line, which would require a variance of two (2) feet. **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 800 square feet, and the existing garage is 200 square feet which would make the total garage space 1,000 square feet, which is 100 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.
2) **William H. Frank, Jr.– 891 O'Brien Avenue, Rotterdam, NY,** Tax Map #59.10-3-29 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 24' x 24' detached garage with a height of 24 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 garage height is 24 feet and is 9 feet over the allowed height of 15 feet.
3) **William and Dana Osta – 11 Echo Drive, Rotterdam, NY,** Tax Map #70.6-5-2.1 located in the Agricultural (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 40' x 40' detached garage pole barn with a 40' x 20' covered area with a height of 21 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 pole barn including the covered area is 2,080

square feet, and the existing garage is 576 square feet which would make the total garage space 2,656 square feet, which is 1,756 square feet over the allowed size of 900 square feet. The proposed pole barn garage height is 21 feet and is 6 feet over the allowed height of 15 feet.

4) **Alyssa Bobbit - 2216 Helderberg Avenue.** Tax Map #71.5-1-11.11 located in the Agricultural (A-1) Zoning District. Petitioner respectfully requests that she be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-22 entitled "Lot Area" which states that minimum lot area required for each principal use is one acre. The applicant would like to properly subdivide the rear ±3.19-acre portion of her lot (conveyed by deed to Lecce Development Co., LLC on 12/16/2020 Book 2095, Page 900) and create a ±0.52-acre lot with the existing single-family residence which would require a variance of ±0.48 acres.
5) **Lecce Development Group, LLC – 2216 Helderberg Avenue (rear).** Tax Map #71.5-1-11.12 located in the Agricultural (A-1) Zoning District. Petitioners respectfully requests that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-21 entitled "Yard and Property Line Requirements." **Chapter 270-21(d)** which states that the front property line shall be a minimum of 150 feet. The applicants request that they be permitted to boundary line adjust an ±0.11-acre parcel of property from a ±61.13-acre lot located in the Village of Whispering Pines development (Tax Parcel #71.5-1-5.3) with a ±3.19-acre parcel (conveyed by deed to Lecce Development Co., LLC on 12/16/2020 Book 2095, Page 900) to create a ±3.30-acre lot that has 174.26 feet of property on a private roadway but has no front property line. The variance request is to reconcile the improper transfer of property to facilitate the construction of a golf driving range in support of the Village of Whispering Pines development.

ZBA Agenda
March 20, 2024

1) **Gary Costanzo – 2039 Westside Avenue, Rotterdam, NY,** Tax Map #58.8-6-27.1 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 25' x 32' detached garage with a height of 18 feet. The variance request(s) are as follows: **Chapter 270-138(b)(2)** "Yards" states that every detached accessory structure shall be located no less than five feet from a side or rear property line. The applicant is seeking to construct within three (3) feet of the side property line, which would require a variance of two (2) feet. **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 800 square feet, and the existing garage is 200 square feet which would make the total garage space 1,000 square feet, which is 100 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.

1. Application was tabled from February 21, 2024.

SEQR Requirement: Type II Listed Action – 6NYCRR Part 617.5. No further review is required.

County 239-m Requirement: County review is not required and is exempt pursuant to the 2011 MOU between Schenectady County Economic Development and Planning and the Town of Rotterdam.

Town of Rotterdam
Zoning Board of Appeals

AREA VARIANCE APPLICATION

RECEIVED
JAN 16 2024
TOWN OF ROTTERDAM
PUBLIC WORKS

PART II

TOWN OF ROTTERDAM
General Information

All requested information shall be provided and must be filled out in ink or typed for photocopying purposes

Legal Owner's Name: Garry Costanzo

Mailing Address: 2039 Westside Ave.
City: Schenectady State: NY Zip: 12306
Daytime Phone: 518-869-7622 E-mail: Baron7059@yahoo.com

If applicant is not the owner, include the written owner authorization form below designating the contact to serve as representative.

Owner's Designated Contact: _____

Mailing Address: _____
City: _____ State: _____ Zip: _____
Daytime Phone: _____ E-mail: _____

Project/Proposal Site Area (Acres or sq. ft.): .8 ± A
Assessor Tax Parcel No.(s) of Proposal Site: 58.8-6-27
Street Address of Proposed Site (if any): 2039 Westside Ave Schenectady, NY 12306

Adjacent Area Owned or Controlled (Acres or sq. ft.): .11 A
Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: 58.8-6-26
Name and Address of All Adjacent Landowners:

NAME: Kurtis Gentile
ADD: 2043 Westside

NAME: Dominique Church
ADD: 2031 Westside

NAME: Helena Caluano
ADD: 2040 Oakdawn

NAME: _____
ADD: _____

NAME: Harold Sadler
ADD: 2030 Oakdawn

NAME: _____
ADD: _____

NAME: Kaytia Robinson
ADD: 2026 Oakdawn

NAME: _____
ADD: _____

Describe Existing Use(s) on Proposed Site (Such as buildings, well, sewer drainfield and others): _____
Single family RS Garage (detached 200SF), Sewer
Existing Zoning Classification: Residential

LEGAL INFORMATION

Please attach the deed to the proposed site (REQUIRED)

Width of Property Fronting on Public Road: 80'

Section(s) of the zoning ordinance under which a variance is requested:
Set Back From 5' To 3' 100SF - From 800SF to 900SF

Purpose for the requested variance: Turning Radius For Garage / Add 100SF
To 800SF Allowed | Storage

Are there special circumstances such as lot size, slope, topography or necessary size or shape of the building, which prevent compliance with the zoning ordinance? If so, please explain:
Yes, turning Radius for garage

Does any Town officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? Yes _____ No X. If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

PLEASE DISCUSS EACH OF THE FOLLOWING FIVE (5) CRITERIA WHICH FORM THE LEGAL BASIS FOR THE GRANTING OF A VARIANCE

Explain why you believe that your variance request will not create an undesirable change to the character of the neighborhood or be a detriment to nearby properties if it is granted.

Replacing 2 story house with 1 story Garage

Can the benefit you seek by this variance request be achieved by some other means? If not, explain why there are no other alternatives.

NO - Need For Turn IN To Garage

Is your request a substantial variance from the ordinance? Please explain.

NO Previous house was at SAME Set Back

Why do you believe the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood? Please explain.

Garage is Smaller Than Previous house and will Not Be a EYE SORE

Explain how the difficulty arose and why said difficulty was not self created (purchasing property without first checking the zoning restrictions and/or limitations is an example of a self-created hardship).

Yes Self Created Need Garage for Storage

If you have any additional comments, please attach them on a separate sheet of paper.

PART III

LEGAL OWNER SIGNATURE

(Signature of legal owner(s))

I, the undersigned, swear or affirm under penalty of perjury that the above responses are made truthfully and to the best of my knowledge.

I further swear or affirm that (I)(we) (am)(are) the owner(s) of record of the area proposed for the previously identified land use action, or, if not the owner(s), attached herewith is written permission from the owner(s) authorizing my actions on his or her behalf.

Name: Garry Costanzo

Address: 2039 Westside Ave

Schenectady, NY 12306

Date: _____

Phone: 518-669-7622

Zip: 12306

Garry Costanzo

*#1 Signature of Owner #1

1-16-24

Date

Notary

*(For Signature #1 Above)

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this 16 day of January, 2024.

NOTARY SEAL

DONNA LEVASSEUR
Notary Public, State of New York
Certified Schenectady County
#01LE6388331
Commission Expires: 3-4-2027

Notary Signature

Notary Public in and for the State of New York

My appointment expires: 3-4-2027

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Name: _____

Address: _____

_____

Date: _____

Phone: _____

Zip: _____

_____

*#2 Signature of Owner #2

_____

Date

Notary

*(For Signature #2 Above)

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

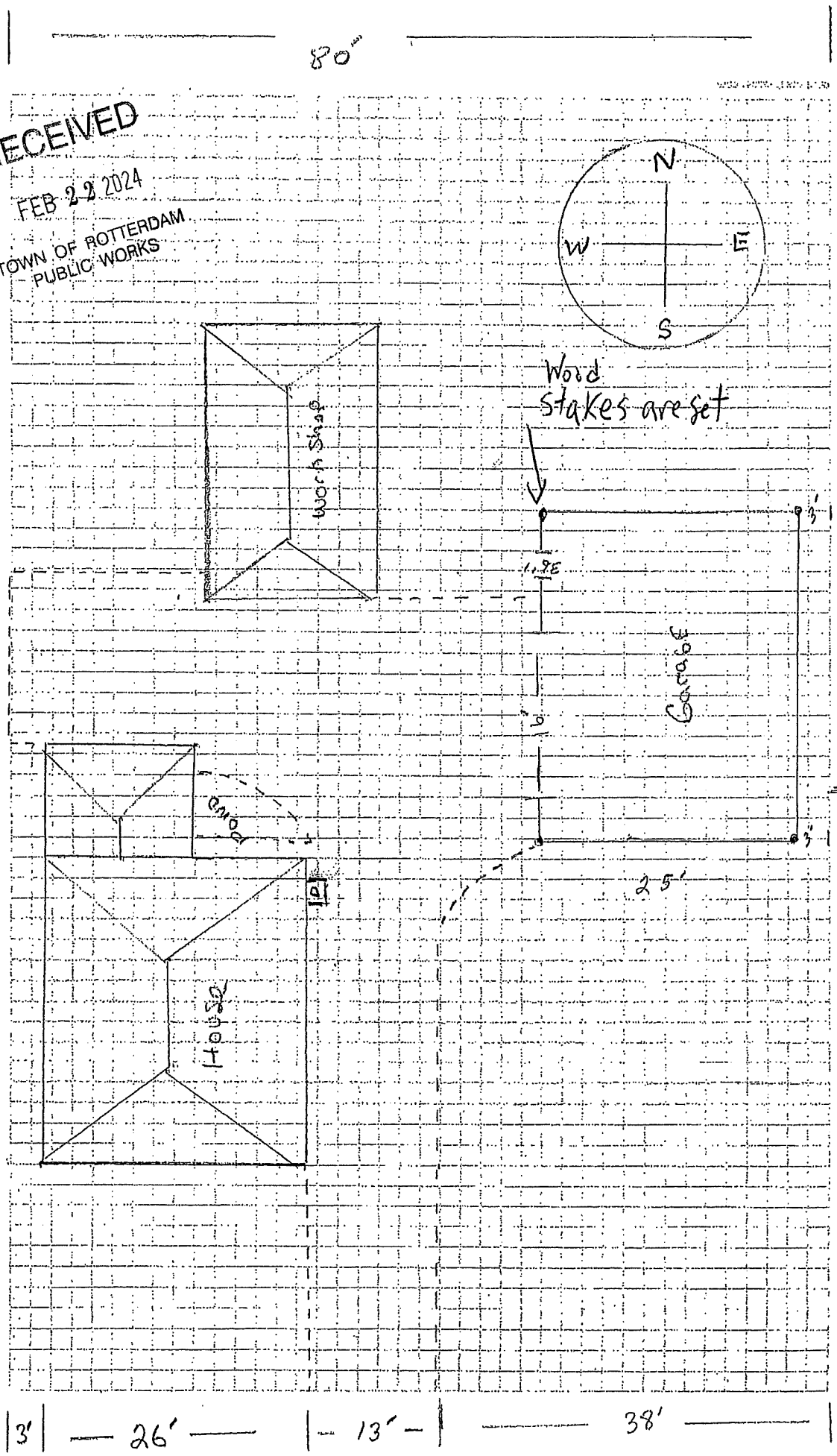
SUBSCRIBED AND SWORN to me this _____ day of _____, 20____.

NOTARY SEAL

_____

Notary Signature
Notary Public in and for the State of New York

My appointment expires: _____


80'
RECEIVED
FEB 22 2024
TOWN OF ROTTERDAM
PUBLIC WORKS
N
W
E
S
Wood Stakes are set
Wood Shed
1.75'
3'
3'
25'
Rear Wall
2031
Westside
5'
5' overlap
Shed
Pool
120'
34'
54'
3'
26'
13'
38'

2) **William H. Frank, Jr.– 891 O'Brien Avenue, Rotterdam, NY,** Tax Map #59.10-3-29 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 24' x 24' detached garage with a height of 24 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 garage height is 24 feet and is 9 feet over the allowed height of 15 feet.

SEQR Requirement: Type II Listed Action – 6NYCRR Part 617.5. No further review is required.

County 239-m Requirement: County review is not required and is exempt pursuant to the 2011 MOU between Schenectady County Economic Development and Planning and the Town of Rotterdam.

RECEIVED

FEB 13 2024

TOWN OF ROTTERDAM
PUBLIC WORKS

Town of Rotterdam
Zoning Board of Appeals
AREA VARIANCE APPLICATION

PART II
TOWN OF ROTTERDAM
General Information

All requested information shall be provided and must be filled out in ink or typed for photocopying purposes

Legal Owner's Name: William H. Frank, Jr.

Mailing Address: 891 O'Brien Ave.
City: Schenectady State: NY Zip: 12303
Daytime Phone: 518-466-3111 E-mail: AIRCPRES@AOL.COM

If applicant is not the owner, include the written owner authorization form below designating the contact to serve as representative.

Owner's Designated Contact: _____

Mailing Address: _____
City: _____ State: _____ Zip: _____
Daytime Phone: _____ E-mail: _____

Project/Proposal Site Area (Acres or sq. ft.): _____
Assessor Tax Parcel No.(s) of Proposal Site: 59.10-3-29
Street Address of Proposed Site (if any): 891 O'Brien Ave

Adjacent Area Owned or Controlled (Acres or sq. ft.): _____
Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: _____
Name and Address of All Adjacent Landowners: PROPERTY RENTED FROM

NAME: RYAN DICKSON
ADD: 895 O'BRIEN AVE
ROTTERDAM

NAME: SHI ZHU ← OWNER'S ADDRESS 882 O'BRIEN ROTTERDAM
ADD: 1742 FIERO
ROTTERDAM

NAME: STEVE LAMERE
ADD: 1754 FIERO
ROTTERDAM

NAME: PETER COUNTRYMAN
ADD: 1762 FIERO
ROTTERDAM

NAME: _____
ADD: _____

NAME: _____
ADD: _____

NAME: _____
ADD: _____

NAME: _____
ADD: _____

Describe Existing Use(s) on Proposed Site (Such as buildings, well, sewer drainfield and others): _____

Existing Zoning Classification: _____

LEGAL INFORMATION

Please attach the deed to the proposed site (REQUIRED)

Width of Property Fronting on Public Road: _____

Section(s) of the zoning ordinance under which a variance is requested:

Purpose for the requested variance: _____

Are there special circumstances such as lot size, slope, topography or necessary size or shape of the building, which prevent compliance with the zoning ordinance? If so, please explain:

Does any Town officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? Yes _____No _____. If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

PLEASE DISCUSS EACH OF THE FOLLOWING FIVE (5) CRITERIA WHICH FORM THE LEGAL BASIS FOR THE GRANTING OF A VARIANCE

Explain why you believe that your variance request will not create an undesirable change to the character of the neighborhood or be a detriment to nearby properties if it is granted.

I'M REPLACING AN OLD AND DECREPIT GARAGE WITH A NEW ONE. THIS WILL BE AN IMPROVEMENT TO MY PROPERTY AND THE NEIGHBORHOOD, AS A WHOLE.

Can the benefit you seek by this variance request be achieved by some other means? If not, explain why there are no other alternatives.

NO. THE OLD GARAGE HAD TO BE REPLACED AND COULD NOT BE REPAIRED.

Is your request a substantial variance from the ordinance? Please explain.

NO. I'M JUST REPLACING ONE OLD GARAGE WHICH WAS COMPLIANT WITH THE ORDINANCE WITH A NEW ONE, ALSO IN COMPLIANCE WITH THE ORDINANCE.

Why do you believe the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood? Please explain.

MY OLD GARAGE WAS AN EYE SORE AND PROBABLY HAD AN ADVERSE EFFECT ON THE ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD. THE NEW GARAGE WILL MAKE THE OPPOSITE EFFECT.

Explain how the difficulty arose and why said difficulty was not self created (purchasing property without first checking the zoning restrictions and/or limitations is an example of a self-created hardship).

I'VE LIVED IN THIS NEIGHBORHOOD FOR 43 YEARS. THE OLD GARAGE EXISTED WHEN I PURCHASED MY HOME. OVER THE YEARS THE GARAGE'S CONDITION DETERIORATED TO A POINT WHERE IT NEEDED TO BE REPLACED.

If you have any additional comments, please attach them on a separate sheet of paper.

PART III

LEGAL OWNER SIGNATURE

(Signature of legal owner(s))

I, the undersigned, swear or affirm under penalty of perjury that the above responses are made truthfully and to the best of my knowledge.

I further swear or affirm that (I)(we) (am)(are) the owner(s) of record of the area proposed for the previously identified land use action, or, if not the owner(s), attached herewith is written permission from the owner(s) authorizing my actions on his or her behalf.

Name: William H. Frank, Jr.
William H. Frank, Jr.

Date: 12/11/2023

Address: 891 O'Brien Ave

Phone: 518-466-3111

Schenectady NY.

Zip: 12302

William H. Frank, Jr.

*#1 Signature of Owner #1

12/11/2023

Date

William H. Frank, Jr.

Notary

*(For Signature #1 Above)

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this 13th day of February, 2024.

NOTARY SEAL

DONNA LEVASSEUR
Notary Public, State of New York
Certified Schenectady County
#01LE6388331
Commission Expires: 3-4-27

Notary Signature

Notary Public in and for the State of New York

My appointment expires: 3-4-27

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Name: _____

Date: _____

Address: _____

Phone: _____

_____

Zip: _____

_____

*#2 Signature of Owner #2

_____

Date

Notary

*(For Signature #2 Above)

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this _____ day of _____, 20____.

NOTARY SEAL

_____

Notary Signature
Notary Public in and for the State of New York

My appointment expires: _____

TOWN OF ROTTERDAM

John F. Kirvin Government Center • 1100 Sunrise Boulevard • Rotterdam, NY 12306
Telephone: 518-355-7575 • Fax: 518-355-7976 • Website: www.rotterdamny.org

LETTER FROM PROPERTY OWNER GRANTING AUTHORIZATION TO ACT

A COPY OF THIS LETTER MUST BE SUBMITTED FOR EACH PROPERTY OWNER INVOLVED

I, William H. Frank, Jr, being duly sworn declare that I am the

(PROPERTY OWNER)

owner of the property involved in a proposed Garage Replacement application request before the Town of Rotterdam for property known as parcel number (s):

Tax Parcel Number(s): 42 2 800 59-10-3-29 ←?

I hereby grant _____ and/or their agent(s) to act on my behalf.

I further declare that all statements, answers, and information herein submitted is in all respects true and correct to the best of my knowledge and belief.

Signature (Authorized Representative): _____

Date: _____

NOTARY

STATE OF NEW YORK) ss:
COUNTY OF _____)

SUBSCRIBED AND SWORN to before me this _____ day of _____, 202_

NOTARY SEAL

_____
Notary Signature

Notary Public in and for the State of New York

Residing at: _____

My appointment expires: _____

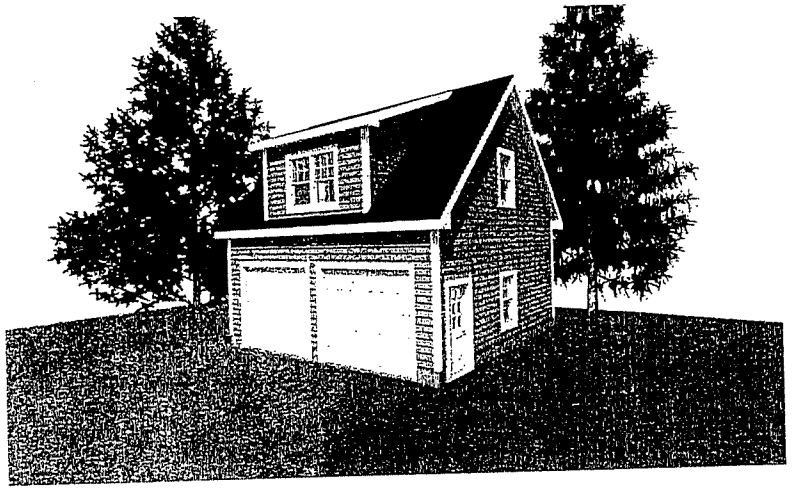
RECEIVED
FEB 13 2024
TOWN OF ROTTERDAM
PUBLIC WORKS

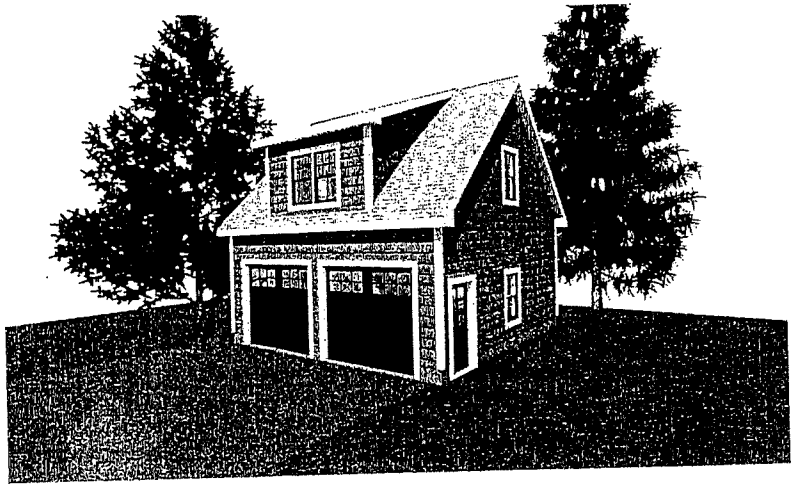
The RED OAK - 24 x 24 Garage
Model # RO2424E12 - 12/12 Pitch

10'-0" WALL HEIGHT

THANK YOU SO MUCH

THE RED OAK - 2 BAY GARAGE
Random Images on this Page





PLEASE CONSULT YOUR LOCAL BUILDING SUPPLIER
Open Your Mind to the Options

GOOD LUCK WITH YOUR PROJECT

GMG

" OPTIONS ARE ENDLESS "

DISCLOSURE : Get My Garage is a Drafting Service intended to increase communication between Homeowners, Suppliers, Contractors, and Lending Institutions. Please consult with Local and State Building Codes prior to construction to assure compliance

GMG

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION
1	3/2020	SH	Initial Setup
2	12/2020	SH	Launch Review
1	12/2021	SH	2021 Upgrade

Get My Garage®

The RED OAK
24 x 24 Garage : 12/12
Eave Facing Doors

DRAWINGS PROVIDED BY:
Get My Garage
sheldon@fieldstonedesign.com
Custom Drawings Available

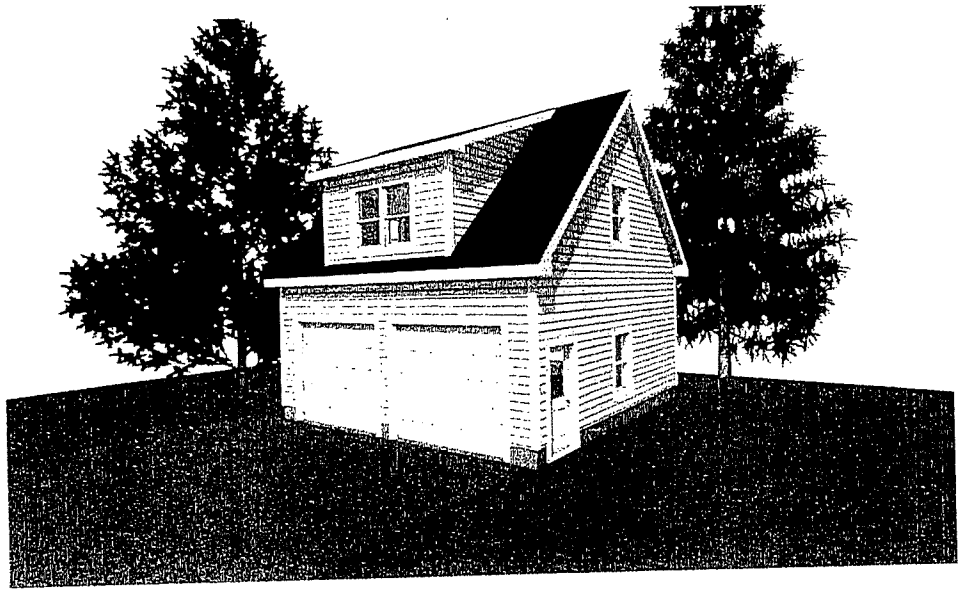
DATE: 12/4/2021

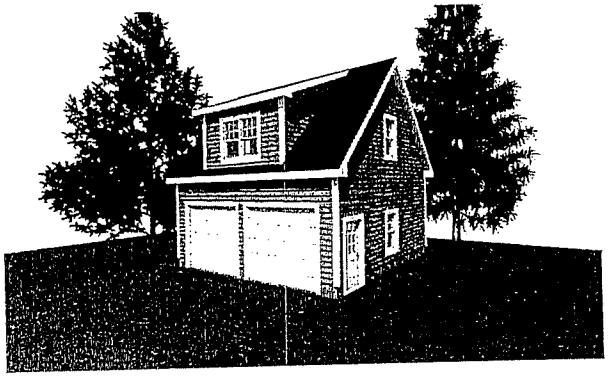
SCALE:

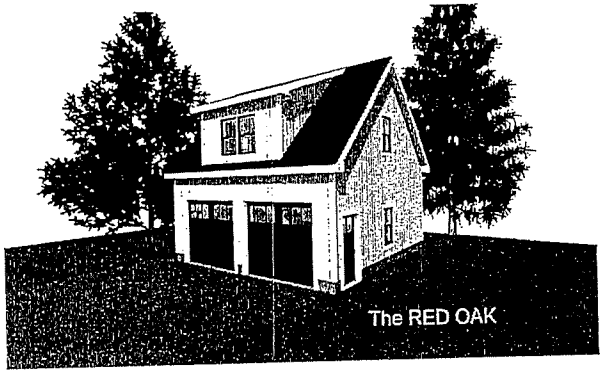
SHEET: A - 12

The RED OAK - 24 x 24 Garage
Model # RO2424E12 - 12/12 Pitch

10'-0" WALL HEIGHT







(AS DESIGNED)

GMG

" OPTIONS ARE ENDLESS "

LOCATION : _____
ACCOUNT MANAGER : _____

CLIENT NAME : _____
TOWN : _____

WEBSITE - www.getmygarage.com • facebook.com/GetMyGaragedotcom •

DISCLOSURE : Get My Garage is a Drafting Service intended to increase communication between Homeowners, Suppliers, Contractors, and Lending Institutions. Please consult with Local and State Building Codes prior to construction to assure compliance.

GMG

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION
1	8/2020	SH	Initial Setup
2	12/2020	SH	Launch Review
1	12/2021	SH	2021 Upgrade

Get My Garage

The RED OAK
24 x 24 Garage : 12/12
Eave Facing Doors

DRAWINGS PROVIDED BY:
Get My Garage
sheldon@fieldstonedesign.com
Custom Drawings Available

DATE: 12/4/2021

SCALE:

SHEET: A - 1

The RED OAK - 24 x 24 Garage
Model # RO2424E12 - 12/12 Pitch

10'-0" WALL HEIGHT

GARAGE SPECIFICATIONS

(AS DRAWN)

SIZE = 24'-0" x 24'-0"
CODE = IRC 2015 Mininimum
Alternate : _____
LOADS = Check Local CE

FOUNDATION = Options Available

WALL HEIGHT = 10'-0"
WALL FRAME = 2x6 KD - Open Stud
HEADERS = 2x10 and LVL
SHEATHING = 1/2" Min - Wall

ROOF = Truss System - Open Ceiling
ROOF PITCH = 12/12
O-HANG SIZE = 12"
SHEATHING = 5/8" Min

SIDING = Vinyl Siding
ROOFING = Architectural Shingles
SOFFETS = Vinyl
TRIMS = Aluminum Coil Wrapped

WINDOWS = Vinyl
DOORS = Insulated
GARAGE DOORS = Insulated

2nd LEVEL STORAGE
Stair Access

CODE :
MAINE -- GMG47197

MATERIALS CALCULATIONS IS A GUIDE
Depending on Personal Choices Additional or alternate Materials will be needed and should be discussed with the General Contractor and the Building Supplier Representative.

GMG

" OPTIONS ARE ENDLESS "

MATERIAL CALCULATIONS

(AS DRAWN)

96 Lf	Sill Sealer
96 Lf	2x6 PT Sill Plate
504 Lf	2x6 KD Plate
96 Ea	2x6x10 KD Stud
72 Ea	2x6x8 KD Stud
120 Lf	2x10 KD Header
54 Lf	11 7/8" LVL Header
1540 Sf	1/2" Sheathing Walls
1540 Sf	House Wrap - Protect
1 System	Roof Trusses - Attic Truss/ Commons
300 Lf	2x10 KD Floor - Joists at Dormer Area
80 Lf	2x6 KD Sub Fascia
414 Lf	2x6 KD Rake Frame
300 Lf	2x4 Kd Lateral/ Diagonal Bracing
980 Sf	5/8" Roof Sheathing
288 Sf	3/4" Floor Sheathing
218 Lf	Drip Edge
52 Lf	Ice and Water Shield (36" Coverage)
810 Sf	15# Felt Paper - Protect
26 Lf	Ridge Vent - Optional
980 Sf	Architectural Roof Shingle
80 Lf	Outside Corner - Vinyl
120 Lf	Starter Strip - Vinyl.
80 Lf	J-Channel - Doors
138 Lf	J-Channel - Rake
80 Lf	J-Chan/ Undersill - Eave
138 Sf	Solid Soffit - Rake
80 Sf	Vented/ Solid - Eave
4 Roll	Coil Stock - Verify / Option - Trim
220 Lf	Exterior Trim - Optional
1540 Sf	Vinyl Siding
60 Lf	2x10/12 KD - Stair Stringers
30 Lf	2x6 KD - Platform Frame
106 Sf	3/4" Sheathing - Sub Tread

(AS DRAWN)

Window and Door Schedule

W1	- 32"x52" Double Hung
W2	- 64"x52" Double Hung - Mull
D1	- 3'-0" x 6'-8" Entry Door
D2	- 8'-0" x 8'-0" Garage Door

Quality, Brand and Features by Others - TBD
Consult Manufacturer for Rough Openings

PLEASE CONSULT YOUR BUILDING SUPPLY PROFESSIONAL
For Options, Desired Modifications, and Alternate Product Availability

MATERIAL DATA SOURCE

DATA SOURCE

Intended as a Guide for Alternate Products
KEY : Lf = Lineal Foot : Sf = Square Foot : Ea = Each
CE = Code Enforcement : GSL = Ground Snow Load

96 Lf	Exterior Wall @ 10'-0"
72 Lf	Exterior Wall @ 8'-0"
1540 Sf	Exterior Sheathing/ Siding
980 Sf	Roof Sheathing/ Roofing
26 Lf	Ridge
138 Lf	Rake
80 Lf	Eave
220 Lf	Win/ Door/ G Door Trim Ext

STRUCTURAL NOTES

120 Lf	Win/ Door Headers @ 2x10
54 LF	G-Door Headers @ 11 7/8" LVL

STRUCTURAL NOTES
Based on Northern Maine Conditions
Loading = 100 # GSL - 100 # Wind

Consult your Local Supplier for Reductions

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION
1	5/2020	SH	Initial Setup
2	12/2020	SH	Launch Redesign
3	1/2021	SH	2021 Upgrade

Get My Garage

The RED OAK
24 x 24 Garage : 12/12
Eave Facing Doors

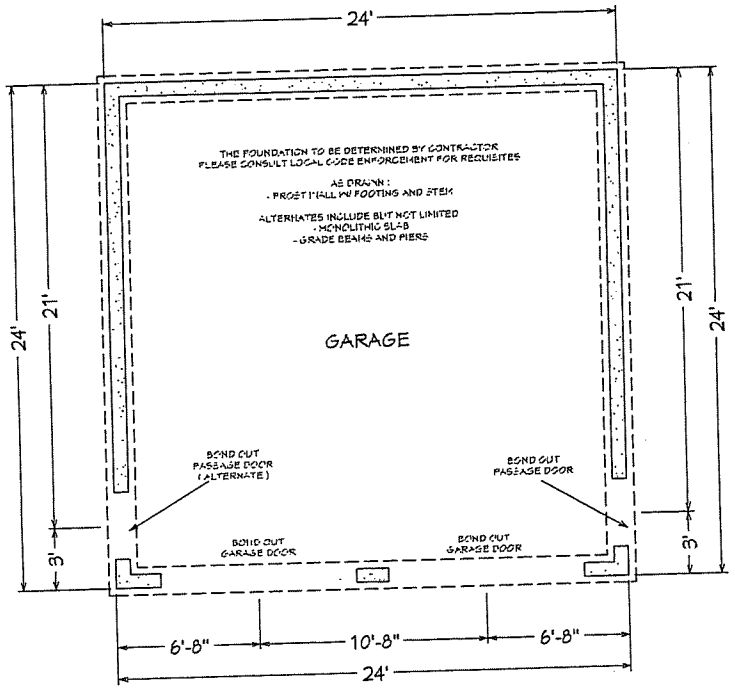
DRAWINGS PROVIDED BY:
Get My Garage
sheldon@fieldstonedesign.com
Custom Drawings Available

DATE: 12/4/2021
SCALE:
SHEET: A - 2

DISCLOSURE : Get My Garage is a Drafting Service intended to increase communication between Homeowners, Suppliers, Contractors, and Lending Institutions. Please consult with Local and State Building Codes prior to construction to assure compliance

The RED OAK - 24 x 24 Garage
Model # RO2424E12 - 12/12 Pitch

10'-0" WALL HEIGHT



CONSULT :

- Foundation Contractor
- Local Code Enforcement

OPTION # 1 :

AS DRAWN : Footing and Frost Walls
Client/ Foundation GC to Set Criteria
FROST WALL DEPTH : _____
FOOTING SIZE : _____
STEM WALL HEIGHT : _____
SLAB THICKNESS : _____
ADDITIONAL : _____

OPTION # 2 :

MONOLITHIC SLAB
Client/ Fundation GC to Set Criteria
HONCH SIZE : _____
SLAB THICKNESS : _____
ADDITIONAL : _____

OPTION # 3 : (Describe)

FLOOR LAYOUT
Foundation

3/8" - 1'-0" Scale
Printed at ARCH D

GMG

" OPTIONS ARE ENDLESS "

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION
3	5/2020	SH	Added Step
2	12/2021	SH	Match Review
1	12/2021	SH	2021 Upgrade

Get My Garage®

The RED OAK
24 x 24 Garage : 12/12
Eave Facing Doors

DRAWINGS PROVIDED BY:
Get My Garage
sheldon@fieldstonedesign.com
Custom Drawings Available

DATE: 12/4/2021

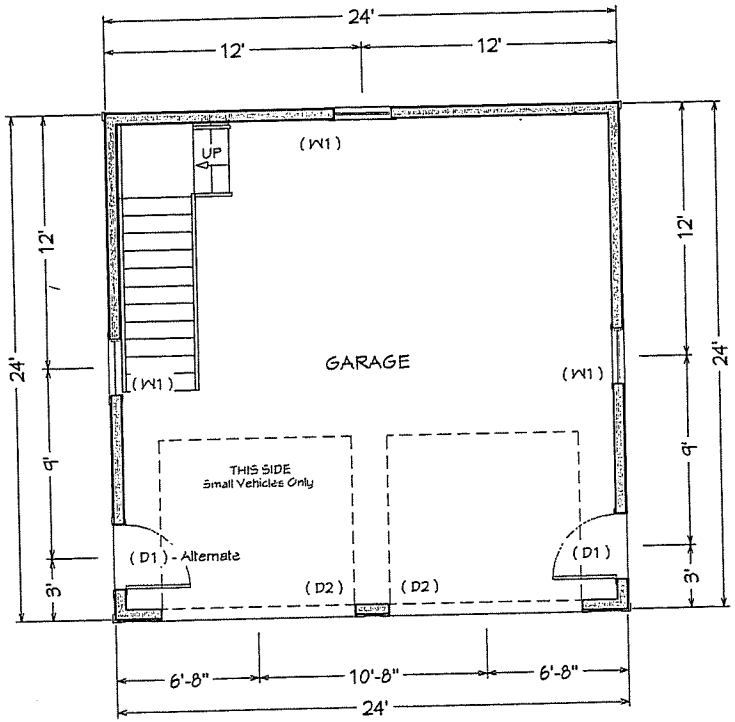
SCALE:

SHEET: A - 3

DISCLOSURE : Get My Garage is a Drafting Service Intended to Increase communication between Homeowners, Suppliers, Contractors, and Lending Institutions. Please consult with Local and State Building Codes prior to construction to assure compliance

The RED OAK - 24 x 24 Garage
Model # RO2424E12 - 12/12 Pitch

10'-0" WALL HEIGHT



FLOOR LAYOUT
Lower Level
3/8" - 1'-0" Scale
Printed at ARCH D

" OPTIONS ARE ENDLESS "

DISCLOSURE : Get My Garage is a Drafting Service intended to increase communication between Homeowners, Suppliers, Contractors, and Lending Institutions. Please consult with Local and State Building Codes prior to construction to assure compliance

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION
2	8/2020	SH	Initial Setup
1	12/2020	SH	Launch Review
1	1/5/2021	SH	2021 Upgrade

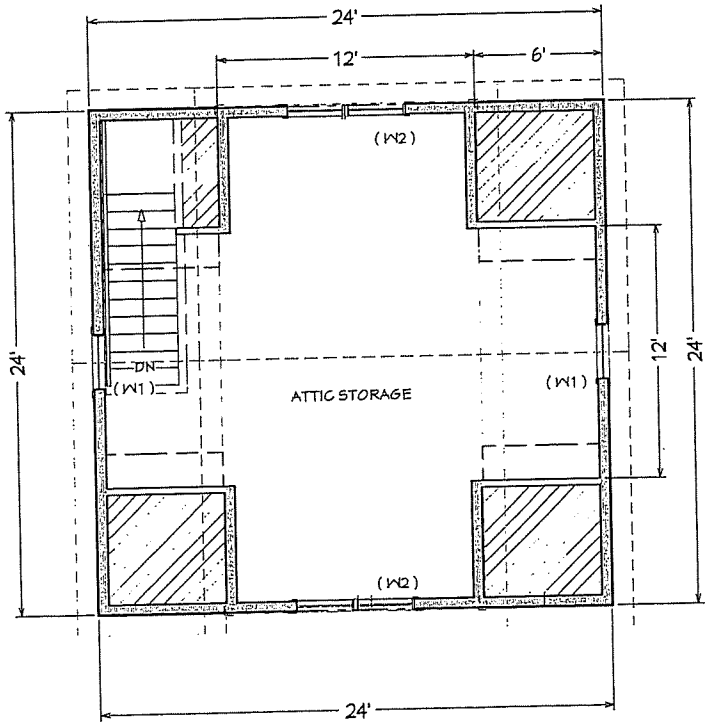
The RED OAK
24 x 24 Garage : 12/12
Eave Facing Doors

DRAWINGS PROVIDED BY:
Get My Garage
sheldon@fieldstonedesign.com
Custom Drawings Available

DATE: 12/4/2021
SCALE:
SHEET: A - 4

The RED OAK - 24 x 24 Garage
Model # RO2424E12 - 12/12 Pitch

10'-0" WALL HEIGHT



FLOOR LAYOUT
Upper Level

3/8" - 1'-0" Scale
Printed at ARCH D

" OPTIONS ARE ENDLESS "

DISCLOSURE : Get My Garage is a Drafting Service intended to increase communication between Homeowners, Suppliers, Contractors, and Lending Institutions. Please consult with Local and State Building Codes prior to construction to assure compliance

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION
3	8/2/20	SH	Initial Setup
2	12/20/20	SH	Launch Re-Size
1	12/2021	SH	2021 Upgrade

Get My Garage®

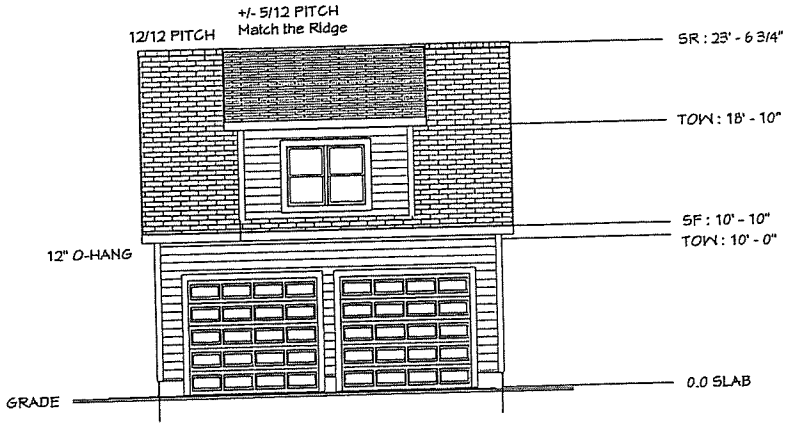
The RED OAK
24 x 24 Garage : 12/12
Eave Facing Doors

DRAWINGS PROVIDED BY:
Get My Garage
sheldon@fieldstonedesign.com
Custom Drawings Available

DATE: 12/4/2021
SCALE:
SHEET: A - 5

The RED OAK - 24 x 24 Garage
Model # RO2424E12 - 12/12 Pitch

10'-0" WALL HEIGHT



FRONT ELEVATION
1/4" - 1'-0" Scale
Printed at ARCH D

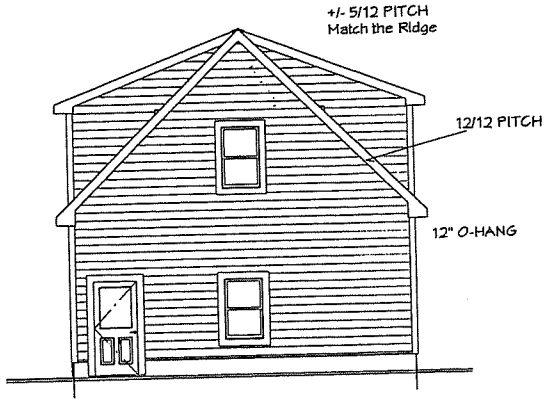
WALL HEIGHT = 10'-0" - 1F
WALL HEIGHT = 8'-0" - 2F
WALL FRAME = 2x6 KD
HEADERS = 2x10 and LVL
SHEATHING = 1/2" Min

ROOF = Truss System
ROOF PITCH = 12/12
O-HANG SIZE = 12"
SHEATHING = 5/8" Min

SIDING = Vinyl Siding
ROOFING = Architectural Shingles
SOFFETS = Vinyl
TRIMS = Aluminum Coil Wrapped

WINDOWS = Vinyl
DOORS = Insulated
GARAGE DOORS = Insulated

2nd LEVEL STORAGE
Stair Access



RIGHT ELEVATION
1/4" - 1'-0" Scale
Printed at ARCH D

GMG

" OPTIONS ARE ENDLESS "

DISCLOSURE : Get My Garage is a Drafting Service intended to increase communication between Homeowners, Suppliers, Contractors, and Lending Institutions. Please consult with Local and State Building Codes prior to construction to assure compliance

GMG

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION
1	8/2/20	SH	Initial Setup
2	12/2/20	SH	Launch Review
3	12/2021	SH	2021 Upgrade

Get My Garage®

The RED OAK
24 x 24 Garage : 12/12
Eave Facing Doors

DRAWINGS PROVIDED BY:
Get My Garage
sheldon@fieldstonedesign.com
Custom Drawings Available

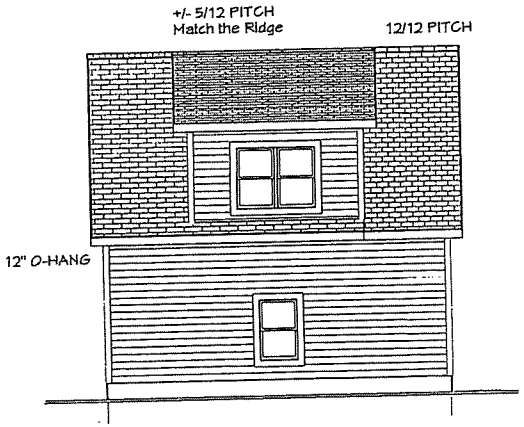
DATE: 12/4/2021

SCALE:

SHEET: A - 6

The RED OAK - 24 x 24 Garage
Model # RO2424E12 - 12/12 Pitch

10'-0" WALL HEIGHT



REAR ELEVATION
1/4" - 1'-0" Scale
Printed at ARCH D

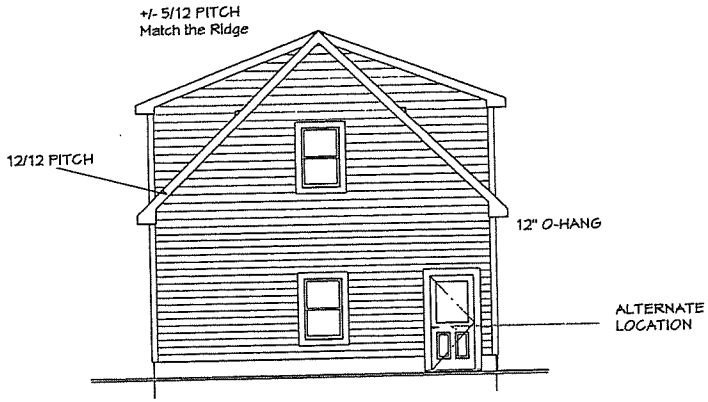
WALL HEIGHT = 10'-0" - 1F
WALL HEIGHT = 8'-0" - 2F
WALL FRAME = 2x6 KD
HEADERS = 2x10 and LVL
SHEATHING = 1/2" Min

ROOF = Truss System
ROOF PITCH = 12/12
O-HANG SIZE = 12"
SHEATHING = 5/8" Min

SIDING = Vinyl Siding
ROOFING = Architectural Shingles
SOFFETS = Vinyl
TRIMS = Aluminum Coil Wrapped

WINDOWS = Vinyl
DOORS = Insulated
GARAGE DOORS = Insulated

2nd LEVEL STORAGE
Stair Access



LEFT ELEVATION
1/4" - 1'-0" Scale
Printed at ARCH D

" OPTIONS ARE ENDLESS "

DISCLOSURE : Get My Garage is a Drafting Service intended to increase communication between Homeowners, Suppliers, Contractors, and Lending Institutions. Please consult with Local and State Building Codes prior to construction to assure compliance

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION
1	3/2020	SH	Initial Setup
2	12/2020	SH	Layout Review
1	12/2021	SH	2021 Upgrade

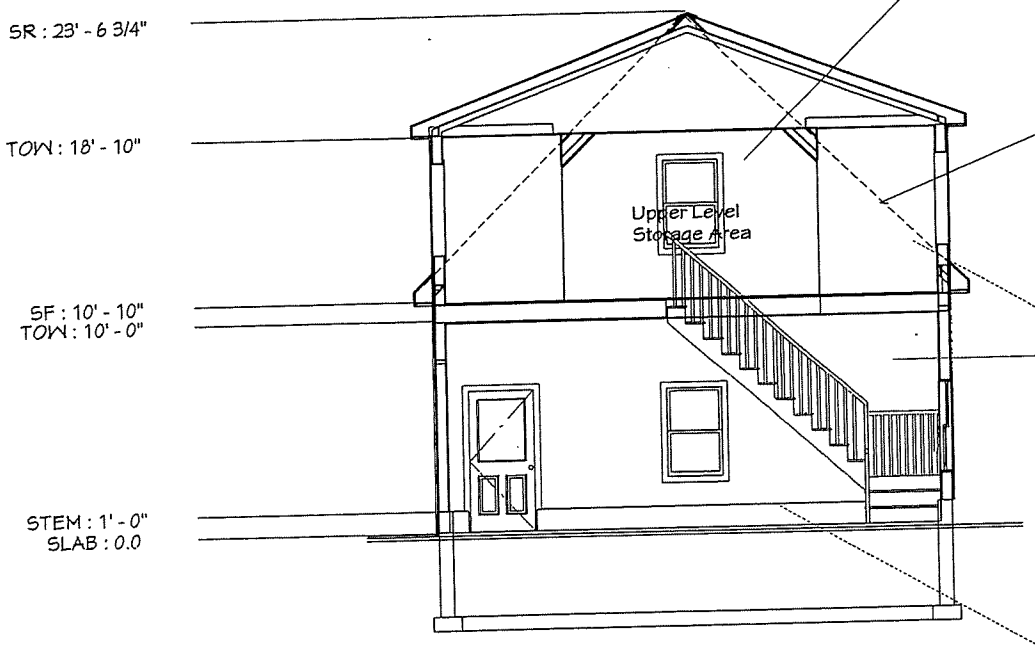
The RED OAK
24 x 24 Garage : 12/12
Eave Facing Doors

DRAWINGS PROVIDED BY:
Get My Garage
sheldon@fieldstonedesign.com
Custom Drawings Available

DATE: 12/4/2021
SCALE:
SHEET: A - 1

The RED OAK - 24 x 24 Garage
Model # RO2424E12 - 12/12 Pitch

10'-0" WALL HEIGHT



BUILDING SECTION
As Drawn

ARCHITECTURAL SHINGLES
15# FELT PAPER
ICE AND WATER SHIELD
DRIP EDGE
5/8" SHEATHING
ROOF TRUSS SYSTEM
LATERAL AND DIAGONAL BRACING
CEILING - UNFINISHED

VINYL SIDING
VINYL TRIM
HOUSE WRAP
1/2" SHEATHING
2x6 KD FRAME
2x10/ LVL HEADERS
INTERIOR - UNFINISHED

OPTION # 1 :

AS DRAWN : Footing and Frost Walls
Client/ Foundation GC to Set Criteria
FROST WALL DEPTH : _____
FOOTING SIZE : _____
STEM WALL HEIGHT : _____
SLAB THICKNESS : _____
ADDITIONAL : _____

OPTION # 2 :

MONOLITHIC SLAB
Client/ Fundation GC to Set Criteria
HONCH SIZE : _____
SLAB THICKNESS : _____
ADDITIONAL : _____

OPTION # 3 : (Describe)

" OPTIONS ARE ENDLESS "

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION
3	8/2020	SH	Initial Setup
2	12/2020	SH	Launch Review
1	1/2021	SH	2021 Upgrade

The RED OAK
24 x 24 Garage : 12/12
Eave Facing Doors

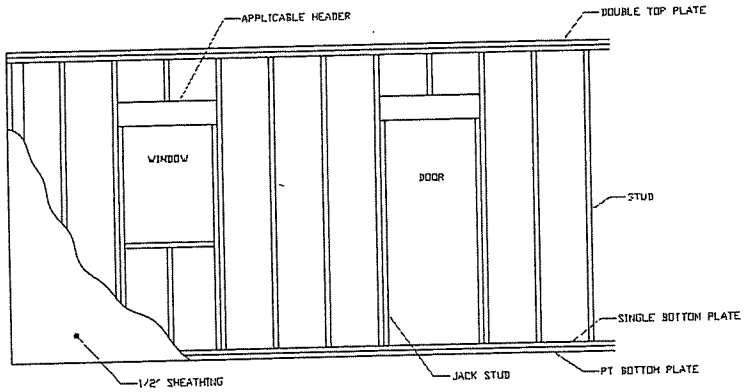
DRAWINGS PROVIDED BY:
Get My Garage
sheldon@fieldstonedesign.com
Custom Drawings Available

DATE: 12/4/2021
SCALE:
SHEET: A - 8

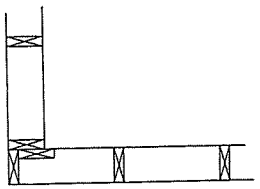
DISCLOSURE : Get My Garage is a Drafting Service intended to increase communication between Homeowners, Suppliers, Contractors, and Lending Institutions. Please consult with Local and State Building Codes prior to construction to assure compliance

The RED OAK - 24 x 24 Garage
Model # RO2424E12 - 12/12 Pitch

10'-0" WALL HEIGHT



TYP. WALL DETAIL
NO SCALE



TYP. CORNER DETAIL
NO SCALE

" OPTIONS ARE ENDLESS "

DISCLOSURE : Get My Garage is a Drafting Service intended to increase communication between Homeowners, Suppliers, Contractors, and Lending Institutions. Please consult with Local and State Building Codes prior to construction to assure compliance.

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION
1	5/2/20	SH	Initial Setup
2	12/25/20	SH	Launch Review
1	1/5/2021	SH	2021 Upgrade

Get My Garage

The RED OAK
24 x 24 Garage : 12/12
Eave Facing Doors

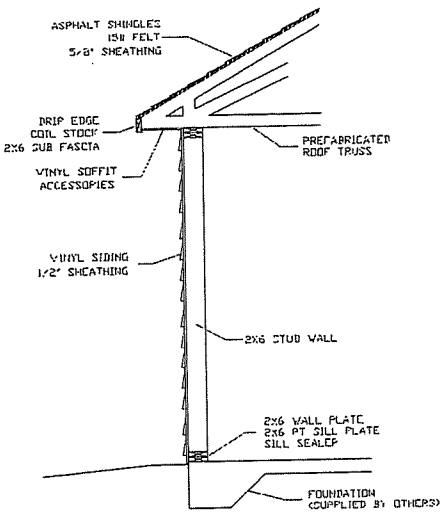
DRAWINGS PROVIDED BY:
Get My Garage
sheldon@fieldstonedesign.com
Custom Drawings Available

DATE: 12/4/2021
SCALE:
SHEET: A - 9

The RED OAK - 24 x 24 Garage
Model # RO2424E12 - 12/12 Pitch

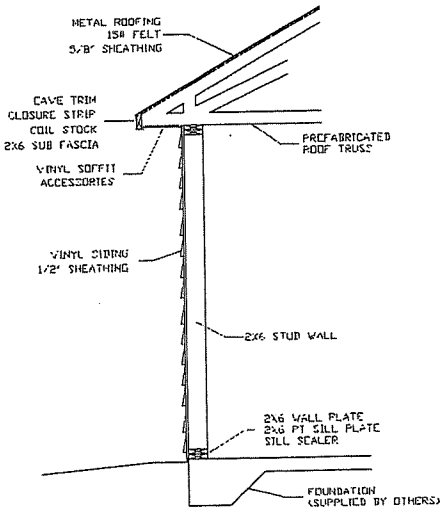
10'-0" WALL HEIGHT

ASPHALT SHINGLED ROOF



TYP. WALL SECTION
NO SCALE

CORRUGATED METAL ROOF



TYP. WALL SECTION
NO SCALE

GMG

" OPTIONS ARE ENDLESS "

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GMG

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION
3	5/2/20	SH	Metal Mun
2	12/2/20	SH	Labovitz Review
1	12/2021	SH	2021 Upgrade

Get My Garage®

The RED OAK
24 x 24 Garage : 12/12
Eave Facing Doors

DRAWINGS PROVIDED BY:
Get My Garage
sheldon@fieldstonedesign.com
Custom Drawings Available

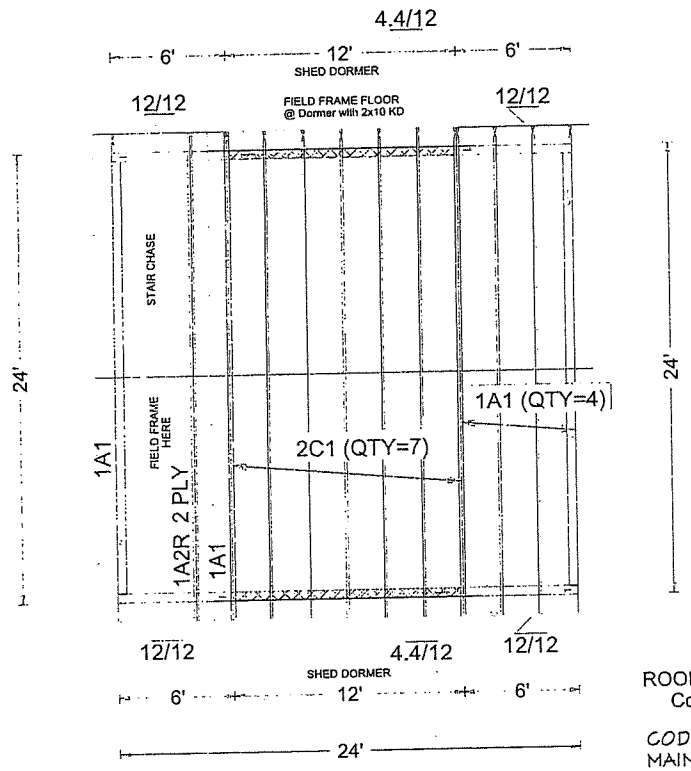
DATE: 12/4/2021

SCALE:

SHEET: A - 10

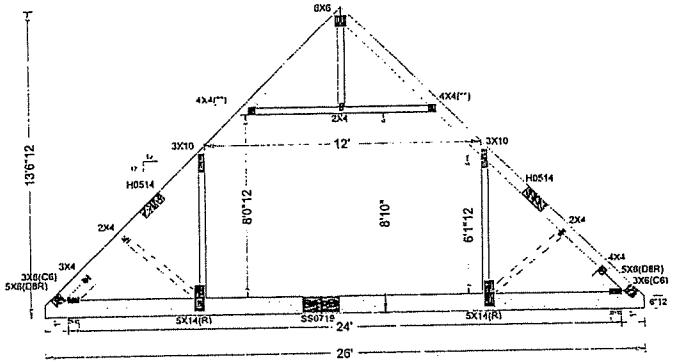
The RED OAK - 24 x 24 Garage
Model # RO2424E12 - 12/12 Pitch

10'-0" WALL HEIGHT

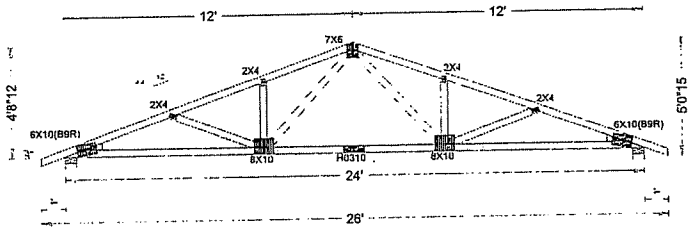


ROOF TRUSS LAYOUT
Concept Drawing

CODE :
MAINE -- GMG47197



(1A1) - ATTIC TRUSS



(2C1) - COMMON TRUSS

GMG

" OPTIONS ARE ENDLESS "

DISCLOSURE : Get My Garage is a Drafting Service Intended to increase communication between Homeowners, Suppliers, Contractors, and Lending Institutions. Please consult with Local and State Building Codes prior to construction to assure compliance.

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION
1	3/2/20	SH	Initial Setup
2	12/2020	SH	Match Review
3	12/2021	SH	2021 Upgrade

Get My Garage

The RED OAK
24 x 24 Garage : 12/12
Eave Facing Doors

DRAWINGS PROVIDED BY:
Get My Garage
sheldon@fieldstonedesign.com
Custom Drawings Available

DATE: 12/4/2021

SCALE:

SHEET: A - 11

30

Deed

WARRANTY WITH LIEN COVENANT

LESTER V. ADAMS, JR., and
JOYCELYNNR. ADAMS

TO

R+R

WILLIAM H. FRANK, JR. and
JOANNE D. FRANK, his wife
891 O'Brien Ave Rott. 12303

Dated, Feb 2, 19 81

REC. BOOK		DATE
MO. TGAGOR GRANTOR	RW	2-3
MO. TGAGEE GRANTEE	RW	2-4
COPIED	RW	2-4
COMPARED	[illegible]	2/6
	[illegible]	2/13

~~EDWARD D. VACCA~~
Attorney At Law
947 State Street
~~Schenectady, N.Y. 12307~~
(518) 374-0444

STATE OF NEW YORK }
SCHENECTADY COUNTY } ss:

Recorded in Book 1043
of Deeds
at page 668 and examined.

[illegible]
County Clerk

10

3) **William and Dana Osta – 11 Echo Drive, Rotterdam, NY,** Tax Map #70.6-5-2.1 located in the Agricultural (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 40' x 40' detached garage pole barn with a 40' x 20' covered area with a height of 21 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 pole barn including the covered area is 2,080 square feet, and the existing garage is 576 square feet which would make the total garage space 2,656 square feet, which is 1,756 square feet over the allowed size of 900 square feet. The proposed pole barn garage height is 21 feet and is 6 feet over the allowed height of 15 feet.

SEQR Requirement: Type II Listed Action – 6NYCRR Part 617.5. No further review is required.

County 239-m Requirement: County review is not required and is exempt pursuant to the 2011 MOU between Schenectady County Economic Development and Planning and the Town of Rotterdam.

RECEIVED

MAR 05 2024

TOWN OF ROTTERDAM
PUBLIC WORKS

Town of Rotterdam
Zoning Board of Appeals

AREA VARIANCE APPLICATION

RECEIVED
MAR 05 2024
TOWN OF ROTTERDAM
PUBLIC WORKS

PART II

TOWN OF ROTTERDAM
General Information

All requested information shall be provided and must be filled out in ink or typed for photocopying purposes

Legal Owner's Name: William and Dana Osta

Mailing Address: 11 Echo Drive
City: Schenectady State: NY Zip: 12306
Daytime Phone: (518)470-0364 E-mail: billo@pacaware.com

If applicant is not the owner, include the written owner authorization form below designating the contact to serve as representative.

Owner's Designated Contact: same

Mailing Address: _____
City: _____ State: _____ Zip: _____
Daytime Phone: _____ E-mail: _____

Project/Proposal Site Area (Acres or sq. ft.): 2080 sq. ft structure 1.22 acre lot
Assessor Tax Parcel No.(s) of Proposal Site: 10.6-5-2.1
Street Address of Proposed Site (if any): 11 Echo Dr. 12306

Adjacent Area Owned or Controlled (Acres or sq. ft.): NA
Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: _____
Name and Address of All Adjacent Landowners:

NAME: Brian Baker
ADD: 7 Echo Dr. 12306

NAME: Jesse Horvedel
ADD: 227 South Westcott Rd. 12306

NAME: _____
ADD: _____

NAME: _____
ADD: _____

NAME: _____
ADD: _____

NAME: _____
ADD: _____

NAME: _____
ADD: _____

NAME: _____
ADD: _____

Describe Existing Use(s) on Proposed Site (Such as buildings, well, sewer drainfield and others): _____

Existing Zoning Classification: A-1 Agricultural

LEGAL INFORMATION

Please attach the deed to the proposed site (REQUIRED)

Width of Property Fronting on Public Road: 200 ft. on Echo Drive
325ft. on South Westcott

Section(s) of the zoning ordinance under which a variance is requested:

Purpose for the requested variance: Construct a pole barn for storage.

Are there special circumstances such as lot size, slope, topography or necessary size or shape of the building, which prevent compliance with the zoning ordinance? If so, please explain:

Does any Town officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? Yes _____ No X. If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

PLEASE DISCUSS EACH OF THE FOLLOWING FIVE (5) CRITERIA WHICH FORM THE LEGAL BASIS FOR THE GRANTING OF A VARIANCE

Explain why you believe that your variance request will not create an undesirable change to the character of the neighborhood or be a detriment to nearby properties if it is granted.
~~match our current home~~ The structure will match our current home. Our camping trailer, childs toys, outdoor furniture will all be stored inside - they can currently be seen from the street.
We will add nice curb-appeal also (arborvitae etc.)

Can the benefit you seek by this variance request be achieved by some other means? If not, explain why there are no other alternatives. No. Other options we have discussed would not be appealing to the eye.

Is your request a substantial variance from the ordinance? Please explain. Yes. It is a large square footage.

Why do you believe the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood? Please explain. Physically, it will improve the look of our property. Environmentally, we plan on having proper drainage and landscaping.

Explain how the difficulty arose and why said difficulty was not self created (purchasing property without first checking the zoning restrictions and/or limitations is an example of a self-created hardship).
After seven years of improving our property we have aquired multiple pieces of equipment in regards to mowing, landscaping, etc.
Also, after having two children - things accumulate, and have to be stored. Life happens!

If you have any additional comments, please attach them on a separate sheet of paper.

PART III

LEGAL OWNER SIGNATURE

(Signature of legal owner(s))

I, the undersigned, swear or affirm under penalty of perjury that the above responses are made truthfully and to the best of my knowledge.

I further swear or affirm that (I)(we) (am)(are) the owner(s) of record of the area proposed for the previously identified land use action, or, if not the owner(s), attached herewith is written permission from the owner(s) authorizing my actions on his or her behalf.

Name: Dana Osta

Address: 11 Echo Dr.
Schenectady, NY 12306

Date: 2/5/2024

Phone: 518-470-0364

Zip: 12306

Dana Y. Osta
*#1 Signature of Owner #1

2/5/2024
Date

Notary
*(For Signature #1 Above)

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this 5th day of March, 2024.

NOTARY SEAL Tammy L. Whelan
Notary Public, State of New York
Certified Schenectady County
01WH6261330
Commission Expires 5/7/24

Tammy L. Whelan
Notary Signature

Notary Public in and for the State of New York

My appointment expires: 5/7/24

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Name: _____

Address: _____

_____

Date: _____

Phone: _____

Zip: _____

_____
*#2 Signature of Owner #2

_____
Date

Notary
*(For Signature #2 Above)

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this _____ day of _____, 20____.

NOTARY SEAL

_____
Notary Signature
Notary Public in and for the State of New York

My appointment expires: _____

ZMS Structures Quotation Package

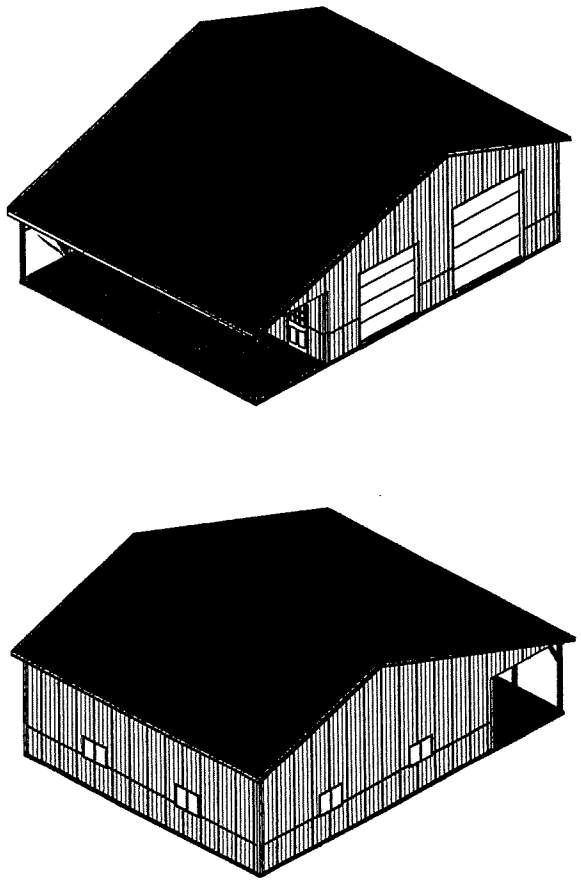
QUOTATION FOR:
Bill & Dana Osta
11 Echo Drive
Rotterdam, NY 12306
Customer Phone Not Provided

CONTACT:
Zack
1590 State Route 7
Warnerville, NY 12187
518-234-7041

CONSTRUCTION:	Post Frame
DIMENSIONS:	40' X 40' X 14'
EAVE1 PORCH	12' X 40' X 10'

SPECIFICATIONS FOR 40' X 40' X 14' POST FRAME PACKAGE:

- **MATERIAL PACKAGE**
  - Pre-Engineered Wood Trusses (4/12 Pitch, 4' O/C)
  - 4.5 x 5.25 Timber Technologies 3 Ply Eave Posts (8' O/C)
  - 4.5 x 5.25 Timber Technologies 3 Ply Gable Posts (10' O/C)
  - 2 x 8 Treated Skirt Boards (1 Row)
  - 2 x 4 Wall Girts (24" O/C) and Roof Purlins (24" O/C)
  - 1.75 x 9.5 Double Top Girt Truss Carrier
  - Regal White Max-Rib Ultra Steel Siding
  - Ash Gray Steel Wainscot on All Four Sides
  - Matte Black Max-Rib 90 Steel Roof
  - One Concrete Pad per Post Hole
  - 5 Inch Poured Floor For Fill Around Posts
- **DOORS & WINDOWS**
  - One 10 X 10 Overhead Ins. Std. Trk. w/o Opener
  - One 12 X 12 Overhead Ins. Std. Trk. w/o Opener
  - One 8 X 7 Overhead Ins. Std. Trk. w/o Opener
  - One 3' 9 Lite Entry Door
  - Four Silverline 4' x 3' Slider Windows
- **12' X 10' X 40' CONTINUOUS PITCH PORCH, EAVE 1**
- **12" OVERHANG ON ALL SIDES STEEL SOFFIT**
- **FASTENERS**
  - 1 1/2 In. Metal to Wood Screws for Steel Wall, Roof Panels
  - 4 In. Galv. Pole Barn Nails for Truss Carrier
  - 3 1/2 In. Galv. Pole Barn Nails for Skirt Board
  - Galvanized Steel Framing Nails
- **DETAILED BUILDING PLANS**



QUOTATION DATE: 2/23/2024

ESTIMATE NUMBER: 348

GRAND TOTAL

Prices are good for 30 days, until 3/24/2024

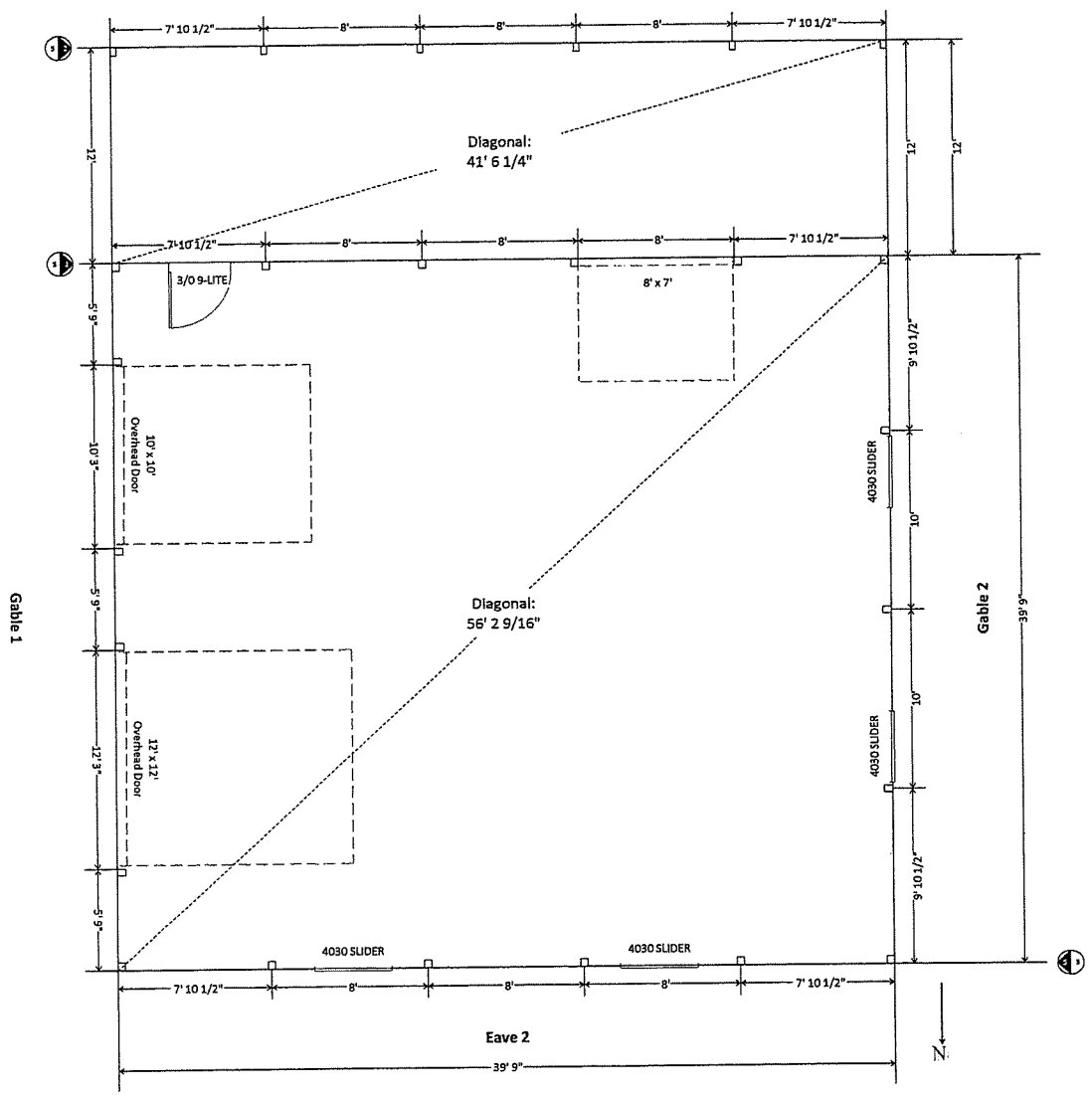
ZMS STRUCTURES

POLE LAYOUT

Personal Use, 1600 sq. ft.

Construction Maestro

Eave 1



Bill Dana Osta
Estimate Number: 348
2/23/2024

GABLE1 CROSS SECTION

ROOF LAYER 1: MATTE BLACK MAX-RIB 90 STEEL PANEL

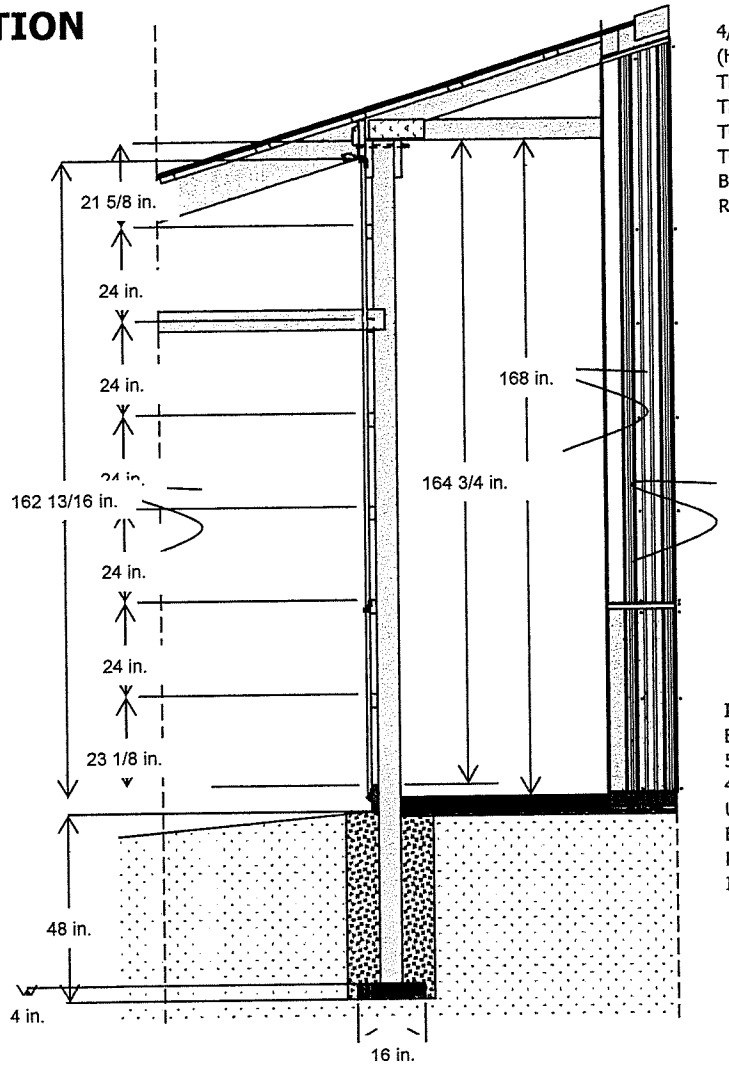
PURLINS: 2 X 4 CONSTRUCTION GRADE FASTENED LAYING FLAT
SUB FACIA: 2 X 6 CONSTRUCTION GRADE
FACIA COVERING/UNDEREAVE: ASH GRAY SOFFIT
FLASHING 12 IN X 10 FT 3 IN

CORNER POSTS: TIMBER TECHNOLOGIES 3 PLY 4.5 X 5.25
INTERMEDIATE POSTS: TIMBER TECHNOLOGIES 3 PLY 4.5 X 5.25 SPACING 8 FT O.C.
EXTERIOR CARRIER: L.V.L. 1.75 X 9.5
INTERIOR CARRIER: L.V.L. 1.75 X 9.5
EXTERIOR WALL GIRTS: CONSTRUCTION GRADE 2 X 4
WALL LAYER 1: REGAL WHITE MAX-RIB ULTRA STEEL PANEL

EXTERIOR SKIRT BOARD: TREATED 2 X 8

SIDING BEGINS 2 5/8 IN. BELOW THE TOP OF SKIRT BOARD

EARTH GRADE BEGINS 7 IN. BELOW THE TOP OF SKIRT BOARD



4/12 PITCH TRUSS SYSTEM WITH A STANDARD HEEL (HEEL HEIGHT: 0-5-12 OR 5 3/4 IN.)
TRUSS SPACING: 48 IN. O.C.
TRUSS LOADING INFORMATION:
TCLL/TCDL/BCLL/BCDL 47-7-0-10
TOTAL TRUSS LOADING = 64 P.S.F.
BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS

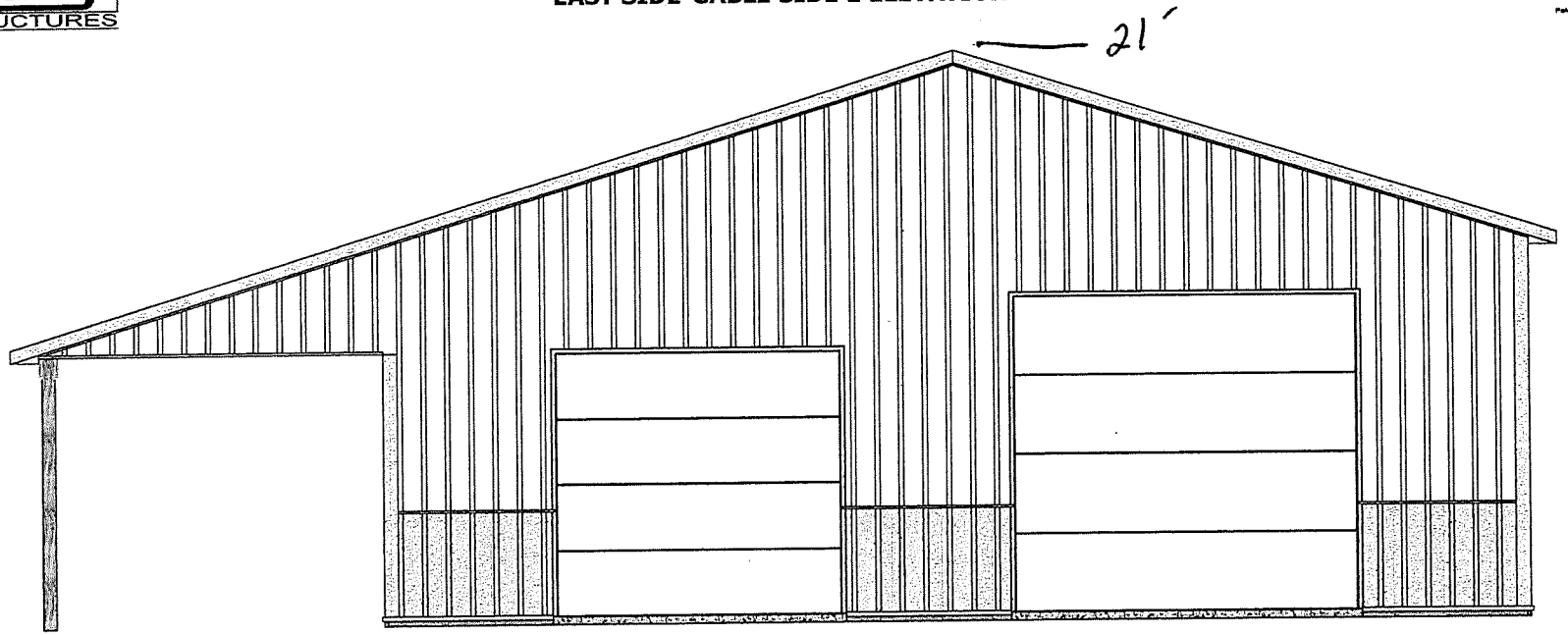
INTERIOR FINISHED FLOOR HT. WILL BE 3 1/4 In. BELOW THE TOP OF THE SKIRT BOARD
5 IN. CONCRETE FLOOR W/STRUCTURAL STRENGTH - 4000 P.S.I.
UNDISTURBED SOIL OR COMPACTED SAND FILL
BACKFILL 20 IN. HOLE WITH 5 INCH POURED FLOOR PIER FOOTING: PRECAST 5000 P.S.I. 16 IN. X WIDE 4 IN. THICK CONCRETE PAD

Bill Dana Osta
Estimate Number: 348
2/23/2024

ZMS STRUCTURES

EAST SIDE-GABLE SIDE 1 ELEVATION

Construction Maestro® Estimating Software Pole Barns, Garages & Decks

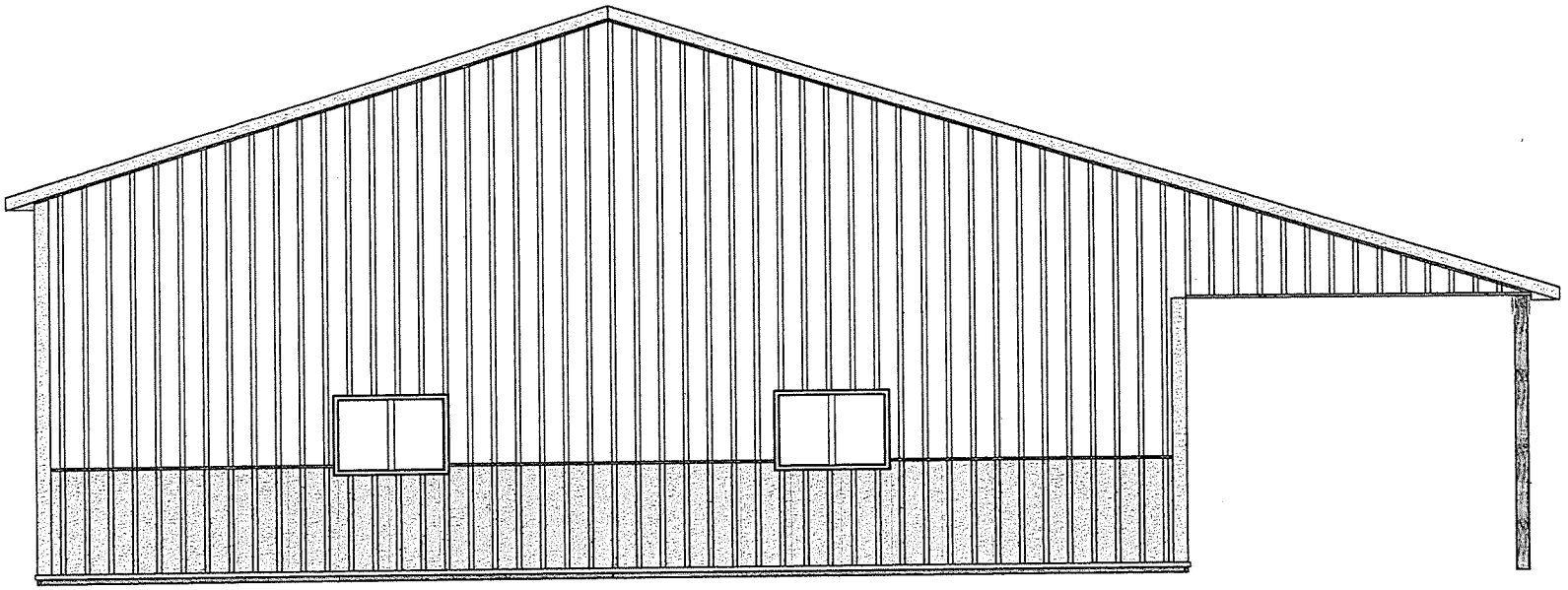


Bill Dana Osta
Estimate Number: 348
2/23/2024

ZMS STRUCTURES

WEST SIDE-GABLE SIDE 2 ELEVATION

Construction Maestro® Estimating Software Pole Barns, Garages & Decks

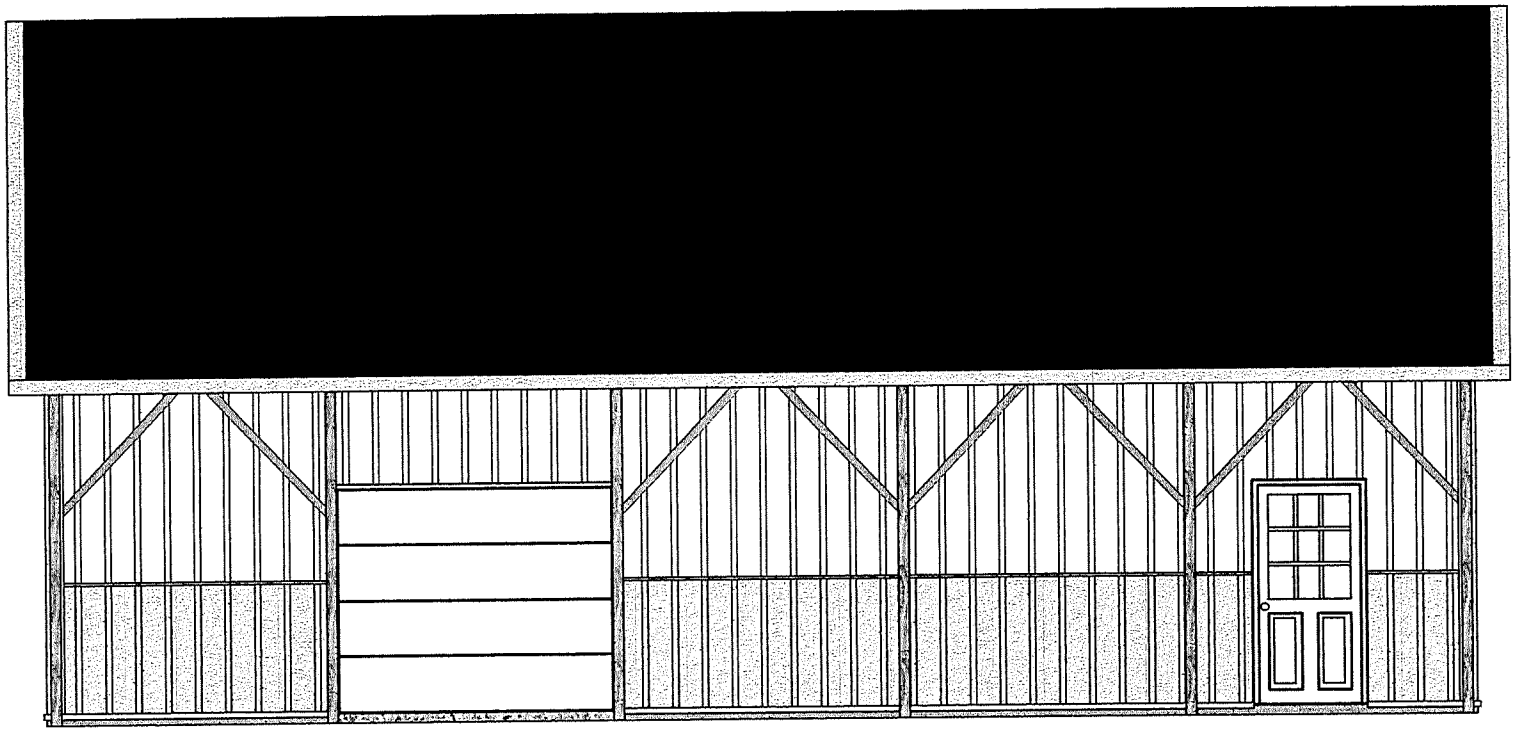


Bill Dana Osta
Estimate Number: 348
2/23/2024

ZMS STRUCTURES

SOUTH SIDE-EAVE SIDE 1 ELEVATION

Construction Maestro® Estimating Software Pole Barns, Garages & Decks

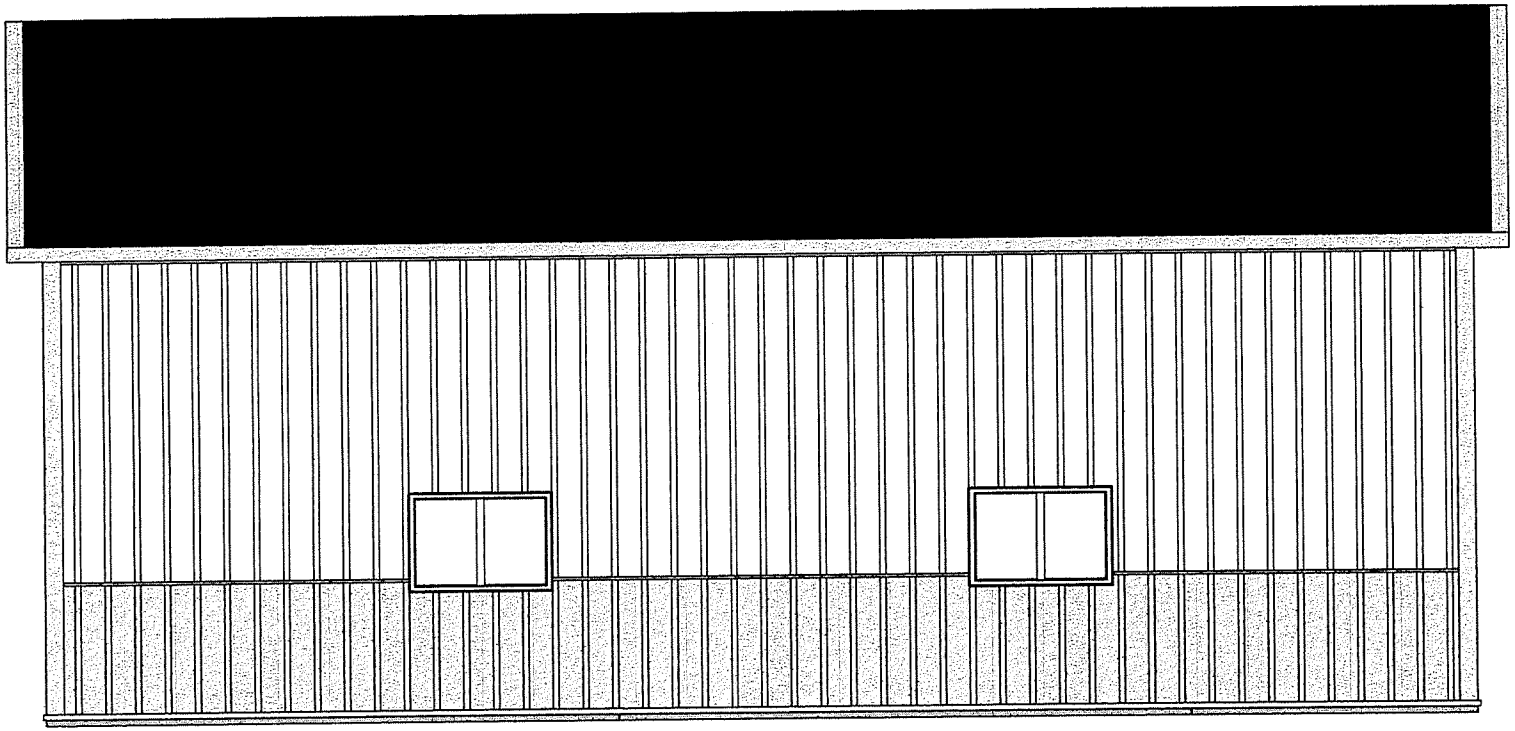


Bill Dana Osta
Estimate Number: 348
2/23/2024

ZMS STRUCTURES

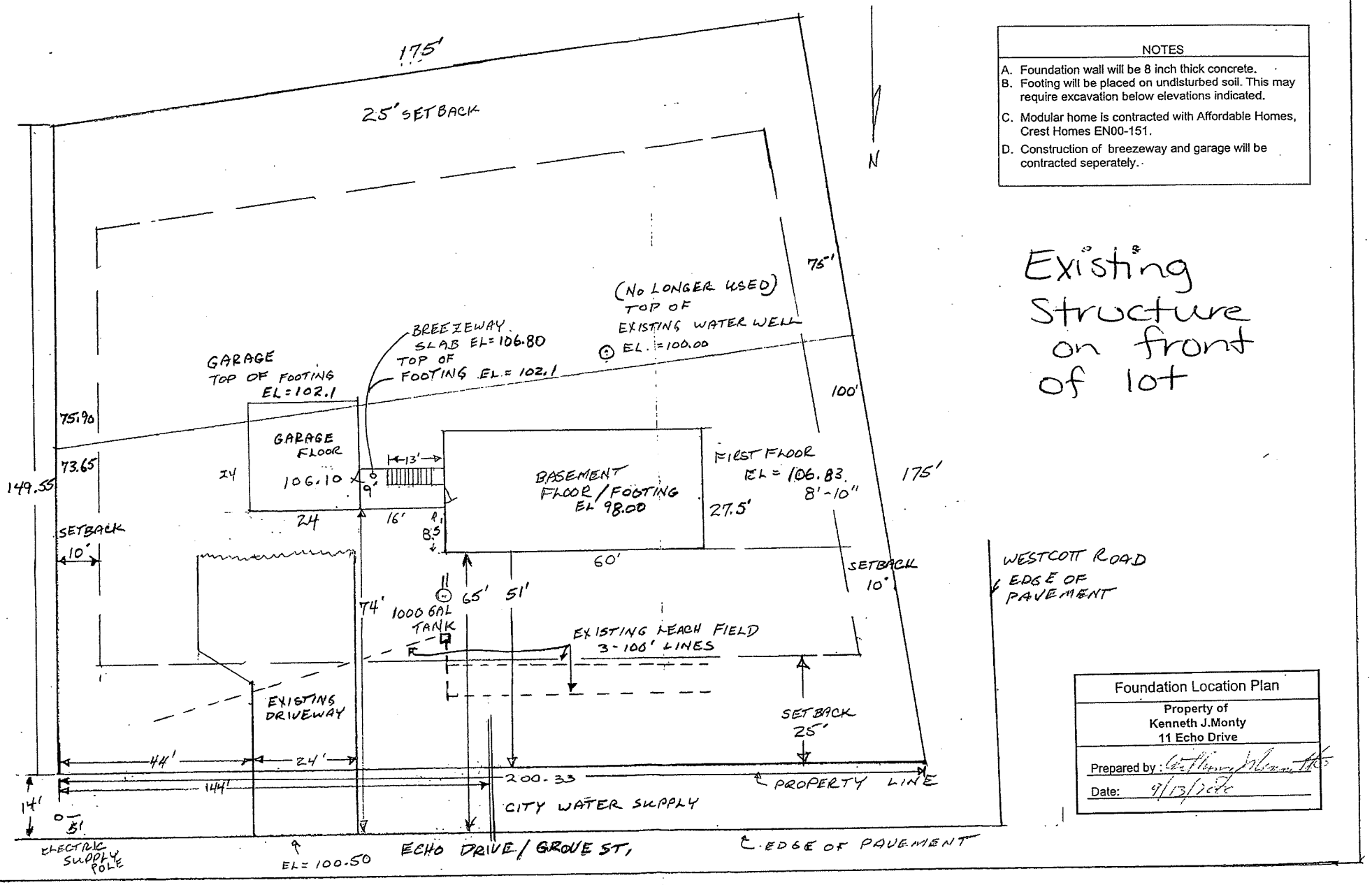
NORTH SIDE-EAVE SIDE 2 ELEVATION

Construction Maestro®
Estimating Software
Pole Barns, Garages & Decks



Bill Dana Osta
Estimate Number: 348
2/23/2024

153.75'
25' to Property line
52'
Proposed Pole Barn 40'
70' to street
S Inverness Dr
325'
11 Echo
200'



NOTES
A. Foundation wall will be 8 inch thick concrete.
B. Footing will be placed on undisturbed soil. This may require excavation below elevations indicated.
C. Modular home is contracted with Affordable Homes, Crest Homes EN00-151.
D. Construction of breezeway and garage will be contracted seperately.

Existing Structure on front of lot

Foundation Location Plan
Property of Kenneth J.Monty 11 Echo Drive
Prepared by : Geoffrey Monty LLS
Date: 9/13/2016

WESTCOTT ROAD

MAP SHOWING SUB-DIVIDING OF LOTS Nos. 98 & 99

AS SHOWN ON A MAP ENTITLED

MAP OF PROPERTY BELONGING TO VICTOR GABSO

BY W. W. CHADSEY
DATED JUNE 29 1926
FILED SEPT. 28-1926

TOWN OF ROTTERDAM
COUNTY OF SCHENECTADY
NEW YORK
SCALE 1" = 20' SEPT. 1953

PROPERTY OF
KENNETH J. MONTY

March 1, 2024

Town of Rotterdam

Attn: Zoning Board

1100 Sunrise Blvd.

Rotterdam, NY 12306

To whom it may concern,

I am writing to you in regards to the property of Bill Osta, at 11 Echo Drive. Mr. Osta is planning to build a garage in the rear of the property, which adjoins my backyard. I have no issues with this idea and think it will add more value to the surrounding properties, with some added curb-appeal.

I am in favor of this structure, and hope it is accepted by the town officials.

Feel free to contact me with any questions you may have.

Best regards,

Jesse Horwedel

227 S. Wescott Road

Rotterdam, NY 12306

March 1, 2024

RECEIVED

MAR 07 2024

TOWN OF ROTTERDAM
PUBLIC WORKS

Town of Rotterdam

Attn: Zoning Board

1100 Sunrise Blvd.

Rotterdam, NY 12306

To whom it may concern,

I am writing to you in regards to the property of Bill Osta, at 11 Echo Drive. Mr. Osta is planning to build a garage in the rear of the property, which adjoins my backyard. I have no issues with this idea and think it will add more value to the surrounding properties, with some added curb-appeal. * Please see my requirements:

I am in favor of this structure, and hope it is accepted by the town officials.

Feel free to contact me with any questions you may have. 518-944-4764

brian@waiconstruction.com

Best regards,

Brian Baker

7 Echo Drive

Rotterdam, NY 12306

* The Requirements for my approval of this project are as follows:

No septic system to be installed with or for this structure.

No water service to be installed with or for this structure.

This structure must be kept 50' away from my property line.

3-5-24

MARCH 1ST 2024

Town of Rotterdam

Attn: Zoning Board

1100 Sunrise Blvd.

Rotterdam, NY 12306

To whom it may concern,

I am writing to you in regards to the property of Bill Osta, at 11 Echo Drive. He is planning to build a garage in the rear of his property, not far from my property. I have no issues with this idea and think it will add more value to the area, creating some added curb-appeal.

I am in favor of this building, and hope it is accepted by the town officials.

Feel free to contact me with any questions you may have.

Best regards,

RECEIVED

MAR 07 2024

TOWN OF ROTTERDAM
PUBLIC WORKS

Edward Dufek

235 South Westcott Rd.

Rotterdam, NY 12306

4) **Alyssa Bobbit - 2216 Helderberg Avenue.** Tax Map #71.5-1-11.11 located in the Agricultural (A-1) Zoning District. Petitioner respectfully requests that she be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-22 entitled "Lot Area" which states that minimum lot area required for each principal use is one acre. The applicant would like to properly subdivide the rear ±3.19-acre portion of her lot (conveyed by deed to Lecce Development Co., LLC on 12/16/2020 Book 2095, Page 900) and create a ±0.52-acre lot with the existing single-family residence which would require a variance of ±0.48 acres.

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

County 239-m Requirement: County review is required.

Town of Rotterdam
Zoning Board of Appeals
AREA VARIANCE APPLICATION

PART II
TOWN OF ROTTERDAM
General Information

All requested information shall be provided and must be filled out in ink or typed for photocopying purposes

Legal Owner's Name: Alyssa Bobbit

Mailing Address: _____
City: _____ State: NY Zip: _____
Daytime Phone: _____ E-mail: _____

If applicant is not the owner, include the written owner authorization form below designating the contact to serve as representative.

Owner's Designated Contact: Lecce Development Co., LLC

Mailing Address: 1209 Troy Schenectady Road
City: Latham State: NY Zip: _____
Daytime Phone: (518) 782-1929 E-mail: llecce@leccearcodia.com

Project/Proposal Site Area (Acres or sq. ft.): 25,202 sq. ft.
Assessor Tax Parcel No.(s) of Proposal Site: 71.5-1-1.11
Street Address of Proposed Site (if any): N.A.

Adjacent Area Owned or Controlled (Acres or sq. ft.): None
Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: N.A.
Name and Address of All Adjacent Landowners: See attached spreadsheet.

NAME: _____ NAME: _____
ADD: _____ ADD: _____
_____ _____
_____ _____

NAME: _____ NAME: _____
ADD: _____ ADD: _____
_____ _____
_____ _____

NAME: _____ NAME: _____
ADD: _____ ADD: _____
_____ _____
_____ _____

NAME: _____ NAME: _____
ADD: _____ ADD: _____
_____ _____
_____ _____

ADJACENT PROPERTIES

Tax ID No.	PROPERTY OWNER	STREET ADDRESS	CITY_STATE
70.8-2-16	POLITO, THOMAS DAVID	2213 HELDERBERG AVE	SCHENECTADY, NY 12306
70.8-2-15	COPELAND, RAMON F.	2209 HELDERBERG AVE	SCHENECTADY, NY 12306
71.5-1-13	KURDT, ANTONIETTA E.	2224 HELDERBERG AVE	SCHENECTADY, NY 12306
70.8-2-14	COMMISSO, FRANK	2201 HELDERBERG AVE	SCHENECTADY, NY 12306
71.5-1-10.21	MLODZIANOWSKI IRREV TRUST, JOSEPH P & MARY A	2212 HELDERBERG AVE	SCHENECTADY, NY 12306
71.5-1-12	KRISS, JASON D.	2220 HELDERBERG AVE	SCHENECTADY, NY 12306
71.5-1-11.12	LECCE DEVEOLPMENT CO. LLC	1209 TROY SCHENECTADY RD	LATHAM, NY 12110
71.5-1-5.3	LECCE SENIOR LIVING, LLC,	1209 TROY SCHENECTADY RD	LATHAM, NY 12110
71.5-1-11.11	BOBBITT, ALYSSA	2216 HELDERBERG AVE	ROTTERDAM, NY 12306

Describe Existing Use(s) on Proposed Site (Such as buildings, well, sewer drainfield and others): _____
Single-family residence with driveway and lawn.

Existing Zoning Classification: A1

LEGAL INFORMATION

Please attach the deed to the proposed site (REQUIRED)

Width of Property Fronting on Public Road: No change proposed in existing frontage

Section(s) of the zoning ordinance under which a variance is requested:
Section 270-22 minimum lot area of 1 acre

Purpose for the requested variance: Obtain approval for 25,202 square foot lot where one acre lot is required.

Are there special circumstances such as lot size, slope, topography or necessary size or shape of the building, which prevent compliance with the zoning ordinance? If so, please explain:
The adjoining property to the rear is proposed to be used as a golf course driving range and is adjacent to the existing Whispering Pines Golf Course separated only be an access road.

Does any Town officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? Yes _____ No X. If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

PLEASE DISCUSS EACH OF THE FOLLOWING FIVE (5) CRITERIA WHICH FORM THE LEGAL BASIS FOR THE GRANTING OF A VARIANCE

Explain why you believe that your variance request will not create an undesirable change to the character of the neighborhood or be a detriment to nearby properties if it is granted.
The lot will continue to be used for residential purposes. The lot already contains a single-family residence, driveway and accessory structure. The property adjoining to the rear will continue to appear as lawn. The proposed driving range is connected with the existing golf course and residential area.

Can the benefit you seek by this variance request be achieved by some other means? If not, explain why there are no other alternatives.
Allowing the Bobbit's lot to be undesized will allow the driving range inbetween the residences on Helerberg and the existing golf course. It also provide a buffer between the residences and the driving range trees which are very near to the existing golf course thus addressing any safety issue.

Is your request a substantial variance from the ordinance? Please explain.
In our opinion this is no a substantial variance and the appearance of the existing residence will not be changed or affected. It currently has a single family residence and lawn and driveway and the property will look the same as it does now.

Why do you believe the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood? Please explain.
The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood. The undersized lot will have no affect since it will look the same as it does now with the existing home. The driving range to the rear will not involve any grading or changes in the vicintly of the residential lot as all of the driving range facilities will be oriented to the existing golf course at Whispering Pines.

Explain how the difficulty arose and why said difficulty was not self created (purchasing property without first checking the zoning restrictions and/or limitations is an example of a self-created hardship).
The difficulty was self-created but that is not a disqualifying factor. As noted above, the size of the lot will appear in size as if it meet the zoning - - for safety purposed the owner of the prospective golf driving range wanted to purchase more of the lot because of safety issues - - i.e. keeing the golf balls for the driving range on his property and providing a buffer.

If you have any additional comments, please attach them on a separate sheet of paper.

PART III
LEGAL OWNER SIGNATURE
(Signature of legal owner(s))

I, the undersigned, swear or affirm under penalty of perjury that the above responses are made truthfully and to the best of my knowledge.

I further swear or affirm that (I)(we) (am)(are) the owner(s) of record of the area proposed for the previously identified land use action, or, if not the owner(s), attached herewith is written permission from the owner(s) authorizing my actions on his or her behalf.

Name: Alyssa Bobbit _____ Date: _____

Address: _____ Phone: _____

_____ Zip: _____

A Bobbit _____

*#1 Signature of Owner #1 Date

Notary
*(For Signature #1 Above)

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this 9th day of February, 2024.

NOTARY SEAL
LOUIE LECCE
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN SCHENECTADY COUNTY
#4779216
COMMISSION EXPIRES 12/31/2026

_____
Notary Signature
Notary Public in and for the State of New York

My appointment expires: _____

Name: _____ Date: _____

Address: _____ Phone: _____

_____ Zip: _____

_____ _____

*#2 Signature of Owner #2 Date

Notary
*(For Signature #2 Above)

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this _____ day of _____, 20___.

NOTARY SEAL

_____
Notary Signature
Notary Public in and for the State of New York

My appointment expires: _____

TOWN OF ROTTERDAM

John F. Kirvin Government Center • 1100 Sunrise Boulevard • Rotterdam, NY 12306
Telephone: 518-355-7575 • Fax: 518-355-7976 • Website: www.rotterdamny.org

LETTER FROM PROPERTY OWNER GRANTING AUTHORIZATION TO ACT

A COPY OF THIS LETTER MUST BE SUBMITTED FOR EACH PROPERTY OWNER INVOLVED

I, Alyssa Bobbit, being duly sworn declare that I am the

(PROPERTY OWNER)

owner of the property involved in a proposed _____ application request before the Town of Rotterdam for property known as parcel number (s):

Tax Parcel Number(s): _____

I hereby grant _____ and/or their agent(s) to act on my behalf.

I further declare that all statements, answers, and information herein submitted is in all respects true and correct to the best of my knowledge and belief.

Signature (Authorized Representative): A Bobbit

Date: _____

NOTARY

STATE OF NEW YORK) ss:
COUNTY OF Schenectady)

SUBSCRIBED AND SWORN to before me this 1st day of February, 2024

NOTARY SEAL

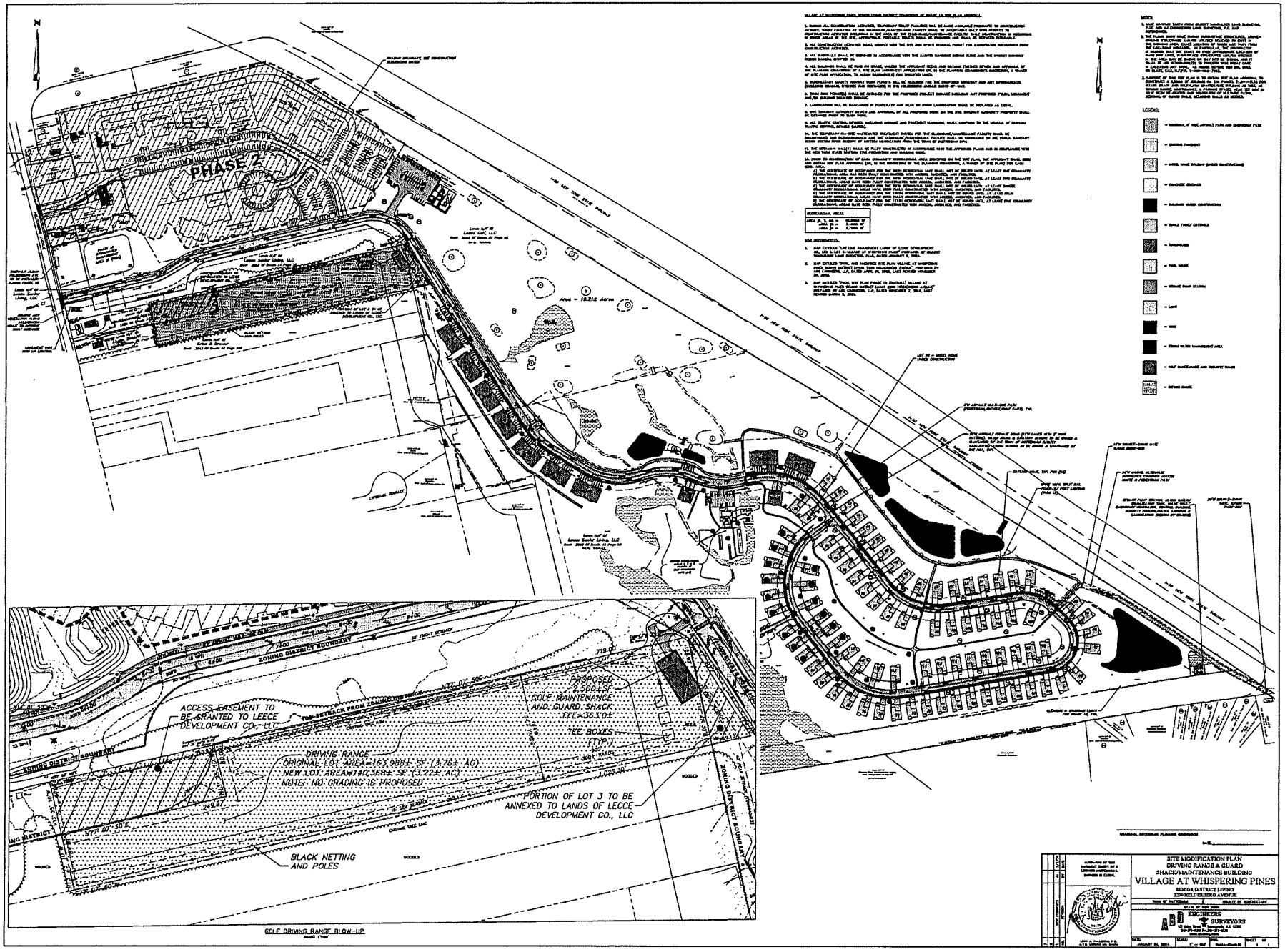
_____
Notary Signature

LOUIE LECCE
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN SCHENECTADY COUNTY
#4779216
COMMISSION EXPIRES 10/31/2026

Notary Public in and for the State of New York

Residing at: _____

My appointment expires: _____


PHASE 2
Area = 18.21± Acres
ACCESS EASEMENT TO BE GRANTED TO LECCE DEVELOPMENT CO., LLC
ZONING DISTRICT BOUNDARY
PROPOSED 2,500± SF GOLF MAINTENANCE AND GUARD SHACK EFE=36.3'±
TEE BOXES (TYP.)
DRIVING RANGE
ORIGINAL LOT AREA=163,988± SF (3.76± AC)
NEW LOT AREA=140,368± SF (3.22± AC)
NOTE: NO GRADING IS PROPOSED
PORTION OF LOT 3 TO BE ANNEXED TO LANDS OF LECCE DEVELOPMENT CO., LLC
BLACK NETTING AND POLES
GOLF DRIVING RANGE BLOW-UP
SITE MODIFICATION PLAN
DRIVING RANGE & GUARD SHACK/MAINTENANCE BUILDING
VILLAGE AT WHISPERING PINES
ABD ENGINEERS & SURVEYORS

5) **Lecce Development Group, LLC – 2216 Helderberg Avenue (rear).** Tax Map #71.5-1-11.12 located in the Agricultural (A-1) Zoning District. Petitioners respectfully requests that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-21 entitled "Yard and Property Line Requirements." **Chapter 270-21(d)** which states that the front property line shall be a minimum of 150 feet. The applicants request that they be permitted to boundary line adjust an ±0.11-acre parcel of property from a ±61.13-acre lot located in the Village of Whispering Pines development (Tax Parcel #71.5-1-5.3) with a ±3.19-acre parcel (conveyed by deed to Lecce Development Co., LLC on 12/16/2020 Book 2095, Page 900) to create a ±3.30-acre lot that has 174.26 feet of property on a private roadway but has no front property line. The variance request is to reconcile the improper transfer of property to facilitate the construction of a golf driving range in support of the Village of Whispering Pines development.

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

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

WHITEMAN
OSTERMAN
& HANNA LLP

Attorneys at Law
www.woh.com

One Commerce Plaza
Albany, New York 12260
518.487.7600 phone
518.487.7777 fax

Terresa M. Bakner
Partner
518.487.7615 phone
tbakner@woh.com

March 7, 2024

Via Email and Hand Delivery

Chair and Members of the Town of Rotterdam Zoning Board of Appeals
Town of Rotterdam Town Offices
Town of Rotterdam
1100 Sunrise Boulevard
Rotterdam, NY 12306

Attn: Peter Comenzo, Senior Planner

Re: Application for an Area Variance to the Town of Rotterdam Zoning Board of Appeals for the road frontage for the lots to be combined for the Whispering Pines Golf Course Driving Range

Dear Mr. Comenzo, Chair and Members:

Whiteman Osterman & Hanna LLP represents Lecce Development Group, LLC and Lecce Senior Living LLC in applying for this area variance. Our clients are seeking a variance from the Town of Rotterdam Zoning Code requirements found at Chapter 270-21(d). While the lot after the boundary line is adjusted by the Planning Board will comprise over 3 acres and will have frontage of 174 linear feet on the currently existing accessway to the Whispering Pines Golf course and to the Lecce Senior Living Project, the accessway is not a public road and is not being dedicated to the Town of Rotterdam. The Town Board as part of the adoption of the Senior Living District Zoning declared the development an Open Development Area pursuant to Section 280-a of New York Town Law. Nonetheless at the direction of the Town Planning office, my clients are respectfully requesting that the ZBA issue an area variance as described above.

Attached for your review are the completed and signed original application forms and 18 copies. The plans showing the location of the lot to be formed and the proposed use have been previously submitted to the Town. Updated plans will be hand delivered by ABD Engineers to the Town under separate cover. A check in the amount of $500 has been included to cover the application fee for the requested area variance.

The goal of creating the golf course driving range on this property is to have it operate with the existing Whispering Pines Golf Course which is a feature of the Senior Living Project known as the Village at Whispering Pines. The proposed Golf Course Driving Range is adjacent to the existing Golf Course and will be accessed in the same manner as the Golf Course.

Luigi Palleschi and I will be present at the ZBA meeting on March 20 to answer any questions. If you require anything further in advance of the meeting please let me know.

Very truly yours,

/s/ *Terresa M. Bakner*

Terresa M. Bakner

Enclosures

cc: Luigi Palleschi
Lou Lecce
Kevin Weed

Town of Rotterdam

Zoning Board of Appeals

AREA VARIANCE APPLICATION

PART II

TOWN OF ROTTERDAM
General Information

All requested information shall be provided and must be filled out in ink or typed for photocopying purposes

Legal Owner's Name: Lecce Development Company, LLC and Lecce Senior Living LLC

Mailing Address: 1209 Troy Schenectady Road
City: Latham State: NY Zip: 12110
Daytime Phone: 518-782-1929 E-mail: llecce@leccearcodia.com

If applicant is not the owner, include the written owner authorization form below designating the contact to serve as representative.

Owner's Designated Contact: Luigi Palleschi ABD Engineers & Surveyors, LLP

Mailing Address: 411 Union Street
City: Schenectady State: NY Zip: 12305
Daytime Phone: 518-377-0315 E-mail: luigi@abdeng.com

Project/Proposal Site Area (Acres or sq. ft.): 25,202 sq. ft.
Assessor Tax Parcel No.(s) of Proposal Site: 71.5-1-1.11
Street Address of Proposed Site (if any): N.A.

Adjacent Area Owned or Controlled (Acres or sq. ft.): None
Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: N.A.
Name and Address of All Adjacent Landowners: See attached

NAME: _____ NAME: _____
ADD: _____ ADD: _____
_____ _____
_____ _____

NAME: _____ NAME: _____
ADD: _____ ADD: _____
_____ _____
_____ _____

NAME: _____ NAME: _____
ADD: _____ ADD: _____
_____ _____
_____ _____

NAME: _____ NAME: _____
ADD: _____ ADD: _____
_____ _____
_____ _____

ADJACENT PROPERTIES

Tax ID No.	PROPERTY OWNER	STREET ADDRESS	CITY_STATE
70.8-2-16	POLITO, THOMAS DAVID	2213 HELDERBERG AVE	SCHENECTADY, NY 12306
70.8-2-15	COPELAND, RAMON F.	2209 HELDERBERG AVE	SCHENECTADY, NY 12306
71.5-1-13	KURDT, ANTONIETTA E.	2224 HELDERBERG AVE	SCHENECTADY, NY 12306
70.8-2-14	COMMISSO, FRANK	2201 HELDERBERG AVE	SCHENECTADY, NY 12306
71.5-1-10.21	MLODZIANOWSKI IRREV TRUST, JOSEPH P & MARY A	2212 HELDERBERG AVE	SCHENECTADY, NY 12306
71.5-1-12	KRISS, JASON D.	2220 HELDERBERG AVE	SCHENECTADY, NY 12306
71.5-1-11.12	LECCE DEVEOLPMENT CO. LLC	1209 TROY SCHENECTADY RD	LATHAM, NY 12110
71.5-1-5.3	LECCE SENIOR LIVING, LLC,	1209 TROY SCHENECTADY RD	LATHAM, NY 12110
71.5-1-11.11	BOBBITT, ALYSSA	2216 HELDERBERG AVE	ROTTERDAM, NY 12306

Describe Existing Use(s) on Proposed Site (Such as buildings, well, sewer drainfield and others): Vacant

Existing Zoning Classification: A-1 and Whispering Pines Senior Living District

LEGAL INFORMATION

Please attach the deed to the proposed site (REQUIRED)

Width of Property Fronting on Public Road: 174 linear feet

Section(s) of the zoning ordinance under which a variance is requested:
Area variance Section 270.21(d).

Purpose for the requested variance: Lacking frontage on a public road - - part of open development area per the Whispering Pines Senior Living District.

Are there special circumstances such as lot size, slope, topography or necessary size or shape of the building, which prevent compliance with the zoning ordinance? If so, please explain:
The golf course driving range is being built adjacent to the existing Whispering Pines Golf Course so frontage on Helderberg Avenue is not necessary or desirable.

Does any Town officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? Yes _____ No X. If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

PLEASE DISCUSS EACH OF THE FOLLOWING FIVE (5) CRITERIA WHICH FORM THE LEGAL BASIS FOR THE GRANTING OF A VARIANCE

Explain why you believe that your variance request will not create an undesirable change to the character of the neighborhood or be a detriment to nearby properties if it is granted.

The Town has notified the Applicant that an area variance is required because the lot to be created by the boundary line adjustment which will be used for the development of a golf course driving range does not have frontage on a public road. The lot when combined has two zoning designations, a small portion abuting the existing Whispering Pines Golf course and the road to the townhomes and cottages is zoned Senior Living District the remainder of the lot is zoned as A-1. If the road is treated as a private roadway/accessway then an area variance is necessary. This request for an area variance will not create an undesirable change to the character of the neighborhood or a detriment to nearby properties if it is granted because the Senior Living Zoning District included a designation of an Open Development Area for the District and specifically allowed the development of lots in the project which only have frontage on the (See next page)

Can the benefit you seek by this variance request be achieved by some other means? If not, explain why there are no other alternatives.

The benefit we seek is to place the golfdriving range next to the golf course and to access it with the same road. Access on a public road like Helderberg Avenue is not possible or desirable as the goal is to have the driving range accessible to those using the golf course and for management purposes to be accessed in the same way. The lot will also include a maintenance building with space for security so it will really be operated in connection with the golf course and the development. The benefit sought can not be achieved in any other way, moreover, the Senior Living District was previously declared an Open Development Area pursuant to Section 280-A of the NY Town Law at the time the Town Board adopted the zoning.

Is your request a substantial variance from the ordinance? Please explain.

The request is not a substantial one, in fact the frontage on the accessway meets the requirements of the Code. In terms of the length of the lot frontage. Moreover, the portion of the golf course driving range lot that abuts the accessway is zoned Senior Living District. Although the Applicant has applied for a boundary lone adjustment to the Planning Board to create the lot, no change in zoning is proposed or necessary for the golf course driving range project.

Why do you believe the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood? Please explain.

The construction of the maintenance building and the addition of the tees to the driving range will disturb very little of the proposed lot and the use of the area for the driving range is in pretty much its currently existing condition - little to no grading or additional tree clearing is required, will not have an adverse effect on the environment.

Explain how the difficulty arose and why said difficulty was not self created (purchasing property without first checking the zoning restrictions and/or limitations is an example of a self-created hardship).

The application involves a self-created hardship in the sense that all the driving range lot does not have access on Helderberg Avenue. The Applicant believes that it makes the most sense to access the golf course driving range in the same manner as the existing golf course, in accordance with the Senior Living District zoning.

private roadway/accessway which is not to be formally dedicated as a Town Road. The golf course driving range will be accessed by the same road used to access the Whispering Pines Golf course. In addition to being adjacent to the existing golf course, the golf course driving range is an allowed use in A-1 and in the Senior Living zoning district. Locating the golf course driving range in this location and with this access is completely consistent with the overall goal of the Whispering Pines Senior Living Project. Neither the existing golf course or the new driving range will have any adverse impacts on the character of the neighborhood.

If you have any additional comments, please attach them on a separate sheet of paper.

PART III
LEGAL OWNER SIGNATURE
(Signature of legal owner(s))

I, the undersigned, swear or affirm under penalty of perjury that the above responses are made truthfully and to the best of my knowledge.

I further swear or affirm that (I)(we) (am)(are) the owner(s) of record of the area proposed for the previously identified land use action, or, if not the owner(s), attached herewith is written permission from the owner(s) authorizing my actions on his or her behalf.

Name: Lecce Development Company, LLC

Date: March 7, 2024

Address: 1209 Troy Schenectady Road

Phone: 518-782-1929

Latham, New York

Zip: 12110

*#1 Signature of Owner #1

3/7/2024
Date

Notary
*(For Signature #1 Above)

STATE OF NEW YORK) ss:
COUNTY OF ~~SCHENECTADY~~ Albany)

SUBSCRIBED AND SWORN to me this 7 day of MARCH, 2024

NOTARY SEAL

KIM ANN WIRENSKI
Notary Public, State of New York
Registration No. 4678373
Qualified In Schenectady County
Commission Expires 9/30/25

Notary Signature

Notary Public in and for the State of New York

My appointment expires: _____

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Name: _____

Date: _____

Address: _____

Phone: _____

_____

Zip: _____

*#2 Signature of Owner #2

Date

Notary
*(For Signature #2 Above)

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this _____ day of _____, 20____.

NOTARY SEAL

Notary Signature
Notary Public in and for the State of New York

My appointment expires: _____

If you have any additional comments, please attach them on a separate sheet of paper.

PART III
LEGAL OWNER SIGNATURE
(Signature of legal owner(s))

I, the undersigned, swear or affirm under penalty of perjury that the above responses are made truthfully and to the best of my knowledge.

I further swear or affirm that (I)(we) (am)(are) the owner(s) of record of the area proposed for the previously identified land use action, or, if not the owner(s), attached herewith is written permission from the owner(s) authorizing my actions on his or her behalf.

Name: Lecce Senior Living LLC

Address: 1209 Troy Schenectady Road

Latham, New York

*#1 Signature of Owner #1

Date: March 7, 2024

Phone: 518-782-1929

Zip: 12110

3/7/2024
Date

Notary
*(For Signature #1 Above)

STATE OF NEW YORK) ss:
COUNTY OF ~~SCHENECTADY~~ ALBANY)

SUBSCRIBED AND SWORN to me this 7 day of March 2024

NOTARY SEAL
KIM ANN WIRENSKI
Notary Public, State of New York
Registration No. 4676373
Qualified In Schenectady County
Commission Expires 9/30/25

Notary Signature

Notary Public in and for the State of New York

My appointment expires: _____

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Name: _____

Address: _____

_____

*#2 Signature of Owner #2

Date: _____

Phone: _____

Zip: _____

Date

Notary
*(For Signature #2 Above)

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this _____ day of _____, 20____.

NOTARY SEAL

Notary Signature
Notary Public in and for the State of New York

My appointment expires: _____

TOWN OF ROTTERDAM

John F. Kirvin Government Center • 1100 Sunrise Boulevard • Rotterdam, NY 12306
Telephone: 518-355-7575 • Fax: 518-355-7976 • Website: www.rotterdamny.org

LETTER FROM PROPERTY OWNER GRANTING AUTHORIZATION TO ACT

A COPY OF THIS LETTER MUST BE SUBMITTED FOR EACH PROPERTY OWNER INVOLVED

I, Lecce Development Company, LLC, being duly sworn declare that I am the

(PROPERTY OWNER)

owner of the property involved in a proposed _____ application request before the Town of Rotterdam for property known as parcel number (s):

Tax Parcel Number(s): 71.05-1.11.12

I hereby grant Lou Lecce and/or their agent(s) to act on my behalf.

I further declare that all statements, answers, and information herein submitted is in all respects true and correct to the best of my knowledge and belief.

Signature (Authorized Representative): _____

Date: 3/7/2024

NOTARY

STATE OF NEW YORK) ss:
COUNTY OF Albany)

SUBSCRIBED AND SWORN to before me this 7 day of March, 2024

NOTARY SEAL

Notary Signature

KIM ANN WIRENSKI
Notary Public, State of New York
Registration No. 4678373
Qualified in Schenectady County
Commission Expires 4/30/25

Notary Public in and for the State of New York

Residing at: _____

My appointment expires: _____

TOWN OF ROTTERDAM

John F. Kirvin Government Center • 1100 Sunrise Boulevard • Rotterdam, NY 12306
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I, Lecce Senior Living LLC, being duly sworn declare that I am the

(PROPERTY OWNER)

owner of the property involved in a proposed _____ application request before the Town of Rotterdam for property known as parcel number (s):

Tax Parcel Number(s): 71.05-1-36

I hereby grant Lou Lecce and/or their agent(s) to act on my behalf.

I further declare that all statements, answers, and information herein submitted is in all respects true and correct to the best of my knowledge and belief.

Signature (Authorized Representative): _____

Date: 3/7/24

NOTARY

STATE OF NEW YORK) ss:
COUNTY OF Albany)

SUBSCRIBED AND SWORN to before me this 7 day of March, 2024

NOTARY SEAL _____
Notary Signature

KIM ANN WIRENSKI
Notary Public, State of New York
Registration No. 4678373
Qualified in Schenectady County
Commission Expires 9/30/24

Notary Public in and for the State of New York

Residing at: _____

My appointment expires: _____

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:
Site Modification for Driving Range, Guard Shack/Maintenance Building

Project Location (describe, and attach a location map):
Village at Whispering Pines, Rotterdam New York

Brief Description of Proposed Action:
Construction of a 2,500± building on tax parcel 71.5-1-11.12 for guard shack/maintenance equipment as well as a driving range. A lot line adjustment is also proposed all as shown on the revised site plan.

Name of Applicant or Sponsor:	Telephone: (518) 608-0182
Lecce Development Co. LLC (Lou Lecce)	E-Mail: llecce@leccearcodia.com

Address:
40 British American Boulevard

City/PO:	State:	Zip Code:
Latham	NY	12110

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town Planning Board	☐	☑

3. a. Total acreage of the site of the proposed action? 3.22± acres
   b. Total acreage to be physically disturbed? 0.1± acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 94± acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other(Specify): Golf Course
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☐	☑
b. Are public transportation services available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☐
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☑	☐
If Yes, describe:		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

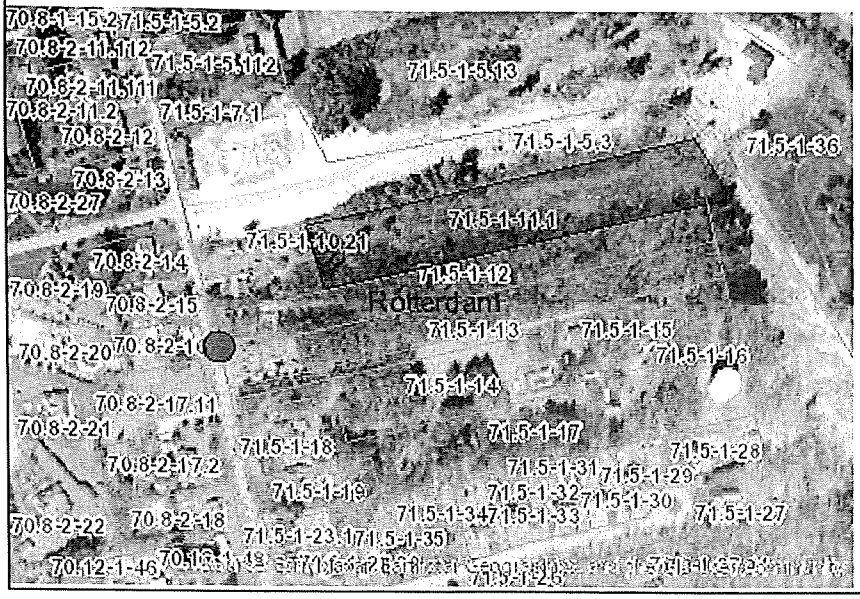
Applicant/sponsor/name: Luigi A. Palleschi Date: 2/7/2024

Signature: _____ Title: Professional Engineer

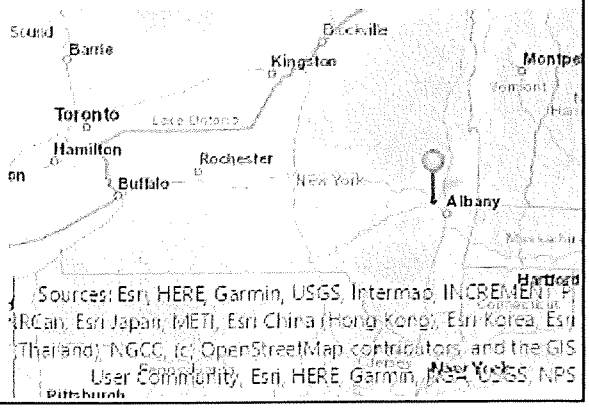
PRINT FORM

EAF Mapper Summary Report

Wednesday, January 24, 2024 5:10 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No