

**TOWN OF ROTTERDAM
ZONING BOARD OF APPEALS**

September 16, 2026

PLEASE TAKE NOTICE, that a public hearing will be held by the Rotterdam Zoning Board of Appeals on Wednesday, September 16, 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. **Christine McAulay – 1361 Fordham Avenue Rotterdam, NY**, Tax Map #49.17-1-6 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 12.5’ x 21’ detached garage on the property. The variance request(s) are as follows: **Chapter 270-138(b)(2)** states that every detached accessory structure shall be located no less than five feet from a side or rear property line. The applicant would like to locate the garage within 1.5 feet of the side property line and 4 feet from the rear property line which would require a variance of 3.5 feet from the side property line and 1 foot from the rear property line.
2. **Narendra Lachman – 1826 Chrisler Avenue, Rotterdam NY**, Tax Map #49.19-3-18 located in the Light Industrial (I-1) Zoning District. Petitioner respectfully requests that he be granted variances as prescribed in the Town of Rotterdam Zoning Code being **Chapter 270-79** entitled “Yard Requirements” which requires setbacks of not less than 25 feet. The applicant wishes to demolish the existing commercial structure and replace it with a 40’ by 60’ commercial building located five (5) feet from the property lines on both the north and south side of the building which would require variances of 20 feet from both property lines.
3. **RMB Group Holdings, LLC – 1442 Fern Avenue, Rotterdam, NY** Tax Map #58.00-1-6.1 located in the Light Industrial (I-1) Zoning District. Petitioners respectfully request that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-79 entitled “Yard Requirements.” The applicants are requesting permission to construct a ±4,200 square foot storage lean-to. **Chapter 270-79** states that the setbacks are not less than 25 feet from any property line. The applicants are requesting to construct the building within 5 feet of the side and rear property boundary abutting the Rotterdam Corporate Park which would require variances of 20 feet from both property lines.
4. **Michele Viscusi & Brian Dalton – 1913 Greenpoint Avenue, Rotterdam, NY** - Tax Map #59.9-12-26 located in the Single Family Residential (R-1) Zoning District. Petitioners respectfully request that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-31 entitled “Lot Area,” and Chapter 270-33 entitled “Yard Requirements.” The applicants are requesting variances in order to allow for a subdivision to for construction of a single-family residence on a ±7,112 square foot lot and the creation of a ±6,465 square foot lot with an existing single-family residence. The variance request(s) are as follows:

Vacant Lot (proposed single-family residence)

	Required	Existing	Proposed	Variance
Lot Area	15,000 s.f.	N/A	7,112 s.f.	7,888 s.f.
Lot Width	100 feet	N/A	55 feet	45 feet

Developed Lot 1913 Greenpoint Avenue (existing single-family residence)

	Required	Existing	Proposed	Variance
Lot Area	15,000 s.f.	13,577 s.f.	6,465 s.f.	8,535 s.f.
Lot Width	100 feet	105 feet	50 feet	50 feet

5. **Thomas Beliveau & Joseph Verrigni – 812 County Line Road, Rotterdam, NY** Tax Map # 70.-3-23.1 and 70.-3-23.2 located in the Agriculture (A-1) Zoning District. Petitioners respectfully request that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being **Chapter 270-21** entitled “Yard and Property Line Requirements.” The applicants are requesting permission to Boundary Line Adjust ± 0.16 -acres from Lands N/F Verrigni to lands N/F of Beliveau. Chapter 270-21(D) states that the Front Property line shall be a minimum of 150 feet. The applicants are requesting a boundary line adjust to reduce the front property line of the lands N/F Verrigni from 150 to 103.60. This will require a variance of 46.4 feet in order to allow for the construction of a single-family residence on proposed Lot #4.

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

TO BE PUBLISHED ONCE:

Thursday, September 10, 2026