



*Town of Rotterdam*  
*Office of the Planning Commission*

Lawrence DiLallo, Chairman  
Peter J. Comenzo, Senior Planner

Telephone (518) 355-7575  
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December 18, 2009

Paul B. Knapp  
Schiller and Knapp, LLP  
950 Loudon Road – Suite 109  
Latham, NY 12110

Via Facsimile (518) 786-1246 and US Mail

RE: Zoning Letter, 1125 Curry Road, Rotterdam, NY 12306

Dear Mr. Knapp:

**Zoning Compliance:**

Please be advised that the property located at 1125 Curry Road, Rotterdam, NY (Tax Map #58.8-2-13) is zoned Retail Business (B-1). The Rotterdam Planning Commission issued a Waiver of Site Plan Review and approved this property for the location of a professional office (Miranda Real Estate) on the ground floor, and apartments on the second floor. This action took place at the regularly scheduled Planning Commission Meeting on May 6, 2008.

As far as I can ascertain without actually inspecting the inside of the premises, the subject property is currently being operated in compliance with the Town Zoning Ordinance.

**Building Regulations:**

Please be advised that the Town of Rotterdam does not issue a Certificate of Occupancy as a pre-requisite to the occupancy of a residence and/or business by an owner unless the building is newly constructed. Therefore, the approval of a mortgage loan in connection with the purchase or refinancing of such a building should not be contingent upon the receipt by the applicant of a Certificate of Occupancy from the Town of Rotterdam.

At the present time, there are no pending proceedings for violations of the Town Code at the above-referenced property. If you have any questions or need further clarification on this matter please contact me.

Sincerely,

A handwritten signature in black ink that reads "Peter Comenzo".

Peter Comenzo  
Senior Planner

CC: Lawrence DiLallo – Rotterdam Planning Commission Chairman  
Michael T. Maher – Rotterdam Building Inspector