

Brian L DiGiuseppe, Broker

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369 Duanesburg Rd

Town Of Rotterdam

Schenectady County, NY 12306

Asset Assessment Analysis Report

Prepared For Review For:

Leslie and Robert Zampino

369 Duanesburg Rd.

Rotterdam, NY 12306

This Report Is The Property Of And Has Been Prepared By:

Brian L DiGiuseppe, Broker

Senior Asset Assessment Analyst

1738 Tower St.

Schenectady, NY 12303

518-557-3400

The following information is contained in this report

Description of:

Real Estate Holdings

Evaluation of:

Real Estate Holdings

Area Analysis

Demographic Profile of Area (Capital District & Town Of Rotterdam)

County of Schenectady

Description of assets:

369 Duanesburg Rd
Rotterdam, NY

369 Duanesburg Rd., is located in the town of Rotterdam, NY Schenectady County. It consists of approximately 3.64 acres of land which is zoned Light industrial. (See attachments with zoning descriptions).

The existing structure on the property is presently being used as a Martial Arts School, however the building is zoned for many other uses. The existing structures are in need of some repairs for use as is and is indicated in the evaluation chart contained herein.

The highest and best use for the subject property appears to be as any use described in zoning information under light industrial uses.

Highest and best use indicate that the property may have a higher value than indicated in the evaluation chart, however one would have to consider demolition of the existing structures to bring about the highest and best use.

Included in this report are MSA demographics, property description reports, comparable sales reports and other pertinent information.

For More Information Contact:

Brian L DiGiuseppe, NYS Lic RE Broker
1738 Tower St
Schenectady, NY 12303
518-229-6230

Estimated Value: \$925,000.00

Rotterdam is a town in Schenectady County, New York, United States. The population was 29,094 at the 2010 census.[3]

The town of Rotterdam is in the south-central part of the county. It was founded by Dutch settlers, who named it after the city of Rotterdam in the Netherlands, where many immigrants last touched European grounds.[4] The town borders the city of Schenectady.

History

Situated near the eastern end of New York State's Heritage Corridor at what is known as the "Gateway to the West", the town of Rotterdam is closely linked with the early development of Schenectady. At that time the present town of Rotterdam served as the outlying farmlands and wood lots for the settlers. With few exceptions, these settlers made their homes in the stockade in Schenectady but went to their farmlands during the daytime.

The lands now known as Rotterdam became Schenectady's third ward when that city was incorporated in 1798. Rotterdam retained that status when the county of Schenectady was chartered in 1809. During this period, a council of aldermen and assistants from each of the four wards governed the city of Schenectady. In May 1819, the city council recommended that the third and fourth wards be separated out as towns, and on December 31, a petition to the state legislature was drafted. The legislation was passed on April 14, 1820, the final day of the legislative session, creating the town of Rotterdam.

The Dellemont-Wemple Farm was added to the National Register of Historic Places in 1973, and the Enlarged Double Lock No. 23, Old Erie Canal in 2008.[5]

The Mabee House, at the Mabee Farm Historic Site, the oldest surviving house in the Mohawk Valley, was added to the National Register of Historic Places May 22, 1978. It is a property of the Schenectady County Historical Society, being donated by a last descendant in his particular line, Mr. George Eugene Franchere, on January 29, 1993, the 287th anniversary of the original deed. It is currently being operated as a living history museum, conducts school programs, and events for the public.

Rotterdam has historically been a good town for baseball. For many years they brought up teams that would do well in the little league tournaments and Babe Ruth tournaments. They would even have one team go on to win a national championship in the latter.

In August 1977, the all star team Carman little league (one of the little league organizations within the town, now referred to as RC little league) would go on to qualify for the little league World Series in Williamsport, Pennsylvania. They would go on to finish 4th.

3 years later in 1980, the same boys from that Carman team, along with a few mixed in from Rotterdam little league (the other little league organization in the town at the time) would become Babe Ruth World Series champions. They clawed their way out of the losers bracket to defeat Hawaii in 2 games in one day for the title. The tournament took place in Williston, North Dakota.

Years later in 2014, a team from the Rotterdam Babe Ruth League went on to go to the semifinals in the Mid-Atlantic Regional Baseball Tournament. Rotterdam is also the home of a large Net Zero housing complex.

Geography

The Mohawk River defines the northeast town line. The New York State Thruway passes through the town.[6]

According to the United States Census Bureau, the town has a total area of 36.4 square miles (94.4 km²), of which 35.7 square miles (92.4 km²) is land and 0.77 square miles (2.0 km²), or 2.11%, is water.[7]

Government

The Rotterdam Town Board consists of five members, including the Supervisor who is a voting member.

Town Supervisor: Mollie Collins (R)

Councilmember: Charles "Jack" Dodson (R) [also serves as Deputy Supervisor]

Councilmember: Joseph Mastroianni (R)

Councilmember: Samantha Miller-Herrera (D)

Councilmember: Evan Christou (C)

Demographics

Historical population

| Census Pop. | %± |
|------------------------|--------|
| 1820 1,529 | — |
| 1830 1,480 | −3.2% |
| 1840 2,284 | 54.3% |
| 1850 2,446 | 7.1% |
| 1860 2,224 | −9.1% |
| 1870 2,355 | 5.9% |
| 1880 2,326 | −1.2% |
| 1890 3,098 | 33.2% |
| 1900 7,711 | 148.9% |
| 1910 5,406 | −29.9% |
| 1920 7,853 | 45.3% |
| 1930 9,920 | 26.3% |
| 1940 12,560 | 26.6% |
| 1950 19,762 | 57.3% |
| 1960 27,493 | 39.1% |
| 1970 31,067 | 13.0% |
| 1980 29,451 | −5.2% |
| 1990 28,395 | −3.6% |
| 2000 28,316 | −0.3% |
| 2010 29,094 | 2.7% |
| 2016 (est.) 29,519 [2] | 1.5% |

U.S. Decennial Census[8]

As of the census of 2000, there were 28,316 people, 11,544 households, and 8,092 families residing in the town. The population density was 787.0 people per square mile (303.9/km²). There were 11,990 housing units at an average density of 333.3 per square mile (128.7/km²). The racial makeup of the town was 97.26% White, 0.95% Black or African American, 0.16% Native American, 0.57% Asian, 0.01% Pacific Islander, 0.21% from other races, and 0.83% from two or more races. Hispanic or Latino of any race were 0.97% of the population.[9]

There were 11,544 households, out of which 29.4% had children under the age of 18 living with them, 55.7% were married couples living together, 10.6% had a female householder with no husband present, and 29.9% were non-families. 25.8% of all households were made up of individuals, and 12.6% had someone living alone who was 65 years of age or older. The average household size was 2.44 and the average family size was 2.94.[9]

In the town, the population was spread out, with 23.1% under the age of 18, 5.8% from 18 to 24, 27.9% from 25 to 44, 24.1% from 45 to 64, and 19.1% who were 65 years of age or older. The median age was 41 years. For every 100 females, there were 92.9 males. For every 100 females age 18 and over, there were 88.5 males.[9]

The median income for a household in the town was \$46,267, and the median income for a family was \$54,542. Males had a median income of \$37,536 versus \$27,527 for females. The per capita income for the town was \$21,457. About 2.8% of families and 4.5% of the population were below the poverty line, including 5.2% of those under age 18 and 5.9% of those age 65 or over.[9]

Communities and locations in Rotterdam

Antonia Hills – A small development off of Route 7; built by the Valentine Family.

Colonial Manor – A well-sized community between Cold Brook and South Schenectady, with housing developed in the 1950s by Charles Juracka.

Carman – A relatively small community anchored by Carman Park.

Cold Brook – A well-sized suburban community placed on the former Campbell Family estate.

Colonial Manor – A fairly large, middle-class suburban development covering an area of about .54 square miles. The development's school districts are mixed, with some streets attending Schalmont High School and others attending Mohonasen High School.

Eldorado Acres

Galluci Gardens; A cul-de-sac with a handful of single-family detached homes, and 3-4 Tudor homes and a few colonial homes.

Lower Rotterdam Junction – A hamlet south of Rotterdam Junction on Route 5S.

Pattersonville – A hamlet in the northern part of the town on the town line.

Rotterdam – A large suburban community west of Schenectady.

Rotterdam Junction – A hamlet near the Mohawk River on Route 5S.

Schonowe

Serafini Gardens – A medium-sized development on the border of Guilderland and Rotterdam. Contains 50-75 homes.

South Schenectady

Skyline – Development sitting on a hill overlooking Rotterdam, with about 15-20 homes.

Sunrise Estates/Caroline Manor

367 Duanesburg Rd
Rotterdam, NY 12306

| | | | | |
|-----------------------------|-----------------------------|------------------------------|----------------------------|----------------------------|
| DESCRIPTION | Subject | Comp #1 | Comp #2 | Comp #3 |
| Address | 367 Duanesburg Rotterdam | 1006 Wallace St Rotterdam | 3059 Broadway Rotterdam | 1502 Curry Rd Rotterdam |
| City | Rotterdam | Rotterdam | Rotterdam | Rotterdam |
| Proximity To Subject | 0.2 Miles | 0.1 Miles | 0.1 Miles | 1.1 Miles |
| Contract/Sale Date | 10/27/2017 | 10/29/2021 | 1/23/2020 | |
| Sale Price | \$ 205,000.00 | \$ 415,000.00 | \$ 600,000.00 | |
| Building Square Feet | 5600 | 2500 | Vacant Land | |
| Price Per Square Foot | \$ 195.24 | \$ 166.00 | N/A | |
| Lot Size (acres) | 3.64 | 0.93 | 2.4 | |
| Price Per Acres | \$ 189,814.81 | \$ 446,236.56 | \$ 250,000.00 | \$ 295,350.46 |
| Adjustments | Building Sq Ft | Building Sq Ft | Building Sq Ft | Building Sq Ft |
| Price PSF with obsolescence | \$ 36.12 | \$ 36.12 | \$ 36.12 | 5600 |
| Acareage adjustment | \$ 164,346.00 | \$ 111,972.00 | \$ 111,972.00 | 36.12 |
| Adjustment for acreage | 2.56 | 2.71 | 1.24 | 202272 |
| | \$ 485,925.93 | \$ 1,075,075.00 | \$ 310,000.00 | \$ 397,962.96 |

| | | | |
|----------------------------------|---------------|-----------------|-----------------|
| Estimate Value With Improvements | \$ 194,364.81 | \$ 224,900.00 | \$ 255,600.00 |
| Clearing | \$ 880,740.74 | \$ 1,936,311.56 | \$ 1,160,000.00 |
| | \$ 50,000.00 | \$ 150,000.00 | \$ - |
| | \$ 830,740.74 | \$ 1,786,311.56 | \$ 1,160,000.00 |

| | | | | | |
|--------------------------------|---------------|------------------------------------|----------------|--------------|---------------|
| Average Cost Per Acre | \$ 224,954.94 | Estimated Value Of Existing Struct | Building Sq Ft | PSF Existing | Present Value |
| Estimated Value Most Like Kind | | | 6,000 | \$ 25.00 | \$ 150,000.00 |
| Comp #3 | \$ 930,384.00 | Total Est Value | | | |
| Estimated Value VacantLar | \$ 930,384.00 | Average Est Valu | | | |
| | | Repairs To Upda | | | |
| | | | | | \$ 80,000.00 |
| | | | | | \$ 925,384.00 |

Estimate Of Value

Selected Sales Record

| TAX ID | MUNICIPALITY | ADDRESS | LOT SIZE | COORDINATE LOCATOR | LOT/TOWN/RANGE |
|--------------|--------------|--------------|-----------------------|--------------------|----------------|
| 48.19-13-6.1 | Rotterdam | Wallace Ave. | 140.96 x 332.98 ft | 631376- 1441610 | |

5/22/2019
 Lands of Yiayia Properties, LLC Filed
 June 5, 2018 (N-367)

See Parcel History Search for prior id:
 48.19-13-6, 48.19-13-7.1 & 48.19-13-
 17

Rev. June 8, 2018

| BOOK | PAGE | DATE RECORDED | SALE PRICE | LOT SIZE |
|---|------|---------------|--------------|--------------------|
| 1974 | 520 | 10/27/2017 | \$205,000.00 | 140.96 x 332.98 ft |
| TRANSFER CONDITIONS | | | | |
| None | | | | |
| NOTES | | | | |
| None | | | | |
| OWNERS | | | | |
| Yiayia Properties, LLC 351 Duanesburg Road Schenectady, NY 12306 United States | | | | |



Property Description Report For: 1006 Wallace Ave, Municipality of Rotterdam

No Photo Available

| | | | |
|----------------------------|--------------------------------------|-----------------------------|--------------------------------------|
| Total Acreage/Size: | 0.65 | Status: | Active |
| Land Assessment: | 2021 - \$26,000 2020 - \$26,000 | Roll Section: | Taxable |
| Full Market Value: | 2021 - \$175,500 2020 - \$170,100 | Swis: | 422800 |
| Equalization Rate: | ---- | Tax Map ID #: | 48.19-13-6.1 |
| Deed Book: | 1974 | Property Class: | 210 - 1 Family Res |
| Grid East: | 631376 | Site: | RES 1 |
| | | In Ag. District: | No |
| | | Site Property Class: | 210 - 1 Family Res |
| | | Zoning Code: | R-1 |
| | | Neighborhood Code: | 01100 - Town Hall |
| | | School District: | Mohonasen |
| | | Total Assessment: | 2021 - \$166,700 2020 - \$166,700 |
| | | Property Desc: | Schdy Annex - 706,708 6.-465-8 |
| | | Deed Page: | 520 |
| | | Grid North: | 1441610 |

Area

| | | | |
|-------------------------------|---------------|----------------------------------|-------------|
| Living Area: | 1,092 sq. ft. | First Story Area: | 728 sq. ft. |
| Second Story Area: | 0 sq. ft. | Half Story Area: | 364 sq. ft. |
| Additional Story Area: | 0 sq. ft. | 3/4 Story Area: | 0 sq. ft. |
| Finished Basement: | 0 sq. ft. | Number of Stories: | 1.5 |
| Finished Rec Room | 0 sq. ft. | Finished Area Over Garage | 0 sq. ft. |

Structure

| | | | |
|-----------------------------|--------------|---------------------------------|----------------|
| Building Style: | Cape cod | Bathrooms (Full - Half): | 1 - 1 |
| Bedrooms: | 4 | Kitchens: | 1 |
| Fireplaces: | 0 | Basement Type: | Full |
| Porch Type: | Porch-enclsd | Porch Area: | 150.00 |
| Basement Garage Cap: | 0 | Attached Garage Cap: | 416.00 sq. ft. |
| Overall Condition: | Normal | Overall Grade: | Average |
| Year Built: | 1936 | Eff Year Built: | 1970 |

Owners

Yiayia Properties LLC
351 Duanesburg Rd
Schenectady NY 12306

Sales

No Sales Information Available

Utilities

| | | | |
|--------------------|-------------|----------------------|-------------|
| Sewer Type: | Comm/public | Water Supply: | Comm/public |
| Utilities: | Gas & elec | Heat Type: | Hot wtr/stm |
| Fuel Type: | Natural Gas | Central Air: | No |

Improvements

| Structure | Size | Grade | Condition | Year |
|------------------|--------------|--------------|------------------|-------------|
| Porch-enclsd | 150.00 sq ft | Average | Normal | 1980 |
| Gar-1.0 att | 416.00 sq ft | Average | Normal | 1936 |
| Gar-1.0 det | 400.00 sq ft | Average | Normal | 1960 |

Special Districts for 2021

| Description | Units | Percent | Type | Value |
|------------------------|--------------|----------------|-------------|--------------|
| W5FR1-Water 5 Flat Res | 0 | 0% | T | 0 |
| CL100-Consol light | 0 | 0% | | 0 |
| CW500-Water dist | 1 | 0% | | 0 |
| FD600-Fire dist 6 | 0 | 0% | | 0 |
| SW200-Sewer dist 2 | 1 | 0% | | 0 |

Special Districts for 2020

| Description | Units | Percent | Type | Value |
|--------------------|--------------|----------------|-------------|--------------|
| CL100-Consol light | 0 | 0% | | 0 |
| FD600-Fire dist 6 | 0 | 0% | | 0 |
| SW200-Sewer dist 2 | 1 | 0% | | 0 |
| CW500-Water dist | 1 | 0% | | 0 |

Exemptions

| Year | Description | Amount | Exempt % | Start Yr | End Yr | V Flag | H Code | Own % |
|-------------|--------------------|---------------|-----------------|-----------------|---------------|---------------|---------------|--------------|
|-------------|--------------------|---------------|-----------------|-----------------|---------------|---------------|---------------|--------------|

Taxes

| Year | Description | Amount |
|-------------|--------------------|---------------|
| 2021 | County | \$2,349.08 |
| 2020 | County | \$2,392.26 |

*** Taxes reflect exemptions, but may not include recent changes in assessment.**

Parcel History Information

[← Previous Parcel](#) | [Jump](#) | [Next Parcel →](#)

This is a **void** parcel.

| TAX ID | MUNICIPALITY | ADDRESS | LOT SIZE | COORDINATE LOCATOR | LOT/TOWN/RANGE |
|------------|--------------|---------------|--------------|--------------------|----------------|
| 48.19-5-28 | Rotterdam | 3059 Broadway | 120 x 341 ft | 594870-1016910 | |

[View parcel details in IMO](#)

Notes

4/12/2022
 Changed to 48.19-5-28.1 added 48.19-5-28.2
 As per filed deed.
 Rev. November 9, 2021

Sales

Sales Records

| BOOK | PAGE | DATE RECORDED | FILED DATE | SALE PRICE | LOT SIZE | TRANSFER CONDITIONS | NOTES | OWNERS |  |
|------|------|---------------|------------|--------------|--------------|---------------------|-------|-----------------------------|---|
| 2070 | 554 | 10/26/2021 | 10/29/2021 | \$415,000.00 | 120 x 341 ft | None | None | Nova Holdings 5 Corners LLC |  |
| 1923 | 959 | 10/9/2015 | 10/14/2015 | \$230,000.00 | 120 x 341 ft | None | None | DGA Enterprises, LLC |  |

Scanned Historic Sales Cards

| COMMENT | DATE |
|----------------------|-----------|
| Property Record Card | 9/13/2006 |

Parcel History Information

← Previous Parcel | Jump | Next Parcel →

This is a **void** parcel.

| TAX ID | MUNICIPALITY | ADDRESS | LOT SIZE | COORDINATE LOCATOR | LOT/TOWN/RANGE |
|------------|--------------|---------------|------------|--------------------|----------------|
| 58.8-11-31 | Rotterdam | 1502 Curry Rd | 2.49 acres | 599560-1013960 | |

[View parcel details in IMO](#)

Notes

4/8/2022
 Changed to 58.08-11-31.1 added
 58.08-11-31.2
 As per filed sub-division.

 Rev. April 29, 2021

Sales

Sales Records

| BOOK | PAGE | DATE RECORDED | FILED DATE | SALE PRICE | LOT SIZE | TRANSFER CONDITIONS | NOTES | OWNERS |
|------|------|---------------|------------|----------------|------------|---|---|--|
| 2028 | 990 | 1/15/2020 | 1/23/2020 | \$600,000.00 | 2.49 acres | None | None | O'Reilly Auto Enterprises, LLC  |
| 1861 | 30 | 8/22/2012 | Unknown | \$1,100,000.00 | 2.49 acres | None | None | The Golub Corporation  |
| 1820 | 932 | 3/29/2010 | Unknown | \$375,000.00 | 2.49 acres | None | None | Green Box Lumber, L.L.C.  |
| 1820 | 936 | 3/29/2010 | Unknown | | | | | |
| 1820 | 941 | 4/16/2010 | Unknown | | | | | |
| 1820 | 928 | 3/2/2010 | Unknown | | 2.49 acres | Corrective Temporary Administrator's Deed | Corrective Deed Correcting a prior conveyance | Palma, Alesia B.  |
| 1807 | 799 | 9/14/2009 | Unknown | | 2.49 acres | Referee's Deed/ Foreclosure | Sale Price = \$231000 | Mako International, LLC  |
| 1775 | 630 | 1/25/2008 | Unknown | | 2.49 acres | Corrective and Confirmatory | Sale Price \$0 | Terra De Palma, LLC  |

Warranty Deed

(a/k/a Terra

Del Palma,
LLC)

1766 889 8/29/2007 Unknown

2.49 acres Release of
option

Sale Price
\$0

The Estate of
Filomena
Palma c/o
Howard G
Carpenter, Jr.



1766 881 8/29/2007 Unknown

2.49 acres *None*

Sale Price
\$420,000.00

Terra Del
Palma, LLC

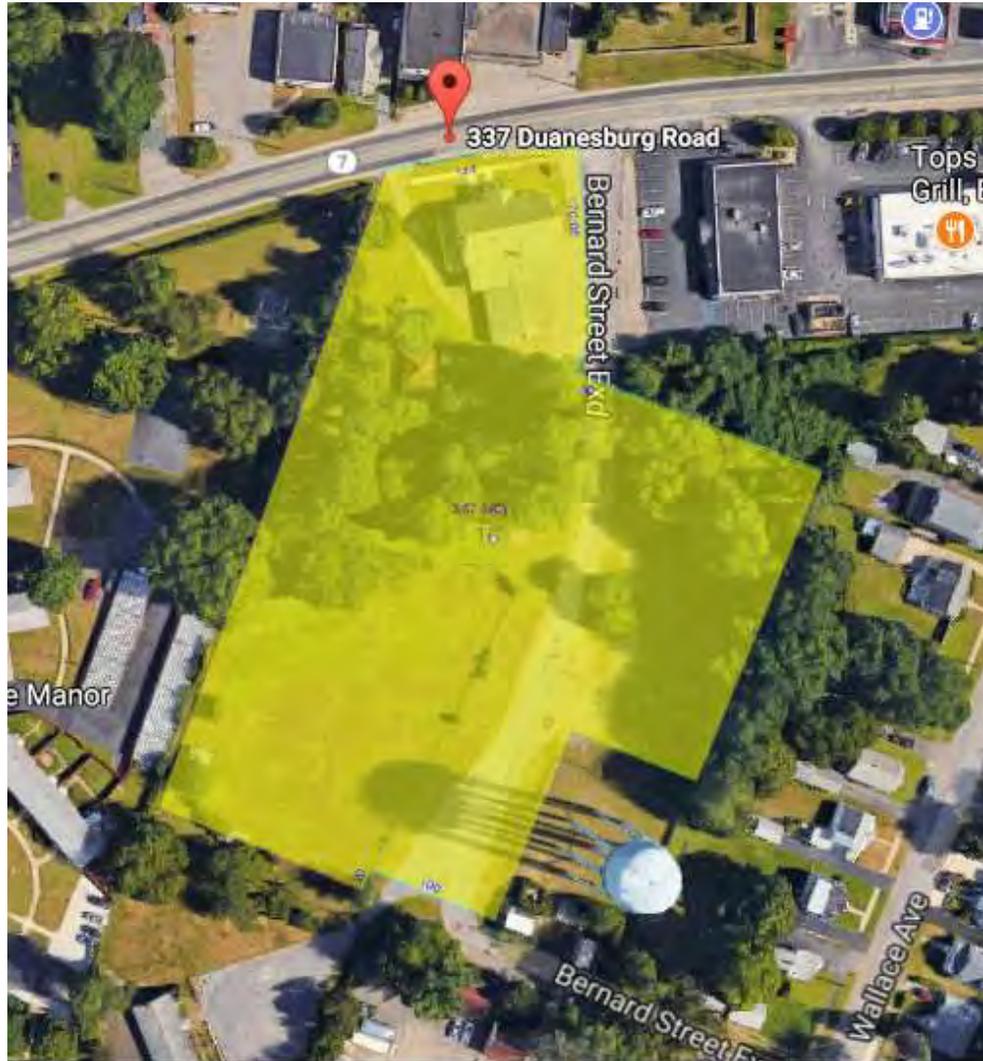


Scanned Historic Sales Cards

COMMENT

DATE

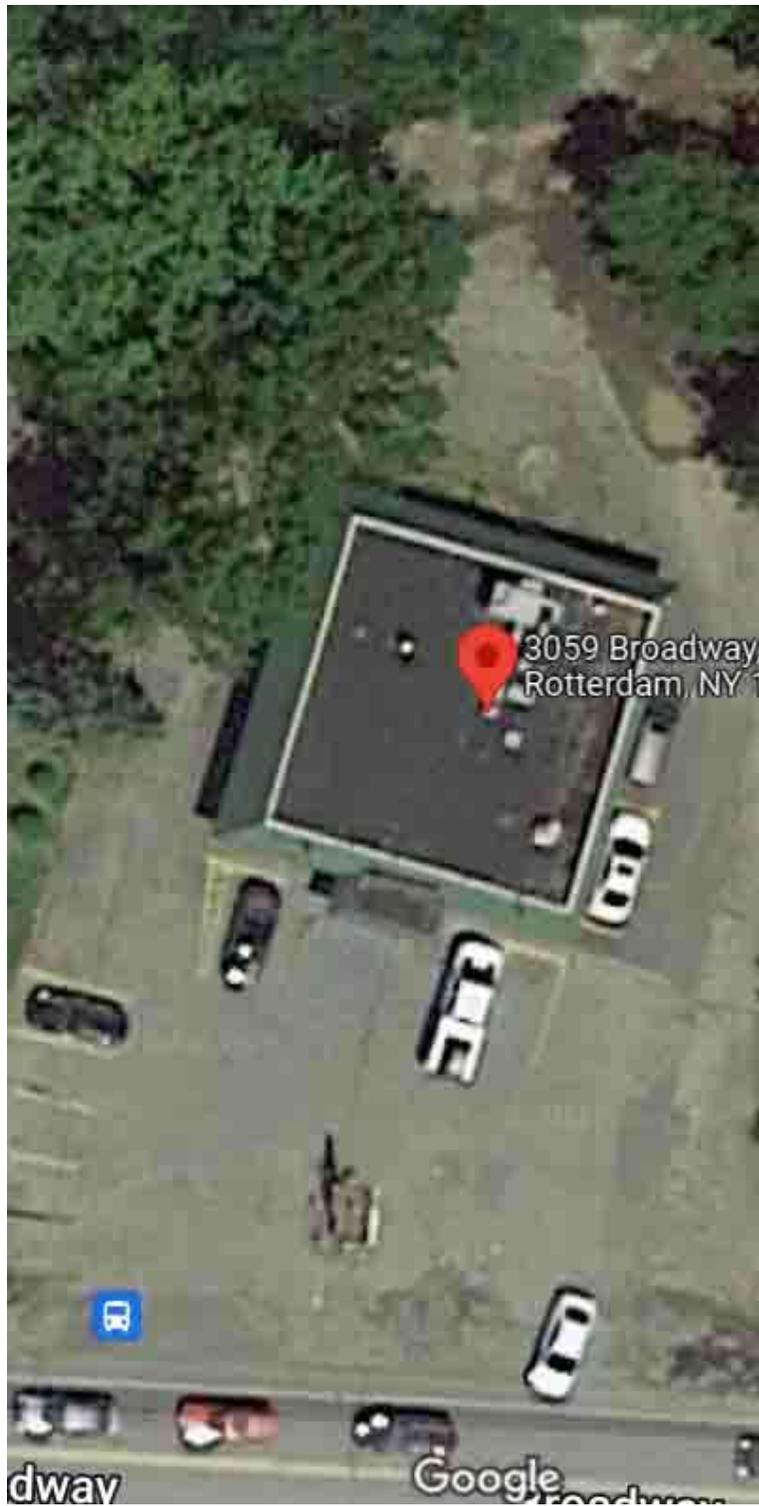
Property Record Card 9/11/2006



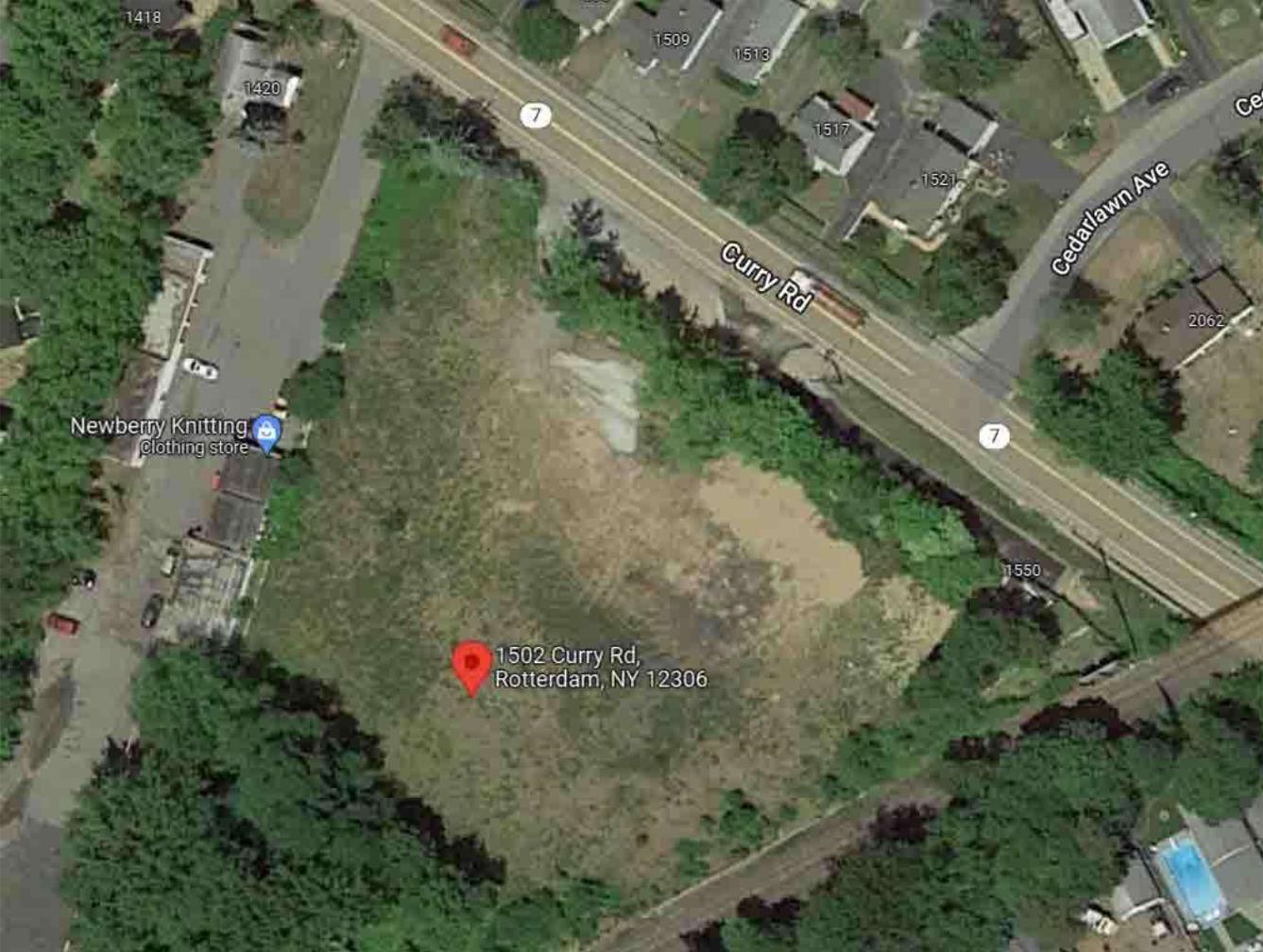
Ariel View of Subject



Ariel View of Comparable 1

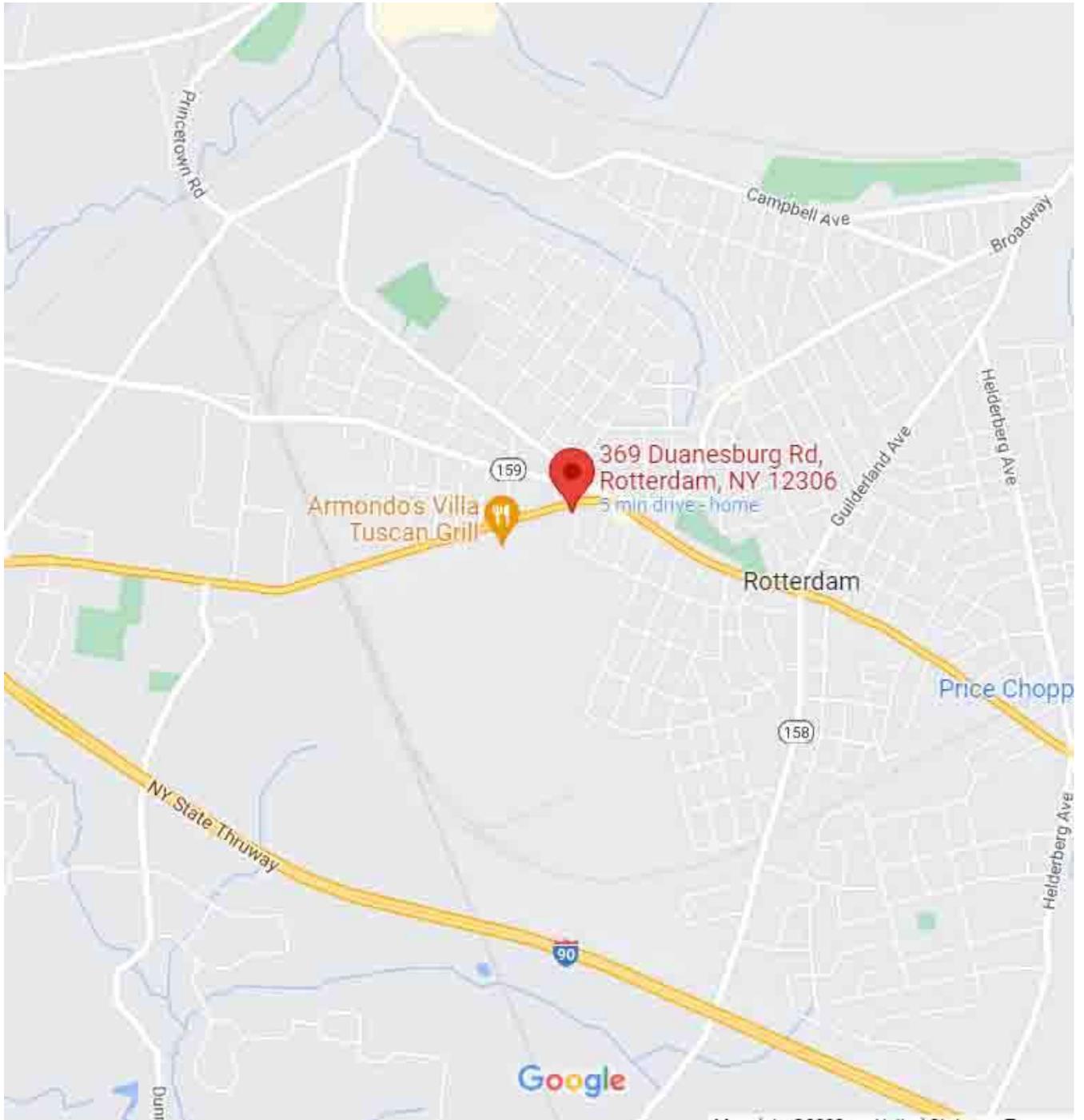


Ariel View of Comparable 2

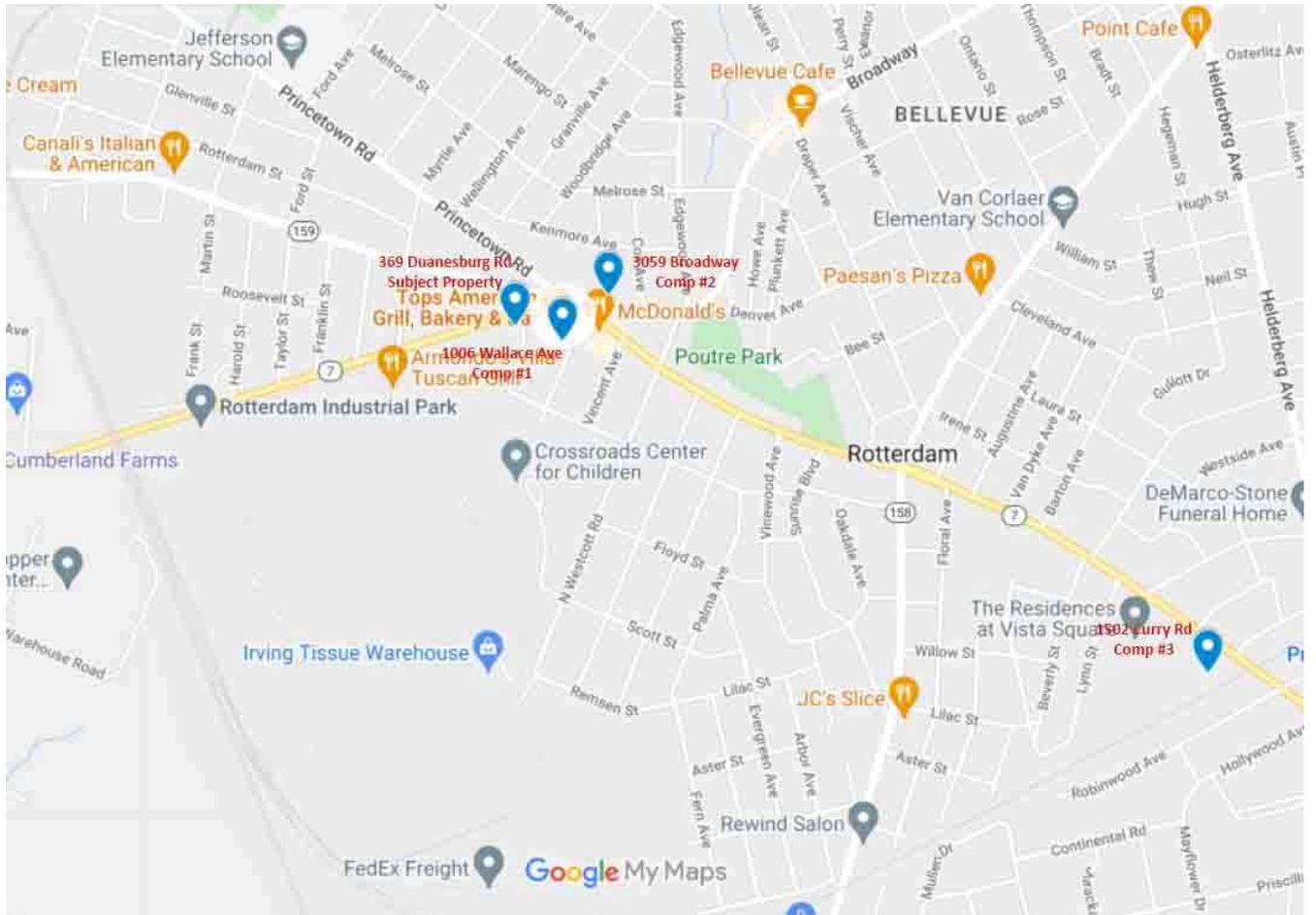


Ariel View of Comparable 3

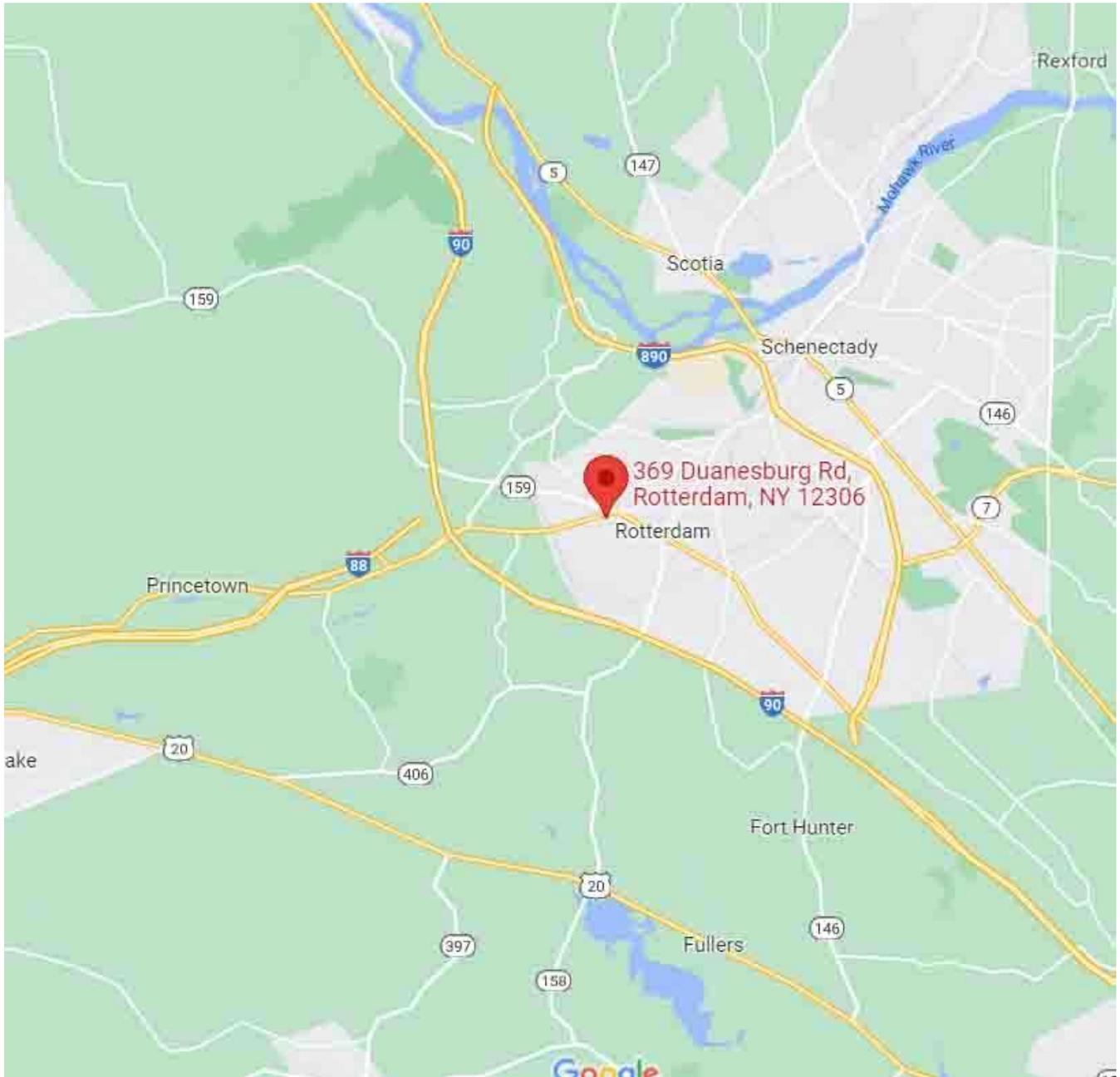
Location Map



Comp Location Map



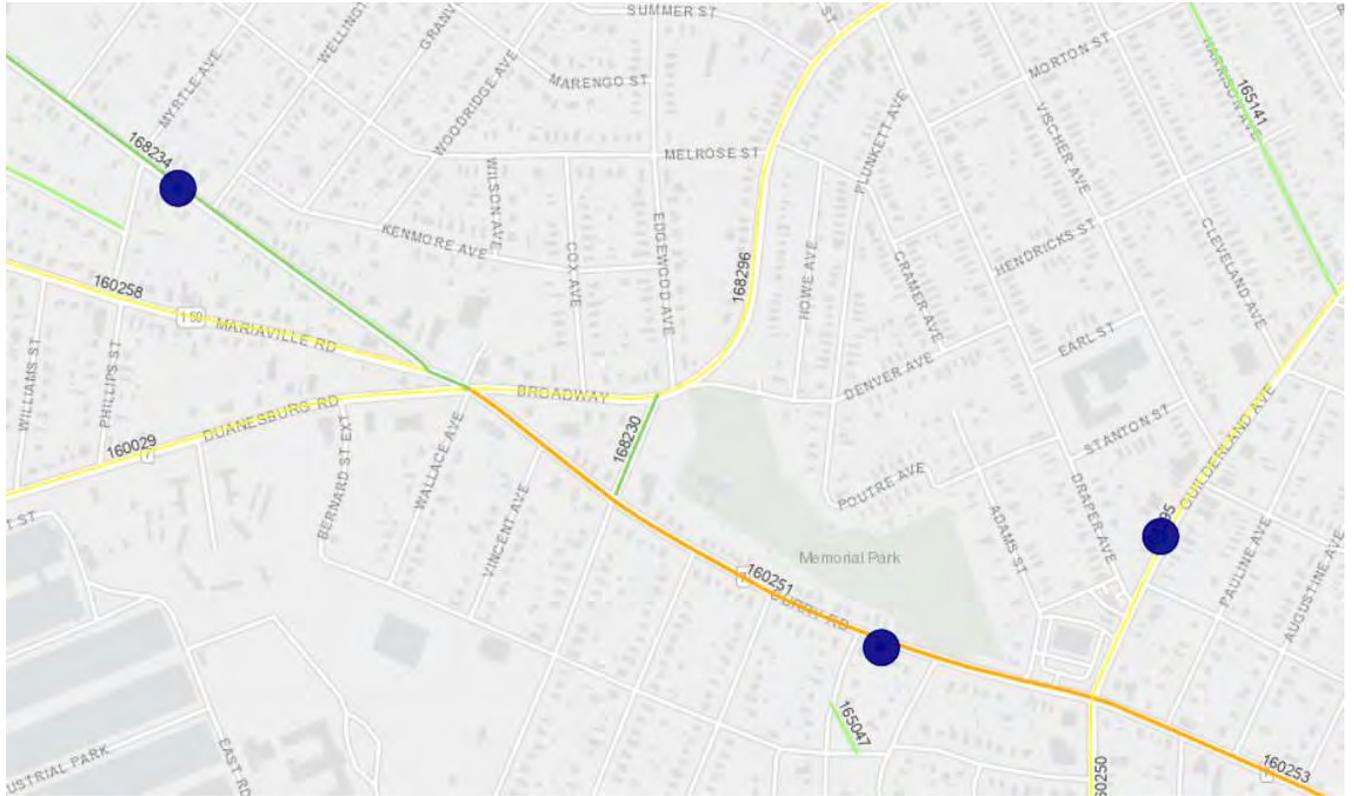
Area Map
Proximity To NYS I90 & 88



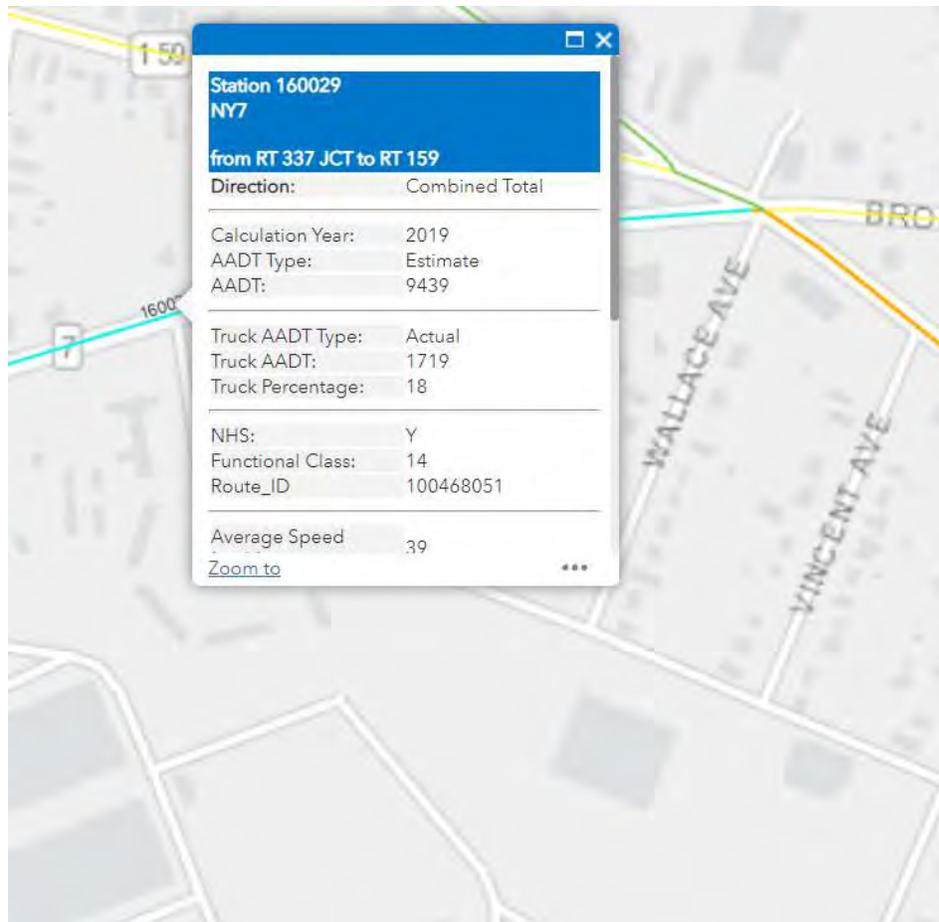
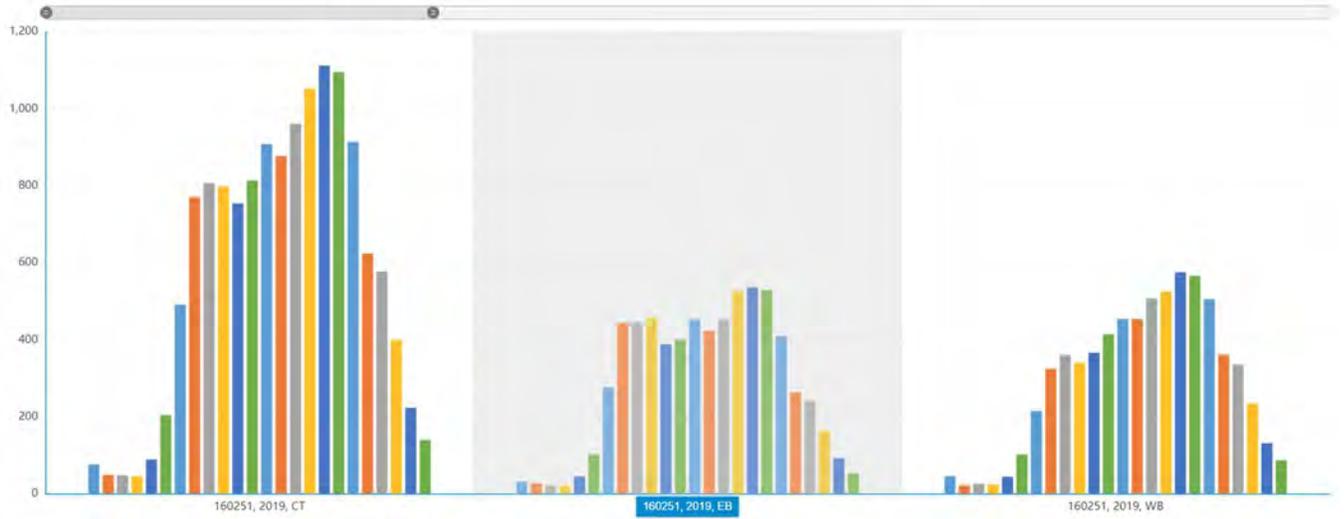
Tax Map Frontage Description
Subject Property



Traffic Map



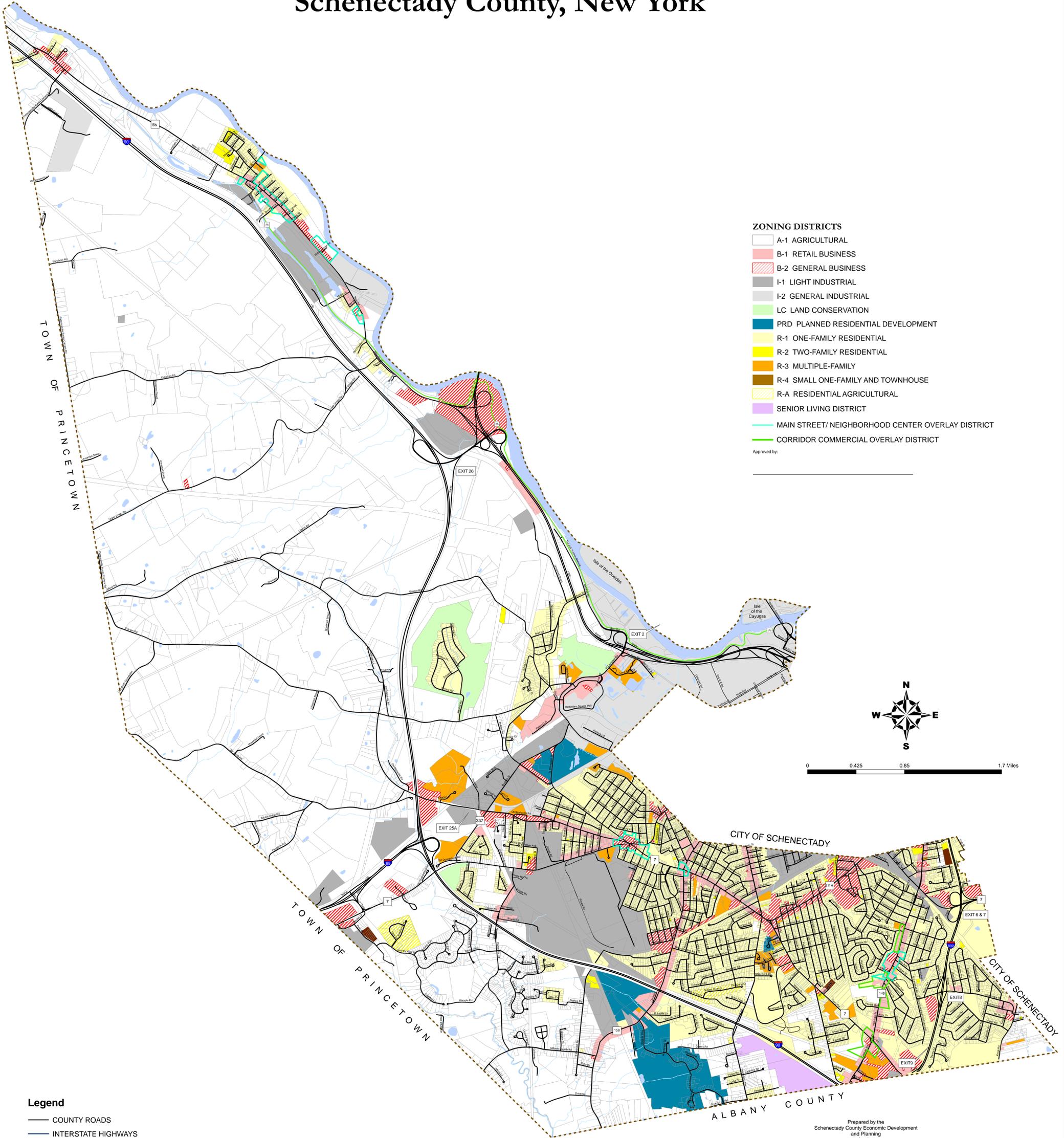
Traffic Count



OFFICIAL ZONING MAP

Town of Rotterdam

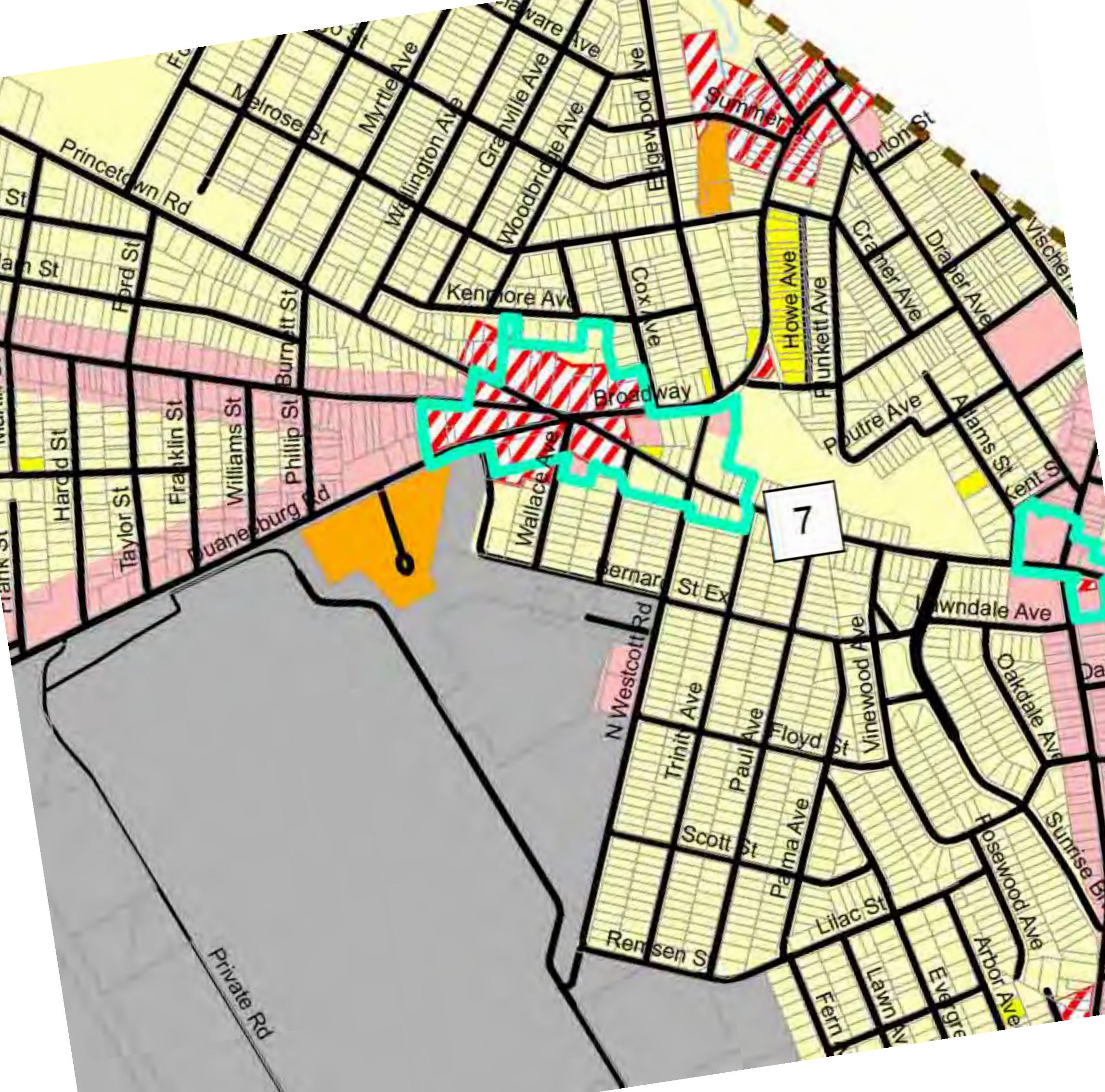
Schenectady County, New York



- ZONING DISTRICTS**
- A-1 AGRICULTURAL
 - B-1 RETAIL BUSINESS
 - B-2 GENERAL BUSINESS
 - I-1 LIGHT INDUSTRIAL
 - I-2 GENERAL INDUSTRIAL
 - LC LAND CONSERVATION
 - PRD PLANNED RESIDENTIAL DEVELOPMENT
 - R-1 ONE-FAMILY RESIDENTIAL
 - R-2 TWO-FAMILY RESIDENTIAL
 - R-3 MULTIPLE-FAMILY
 - R-4 SMALL ONE-FAMILY AND TOWNHOUSE
 - R-A RESIDENTIAL AGRICULTURAL
 - SENIOR LIVING DISTRICT
 - MAIN STREET/ NEIGHBORHOOD CENTER OVERLAY DISTRICT
 - CORRIDOR COMMERCIAL OVERLAY DISTRICT
- Approved by: _____

- Legend**
- COUNTY ROADS
 - INTERSTATE HIGHWAYS
 - PRIVATE DRIVES
 - STATE HIGHWAYS
 - TOWN ROADWAYS
 - BIKE TRAIL
 - STREAMS
 - PARCELS
 - LAKES, RIVERS AND PONDS

Prepared by the
Schenectady County Economic Development
and Planning
for the
Town of Rotterdam
Local Law Number 5 (5) Adopted on July 11, 2011
Updated: October 4, 2002
Updated: February 24, 2004
Updated: May 30, 2006
Updated: January 10, 2007
Updated: March 30, 2009
Updated: June 25, 2010
Updated: February 15, 2011
Updated: August 25, 2011
Updated: December 31, 2012
Updated: January 9, 2013
Updated: December 31, 2015
Updated: December 31, 2017
Updated: December 31, 2018
Updated: March 1, 2020
Updated: August 12, 2020
Updated: December 31, 2020
Updated: February 28, 2022



Summer

7

Private Rd

Princeton Rd

Kenmore Ave

Broadway

Howe Ave

Taylor St

Franklin St

Williams St

Phillip St

Burnett St

Wallace Ave

N Westcott Rd

Trinit Ave

Paul Ave

Floyd St

Vinewood Ave

Lawndale Ave

Scott St

Palma Ave

Lilac St

Rosewood Ave

Sunrise Br

Renssen S

Fern

Lawn Av

Evergre

Arbor Ave

Oakdale Ave

Da

Cramer Ave

Draper Ave

Vischer

Poultre Ave

Allams St

Kent St

an St

Ford St

Melrose St

Myrtle Ave

Wellington Ave

Granville Ave

Woodbridge Ave

Edgewood Ave

Morton St

Hard St

Frank St

Williams St

Princeton Rd

Private Rd

Williams St

Frank St

Princeton Rd

Private Rd

Williams St

Frank St

Princeton Rd

Private Rd

ZONING DISTRICTS

-  A-1 AGRICULTURAL
-  B-1 RETAIL BUSINESS
-  B-2 GENERAL BUSINESS
-  I-1 LIGHT INDUSTRIAL
-  I-2 GENERAL INDUSTRIAL
-  LC LAND CONSERVATION
-  PRD PLANNED RESIDENTIAL DEVELOPMENT
-  R-1 ONE-FAMILY RESIDENTIAL
-  R-2 TWO-FAMILY RESIDENTIAL
-  R-3 MULTIPLE-FAMILY
-  R-4 SMALL ONE-FAMILY AND TOWNHOUSE
-  R-A RESIDENTIAL AGRICULTURAL
-  SENIOR LIVING DISTRICT
-  MAIN STREET/ NEIGHBORHOOD CENTER OVERLAY DISTRICT
-  CORRIDOR COMMERCIAL OVERLAY DISTRICT

Approved by:

Article XI
I-1 Light Industrial District

§ 270-71 Regulations to apply.

The following regulations shall apply to all I-1 Districts.

§ 270-72 Permitted uses.

The following principal uses are permitted as of right in the I-1 District:

- A. All nonresidential uses permitted as of right in the B-2 District.
- B. Dry-cleaning, carpet-cleaning and laundry facilities.
- C. Bottling plants.
- D. Bus barns and public garages.
- E. Car washes.
- F. Contractor shops and equipment storage yards.
- G. Creameries and milk plants.
- H. Kennels and veterinary hospitals.
- I. Laboratories for scientific or industrial research, testing and development.
- J. Lumberyards and building material sales yards.
- K. Machine shops.
- L. Mechanical, optical, photographic, scientific or electronic manufacturing conducted entirely within a completely enclosed building.
- M. Newspaper and printing establishments.
- N. Saw and planing mills.
- O. Trucking terminals, warehousing and distributing, provided that no outdoor storage of materials shall be permitted.
- P. Woodworking mills.
- Q. Fuel-oil storage tanks.
- R. Wind energy facilities subject to the requirements of the Town of Rotterdam Wind Energy Facility Law. **[Added 10-8-2008 by L.L. No. 10-2008]**

§ 270-73 Special uses.

[Amended 9-12-1990 by L.L. No. 18-1990; 4-11-2001 by L.L. No. 4-2001]

The following uses may be permitted or denied subject to special use review under Article **XIX** of this chapter:

- A. Asphalt-mixing or concrete-mixing plants.
- B. Crematoriums.
- C. Facilities for the filling of portable tanks with liquid propane.
- D. Motor vehicle repair shops providing either major or minor motor vehicle repairs.
- E. Motor vehicle sales and rental establishments.
- F. Brick, glass, pottery, tile or terra-cotta manufacturing.
- G. Poultry killing and dressing.
- H. Public utility and communications installations.
- I. Structural steelworks.
- J. Trucking terminals, warehousing and distributing with outdoor storage of materials.
- K. Towers.
- L. Motor vehicle fuel filling stations.
- M. Convenience stores.
- N. Disturbance on a wetland or watercourse area of any class or in a wetland or watercourse buffer area as defined in this chapter. **[Added 4-27-2005 by L.L. No. 9-2005]**
- O. Solar farms and solar power plants in accordance with § **270-153**. **[Added 2-22-2017 by L.L. No. 1-2017]**

§ 270-74 Accessory uses.

Accessory uses permitted in the I-1 District shall be limited to the following:

- A. Parking and loading.
- B. Bus shelters and loading areas.
- C. Temporary offices and storage.
- D. Buildings and uses customarily accessory to the permitted principal use.

- E. Dish antennas and permitted accessory towers.
- F. Permitted signs.
- G. Storage of registered vehicles, boats and trailers.
- H. Storage or parking of commercial vehicles.
- I. Small wind energy facilities and wind measurement towers subject to the requirements of the Town of Rotterdam Wind Energy Facility Law. **[Added 10-8-2008 by L.L. No. 10-2008]**

§ 270-75 Prohibited uses.

The following uses are expressly prohibited in the I-1 District:

- A. Residential dwellings except for caretaker, guard or watchman residences.
- B. Automobile wrecking establishments, junkyards, metal and material reclaiming facilities.
- C. All uses listed in the I-1 District, except those uses listed in this section as permitted.

§ 270-76 Maximum building height.

The maximum building height shall be 75 feet.

§ 270-77 Lot area.

[Amended 12-26-1990 by L.L. No. 26-1990]

The minimum lot area required for each principal use is 20,000 square feet, with a minimum lot width of 100 feet.

§ 270-78 Lot coverage.

Lot coverage shall not exceed 60%.

§ 270-79 Yard requirements.

Not less than 25 feet.

§ 270-80 Parking.

Off-street parking requirements applicable in the I-1 District are set forth in Article **XVIII** of this chapter.

§ 270-81 Additional regulations.

Regulations relative to specific uses found in Article **XVIII** of this chapter shall apply.

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NOW PLAYING



Rotterdam, New York Population 2022

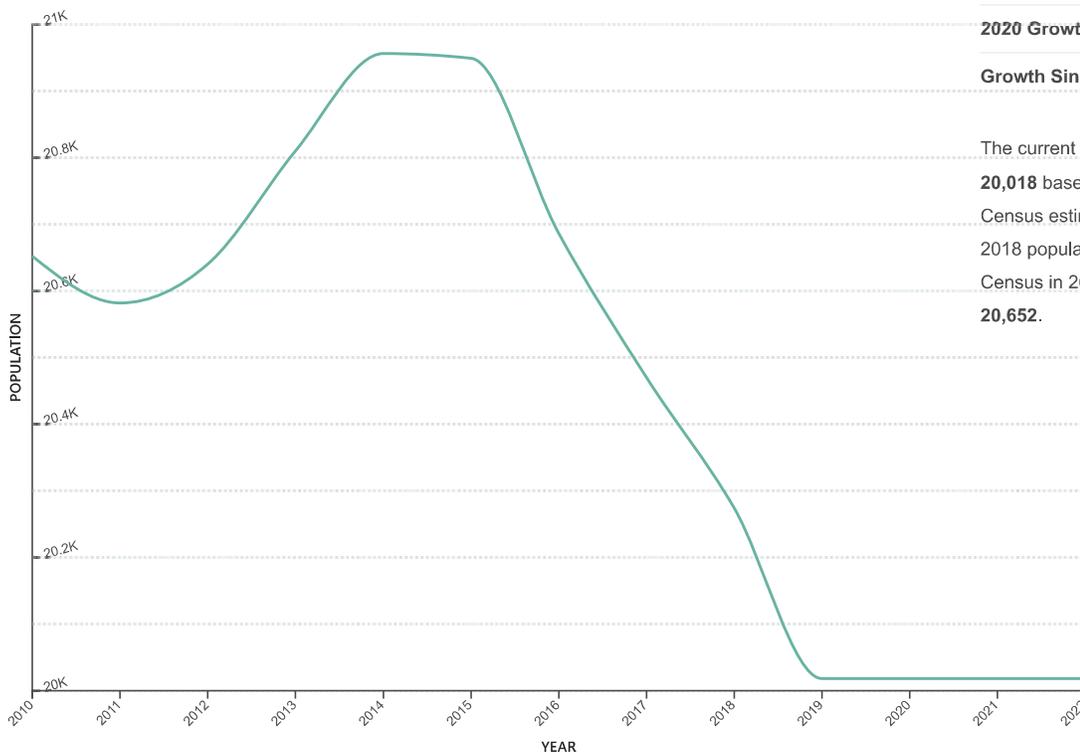
Show Sources

Rotterdam, New York Population 2022

20,018

| | |
|------------------------------|----------------|
| State | New York |
| Land Area (mi ²) | 6.9 sq mi |
| Density (mi ²) | 2,905.20/sq mi |
| 2020 Growth Rate | 0.00% () |
| Growth Since 2010 | -3.07% (-634) |

The current population of Rotterdam, New York is **20,018** based on our projections of the latest US Census estimates. The US Census estimates the 2018 population at **20,018**. The last official US Census in 2010 recorded the population at **20,652**.



Rotterdam is a city located in New York. Rotterdam has a 2020 population of **20,018**. Rotterdam is currently declining at a rate of **0.00%** annually and its population has decreased by **-3.07%** since the most recent census, which recorded a population of **20,652** in 2010.

The average household income in Rotterdam is \$74,106 with a poverty rate of 8.26%. The median rental costs in recent years comes to \$929 per month, and the median house value is \$161,400. The median age in Rotterdam is 43 years, 39.5 years for males, and 46 years for females.

Rotterdam Demographics

According to the most recent ACS, the racial composition of Rotterdam was:

- White: 86.63%
- Black or African American: 6.03%
- Two or more races: 5.04%
- Other race: 1.15%
- Asian: 1.14%
- Native American: 0.00%
- Native Hawaiian or Pacific Islander: 0.00%

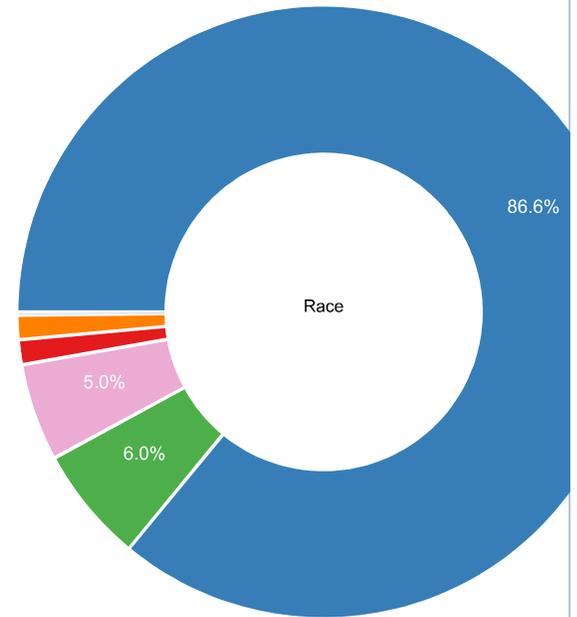
Rotterdam Population by Race

Show Source

Population by Race ?

Total

| Race | Population | Percentage |
|-----------------------------------|------------|------------|
| White | 17,342 | 86.63% |
| Black or African American | 1,207 | 6.03% |
| Two or More Races | 1,009 | 5.04% |
| Some Other Race | 230 | 1.15% |
| Asian | 229 | 1.14% |
| American Indian and Alaska Native | 1 | 0.00% |



■ White
 ■ Black or African American
 ■ American Indian and Alaska Native
 ■ Some Other Race
 ■ Two or More Races

Rotterdam Population by Age

Show Source

Rotterdam Population Pyramid \$2022

Rotterdam Median Age



Rotterdam Adults

There are 15,972 adults, (3,690 of whom are seniors) in Rotterdam.

Rotterdam Age Dependency

63
Age Dependency Ratio

30

Old Age Dependency Ratio

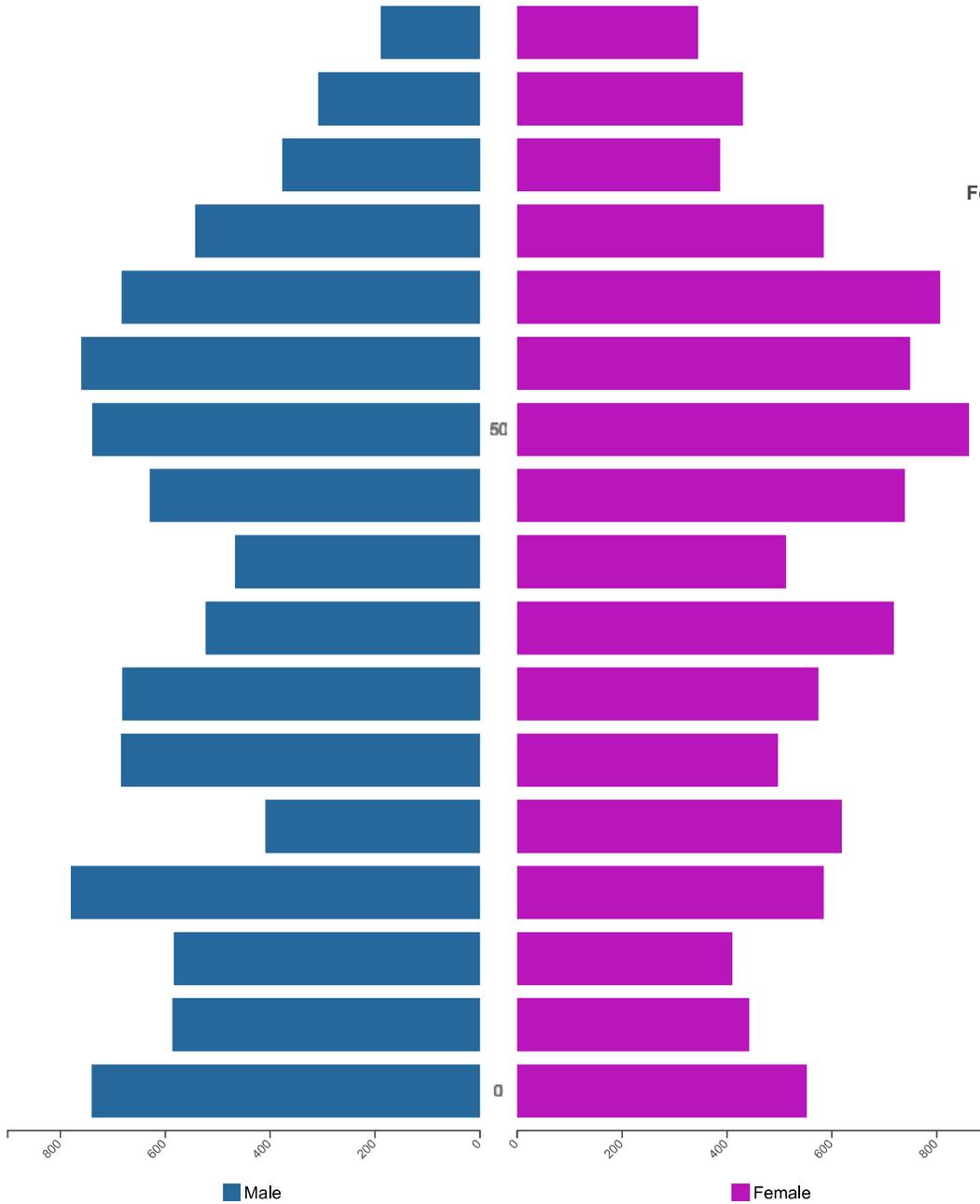
32.9

Child Dependency Ratio

Rotterdam Sex Ratio

Female 10,098 50.44%

Male 9,920 49.56%



Rotterdam Households and Families

Show Source

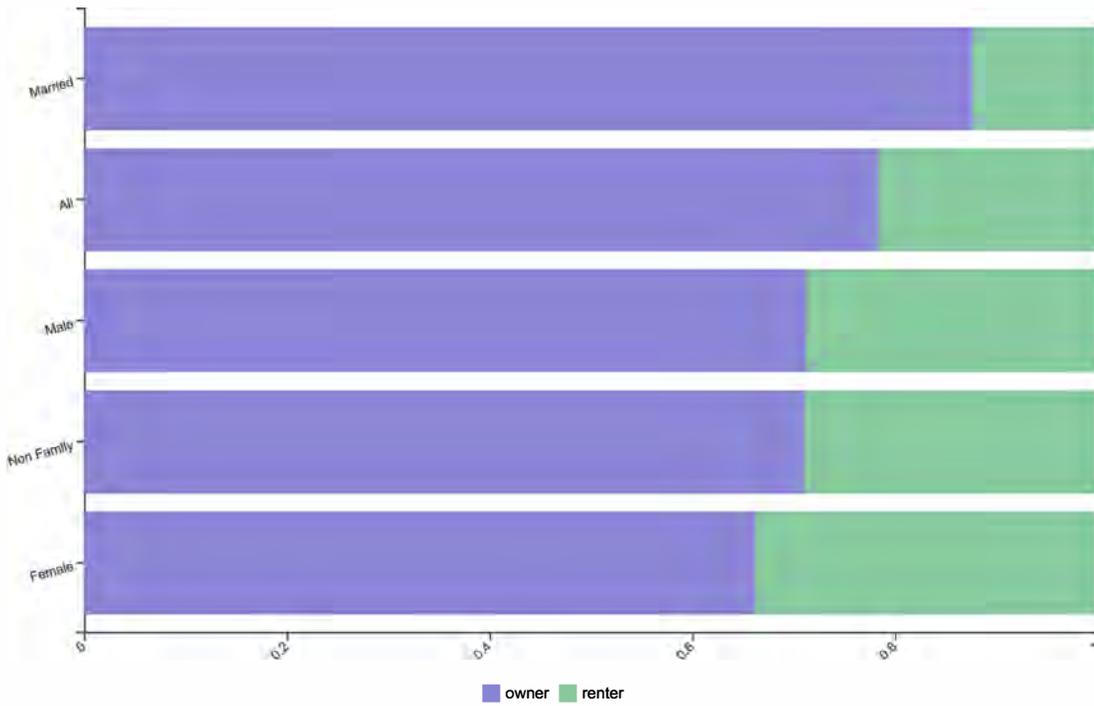
Rotterdam Renter vs Owner Occupied by Household Type

Rotterdam Household Types

| Type | Owner ^ | Renter |
|------------|---------|--------|
| Female | 66.2% | 33.8% |
| Non Family | 71% | 29% |
| Male | 71.2% | 28.8% |
| All | 78.3% | 21.7% |
| Married | 87.6% | 12.4% |

78.3%

Rate of Home Ownership



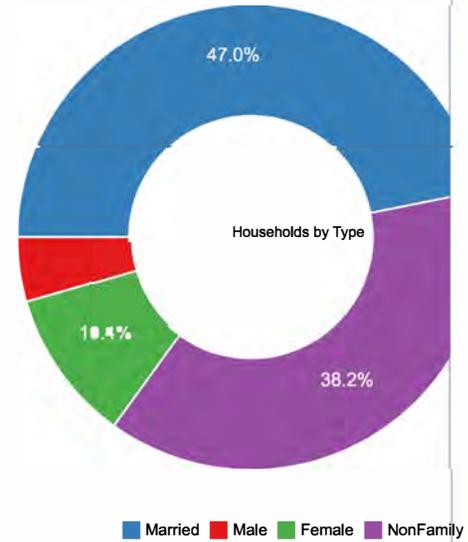
Rotterdam Households by Type

Show Source

| Type | Count ▼ | Average Size | Owned |
|------------|---------|--------------|-------|
| All | 7,306 | 2.72 | 78.3 |
| Married | 3,433 | 3.5 | 87.6 |
| Non Family | 2,791 | 1.13 | 71 |
| Female | 763 | 4.32 | 66.2 |
| Male | 319 | 4.29 | 71.2 |

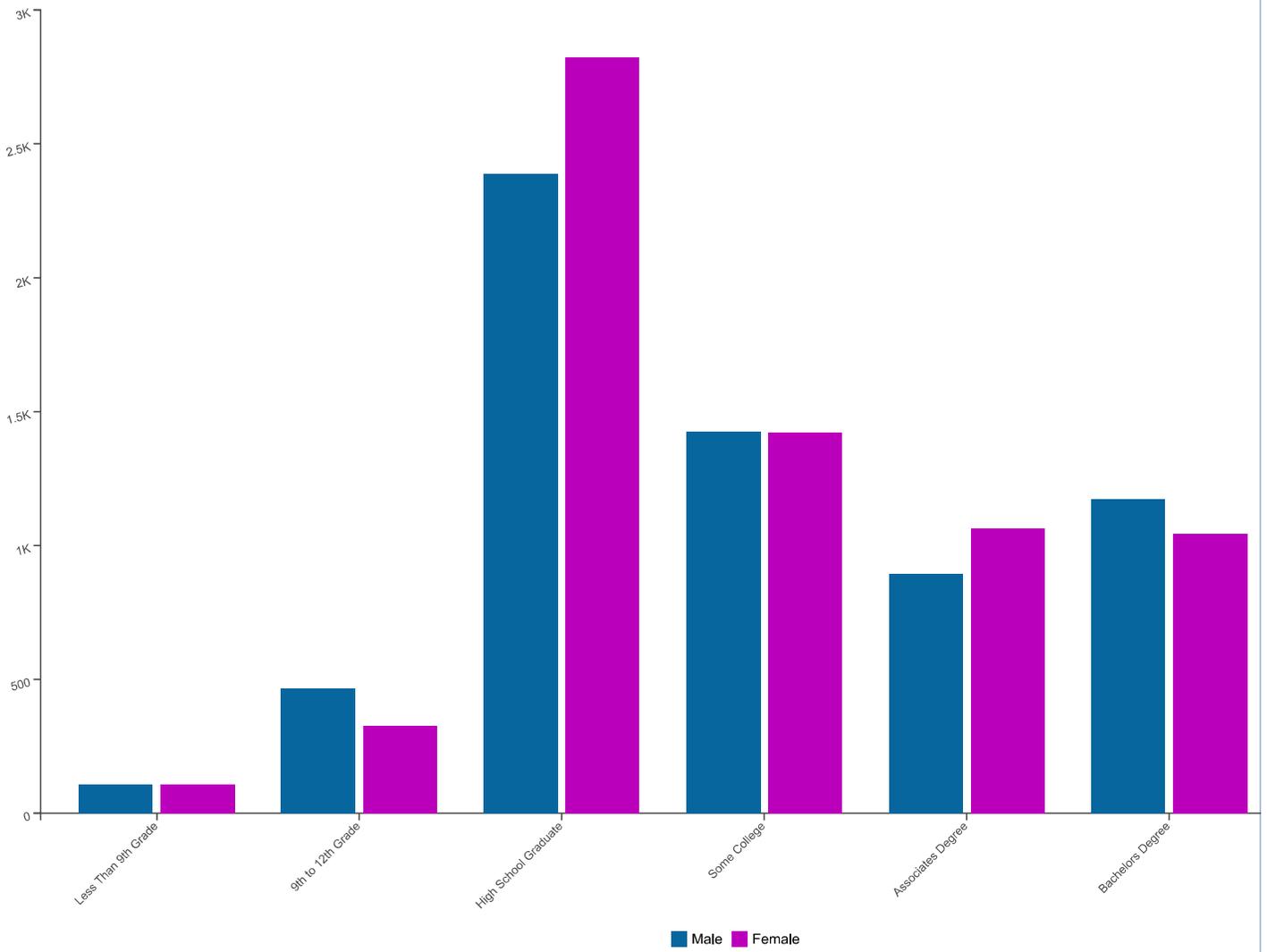
3.56
Average Family Size

2.72
Average Household Size

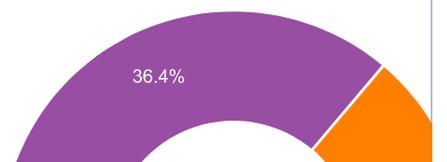


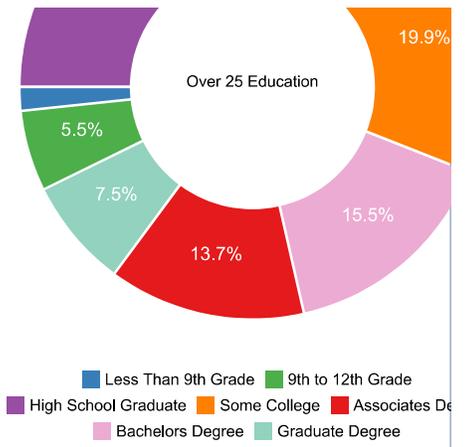
Rotterdam Educational Attainment by Sex (over 25)

Show Source



| Education Attained | Count | Percentage |
|----------------------|-------|------------|
| Less Than 9th Grade | 216 | 1.51% |
| 9th to 12th Grade | 792 | 5.53% |
| High School Graduate | 5,210 | 36.40% |
| Some College | 2,845 | 19.88% |
| Associates Degree | 1,957 | 13.67% |
| Bachelors Degree | 2,216 | 15.48% |
| Graduate Degree | 1,077 | 7.52% |





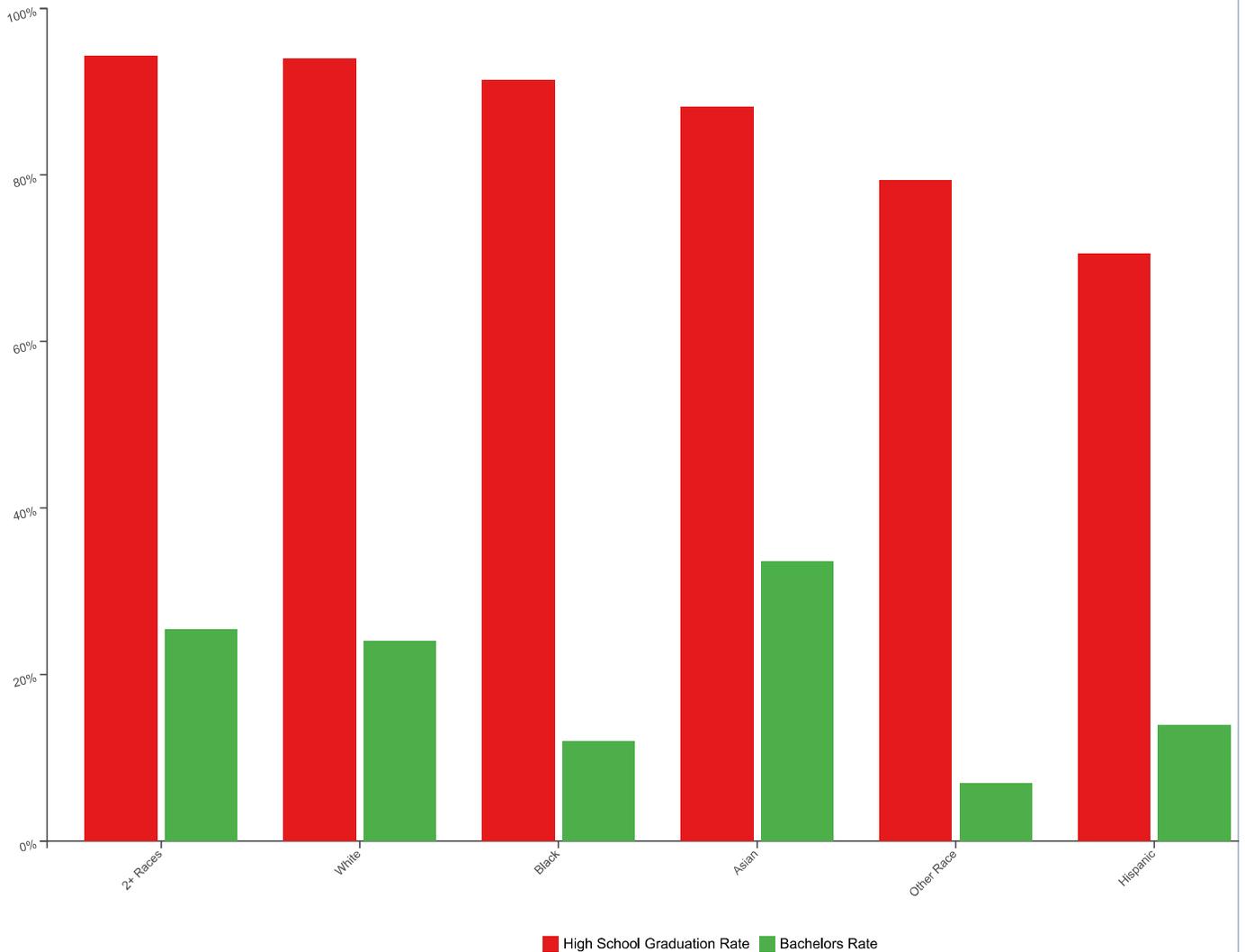
Rotterdam Educational Attainment by Race

Show Source

Rotterdam Educational Attainment by Race

Percentage

Count



Race

Total ▼

High School

Bachelors

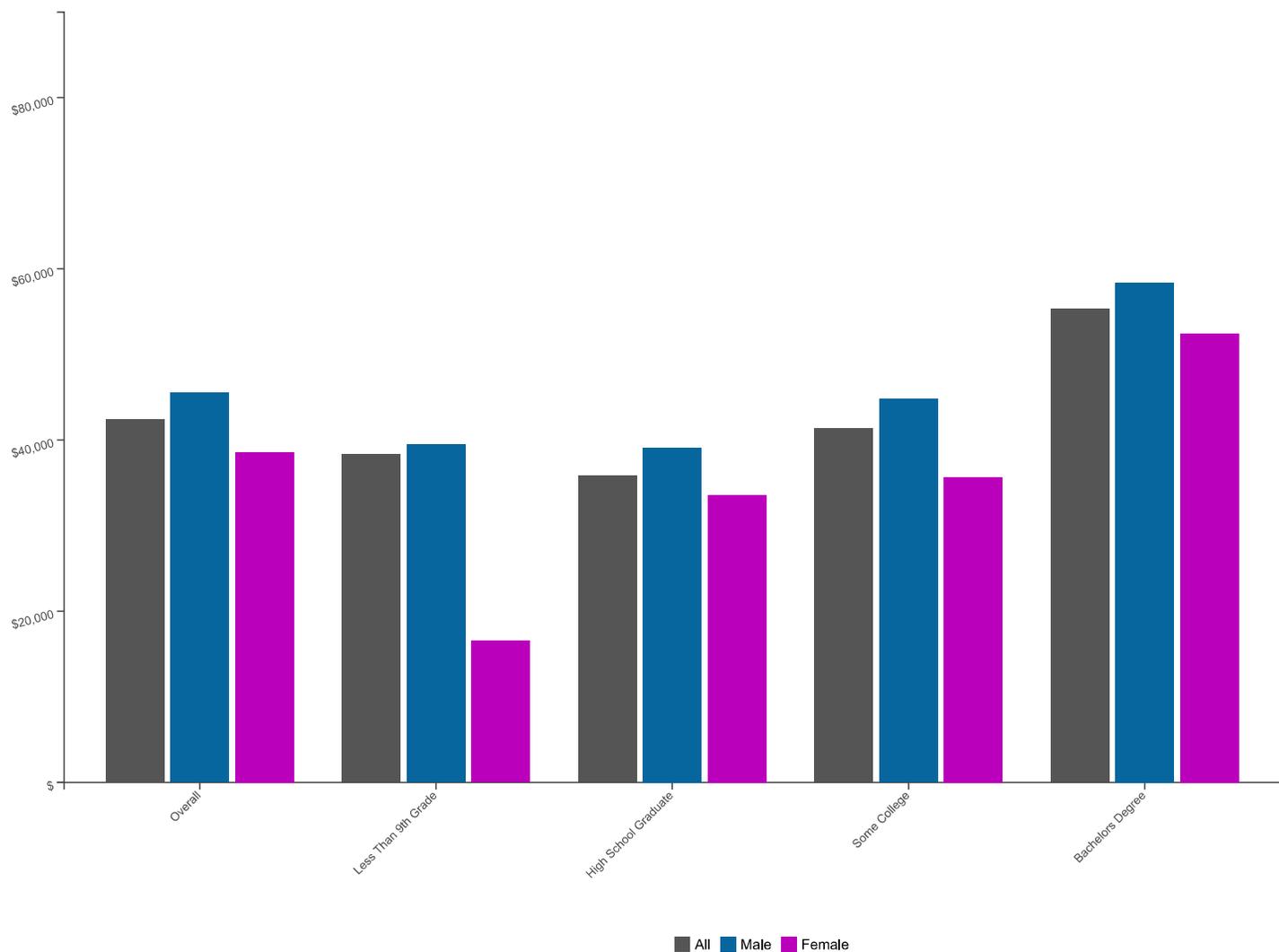
| Race White | Total 12,811 | High School High School 12,040 | Bachelors Bachelors 3,068 |
|-----------------|-----------------|--------------------------------------|---------------------------------|
| Black | 692 | 632 | 83 |
| Hispanic | 445 | 314 | 62 |
| 2+ Races | 228 | 215 | 58 |
| Asian | 152 | 134 | 51 |
| Other Race | 116 | 92 | 8 |
| Native American | 1 | | |

The highest rate of high school graduation is among 2+ races people with a rate of 94.30%.

The highest rate of bachelors degrees is among asian people with a rate of 33.55%.

Rotterdam Earnings by Educational Attainment

Show Source



| Name | Average | Male | Female |
|----------------------|----------|----------|----------|
| Overall | \$42,421 | \$45,523 | \$38,578 |
| Less Than 9th Grade | \$38,317 | \$39,485 | \$16,550 |
| High School Graduate | \$35,833 | \$39,067 | \$33,624 |
| Some College | \$41,325 | \$44,792 | \$35,637 |
| Bachelors Degree | \$55,276 | \$58,371 | \$52,396 |
| Graduate Degree | \$62,438 | \$80,175 | \$56,397 |

\$42,421

Average Earnings

\$45,523

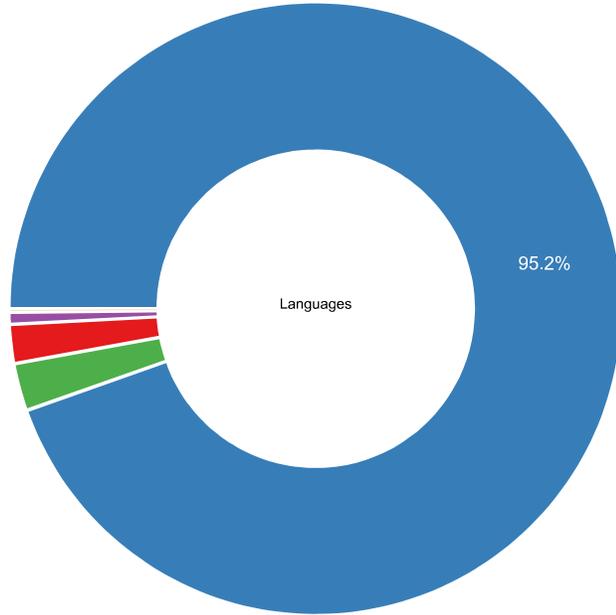
Average Male

\$38,578

Average Female

Rotterdam Language by Age

All Ages 5-17 18-64 65+

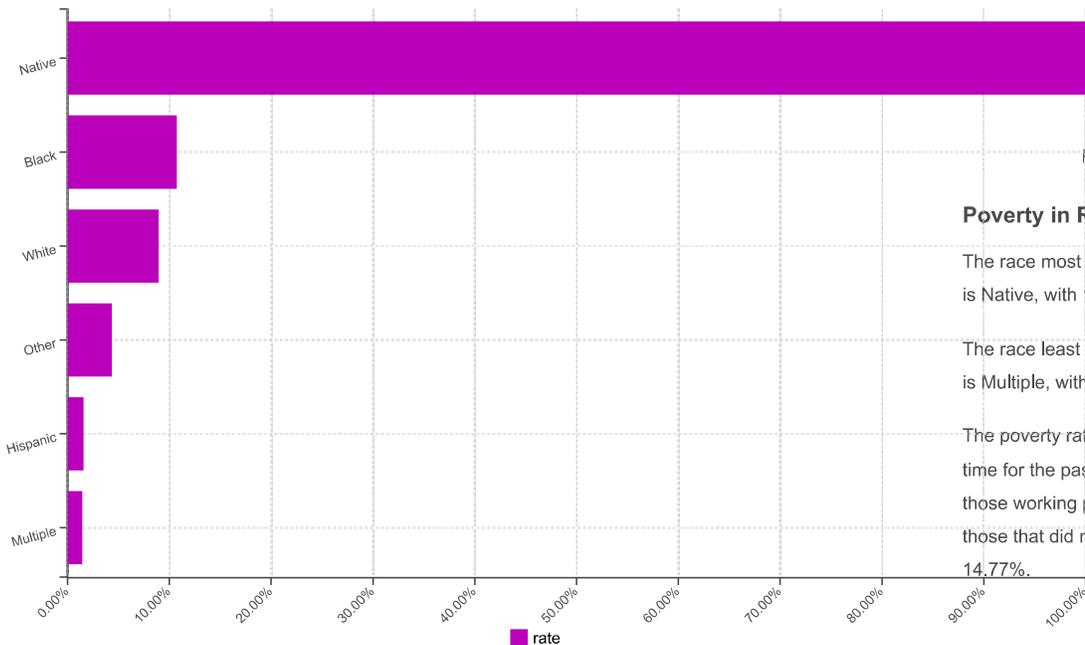


■ Only English ■ Spanish ■ Other Indo-European Languages ■ Asian and Pacific Island Languages ■ Other Languages

Rotterdam Language

95.21% of Rotterdam residents speak only English, while 4.79% speak other languages. The non-English language spoken by the largest group is Other Indo-European, which is spoken by 2.37% of the population.

Rotterdam Poverty by Race



8.26%
Overall Poverty Rate

8.06%
Male Poverty Rate

8.45%
Female Poverty Rate

Poverty in Rotterdam

The race most likely to be in poverty in Rotterdam is Native, with 100.00% below the poverty level.

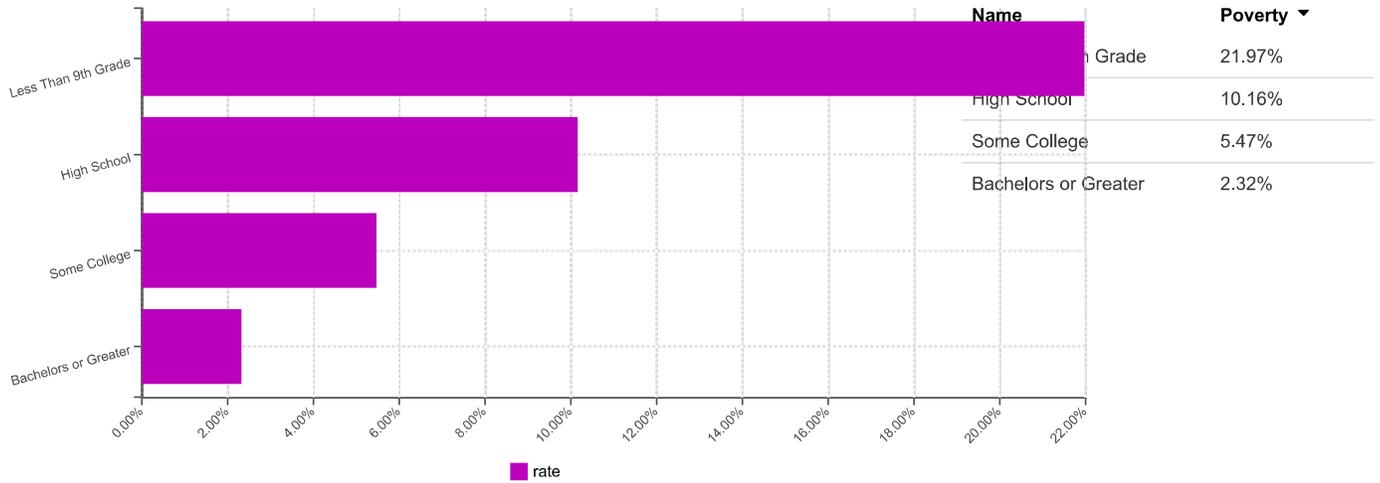
The race least likely to be in poverty in Rotterdam is Multiple, with 1.43% below the poverty level.

The poverty rate among those that worked full-time for the past 12 months was 1.44%. Among those working part-time, it was 8.37%, and for those that did not work, the poverty rate was 14.77%.

| Name | Total | In Poverty ▾ | Poverty Rate |
|----------|--------|--------------|--------------|
| White | 16,547 | 1,481 | 8.95% |
| Black | 1,201 | 129 | 10.74% |
| Multiple | 981 | 14 | 1.43% |
| Hispanic | 896 | 14 | 1.56% |
| Other | 230 | 10 | 4.35% |
| Native | 1 | 1 | 100.00% |

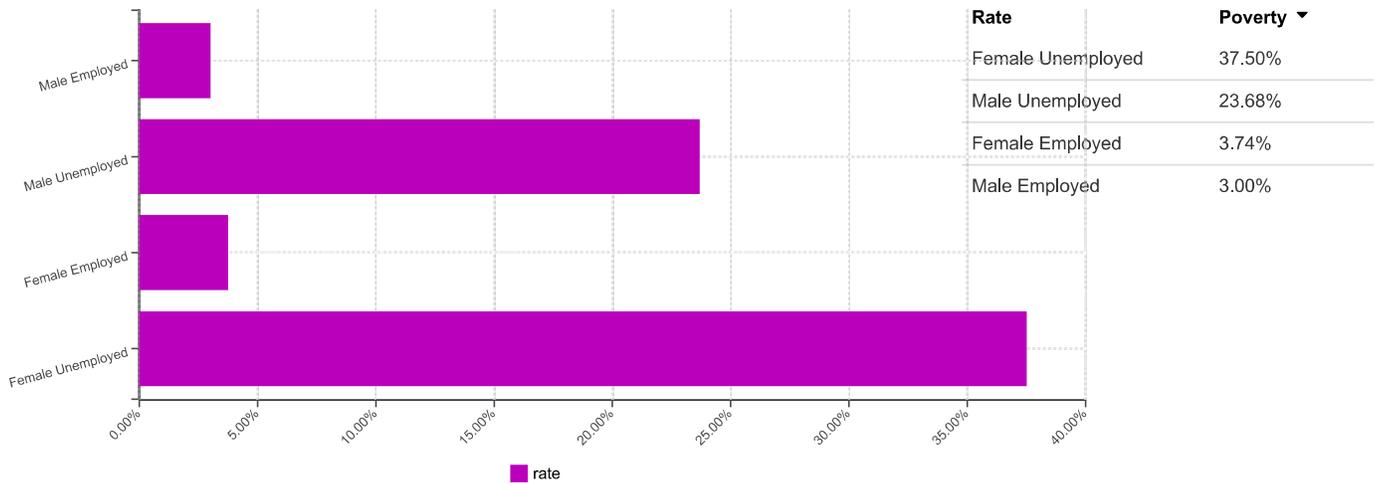
Rotterdam Poverty Rate by Education

Show Source



Rotterdam Poverty Rate by Employment Status and Sex

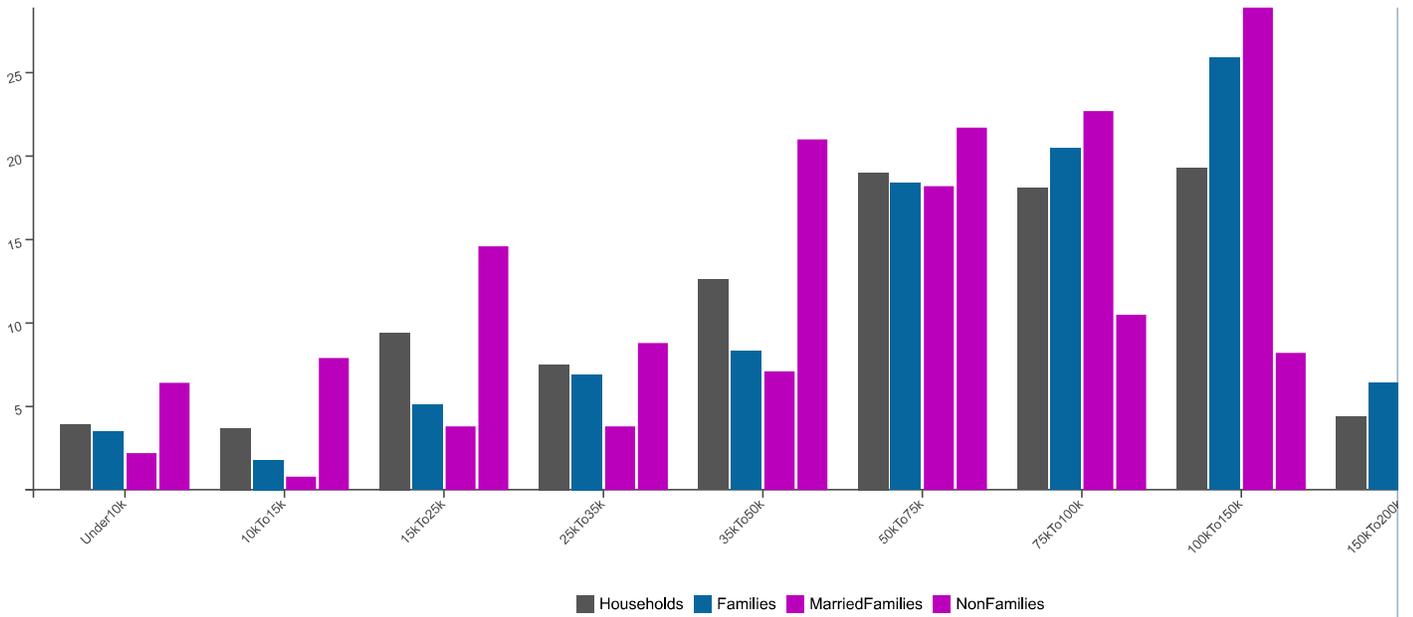
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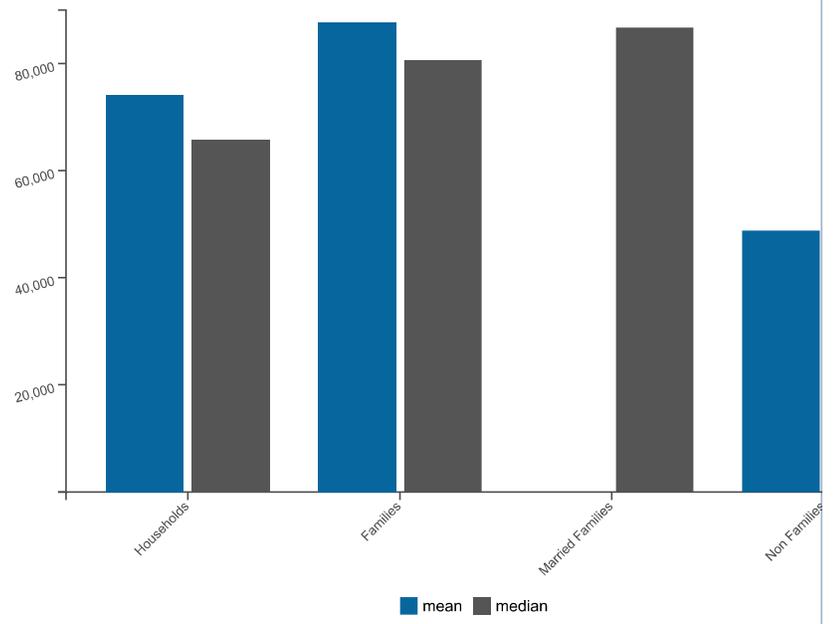
Income by Household Type

Show Source

Rotterdam Income by Household Type



| Name | Median | Mean |
|------------------|----------|----------|
| Households | \$65,820 | \$74,106 |
| Families | \$80,635 | \$87,704 |
| Married Families | \$86,687 | - |
| Non Families | \$41,639 | \$48,784 |



Rotterdam Marital Status

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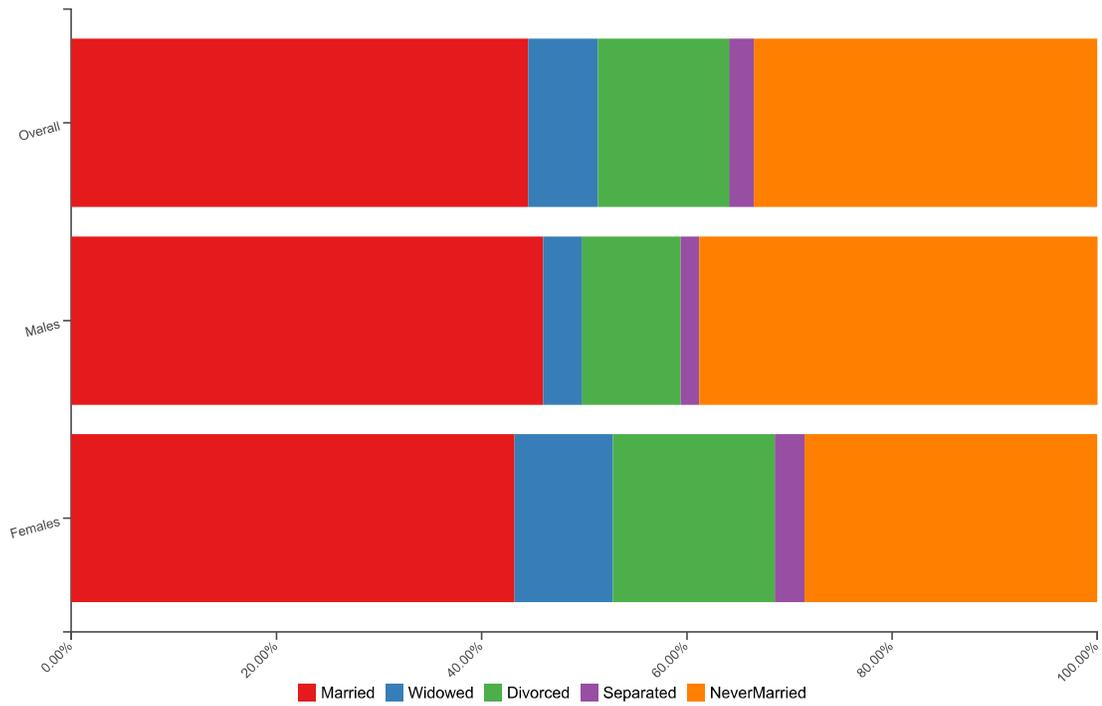
Rotterdam Marital Status

Marriage Rates

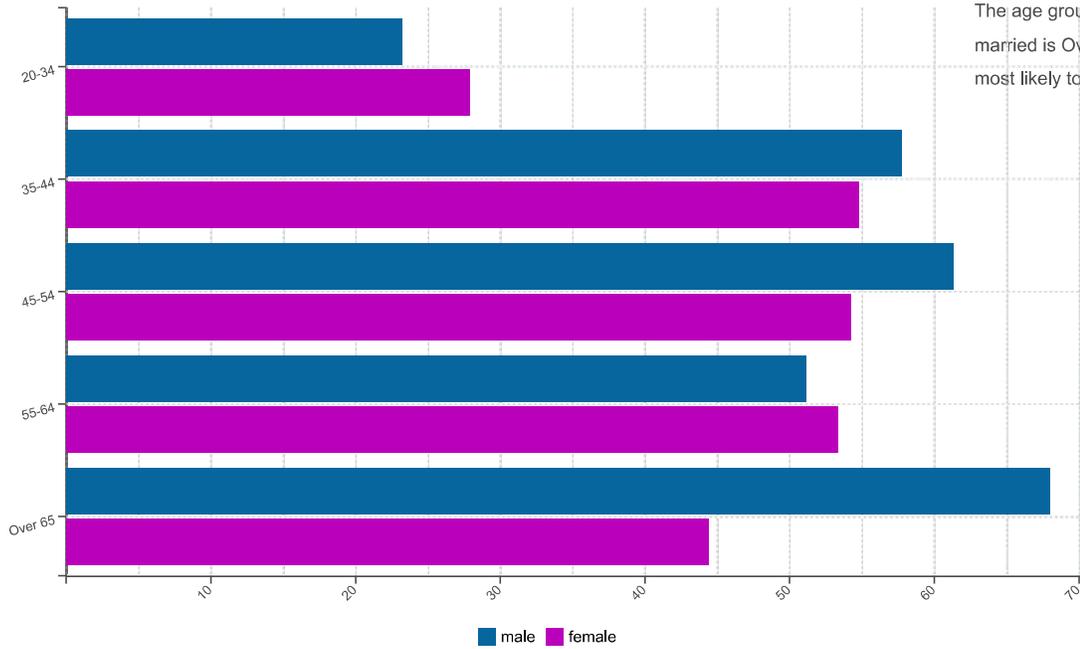
44.5%
Overall Marriage Rate

46.0%
Male Marriage Rate

43.2%
Female Marriage Rate



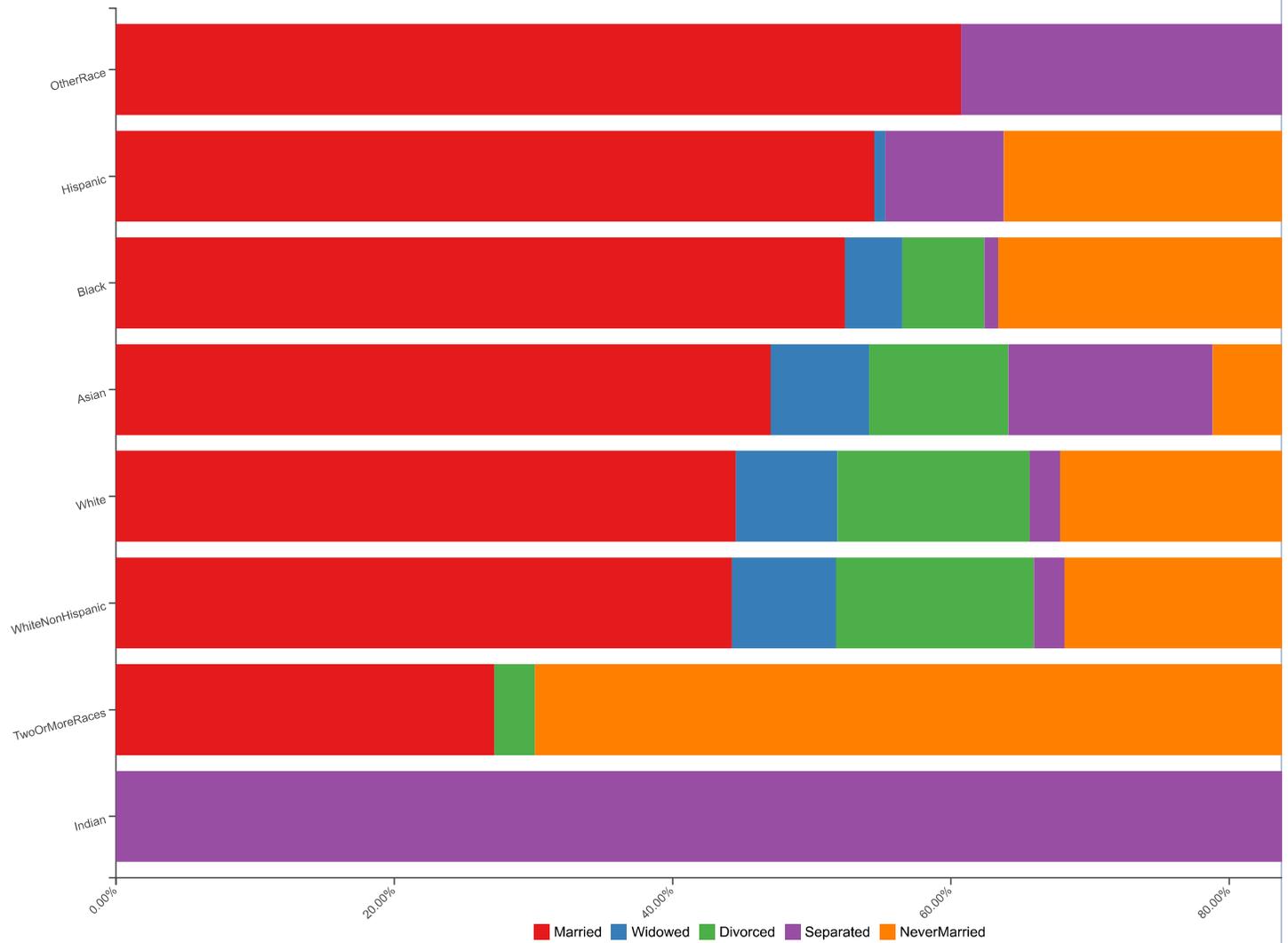
Rotterdam Married by Age and Sex



Rotterdam Marriage

The age group where males are most likely to be married is Over 65, while the female age group most likely to be married is 35-44.

Rotterdam Marital Status by Race



Rotterdam Veterans by War

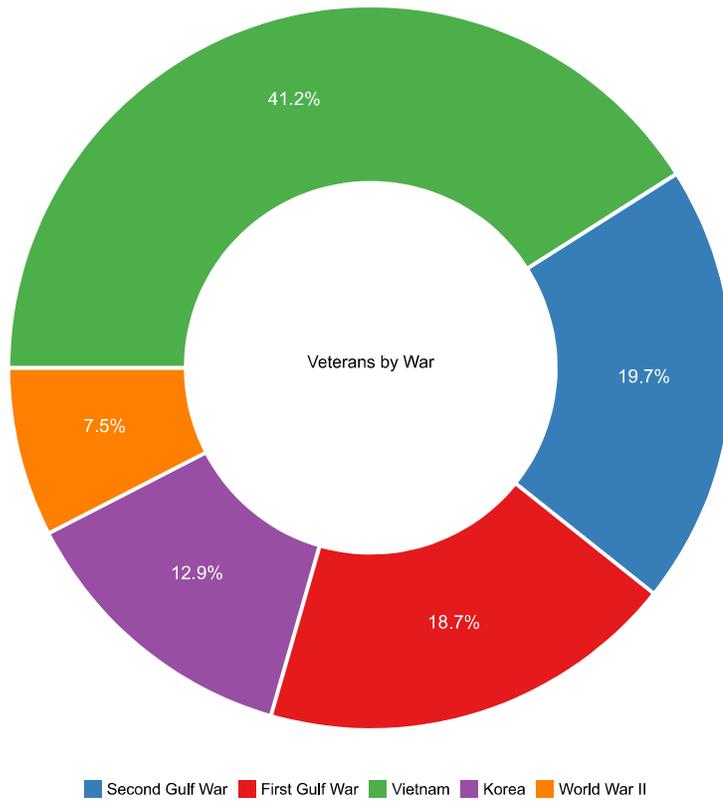
Show Source

1,550
Number of Veterans

1,374
Male Veterans

176
Female Veterans

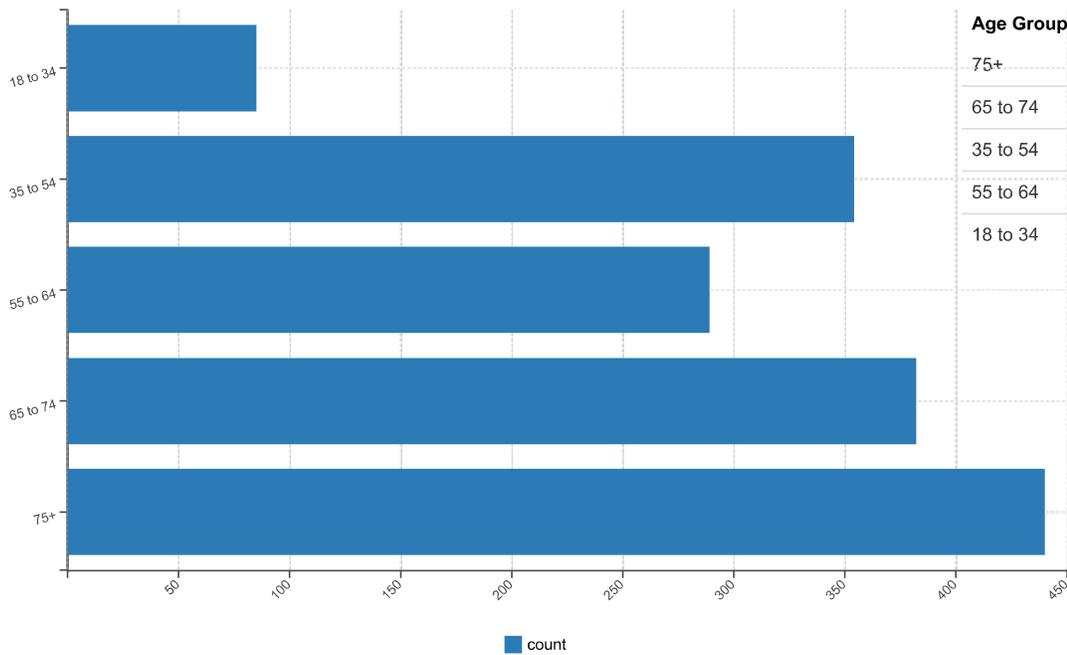
| War | Veterans |
|---------|----------|
| Vietnam | 541 |



| War | Veterans |
|-----------------|----------|
| Second Gulf War | 259 |
| First Gulf War | 246 |
| Korea | 170 |
| World War II | 98 |

Rotterdam Veterans by Age

Show Source



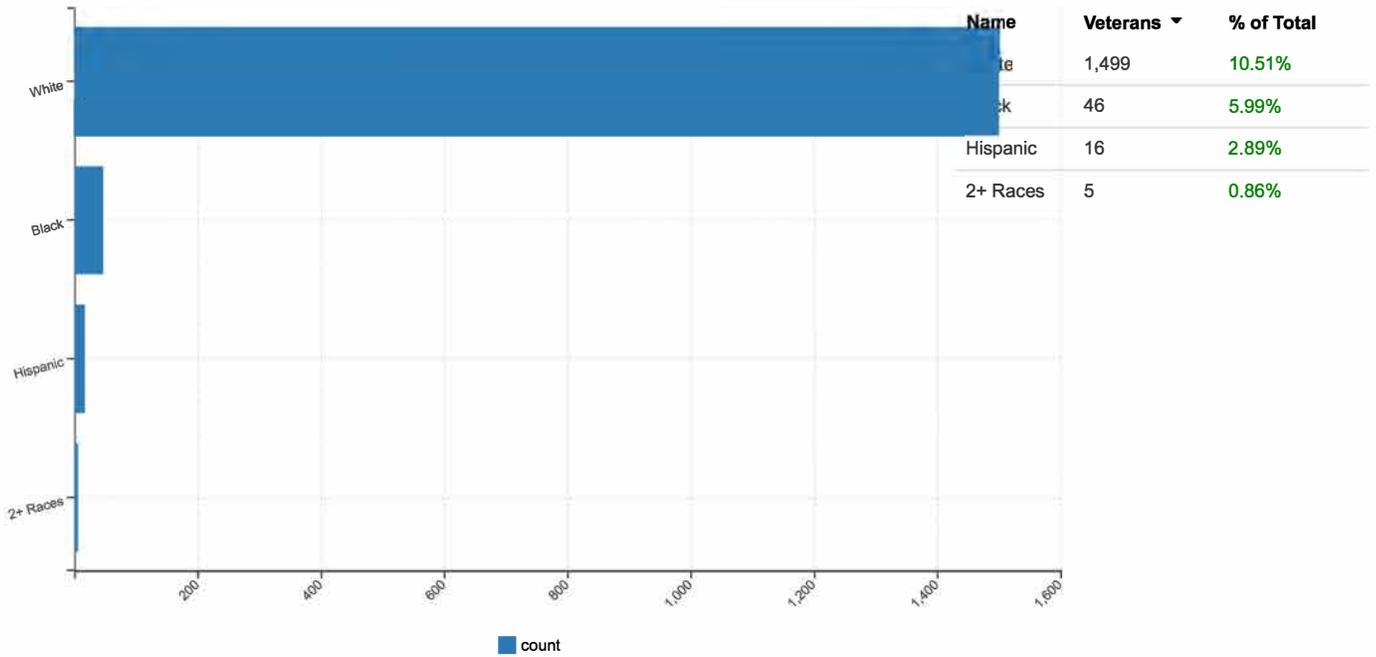
| Age Group | Veterans |
|-----------|----------|
| 75+ | 440 |
| 65 to 74 | 382 |
| 35 to 54 | 354 |
| 55 to 64 | 289 |
| 18 to 34 | 85 |

Rotterdam Veterans by Race

Show Source

Percentage Counts

Name Veterans % of Total



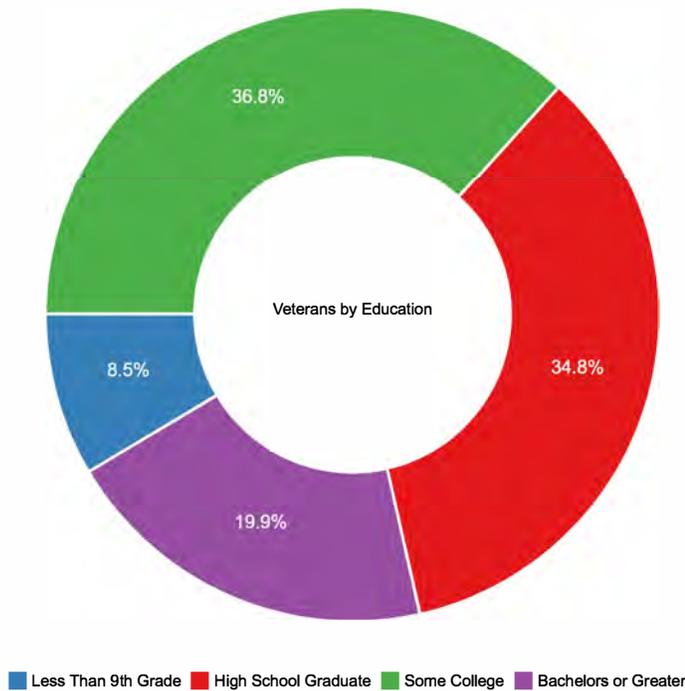
Rotterdam Veterans by Education

Show Source

Rotterdam Veterans by Education

8.91%
Veteran Poverty Rate

26.07%
Veteran Disability Rate



Rotterdam Employment by Age

Show Source

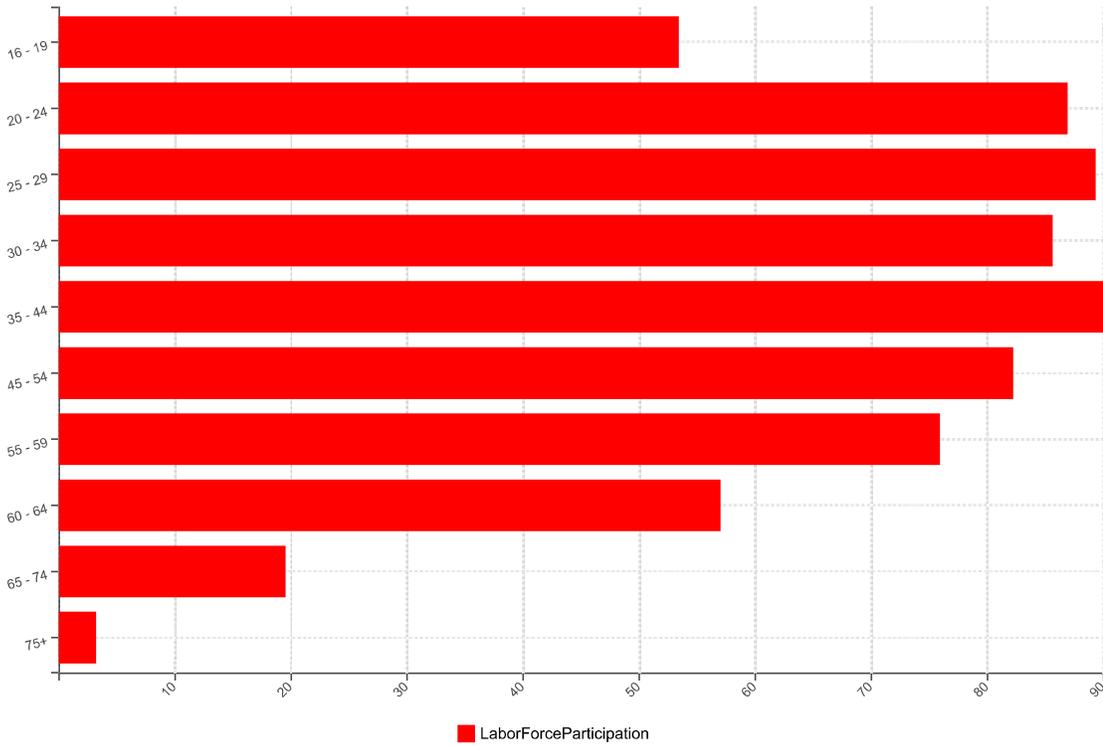
Labor Force Participation

Employment Rate Unemployment Rate

63.6%
Labor Force Participation

60.3%
Employment Rate

4.9%
Unemployment Rate



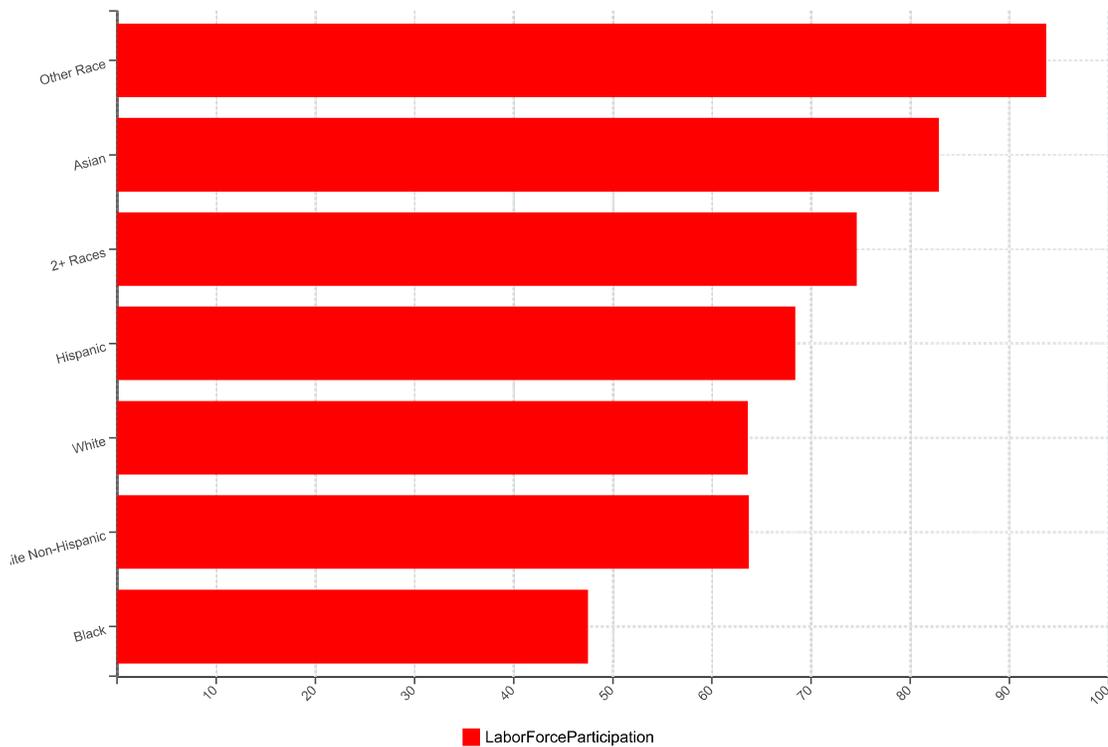
Rotterdam Employment by Race

Show Source

Labor Force Participation

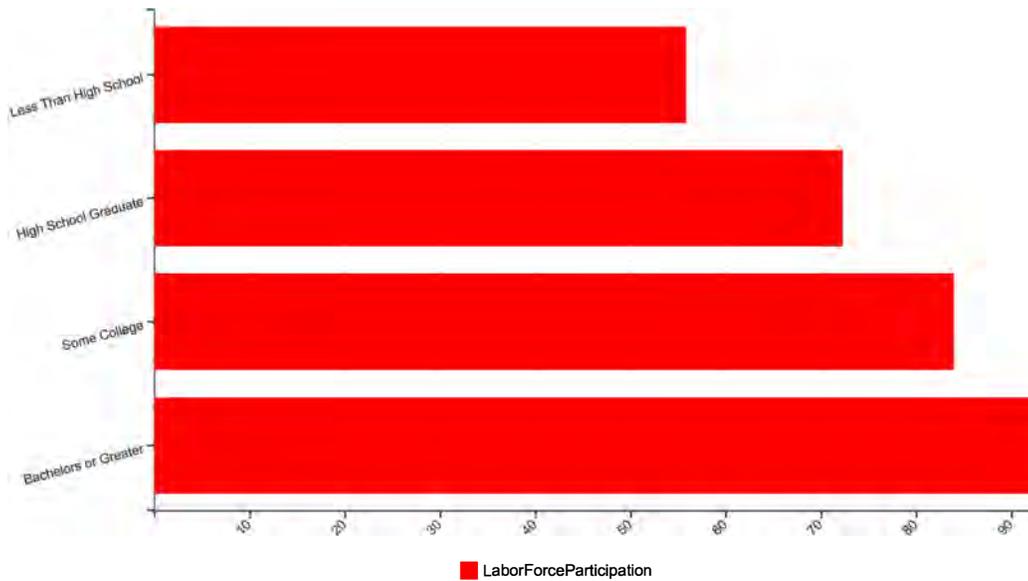
Employment Rate

Unemployment Rate



Rotterdam Employment by Education

Show Source

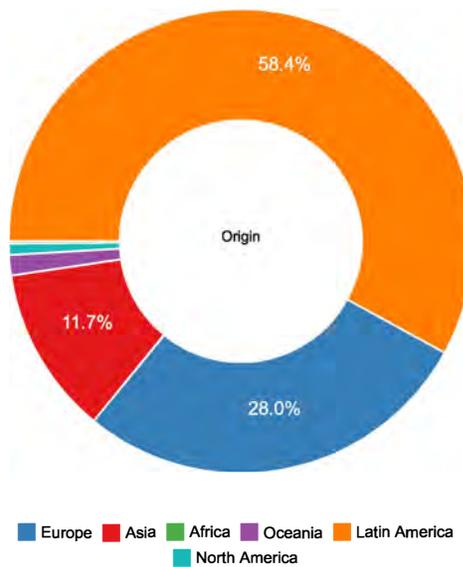
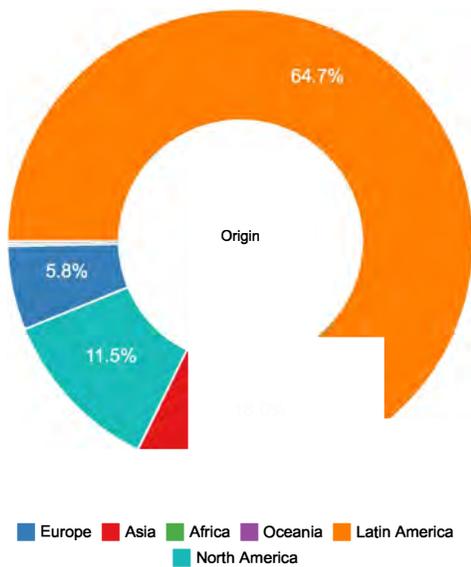


Rotterdam Place of Birth

Show Source

Origin of Non-Citizens

Origin of Naturalized Citizens



85.70%
Born in Rotterdam

95.37%
Native Born

4.63%
Foreign Born

0.69%
Non Citizen

3.94%
Naturalized

Place of Birth

95.37% of Rotterdam residents were born in the United States, with 85.70% having been born in New York. 0.69% of residents are not US citizens. Of those not born in the United States, the largest percentage are from Latin America.

Non citizens include legal permanent residents (green card holders), international students, temporary workers, humanitarian migrants, and illegal immigrants.

Rotterdam Population by Year

Note: 2021 and 2022 data is projected

| Year ▼ | Population | Growth | Annual Growth Rate |
|--------|------------|--------|--------------------|
| 2022 | 20,018 | | 0.00% |
| 2021 | 20,018 | | 0.00% |
| 2020 | 20,018 | | 0.00% |
| 2019 | 20,018 | -256 | -1.26% |
| 2018 | 20,274 | -196 | -0.96% |
| 2017 | 20,470 | -216 | -1.04% |
| 2016 | 20,686 | -263 | -1.26% |
| 2015 | 20,949 | -7 | -0.03% |
| 2014 | 20,956 | 146 | 0.70% |
| 2013 | 20,810 | 170 | 0.82% |
| 2012 | 20,640 | 58 | 0.28% |
| 2011 | 20,582 | -70 | -0.34% |
| 2010 | 20,652 | | 0.00% |