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**369 Duaneburg Rd**

**Town Of Rotterdam**

**Schenectady County, NY 12306**

# Asset Assessment Analysis Report

**Prepared For Review For:**

**Leslie and Robert Zampino**

369 Duaneburg 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 km<sup>2</sup>), of which 35.7 square miles (92.4 km<sup>2</sup>) is land and 0.77 square miles (2.0 km<sup>2</sup>), 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/km<sup>2</sup>). There were 11,990 housing units at an average density of 333.3 per square mile (128.7/km<sup>2</sup>). 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 Duaneburg Rd  
Rotterdam, NY 12306

DESCRIPTION	Subject	Comp #1	Comp #2	Comp #3
Address	367 Duaneburg	1006 Wallace St	3059 Broadway	1502 Curry Rd
City	Rotterdam	Rotterdam	Rotterdam	Rotterdam
Proximity To Subject		0.2 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	1050	2500	Vacant Land
Price Per Square Foot		\$ 195.24	\$ 166.00	N/A
Lot Size (acres)	3.64	1.08	0.93	2.4
Price Per Acres		\$ 189,814.81	\$ 446,236.56	\$ 250,000.00
Adjustments		Building Sq Ft	Building Sq Ft	Building Sq Ft
Price PSF with obsolescence		\$ 36.12	\$ 36.12	5600
		\$ 164,346.00	\$ 111,972.00	36.12
Acareage adjustment		2.56	2.71	1.24
Adjustment for acarage		\$ 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*

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

## Area

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

## Structure

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

## Owners

Yiayia Properties LLC  
351 Duanesburg Rd  
Schenectady NY 12306

## Sales

*No Sales Information Available*

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## Utilities

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

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## 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

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## 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

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## Exemptions

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

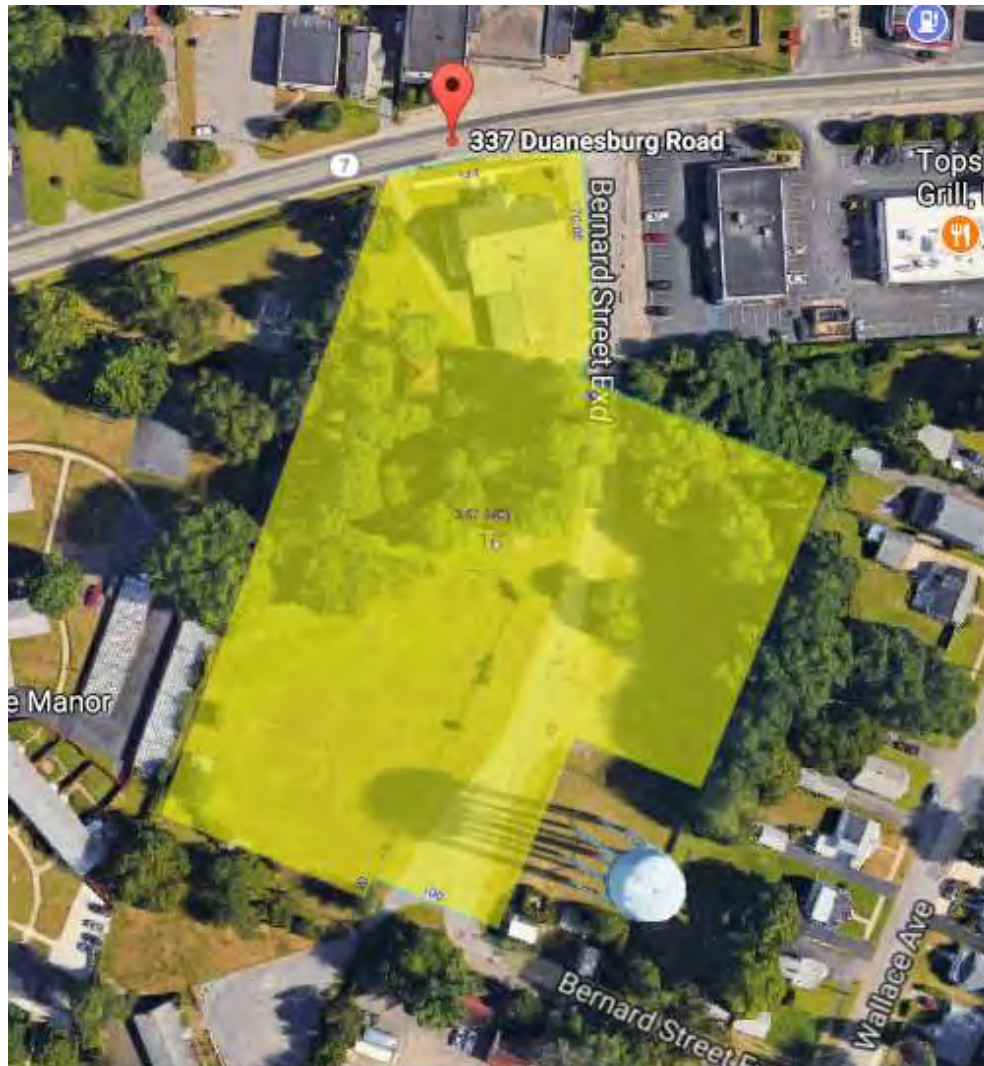
Warranty Deed (a/k/a Terra

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

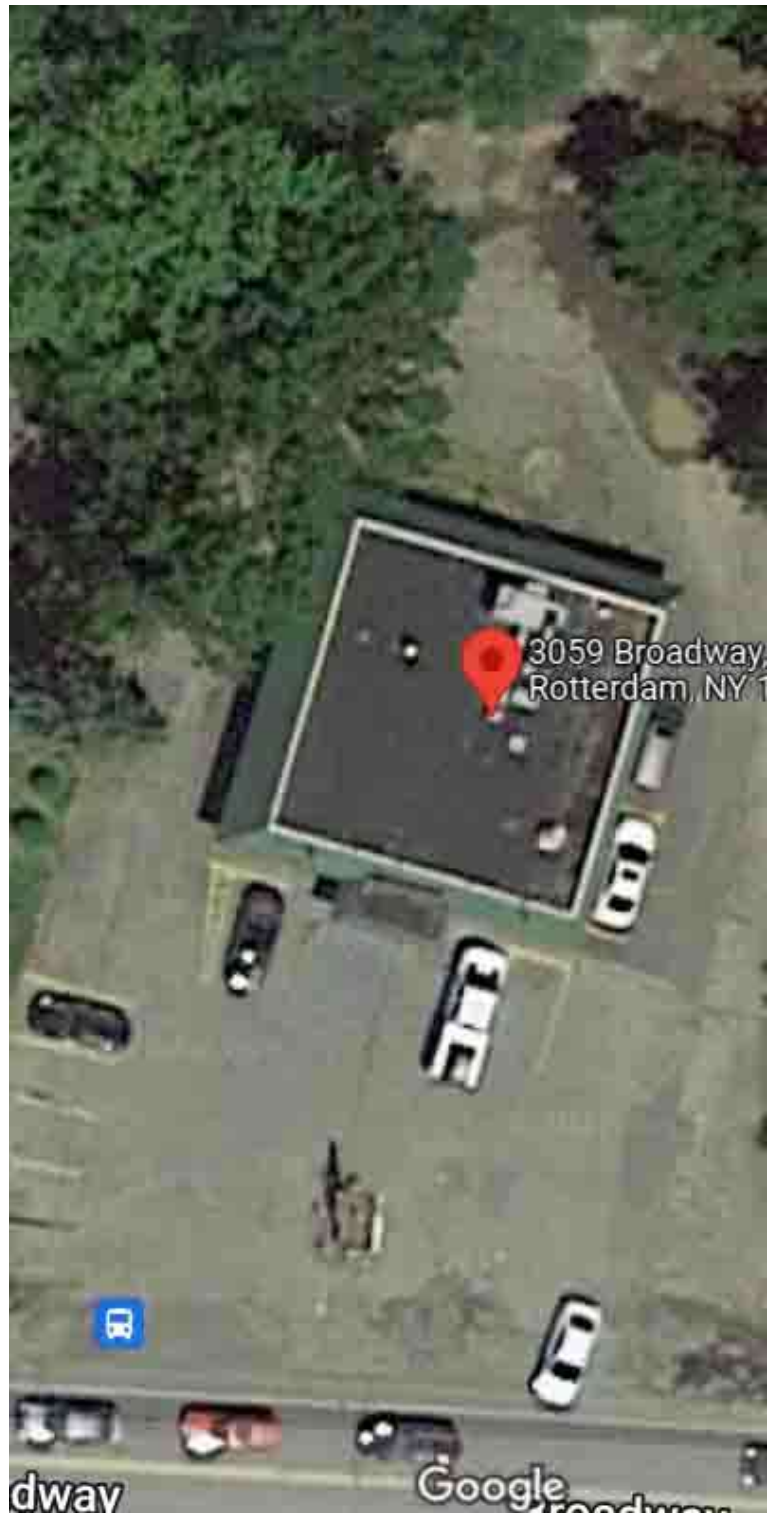


Ariel View of Subject

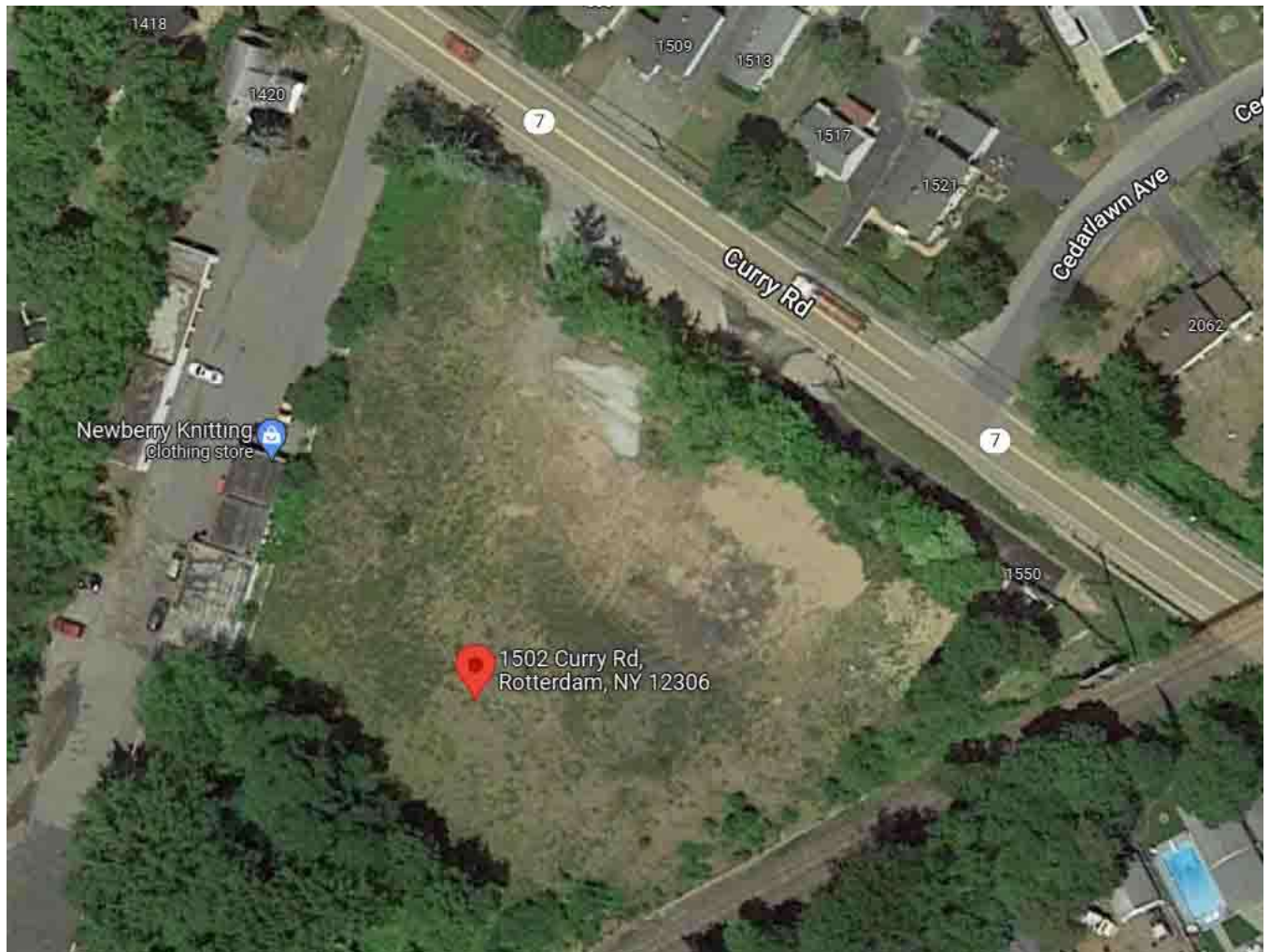


Ariel View of Comparable 1



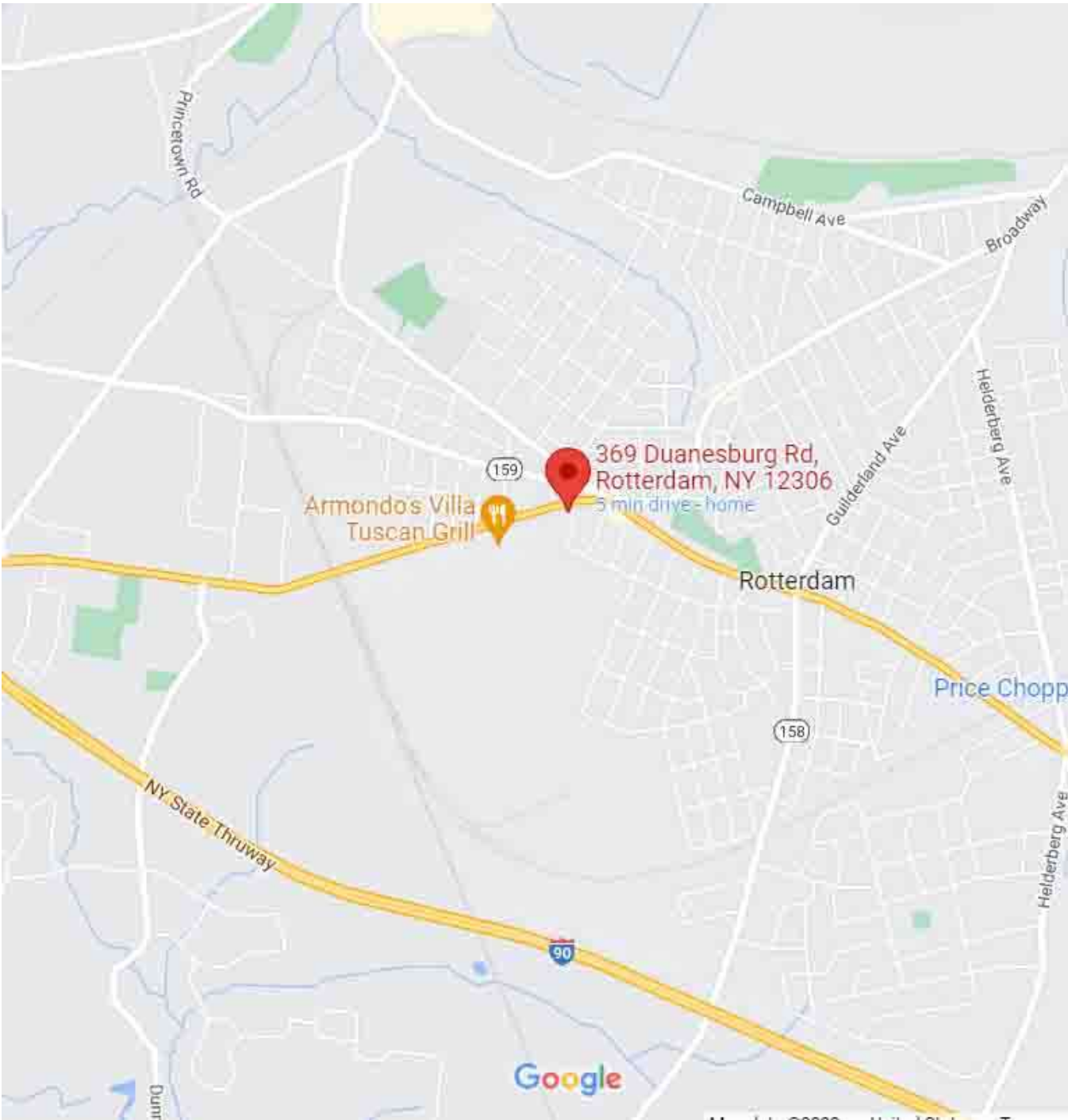


Ariel View of Comparable 2

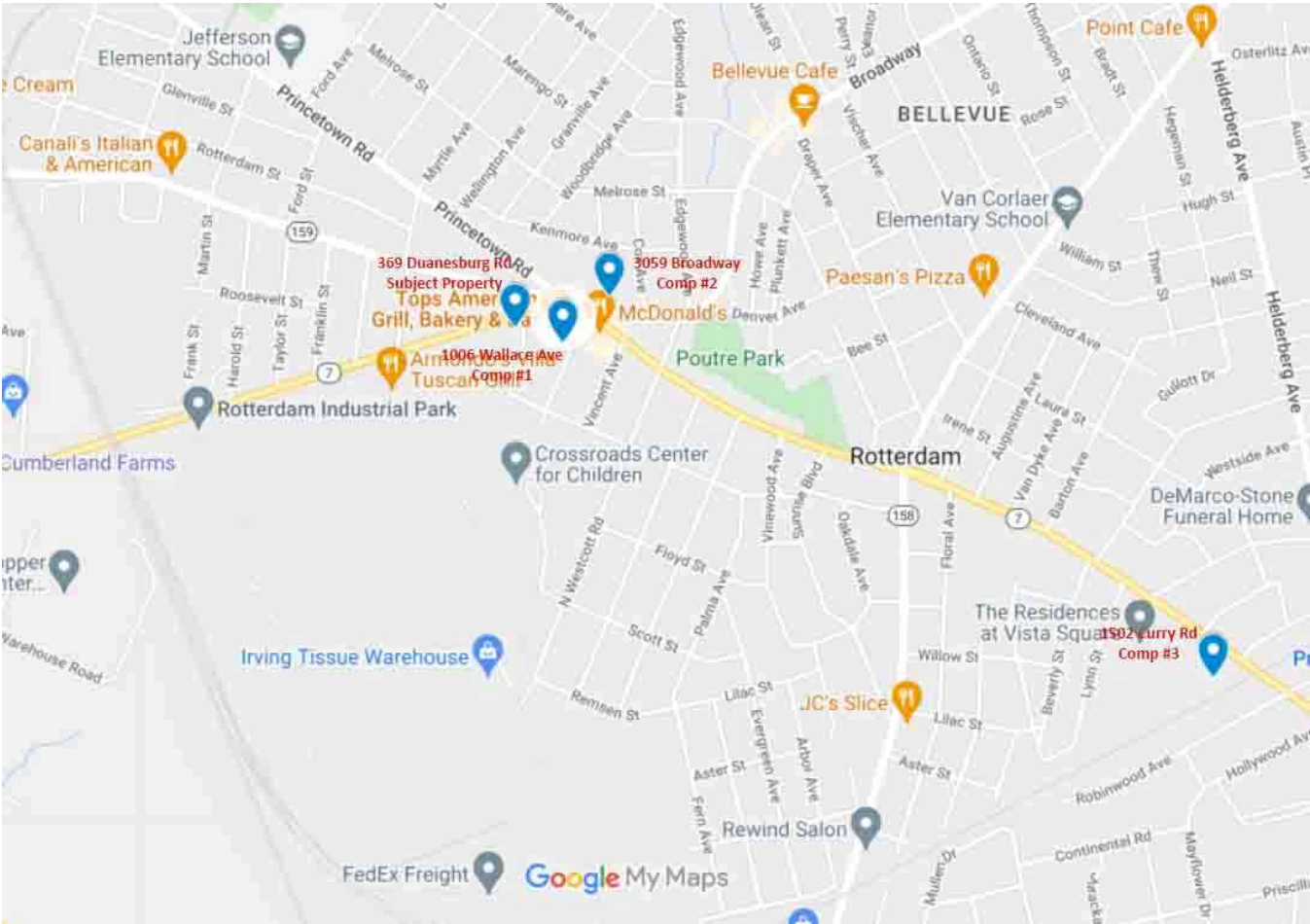


Ariel View of Comparable 3

Location Map

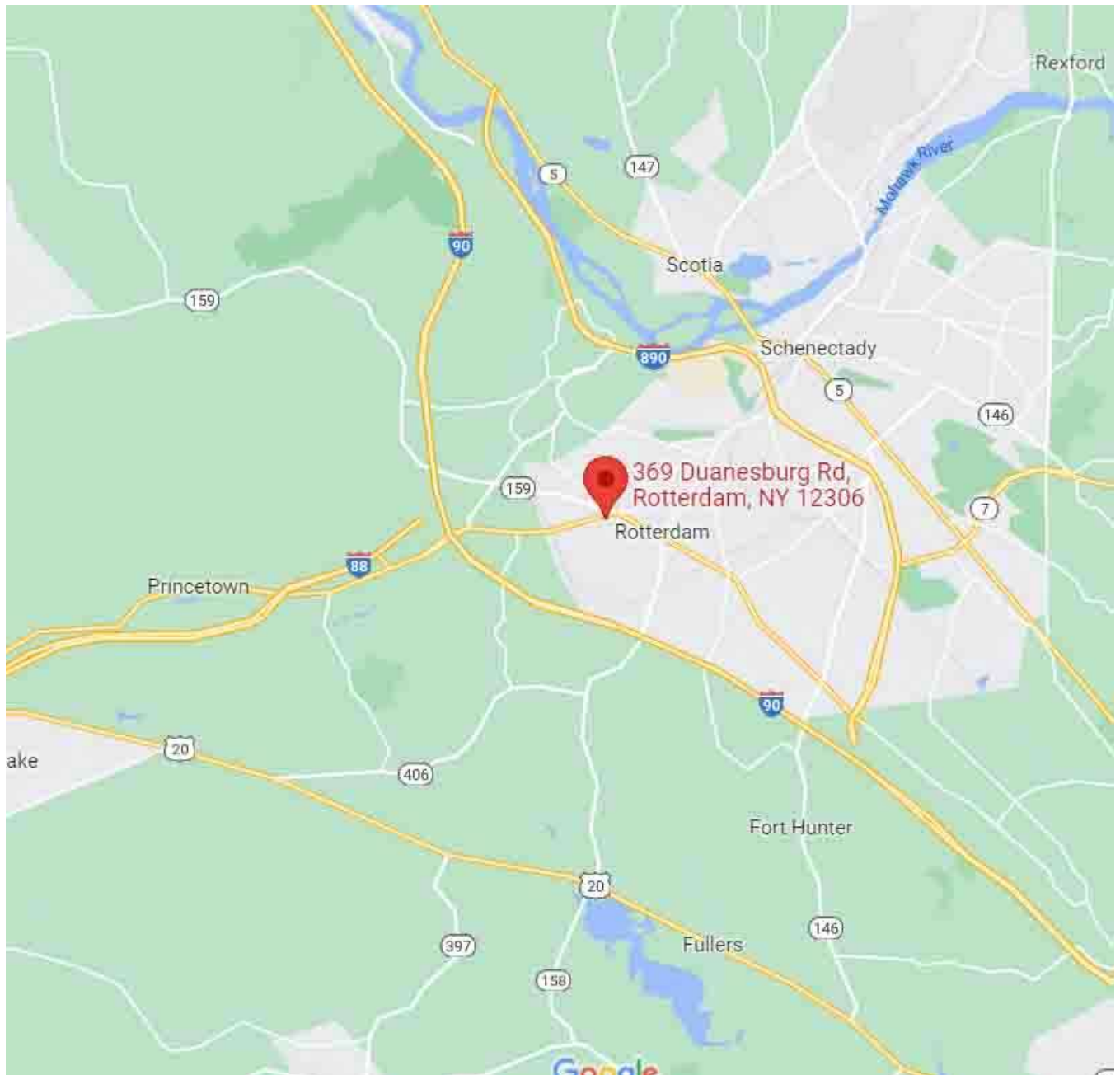


Comp Location Map





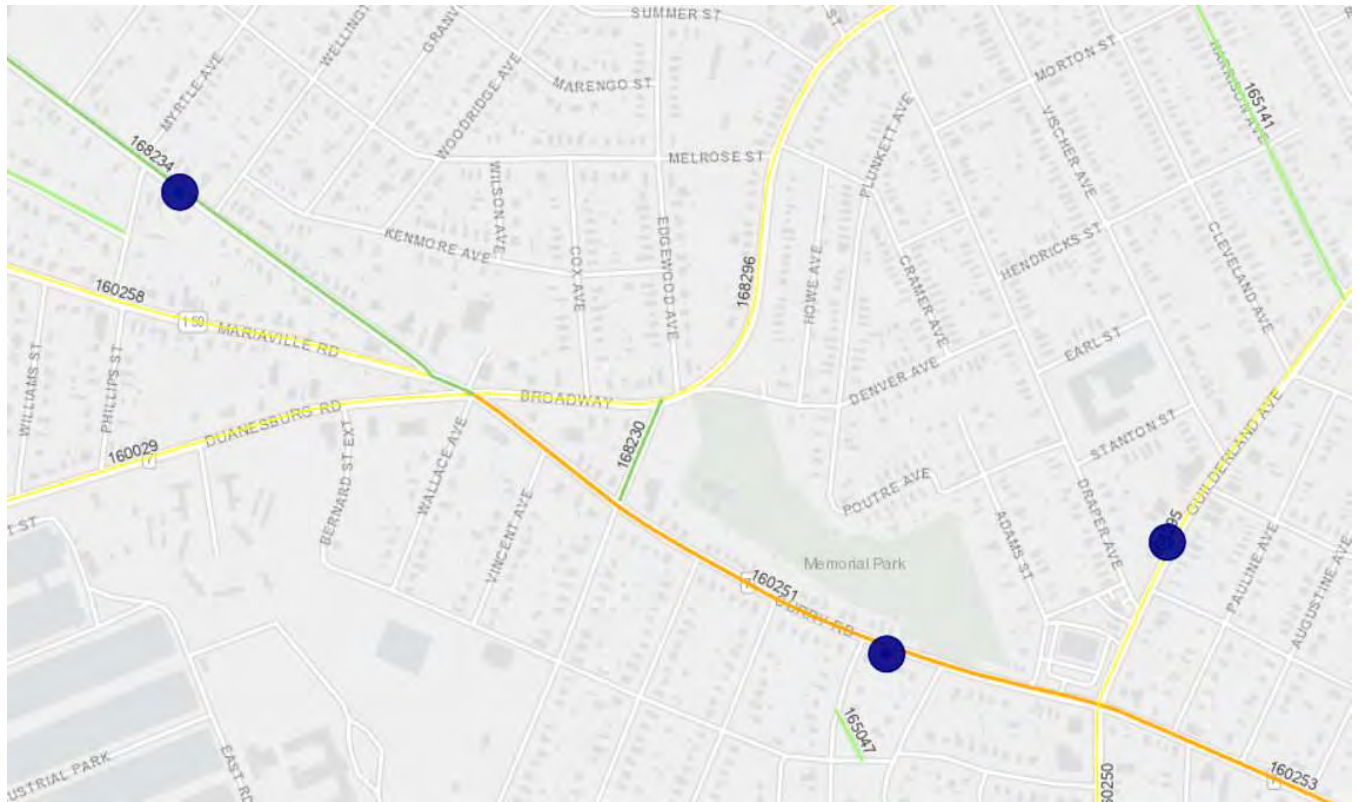
Area Map  
Proximity To NYS I90 & 88



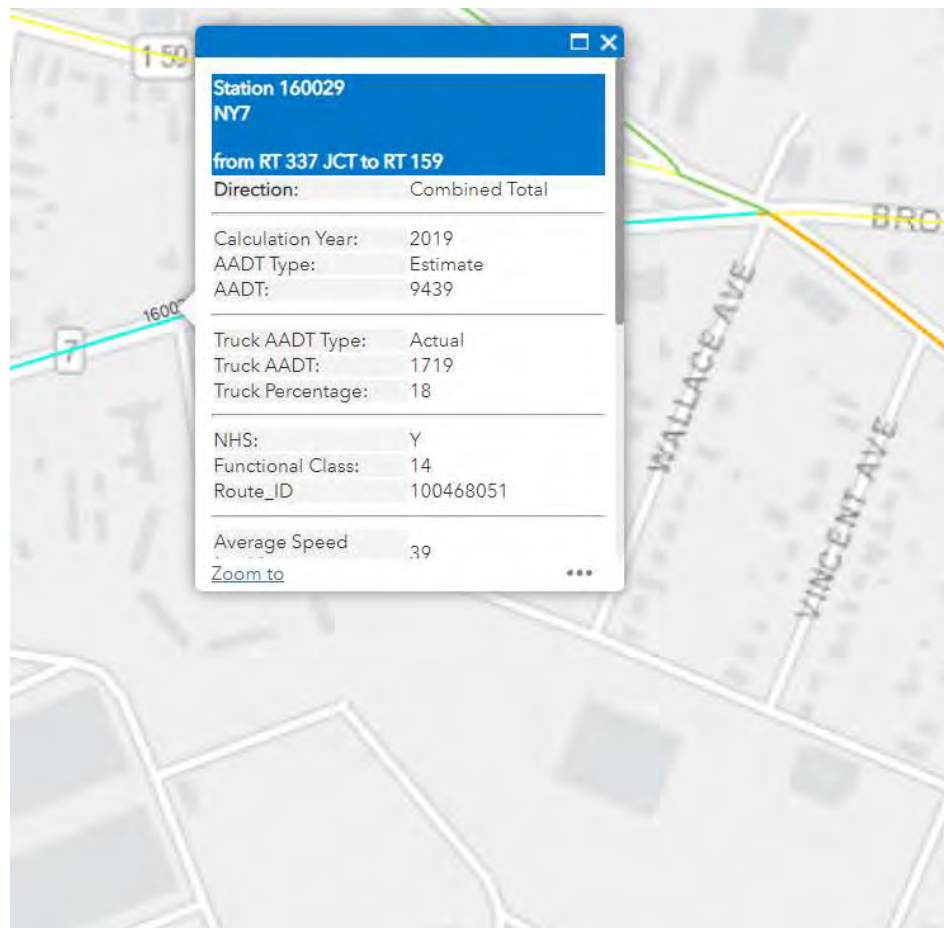
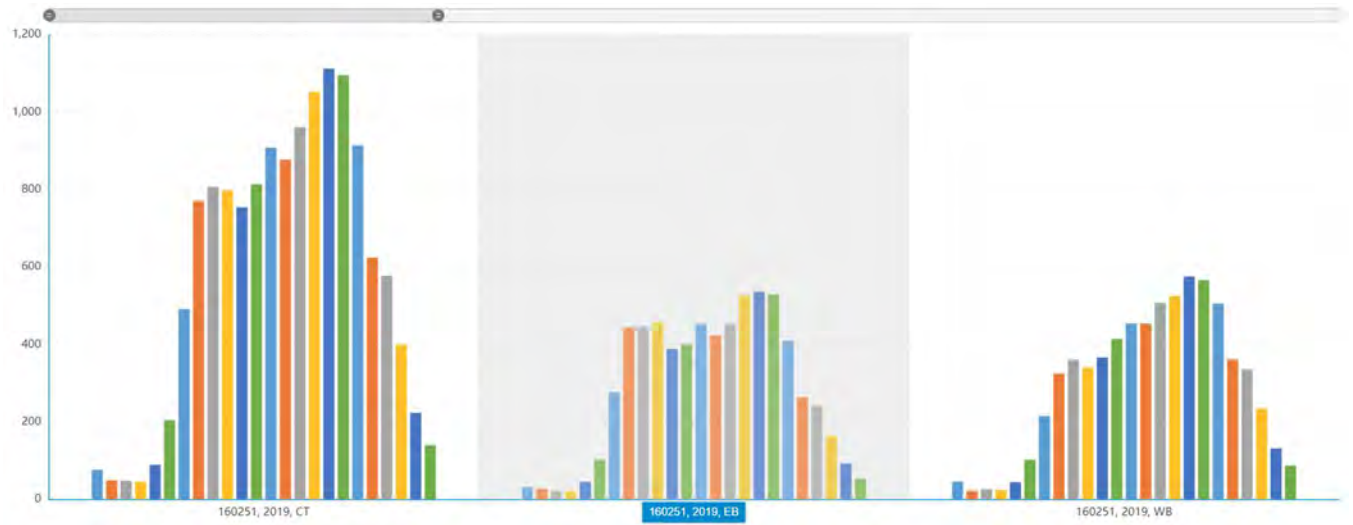
Tax Map Frontage Description  
Subject Property



## Traffic Map



## Traffic Count

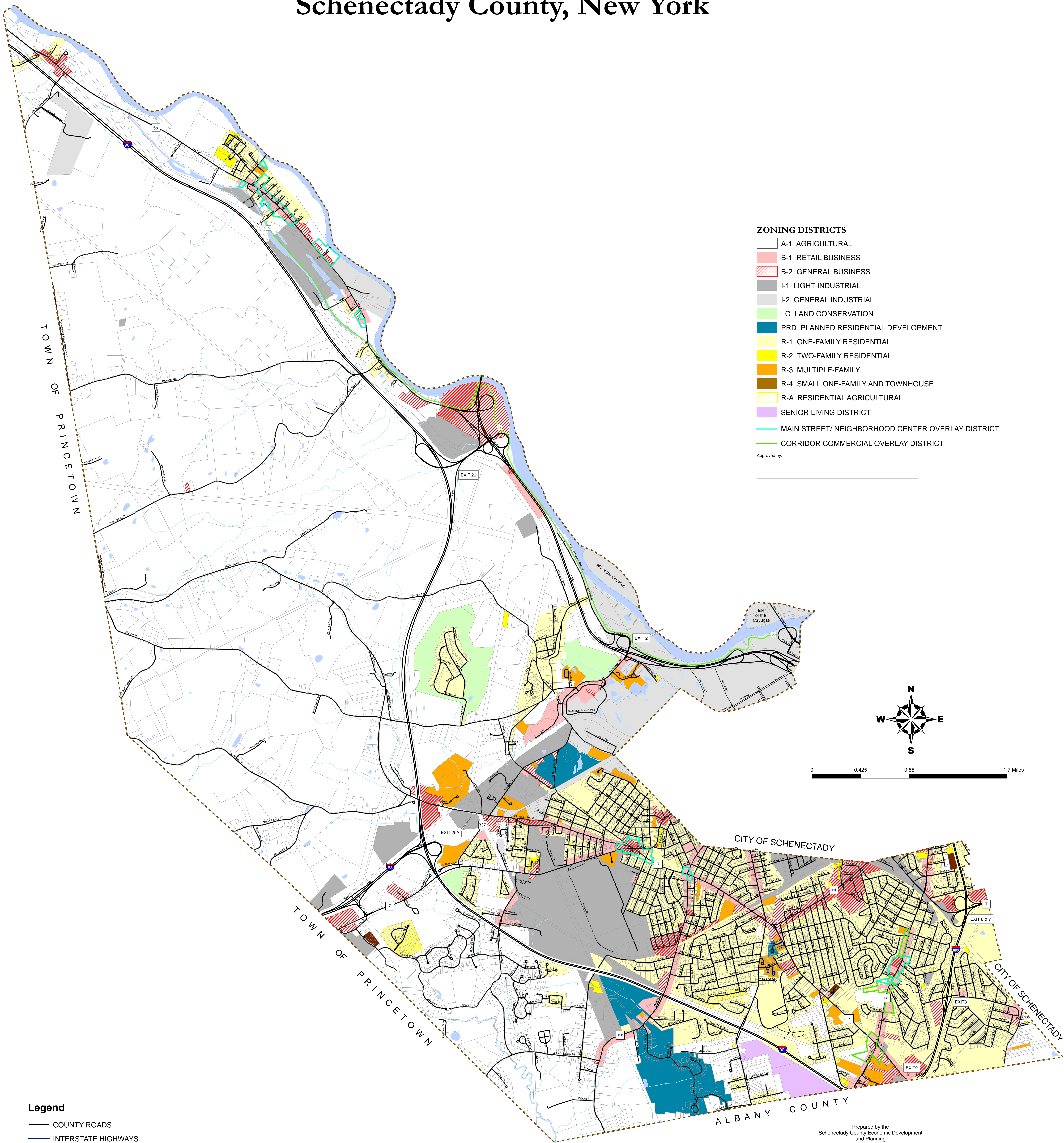




# OFFICIAL ZONING MAP

## Town of Rotterdam

### Schenectady County, New York

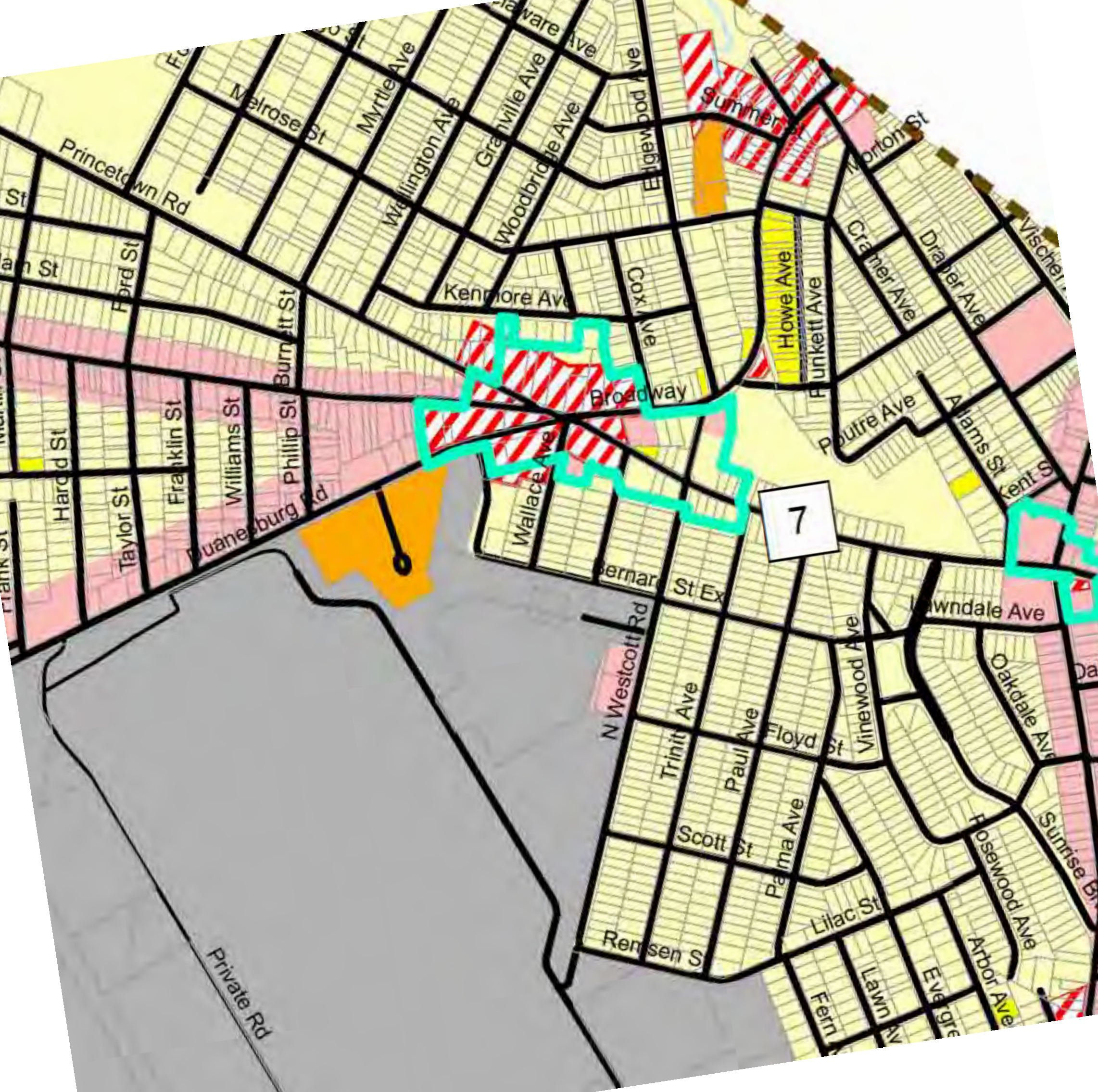


**Legend**

- 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







# ZONING DISTRICTS



A-1 AGRICULTURAL



B-1 RETAIL BUSINESS



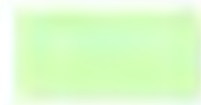
B-2 GENERAL BUSINESS



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.**

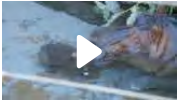
Not less than 25 feet.

**§ 270-80 Parking.**

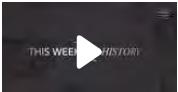
Off-street parking requirements applicable in the I-1 District are set forth in Article **XVIII** of this chapter.

**§ 270-81 Additional regulations.**

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



NOW  
PLAYING

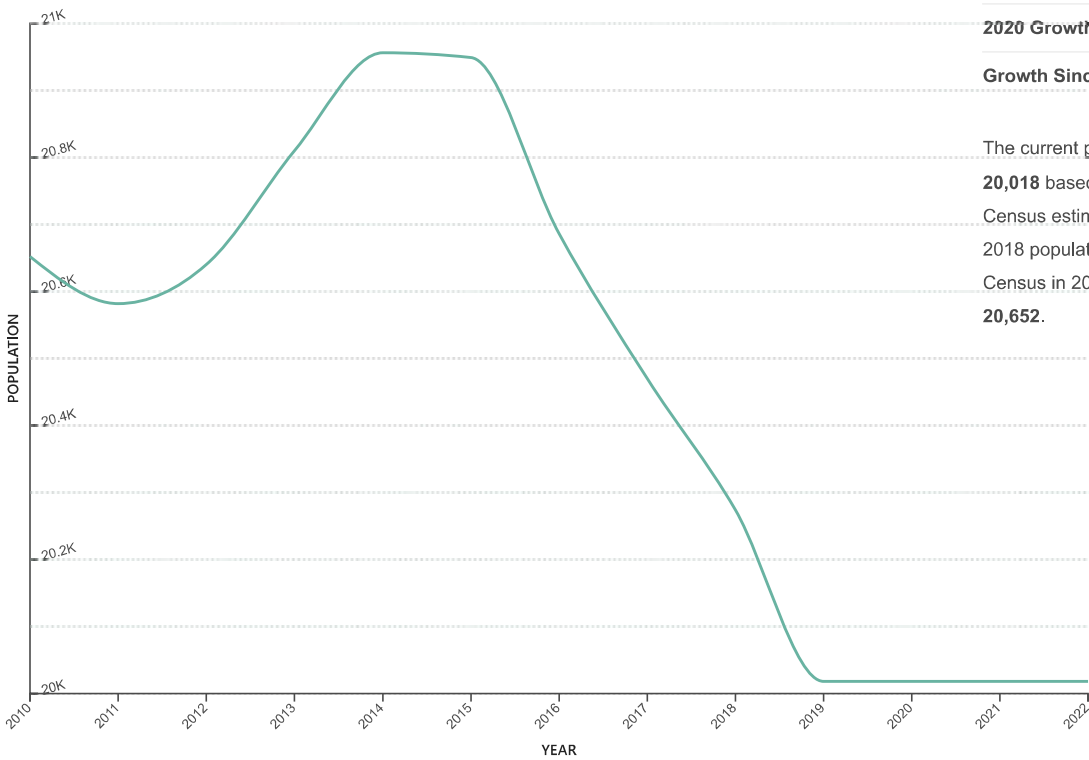


Rotterdam, New York Population 2022

Show Sources

Rotterdam, New York Population 2022

20,018



State	New York
Land Area (mi²)	6.9 sq mi
Density (mi²)	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:

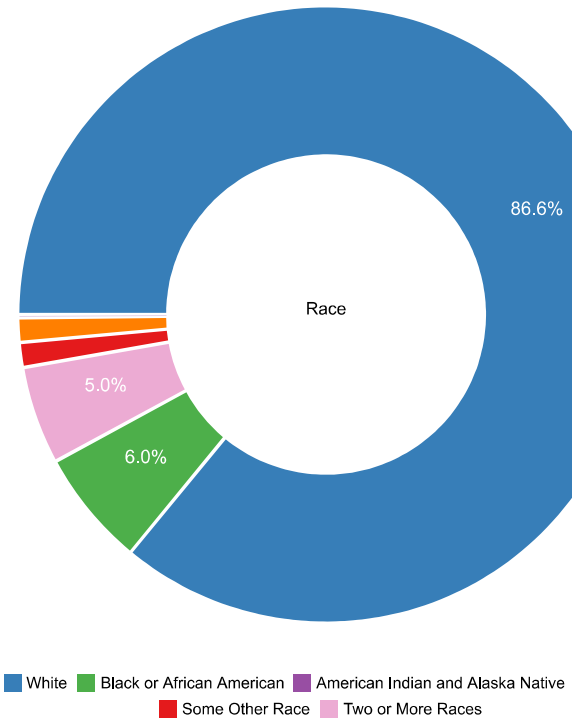
- White: 86.63%
- Black or African American: 6.03%
- Two or more races: 5.04%
- Other race: 1.15%
- Asian: 1.14%
- Native American: 0.00%
- Native Hawaiian or Pacific Islander: 0.00%

Rotterdam Population by Race

Show Source

Population by Race ?

Total	Hispanic	Non-Hispanic
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%

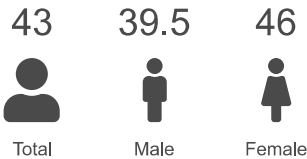


Rotterdam Population by Age

Show Source

Rotterdam Population Pyramid \$2022

Rotterdam Median Age



Rotterdam Adults

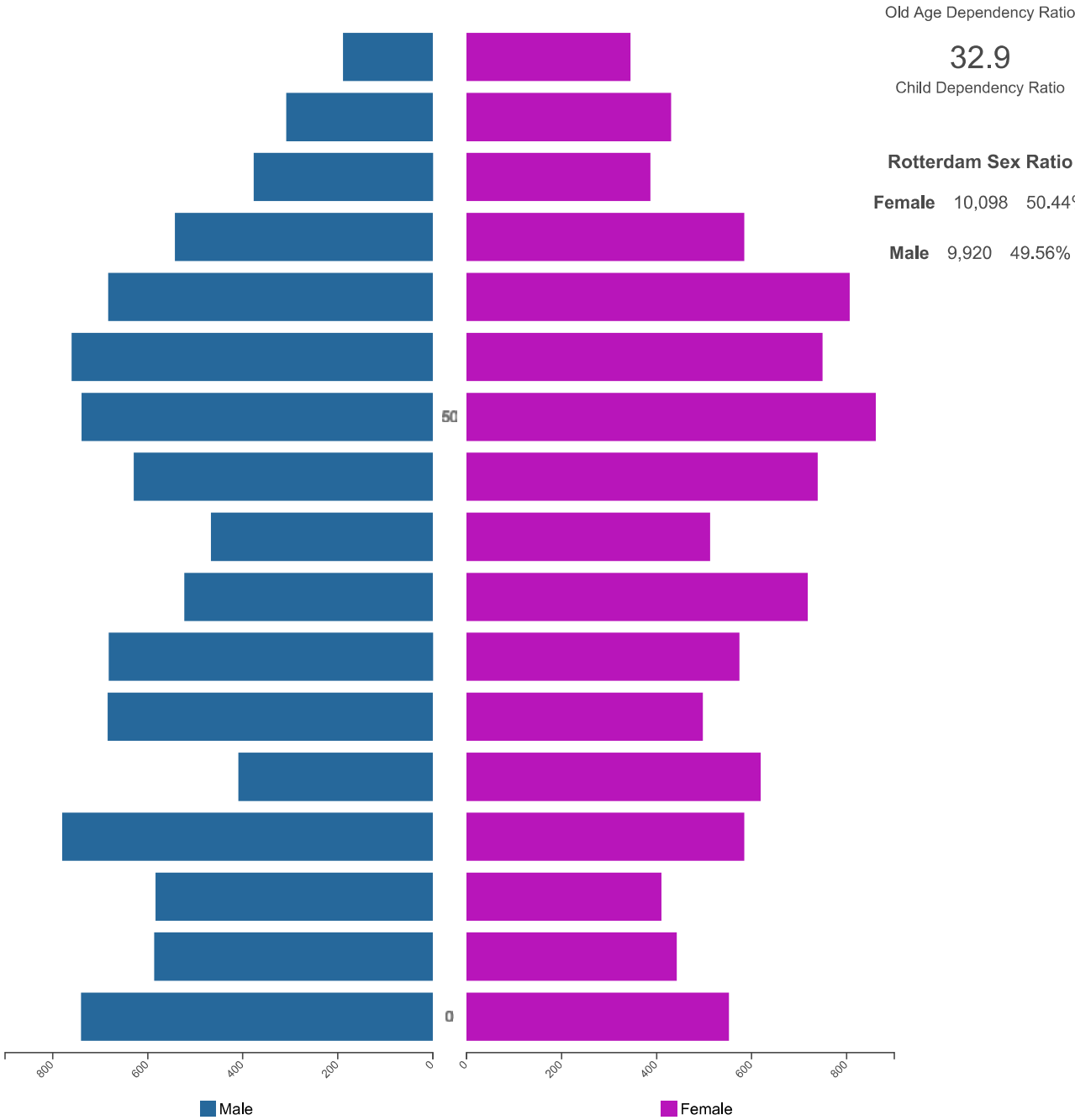
There are 15,972 adults, (3,690 of whom are seniors) in Rotterdam.

Rotterdam Age Dependency

63  
Age Dependency Ratio

30





Rotterdam Households and Families

Show Source

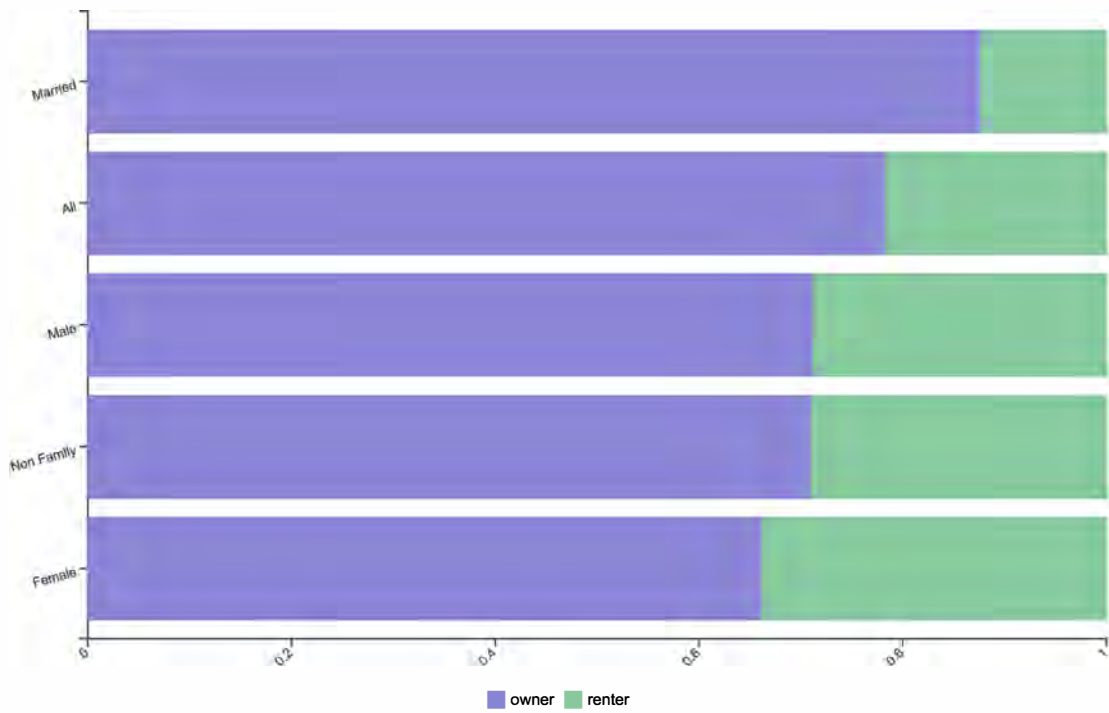
Rotterdam Renter vs Owner Occupied by Household Type

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



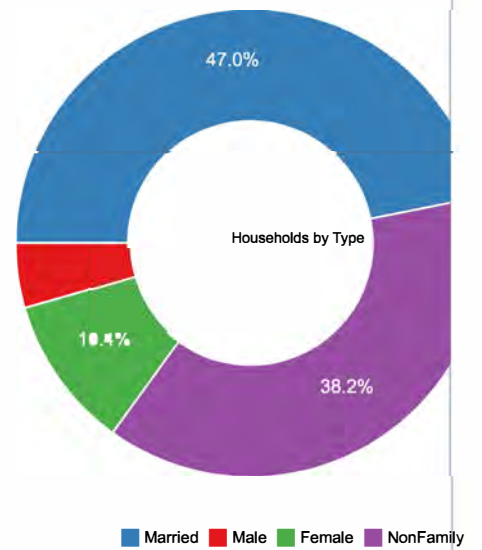
Rotterdam Households by Type

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

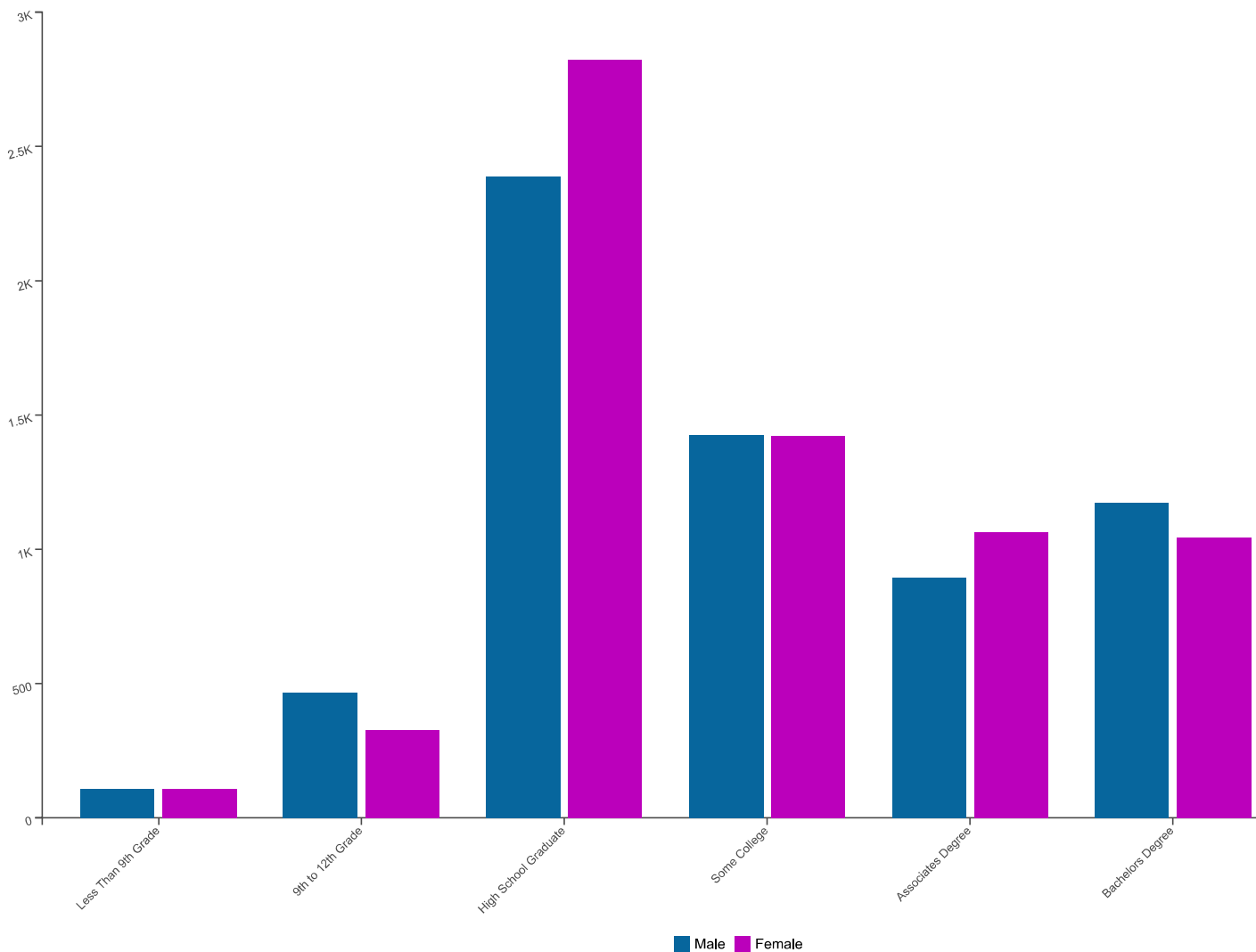
3.56  
Average Family Size

2.72  
Average Household Size

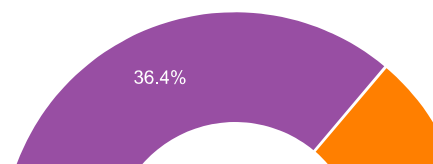


Rotterdam Educational Attainment by Sex (over 25)

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%

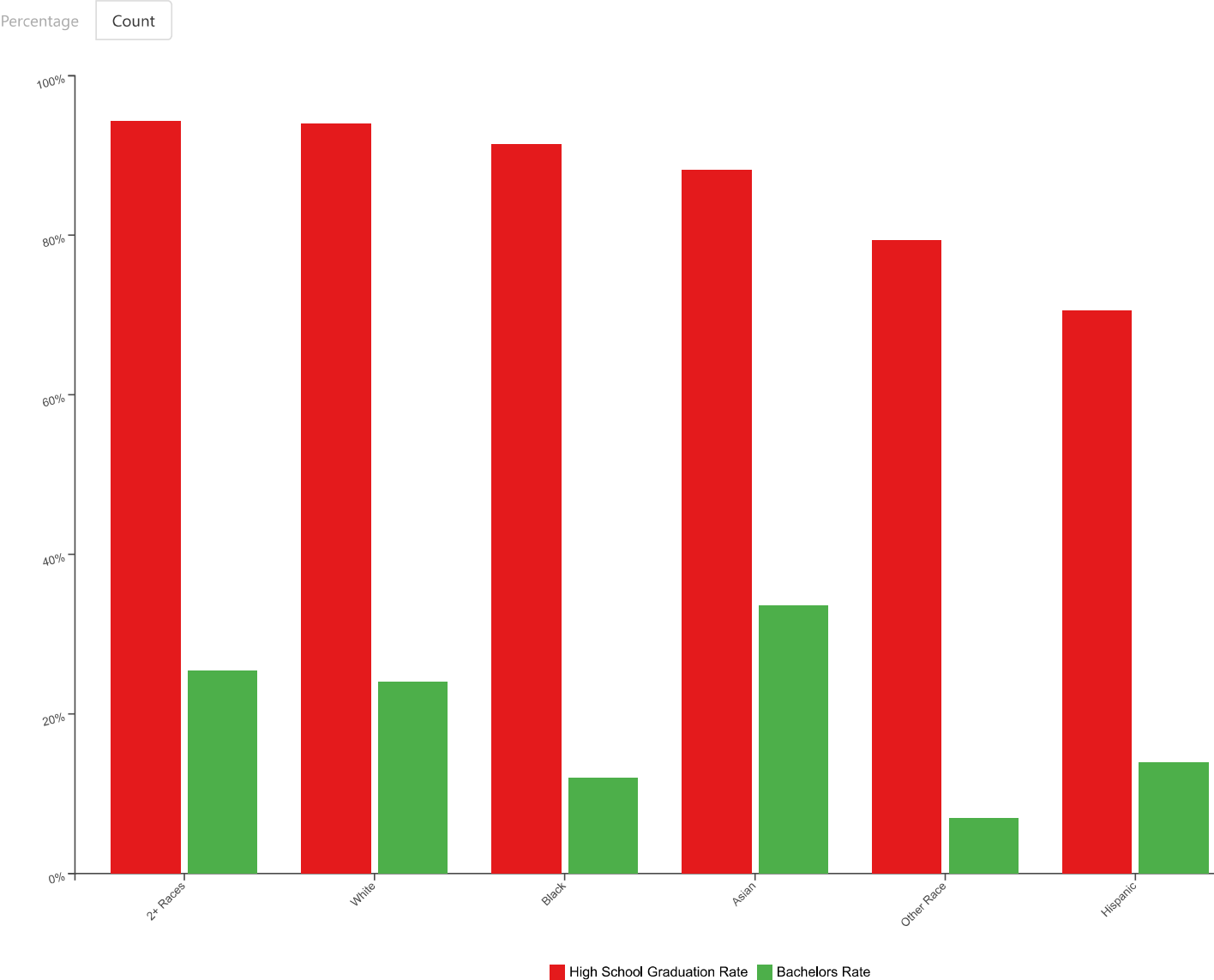




Rotterdam Educational Attainment by Race

Show Source

Rotterdam Educational Attainment by Race



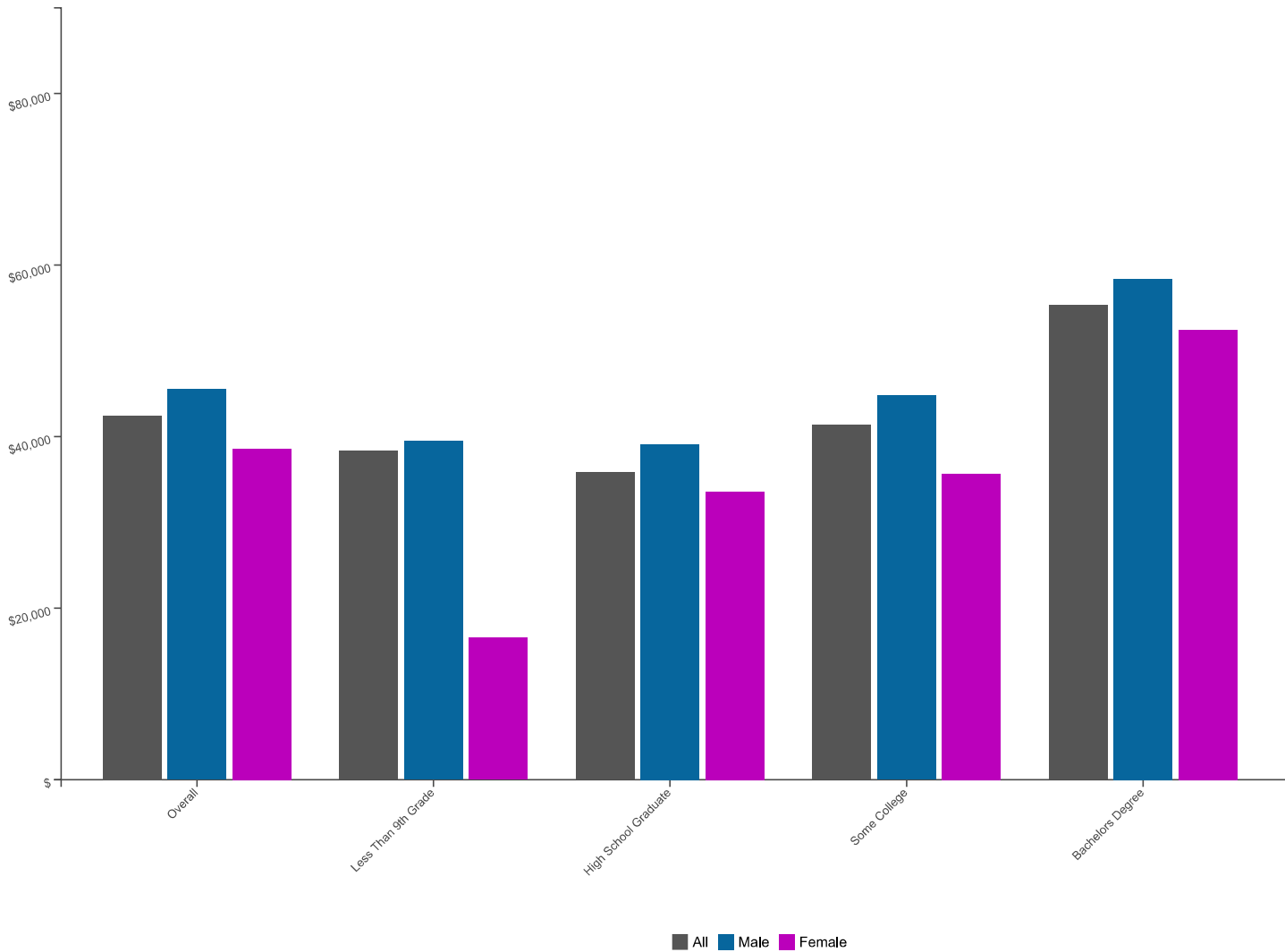
Race	Total	High School	Bachelors
Race	Total ▾	High School	Bachelors
White	12,811	12,040	3,068
Black	692	632	83
Hispanic	445	314	62
2+ Races	228	215	58
Asian	152	134	51
Other Race	116	92	8
Native American	1		

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

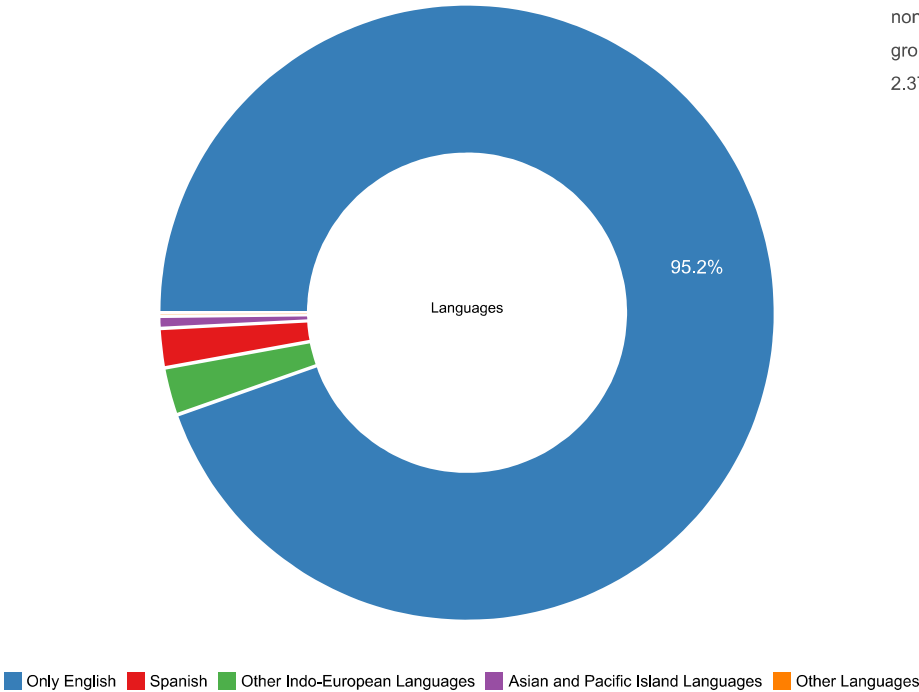
\$42,421  
Average Earnings

\$45,523  
Average Male

\$38,578  
Average Female

Rotterdam Language by Age

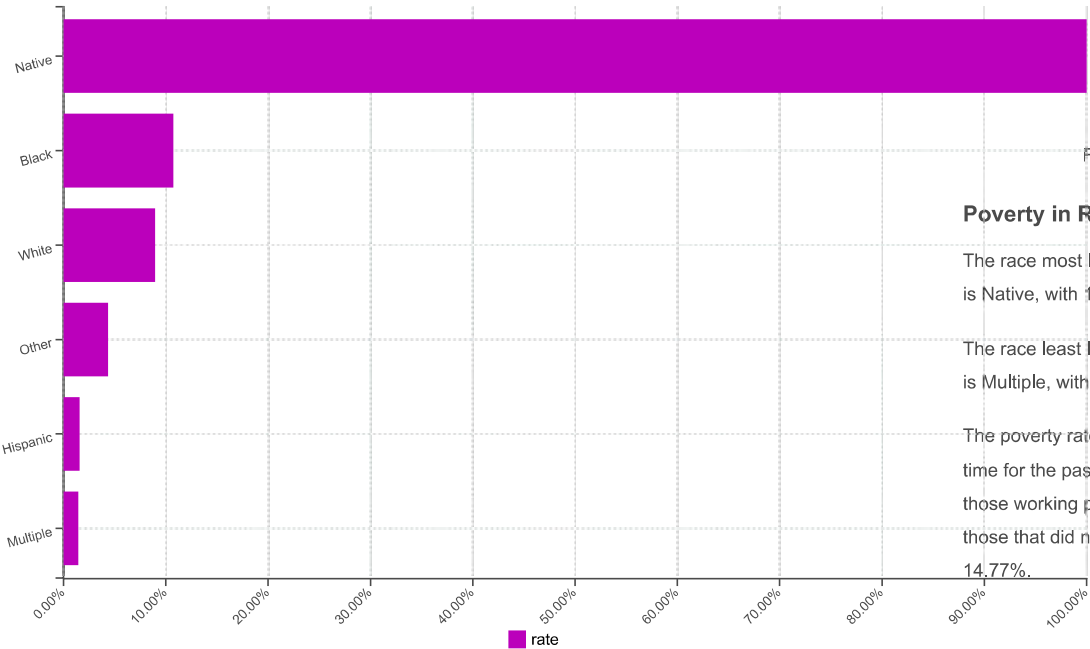
All Ages 5-17 18-64 65+



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.

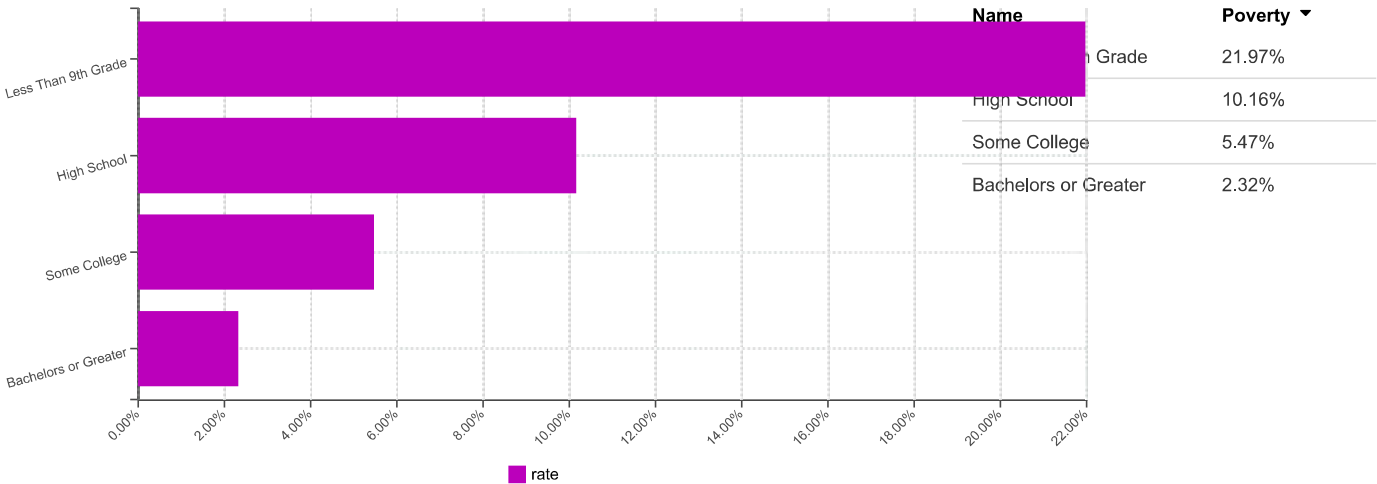
The race least likely to be in poverty in Rotterdam is Multiple, with 1.43% below the poverty level.

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%

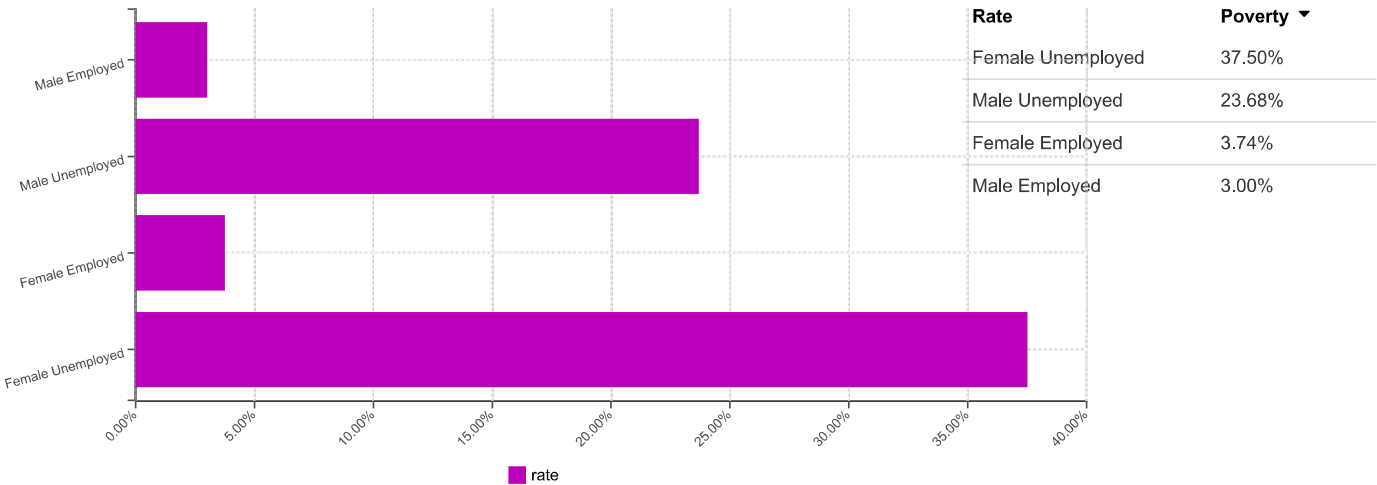
Rotterdam Poverty Rate by Education

Show Source



Rotterdam Poverty Rate by Employment Status and Sex

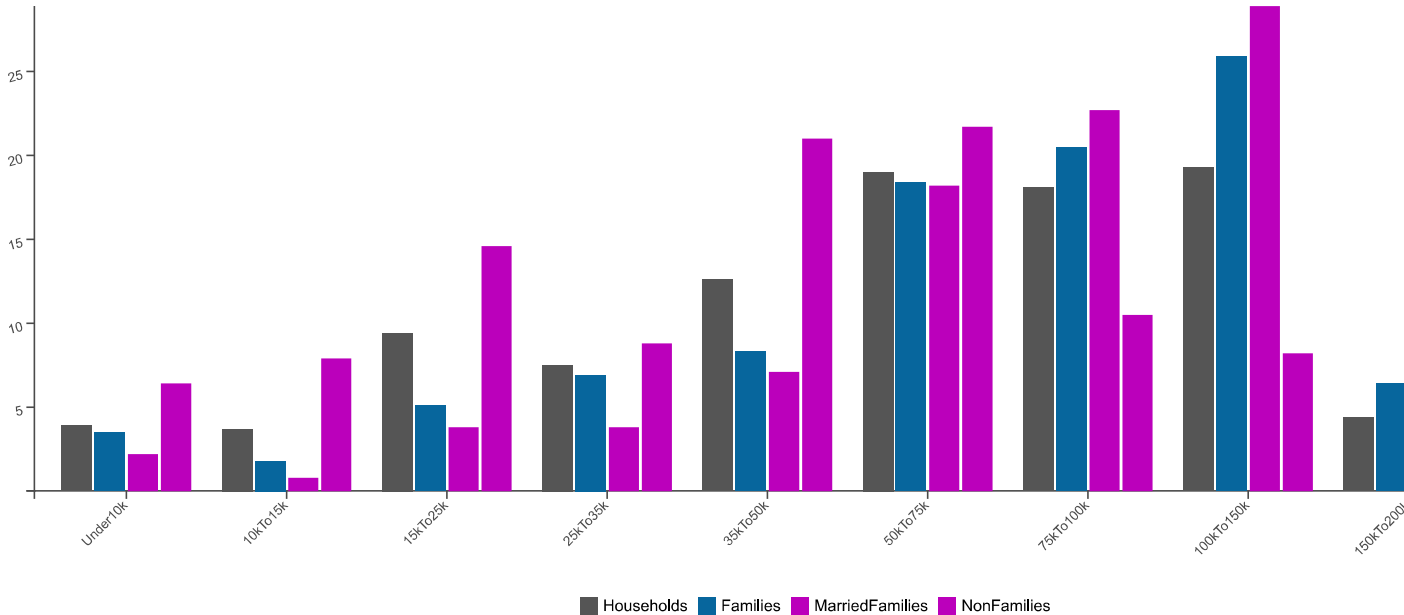
Show Source



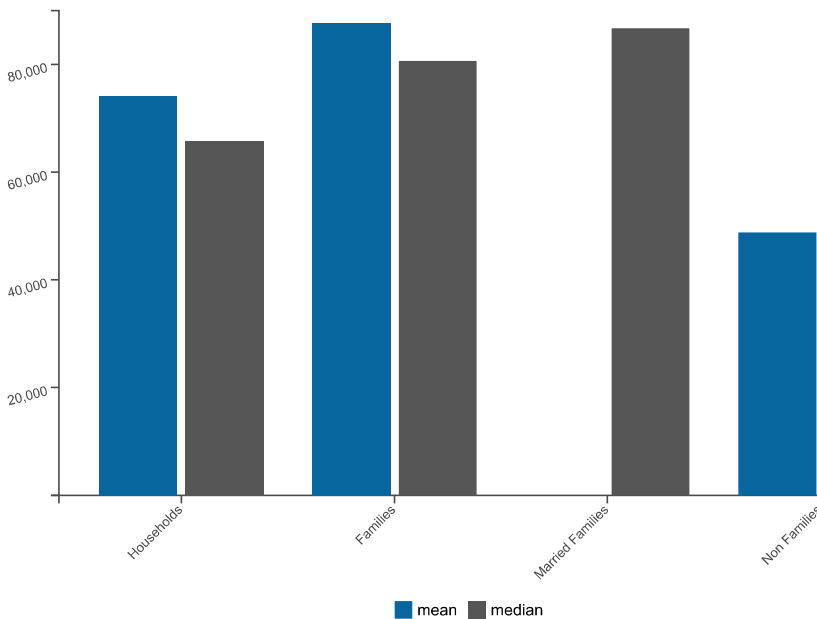
Income by Household Type

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

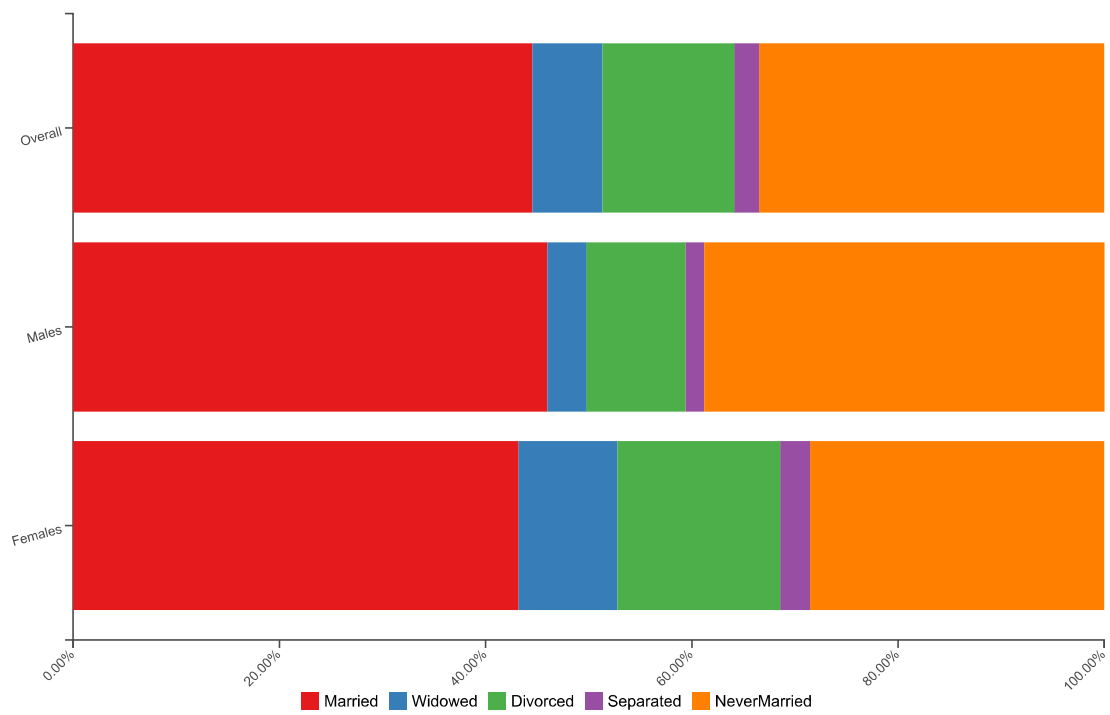
Marriage Rates

44.5%  
Overall Marriage Rate

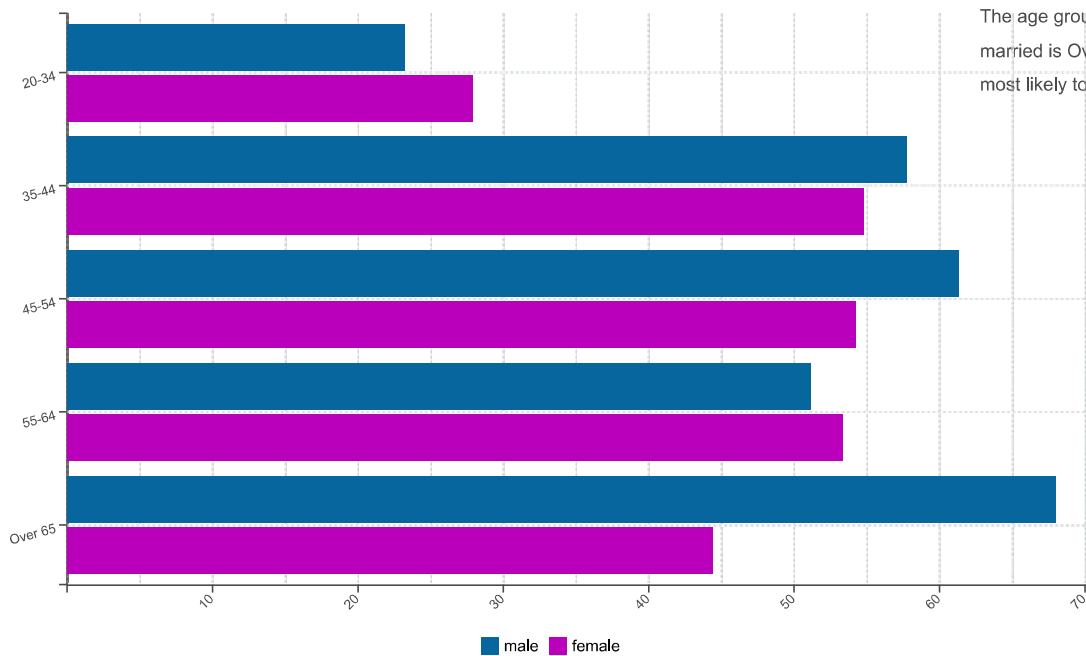
46.0%  
Male Marriage Rate

43.2%  
Female Marriage Rate





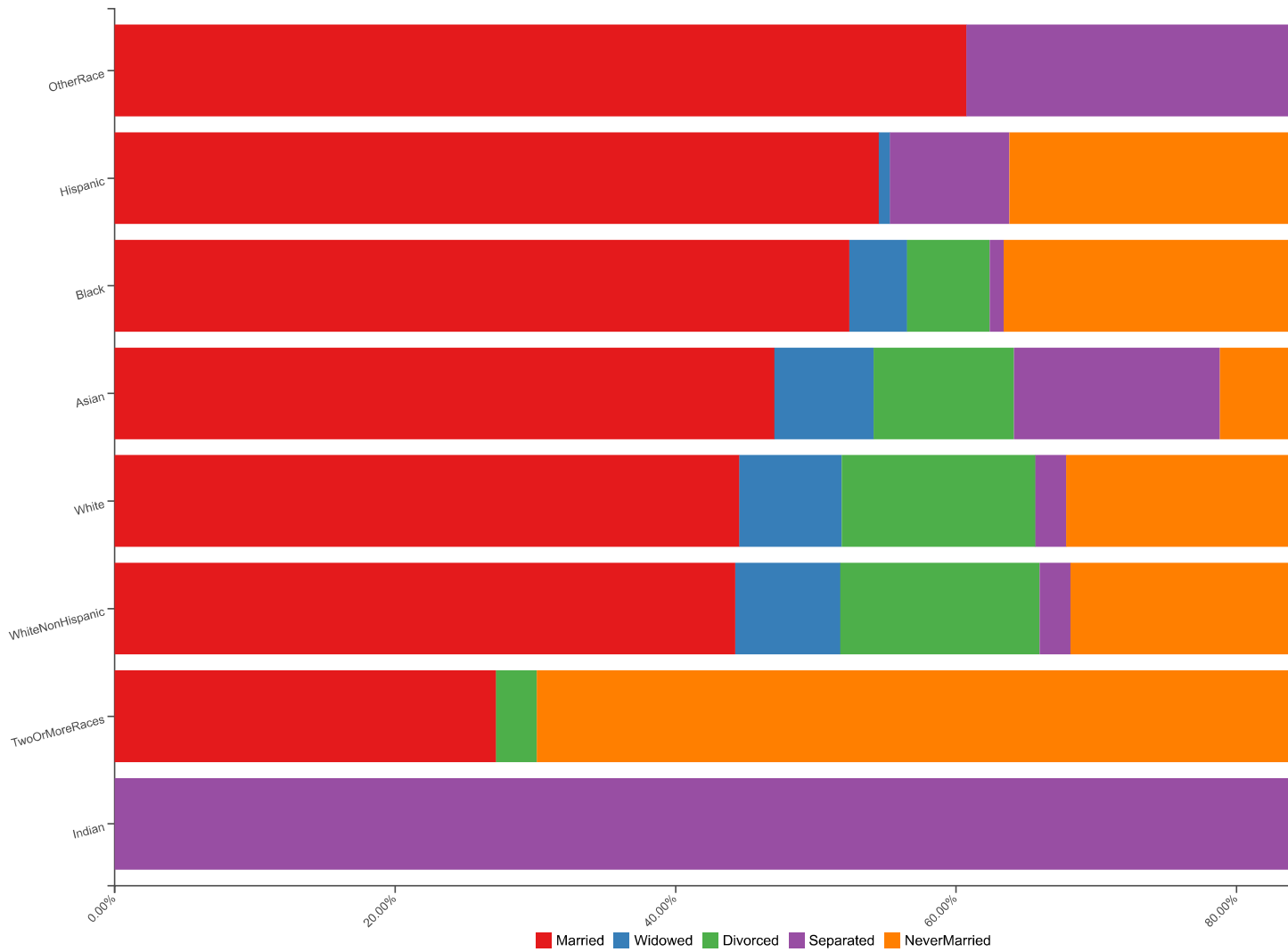
### Rotterdam Married by Age and Sex



### 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

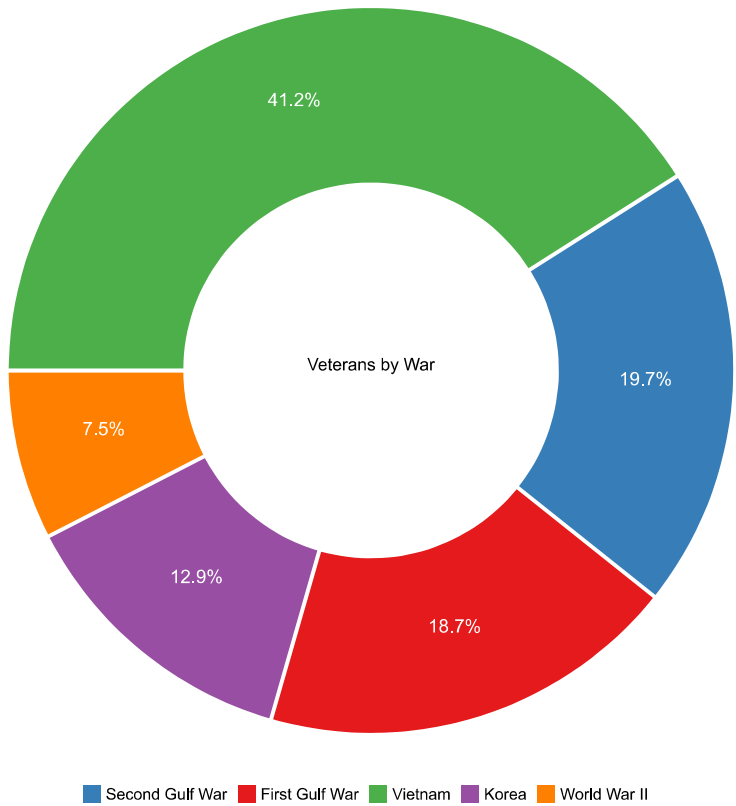
Show Source

1,550  
Number of Veterans

1,374  
Male Veterans

176  
Female Veterans

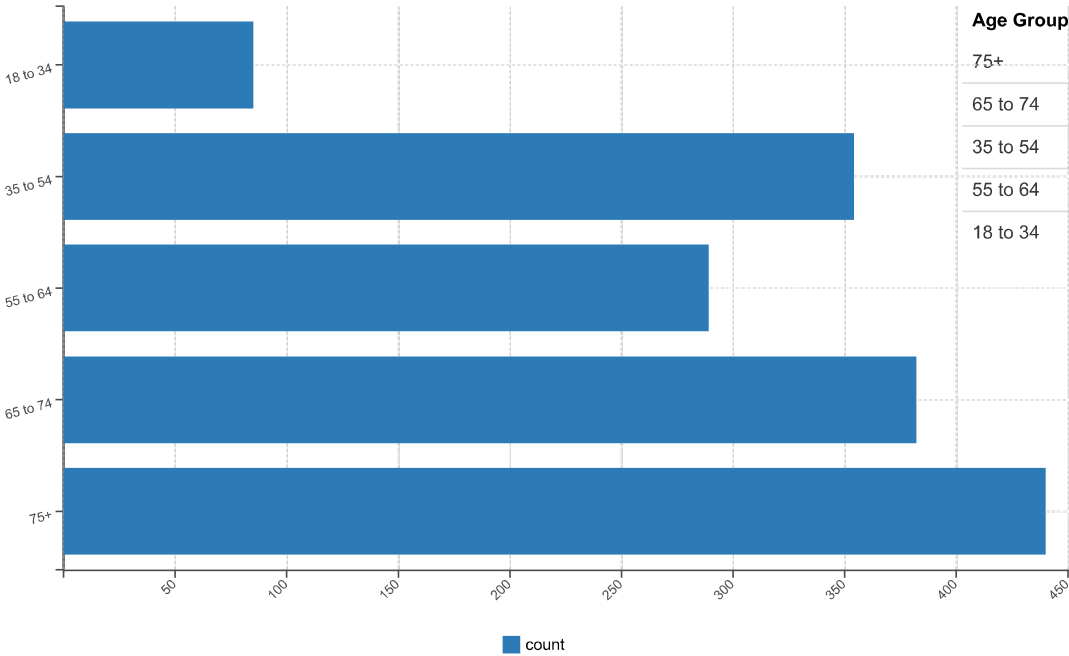
War	Veterans
Vietnam	541



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

Rotterdam Veterans by Age

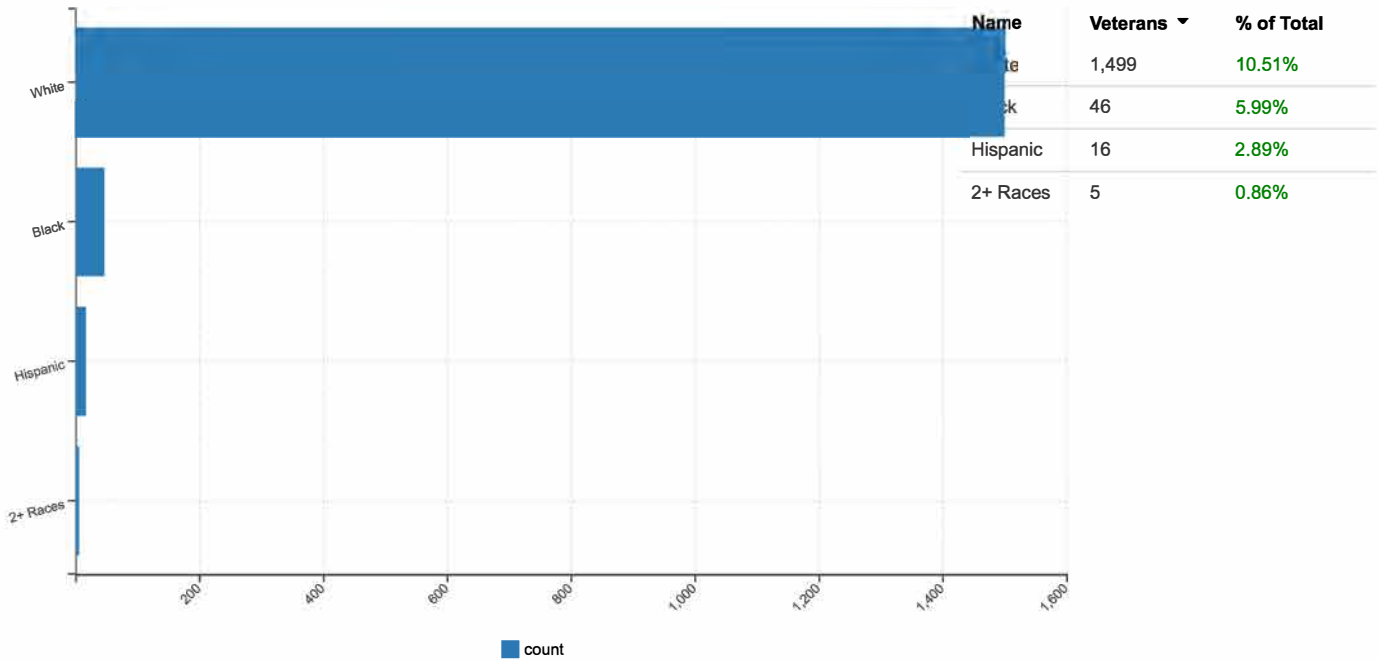
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Rotterdam Veterans by Race

Show Source

Percentage	Counts	Name	Veterans	% of Total
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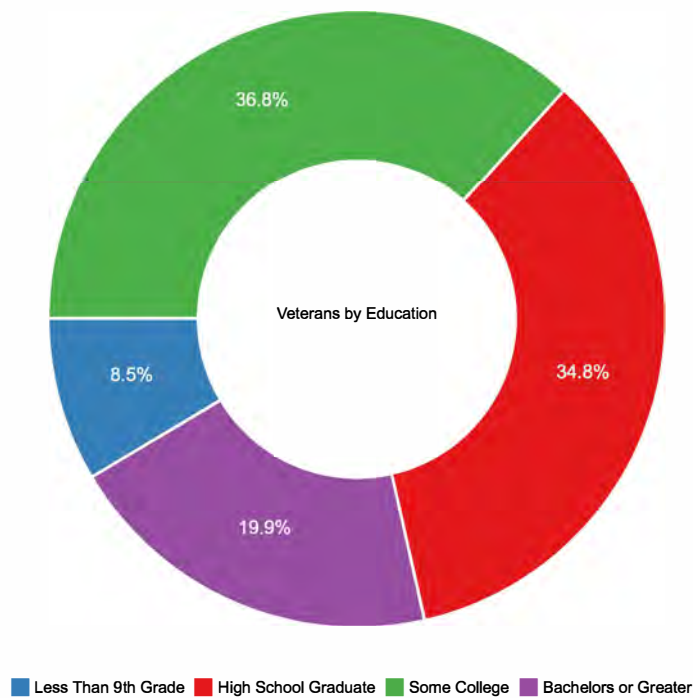
#### Rotterdam Veterans by Education

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

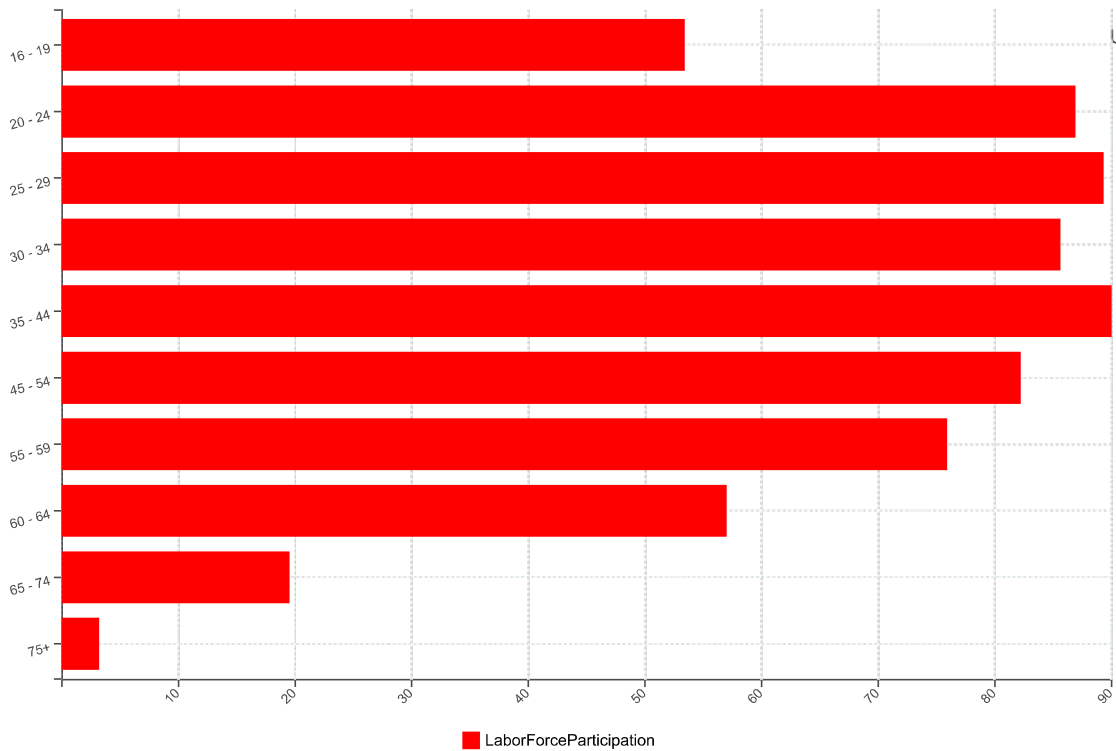
Employment Rate

Unemployment Rate

63.6%  
Labor Force Participation

60.3%  
Employment Rate

4.9%  
Unemployment Rate



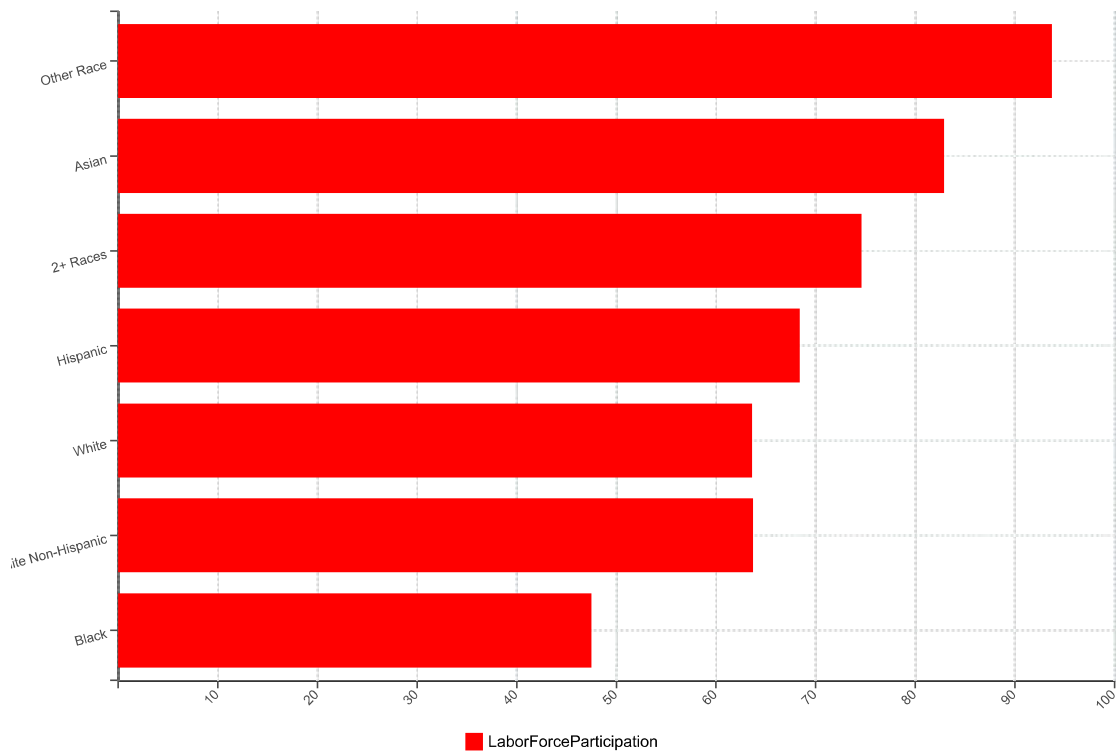
#### Rotterdam Employment by Race

Show Source

Labor Force Participation

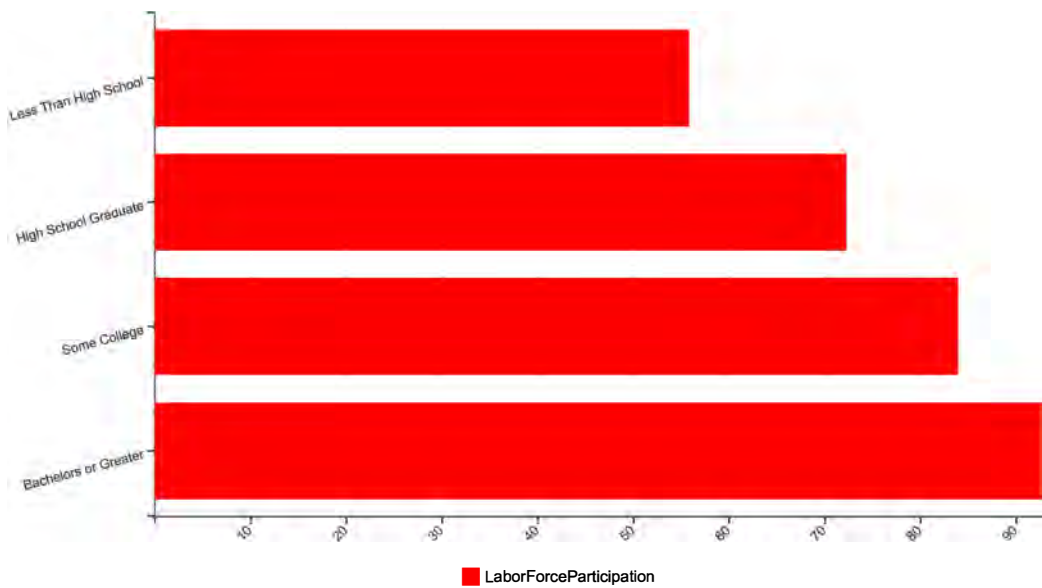
Employment Rate

Unemployment Rate



#### Rotterdam Employment by Education

Show Source



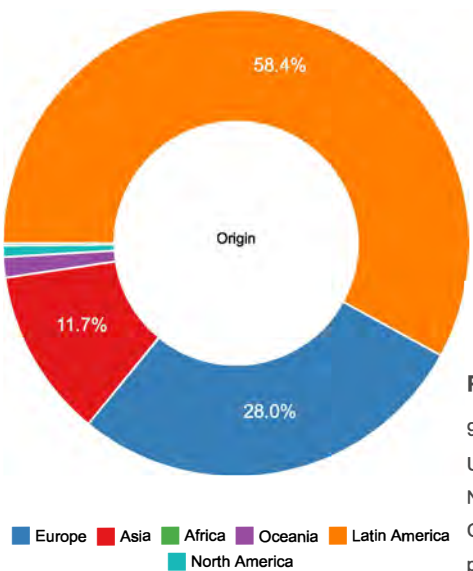
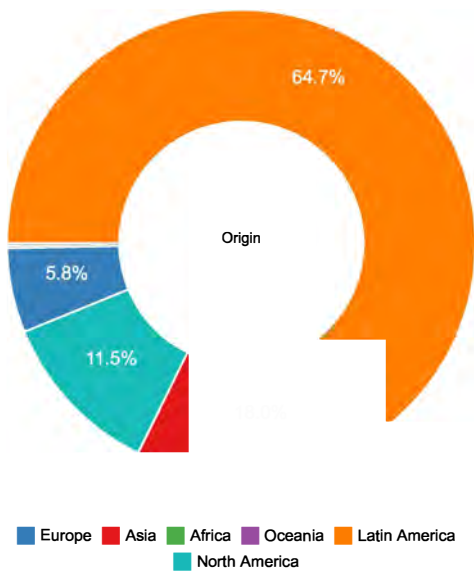
Rotterdam Place of Birth

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%