



TOWN OF AMSTERDAM

283 Manny's Corner Road
Amsterdam, NY 12010

Phone: 518-842-7961 • Fax: 518-843-6136

www.townofamsterdam.org

APPLICATION FOR ZONING/USE PERMIT

APPLICATION DATE: 11 / 23 / 2021 ZONE: B-1

APPLICATION #: 2021-132 FEE PD: \$350.00 TAX MAP NO.: 24.6-24.1 & 24.20-1-15

1.) PROPERTY/BUILDING LOCATION: Golf Course Road & 4876 State Highway 30

2.) PROPERTY OWNER'S NAME: Angelo & Gerasimos Menagias TELEPHONE: (518) 857-1995
ADDRESS: 1801 State Street
Schenectady, NY 12304

3.) APPLICATION IS HEREBY MADE FOR: (Check ALL that are applicable),

- NEW CONSTRUCTION
 - RESIDENTIAL
 - 1 FAMILY
 - 2 FAMILY
 - MULTIPLE
 - COMMERCIAL
- MOBILE HOME INSTALLATION
- MODULAR HOME INSTALLATION
- GARAGE ATTACHED GARAGE
- ACCESSORY BUILDING/STORAGE SHED
- CHIMNEY CONSTRUCTION
- SOLID FUEL BURNING DEVICE
- STOVE INSERT
- POOL IN GROUND ABOVE GROUND
- SEPTIC SYSTEM WELL
- OTHER: _____

- PLANNED UNIT DEVELOPMENT
- KENNEL/STABLES
- HOME OCCUPATION
- OUTDOOR FURNACES
- SOLAR COLLECTORS + INSTALLATIONS
- WIND ENERGY FACILITIES

- RENOVATION, ALTERATION, CONVERSION
 - RESIDENTIAL
 - COMMERCIAL

- COMMERCIAL OCCUPANCY (WITH NO RENOVATIONS) INSPECTION ONLY.
- DEMOLITION
 - COMMERCIAL OR RESIDENTIAL (CHECK ONE)
 - METHOD OF DEMOLITION: _____
 - PLACE OF DEBRIS DISPOSAL: _____
 - DISCONNECTION DATE OF UTILITIES: _____

4.) THE FOLLOWING DESCRIPTION OF THE USE FOR THIS PROPERTY, FOR WHICH APPLICATION IS MADE HEREWITH, IS SUBMITTED: 28- apartment units on parcel 24.-6-24.1

5.) SITE INFORMATION (THE FOLLOWING INFORMATION MUST BE PROVIDED ALONG WITH DETAILED PLOT PLAN)

A.) DIMENSIONS OF LOT: FRONTAGE 60± REAR 824± RIGHT SIDE 985± LEFT SIDE 678±
ACREAGE 8.08

B.) IS THIS A CORNER LOT? YES OR NO
C.) WILL THE GRADE OF THIS LOT BE CHANGED AS A RESULT OF THIS CONSTRUCTION? YES OR NO
IF "YES", DESCRIBE AND SHOW ON PLOT PLAN *See attached plan

D.) PUBLIC WATER OR PRIVATE WELL
E.) SEWER OR PRIVATE SEPTIC

*** SEPERATE PERMITS ARE REQUIRED FOR PUBLIC WATER AND SANITARY SEWER

F.) DISTANCE FROM LOT LINES: FRONT 29-foot REAR 441.5-foot RIGHT SIDE 12.0 LEFT SIDE 14.1

6.) TYPE OF CONSTRUCTION: (CHECK ALL THAT APPLY)

STYLE: RANCH RAISED RANCH SPLIT LEVEL CAPE COD COLONIAL DUPLEX
 OTHER: Apartment buildings

BASEMENT (CHECK ONE): FULL CRAWL SLAB

GARAGE: 1 STALL 2 STALL 3 STALL PRIVATE PUBLIC
apartments will have 2-spaces per unit. 1 space will be located in garage and 1-space will be in driveway.

THE ACCESSORY BUILDING WILL BE AS FOLLOWS: DESCRIPTION: N/A

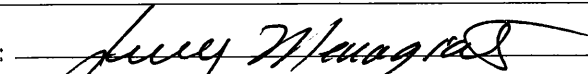
DIMENSIONS: FRONT WIDTH: _____ SIDE LENGTH: _____ HEIGHT: _____

7.) CONTRACTOR'S NAME: NA DAY PHONE: (____) _____

MAILING ADDRESS: _____

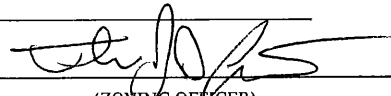
(ALL CONTRACTORS MUST PROVIDE PROOF OF WORKERS COMPENSATION AND LIABILITY INSURANCE)

8.) ESTIMATED VALUE OF ALL WORK (LABOR & MATERIALS): \$ To be determined

9.) SIGNATURE OF PROPERTY OWNER:  11/16/21

I CERTIFY THAT THE CONSTRUCTION PLANS AND ALL OTHER INFORMATION SUBMITTED AS PART OF THIS APPLICATION ARE ACCURATE.

10.) FOR OFFICE USE ONLY:

DATE APPROVED: _____
SIGNATURE: 
(ZONING OFFICER)

DATE DENIED: 11/29/21

PERMIT EXPIRES: _____ DENIED AND REFERRED TO PLANNING BOARD
 DENIED AND REFERRED TO ZONING BOARD OF APPEALS

NOTES OR COMMENTS: TOT PB

2/10/2011

Appilncation#: _____

Date: 11/16/2021

Town of Amsterdam
Planning Board
Application to the Planning Board

A completed Application must be filed at least fourteen (14) days prior to the meeting at which it is to be considered by the Planning Board, including all applicable attached information.

Applicant: Angelo & Gerasimos Menagias
(must be property owner)
Address: 1801 State Street

Schenectady, NY 12304

Phone: (518) 588-1136

Professional Advisor: ABD Engineers, LLP
(i.e. Engineer, Architect, Surveyor, etc.)
Address: 411 Union Street

Schenectady, NY 12305

Phone: (518) 377-0315

Applicant's Representative: Joseph J. Bianchine, P.E.
(if applicable) ABD Engineers, LLP
Address: 411 Union Street

Schenectady, NY 12305

Phone: (518) 377-0315

Other: _____
(if appropriate, please specify) _____
Address: _____

Phone: _____

Property Location

Address: Golf Course Road & 4876 State Highway 30

General Location: Golf Course Road, north of newly constructed Albany Medical
Clinic, East of Aldis, South of Tractor Supply

Zoning District: Business B-1

Tax Parcel ID# (SBL) 24.00-6-24.1 & 24.20-1-15

Type of Application (please check appropriate box(es)):

- Subdivision
- Site Plan
- Special Use Permit
- Planned Unit Development Review (formal action required by Town Board)

Attached please find Appendix A-SEQR compliance, and Appendix B-Ag. Data Statement compliance. Compliance with these items is required under the applicable NYS Laws, a brief explanation is included in the appendices to assist the applicant. For specifics on submission/application requirements, procedures, time frames, etc., the applicant should refer to the applicable Town regulations (Zoning, Subdivision, etc.) and/or NYS law (SEQR, Ag. & Markets, General Municipal, etc.).

Angelo & Gerasimos Menagias 11/16/21
Applicant Date

Joseph J. Bianchine 11/16/21
Applicant's Representative Date
Joseph J. Bianchine, P.E.

Appendix B ~Ag Data Statement

MONTGOMERY COUNTY AGRICULTURAL STATEMENT

Agricultural District Number: _____

Date of Statement Completion: _____

Date of Referral to Montgomery County Planning Board: _____

Date of Submission to Ag & Farmland Protection Board: _____

Do Not Write Above This Line

APPLICANT: Angelo & Gerasimos Menagias APPLICANT'S AGENT: Joseph J. Bianchine, P.E.

ADDRESS: 1801 State Street ADDRESS: 411 State Street

Schenectady, NY 12304

Schenectady, NY 12305

PHONE NO.: 518-588-1136 PHONE NO.: 518-377-0315

TAX MAP NUMBER: 24.00-6-24.1 & 24.2-1-15

TOWN: Amsterdam ROAD: Golf Course Road & State Route 30

Description of Proposed Project: To construct 28- apartment units on Golf Course Road Parcel (24.-6-24.1) with access from Golf Course Road and State Highway 30 Parcel (24.2-1-15).

The project will additionally involve the construction of associated sewer, water, storm, road & parking infrastructure.

List all farm operations which are within an Agricultural District and are located within 500 feet of the boundary of the property which proposes a project. ("FARM OPERATION" means the land used in agricultural production, farm buildings, equipment and farm residential buildings.).

NAME: _____

NAME: _____

ADDRESS: _____

ADDRESS: _____

Tax Map No. _____

Tax Map No. _____

NAME: _____

NAME: _____

ADDRESS: _____

ADDRESS: _____

Tax Map No. _____

Tax Map No. _____

(For: additional information, please use back of this sheet)

Project Narrative Statement

Proposed 28- Residential Apartment Units
Angelo & Gerasinos Menagias
Golf Course Road & 4876 State Highway 30
Town of Amsterdam, Montgomery County

The applicant is proposing to construct 28 – apartment units on the Golf Course Road Parcel identified as tax map ID No. 24.-6-24.1 located just west of NYS Route 30 and north of the newly constructed Amsterdam Medical clinic. The apartment will have access via the private road off Golf Course Road and a private road of NYS Route 30 which will run through parcel 24.20-1-15, 4876 State high 30. The parcel is located north of the existing Dunkin' Donuts and south of the exiting Burger King on NYS Route 30. The apartments will be serviced with municipal water and sewer. Stormwater will be handled via stormwater management areas proposed at the northeast and northwest ends of the parcel, as directed on the enclosed plans.

Both parcels are currently vacant and contain 2.35 acres of wetlands. 0.46 acres of wetlands disturbance is being proposed for this project.

The Town of Amsterdam Planning Board had approved this parcel for 40- apartment units back in 2014 which the applicant did not construct. The applicant is looking to renew the approval for significantly less units.

Project disturbance is approximately 3.97± acres.

Linda Bartone-Hughes

From: Linda Bartone-Hughes
Sent: Tuesday, November 23, 2021 10:27 AM
To: office@abdeng.com
Subject: Project 3067

Upon review of the site plan application submitted, there is a small fee of \$25 due for the zoning application fee. Also, would you be able to submit an electronic copy of plan (no larger than 11 X 17) so we can print and send to the PB Members. If not, please drop a copy off by close of day tomorrow, if possible.

Thank you.

Linda
Town of Amsterdam
283 Manny's Corners Road
Amsterdam, NY 12010
518-842-7961 - Phone
518-843-6136 - Fax

Short Environmental Assessment Form

Part 1 - Project Information

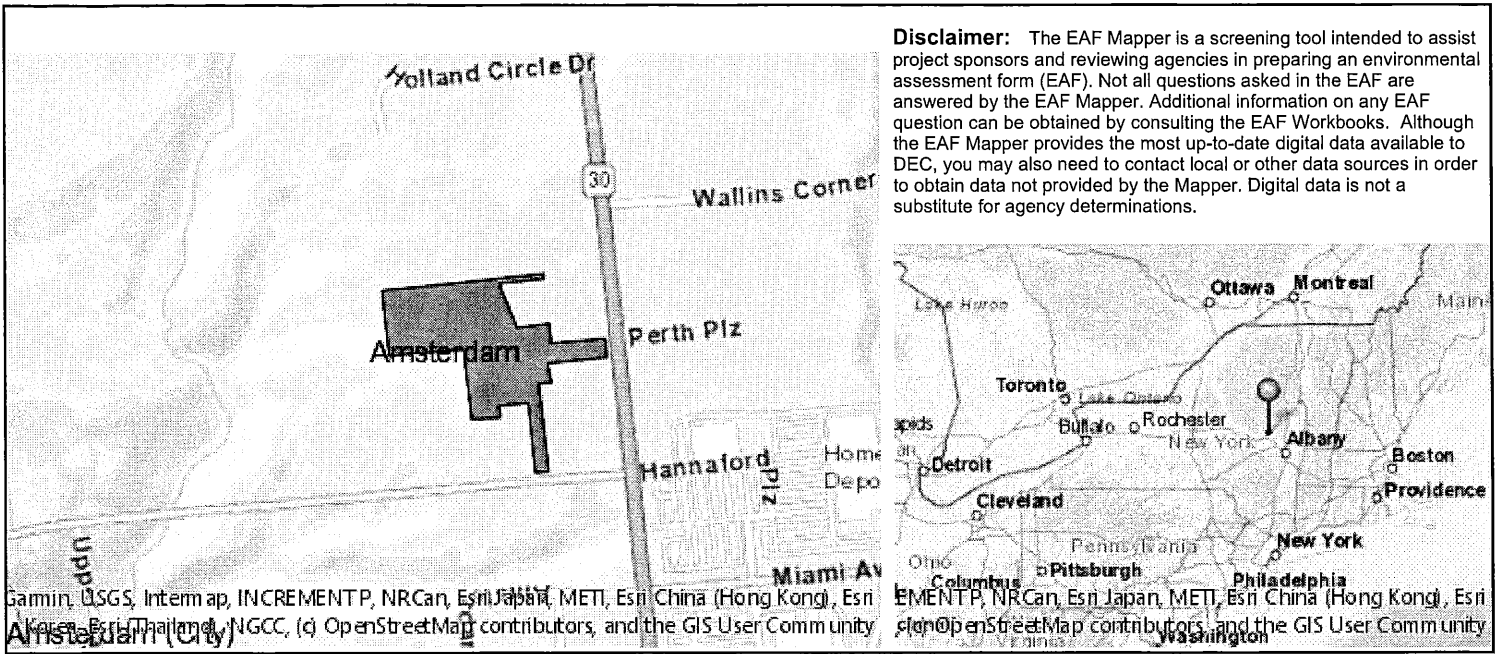
Instructions for Completing

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: Proposed 28-Residential Apartment Units | | | | |
| Project Location (describe, and attach a location map): Golf Course Road & 4876 State Highway 30 | | | | |
| Brief Description of Proposed Action: To construct 28-apartment units on parcel located off Golf Course Road w/ access from Golf Course Road and 4876 State Highway 30. The project will additionally involve the construction of associated sewer, water, storm, road & parking infrastructure. | | | | |
| Name of Applicant or Sponsor: Angelo & Gerasimos Menagias | | Telephone: 518-588-1136 E-Mail: | | |
| Address: 1801 State Street | | | | |
| City/PO: Schenectady | | State: New York | Zip Code: 12305 | |
| 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. | | | NO <input type="checkbox"/> | YES <input type="checkbox"/> |
| 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 of Amsterdam Site Plan Approval, NYSDOT Highway Work Permit, NYSDOH Public Water Supply Plan Approval, NYSDEC Gen. Permit GP-0-10-001, ACOE Nationwide Permit #29 | | | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? _____ 9.09 acres b. Total acreage to be physically disturbed? _____ 3.97 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 9.09 acres | | | | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | | |
| 5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): For Johnson Fire Station 2 <input type="checkbox"/> Parkland | | | | |

| 5. Is the proposed action, | NO | YES | N/A |
|---|---|---|--------------------------|
| a. A permitted use under the zoning regulations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | |
| 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 <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | YES <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> | |
| 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: Project must meet State energy code requirements at a minimum. _____ | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> | |
| 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 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> | YES <input type="checkbox"/> <input type="checkbox"/> | |
| 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: _____ 0.46 acres of Federal Wetland Disturbance | NO <input type="checkbox"/> <input type="checkbox"/> | YES <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> | |



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.

Gamin, USGS, Internap, INCREMENTP, NRCan, Esri, Japan, METI, Esri China (Hong Kong), Esri Korea, Esri Thailand, NGCC, (c) OpenStreetMap contributors, and the GIS User Community

| | |
|---|---|
| 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] | No |
| 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 |