

1/8/98

Application #: ZBA-2023-079  
Date: 08-30-2023

Town of Amsterdam  
Zoning Board of Appeals

Application to Board of Appeals

CHECKLIST

- 1) Completed, signed and notarized Application to Board of Appeals (including this checklist and all information required hereon)
- 2) Tax Map indicating property in question and SBL or Tax parcel ID #
- 3) A complete sketch plan drawing with all appropriate dimensions and information.
- 4) Copy of denied Application, including the Administrative Officer's Denial
- 5) Copy of any supporting documentation submitted with the Zoning Permit Application including, but not limited to photos, notarized statements, etc.
- 6) If appropriate, and at a minimum, a completed Part I of a Short Environmental Form (SEQR) (see attached), for type 1 actions please use Part I of a Full Environmental Form (SEQR) (also attached).
- 7) If the property is a farm operation within a New York State Agricultural District or with boundaries within 500 feet of a farm operation located in a New York State Agricultural District, the applicant must complete and submit (with this application) a completed Agricultural Data Statement (Ag. and Markets) (see attached)
- 8) Other
  - a) explain: \_\_\_\_\_
  - b) explain: \_\_\_\_\_
  - c) explain: \_\_\_\_\_
  - d) explain: \_\_\_\_\_
  - e) explain: \_\_\_\_\_

2/10/2011

Application #: ZBA-2023-079  
Date: 8-30-2023

Town of Amsterdam  
Zoning Board of Appeals

Application to Board of Appeals

A completed Application must be filed at least ten (10) days prior to the meeting at which it is to be considered by the Zoning Board of Appeals.

Applicant: Kristopher + Christina Lais Property Owner: same  
 (if different)  
 Address: 575 Lepper Rd Address: \_\_\_\_\_  
Fort Johnson NY  
 Phone: (518) 774-6991 Phone: ( ) \_\_\_\_\_  
 Professional Advisor: Kara Lais Other : \_\_\_\_\_  
 (if appropriate)  
 Address: 68 Wawen Street Address: \_\_\_\_\_  
Glens Falls, NY  
 Phone: (518) 745 1400 Phone: ( ) \_\_\_\_\_

1.) Property Location

Address: Steadwell Road  
 General Location: \_\_\_\_\_  
 \_\_\_\_\_  
 Zoning District: R1  
 Tax Parcel ID # (SBL) 24.-1-52

2.) Type of Application (please check appropriate box(s)):

- Interpretation of the Zoning Law and/or map
- Area Variance
- Use Variance
- Temporary Permit
- Other \_\_\_\_\_

3.) For variances and interpretations, indicate the articles(s), section(s), subsection(s) and paragraph(s) of the Zoning Law that apply (by number)

article - Zoning Schedule A - minimum area in

section - square feet - 65,000 (see attached)

subsection - \_\_\_\_\_

paragraph - \_\_\_\_\_

4.) If previous applications have been made with respect to this property, indicate the Application(s) or Appeal Number(s) and Date(s) below

# \_\_\_\_\_ date 7/4/23 denial (see attached)

# \_\_\_\_\_ date \_\_\_\_\_

# \_\_\_\_\_ date \_\_\_\_\_

# \_\_\_\_\_ date \_\_\_\_\_

# \_\_\_\_\_ date \_\_\_\_\_

5.) Indicate the reason for the filing of this application. Complete only the relevant blanks below (attach extra sheets, if necessary)

A. Interpretation: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

B. Area Variance: This property has a total acreage of 1.13 acres. The minimum lot size is 65,000 sq. feet. The lot does have the requisite road frontage. We are seeking a variance so that this property will be permitted as a buildable lot.

C. Use Variance: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

For Office Use Only

Applicant#: 2023-079

Other fees: \_\_\_\_\_

Application Fee: \$ 25175

Description: \_\_\_\_\_

(if applicable)

\$ \_\_\_\_\_

\$ \_\_\_\_\_

Total Amount Received: \$ 100

Date Received: 9-30-23

Check # 107389

\*\*\*\*\*

Received by: \_\_\_\_\_

For Zoning Board of Appeals Use Only:

The Zoning Board of Appeals held a Public Hearing on \_\_\_\_\_ (day) of \_\_\_\_\_ (date),  
\_\_\_\_\_ (year) in consideration of this application.

The Application is hereby:

: approved

: approved with modifications

: disapproved

Modifications and comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Secretary, Town of Amsterdam  
Zoning Board of Appeals

\_\_\_\_\_  
Chairperson, Town of Amsterdam  
Zoning Board of Appeals

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

D. Temporary Permit: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

E. Extension of a Temporary Permit: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

F. Other \_\_\_\_\_ :

\_\_\_\_\_  
\_\_\_\_\_

State of New York  
County of Saratoga

Sworn to this 29<sup>th</sup> day of August, year of 2023.

Christina Laiz  
Signature of Applicant

Kara I. Laiz  
Notary Public

**KARA I. LAIS**  
Notary Public, State of New York  
Saratoga Co. #02LA6105701  
Commission Expires Feb. 17, 2024

State of New York  
County of \_\_\_\_\_

Sworn to this \_\_\_\_\_ day of \_\_\_\_\_, year of \_\_\_\_\_.

\_\_\_\_\_  
Signature of Property Owner  
(if different)

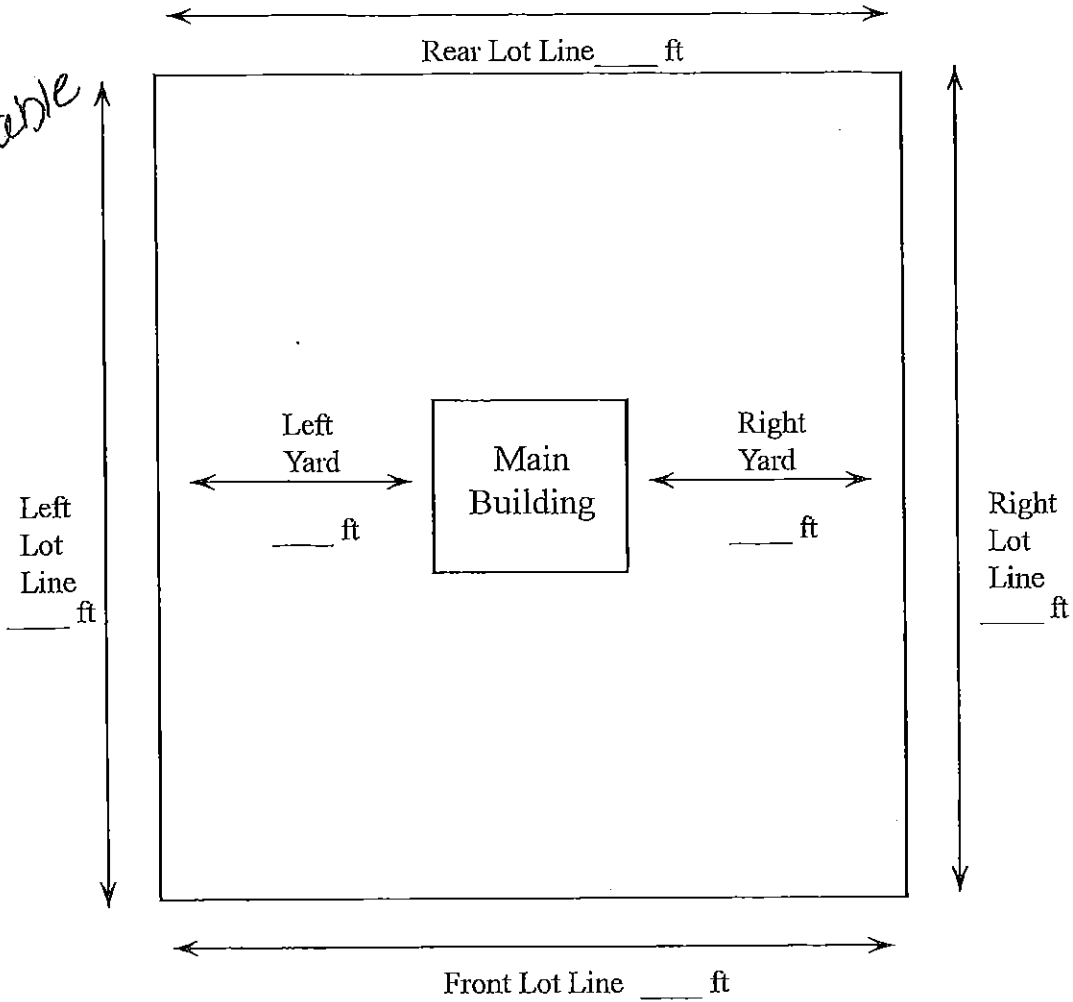
\_\_\_\_\_  
Notary Public

# SKETCH PLAN

Application #: \_\_\_\_\_

Date: \_\_\_\_\_

*Not applicable*



•Please locate main building, accessory building, any additions, and any significant features, including but not limited to well and septic location giving all pertinent yard dimensions.

•Below, please identify the type and approximate distance of any structures within 50' of the structure or area in question, on neighboring properties.

| TYPE | DISTANCE (FT) |
|------|---------------|
|      |               |
|      |               |
|      |               |
|      |               |
|      |               |

**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.

|  |  |   |   |
|--|--|---|---|
| <b>Part 1 - Project and Sponsor Information</b>  |  |   |   |
| Name of Action or Project:<br><i>Kristopher and Christina Laist - Area Variance</i>  |  |   |   |
| Project Location (describe, and attach a location map):<br><i>Steadwell Rd. TMP # 24. -1-52</i>  |  |   |   |
| Brief Description of Proposed Action:<br><i>Seeking an area variance from the minimum 2acre lot size requirement.</i>  |  |   |   |
| Name of Applicant or Sponsor:<br><i>Kristopher &amp; Christina Laist</i>   |  | Telephone: <i>518 774 6991</i>          |   |
|  |  | E-Mail: <i>christinalaist@gmail.com</i> |   |
| Address:<br><i>575 Lepper Rd</i>   |  |   |   |
| City/PO:<br><i>Fort Johnson</i>  |  | State:<br><i>NY</i>                     | Zip Code:<br><i>12070</i>                 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>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<br><input checked="" type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency?<br>If Yes, list agency(s) name and permit or approval:   |  |   | YES<br><input type="checkbox"/>           |
| 3.a. Total acreage of the site of the proposed action?   |  |   | <i>1.13</i> acres                         |
| b. Total acreage to be physically disturbed?   |  |   | _____ acres                               |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?   |  |   | <i>1.13</i> acres                         |
| 4. Check all land uses that occur on, adjoining and near the proposed action.  |  |   |   |
| <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)   |  |   |   |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____  |  |   |   |
| <input type="checkbox"/> Parkland  |  |   |   |

|  |   |  |                                 |
|--|---|--|---------------------------------|
| 5. Is the proposed action,<br>a. A permitted use under the zoning regulations?   | NO<br><input type="checkbox"/>            | YES<br><input checked="" type="checkbox"/> | N/A<br><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<br><input type="checkbox"/>            | YES<br><input checked="" type="checkbox"/> |                                 |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?<br>If Yes, identify: _____  | NO<br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/>            |                                 |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels?<br><br>b. Are public transportation service(s) available at or near the site of the proposed action?<br><br>c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?  | NO<br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/>            |                                 |
|  | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                   |                                 |
| 9. Does the proposed action meet or exceed the state energy code requirements?<br>If the proposed action will exceed requirements, describe design features and technologies:<br>_____<br>_____  | NO<br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/>            |                                 |
| 10. Will the proposed action connect to an existing public/private water supply?<br><br>If No, describe method for providing potable water: _____  | NO<br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/>            |                                 |
| 11. Will the proposed action connect to existing wastewater utilities?<br><br>If No, describe method for providing wastewater treatment: _____   | NO<br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/>            |                                 |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?<br><br>b. Is the proposed action located in an archeological sensitive area?  | NO<br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/>            |                                 |
|  | <input checked="" 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?<br><br>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?<br>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____<br>_____   | NO<br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/>            |                                 |
|  | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                   |                                 |
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:<br><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional<br><input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban  |   |  |                                 |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?   | NO<br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/>            |                                 |
| 16. Is the project site located in the 100 year flood plain?   | NO<br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/>            |                                 |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources?<br>If Yes,<br>a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES<br><br>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?<br>If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES<br>_____<br>_____ | NO<br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/>            |                                 |
|  |   |  |                                 |



|  |  |  |
|--|--|--|
| <p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?<br/>If Yes, explain purpose and size: _____</p>                    | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> |
| <p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?<br/>If Yes, describe: _____</p>  | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> |
| <p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?<br/>If Yes, describe: _____</p>  | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> |
| <p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Junta Christina Lais</u> Date: <u>8/29/23</u></p> <p>Signature: <u>Kristopher Lais + Christina Lais</u></p> |  |  |

| ZONING DISTRICTS                          | PERMITTED USES<br>(See Article IV - Use Regulations for Complete List) |   | SPECIAL PERMIT USES<br>Permitted by the Planning Board | MINIMUM LOT SIZE   |                                      | LOT COVER-AGE<br>(Maximum Percent) | MIN. LIVING AREA*<br>(Square Feet) | BUILDING HEIGHT -<br>(Maximum) |      | YARD DIMENSIONS<br>(Minimum in Feet) |      |      |    |  |
|---|--|---|--|--|--------------------------------------|------------------------------------|------------------------------------|--------------------------------|------|--------------------------------------|------|------|----|--|
|   |  |   |  | Area In Sq. Ft.  | Width In Feet †                      |                                    |                                    | Stories                        | Feet | Front                                | Side | Rear |    |  |
| R-1<br>Residence                          | One-family dwelling except mobile home                                 | w/public sewer or water                                 |  | 20,000   | 100                                  | 20                                 | 850*                               | 2½                             | 35   | 50                                   | 10   | 50   |    |  |
|   |  | w/out public sewer or water                             |  | 85,000   | 200                                  | 20                                 | 850*                               | 2½                             | 35   | 50                                   | 10   | 50   |    |  |
|   | Church, parish house, convent  |   |  | 60,000   | 250                                  | 25                                 | ---                                | ---                            | ---  | ---                                  | ---  | ---  |    |  |
|   | Community park or playground   |   |  | ---  | ---                                  | ---                                | ---                                | ---                            | ---  | ---                                  | ---  | ---  |    |  |
|   | Public building, library   |   |  | ---  | ---                                  | ---                                | ---                                | ---                            | ---  | 60                                   | 25   | 50   |    |  |
|   | Existing farm, nursery or truck garden                                 |   |  | ---  | ---                                  | ---                                | ---                                | ---                            | ---  | ---                                  | ---  | ---  |    |  |
|   | Customary home occupation  |   |  | ---  | ---                                  | ---                                | ---                                | ---                            | ---  | ---                                  | ---  | ---  |    |  |
|   | Customary accessory use or building                                    |   |  | ---  | ---                                  | ---                                | ---                                | 1                              | 15   | ---                                  | ---  | ---  |    |  |
|   | Family & Group Family Day Care as acc. use                             |   |  | ---  | ---                                  | ---                                | ---                                | ---                            | ---  | ---                                  | ---  | ---  |    |  |
|   | Mobile home as acc. use to farm operation                              |   |  | ---  | ---                                  | ---                                | ---                                | ---                            | ---  | ---                                  | ---  | ---  |    |  |
|   | Small Scale Solar System as Accessory Use                              | Utility Scale Solar System                              |  | SEE SOLAR ENERGY REGS - SECTION 35                       |                                      |                                    |                                    |                                |      |                                      |      |      |    |  |
|   |  | Accessory Dwelling Unit                                 |  | Same as one-family dwelling                              | 400                                  | 1                                  | 15                                 | 60                             | 10   | 50                                   |      |      |    |  |
|   |  | Bed & Breakfast Est.                                    |  | Same as one-family dwelling                              | 850*                                 | 2½                                 | 35                                 | 50                             | 10   | 50                                   |      |      |    |  |
|   |  | Public, priv. school, college                           |  | 5 acres  | 600                                  | 25                                 | ---                                | 2                              | 35   | 50                                   | 50   | 50   |    |  |
|   |  | Golf course/country club                                |  | 75 acres   | ---                                  | ---                                | ---                                | 2½                             | 35   | 100                                  | 50   | 100  |    |  |
|   | Public utility station or str.   |   | ---  | ---  | ---                                  | ---                                | ---                                | ---                            | ---  | ---                                  | ---  |      |    |  |
|   | Nursing home, hospital, Assisted Living Fac, Sr Housing                |   | 5 acres  | 200  | 25                                   | ---                                | 3                                  | 45                             | 50   | 50                                   | 50   |      |    |  |
|   | Kennels  |   | 10 acres   | 200  | 20                                   | ---                                | 2                                  | 30                             | 50   | 200                                  | 200  |      |    |  |
|   | Pleasure Horse   |   | 2 ac/horse   | SEE EQUINE ZONING REGS - SECTION 32B                     |                                      |                                    |                                    |                                |      |                                      |      |      |    |  |
|   | Small Wind Energy Facility   |   | 5 acres  | SEE W.E.F. REGS - SECTION 36                             |                                      |                                    |                                    |                                |      |                                      |      |      |    |  |
|   |  |   |  | 1½ times Tower Height                                    |                                      |                                    |                                    |                                |      |                                      |      |      |    |  |
| R-2<br>Residence                          | R-1 Permitted Uses   |   |  | SAME AS ABOVE  |                                      |                                    |                                    |                                |      |                                      |      |      |    |  |
|   | Two-family dwelling  | w/public sewer or water                                 |  | 20,000   | 100                                  | 20                                 | 720/DU                             | 2½                             | 35   | 50                                   | 10   | 50   |    |  |
|   |  | w/out public sewer or water                             |  | 3 acres  | 200                                  | 20                                 | 720/DU                             | 2½                             | 35   | 50                                   | 10   | 50   |    |  |
|   | Multiple family dwelling - (max 10 DUs/ac, max 12 DUs/group structure) |   |  | 6 acres  | 600                                  | 25                                 | 720/DU                             | 3                              | 45   | 60                                   | 50   | 50   |    |  |
|   | Town Houses/Condominiums - (max 4 DUs/ac, max 8 DUs/group structure)   |   |  | 5 acres  | 600                                  | 25                                 | 850/DU                             | 2½                             | 35   | 60                                   | 60   | 50   |    |  |
|   | Small Scale Solar System as Accessory Use                              | Utility Scale Solar System                              |  | SEE SOLAR ENERGY REGS - SECTION 35                       |                                      |                                    |                                    |                                |      |                                      |      |      |    |  |
|   |  | Accessory Dwelling Unit                                 |  | Same as one-family dwelling                              | 400                                  | 1                                  | 15                                 | 60                             | 10   | 50                                   |      |      |    |  |
|   |  | Bed & Breakfast Est.                                    |  | Same as one-family dwelling                              | 850                                  | 2½                                 | 35                                 | 50                             | 10   | 50                                   |      |      |    |  |
|   |  | Public, priv. school, college                           |  | 5 acres  | 600                                  | 25                                 | ---                                | 2                              | 35   | 50                                   | 50   | 50   |    |  |
|   |  | Golf course/country club                                |  | 75 acres   | ---                                  | ---                                | ---                                | 2½                             | 35   | 100                                  | 50   | 100  |    |  |
|   |  | Public utility station or str.                          |  | ---  | ---                                  | ---                                | ---                                | ---                            | ---  | ---                                  | ---  | ---  |    |  |
|   |  | Nursing home, hospital, Assisted Living Fac, Sr Housing |  | 5 acres  | 200                                  | 25                                 | ---                                | 3                              | 45   | 50                                   | 50   | 50   |    |  |
|   |  | Pleasure Horse  |  | 2 ac/horse   | SEE EQUINE ZONING REGS - SECTION 32B |                                    |                                    |                                |      |                                      |      |      |    |  |
|   |  | Funeral Home  |  | 65,000   | 200                                  | 20                                 | ---                                | 2½                             | 35   | 50                                   | 10   | 50   |    |  |
|   | R-M<br>Mobile Home   | One-family dwelling or single mobile home               | w/public sewer or water                                |  | 20,000                               | 100                                | 20                                 | 720                            | 2½   | 35                                   | 50   | 10   | 50 |  |
| w/out public sewer or water               |  |   |  | 65,000   | 200                                  | 20                                 | 720                                | 2½                             | 35   | 50                                   | 10   | 50   |    |  |
| Two family dwelling                       |  | w/public sewer or water                                 |  | 20,000   | 100                                  | 20                                 | 720/DU                             | 2½                             | 35   | 50                                   | 10   | 50   |    |  |
|   |  | w/out public sewer or water                             |  | 3 acres  | 200                                  | 20                                 | 720/DU                             | 2½                             | 35   | 50                                   | 10   | 50   |    |  |
| Mobile Home Park                          |  |   | 10 acres   | 600  | 20                                   | 580                                | 1                                  | 15                             | 50   | 50                                   | 50   |      |    |  |
| Mobile Home In Park                       |  |   | 7,000  | 50   | 20                                   | 880                                | 1                                  | 15                             | 15   | 15                                   | 15   |      |    |  |
| Customary accessory use or building       |  |   | ---  | ---  | ---                                  | ---                                | 1                                  | 15                             | ---  | ---                                  | ---  |      |    |  |
| Community park or playground              |  |   | ---  | ---  | ---                                  | ---                                | ---                                | ---                            | ---  | ---                                  | ---  |      |    |  |
| Farm operation, nursery or truck garden   |  |   | ---  | ---  | ---                                  | ---                                | ---                                | ---                            | ---  | ---                                  | ---  |      |    |  |
| Small Scale Solar System as Accessory Use |  | Utility Scale Solar System                              |  | SEE SOLAR ENERGY REGS - SECTION 35                       |                                      |                                    |                                    |                                |      |                                      |      |      |    |  |
|   | Public utility station or str.   |   | ---  | ---  | ---                                  | ---                                | ---                                | ---                            | ---  | ---                                  | ---  |      |    |  |
| A<br>Agriculture                          | R-1 and R-2 Permitted Uses   |   |  | SAME AS ABOVE  |                                      |                                    |                                    |                                |      |                                      |      |      |    |  |
|   | Farm, nursery or truck garden  |   |  | ---  |                                      |                                    |                                    |                                |      |                                      |      |      |    |  |
|   | Boarding or rooming house  | w/public sewer or water                                 |  | 20,000   | 100                                  | 20                                 | ---                                | 2½                             | 35   | 50                                   | 10   | 50   |    |  |
|   |  | w/out public sewer or water                             |  | 3 acres  | 200                                  | 20                                 | ---                                | 2½                             | 35   | 50                                   | 10   | 50   |    |  |
|   | Picnic grove, fish or game club  |   |  | ---  | ---                                  | ---                                | ---                                | ---                            | ---  | ---                                  | ---  | ---  |    |  |
|   | Public utility station or structure                                    |   |  | ---  | ---                                  | ---                                | ---                                | ---                            | ---  | ---                                  | ---  | ---  |    |  |
|   | Customary agricultural operation                                       |   |  | ---  | ---                                  | ---                                | ---                                | ---                            | ---  | ---                                  | 50   | 10   | 50 |  |
|   | Public stables   |   |  | 10 acres   | ---                                  | ---                                | ---                                | 2½                             | 35   | 50                                   | 50   | 50   |    |  |
|   | Bed & Breakfast Establishment  |   |  | Same as one-family dwelling                              |                                      |                                    |                                    |                                |      |                                      |      |      |    |  |
|   | Personal Wireless Service Facility                                     |   |  | 850  |                                      |                                    |                                    |                                |      |                                      |      |      |    |  |
|   | Small Scale Solar System as Accessory Use                              |   | Utility Scale Solar System                             | SEE SOLAR ENERGY REGS - SECTION 35                       |                                      |                                    |                                    |                                |      |                                      |      |      |    |  |
|   |  | Airport   |  | 100 acres  | 200                                  | ---                                | ---                                | 2½                             | 35   | 100                                  | 100  | 100  |    |  |
|   |  | Private Airfield  |  | 75 acres   | 200                                  | ---                                | ---                                | 2½                             | 35   | 100                                  | 100  | 100  |    |  |
|   |  | Camping grounds   |  | ---  | ---                                  | ---                                | ---                                | ---                            | ---  | ---                                  | ---  | ---  |    |  |
|   |  | Kennels   |  | 5 acres  | 200                                  | 20                                 | ---                                | 2                              | 30   | 50                                   | 50   | 50   |    |  |
|   | Accessory Dwelling Unit  |   | Same as one-family dwelling                            |  |                                      |                                    |                                    |                                |      |                                      |      |      |    |  |
|   | Animal Hospital  |   | 40,000   | 200  | 25                                   | ---                                | 2½                                 | 35                             | 50   | 50                                   | 50   |      |    |  |
|   | Funeral Home   |   | 65,000   | 200  | 20                                   | ---                                | 2½                                 | 35                             | 50   | 25                                   | 50   |      |    |  |
|   | Golf course/country club   |   | 75 acres   | ---  | ---                                  | ---                                | 2½                                 | 35                             | 100  | 50                                   | 100  |      |    |  |
|   | Self-Storage Units   |   | ---  | ---  | ---                                  | ---                                | 1                                  | 15                             | 25   | 25                                   | 25   |      |    |  |
|   | Public, priv. school, college  |   | 5 acres  | 600  | 25                                   | ---                                | 2                                  | 35                             | 50   | 50                                   | 50   |      |    |  |
|   | Nursing home, hospital, Assisted Living Fac, Sr Housing                |   | 5 acres  | 200  | 25                                   | ---                                | 3                                  | 45                             | 50   | 50                                   | 50   |      |    |  |
|   | Sm/Lg Wind Energy Facility   |   | 5 acres  | SEE W.E.F. REGS - SECTION 36                             |                                      |                                    |                                    |                                |      |                                      |      |      |    |  |
|   |  |   |  | 1½ times Tower Height                                    |                                      |                                    |                                    |                                |      |                                      |      |      |    |  |
| PUD<br>Planned Unit<br>Development        |  |   |  | SEE PLANNED UNIT DEVELOPMENT - SECTION 14                |                                      |                                    |                                    |                                |      |                                      |      |      |    |  |
|   |  |   |  | Min. exterior yards on district bounds (may req. larger) |                                      |                                    |                                    |                                |      |                                      |      |      |    |  |
|   |  |   |  | 60 60 60   |                                      |                                    |                                    |                                |      |                                      |      |      |    |  |

\* In R-1 minimum living area is 850 square feet; minimum first floor living area is 600 square feet if structure is more than one story.  
 \*\* Unless noted. (Max. of 3 in B-2)  
 † See definitions of Lot Width and Flag Lots. Lot Width is not the same as road frontage, but is measured at a setback from the front property line equal to the required front yard.  
 NOTES: Regulations apply to all uses in the district unless indicated by a dash (---) which means either no minimum or maximum or not applicable, except for conditions imposed for a special use permit.  
 DU means Dwelling Unit, MH means Mobile Home.  
 This schedule is not necessarily all inclusive. Refer to Zoning Law text for more detail.





# 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: 08/01/2023 ZONE: R1  
APPLICATION #: 2023-079 FEB PD: \$25 TAX MAP NO.: 24.-1-52  
10/298

1.) PROPERTY/BUILDING LOCATION: Steadwell Rd

2.) PROPERTY OWNER'S NAME: Kristopher + Christina TELEPHONE: 518-774-6991  
ADDRESS: Lepper Rd Lais  
Fort Johnson NY 12070

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

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> NEW CONSTRUCTION        | <input type="checkbox"/> MOBILE HOME INSTALLATION  | <input type="checkbox"/> PLANNED UNIT DEVELOPMENT            |
| <input checked="" type="checkbox"/> RESIDENTIAL             | <input type="checkbox"/> MODULAR HOME INSTALLATION   | <input type="checkbox"/> KENNEL/STABLES                      |
| <input checked="" type="checkbox"/> 1 FAMILY                | <input checked="" type="checkbox"/> GARAGE <input checked="" type="checkbox"/> ATTACHED GARAGE         | <input type="checkbox"/> HOME OCCUPATION                     |
| <input type="checkbox"/> 2 FAMILY                           | <input type="checkbox"/> ACCESSORY BUILDING/STORAGE SHED   | <input type="checkbox"/> OUTDOOR FURNACES                    |
| <input type="checkbox"/> MULTIPLE                           | <input type="checkbox"/> CHIMNEY CONSTRUCTION  | <input type="checkbox"/> SOLAR COLLECTORS +<br>INSTALLATIONS |
| <input type="checkbox"/> COMMERCIAL                         | <input type="checkbox"/> SOLID FUEL BURNING DEVICE   | <input type="checkbox"/> WIND ENERGY FACILITIES              |
| <input type="checkbox"/> RENOVATION, ALTERATION, CONVERSION | <input type="checkbox"/> STOVE INSERT  |  |
| <input type="checkbox"/> RESIDENTIAL                        | <input type="checkbox"/> POOL <input type="checkbox"/> IN GROUND <input type="checkbox"/> ABOVE GROUND |  |
| <input type="checkbox"/> COMMERCIAL                         | <input type="checkbox"/> SEPTIC SYSTEM <input type="checkbox"/> WELL                                   |  |
|   | <input type="checkbox"/> OTHER: _____  |  |

- 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: Single family residence - plans TBD

- 5.) SITE INFORMATION (THE FOLLOWING INFORMATION MUST BE PROVIDED ALONG WITH DETAILED PLOT PLAN)
- A.) DIMENSIONS OF LOT: FRONTAGE 221.5 REAR \_\_\_\_\_ RIGHT SIDE \_\_\_\_\_ LEFT SIDE \_\_\_\_\_  
ACREAGE 1.13 ac
- 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 \_\_\_\_\_
- 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 \_\_\_\_\_ REAR \_\_\_\_\_ RIGHT SIDE \_\_\_\_\_ LEFT SIDE TBD

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

STYLE:  RANCH  RAISED RANCH  SPLIT LEVEL  CAPE COD  COLONIAL  DUPLEX

OTHER: Unknown at this time.

BASEMENT (CHECK ONE):  FULL  CRAWL  SLAB

GARAGE:  1 STALL  2 STALL  3 STALL  PRIVATE  PUBLIC

THE ACCESSORY BUILDING WILL BE AS FOLLOWS:  DESCRIPTION: \_\_\_\_\_

DIMENSIONS: FRONT WIDTH: \_\_\_\_\_ SIDE LENGTH: \_\_\_\_\_ HEIGHT: \_\_\_\_\_

7.) CONTRACTOR'S NAME: \_\_\_\_\_ DAY PHONE: (\_\_\_\_\_) \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

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

8.) ESTIMATED VALUE OF ALL WORK (LABOR & MATERIALS): \$ \_\_\_\_\_

9.) SIGNATURE OF PROPERTY OWNER: Christina Lane [Signature]

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: 7/4/23

DATE DENIED: \_\_\_\_\_

SIGNATURE: [Signature]

(ZONING OFFICER)

PERMIT EXPIRES: 7/4/24

DENIED AND REFERRED TO PLANNING BOARD

DENIED AND REFERRED TO ZONING BOARD OF APPEALS

NOTES OR COMMENTS: \_\_\_\_\_

221 50 frontage 1.13 acres

\* ZONING SCHEDULE A MIN LOT  
SIZE 68,000 sq ft 200 ft Road frontage

Pg 131



283 Manny's Corners Road  
Amsterdam, New York 12010

Telephone: (518) 842-7961  
Fax No. (518) 843-6136

August 9, 2023

Fitzgerald Morris Baker & Firth  
Attention: Kara I. Lais  
68 Warren Street, PO Box 2017  
Glens Falls, NY 12801

Re: Steadwell Road Lot Size  
Application No. 2023-079

Dear Kara:

Enclosed please find copy of denied sign application together with an application to the Zoning Board of Appeals for the above-referenced property.

Should you wish to apply for a variance, please complete the enclosed application and return by Friday, September 1st. The application fee is \$75.00.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

  
Linda Bartone Hughes  
Town Clerk

Enclosures

Town of  
Amsterdam  
13163-0002



FitzGerald Morris  
Baker Firth  
Attorneys & Counselors

Kara I. Lais  
Partner  
kil@fmbf-law.com

August 29, 2023

Linda Bartone Hughes  
Town Clerk  
Town of Amsterdam  
283 Manny's Corners Road  
Amsterdam, NY 12010

*Sent via UPS Next Day*

Re: Steadwell Road Lot Size  
Application No.: 2023-079  
Our File No.: 13163-0002

Dear Linda:

Please find enclosed \$75.00 payment along with variance application for the above-referenced property.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read "Kara I. Lais".

Kara I. Lais

KIL/bmf

Enc.

SERVICE BY FAX NOT ACCEPTED

Glens Falls Office: 68 Warren Street, P.O. Box 2017, Glens Falls, NY 12801  
Salem Office: 190 Main Street, Salem, NY 12865  
Phone: 518.745.1400 | Fax: 518.745.1576 | www.fmbf-law.com