

WHITEMAN  
OSTERMAN  
& HANNA LLP

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One Commerce Plaza  
Albany, New York 12260  
518.487.7600

Thomas J. Ruane  
Partner  
518.487.7698 phone  
truane@woh.com

May 12, 2026

**Via Email**

Tow of Amsterdam Town Board  
Attn: Linda-Bartone Hughes  
[lhuges@townofamsterdam.org](mailto:lhuges@townofamsterdam.org)

***Re: Petition for Establishment of Sewage-Works Transportation Corporation***

Dear Supervisor DiMezza and Members of the Town Board:

This firm represents Concord Development Co. LLC ("Concord") in connection with this petition for the establishment of a Sewage-Works Transportation Corporation pursuant to New York State Transportation Corporation Law.

As this Town Board is aware, Concord submitted a petition to extend the sewer district on Route 30, the "Route 30 Service Area," to include the Gables at Log City residential development project. As set forth in that petition, and accompanying map, plan and report for the sewer district extension, upon approval of the petition, the extension and all related equipment will remain under private ownership. To maintain ownership of the extension and related equipment, Concord is requesting the Town Board's consent to the establishment of a sewage-works transportation corporation to be named the Log City Village Sewer Company, Inc.

Enclosed for your review and consideration are:

1. A signed and notarized petition (**Attachment A**); and
2. A proposed Consent Form (**Attachment B**).

We also respectfully request to be added to the agenda for the Village Planning Board meeting on May 20, 2026.

Sincerely,

/s/ *T.J. Ruane*

T.J. Ruane, Esq.

# **Attachment A**

-----X

In the Matter of the Application for  
the Town of Amsterdam to the Incorporation of

**PETITION**  
**Log City Village Sewer Company, Inc.**

Pursuant to Section 3 and Article 10 of the  
Transportation Corporation Law.

-----X

**TO: Town of Amsterdam Town Board**

The undersigned incorporator, having organized for the purpose of forming a sewage-works corporation pursuant to New York Transportation Corporations Law to supply a portion of the Town of Amsterdam and its inhabitants with a sewer system, hereby petitions for consent to the formation of this corporation and states the following:

1. The incorporator of this corporation is Christopher Myers, the sole member of Concord Development Co., LLC, the sponsor of the development project known as the "Gables at Log City Village."
2. The area to be supplied by the sewer system is more particularly described in the proposed Certificate of Incorporation annexed as Exhibit "A"
3. The area to be served is known as Gables at Log City Village for which maps and specifications were submitted to the New York State Department of Environmental Conservation. Copies of those maps and specifications are annexed hereto and made a part hereof as Exhibit "B".
4. The construction and operation of the proposed sewage-works will not impose any fiscal or other burden on the Town of Amsterdam.

**WHEREFORE**, the undersigned incorporator respectfully requests that the Town of Amsterdam Town Board consent to the formation of the proposed sewage-works corporation to be known as the Log City Village Sewer Company, Inc.

Dated: \_\_\_\_\_, 2026  
Amsterdam, New York

Concord Development Co., LLC

By: 

Name: Christopher Myers

Its: Authorized Member

**VERIFICATION**

STATE OF NEW YORK )

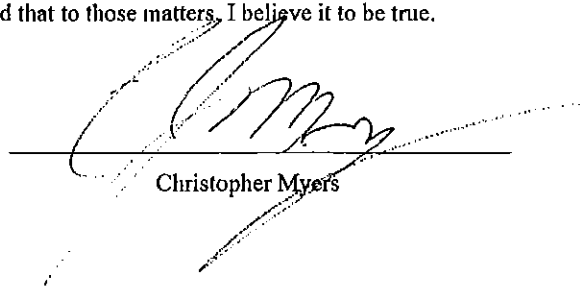
) ss.:

COUNTY OF *Albany* )

**MICHAEL J SPENCE**  
Notary Public, State of New York  
Qualified in Albany County  
Reg. No. 01SP0044871  
My Commission Expires Dec. 17, 2029

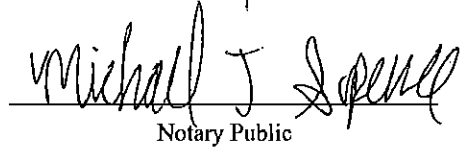
CHRISTOPHER MYERS, being duly sworn, deposes and says:

I am the petitioner above-named; have read and know the contents of the foregoing petition; that the same is true to my own knowledge, except as to the matters therein state to be alleged on information and belief and that to those matters, I believe it to be true.



Christopher Myers

Sworn to before me this  
8<sup>th</sup> day of May, 2026.



Notary Public

MICHAEL J SPENCE  
Notary Public, State of New York  
Qualified in Albany County  
Reg. No. 01SP0044871  
My Commission Expires Dec. 17, 2029

# **Attachment A**

## **EXHIBIT A**

**CERTIFICATE OF INCORPORATION  
OF  
LOG CITY VILLAGE SEWER COMPANY, INC.  
PURSUANT TO SECTION THREE OF THE  
NEW YORK TRANSPORTATION CORPORATIONS LAW**

The undersigned, for the purpose of forming a sewage-works corporation pursuant to Section Three of the Transportation Corporation Law of the State of New York, does hereby certify:

1. The name of this corporation shall be **Log City Village Sewer Company, Inc.**
2. The corporation is organized for the following purposes:

(a) To lay, maintain, repair and operate its pipes, conduits and sewers in any street, highway or public place of any city, town, village or other municipal area in which it has obtained the required consent of the local governing body for the disposal, treatment and removal of sewage, and to operate, maintain and keep in repair its sewage disposal plants, and prescribe the manner in which sewer connections shall be made. No pipes, sewers or conduits shall be laid or repaired under any highway road, street or avenue by such corporation, without the consent of the local governing body or its official in charge of highways or streets or if such highway be a state highway or a highway constructed pursuant to Sections 194 or 195 of Article Six of the Highway Law, the consent of the State Commissioner of Transportation.

(b) To cause examinations and surveys to be made for the purpose of determining the proper location of its disposal system, and for such purpose, by its officers, agents or servants, to enter upon any lands or waters, subject to liability for all damages done.

(c) To enter into appropriate agreements with the Secretary of Agriculture of the United States Department of Agriculture to operate without profit for the term specified therein for the purpose of qualifying to receive federal assistance pursuant to the Consolidated Farmers Home Administration Act of 1961 and any federal laws amendatory and supplementary thereto. Any such agreement to operate without profit shall be subject to the approval of a majority of the stockholders entitled to vote thereat at any regular or special stockholders' meeting. Any stockholder so entitled to vote who does not vote for or consent in writing to the taking of this action, shall, subject to and by complying with the provisions of Section 623 of the Business Corporation Law, have the right to receive payment of the fair value of his stock and the other rights and benefits provided by such section.

(d) To acquire real estate, or any interest therein, necessary for the purposes of its incorporation, and to lay, repair and maintain conduits and sewer pipes with connections and fixtures, and other necessary portions of the system, in, through or over the lands of

others. If such corporation shall be unable to agree upon the terms of purchase of any such property or rights, to acquire the same by condemnation.

(e) To carry on any business whatsoever that this corporation may deem proper or convenient in connection with any of the foregoing purposes, or that it may deem calculated, directly or indirectly, to improve the interests of this corporation, and to exercise all powers conferred by the laws of the State of New York on corporations formed under the laws pursuant to which and under which this corporation is formed, as such laws are not in effect or may at any time hereafter be amended, and to do any and all things hereinabove set forth to the same extent and as fully as natural persons might or could do, either alone or in connection with other persons, firms, associations or corporations, and in any part of the world.

(f) The foregoing statement of purposes shall be construed as a statement of both purposes and powers, shall be liberally construed in aid of the powers of this corporation, and the powers and purposes stated in each clause shall, except where otherwise stated, shall not be limited or restricted by any term or provision of any other clause, and shall be regarded not only as independent purposes, but the purposes and powers stated shall be construed collectively as each object expressed, and the enumeration as to specific powers shall not be construed as to limit in any manner the aforesaid general powers, but are in furtherance of, and in addition to and not in limitation of said general powers.

3. The office of the corporation is to be located in the County of Montgomery and State of New York.

4. The duration of the corporation shall be perpetual.

5. The corporation is authorized to issue One Hundred (100) shares, all of which are common shares, \$10.00 par value per share.

6. The Secretary of State is the designated agent of the Corporation upon whom process can be served. The address to which the Secretary of State shall mail a copy of process in any action or proceeding against the Corporation is:

c/o Chris Myers  
2604 Aqueduct Road  
P.O. Box 9614  
Niskayuna, New York 12309

7. The name and address of the registered agent of the Corporation upon whom process against it may be served is:

c/o Chris Myers  
2604 Aqueduct Road  
P.O. Box 9614

Niskayuna, New York 12309

8. The corporation will carry out its operations in the vicinity of Montgomery County, within the Gables at Log City Village residential development Subdivision located on Log City Road in the Town of Amsterdam, Montgomery County, State of New York. The consent of the local governing body to formation of the corporation for the area described herein has been obtained and is annexed to this Certificate.

9. The undersigned incorporator is 18 years of age or older.

**IN WITNESS WHEREOF**, the undersigned has executed, signed and acknowledge this certificate of incorporation this \_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
T.J. Ruane, Incorporator  
Whiteman Osterman & Hanna LLP  
One Commerce Plaza  
Albany, New York 12260

**CERTIFICATE OF INCORPORATION**

**OF**

**Log City Village Sewer Company, Inc.**

**PURSUANT TO SECTION THREE  
OF THE NEW YORK TRANSPORTATION CORPORATIONS LAW**

**DRAWDOWN ACCOUNT #D1**

**BOX 5**

Please record and return to:

T.J. Ruane, Esq.

Whiteman Osterman & Hanna LLP

One Commerce Plaza

Albany, New York 12260

# **Attachment A**

## **EXHIBIT B**

# EXTENSION OF ROUTE 30 SEWER SERVICE AREA

## LOCATION

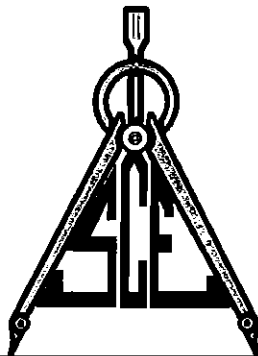
Log City Village  
Log City Road  
Town of Amsterdam  
State of New York

## PREPARED FOR

Concord Development Co., LLC  
PO Box 9614  
Niskayuna, NY 12309

## Date Prepared

August 19, 2025  
Revised September 30, 2025  
Revised November 6, 2025  
Revised February 27, 2026



**Steenburgh  
Consulting  
Engineering, PLLC**

Innovative Civil and Site Engineering

(518) 385-0876  
Info@SCEngpe.com  
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Main Office:  
2832 Rosendale Road  
Niskayuna, NY 12309

Adirondack Office:  
PO Box 437  
Caroga Lake, NY 12032

## I. PROJECT DESCRIPTION

This map, plan and report was prepared for the proposed construction of sanitary sewer system in connection with an approved residential development (the "Project") to be located on four separate parcels in the Town of Amsterdam, New York currently identified as Tax Map Parcel Nos. 24.-2-43.115 and a portion of 24.-2-43.116, but to be subdivided in accordance with the approved subdivision plat titled "Lands of Concord Development, LLC" and dated August 19, 2025 (the "Subdivision Plat"). The sewer district extension will include the lots identified on the approved Subdivision Plat as Lot Nos. 5, 6, 7, and 8 (the "Property"). . The Property totals 21.48 acres in size and is currently vacant. The Property is adjacent to other residential lots with frontage along Log City Road.

There is one defined wetland areas on property. The wetland area drains to the southwest corner. The larger wetland area spans across Lots 1 and 5. The wetland area on Lot 5 receives runoff from the created wetland along Log City Road as well as on site.

The Property has been zoned as a PUD to allow for the development of a condominium community to be known as "The Gables at Log City Village". The Gables will involve the development of 80 condominium units in four unit buildings and related improvements, all to be located on Lots 5 and 7. All property and improvements will be owned and maintained by an HOA. The buildings will be developed along private roads interior to the Property. Prior to future development the entrance road from Log City Myers Drive may be turned over to the Town to allow public access to Lot 9. The Property is not included in the existing Route 30 Sewer District. Under the current plan a single used governed by a homeowner's association will own and maintain the system. However, a transportation corporation is being set up with the Town of Amsterdam in the case of multiple users.

Water and sewer will be provided via a connection to the existing water and sewer mains in New York State Route 30. The sewer will be comprised of a low pressure sanitary sewer system pressurized with E-One Grinder pumps. A new 8" HDPE water main will be extended through both sites to provide potable water to the developments.

### Proposed Sewer

An existing Town of Amsterdam Sewer Main is located within New York State Route 30. A low pressure sanitary sewer system will be utilized to provide sanitary sewer service through the adjacent residential development to the east of Lots 5, 6, 7, and 8 and to the Project . The low pressure sanitary sewer system will utilize Environment One grinder pumps to pump the effluent to the gravity sewer in NYS Route 30. During the construction of the adjacent residential development to the east of the Project, 1,960 l.f. of 3 inch dedicated low pressure sanitary sewer main is being constructed through the property to service the Project. A proposed map and legal description for the offsite low pressure

sewer can be found in Appendix F of this document. Each pair of condominium structures (8 units) will share a WH472 grinder pump with the adjacent building. Effluent will be routed through low pressure sewer mains on the existing parcel and ultimately through the 3" dedicated main on the apartment parcel to the east and into the gravity sanitary sewer in New York State Route 30. Each grinder pump will have a 6,500 watt emergency generator to power the pump during power failures. The generators will auto start during power outages to assure seamless operation of the grinder pumps.

The low pressure sewer system will range in size from 1 1/4" HDPE to 3" HDPE based on the volume within the system and number of connections. Calculations and tables can be found in Appendix G of this document. The low pressure sanitary sewer system will be privately owned.

It should be noted that Zones 4 as noted in the calculations and tables in Appendix G, is for the future build out of the parcel. It is not part of this district extension and has been shown for sizing of the downstream low pressure sanitary sewer system.

The following is a summary of the flows to each grinder pump and the selection criteria:

#### Grinder Pump 1 (Zone 1)

- Number of Bedrooms = 24
- Design Hydraulic Loading = 110 gpd/br
- Average Daily Flow = 2,640 gpd
- Average Daily Flow Rate = 1.83 gpm
- Peak hourly flow rate = 1.83 gpm x 4 = 7.32 gpm
- Pump Selection: E-One WH472 Duplex Grinder Pump
- Pump Station Pumping Rate = 11 gpm
- Pump Station Design Capacity = 3,500 gpd

#### Grinder Pump 2 (Zone 1)

- Number of Bedrooms = 24
- Design Hydraulic Loading = 110 gpd/br
- Average Daily Flow = 2,640 gpd
- Average Daily Flow Rate = 1.83 gpm
- Peak hourly flow rate = 1.83 gpm x 4 = 7.32 gpm
- Pump Selection: E-One WH472 Duplex Grinder Pump
- Pump Station Pumping Rate = 11 gpm
- Pump Station Design Capacity = 3,500 gpd

#### Grinder Pump 3 (Zone 2)

- Number of Bedrooms = 24
- Design Hydraulic Loading = 110 gpd/br
- Average Daily Flow = 2,640 gpd
- Average Daily Flow Rate = 1.83 gpm

- Peak hourly flow rate = 1.83 gpm x 4 = 7.32 gpm
- Pump Selection: E-One WH472 Duplex Grinder Pump
- Pump Station Pumping Rate = 11 gpm
- Pump Station Design Capacity = 3,500 gpd

Grinder Pump 4 (Zone 2)

- Number of Bedrooms = 24
- Design Hydraulic Loading = 110 gpd/br
- Average Daily Flow = 2,640 gpd
- Average Daily Flow Rate = 1.83 gpm
- Peak hourly flow rate = 1.83 gpm x 4 = 7.32 gpm
- Pump Selection: E-One WH472 Duplex Grinder Pump
- Pump Station Pumping Rate = 11 gpm
- Pump Station Design Capacity = 3,500 gpd

Grinder Pump 5 (Zone 2)

- Number of Bedrooms = 24
- Design Hydraulic Loading = 110 gpd/br
- Average Daily Flow = 2,640 gpd
- Average Daily Flow Rate = 1.83 gpm
- Peak hourly flow rate = 1.83 gpm x 4 = 7.32 gpm
- Pump Selection: E-One WH472 Duplex Grinder Pump
- Pump Station Pumping Rate = 11 gpm
- Pump Station Design Capacity = 3,500 gpd

Grinder Pump 6 (Zone 2)

- Number of Bedrooms = 24
- Design Hydraulic Loading = 110 gpd/br
- Average Daily Flow = 2,640 gpd
- Average Daily Flow Rate = 1.83 gpm
- Peak hourly flow rate = 1.83 gpm x 4 = 7.32 gpm
- Pump Selection: E-One WH472 Duplex Grinder Pump
- Pump Station Pumping Rate = 11 gpm
- Pump Station Design Capacity = 3,500 gpd

Grinder Pump 7 (Zone 2)

- Number of Bedrooms = 24
- Design Hydraulic Loading = 110 gpd/br
- Average Daily Flow = 2,640 gpd
- Average Daily Flow Rate = 1.83 gpm
- Peak hourly flow rate = 1.83 gpm x 4 = 7.32 gpm
- Pump Selection: E-One WH472 Duplex Grinder Pump
- Pump Station Pumping Rate = 11 gpm
- Pump Station Design Capacity = 3,500 gpd

#### Grinder Pump 8 (Zone 2)

- Number of Bedrooms = 24
- Design Hydraulic Loading = 110 gpd/br
- Average Daily Flow = 2,640 gpd
- Average Daily Flow Rate = 1.83 gpm
- Peak hourly flow rate = 1.83 gpm x 4 = 7.32 gpm
- Pump Selection: E-One WH472 Duplex Grinder Pump
- Pump Station Pumping Rate = 11 gpm
- Pump Station Design Capacity = 3,500 gpd

#### Grinder Pump 9 (Zone 2)

- Number of Bedrooms = 24
- Design Hydraulic Loading = 110 gpd/br
- Average Daily Flow = 2,640 gpd
- Average Daily Flow Rate = 1.83 gpm
- Peak hourly flow rate = 1.83 gpm x 4 = 7.32 gpm
- Pump Selection: E-One WH472 Duplex Grinder Pump
- Pump Station Pumping Rate = 11 gpm
- Pump Station Design Capacity = 3,500 gpd

#### Grinder Pump 10 (Zone 3)

- Number of Bedrooms = 12
- Design Hydraulic Loading = 110 gpd/br
- Average Daily Flow = 1,320 gpd
- Average Daily Flow Rate = 0.92 gpm
- Peak hourly flow rate = 0.92 gpm x 4 = 3.66 gpm
- Pump Selection: E-One WH472 Duplex Grinder Pump
- Pump Station Pumping Rate = 11 gpm
- Pump Station Design Capacity = 3,500 gpd

#### Grinder Pump 11 (Zone 3)

- Number of Bedrooms = 12
- Design Hydraulic Loading = 110 gpd/br
- Average Daily Flow = 1,320 gpd
- Average Daily Flow Rate = 0.92 gpm
- Peak hourly flow rate = 0.92 gpm x 4 = 3.66 gpm
- Pump Selection: E-One WH472 Duplex Grinder Pump
- Pump Station Pumping Rate = 11 gpm
- Pump Station Design Capacity = 3,500 gpd

An area has been reserved for a future TriOxyn injection system at the southeast corner of the development. A 1" HDPE lateral will be provided to the location for the potential system if deemed necessary.

All work shall be in conformance with NYSDEC regulations, the Town of Amsterdam Sewer Use Law, and all other applicable town laws.

### Phasing

From a sewer connection standpoint, the Project will be constructed in a single phase. The phase will consist of the condominium development. Once the district has been extended to include the Property the low pressure sanitary sewer system including all pumps and appurtenances will be owned and maintained by a single HOA.

## **II. POPULATION AND WATER USAGE RATES**

### Design Standards

#### Phase 1

The following is the anticipated sewer usage rates for Phase 1 of the proposed development:

Population = 80 Condominiums (80 x 3.0 br/condo) = 240 bedrooms

Average daily flow = 240 br x 110 gpd/br = 26,400 gallons per day

Peak Hourly Flow = 26,400 gpd / 24 hours = 1,100 gph x 4.0 p.f. = 4,400 gph

Peak Instantaneous Flow = 4.00 x Average daily flow = 105,600 gpd = 73.3 gpm

Discussions with the Town of Amsterdam and Town's Engineer, Delaware Engineering, have indicated that the existing system has adequate capacity to allow for the above referenced connections.

### Downstream Analysis

The proposed low pressure sanitary sewer will convey effluent to the existing 8 inch sewer main along the western side of NYS Route 30. This main is currently owned and maintained by the Town of Amsterdam. It has a capacity in excess of 800 gallons per minute. The proposed flows from the project of 73.3 gpm is approximately 9% of the total capacity.

This sewer main conveys the effluent to the City of Amsterdam and discharges into the City of Amsterdam Waste Water Treatment Plant. Based on discussions with the Town and City of Amsterdam, the trunk line and WWTP has more than adequate capacity to handle the 26,400 GPD from the project.

Review of the Engineering Water and Sewer Narrative have indicated that there is a pinch point in the City of Amsterdam Sewer System at the Henrietta Street sewer. This sewer line is 300 l.f. of 12" vitrified clay pipe (vcp) at a 6.8% slope. The upstream and

downstream sections of are both 15" vcp. According to the City, during storm events and high I & I this section of pipe causes a pinch point in the system.

It is proposed to replace the 12" vcp with a 15" PVC SDR-26 pipe at 7.04% under a separate contract. Once completed this section of pipe will have a capacity of 7,713 gpm. The addition of 73.3 gpm peak from this project is less than 1% of the total capacity of the new pipe; therefore, once the improvement is completed the system will have adequate capacity to convey the flows from this project.

#### Financing

The cost of the sewer conveyance system will be borne entirely by the developer. The cost for the low pressure sewer system to be built in the "to be extended sewer district" is estimated to be between \$400,000-\$450,000. This includes approximately 2200' of low pressure sewer main, clean outs, manholes, pressure testing and 11 commercial grinder pumps. As stated above the entire system will be owned and maintained by a single homeowner's association. The anticipated annual cost to the HOA for the sewer maintenance and connection fees will be \$1,155.44 per condominium unit. See Appendix E for a breakdown. There will be no connection fees required for each building within the Project. If the odor control is deemed required after full build out, the installation of the odor control and maintenance cost will be born by the HOA.

# **APPENDIX A**

## **District Extension Map & Description**

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**Stephen P. Walrath, L.S.**

**Land Surveying & Land Use Planning  
Environmental Mapping**

P.O. Box 381  
122 Main Street  
Altamont, NY 12009  
518-986-0125  
email: [spwalrath3@gmail.com](mailto:spwalrath3@gmail.com)

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**SUGGESTED DESCRIPTION**

**Proposed Route 30  
Sewer District Extension  
Concord Development Co., LLC.  
21.49+/- Acres  
Town of Amsterdam  
County of Albany  
State of New York**

All tract, piece or parcel of land situate in the Town of Amsterdam, County of Montgomery and State of New York lying southerly of Log City Road and being more particularly bounded and described as follows:

Beginning at a point in the centerline of Log City Road at its intersection with the division line between the lands now or formerly of Camille Panasiuk & Charles Campione on the east and the lands herein described on the west and running thence the following three (3) courses and distances along said division line:

1. S 04°49'30" W 216.62 feet to a point;
2. S 56°30'13" E 177.14 feet to an iron rod found; and
3. S 85°14'30" E 237.10 feet to an iron pipe found at its intersection with the division line

between the lands now or formerly of Joseph & Robert Litwa (Book 585 of Deeds, Page 170) and also the lands now or formerly of Charles J. Lenig & Kristen E. Steimers (Book 742 of Deeds, Page 207) on the north and the lands herein described on the south; running thence S 73°19'30" E 225.00 feet, along said division line, to a point at its intersection with the division line between the lands now or formerly of James T., Sr. & Stella G. Sarandrea (Instrument No. 2011-44121) and also the lands now or formerly of Edward E. & Judith Hirt (Instrument No. 2013-53164) on the north and the lands herein described on the south; running thence S 72°52'13" E 336.41 feet, along said division line, to an iron pipe found at its intersection with the division line between the lands now or formerly of the People of the State of New York (being property acquired as a conservation area to mitigate for the wetland impacted by the proposed construction or reconstruction of the Rt. 30: Amsterdam – Voorhees Road) on the east and north and the lands herein described on the west and south; running thence S 06°47'50" E 276.61 feet, along said division line, to a capped iron rod found; running thence the following seventeen (17) courses and distances through the lands of the party of the first part:

1. S 6°34'59" E 172.26 feet to a point;
2. S 83°11'34" W 130.05 feet to a point of curvature;
3. along a curve to the left, having a radius of 220.00 feet, an arc distance of 25.81 feet to a point of tangency, the chord for said curve being 25.80 feet and having a chord bearing of S 79°49'53" W;
4. S 76°28'13" W 83.21 feet to a point;

5. N 13°31'47" W 60.00 feet to a point;
6. S 76°28'13" W 58.74 feet to a point;
7. N 18°18'07" W 158.25 feet to a point;
8. N 56°41'46" W 90.71 feet to a point;
9. N 75°56'26" W 250.12 feet to a point;
10. S 86°34'34" W 310.41 feet to a point;
11. N 7°05'17" W 134.53 feet to a point;
12. S 82°54'43" W 60.00 feet to a point;
13. S 7°05'17" E 105.03 feet to a point;
14. S 76°19'20" W 383.83 feet to a point;
15. S 90°00'00" W 228.40 feet to a point;
16. N 0°06'57" E 684.98 feet to a point; and

17. N 6°09'50" W 217.04 feet to a point the aforementioned centerline of Log City Road;

running thence the following three (3) courses and distances along said centerline of Log City Road:

1. S 83°25'06" E 216.09 feet to a point of curvature;
2. along a curve to the right, having a radius of 1,700.00 feet, an arc distance of 248.58 feet to a point of tangency, the chord for said curve being 248.36 feet and having a chord bearing of S 79°13'45" E; and
3. S 75°02'25" E 250.45 feet to the point of beginning.

Containing 21.49 Acres of land, more or less.



PROPOSED EXTENSION OF TOWN OF AMSTERDAM WATER DISTRICT EXTENSION



Scale of these drawings and all other data to be used in connection with these drawings shall be as shown on the drawings and shall not be used for any other purpose without the written consent of the Engineer.

Table with columns for 'NO.', 'DATE', 'REVISIONS', and 'BY'. It contains several rows of revision information.



Call 811 before you dig

APPLICANT:

Steenburgh Consulting Engineering, PLLC  
Incorporated Civil and Site Engineering  
Address: 100 Main Street, West Nyack, NY 10994  
Phone: (845) 366-0070  
Fax: (845) 366-0071  
Email: info@steenburg.com

EXTENSION VILLAGE IMPROVEMENT  
SCALE: 1" = 100'  
SHEET 1 OF 1

LANDS OF CRANESVILLE BLOCK COMPANY, INC. BOOK 547, PAGE 20

LANDS OF WILLIAM A. JR. & CAROL T. WHELLY

LANDS OF JOHN C. BEINER & TERRY A. BRENER, BOOK 718, PAGE 078

LANDS OF EREN & KAREN MILLER, INST. NO. 2015-48923

LANDS OF MAURICE & EDNA DURDIS, I. NO. 2011-42633

LOT 4 76,123 S.F.

LOT 2 78,555 S.F.

LOT 2 90,005 S.F.

LOT 1 113,638 S.F.

PHASE 1 26.73± ACRES

LANDS OF WILLIAM A. WHELLY, III INST. NO. 2011-41264

LANDS OF CHRISTOPHER W. WILLIAM A. S. ERIC W. WILCZAK BOOK 1135, PAGE 58

LANDS OF THOMAS M. CORQUELA INST. NO. 2015-44116

LANDS OF ROBERT D. & ELAYNE R. HALL BOOK 724, PAGE 186

LANDS OF EDWARD B. & PATRICIA ANN BULANOWSKI BOOK 303, PAGE 325

PHASE 1 26.73± ACRES

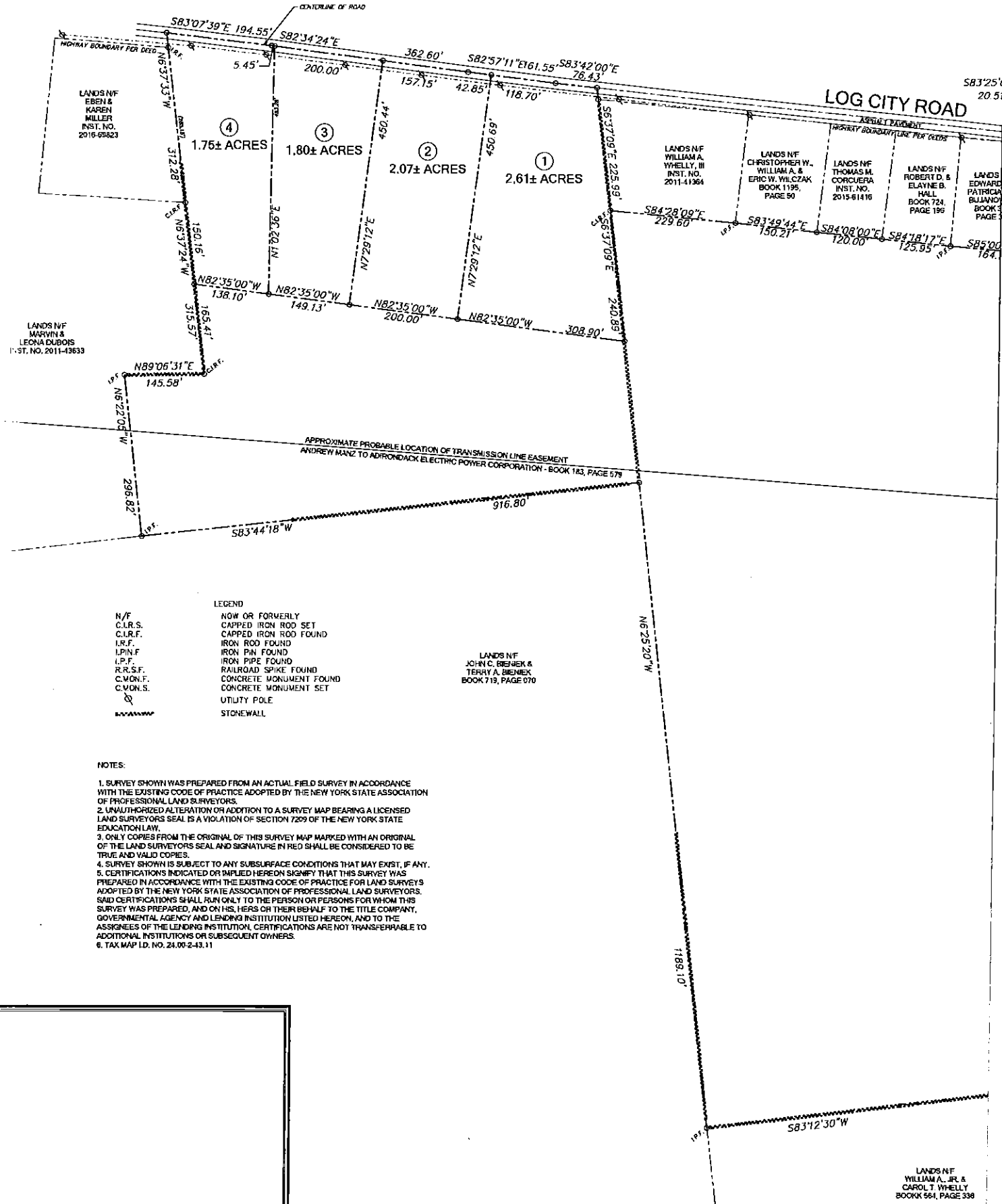
PROPOSED ROUTE 30 SEWER DISTRICT EXTENSION AREA = 21.48± ACRES

LANDS OF CAMILLE PANASUK & CHARLES CAMPIONE BOOK 736, PAGE 271

LANDS OF JOSEPH & ROBERT A. LITVA BOOK 545, PAGE 110

LANDS OF CHARLES J. LINDS & KRISTEN E. STEINER BOOK 742, PAGE 207

LANDS OF JAMES T. SR. & STELLA G. SARANDOLA INST. NO. 2011-44124



## APPENDIX B

# PROPOSED SUBDIVISION MAP 8/19/2025

## **APPENDIX C**

### **Grinder Pump Design**



Environment One Corporation

**Pressure Sewer Preliminary  
Cost and Design Analysis**

**For**

**The Gables at Log City  
Amsterdam, NY**

**Prepared For:**  
**Steenburgh Consulting Engineering, PLLC**  
**2832 Rosendale Road**  
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**Fax:**  
**Prepared By: D. Smead**  
**January 27, 2026**

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**On:** January 27, 2026

**Notes :**

Analysis based upon drawings and data provided. Station recommendations are preliminary.

GPD values impact retention times only, not line sizing or hydraulics. GP laterals to be 1.25".

Analysis valid only with pipe type listed.

General recommendations for valve placement are: clean out valves at intervals of approximately 1,000 ft and at branch ends and junctions; isolation valves at branch junctions; and air release valves at changes in grade of 20 to 25 ft or more and/or at intervals of 2,000 to 2,500 ft. Lateral kits comprised of a ball and check valve are required to be installed between the pump discharge and street main on all installations. Laterals should be located as close to the public right of way as possible.

Quantities of grinder pumps, pipe, and valves are indicated on the cost page. The model of grinder pump(s) indicated is based upon the initial information provided to us but may not be the most appropriate for the specific location or requirements of the project. Costs of these items and their installation are best obtained from sources in your region. We recommend you contact your local distributor of Environment One products for additional recommendations.

01.27.2025 - Zone 6 is existing 3" SDR11 HDPE running parallel to Phase 1 piping, no connections from phase 1 connect to this line. The GPD for each building in phase 2 was given as 1320 GPD. Zone 4 is future phase 3, for this analysis 21 buildings with 12 units in each were assumed to use a duplex per building. The GPD for Zone 4 was based on 200 GPD per unit. The length and elevations for Zone 4 were estimated upon the rough future phase layout. Valve quantities include 2 cleanouts and 1 air release station on the existing piping in Zone 6. The valve quantities do not include phase 3.

<<<<< END OF NOTES >>>>>



PRELIMINARY PRESSURE SEWER - PIPE SIZING AND BRANCH ANALYSIS

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Zone Number	Connects to Zone	Number of Pumps in Zone	Accum Pumps in Zone	Gals/day per Pump	Max Flow Per Pump (gpm)	Max Sim Ops	Max Flow (GPM)	Pipe Size (inches)	Max Velocity (FPS)	Length of Main this Zone	Friction Factor (ft/100 ft)	Friction Loss This Zone	Accum Friction Loss (feet)	Max Main Elevation	Minimum Pump Elevation	Static Head (feet)	Total Dynamic Head (ft)
This spreadsheet was calculated using pipe diameters for: SDR11 HDPE																	
1.00	2.00	3	3	2640	11.00	2	22.00	2.00	2.38	1,048.00	1.19	12.46	66.26	710.00	690.00	20.00	86.26
2.00	3.00	6	9	2640	11.00	3	33.00	2.00	3.57	856.00	2.52	21.57	53.80	710.00	692.00	18.00	71.80
3.00	5.00	2	11	1320	11.00	4	44.00	3.00	2.19	149.00	0.65	0.97	32.23	710.00	690.00	20.00	52.23
4.00	5.00	21	21	2400	11.00	5	55.00	3.00	2.74	1,400.00	0.98	13.75	45.01	710.00	680.00	30.00	75.01
5.00	6.00	0	32	0	11.00	6	66.00	3.00	3.29	133.00	1.38	1.83	31.26	710.00	690.00	20.00	51.26
6.00	6.00	0	32	0	11.00	6	66.00	3.00	3.29	2,137.00	1.38	29.43	29.43	710.00	685.00	25.00	54.43

PRELIMINARY PRESSURE SEWER - ACCUMULATED RETENTION TIME(HR)

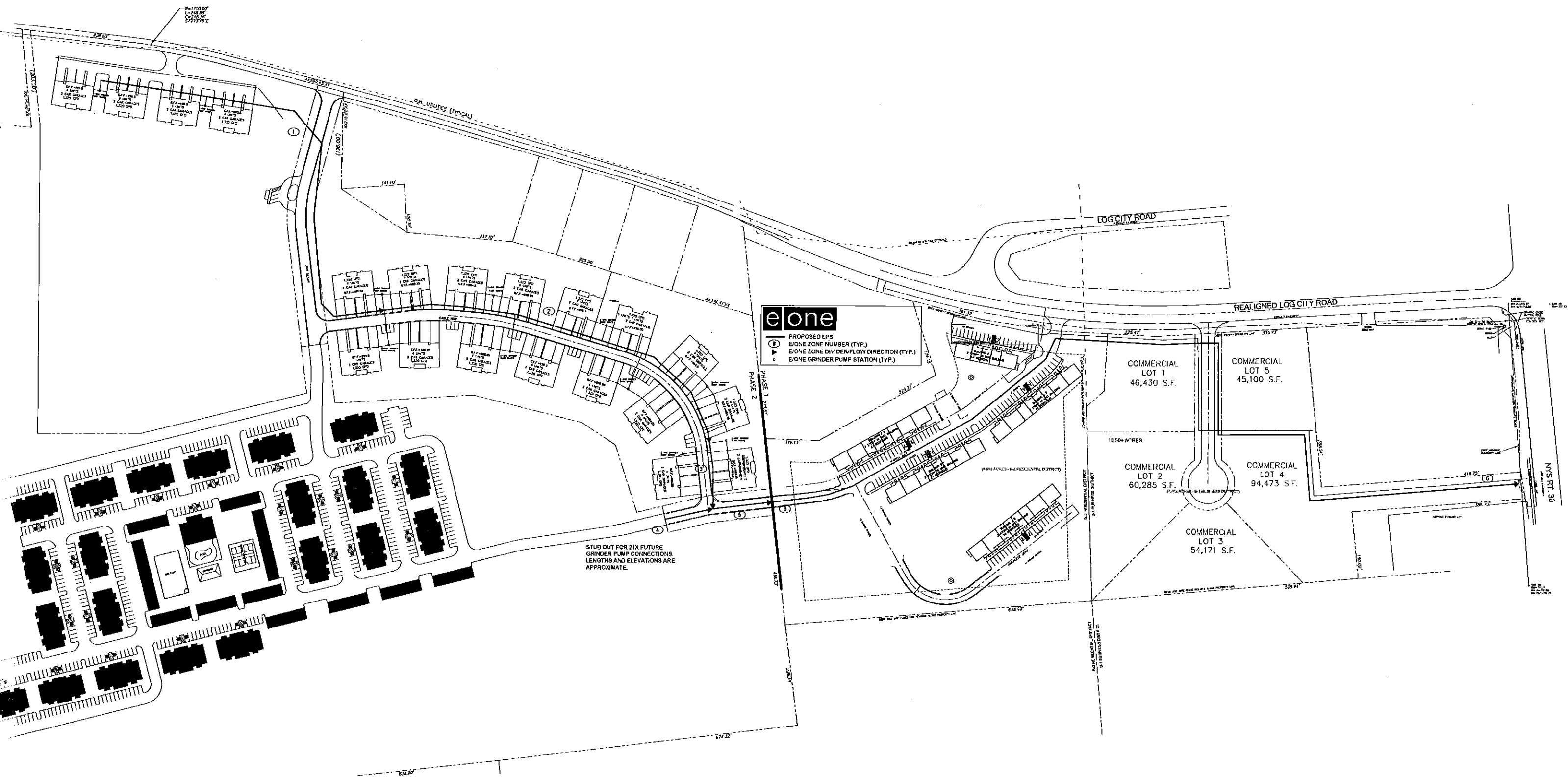
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Zone Number	Connects to Zone	Accumulated Total of Pumps this Zone	Pipe Size (inches)	Gallons per 100 lineal feet	Length of Zone	Capacity of Zone	Average Daily Flow	Average Fluid Changes per Day	Average Retention Time (Hr)	Accumulated Retention Time (Hr)	
This spreadsheet was calculated using pipe diameters for: SDR11 HDPE											
1.00	2.00	3	2.00	15.40	1,048.00	161.42	7,920	49.06	0.49	0.91	
2.00	3.00	9	2.00	15.40	856.00	131.85	23,760	180.21	0.13	0.42	
3.00	5.00	11	3.00	33.47	149.00	49.87	26,400	529.43	0.05	0.28	
4.00	5.00	21	3.00	33.47	1,400.00	468.53	50,400	107.57	0.22	0.46	
5.00	6.00	32	3.00	33.47	133.00	44.51	76,800	1,725.44	0.01	0.24	
6.00	6.00	32	3.00	33.47	2,137.00	715.18	76,800	107.39	0.22	0.22	
								Gals per Day per Dwelling			1,320



## **APPENDIX D**

# **INFRASTRUCTURE TO BE OWNED BY THE HOA**

Sewer Infrastructure to be Owned and Maintained by the Log City HOA

	Quantity	Unit
1 1/4" HDPE	240	l.f.
2" HDPE	2126	l.f.
3" HDPE	1,960	l.f.
1 1/4" HDPE SERVICES	950	l.f.
EOne WH472 Ginder Pumps	11	ea.
Cleanouts	2	ea.
Air Release Valves	1	ea.
6500 watt generator	11	ea.
Potential Future Odor Control Facility	1	ea.

**APPENDIX E**

**HOA FEE CALCULATIONS**

Sewer Infrastructure Maintance Cost

Infrastructure	Service Life (years)	Current Cost w/install	Replacement Cost at Service Life (3% Infl.)	Number of Units	Annual Cost to HOA	Annual Cost to Unit
Grinder Pumps	25	\$ 24,000.00	\$ 50,250.00	11	\$ 22,110.00	\$ 276.38
Grinder Pump Maintenance	13	\$ 1,000.00		11	\$ 846.15	\$ 10.58
Generators 6500 watt	20	\$ 5,000.00	\$ 9,030.00	11	\$ 2,750.00	\$ 34.38
Force Maine and Appurtenances	50	\$ 178,000.00	\$ 780,000.00	1	\$ 15,600.00	\$ 195.00
Force Main Maintenance	1	\$ 5,000.00		1	\$ 5,000.00	\$ 62.50
Town of Amsterdam Sewer Charges	1					\$ 576.61
<b>Total Annual HOA Charges per Unit</b>						<b>\$ 1,155.44</b>

**APPENDIX F**

**PROPOSED OFFSITE EASEMENT PLAN AND  
DESCRIPTION**



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**SURVEY DESCRIPTION  
20-FOOT WIDE SANITARY SEWER EASEMENT  
THROUGH THE LANDS OF  
LOG CITY ONE, LLC & LOG CITY TWO, LLC  
TO BE GRANTED TO  
CONCORD DEVELOPMENT CO., LLC.  
TOWN OF AMSTERDAM, NEW YORK**

20-FOOT WIDE SANITARY SEWER EASEMENT THROUGH ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND SITUATE in the Town of Amsterdam, County of Montgomery, State of New York lying along the westerly line of New York State Route 30 and south of the southerly line of the Realigned Log City Road Extension (County Road No. 17) and being further bounded and described as follows:

**Commencing** at a point marked with a capped iron rod found at the point of intersection of the easterly line of lands now or formerly of Concord Development Co., LLC. as conveyed in Instrument No. 2019-85151 with the common division line of lands of The People of the State of New York to the north and lands of Log City One, LLC as conveyed in Instrument No. 2022-96692 to the south;

*Thence* from said *Point of Commencement* along said easterly line, South 06 deg. 34 min. 59 sec. East, 132.00 feet to the **Point of Beginning** of the hereinafter described *easement*;

*Thence* from said *Point of Beginning* through said lands of Log City One, LLC and the lands of Log City Two, LLC as conveyed in Instrument No. 2022-98579 the following thirteen (13) courses and distances:

- 1) North 77 deg. 43 min. 00 sec. East, 116.40 feet to a point;
  - 2) North 60 deg. 16 min. 00 sec. East, 282.00 feet to a point;
  - 3) North 70 deg. 27 min. 00 sec. East, 28.60 feet to a point;
  - 4) North 61 deg. 42 min. 00 sec. East, 85.20 feet to a point;
  - 5) North 54 deg. 50 min. 00 sec. West, 18.60 feet to a point;
  - 6) North 72 deg. 32 min. 00 sec. East, 78.00 feet to a point;
  - 7) South 87 deg. 42 min. 00 sec. East, 23.50 feet to a point;
  - 8) North 74 deg. 24 min. 00 sec. East, 25.28 feet to a point;
  - 9) North 86 deg. 38 min. 00 sec. East, 556.50 feet to a point;
-

- 10) South 49 deg. 44 min. 00 sec. East, 36.20 feet to a point;
- 11) South 06 deg. 06 min. 00 sec. East, 205.50 feet to a point of curvature;
- 12) Along a curve to the left an arc length of 54.00 feet to a point of tangency, said curve having a radius of 35.00 feet and a chord length of South 50 deg. 18 min. 00 sec. East, 48.80 feet; and
- 13) North 85 deg. 22 min. 00 sec. East, 438.00 feet to a point in the westerly line of New York State Route 30;

*Thence* along said westerly line of New York State Route 30, South 10 deg. 17 min. 00 sec. East, 20.10 feet to a point;

*Thence* through said lands of Log City Two, LLC and Log City One, LLC the following thirteen (13) courses and distances:

- 1) South 85 deg. 22 min. 00 sec. West, 440.00 feet to a point of curvature;
- 2) Along a curve to the right and arc length of 84.91 feet to a point of tangency, said curve having a radius of 55.00 feet and a chord length of North 50 deg. 18 min. 00 sec. West, 76.72 feet;
- 3) North 06 deg. 06 min. 00 sec. West, 197.47 feet to a point;
- 4) North 49 deg. 44 min. 00 sec. West, 20.19 feet to a point;
- 5) South 86 deg. 38 min. 00 sec. West, 546.35 feet to a point;
- 6) South 74 deg. 24 min. 00 sec. West, 26.28 feet to a point;
- 7) North 87 deg. 42 min. 00 sec. West, 23.16 feet to a point;
- 8) South 72 deg. 32 min. 00 sec. West, 71.40 feet to a point;
- 9) South 54 deg. 50 min. 00 sec. West, 16.69 feet to a point;
- 10) South 61 deg. 42 min. 00 sec. West, 87.93 feet to a point;
- 11) South 70 deg. 27 min. 00 sec. West, 28.35 feet to a point;
- 12) South 60 deg. 16 min. 00 sec. West, 283.29 feet to a point; and
- 13) South 77 deg. 43 min. 00 sec. West, 121.47 feet to a point in the aforesaid easterly line of lands of Concord Development Co., LLC.;

*Thence* along said easterly line, North 06 deg. 34 min. 59 sec. West, 20.10 feet to the point of place of beginning of said *easement* and containing 0.89± acres of land.

Said *easement* made subject to any and all enforceable covenants, conditions, easements and restrictions of record as they may appear.

June 19, 2024

Prepared By: Timothy J. McAlonen, PLS/LMR



Sanitary Easement to Concord.docx  
ID: 13058

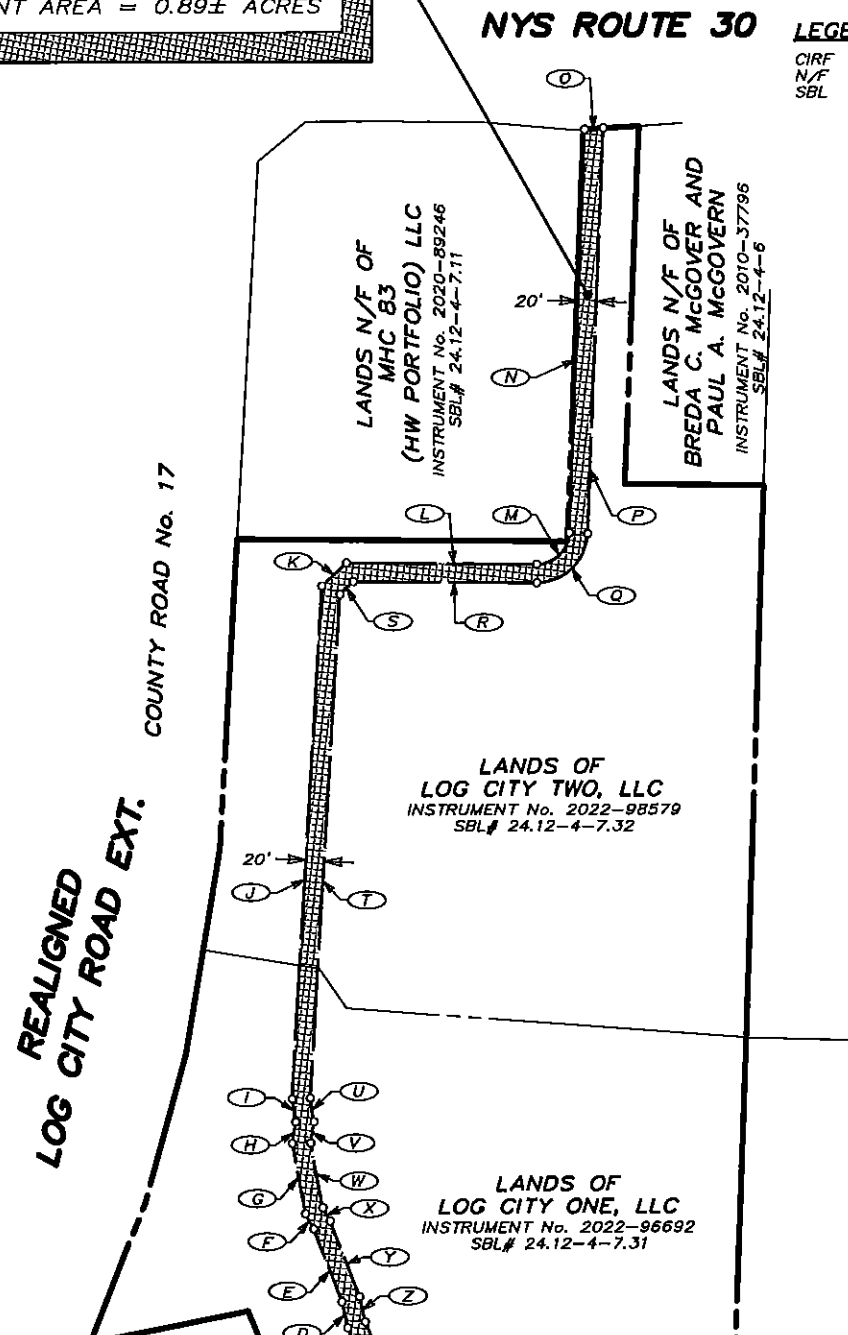
20' WIDE SANITARY SEWER EASEMENT  
TO BE GRANTED TO  
CONCORD DEVELOPMENT CO., LLC.  
EASEMENT AREA = 0.89± ACRES

**MAP REFERENCE:**

1) Map Entitled: "Map of Survey - Lands of Deroffele MFG. Co., Inc"  
Map Date: April 20, 2020  
Prepared By: Stephen P. Walrath, L.S.  
Land Surveying & Land Planning

**LEGEND:**

CIRF denotes Capped Iron Rod Found  
N/F denotes Now or Formerly  
SBL denotes Section Block Lot



- (A) S06°34'59"E, 132.00'
- (B) N77°43'00"E, 116.40'
- (C) N60°16'00"E, 282.00'
- (D) N70°27'00"E, 28.60'
- (E) N61°42'00"E, 85.20'
- (F) N54°50'00"W, 18.60'
- (G) N72°32'00"E, 78.00'
- (H) S87°42'00"E, 23.50'
- (I) N74°24'00"E, 25.28'
- (J) N86°38'00"E, 556.50'
- (K) S49°44'00"E, 36.20'
- (L) S06°06'00"E, 205.50'
- (M) R=35.00, L=54.00'  
CH=48.80', S50°18'00"E
- (N) N85°22'00"E, 438.00'
- (O) S10°17'00"E, 20.10'
- (P) S85°22'00"W, 440.00'
- (Q) R=55.00', L=84.91'  
CH=76.72, N50°18'00"W
- (R) N06°06'00"W, 197.47'
- (S) N49°44'00"W, 20.19'
- (T) S86°38'00"W, 546.35'
- (U) S74°24'00"W, 26.28'
- (V) N87°42'00"W, 23.16'
- (W) S72°32'00"W, 71.40'
- (X) S54°50'00"W, 16.69'
- (Y) S61°42'00"W, 87.93'
- (Z) S70°27'00"W, 28.35'
- (AA) S60°16'00"W, 283.29'
- (BB) S77°43'00"W, 121.47'
- (CC) N06°34'59"W, 20.10'

# **Attachment B**

**CONSENT TO THE FORMATION**

**OF**

**Log City Village Sewer Company, Inc.**

WE, the undersigned members of the Town Board of the Town of Amsterdam, New York, being the majority of the Board, hereby consent to the formation of a sewage-works corporation pursuant to the Transportation Corporations Law of the State of New York for the purpose of supplying a sewer system to a portion of the Town of Amsterdam more particularly described in the Certificate of Incorporation and we consent to the filing of the annexed Certificate of Incorporation of the Log City Village Sewer Company, Inc.

Dated: Amsterdam, New York  
\_\_\_\_\_, 2026

\_\_\_\_\_  
Thomas P. DiMezza, Town Supervisor