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Project Narrative

Tessiero Square Hotel

Town of Amsterdam, Montgomery County

May 2026

Site Address: Town Square Drive
Amsterdam, New York 12010
Tax Map: 39.-5-6 (portion of)

Applicant: Diamond Hawk Holdings, LLC
P.O. Box 321
Schoharie, NY 12157

Owner: Fiacco Holding 101 Town Square, LLC
c/o Michael Fiacco
33-37 Warehouse Row
Albany, NY 12205

Design Engineer: Verity Engineering, D.P.C.
P.O. Box 474
Troy, New York 12181

Surveyor: Ingalls & Associates, LLP
2603 Guilderland Avenue
Rotterdam, NY 12306

Zoning: Business (B-1)

Proposed use: Hotel, Retail

Description of Existing Site and Use

The existing ±9.9-acre parcel is principally developed as a Neighborhood Retail Center known as Town Square. Town Square contains a ±57,672 square foot (sq. ft.) building demised with various retail businesses. The parcel has frontage along NYS Route 30 and Tessiero Square and is situated at the southernmost boundary of the Business (B-1) zoning district. The existing lot features parking areas fronting the retail establishments, access onto NYS Route 30 and Tessiero Square via Town Square Drive, and interconnectivity to Sanford Farms Shopping Center. The parcel contains a ±2.3-acre area of undeveloped land adjoining Tessiero Square.

The parcel is bounded by commercial uses to the east, west and north. It is serviced by municipal sewer and water together with private utilities such as electric, gas and telecom. The parcel contains a reciprocal ingress/egress easement and operation agreement over Town Square Drive according to an updated boundary and topographic survey.

Description of Proposed Project

The project proposes a 2-lot subdivision and construction of a 4-story, ±19,500 sq. ft. hotel together with parking, access, utility connections - such as a water, sewer, electric, gas and telecom - site lighting, landscaping, and stormwater management. The proposed subdivision will create a ±2.3-acre parcel suitable for the proposed development. Site access is proposed as a new commercial curb cut along Tessiero Square. A sidewalk connection from the hotel to the existing sidewalk network along NYS Route 30 is proposed.

The development plan will disturb greater than one (1) acre and will be subject to NYSDEC SPDES coverage under GP-0-25-001. The project will require area variances and site plan approval from the Town of Amsterdam Zoning Board of Appeals and Planning Board, respectively.

Anticipated Impacts

Surface Water, Drainage, and Stormwater

The parcel's topography generally slopes north to south. Existing closed drainage exists along Tessiero Square with flows discharging into a detention practice located at the northeast corner of the intersection of NYS Route 30 and Tessiero Square. The project will disturb greater than one (1) acre and is subject to NYSDEC GP-0-25-001 SPDES permit coverage. No changes to the existing drainage patterns are proposed.

Traffic & Access

A significant increase in traffic (>100 vehicles in a peak hour) is not anticipated. According to ITE Trip Generation Manual, 11th Edition, a 90-room hotel will generate approximately 38 vehicle trips in the AM and PM peak hour.

Water and Wastewater

The project will require water and sewer service connections. The development area contains a water main stub and hydrant and a portion of a sewer main. A 6" domestic water service is proposed to support potable and fire flow demand. Sewer flows will be conveyed via gravity to an on-site existing sewer manhole. Grease-laden waste will flow through an internal grease trap prior to discharge.

Daily domestic water flows are anticipated to be ±11,300 gallons per day as follows:

Sleeping Units: 90 Rooms * 110 gallons/room = **9,900 gallons per day.**
Restaurant: 40 seats * 35 gallons/seat = **1,400 gallons per day.**

Sewer flows are expected to be the same.



Municipal Solid Waste

The proposed project will generate new sources of solid waste. Private collection services will be used; an enclosed dumpster area with matching façade is shown on the site plan.

Noise

No nuisance noise is generated from the proposed use.

Visual

The project proposes a 4-story hotel building situated away from historic resources. A hotel brand ("Brand") has not been identified at this juncture. The development group is committed to working with the Friends of Sanford Stud Farms organization in addition to abiding by recommendations from New York State Office of Parks, Recreation and Historical Preservation pertaining to the exterior architectural design features due to proximity of the proposed development to the Sanford Stud Farm properties. It remains unclear if a Brand will allow deviation(s) from their architectural design standards. The hotel operator does have more control over internal hotel features and has expressed a willingness to incorporate internal lobby and sensory treatments to exemplify the historic nature of the adjacent Sanford Stud Farm.

Lighting

The project proposes new lighting for the proposed access driveway, parking areas, canopy, and building mounted lighting for entry ways. All proposed lighting will be LED type, DarkSky compliant, utilizing sharp cutoff fixtures to direct light onto desired areas and not cast light, glare, or reflection onto abutting properties.

Air Quality

The project will have no adverse effect on air quality.

Odor

The project will have no adverse effect on odors.

Miscellaneous Site Information**Parking and Access**

90 parking spaces are proposed including required ADA spaces. Site access is proposed by a new commercial driveway entrance onto Tessiero Square. Further, emergency fire access is proposed along the side lot lines providing fire apparatus access though the site via two (2) double swing gates configured with Knox padlocks. Further coordination with Haggaman Fire Department will occur.

Hours of Operation

Seven (7) days a week, 24-hours per day.

Open Space Preservation/Green Space

Greenspace for the proposed project is estimated to be $\pm 42\%$.



Construction Sequence and Phasing

The project will be constructed in a single phase. The duration of construction is anticipated to be less than twelve (12) months.

Storage or Disposal of Chemicals

This project does not propose any storage or disposal of regulated chemicals.

Town Communication Impacts

No known communication devices or needs are proposed at this time.

Variances/Waivers/Referrals

The proposed project will require a referral to the Montgomery County Planning Board per NYS General Municipal Law 239-m for the specific land use action. In addition, the proposed project will require four (4) area variances as follows:

<u>Item</u>	<u>Required</u>	<u>Proposed</u>	<u>Variance Request</u>	<u>% Change</u>
Building Height	3-Stories/45 ft.	4-Stories/60 ft.	1-Story/15 ft.	33%
Side Yard Setback	20 ft.	10 ft.	10 ft.	50%
Rear Yard Setback	30 ft.	15 ft.	15 ft.	50%
Parking Space	180 sq. ft.	162 sq. ft.	18 sq. ft.	10%

