

TOWN OF AMSTERDAM TOWN BOARD

A RESOLUTION ADOPTING LOCAL LAW NO. 2 OF 2026 TO AMEND THE TOWN OF AMSTERDAM ZONING LAW OFFICIAL ZONING MAP IN CONNECTION WITH A PROPERTY OWNER PETITION FILED WITH THE TOWN CLERK PURSUANT TO ARTICLE XIII OF THE TOWN OF AMSTERDAM ZONING LAW

Whereas, on August 19, 2026, the owner of certain lands situated at the northwest corner of Maple Ave. Extension and Midline Road, said lands being identified as tax parcel 25.-1-4.12 and consisting of approximately 42.7 acres, petitioned the Town Board for a zoning map amendment ("Map Amendment"), which petition is attached hereto and made a part hereof; and

Whereas, said tax parcel is presently "split-zoned" with the approximately easterly 1.2 acres zoned R-1, the northwesterly approximately 24.4 acres zoned M-1, and the balance of land area zoned B-2, and the Map Amendment involves an extending the B-2-zoned portion to the west such that the M-1-zoned portion will in its entirety be changed to B-2; and

Whereas, on August 31, 2026, the Town Board did, during a duly noticed special meeting, schedule a public hearing for September 16, 2026 on a proposed local law the enactment of which would implement the Map Amendment; and

Whereas, the proposed draft local law that would implement the Map Amendment was introduced to the Town Board on September 5, 2026; and

Whereas, at its September 2, 2026 meeting, the Planning Board did issue a recommendation, as required by Article XIII of the Town of Amsterdam Zoning Law in which the Planning Board did make a positive recommendation as to the proposed Map Amendment; and

Whereas, the Map Amendment is a part of an action, subject to the requirements of the State Environmental Quality Review Act (SEQR) that involves site plan approval for a proposed land development on said tax parcel, and on September 2, 2026, having declared itself lead agency in connection with a coordinated review of said action, the Planning Board did adopt a negative declaration of environmental significance, finding that no adverse environmental impacts would occur as a result of said action, including the Map Amendment, and that an environmental impact statement need not be prepared; and

Whereas, the revised proposed local law was referred on September 5, 2026 to the Montgomery County Planning Board, in accordance with General Municipal Law Section 239-m; and

Whereas, the Town Board held a duly noticed public hearing on September 16, 2026 concerning adoption of the revised proposed local law, at which all interested parties were afforded an opportunity to be heard;

now, therefore, be it

RESOLVED, that the Town Board hereby finds the proposed action consistent with the determinations made under SEQR by the Town of Amsterdam Planning Board, in its capacity as lead agency, and that no further review under SEQR is required; and

be it further

RESOLVED, that the Town Board of the Town of Amsterdam hereby adopts Local Law No. 2 of 2026 and directs the Town Clerk to file the necessary paperwork with the Secretary of State.

Dated: September 16, 2026

Sponsored by:

Seconded by:

ADOPTED- -AYES- -NOES

DRAFT

August 19, 2026

Town of Amsterdam Town Board
Mr. Tom Dimezza, Town Supervisor
283 Manny's Corners Road
Amsterdam, NY 12010

Request for Zoning Change from M-1 to B-2

Dear Supervisor and Members of the Town Board:

I am writing to formally request that the Town Board consider a zoning map amendment for a small parcel of property that I own, changing its current zoning designation from M-1 (Manufacturing) to B-2 (Business).

This parcel is part of a larger site that I am planning to develop for residential apartments. In reviewing the zoning of the overall property, this relatively small portion remains classified as M-1. I am requesting that this parcel be rezoned to B-2 so that the zoning is consistent with the balance of the proposed development site.

My intention is to develop the entire site as a coordinated apartment development. Rezoning this small M-1 parcel to B-2 would eliminate the existing split-zoning condition and allow the entire property to be considered and planned as one cohesive development.

I believe the proposed apartment development will provide additional housing opportunities within the Town of Amsterdam and represents a productive use and improvement of the property. The development will, of course, be subject to all applicable Town requirements, including Planning Board review, site plan approval, and environmental review under SEQRA.

I respectfully request that the Town Board consider this application and take the necessary steps to amend the Town's Zoning Map to change the subject parcel from M-1 to B-2. I am prepared to provide the Board with a survey, tax map information, conceptual development plans, or any additional documentation necessary for its review.

Thank you for your consideration. I look forward to working with the Town Board, Planning Board, and other Town officials as this proposed development moves through the review and approval process.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Daniel V. Roth', with a stylized flourish at the end.

Daniel V. Roth
Maple Ave Development Partners LLC