

TOWN OF AMSTERDAM

INTRODUCTORY LOCAL LAW NO. ____ OF THE YEAR 2026

A LOCAL LAW AMENDING THE TOWN OF AMSTERDAM ZONING LAW OFFICIAL ZONING MAP

Be it enacted by the Town Board of the Town of Amsterdam, Montgomery County, New York, as follows:

SECTION I: PURPOSE

The proposed Amendment is intended to address a petition by the property owner of certain vacant lands situated at the corner of Maple Avenue Ext. and Midline Road, identified as tax lot number 25.-1-4.12, and consisting of about 42.7 acres, which lands are shown on the Town's zoning map as being zoned R-1, B-2, and M-1. Said petition involves as request to extend the B-2-zoned portion to the westerly property boundaries and supplant the M-1 zoning designation.

SECTION II: LEGISLATIVE FINDINGS

The Town Board adopted the Town of Amsterdam Zoning Law of 2009, enacting subsequent amendments in 2010, 2016, 2021, 2023, 2024, and most recently in 2026. With respect to the aforesaid petition, the parcel consisting of about 42.7 acres of vacant lands situated at the corner of Maple Avenue Ext. and Midline Road, and identified as tax lot number 25.-1-4.12, presently is zoned in three different zoning districts. The petition advances the goals of the Town's comprehensive plan, which in pertinent part, provides that B-2 "districts [be] located to buffer existing R-1 residential neighborhoods from intensive commercial and manufacturing uses." The Amended Zoning Map, annexed hereto as Exhibit 1 and made a part hereof, accomplishes this objective by further increasing the B-2 buffer of the adjoining M-1 district.

SECTION III: ENACTMENT

The Zoning Law of the Town of Amsterdam Official Zoning Map, adopted in 2009 and amended thereafter from time to time, is hereby amended as provided for herein and as depicted in the Amended Zoning Map, annexed hereto as Exhibit 1 and made a part hereof.

SECTION IV: AUTHORITY

This Local Law is enacted pursuant to the authority of Section 10 of the New York State Municipal Home Rule Law.

SECTION V: SEVERABILITY

If any part or provision of this local law is judged invalid by any Court of competent jurisdiction, such judgment shall be confined in application to the part of provision directly on which judgment shall have been rendered and shall not affect or impair the validity of the remainder of this law or the application thereof to other persons or circumstances. The Town hereby declares that it would have enacted the remainder of this law even without such part of provision or application.

SECTION VI: EFFECTIVE DATE

This local law shall become effective immediately upon the filing in the office of the New York Secretary of State pursuant to Section 27 of the New York State Municipal Home Rule Law or September 16, 2026, whichever occurs later.

DRAFT

EXHIBT 1: AMENDED ZONING MAP

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TOWN OF AMSTERDAM ZONING MAP

AMENDED SEPTEMBER 2026

LEGEND

AMSTERDAM PARCELS 2026

ZONING DISTRICTS

A: AGRICULTURE

B-1: BUSINESS

B-2: RESTRICTED BUSINESS

H: HISTORIC OVERLAY DISTRICT

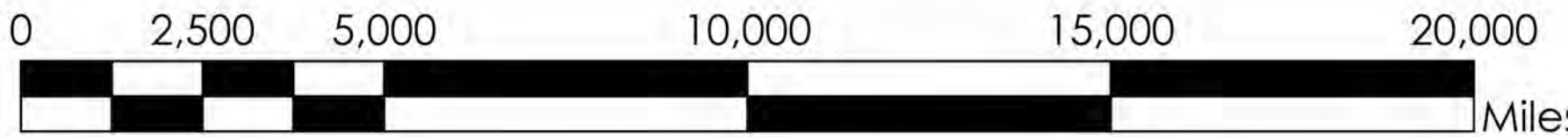
M-1: MANUFACTURING/MIXED USE

PUD: PLANNED UNIT DEVELOPMENT

R-1: RESIDENTIAL

R-2: RESIDENTIAL

R-M: MOBILE HOME RESIDENTIAL



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community



Adopted: August 19, 2009, Amended: September 16, 2026
Prepared by: Delaware Engineering, DPC, September 2026
Source: ESRI, Montgomery County, Town of Amsterdam

