1/8/98

Application #: ZBA-26 111
Date: 9/27/2026

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

N/A 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).

N/A 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: USED CAR DISPLAY LOT - 6 CARS

b) explain: RETAIL LOT - NOT WORKING ON CARS

c) explain: _____

d) explain: _____

e) explain: _____

For Office Use Only

Applicant#: ~~25~~ 2026-114

Application Fee: $ 75 / 25

(if applicable) Ck# 6000117

Other fees: _____

Description: _____

$ _____

_____

$ _____

_____

Total Amount Received: $ 100

Date Received: _____

Check # _____

****

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

_____
Date

_____
Chairperson, Town of Amsterdam
Zoning Board of Appeals

_____
Date

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: 9/30/26 ZONE: M-1

APPLICATION #: 2026-111 FEE PD: 25+15 TAX MAP NO.: SBL 56.3-1-5

NO MO V 00011TJ

1.) PROPERTY/BUILDING LOCATION: 161 EDSON STREET AMSTERDAM

2.) PROPERTY OWNER'S NAME: EDSON ST PROPERTIES TELEPHONE: 518 866-9329

ADDRESS: 30 EDSON ST AMSTERDAM, N.Y 12010

DICK MUCILLI, MIKE KORDYJAK

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

- ☐ NEW CONSTRUCTION
  - ☐ RESIDENTIAL
    - ☐ 1 FAMILY
    - ☐ 2 FAMILY
    - ☐ MULTIPLE
  - ☐ COMMERCIAL
- ☐ RENOVATION, ALTERATION, CONVERSION
  - ☐ RESIDENTIAL
  - ☐ COMMERCIAL
- ☐ MOBILE HOME INSTALLATION
- ☐ MODULAR HOME INSTALLATION
- ☐ GARAGE ☐ ATTACHED GARAGE
- ☐ ACCESSORY BUILDING/STORAGE SHED
- ☐ CHIMNEY CONSTRUCTION
- ☐ SOLID FUEL BURNING DEVICE
- ☐ STOVE INSERT
- ☐ POOL ☐ IN GROUND ☐ ABOVE GROUND
- ☐ SEPTIC SYSTEM ☐ WELL
- ☒ OTHER: SELL USED CARS ON LOT (6) TOTAL
- ☐ PLANNED UNIT DEVELOPMENT
- ☐ KENNEL/STABLES
- ☐ HOME OCCUPATION
- ☐ OUTDOOR FURANCES
- ☐ SOLAR COLLECTORS + INSTALLATIONS
- ☐ WIND ENERGY FACILITIES

☐ 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:

5.) SITE INFORMATION (THE FOLLOWING INFORMATION MUST BE PROVIDED ALONG WITH DETAILED PLOT PLAN)

A.) DIMENSIONS OF LOT: FRONTAGE 100 REAR 100 RIGHT SIDE 400 LEFT SIDE 400

ACREAGE 2

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

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

STYLE: ☐ RANCH ☐ RAISED RANCH ☐ SPLIT LEVEL ☐ CAPE COD ☐ COLONIAL ☐ DUPLEX

☐ OTHER: _____

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: Rich Maill EASON ST. PROPERTIES OWNER

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: _____ DATE DENIED: 10-3-24

SIGNATURE: _____ (ZONING OFFICER)

PERMIT EXPIRES: _____

☐ DENIED AND REFERRED TO PLANNING BOARD

☑ DENIED AND REFERRED TO ZONING BOARD OF APPEALS

NOTES OR COMMENTS: Auto sales is not a permitted or special-permitted use in M-1

D. Temporary Permit: N/A

E. Extension of a Temporary Permit: N/A

F. Other _____ : _____

State of New York
County of Queens

Sworn to this 28 day of Sept, year of 2026.

X David Berrios
Signature of Applicant

Notary Public

RUKHSAR JAHAN
Notary Public, State of New York
Registration No. 01JA6435414
Qualified in Queens County
Commission Expires June 27, 2030

State of New York
County of Montgomery

Sworn to this 10 day of September, year of 2026.

X Michael Wachpool
Signature of Property Owner
(if different)

Brenda Dado
Notary Public

BRENDA DADO
Notary Public for New York
No. 01DA6028213
Qualified in Fulton County
Comm. expires July 26, 2029

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 - _____ _____ _____ _____

section - _____ _____ _____ _____

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 _____

_____ date _____

_____ date _____

_____ date _____

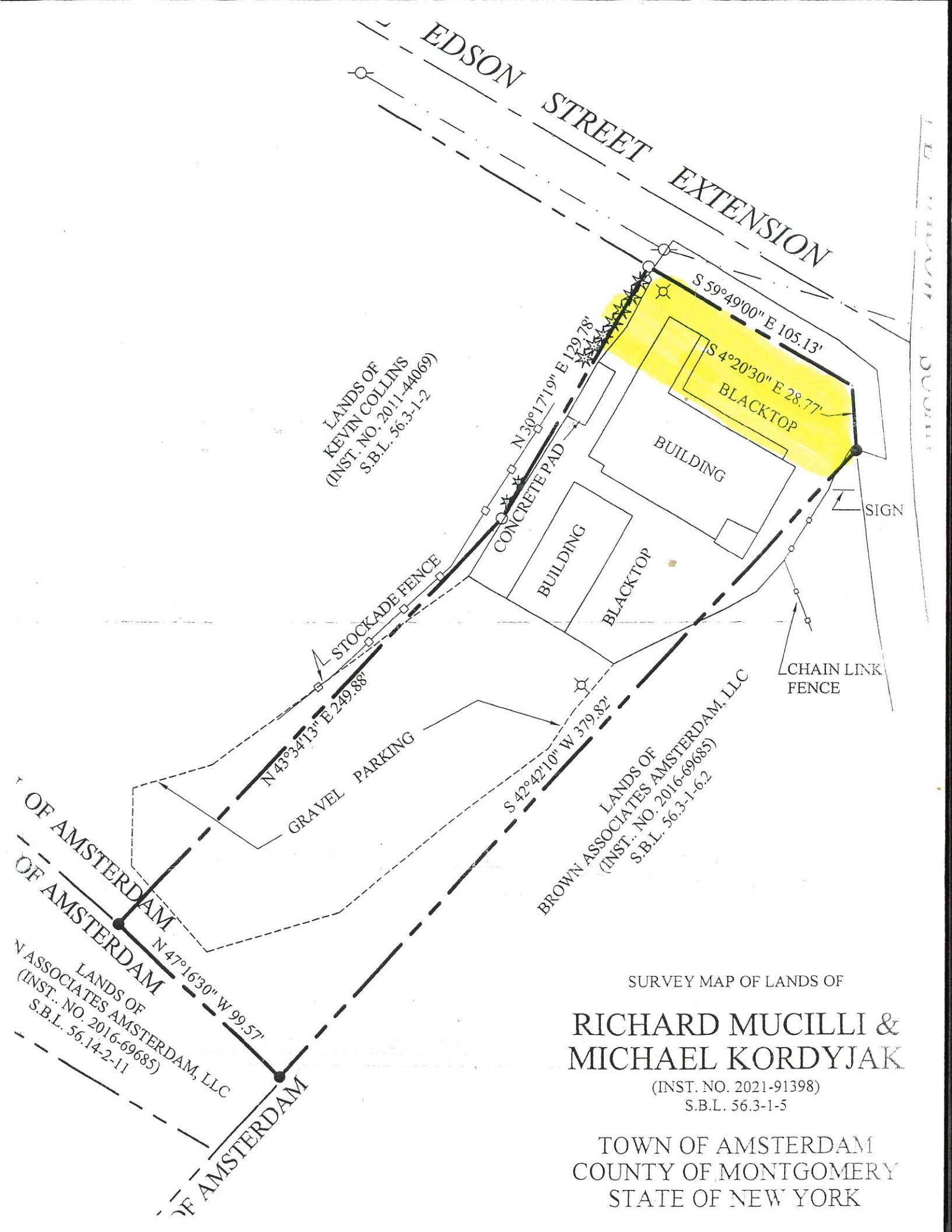
_____ date _____

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

A. Interpretation: TENNANT WANTS TO HAVE A DISPLAY OF USED CARS & ON THE LOT

B. Area Variance: M-1 ISNT APPROVAL FOR USED CAR DISPLAY

C. Use Variance: TO DISPLAY 6 USED CARS ON THE LOT & USE BUILDING AS OFFICE & ADDRESS



SURVEY MAP OF LANDS OF

RICHARD MUCILLI & MICHAEL KORDYJAK

(INST. NO. 2021-91398)
S.B.L. 56.3-1-5

TOWN OF AMSTERDAM
COUNTY OF MONTGOMERY
STATE OF NEW YORK

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☐	☐	☒
b. Consistent with the adopted comprehensive plan?	☐	☐	☒
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO ☒	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO ☒	YES ☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: N/A	NO ☐	YES ☐	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: N/A.	NO ☒	YES ☐	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO ☐	YES ☐	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO ☒	YES ☐	
b. Is the proposed action located in an archeological sensitive area?	☒	☐	
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?	NO ☒	YES ☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☒	☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☐ Suburban Used car Dealer. (Commercial)

	NO	YES
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?	☒	☐
16. Is the project site located in the 100 year flood plain?	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☒ NO ☐ YES	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☒ NO ☐ YES		