



283 Manny's Corners Road
Amsterdam, New York 12010

Telephone: (518) 842-7961
Fax No. (518) 843-6136

ZONING BOARD OF APPEALS
WEDNESDAY, DECEMBER 8, 2021
7:00 PM (to follow public hearing)

6:55 PM Public Hearing for keeping of horses on vacant lot next to 310 Log City Road

1. OPEN MEETING
2. SALUTE TO THE FLAG
3. ROLL CALL
4. PUBLIC COMMENT
5. APPROVAL OF MINUTES AUGUST 11, 2021
6. APPLICATION FOR SPECIAL PERMIT FOR KEEPING OF HORSES ON VACANT LOT NEXT TO 310 LOG CITY ROAD ON PROPERTY OWNED MELANIE CRONIN
7. LATE ITEMS
8. ADJOURN

Michael Fariello, Chairman
Zoning Board of Appeals

Access to Town Hall is prohibited without a protective mask or face covering of the nose and mouth



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NOTICE OF PUBLIC HEARING
ZONING BOARD OF APPEALS
TOWN OF AMSTERDAM

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of Amsterdam will hold a public hearing on December 8, 2021 at 6:50 pm at Amsterdam Town Hall, 283 Manny's Corner Road, Amsterdam NY for an application for a special use permit for keeping horses on vacant lot next to 310 Log City Rd on property owned by Melanie Cronin.

Any interested person wishing to speak may be heard at said time and place.

Mike Fariello
Chairman Zoning Board

TO BE PUBLISHED IN RECORDER on November 27, 2021

TOWN OF AMSTERDAM
ZONING BOARD OF APPEALS
NOVEMBER 10, 2021
MINUTES

1 OPEN MEETING

Chairman Fariello opened the meeting at 7:00 pm.

2 SALUTE TO THE FLAG

3 ROLL CALL

Mike Fariello	Present
Neil Pareene	Absent
Cregg Brown	Present
Don Hosier	Present

4 PUBLIC COMMENT -No public comment

5 APPROVAL OF AUGUST 11, 2021 MINUTES

Motion: Don Hosier

Second: Cregg Brown

Roll Call

Mike Fariello	Yes
Neil Pareene	---
Cregg Brown	Yes
Don Hoiser	Yes

6 APPLICATION FOR SPECIAL USE PERMIT FOR KEEPING HORSES ON VACANT LOT NEXT TO 310 LOG CITY ROAD ON PROPERTY OWNED BY MELANIE CRONIN

Melanie Cronin said we have just moved here. I am here tonight to get a special use permit for two horses.

Chairman Fariello asked Ms. Cronin if she went to the Planning Board? Where have you gone with this?

Ms. Cronin said, I filled out the application, it got denied. I was told to come here. Chairman Fariello said on your application it said that there are two parcels that are not connected. Do you own both parcels? Are they two separate parcels? Do they boarder each other?

Ms. Cronin said I do own both parcels and they do border each other.

Chairman Fariello said it looks like they have the square footage and the acreage for the horses.

Board member Cregg Brown said it looks like one of the parcels don't have enough frontage.

Ms. Cronin said both parcels meet the frontage needed. I am also planning on buying the two parcels next to me. That would roughly be 10 more acres.

Chairman Fariello said according to the zoning book, special use permits should go through the Planning Board. According to what I have read in the zoning book, I don't see where you are in violation of any offsets. You need 2 acres per horse, you have that.

Ms. Cronin said this is big hobby for me and I take it really seriously. I have high end horses, everything is clean. I am really adamant on how I take care of my horses.

Chairman Fariello said our lawyer isn't here, I was hoping he would be here so we could discuss what you need. I am confused whether you should be here or the Planning Board. Also, the two reasons you were refused for, I don't understand why you were denied. What we can do is schedule a public hearing for next month's meeting. In the mean time I will do some inquiring to find out what you need. If we don't need to have the public hearing we can cancel it and we will get ahold of you.

Ms. Cronin said, I talked to the town clerk, she told me that it is in an R-1, that is why we need a special use permit to have horses.

Chairman Fariello said I understand that but, according to our zoning book the Planning Board is the one that gives you the special use permit, not us.

A motion was made to schedule a public hearing on December 8, 2021 at 6:55 pm

Motion: Don Hoiser

Second: Cregg Brown

Roll Call

Mike Fariello	Yes
Neil Pareene	- - -
Cregg Brown	Yes
Don Hoiser	Yes

Chairman Fariello said you have to notify your neighbors about the public hearing within 500 ft. of your land.

7 LATE ITEMS - None

8 ADJOURN

Meeting was adjourned at 7:20 pm.

Motion: Cregg Brown

Second: Don Hoiser

Roll Call

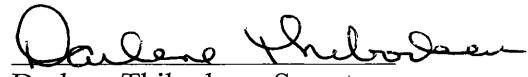
Mike Fariello Yes

Neil Pareene - - -

Cregg Brown Yes

Don Hoiser Yes

Respectfully submitted,



Darlene Thibodeau, Secretary

1/8/98

Application #: ZBA-²⁰²¹ - 112
Date: 11/5/2021

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
- 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).
- 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: _____
 b) explain: _____
 c) explain: _____
 d) explain: _____
 e) explain: _____

2/10/2011

Application #: ZBA- ²⁰²¹ - 112
Date: 11/5/2021

Town of Amsterdam
Zoning Board of Appeals

Application to Board of Appeals

A completed Application must be filed at least ten (10) days prior to the meeting at which it is to be considered by the Zoning Board of Appeals.

Applicant: Melanie Cronin Property Owner: _____
(if different)
Address: 310 Log City Rd Address: _____
Amsterdam NY 12010
Phone: (518) 256-5832 Phone: () _____

Professional Advisor: _____ Other : _____
(if appropriate)
Address: _____ Address: _____
Phone: () _____ Phone: () _____

1.) Property Location

Address: Log City Road
General Location: Right next to 310
log city rd on right side
Zoning District: _____
Tax Parcel ID # (SBL) 272089 24.-7-8.1

2.) Type of Application (please check appropriate box(s)):

- Interpretation of the Zoning Law and/or map
- Area Variance
- Use Variance
- Temporary Permit
- Other Special Use Permit

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 - 8
section - 32
subsection - B
paragraph - 2

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: _____

B. Area Variance: _____

C. Use Variance: _____

D. Temporary Permit: _____

E. Extension of a Temporary Permit: _____

F. Other _____ :

State of New York
County of MONTGOMERY

Sworn to this 5th day of NOVEMBER, year of 2021.



Signature of Applicant



Notary Public

KELLY NATOLI
Notary Public, State of New York
Qualified In Montgomery County
Reg. No. 01NA4901198
My Commission Expires 7/20/20 25

State of New York
County of _____

Sworn to this _____ day of _____, year of _____.

Signature of Property Owner
(if different)

Notary Public

For Office Use Only

Applicant#: 25/75

Other fees: _____

Application Fee: \$ _____

Description: _____

(if applicable)

\$ _____

\$ _____

Total Amount Received: \$ 100

Date Received: _____

Check # 1399

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

Chairperson, Town of Amsterdam
Zoning Board of Appeals

Date

Date

TOWN OF AMSTERDAM: TOWN & COUNTY 2021 TAXES

FISCAL YEAR: 01/01/2021 to 12/31/2021	WARRANT DATE: 12/31/2020	STATE AID - COUNTY: \$14,451,201.00	TOWN: \$166,215.00
		BANK	BILL NUMBER
			PAGE
MAKE CHECK PAYABLE TO:		001288	1 OF 1

TOWN OF AMSTERDAM
 TAX COLLECTOR
 283 MANNY'S CORNERS ROAD
 AMSTERDAM, NEW YORK 12010

PROPERTY INFORMATION:
 [REDACTED]
 ADDRESS: Log City Rd
 SCHOOL: Greater Amsterdam
 FULL MARKET VALUE: 7922.00
 UNIFORM % OF VALUE: 9.00
 ASSESSMENT: 713

PROPERTY OWNER:

DeVito Dean A
 DeVito Elaine
 303 Division St
 Amsterdam, NY 12010

RECEIPT

If you feel the assessment on your property is too high, you have the right to file a grievance to lower it for future tax bills. For information, please contact your assessor for the booklet "How to File a Complaint on Your Assessment" and to inquire about exemptions. Any reduction in assessment will NOT be reflected on this bill.

LEVY DESCRIPTION	TAX LEVY	% Change From Prior YR Levy	RATE	TAXABLE VALUE	AMOUNT DUE
LOCAL SHARE MEDICAID	11236381	-3.2000	48.25485000	713.00	34.41
OTHER NYS MANDATES	7134980	9.7000	30.64132000	713.00	21.85
COUNTY SERVICES	12766539	1.1000	54.66733000	713.00	38.98
FORT JOHNSON FIRE	266912	1.9000	24.20353000	713.00	17.26

PAYMENTS RECEIVED

Receipt#: **331** Date Paid: **01/08/2021** Full Payment

Tax: 112.50 Penalty: 0.00 Surcharge: 0.00 Notice Fee: 0.00 Ret. Check Fee: 0.00

Cash: 0.00 Check: 112.50 Check #:

Received from DeVito Dean A - Via Mail: \$112.50

TOTAL TAXES PAID TO DATE:	\$112.50	PAID IN FULL
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TOWN OF AMSTERDAM

283 Manny's Corner Road
Amsterdam, NY 12010

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www.townofamsterdam.org

APPLICATION FOR ZONING/USE PERMIT

APPLICATION DATE: 10/08/21
APPLICATION #: 2021-112 FEE PD: \$251 TAX MAP NO.: 24-7-8.1/460
Vacant land

1.) PROPERTY/BUILDING LOCATION: Parcel to Right of 310 Log City Rd

2.) PROPERTY OWNER'S NAME: Melanie Cronin TELEPHONE: 518 256-5832
ADDRESS: 310 Log City Rd
Amsterdam NY 12010

- 3.) APPLICATION IS HEREBY MADE FOR: (Check ALL that are applicable)
NEW CONSTRUCTION, RESIDENTIAL, COMMERCIAL, MOBILE HOME INSTALLATION, MODULAR HOME INSTALLATION, GARAGE, ACCESSORY BUILDING/STORAGE SHED, CHIMNEY CONSTRUCTION, SOLID FUEL BURNING DEVICE, STOVE INSERT, POOL, SEPTIC SYSTEM, WELL, OTHER: vacant land 34x36 building being dropped off (will not be built on site) shelter for horse

4.) THE FOLLOWING DESCRIPTION OF THE USE FOR THIS PROPERTY, FOR WHICH APPLICATION IS MADE HEREWITH, IS SUBMITTED: Residential & 2 horses per telephone call

5.) SITE INFORMATION (THE FOLLOWING INFORMATION MUST BE PROVIDED ALONG WITH DETAILED PLOT PLAN)
A.) DIMENSIONS OF LOT: FRONTAGE 266 REAR 228 RIGHT SIDE 895 LEFT SIDE 787
ACREAGE 4.60
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
F.) DISTANCE FROM LOT LINES: FRONT 200 REAR 551 RIGHT SIDE 132 LEFT SIDE 100

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: 34' SIDE LENGTH: 30' HEIGHT: 8'

7.) CONTRACTOR'S NAME: Amish built DAY PHONE: (____) _____

MAILING ADDRESS: _____

(ALL CONTRACTORS MUST PROVIDE PROOF OF WORKERS COMPENSATION AND LIABILITY INSURANCE)

8.) ESTIMATED VALUE OF ALL WORK (LABOR & MATERIALS): \$ \$12,000

9.) SIGNATURE OF PROPERTY 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: 10/12/21

SIGNATURE: _____

(ZONING OFFICER)

PERMIT EXPIRES: _____

DENIED AND REFERRED TO PLANNING BOARD

DENIED AND REFERRED TO ZONING BOARD OF APPEALS

NOTES OR COMMENTS:

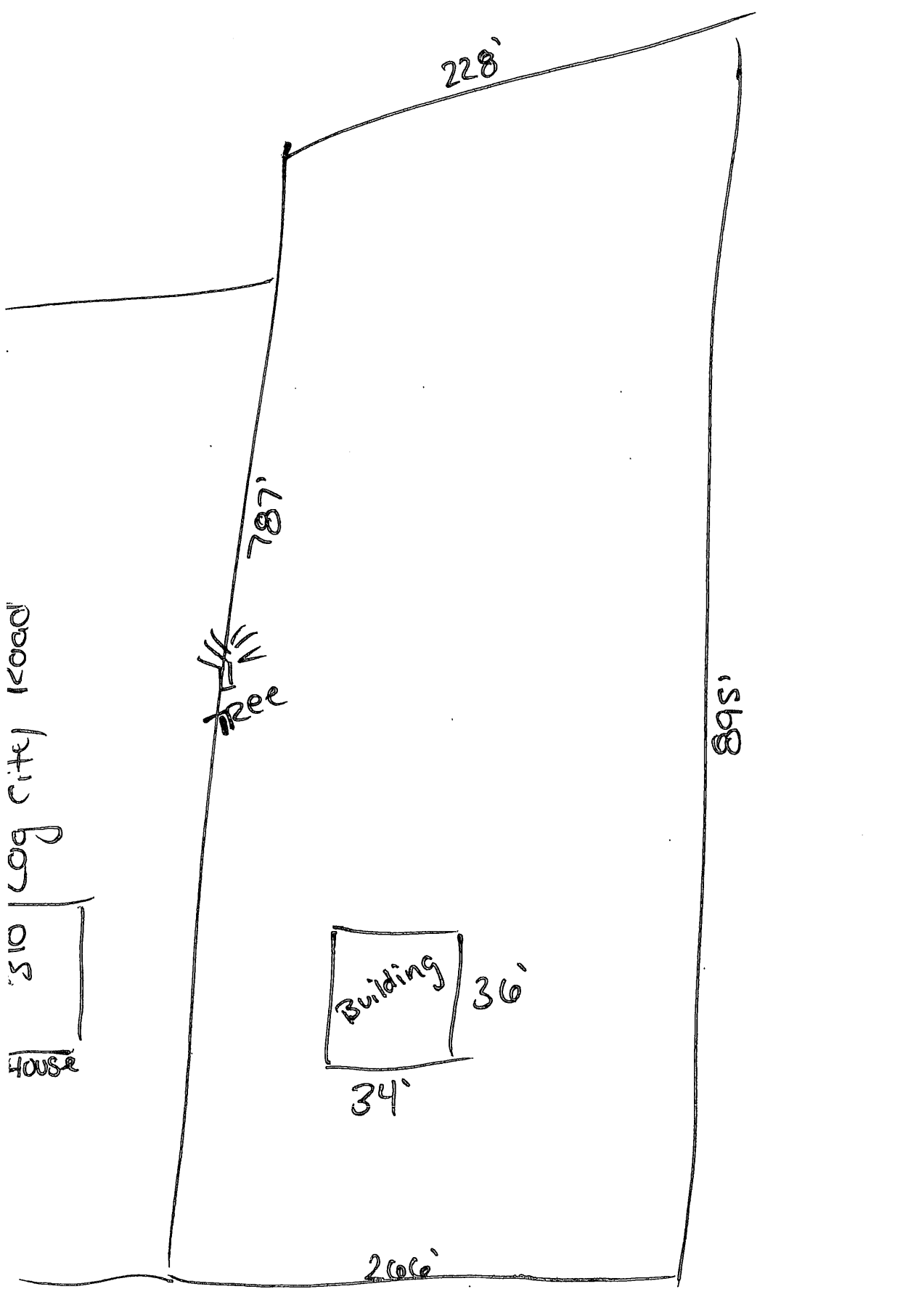
TWO PARCELS NOT CONNECTED
FAILS SHORT OF ACREAGE.

ARTICLE 8 SECTION 32 B

Equm Zoning Regs 2 AB/4

Special use permit (4)

Keeping of horses (5)



10' Log City Road
House

228'

787'



895'

Building
34'
36'

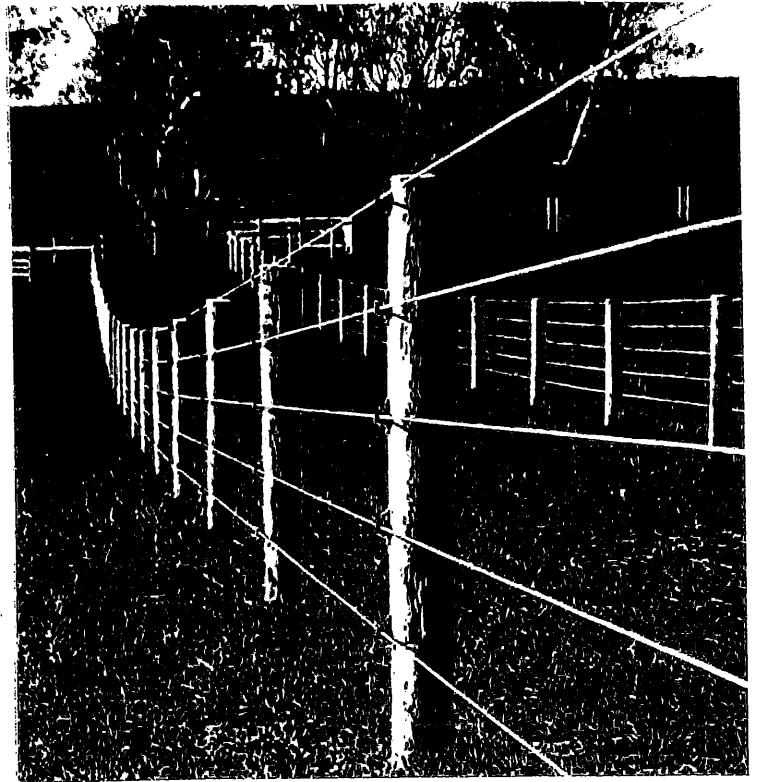
2000'

Log City Road



proposed
location

Proposed Fencing



Feed Storage

