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**Stephen P. Walrath, L.S.**

**Land Surveying & Land Use Planning  
Environmental Mapping**

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**SUGGESTED DESCRIPTION**

**Lands of  
Concord Development Co., LLC.  
108.75+/- Acres  
Town of Amsterdam  
County of Albany  
State of New York**

All tract, piece or parcel of land situate in the Town of Amsterdam, County of Montgomery and State of New York lying southerly of Log City Road and being more particularly bounded and described as follows:

Beginning at a point in the centerline of Log City Road at its intersection with the division line between the lands now or formerly of Camille Panasiuk & Charles Campione (Book 730 of Deeds, Page 271) on the east and north and the lands herein described on the west and south and running thence the following four (4) courses and distances along said division line:

1. S 04°49'30" W 216.62 feet to a point;
2. N 85°48'30" E 141.00 feet to a point;
3. S 03°45'30" E 108.30 feet to an iron rod found; and
4. S 85°14'30" E 237.10 feet to an iron pipe found at its intersection with the division line

between the lands now or formerly of Joseph & Robert Litwa (Book 585 of Deeds, Page 170) and also the lands now or formerly of Charles J. Lenig & Kristen E. Steimers (Book 742 of Deeds, Page 207) on the north and the lands herein described on the south; running thence S 73°19'30" E 225.00 feet, along said division line, to a point at its intersection with the division line between the lands now or formerly of James T., Sr. & Stella G. Sarandrea (Instrument No. 2011-44121) and also the lands now or formerly of Edward E. & Judith Hirt (Instrument No. 2013-53164) on the north and the lands herein described on the south; running thence S 72°52'13" E 336.41 feet, along said division line, to an iron pipe found at its intersection with the division line between the lands now or formerly of the People of the State of New York (being property acquired as a conservation area to mitigate for the wetland impacted by the proposed construction or reconstruction of the Rt. 30: Amsterdam – Voorhees Road) on the east and north and the lands herein described on the west and south; running thence the following four (4) courses and distances along said division line:

1. S 06°47'50" E 276.61 feet to a capped iron rod found;
1. S 88°16'41" E 119.13 feet to a capped iron rod found;
2. N 60°27'54" E 299.22 feet to a capped iron rod found; and
3. N 17°45'58" W 174.15 feet to a capped iron rod found at its intersection with the southerly

highway boundary line of the realigned Log City Road; running thence the following four (4) courses and distances along said southerly highway boundary line:

1. S 75°15'45" E 161.32 feet to a capped iron rod found;

2. S 81°31'32" E 167.96 feet to a capped iron rod found;  
3. S 87°14'09" E 225.47 feet to a capped iron rod found; and  
4. N 86°25'04" E 335.73 feet to a capped iron rod set at its intersection with the division line between the lands now or formerly of Altiora Amsterdam, LLC (Instrument No. 2015-65264) on the east and north and the lands herein described on the west and south; running thence the following two (2) courses and distances along said division line:

1. S 06°05'26" E 358.24 feet to a capped iron rod found; and  
2. N 85°21'49" E 446.75 feet to a capped iron rod set on the westerly highway boundary line of New York State Route 30; running thence S 10°17'00" E 60.27 feet, along said westerly highway boundary line, to a capped iron rod set at its intersection with the division line between the lands now or formerly of 4790 State Highway 30, LLC (Instrument No. 2010-37796) on the south and east and the lands herein described on the north and west; running thence the following two (2) courses and distances along said division line:

1. S 85°21'49" W 388.73 feet to a capped iron rod found; and  
2. S 6°05'26" E 150.02 feet to an iron pipe found at its intersection with the division line between the lands now or formerly of Rout 30 Associates (Book 489 of Deeds, Page 137) on the south and the lands herein described on the north; running thence S 84°57'14" W 598.94 feet, along said division line, to a capped iron rod found at its intersection with the division line between the lands now or formerly of Liberty Foundation (Instrument No. 2014-60468) on the south and the lands herein described on the north; running thence S 85°13'27" W 688.99 feet, along said division line, to an iron pipe found at its intersection with the division line between the lands now or formerly of Liberty Foundation (Instrument No. 2014-60468) on the east and south and the lands herein described on the west and north; running thence the following two (2) courses and distances along said division line:

1. S 07°31'32" E 226.70 feet to a point; and  
2. S 83°02'36" W 674.32 feet to an iron pipe found at its intersection with the division line between the lands now or formerly of Cranesville Block Company, Inc. (Book 547 of Deeds, Page 20) on the south and the lands herein described on the north; running thence S 83°46'19" W 838.90 feet, along said division line, to an iron pipe found at its intersection with the division line between the lands now or formerly of William A., Jr. & Carol T. Whelly (Book 564 of Deeds, Page 336) on the south and the lands herein described on the north; running thence S 83°12'30" W 825.42 feet, along said division line, to an iron pipe found at its intersection with the division line between the lands now or formerly of John C. Bieniek & Terry A. Bieniek (Book 719 of Deeds, Page 070) on the west and south and the lands herein described on the east and north; running thence the following two (2) courses and distances along said division line:

1. N 06°25'20" W 1,189.10 feet to a point; and  
2. S 83°44'18" W 916.80 feet to an iron pipe found at its intersection with the division line between the lands now or formerly of Marvin & Leona DuBois (Instrument No. 2011-43633) on the west and the lands herein described on the east; running thence the following three (3) courses and distances along said division line:

1. N 06°22'05" W 296.82 feet to an iron pipe found;  
2. N 89°06'31" E 145.58 feet to a capped iron rod found; and  
3. N 06°37'24" W 315.57 feet to a capped iron rod found at its intersection with the division line between the lands now or formerly of Eben & Karen Miller (Instrument No. 2016-69823) on the west and the lands herein described on the east; running thence N 06°37'33" W 312.28 feet, along said division line and passing through a capped iron rod found on line at a distance of 285.15 feet, to a point in the aforementioned centerline of Log City Road; running thence the following four (4) courses and distances along said centerline of Log City Road:

1. S 83°07'39" E 194.55 feet to a point;  
2. S 82°34'24" E 362.60 feet to a point;

3. S 82°57'11" E 161.55 feet to a point; and

4. S 83°42'00" E 76.43 feet to a point at its intersection with the division line between the lands now or formerly of William A. Whelly, III (Instrument No. 2011-41364) on the east and north and the lands herein described on the west and south; running thence the following two (2) courses and distances along said division line:

1. S 06°37'09" E 225.99 feet to a capped iron rod found; and

2. S 84°28'09" E 229.60 feet to an iron pipe found at its intersection with the division line between the lands now or formerly of Christopher W., William A. & Eric W. Wilczak (Book 1195 of Deeds, Page 50) on the north and the lands herein described on the south; running thence S 83°49'44" E 150.21 feet, along said division line, to a point at its intersection with the division line between the lands now or formerly of Thomas M. Corcuera (Instrument No. 2015-61416) on the north and the lands herein described on the south; running thence S 84°08'00" E 120.00 feet, along said division line, to a point at its intersection with the division line between the lands now or formerly of Robert D. & Elaine B. Hall (Book 724 of Deeds, Page 196) on the north and the lands herein described on the south; running thence S 84°18'17" E 125.95 feet, along said division line, to an iron pipe found at its intersection with the division line between the lands now or formerly of Edward B. & Patricia Ann Bujanowski (Book 303 of Deeds, Page 325) on the north and west and the lands herein described on the south and east; running thence the following two (2) courses and distances along said division line:

1. S 85°00'01" E 164.39 feet to an iron pipe found; and

2. N 06°09'50" W 220.46 feet to a point at its intersection with the aforementioned centerline of Log City Road; running thence the following three (3) courses and distances along said centerline:

1. S 83°25'06" E 236.60 feet to a point of curvature;

2. along a curve to the right, having a radius of 1,700.00 feet, an arc distance of 248.58 feet to a point of tangency, the chord for said curve being 248.36 feet and having a chord bearing of S 79°13'45" E; and

3. S 75°02'25" E 250.45 feet to the point of beginning.

Containing 108.75 Acres of land, more or less.



Rev5  
Nov. 30, 2022

**Appendix C– Legal Description**

**Appendix D – Zoning Schedule**

<b>Area</b>	<b>Lot Coverage (max.)</b>	<b>Front Yard (min.)</b>	<b>Side Yard (min.)</b>	<b>Rear Yard (min.)</b>	<b>Building Height (max.)</b>	<b>Units/Structure</b>
A	25%	50	50	50	2.5 Stories/35 feet	Townhouses: 4 units /structure Condominiums: 2 units/structure
B	25%	50	50	50	2.5 Stories/35 feet	Townhouses: 4 units /structure Condominiums: 2 units/structure
C	30%	30	20	20	3 Stories/45 feet	Multiple Family Dwellings (exclusive of Buildings 3 and 18): 12 units/structure Multiple Family Dwellings – Buildings 3 and 18: 18 units/ structure
D	20%	50	10	50	2.5 Stories/35 feet	One dwelling unit

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**Appendix E – Area C Building Renderings**