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**Country Ridge PUD
Proposed Residential Development Project**

July 23, 2024

Dear Property Owner;

The Applicant, Tralongo Builders, Inc., would like to invite you to an informal meeting to discuss the development of their land. Attached is a brief narrative and more details, including site plans and building renderings to follow at the meeting.

The meeting will be held on July 31, 2024 at 6:00 pm at Town Hall. Please call project Engineer, Luigi Palleschi, at 518-377-0315 if you have any questions about the project.

Project Narrative Statement

Country Ridge PUD
For Tralongo Builders, Inc.
Upper Van Dyke Ave.
Town of Amsterdam, Montgomery County

Tralongo Builders, Inc., is requesting to rezone 20.8± acre parcel, identified as tax map 39.-4-1.2 from R-1 zoning to a Planned Unit Development (PUD). The parcel has Town road frontage on Upper VanDyke Ave and South County Ridge Drive and is located approximately 900-ft west of the NYS Route 30 Corridor, adjacent to St. Mary's Urgent Care and the Veeder Mills development, that is currently under construction, both zoned B-1. Directly adjacent to the parcel, at the north, is Amsterdam Commons shopping plaza, also zoned B-1. There are 14 existing single family residential homes directly adjacent to the west end of the parcel and the Amsterdam Municipal Golf Course located on the westerly side of Upper VanDyke Ave. The parcel is currently vacant with light brush and some trees.

The property abuts the Towns B-1 Zone at the westerly end of the site. Because of the commercial corridor that has been recently developed along Route 30, this alternative residential development is a good transition between a commercial corridor and a single-family residential neighborhood. Therefore proposing 60 multifamily apartment units in ten (6 smaller 10-unit buildings) with access from Amsterdam Commons Access Dr., which outlets onto Golf Course Road. The apartments will also have a point of egress on to NYS Route 30 via the new access road created as part of the Veeder Mills Development. No access from this proposed PUD will go through the existing Single Family Residential neighborhood as each new road will terminate with a cul-de-sac. Approximately 7.65-ares of parcel will be dedicated to the 60-apartment unit development. A portion of lands will be proposed with 30 townhouse units in smaller two-to-five-unit buildings on approximately 8.35-acres, which will be owner occupied. The remaining 4.8-acres of the parcel will be subdivided into 7-lots for duplex/town homes. Lots 1 and 2 will have frontage on Upper VanDyke Road. Lots 3 through 5 will require the extension of West Country Ridge Drive, where the proposal of a Cul-De-Sac and Lot 7 having frontage on North Country Ridge, as shown on the enclosed plan.

Existing sanitary sewer runs through the proposed PUD from northeast to North Country Drive, via a 20-foot sanitary easement, which services the Country Ridge residential community. The Owner proposes to service the project with the existing sewer. Increased stormwater runoff generated by the new impervious surfaces will be treated and controls at multiple stormwater management areas, as shown on the enclosed plan.

Currently, the Country Ridge residential community is not serviced by municipal water, as the nearest water supply is located along the NYS Route 30 Corridor. As part of the Veeder Mills Development project, it is expected that a 6" watermain will be installed and terminated at the northeast corner of this parcel. As a public benefit, and to service all portions of this PUD, the Owner is proposing to extend the watermain as shown on the enclosed plans.

If a single-family subdivision were considered, approximately 25 lots could be developed on 2,000± linear feet of Town owned right-of-way. This would require more land disturbance, less buffers to the existing neighborhood and more traffic. The single-family development would have additional tax burden on the Town and School District. With today's low marketability for single family homes and high interest rates, these homes would not be desirable.

With the proposed PUD zone change as requested, will provide a positive tax benefit for the Town of Amsterdam and School District, less operation and maintenance for Town roads, less traffic to the existing residential neighborhood, better buffers to the existing residential neighborhood, buffer from a heavily commercial corridor fronting Route 30, extension of public water mains benefiting the existing Country Ridge Neighborhood (which will increase their home value), and provide alternative housing stock that will help meet NYS Housing needs and will also help feed the commercial establishments within walking distance.