1/8/98

Application #:	ZBA-2025-	037
Date:		

Town of Amsterdam Zoning Board of Appeals

Application to Board of Appeals

CHECKLIST

	Completed, signed and notarized Application to Board of Appeals (including this checklist and all information required hereon)
	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.
б)	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=2025-037

Date: 5-23-2025

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: John & Jun Marie H. Fand Property Owner: Regina Becker (if different) Address: 41 Scenic Hills Drive Address: 6308 NW 124748+ Rhecher 2346
Phone: (849 531-7359 Phone: () 352-332-5417.
Professional Advisor: Todle Bluncs Other: Julith Ann Realty (if appropriate) Address: 316 Mohowk Drive Address: 316 Mohowk Drive
Phone: () 518-424-9752 Phone: () 518-829-7250
1.) Property Location
Address: CGRNER OF HICKORY RIDGE & HCKAY RD AMSTERDAM, NY
General Location: Corner of Hickory Ridge
+ Mc. Kay Roads
Zoning District: R.1
Tax Parcel ID # (SBL) 244-7
2.) Type of Application (please check appropriate box(s)):
Interpretation of the Zoning Law and/or map
Area Variance
Use Variance
☐ Temporary Permit
☐ Temporary Permit ☐ Other
$\sim 10^{-10}$

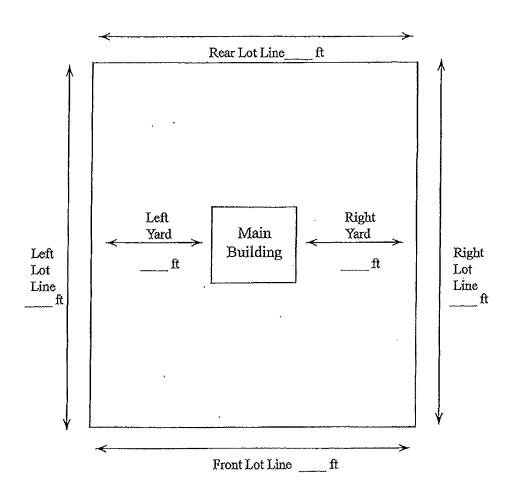
3.)		nterpretations, indicate th Zoning Law that apply (b		, subsection(s) and
	article -			
	section -			·
	subsection -			
	paragraph -			
		ions have been made with opeal Number(s) and Date		ty, indicate the
	#	date		
	#	date		
	#	date		
	#	date		
	#	date		_
Ö	arcet 20	: Parcel Is o 6,20 x 215' Ridge Drive. 65,000 sq Ft	with 165 road	I trantage

D. Tempor	ary Permit:		
E. Extension	on of a Temporary Pe	rmit:	,
F. Other_			
State of New York County of	•		
Sworn to this	day of	, year of	
Signature of Applic	ant	Notary Public	
State of New York County of			
	6/2/2025		
Sworn to this	day of	, year of	
Signed by:			
Kegina Becker			
Lgina Bukur Stermost Tropert (if different)		Notary Public	

For Office Use Only	
Applicant#:	Other fees:
Application Fee: \$	Description:
(if applicable)	\$
	<u> </u>
Total Amount Received:\$ Date Received: Check #	
**************************************	**************************************
For Zoning Board of Appeals Use Only:	_
The Zoning Board of Appeals held a Public(year) in consideration of this appli	Hearing on (day) of (date), ication.
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

SKETO	H	PT.	AN
	/	1 1 1	

Application #:	 _	 _
Date:		



- •Please locate main building, accessory building, any additions, and any significant features, including but not limited to well and septic location giving all pertinent yard dimensions.
- •Below, please identify the type and approximate distance of any structures within 50' of the structure or area in question, on neighboring properties.

TYPE	DISTANCE (FT)



SAMPLE OF HOUSE WE ARE CONSIDERING

Home > InHouse Experience > Exterior

Exterior



Ecoción STE Roof Problech Carbalde Edindor (A)
Tion Mizza Tole
Verical Scing Mizza
Sovice Black Mizza
Sovice Black Mizza
Sovice Black Mizza
Sovice Black Mizza
Sovice Mizza
Sovice Black
Forge Mizza
F

*The InHouse Experience is a representation of colors and possible exteriors only. Some variation between inHouse renderings and the live sample will exist.

*Select colors & styles may be an upgrade from standard offerings.

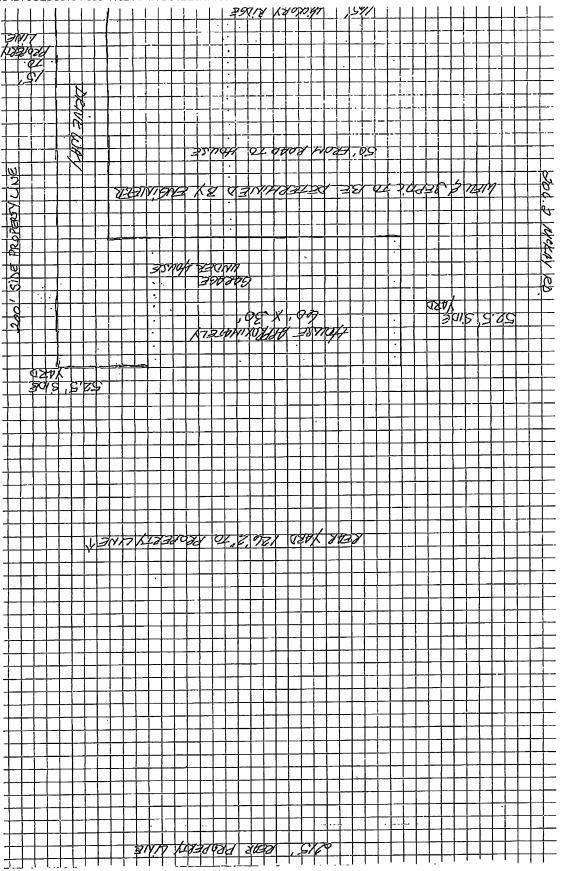
*Additional selections not shown may be available.

*We reserve the right to make changes at any time in price, colors, material specifications and options and to discontinue options without notice or obligation. Please see your sales center for complete information about standard and optional equipment in currently available models, and actual color representation.

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· Website by Digital Hill.com Goshen

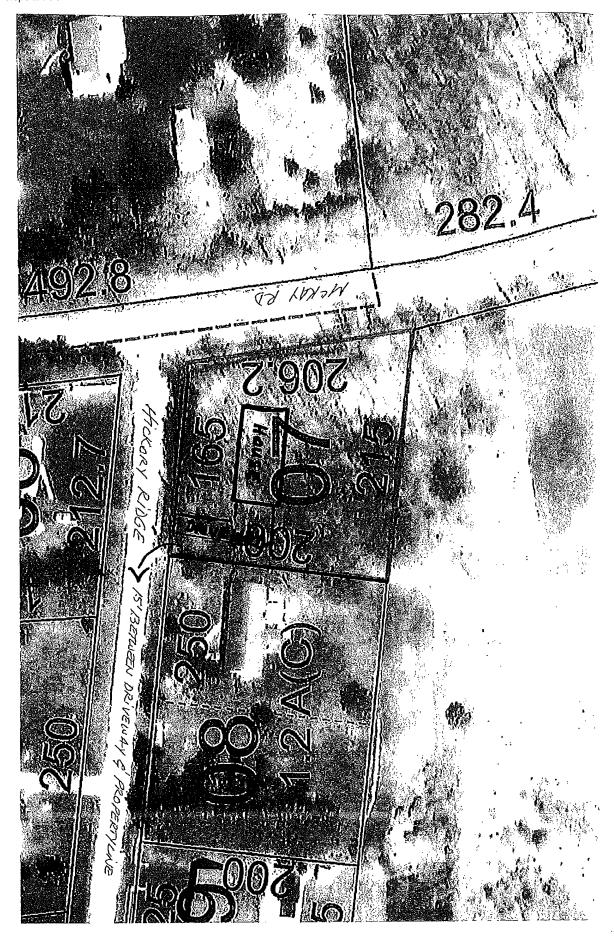
Docusign Envelope ID: 9CED5010-F698-4162-AF4A-D31EE6A71019



Signed by:

Righta Buku

6FD2A10F23B9469...
6/2/2025





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: 5 1/3 125 APPLICATION #: 2015-03 FEB PD TAX MAP NO.: 3BL # 24 4- 1.) PROPERTY/BUILDING LOCATION: CORNER OF LICKAY RD & Hickory Ridge Rose 2.) PROPERTY OWNER'S NAME: JOHN & JEAN MARIE HLAND TELEPHONE: 845-531- 3.1 ADDRESS: 4/ Scenic 14ils DR POUGHKEEPSIE NY 12403	7 .	
1.) PROPERTION DOCATION: CONTROL OF THE PROPERTY OF THE PROPER		
2.) PROPERTY OWNER'S NAME: JOHN & JEAN MARIE ALGANO TELEPHONE: 845-531-	MSTERDA	4,12
OWNER! REGINA BECKER, 6308 NW 124th ST, GAINESVILLE, FL	<u>73</u> 54 	
3.) APPLICATION IS HEREBY MADE FOR: (Check ALL that are applicable), Whew construction	2NT	
4.) THE FOLLOWING DESCRIPTION OF THE USB FOR THIS PROPERTY, FOR WHICH APPLICATION IS MADE REFEW IS SUBMITTED: WE ARE LOOKING TO PUT A MODULAR HONE OF THIS PROPERTY AND MAKE IT OUR PRIMARY RESIDENCE	=	
5.) SITE INFORMATION (THE FOLLOWING INFORMATION MUST BE PROVIDED ALONG WITH DETAILED PLOT PLAN) A.) DIMENSIONS OF LOT: FRONTAGE 301-2 REAR 200 RIGHT SIDE 165 LEFT SIDE 2/5 ACREAGE 102 F 165 R 2/5 RS 200 2/5 261.2 His B.) IS THIS A CORNER LOT? II YES OR II NO C.) WILL THE GRADE OF THIS LOT BE CHANGED AS A RESULT OF THIS CONSTRUCTION? II YES OR II NO IF "YES", DESCRIBE AND SHOW ON PLOT PLAN D.) II PUBLIC WATER OR IF PRIVATE WELL	KAY LORY RIDG	E
E.) I SEWER OR IN PRIVATE SEPTIC *** SEPERATE PERMITS ARE REQUIRED FOR PUBLIC WATER AND SANITARY SEWER TO BE DETERMENTED.		

6.) TYPE OF CONSTRUCTION: (CHECK ALL THAT APPLY)
STYLE: I RANCH I RAISED RANCH I SPLITLEVEL W CAPE COD II COLONIAL II DUPLEX I OTHER: MILL EITHER BE A RANCH OR CAPE COD
BASEMENT (CHECK ONE): [] FULL [] CRAYL [] SLAB
GARAGE; O 1 STALL O 2 STALL O 3 STALL O PRIVATE O PUBLIC
THE ACCESSORY BUILDING WILL BE AS FOLLOWS: DESCRIPTION:
O DIMENSIONS: FRONT WIDTH: SIDE LENGTH: HBIGHT:
7.) CONTRACTOR'S NAME; WE DO NOT HAVE ONE YET DAY PHONE: ()
(ALL CONTRACTORS MUST PROVIDE PROOF OF WORKERS COMPENSATION AND LIABILITY INSURANCE)
8.) ESTIMATED VALUE OF ALL WORK (LABOR & MATERIALS): \$
9.) SIGNATURE OF PROPERTY OWNER: JUST JAME AGAILE AGAILE ON THOS I ZED TO PRESENTATION OF THIS APPLICATION PLANS AND ALL OTHER INFORMATION SUBMITTED AS PART OF THIS APPLICATION AREACCURATE. FOR KEY LOSS BEAUTIFY THAT THE CONSTRUCTION PLANS AND ALL OTHER INFORMATION SUBMITTED AS PART OF THIS APPLICATION APPEACEURATE. FOR MEDICAL PROPERTY OF THE PROP
10.) FOR OPPICE USE ONLY:
DATE APPROVED: DATE DENIED: 5/19/23
SIGNATURE:
(ZOMING OFFICER)
PERMIT EXPIRES: DENIED AND REFERRED TO PLANNING BOARD CX DENIED AND REFERRED TO ZONING BOARD OF APPEALS
NOTES OR COMMENTS: ZONING SCHEDILE A PS 131
Mends 65 000 6 for
Needs 65,000 s, ft 1.5 acres regioned 1.02 ACTUAL
A 4
eds area variance from Zoning bulg
ppeals 20ning Schedule A minimum area in square Feet les,000
A minimum ared in
adding schedule to minimum area
Willing Williams
and feet (1), UUC
SHUUIT

Appendix A-SEQR Compliance

SEQR State Environmental Quality Review Act 6 NYCRR PART 617

The basic purpose of SEQR is to incorporate the consideration of environmental factors into the existing planning, review and decision-making processes of state, regional and local government agencies at the earliest possible time. To accomplish this goal, SEQR requires that all agencies determine whether the actions they directly undertake, fund or approve may have a significant adverse impact. If it is determined that the action may have a significant impact, an Environmental Impact Statement must be prepared.

The Town of Amsterdam recognizes its obligation to uphold the intent of the SEQR law as defined in 6 NYCRR PART 617. Most applications to the Zoning Board of Appeals are subject to SEQR as a matter of law. The depth of this review depends upon the type and extent of the project as proposed by the applicant.

- TYPE I actions are more likely to have significant environmental impacts and require the preparation of an Environmental Impact Statement. They are listed in 6 NYCRR PART 617.4. The applicant must complete Part I of the FULL EAF (attached) for a TYPE I action.
- TYPE II actions have been determined not to have a significant environmental impact and are therefore exempt from SEQR review. They are listed in 6 NYCRR PART 617.5. TYPE II actions that are subject to Zoning Board of Appeal approval include: individual setback and lot line variances, area variances for single-family, two-family or three-family residences, and interpretations of existing codes, rules or regulations. The applicant will not need to complete an EAF for a TYPE II action.
- UNLISTED actions are all actions not listed as either TYPE I or TYPE II. The
 applicant is responsible for completing Part I of the SHORT EAF (attached)
 for an Unlisted action. (The Lead Agency may require the application to use
 the FULL EAF if more information is needed to determine significance.)

As the Zoning Board of Appeals reviews the project and completes Part II of the EAF certain environmental impacts may be identified. If these impacts are significant they will need mitigation, and the Zoning Board of Appeals will require the applicant to prepare an Environmental Impact Statement. The SEQR process must be completed prior to the issuance of a permit or approval.

Any cost incurred by the Town in completing the SEQR process is the responsibility of the applicant.

Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information Hickory Ridge Area Vari Name of Action or Project:	•	0 1	0 ~	
HICKORY KIDGE MEA Vari	10M Cc	<u>Decker</u>	<u>, 188</u> GL	ω
Name of Action or Project:			. 0	·
Project Location (describe, and attach a location map):				
Project Location (describe, and attach a location map):				
Hickory Ridge Town	SF A	msterdan	Δ	
Brief Description of Proposed Action:				^
Building lot in R1 zoned dis	trict,	parcel &	, 1,0	7
Building lot in R1 zoned dis	im b	nimum (H 312	e
to 65,000 sqft 1,48 acres. Lot	naad	ls ~ m = 1	ות ב"ריים	10
1. 02/000 26/11 /1/10 00/22 501	1 KeC	o alea c)C() 10() 1	~ ·
Name of Applicant or Sponsor:	Telepho	ae: 352 - 33	2.54	(17
Regina Becker	E-Mail:			
Addresss	•			
6308 NW1245+				
City/PO:	S	state:	Zip Code:	(۲۰۰ سر
Gainsuille FL 32653)-(326	<u>55</u>
1. Does the proposed action only involve the legislative adoption of a plan,	local law, o	ordinance,	МО	YES
administrative rule, or regulation?	d the enviro	nmental resources ti	hat IV	
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.				اللا
2. Does the proposed action require a permit, approval or funding from any			МО	YES
If Yes, list agency(s) name and permit or approval:	, 0			
			\X	
3.a. Total acreage of the site of the proposed action?	1.02	acres		<u></u>
b. Total acreage to be physically disturbed?		acres		
c. Total acreage (project site and any contiguous properties) owned				
or controlled by the applicant or project sponsor?		zeres		
4. Check all land uses that occur on, adjoining and near the proposed action	n.	/		-
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Comu	nercial 🔀		an) ·	
☐Forest . ☐Agriculture ☐Aquatic ☐Other	(specify):			
□ Parkland				

		Trong	1 27/1
5. Is the proposed action, a, A permitted use under the zoning regulations?	МО	YES	N/A
b. Consistent with the adopted comprehensive plan?			卅
		NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?			
1			
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental As	rea?	NO	YES
If Yes, identify:		$ \nabla $	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
8. a. Will the proposed action result in a substantial increase in trainic above present levels?		岗	m
b. Are public transportation service(s) available at or near the site of the proposed action?			╫
b. Are public transportation service(s) available and field the site of the proposed and the			
c. Are any pedestrian accommodations or bioycle routes available on or near site of the proposed ac	ion?		
9. Does the proposed action meet or exceed the state energy code requirements?		МО	YES
If the proposed action will exceed requirements, describe design features and technologies:			
		N.	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
1.11.1.1.1.1		11	ļ
If No, describe method for providing potable water: drilled well at si	<u>C</u>	X	
		270	7770
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment:		121	
		ולצו	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic		NO	YES
Places?		X	
b. Is the proposed action located in an archeological sensitive area?		一	Ħ
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain		NO	YES
wetlands or other waterbodies regulated by a federal, state or local agency?		X	
b. Would the proposed action physically after, or encroach into, any existing wetland or waterbody?		H	H
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:		ᆜᆜ	<u> </u>
		<u></u>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check a	II that	apply:	
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successi	onal		
☐ Wetland ☐ Urban ☐ Suburban	_		,
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed		NO	YES
by the State or Federal government as threatened or endangered?			
16. Is the project site located in the 100 year flood plain?	_~	NO	YES
17. Will the proposed action create storm water discharge, either from point or non-point sources?		NO.	YES
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 drain	s)?	}	
If Yes, briefly describe: NO YES		}	
		L	

18. Does the proposed action include construction or other activities that result in the impoundment of	МО	YES
water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	K	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed	NO	YES
solid waste management facility?	.	
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or	NO	YES
completed) for hazardous waste?		
If Yes, describe:		
I APFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE	BEST O	YMY
KNOWLEDGE Regina Becker Applicant spons or name: Date:		
Signature Regina Butter		
\$502A10F23R9469		

Αę	ency Use Only [If applicable]
Project:	
Date:	

Short Environmental Assessment Form Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

		No, or small impact may occur	Moderate to large impact may occur
ī.	Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	区	
2.	Will the proposed action result in a change in the use or intensity of use of land?	X	
3.	Will the proposed action impair the character or quality of the existing community?	Ø	
4.	Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
5.	Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	X	
6.	Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	A	
7.	Will the proposed action impact existing: a. public / private water supplies?	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	
	b. public / private wastewater treatment utilities?		
8,	Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	区	
9.	Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	X	
10.	Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	Ø	
11.	Will the proposed action create a hazard to environmental resources or human health?	Z,	

PRINT FORM

Agen	cy Use Only [If applicable]
Project:	
Date:	

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and ournulative impacts.

Check this box if you have determined, based on the info that the proposed action may result in one or more pote environmental impact statement is required.	rmation and analysis above, and any supporting documentation, entially large or significant adverse impacts and an
Check this box if you have determined, based on the info that the proposed action will not result in any significant	rmation and analysis above, and any supporting documentation, adverse environmental impacts.
Town of Amsterdam Name of Lead Agency	
Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
' Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

TOWN OF AMSTERDAM, NEW YORK

ZONING SCHEDULE A - RESIDENTIAL AND AGRICULTURAL DISTRICTS

ZONING		ETTED USES	șpecial permit USES	KIRII LOT:		LOT COYER- AGE	MIN.' LIVING AREA'	HEI	DIKG GHT	DIMEN	MENSIONS	
DISTRICTS	(See Article	IV – Uso Reguiations Zompicko List)	Permitted by the Paroling Board	Arrahi	w.cm.la	Macron Percent	(SCATTA	Stories	Feat	Front	Side	Rear
	0 (republic services water	·	20,000	100	20	850	2%	35	50	10	50
	except roobse home	word public source or water		65,023	250	20	850	21/2	35	50	10	50
	Church, parish hou		 	50,000	250	25				50	25	50
	Community park or			i i				 -		-~		
	Public bidding, for			ļ <u></u>	ļ <u>-</u>			$\vdash \equiv$		50	25	50
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	Existing farm, rurs			ļ 	ļ					- -		
	Custorary home o					<u> </u>	_~	<u> </u>		_		
	Customary auxosis		ļ					1	15			ļ
		mily Day Care os occ. usa	···			<u> </u>	<u> </u>	<u> </u>				
R-1		c, uso to farm operation	159 2			L.=	ببتب	21/4	35	50	25	. 50
Residence	SUST SCENE SOST	System os Accessory Use	Unity Scale Sole System	<u> </u>			LAR ENER	~		·		
		•	Accessory Darling Und		600-61-02		400	1	15	60	10	- 60
			Bod & Broatfast Est.		cns (sm)		650*	2%	35	50	10	50
			Public, pits, school, college	5 seres	500	25		2	35	50	50	50
			Golf courses coursely club	75 acres			·	512	35	100	50	100
			Proporting station or sty.						<u>_~</u>		-	
			Nursing home, hospital, AssiLVag Fac, Sr Homing	5 ಕಬಡು	200	25	-	3	45	50	50	60
			Kenno's	10 peres	200	20		2	30	50	200	200
١.			Plaasare Horse	2 aoheiza		OUNE ZO	VNG REGS			75	109	100
			Small Wind Energy Fectily	5 ages		SEEW.E.F.					KWOL ECK	
	R-1 Permilled Use:	**************************************	7,		ــــــــــــــــــــــــــــــــــــــ			AS ABOV			23 19112	
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	Huzpio family duo		 	·			72QDU	2%			10	
	(max to DUs/ac. m	ax 12 DUs/group structure)	L	5 acres	550	25	72300	3	45	50	60	50
	Town Houses/Cons	čominicna ~ x 8 DVsgroup structure)	1	5 pores	500	25	85000	2%	35	50.	50	50
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Residence			Bod & Breaklest Est.					1	15	60.	10\	
					dustant)	~~~~~	850	21/4	35	50	10	50
			Public, priv. school, college	5 acros	500	25		2	35	60	50	50
			Golf count of country dub	75 0000				234	35	100	50	100
		•	Public ustry station or str. Nursing home, hospital,				-			~~*		
			Asst I Mon Fac Sr Harding	5 ècres	200	25	_	3	'45	50	50	50
			Assi Living Fac, Sr Housing Plassure Herse	<u></u>	1	25 QU3\E 201						
			Asst Living Fac, Sr Housing	5 ecres 2 ac/norse 65,000	1	L				50 75 50	50 100	50 160 50
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	One-feality dwelling or stry to most tome Two family dwelling	Mort public sever of water Morting sower of water	Assi Living Fac, Sr Housing Plassuro Herso	2 ac/horse 65,000 20,000 65,000 20,000	SEE E 200 100 200 100	20 20 20 20 20 20 20	720 720 720 720 720 720	2% 2% 2% 2% 2%	35 35 35 35 35 35	75 50 50 50 50	100 10 10 10	100 50 50 50 50
	os etrojio ikob tomė Two femily dwellog	Mori public semol of water	Assi Living Fac, Sr Housing Plassuro Herso	2 ac/horse 65,000 20,000 65,000 20,000 3 acres	SEE E 200 100 200 100 200	20 20 20 20 20 20 20 20	720 720 720 720 7230U 7230U	2% 2% 2% 2% 2% 2%	35 35 35 35 35 35 32	75 50 50 50 50 50	100 10 10 10 10 10	50 50 50 50 50 50
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R-M Mobile Home	or single most bornie Two furnity direction Mebbe Home in Park Mebbe Home in Park Mebbe Home in Par Contractly park or Farm operation, rus Small Scale Solar S Ref and Red Permit Farm, rutrency or but Boarding or rounding house Porting now, fish or Public voller stellon Customary agricult Public station Public station Boarding agricult Board	Most public sewer or water republic sewer or water would public sewer or water st vy use or bublicy physocond recy or funck gaption System as Accessary Lico and Unes and Unes and Unes and public sewer or water republic sew	Assi Umo Fac, Sir Hocolog Pisasuro Henne Funeral Home Golf courselour, lay elab Self-Storage Units Funeral Home Golf courselour, lay elab Self-Storage Units Funeral Home Fune	2 acritorise 55,000 20,000 55,000 20,000 3 acres 10 acres 7,000 3 acres 10 acres 10 acres 10 acres 5 acres 40,600 55,000 75 acres 5 pores	200 100 200 200 200 200 200 200 200 200	QUAYE 20) 20 20 20 20 20 20 20 20 20 20 20 20 20		S-SECTIX 2M 2M 2M 2M 2M 1 1 GY REGS 2M Y DISTRUCTOR Y DISTRUCTOR Y DISTRUCTOR 1 2M 2M 1 1 2M 2M 1 2M 2M 1 2M 2M	35 35 15 15 15 15 15 15 15 15 15 15 15 15 15	75 50 50 50 50 50 50 50 50 50 50 50 50 50	100 10 10 10 10 10 10 10 10 10 10 10 10	100 50 50 50 50 50 50 50 50 50
R-M Mobile Home	or single most bornie Two furnity direction Mebbe Home in Park Mebbe Home in Park Mebbe Home in Par Contractly park or Farm operation, rus Small Scale Solar S Ref and Red Permit Farm, rutrency or but Boarding or rounding house Porting now, fish or Public voller stellon Customary agricult Public station Public station Boarding agricult Board	Most public sewer or water republic sewer or water would public sewer or water st vy use or bublicy physocond recy or funck gaption System as Accessary Lico and Unes and Unes and Unes and public sewer or water republic sew	Assi Living Fac, Sir Hoosing Plassarus Hearing Funeral Home Public Social System Public utility station or str. Assistance of the st	2 acritorise 55,000 20,000 3 ocres 10 acres 7,000 3 ocres 10 acres 10 acres 10 acres 10 acres 10 acres 5 acres 5 acres 5 pores	SEE E 200 100 100 200 100 200 100 200 100 200 200 200 200 200 200 200 200 2	QUAYE 20) 20 20 20 20 20 20 20 20 20 20 20 20 20	ENG REGS	S-SECTIX 2M 2M 2M 2M 2M 1 1 GY REGS 2M Y DISTRUCTOR Y DISTRUCTOR 2M 2M 1 2M 2M 1 2M 2M 1 2M 2M	35 35 15 15 15 15 15 15 15 15 15 15 15 15 15	75 50 50 50 50 50 50 50 50 50 50 50 50 50	100 10 10 10 10 10 10 10 10 10 10 10 10	100 50 50 50 50 50 50 50 50 50
R-M Mobile Home Mobile Home	or single most bornie Two furnity direction Mebbe Home in Park Mebbe Home in Park Mebbe Home in Par Contractly park or Farm operation, rus Small Scale Solar S Ref and Red Permit Farm, rutrency or but Boarding or rounding house Porting now, fish or Public voller stellon Customary agricult Public station Public station Boarding agricult Board	Most public sewer or water republic sewer or water would public sewer or water st vy use or bublicy physocond recy or funck gaption System as Accessary Lico and Unes and Unes and Unes and public sewer or water republic sew	Assi Umo Fac, Sir Hocolog Pisasuro Henne Funeral Home Golf courselour, lay elab Self-Storage Units Funeral Home Golf courselour, lay elab Self-Storage Units Funeral Home Fune	2 acritorise 55,000 20,000 55,000 20,000 3 acres 10 acres 7,000 3 acres 10 acres 10 acres 10 acres 5 acres 40,600 55,000 75 acres 5 pores	SEE E 200 100 100 200 100 200 100 200 100 200 200 200 200 200 200 200 200 2	QUAYE 20) 20 20 20 20 20 20 20 20 20 20 20 20 20	ENG REGS	S-SECTIX 2M 2M 2M 2M 2M 1 1 GY REGS 2M Y DISTRUCTOR Y DISTRUCTOR 2M 2M 1 2M 2M 1 2M 2M 1 2M 2M	35 35 15 15 15 15 15 15 15 15 15 15 15 15 15	75 50 50 50 50 60 60 60 60 60 60 60 60 60 60 60 60 60	100 10 10 10 10 10 10 10 10 10 10 10 10	100 50 50 50 50 50 50 50 50 50
R-M Mobile Home A Agriculture	or single most bornie Two furnity direction Mebbe Home in Park Mebbe Home in Park Mebbe Home in Par Continuity park or Farm operation, rus Small Scale Solar S Ref and Red Permit Farm, rutrency or but Boarding or rounding house Porting now, fish or Public voller stellon Customary agricult Public station Public station Boarding agricult Board	Most public sewer or water republic sewer or water would public sewer or water st vy use or bublicy physocond recy or funck gaption System as Accessary Lico and Unes and Unes and Unes and public sewer or water republic sew	Assi Uhrag Fac, Sir Hoodag Pisasuro Hear Funeral Home Funeral Home Funeral Home Funeral Home Funeral Home Funeral Home Public utility station or str. Public utility station or str. Funeral Home Aripad Aripad Aripad Aripad Aripad Home Golford Home Golfo	2 acritorise 55,000 20,000 55,000 20,000 3 seres 10 acros 7,000 3 seres 10 acros 7,000 3 seres 10 acros 7,000 5 seres 5 acros	200 200 200 200 200 200 200 200 200 200	QUAYE 20) 20 20 20 20 20 20 20 20 20 20 20 20 20			35 35 15 15 15 15 15 15 15 15 15 15 15 15 15	75 50 50 59 59 15 50 60 60 60 60 60 60 59 59 59 59 60 60 60 60 60 60 60 60 60 60 60 60 60	100 10 10 10 10 10 10 10 10 10 10 10 10	100 50 50 50 50 50 50 50 50 50 50 50 50 5
R-M Mobile Home Mobile Home	or single most bornie Two furnity direction Mebbe Home in Park Mebbe Home in Park Mebbe Home in Par Continuity park or Farm operation, rus Small Scale Solar S Ref and Red Permit Farm, rutrency or but Boarding or rounding house Porting now, fish or Public voller stellon Customary agricult Public station Public station Boarding agricult Board	Most public sewer or water republic sewer or water would public sewer or water st vy use or bublicy physocond recy or funck gaption System as Accessary Lico and Unes and Unes and Unes and public sewer or water republic sew	Assi Uhrag Fac, Sir Hoodag Pisasuro Hear Funeral Home Funeral Home Funeral Home Funeral Home Funeral Home Funeral Home Public utility station or str. Public utility station or str. Funeral Home Aripad Aripad Aripad Aripad Aripad Home Golford Home Golfo	2 acritorise 55,000 20,000 3 ocres 10 acres 7,000 3 ocres 10 acres 10 acres 10 acres 10 acres 10 acres 5 acres 5 acres 5 pores	200 200 200 200 200 200 200 200 200 200	QUAYE 20) 20 20 20 20 20 20 20 20 20 20 20 20 20			35 35 15 15 15 15 15 15 15 15 15 15 15 15 15	75 50 50 59 59 15 50 60 60 60 60 60 60 59 59 59 59 60 60 60 60 60 60 60 60 60 60 60 60 60	100 10 10 10 10 10 10 10 10 10 10 10 10	100 50 50 50 50 50 50 50 50 50 50 50 50 5

NOTES: Regulations apply to all case in the district unless indicated by a dash (—) which means either no minimum or maximum or not applicable, except for conditions imposed for a special two permit.

DU means Devolving Unit, Milm.cans Mobile Home.
This schedule is not precessed yell industrie. Refer to Zening Law text for more detail.

In R-1 minimum Bing area is 850 squere feet minimum first floor living area is 600 square feet if structure is more than one story.

Unless forced, (Max, ol 3 in B-2)

See definitions of Lot Wilth and Fieg Lots. Lot Width is not the same as read frontage, but is measured at a sorback form the feet property the equal to the required front yard.

TOWN OF AMSTERDAM, NEW YORK

ZONING SCHEDULE A - BUSINESS AND MANUFACTURING DISTRICTS

ZONING DISTRICTS	PERMITTED USES (SO) Articlo IV Use Regulations	SPECIAL PERIAT USES Praction by Di	MINIMUN LOT SIZE		LOT COVER- AGE	MIN. LIVING AREA	BUILDING HEIGHT (Vacore)		YARD DIMENS		
010010	for Complete Ust)	Kirned gend	Ariahi Sq. FL	Wichia Feet	(भ्रष्टाच्या) (भ्रष्टाच्या	(\$çra.v	Storles	Feet	Front	Sida	Rç
	Rolls tions or shop		-	Ī	25		2	33	25	10	30
	Personal service shop			_=_	25		2	30	25	10**	30
	Launderate or dry depoint plant				2.5		2	37	25	10-	30
	Bank				2.5	<u> </u>	2	30	25	10**	30
	Professional Office				2.5		2	30	25 25	20"	30
	Roctzurzal				25 25		3	45	25	207	3
	Model, Hotel Benefing alley				25		2	30	25	20**	34
,	Funeral home				25		2	30	2.5	25"	30
	Public Utity Station or s'Author		_		_		. =				
	Avianoble, book from Implement, MH or		1	1	25	Г	2	30	50	20**	5
	trailer sales rental for off framises the only									20~	5
	Firel, food, himber, seed, fertiber, construction or brighty protection selected storage			<u> </u>	25		2	30	50		1_
8-1	Cabinet, alect, hasting, purpling, AC stop				25	<u> </u>	2	30	50	20-	15
Businoss	Gasoline station, public perage		49,000	203	20	<u> </u> -	2	30	. 50	25	5
	Veternary, antreal hospital, kennel		40,000	200	25		2	30	57 50	20	5
	Wholosaia Burkesa			 	25 25	_=_	2 2	35	5-)	20~	1
	Shopping Center			=	25		2	30	50	20	1
	Personal Wireless Service Facility					SF OVER	<u> </u>				
	Small Scale Solar System an Accessery Use	Utility Scale Solar System	 			HAR ENER					
		Car Wash		_	25	<u> </u>	1	15	50	<u> </u>	Τ.
	1	Wareholeo	_		25		-	-	- 50		۲.,
	[Self Storage Units	_	-	25		1	15	25	25	1
	Į.	Usht Man Aschurna		-	25	-	ΙĖΤ	1 =	50	50	T
	1	Nursing home, hospital,	5 acres	250	25		3	45	50	50	
		Assithing Fac, Schousing	9 #XI 05	244	} <u>·</u>		 	 	 	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	+
•		Depoing unit (not take) as aco, use to business		-	25	-	25	35	^{~50} ,,	 .	
·	Retail store or shop		_		25	<u> </u>	2	30	25 .	10~	7
	Personal service shop		_	-	25		2	30	25	10"	
	Profesional offices		-	-	25	=	2	30	25	10**	
	Bank			-	25		2	30	25	10**	
	Purposal home		_		25	-	2	30	25	25**	1
	One tempy dwelling wip this sewer or weler		20,000	100	20	850	27.	35	60	10	T
	שאכבר וויסף ש לאנים איסיון פוועל פי עסיונו וויסיונו איסיונו		65,000	200	20	550	25%	35	53	10	T
	winthis a want of water		20,000	100	20	720°CU	274	35	50	10	1-
	Two-family dwelling word public sower or water		3 acras	200	20	720/DU	2%	35	50	10	Т
	Months family chelling-		5 acres	500	25	500/DU	3	45	53	30	Г
	(max 10 Ditatas, max 12 Ditagroup structure) Townhouses, Condominates -				-	##APVI	000	35	50	50	1
	(max 4 DUS/ac, reax 8 DUs/group structure)		5 asres	500	2.5	BSADU	2%				4_
8.2	Bed & Breaklast Establishmoni		S#TH 84	OCA-[2/m2	A CHAREA	850	2%	35	50	10	+
Restricted Business	Customery homo occupation		<u> </u>	 -	<u> </u>		1-	15	 -	├	+-:
DOJANO	Customery accessory use or building			 	25	 = -	1 2	30	25	20**	+
	Rosturant			 ~		 ;=			1		+
	Community Park or Playground Family & Group Family Day Care as acc. use		 	ΗΞ-	 -	 	 -	 	┝╼	-	+
	Child Day Care Center	-	 	 	25	 -	2	35	50	20~	1
	Public Building		<u> </u>	Τ=	 =	 	274	35	50	10	1
	Personal Viceless Service Feetby		1		SEEPW	SF OVERL					
	Smat Scalo Solar System as Accessory Uso	Utility Scale Solar System			SEE S	OLAR ENE	RGY REG	S -SECT	ON 35		
		Dwelling unit (not bith) as			25	_	2	30	50	10~	Ţ
		ecc. use to brishese Nursing home, hospital,	-	1 22			245	7.5	-	50	†
	1	Assl Living Fac, Sr Horsing	2 scies	200	25	<u> </u>	21/2	35	50	ļ	
	i	Scar Storage Units		<u> </u>	25	↓ .=	1_1_	15	25	25	1
		Public wiley station or str.	ļ <u>-</u>	<u>L</u>		ــــــــــــــــــــــــــــــــــــــ	<u></u>	<u> </u>			į
	B-1 Permitted Uses		Ľ.			S,A	NE AS B	1			~-
	Tool, tile, patern or machine shop		None	Nano	30	Nono	 _2	 	50	25	1-3
	Remarketure or processing of food products	 	None	None	35	Nose	2	 	60	25	-
	Manufacture of paper products	 	Nesa	None	30	Nano	2	 -	50	25 25	+
	Manufaction or assembly of clothical or	·	- Ness	Nora	30_	None	- 2	 	50	25	١.
	Printing or publishing plant		None	None	30	None	2	 _ _	50	25	+-
	Cold storage plant		None	Nona	30	None	2	-	50	25	1
£ 3. -1	Accessory uses Public Living Station of structure	 		1/200		100100	· <u>-</u> -	 _	 	T=	1-
M-1 Manufac	Rosearch and Development Center	l	N'ana	Nona	30	None	2		50	25	+
	Weshouse/Distribution Center	 	None	None	30	Kono	2	1 -	50	25	١.
turing I	**** *** AND AND PARKET AND ADDITED	}	None	None	30	Hono	2	-	50	25	1
turing I	Transportation services, autobrack regulat		-	Neno	30	None	2	<u> </u>	25	25	\top
turing I	Transportation services, autobrack routel Self Storage Units		None	145-169					******		
	Self Storage Units	Utility Scale Sojar System	None enc/l	140160		OLAR ENE	rgy reg:	s –secti	ON 35		
turing I		Manufacture of textile or leather goods	None	Hone		Noos	RGY REG	s -secti	60 60	25	F
turing I	Self Storage Units	Manufacture of lexice or	None	·	SEE S		T	- SECTI		25 25	

[&]quot; Unless joined, (Max, of 3 in 8-2)
See definitions of Lot Width and Flag Lox. Lot Width is not the same as road troplage, but is measured at a second from the front property line equited that yard. HOTES: Regulations apply to all uses in the district unless indicated by a dash (—) which means either no minimum or mot applicable, except for conditions imposed for a special use permit.

DU means Diverting Unit, NH means Mobile Home.
This schedule is not necessarily all incit sites. Refer to Zoning Law text for more detail.