

TOWN OF AMSTERDAM TOWN BOARD

A RESOLUTION APPROVING CERTAIN CHANGES TO THE SITE PLAN AND PRELIMINARY DEVELOPMENT PLAN FOR A DEVELOPMENT KNOWN AS THE GABLES AT LOG CITY (PUD ENACTED BY LOCAL LAW #2 OF 2023)

Whereas, the Town Board of the Town of Amsterdam adopted local law 3 of 2021, creating the "PUD District No. 3 - The Gables at Log City Village PUD" (the "PUD"); and

Whereas, subsequently, Bruns Realty, LLC, with an address of 994 Burdeck Street, Rotterdam, NY 12306 submitted an application to the Town Board in accordance with Section 14 of the Town's Zoning Law to amend Planned Unit Development (PUD) District No. 3, known as the "Gables at Log City Village PUD" and for site plan approval; and

Whereas, on January 25, 2023, in connection with said application to amend Planned Unit Development (PUD) District No. 3, the Town Board reaffirmed the negative declaration, finding that said proposed amendment will not have any significant adverse effects on the environment and is consistent with the previously-issued negative declaration, in accordance with SEQRA; and

Whereas, the Town Board of the Town of Amsterdam adopted local law 2 of 2023, amending the PUD and creating the "Amended PUD District No. 3 - The Gables and the Lofts at Log City Village PUD" (the "Amended PUD"); and

Whereas, on February 3, 2021, the Town of Amsterdam Planning Board granted conditional site plan approval for a site plan submitted by Concord Development Corporation, LLC for development of certain lands in the Amended PUD known as "Area A"; and

Whereas, as set forth in the PUD local law, the PUD involves mixed-use planned development of, inter alia, 82 two- and four-unit condominium and townhouse residential units and associated site access, recreation, landscaping, and utility improvements on approximately 108.7 acres located off of Log City Rd; and

Whereas, Concord Development Company LLC has submitted an amended site plan for development of Area "A" of the PUD, created by local law 2 of 2023, known as the Gables at Log City Village, as shown on a plan entitled "Site Plan Gables at Log City Village," dated April 14, 2025, prepared by Steenburgh Consulting Engineering, PLLC, consisting of eight (8) sheets (the "Amended Site Plan"); and

Whereas, the changes shown on the Amended Site Plan include: four (4)-unit structures where duplex units were previously approved; a reduction in the total number of proposed dwelling units from 82 unit to 80 units; changes to the roadway layout intended to effect an alternative connection to Area "B" of the PUD; and related stormwater management changes; and

Whereas, pursuant to Section 14(4)(J) of the Town's zoning law, an "Other Change," as set forth in the Town's Zoning Law, at Section 14(4)(J)(2), and, therefore, "must be approved by the Town Board and Planning Board," pursuant to the Section 14(4)(J)(2); and

Whereas, on August 6, 2025, the Planning Board approved the Amended Site Plan, pursuant to Section 14(4)(J) of the Town's Zoning Law, subject to certain conditions;

now, therefore, be it

RESOLVED, that the Town Board of the Town of Amsterdam hereby:

1. Finds that the Amended Site Plan is consistent with the Town Board's prior determination of environmental significance, pursuant to SEQR;
2. Finds That the Amended Site Plan, which involves two (2) fewer residential units and minor changes to roadway layout and stormwater management facilities, does not present potential for significant adverse environmental impacts either inadequately or not previously analyzed; and
3. Affirms the negative declaration adopted for the PUD, inclusive of development within Area "A" as shown on the Amended Site Plan; and

be it further

RESOLVED, in accordance with Section 14(4)(J)(2) of the Town's zoning law, that the Town Board hereby approves the Amended Site Plan for development of the "Area A" portion of the Amended PUD; and

be it further

RESOLVED, that the Planning Board's conditions of approval, as applied to the Amended Site Plan during their August 6, 2025 in connection with their sister Section 14(4)(J)(2) action on the Amended Site Plan, and as the same may be reflected in the minutes of the Planning Board, are hereby incorporated by reference, annexed hereto, and made a part hereof.

Dated: September 17, 2025

Sponsored by:

Seconded by:

ADOPTED- -AYES- -NOES