

2/10/2011

Application #:

Date:

Town of Amsterdam
Planning Board
Application to the Planning Board

A completed Application must be filed at least fourteen (14) days prior to the meeting at which it is to be considered by the Planning Board, including all applicable attached information.

Applicant: Brittany Erhart
(must be property owner)

Address: 525 McKay rd
Amsterdam NY 12010

Phone: (917) 602-0890

Professional Advisor:
(i.e. Engineer, Architect, Surveyor, etc.)

Address: _____

Phone: () _____

Applicant's Representative: _____
(if applicable)

Address: _____

Phone: () _____

Other : _____
(if appropriate, please specify)

Address: _____

Phone: () _____

Property Location

Address: 525 McKay rd

General Location: _____

Zoning District: R-1

Tax Parcel ID # (SBL) 24, - 2 - 70

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

☐ Subdivision

☐ Site Plan

☒ Special Use Permit

☒ Planned Unit Development Review (formal action required by Town Board)

Attached please find Appendix A-SEQR compliance, and Appendix B-Ag. Data Statement compliance. Compliance with these items is required under the applicable NYS Laws, a brief explanation is included in the appendices to assist the applicant. For specifics on submission/application requirements, procedures, time frames, etc., the applicant should refer to the applicable Town regulations (Zoning, Subdivision, etc.) and/or NYS law (SEQR, Ag. & Markets, General Municipal, etc.).

Brittany Erhart
Applicant

10/7/15
Date

Applicant's Representative

Date

Application #: 2025-098
Date: 10-10-2025

For Office Use Only \$350 special use permit cash 10-10-25

Application Fee: \$25/cash 9-19-25

Engineering Fees: \$ Description:
Other Fees: \$ Description:

Total Amount Received: \$375
Check # (s)/Date: cash
Received By: Linda Barone Hughes
Total Amount Returned (engineering fees): \$ Description:

For Planning Board Use Only

The Planning Board held a Public Hearing on (day) of (date),
(year) in consideration of this application.

The application is hereby:

- ☐ approved
☐ approved with modifications
☐ disapproved

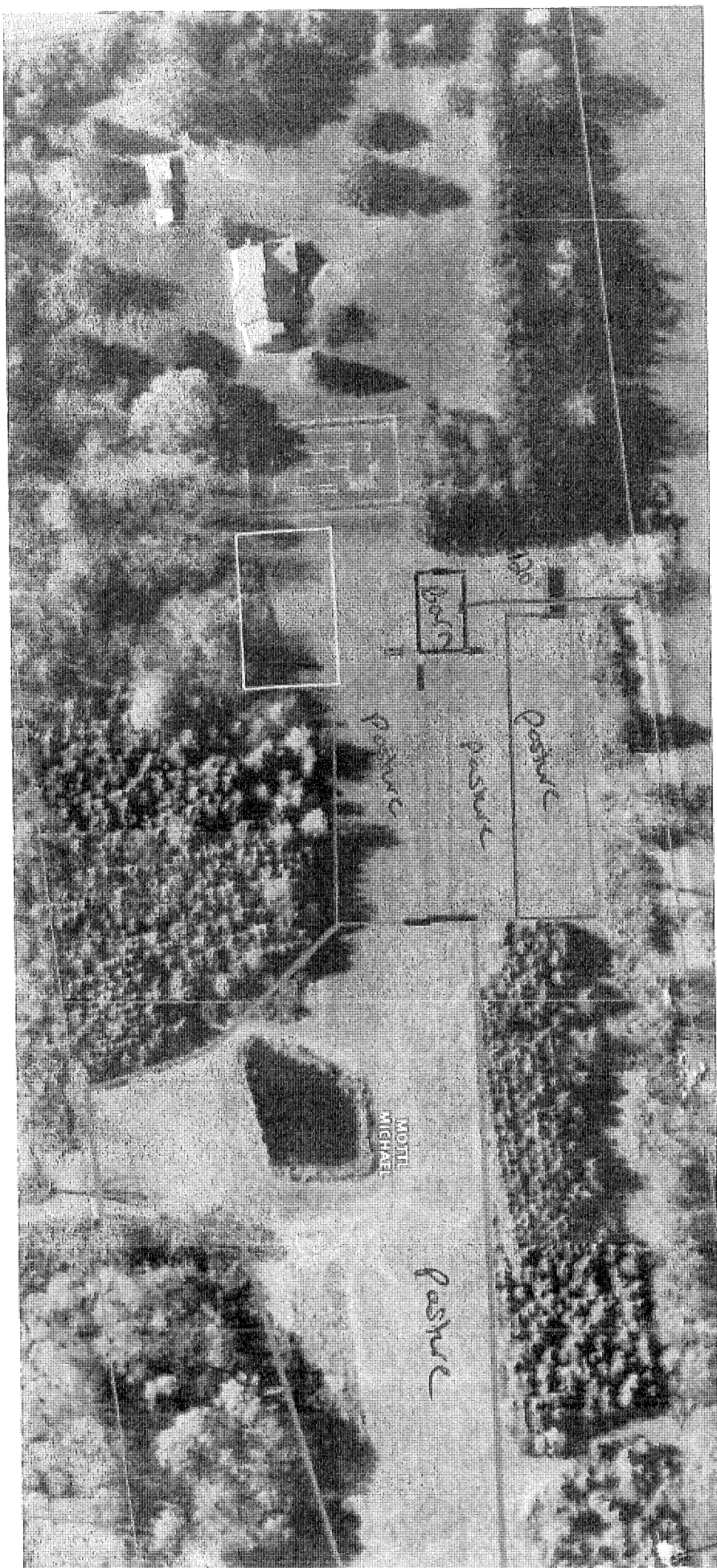
Modifications and comments:

Chairman, Town of Amsterdam Planning Board

Date

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☐	☒
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☐	☐	☒
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☒	☐	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☒	☐	☐
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☒	☐	☐
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	☐	☒	☐
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☒	☒	☐
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>N/A</u>	☒	☐	☐
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☒	☐	☐
b. Is the proposed action located in an archeological sensitive area?	☒	☐	☐
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☒	☐	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☒	☐	☐
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☒ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☒	☐	☐
16. Is the project site located in the 100 year flood plain?	☒	☐	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? 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 drains)? If Yes, briefly describe: _____	☒	☐	☐

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO ☒	YES ☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO ☒	YES ☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO ☒	YES ☐
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Brittany Echart</u> Date: <u>10/17/25</u> Signature: <u>Brittany Echart</u>		



Barn 36' x 60' with hay loft for hay storage. 120' away from neighbors property line. Grain room is 12' x 24' which will be a close in room. This measure will be hauled off property.



TOWN OF AMSTERDAM

283 Manny's Corner Road
Amsterdam, NY 12010

Phone: 518-842-7961 • Fax: 518-843-6136

www.townofamsterdam.org

4/19/25
check

owners: brittany natti
michael natti

britt

APPLICATION FOR ZONING/USE PERMIT

APPLICATION DATE: 9/19/25

ZONE:

APPLICATION # 2025-098

FEE PD: \$25/cash

TAX MAP NO.: 24-2-70

1.) PROPERTY/BUILDING LOCATION: 525 McKay Rd

2.) PROPERTY OWNER'S NAME: Brittany Ebert

TELEPHONE: 917-602-0890

ADDRESS: 525 McKay Rd Amsterdam NY 12010

917-602-0890

3.) APPLICATION IS HEREBY MADE FOR: (Check ALL that are applicable),

☒ NEW CONSTRUCTION

☐ RESIDENTIAL

☐ 1 FAMILY

☐ 2 FAMILY

☐ MULTIPLE

☐ COMMERCIAL

☐ RENOVATION, ALTERATION, CONVERSION

☐ RESIDENTIAL

☐ COMMERCIAL

☐ MOBILE HOME INSTALLATION

☐ MODULAR HOME INSTALLATION

☐ GARAGE ☐ ATTACHED GARAGE

☐ ACCESSORY BUILDING/STORAGE SHED

☐ CHIMNEY CONSTRUCTION

☐ SOLID FUEL BURNING DEVICE

☐ STOVE INSERT

☐ POOL ☐ IN GROUND ☐ ABOVE GROUND

☐ SEPTIC SYSTEM ☐ WELL

☐ OTHER:

☐ PLANNED UNIT DEVELOPMENT

☒ KENNEL/STABLES

☐ HOME OCCUPATION

☐ OUTDOOR FURNACES

☐ SOLAR COLLECTORS +

INSTALLATIONS

☐ WIND ENERGY FACILITIES

☐ COMMERCIAL OCCUPANCY (WITH NO RENOVATIONS) INSPECTION ONLY.

☐ DEMOLITION

☐ COMMERCIAL OR ☒ RESIDENTIAL (CHECK ONE)

METHOD OF DEMOLITION:

PLACE OF DEBRIS DISPOSAL:

DISCONNECTION DATE OF UTILITIES:

4.) THE FOLLOWING DESCRIPTION OF THE USE FOR THIS PROPERTY, FOR WHICH APPLICATION IS MADE HERewith, IS SUBMITTED: Horse Stabling

5.) SITE INFORMATION (THE FOLLOWING INFORMATION MUST BE PROVIDED ALONG WITH DETAILED PLOT PLAN)

A.) DIMENSIONS OF LOT: FRONTAGE 36' REAR 36' RIGHT SIDE 60' LEFT SIDE 60'

ACREAGE .20

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

*** SEPERATE PERMITS ARE REQUIRED FOR PUBLIC WATER AND SANITARY SEWER

F.) DISTANCE FROM LOT LINES: FRONT 150' REAR 115' RIGHT SIDE 115' LEFT SIDE 120'

See
attached

6.) TYPE OF CONSTRUCTION: (CHECK ALL THAT APPLY)

STYLE: ☐ RANCH ☐ RAISED RANCH ☐ SPLIT LEVEL ☐ CAPE COD ☐ COLONIAL ☐ DUPLEX

☒ OTHER: Wood

BASEMENT (CHECK ONE): ☐ FULL ☐ CRAWL ☐ SLAB N/A

GARAGE: ☐ 1 STALL ☐ 2 STALL ☐ 3 STALL ☐ PRIVATE ☐ PUBLIC N/A

THE ACCESSORY BUILDING WILL BE AS FOLLOWS: ☐ DESCRIPTION: _____

☐ DIMENSIONS: FRONT WIDTH: _____ SIDE LENGTH: _____ HEIGHT: _____

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

MAILING ADDRESS: _____

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

8.) ESTIMATED VALUE OF ALL WORK (LABOR & MATERIALS): \$ 50,000

9.) SIGNATURE OF PROPERTY OWNER: Bethany Echols

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: 10/1/25

DATE DENIED: 10/1/25

SIGNATURE: [Signature]
(ZONING OFFICER)

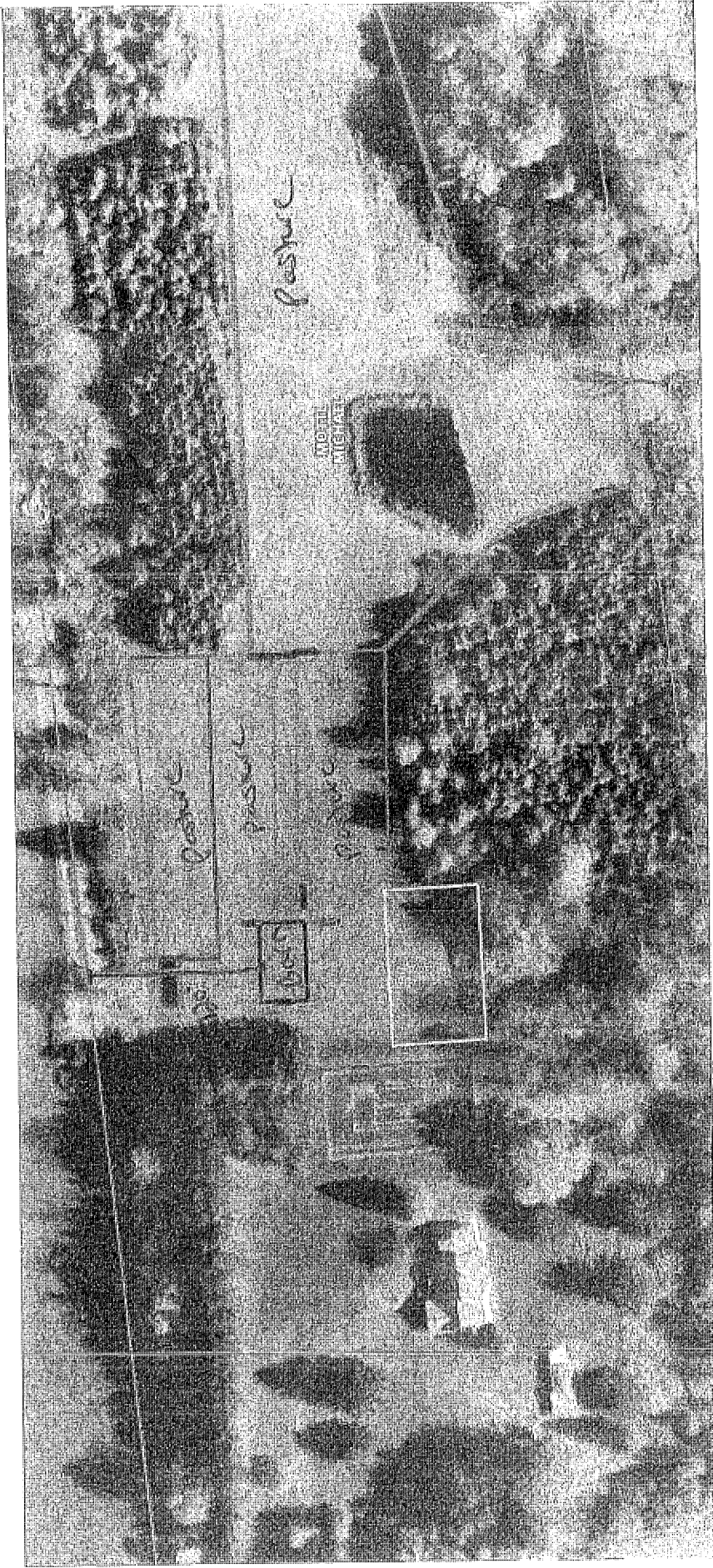
PERMIT EXPIRES: 10/1/28

☒ DENIED AND REFERRED TO PLANNING BOARD

☐ DENIED AND REFERRED TO ZONING BOARD OF APPEALS

NOTES OR COMMENTS: _____

~~NOT PLANNING BOARD~~
REFERRED TO PLANNING BOARD
SECTION 32 KENNELS and STABLES EXCEEDING ZONING
REGULATIONS - REFERRED FOR SPECIAL USE
PERMIT WITH PLANNING BOARD



Barn 36' x 60' with hay loft for hay storage. 120' away from
Neighbors property line. Grain room is 12x24 which will be a closed in room
Hock manure will be hauled off property

question - how is this to be done .

- C. The application shall be accompanied by a writing signed by each owner and the occupant of the subject property and acknowledged in the form required for the recording of a deed, containing a consent, in form and substance satisfactory to the Board of Appeals, that so long as any stable shall continue to remain on the property or so long as any horse is kept, maintained, or stabled on the property, the Zoning/Code Enforcement Officer or any other official, person or agency or employee designated by the Planning Board or any society duly chartered for the prevention of cruelty to any animals or for the regulation of animal treatment shall have the right to enter upon the premises or any part thereof for the purposes of making such inspection and investigation as the Town may deem appropriate, and said consent shall be irrevocable.
- D. The applicant, at his/her own expense, shall be required to notify abutting property owners as well as property owners within 500 feet of the subject property, whichever is greater, of the Special Use Permit Application and Public Hearing, in writing, on a form provided at Town Hall. The notice shall be sent by certified mail, return receipt requested, and proof of such mailing shall be presented to the Board at the public hearing.
- E. The applicant shall construct, plant and maintain such landscaping and/or fencing as the Planning Board shall direct.

5. Keeping of Horses:

- A. It shall not constitute a violation of this section for any person to keep, maintain, house or possess a horse, provided that:
1. Not more than one (1) horse is kept, maintained, housed, or possessed for each two (2) acre plot or parcel, exclusive of domestic buildings. The required 2 acres of land per horse shall have a maximum average slope of ten percent (10%).
 2. Stable: For the keeping of one or two horses, the construction of a stable on the plot or parcel must comply with the following dimensions: A South facing three-sided structure, fifteen feet by twenty feet (15' x 20'), with a two pitched roof. No stable shall be erected or maintained within one hundred (100) feet of any side or rear property line and shall be seventy-five (75) feet from the front property line. For each additional horse there shall be a proportionate increase in the size of the stable. The appearance of the stable should be in keeping with the character of the neighborhood.
 3. All manure shall be stored, treated and/or removed in such a manner as to not create or cause a noxious or offensive odor or dust or cause the presence of or attract any vermin, rodents or other animals shall not be permitted to remain in, on, or upon the premises. Storage and disposal of animal manure must meet all applicable standards of SEQRA. Under no circumstances shall a horse be kept within 50 ft. of any well.
 4. All grain, feed, or other food stock for the horses, other than hay bales, shall be kept in a rodent proof container.