



MEMO

DATE: November 4, 2025
TO: Tom DiMezza, Town Supervisor ^{Asy}
FROM: Adam Yagelski, AICP, Senior Planner
CC: Linda Bartone-Hughes, Town Clerk; Alex Kuchis, Planning Board Chairman; Chuck Schwartz, Esq.; Applicant
SUBJECT: The Gables at Log City Water and Sewer District Extension Petition Review

In connection with its application for site plan approval for development, known as the Gables at Log City Village, of Area "A" of the Planned Unit Development (PUD) created by local law 2 of 2023, we have reviewed the following materials:

- Document entitled "Sewer Map Plan and Report," prepared by Steenburgh Consulting Engineering, PLLC, dated August 19, 2025 (last revised September 30, 2025);
- Petition to the Town Board of the Town of Amsterdam, County of Montgomery, New York, dated October 15, 2025; and
- Document entitled "Extension No. 5 of the Town of Amsterdam Route [sic] Water District," prepared by Steenburgh Consulting Engineering, PLLC, dated October 14, 2025.

On August 6, 2025, the Planning Board conditionally approved an amended site plan for the Project, based on the above-mentioned April 14, 2025 plan set. Subsequently, the sponsor petitioned the Town Board for extension of the Town's sewer district. The Town Board opened a public hearing at its October 2025 meeting, which hearing was subsequently continued at the October meeting and scheduled to be continued at its the November 2025 meeting.

On October 15, 2025, the sponsor petitioned the Town Board to extend the Route 30 water district to encompass the Area "A" lands. The Board scheduled a public hearing to be opened at its November 2025 meeting.

Among the Planning Board's conditions of approval is that we, as Town designated engineer, review the submission and provide any technical comments. In order to

assist the Town Board in its evaluation of the sewer and water district extension petitions, we offer the following comments:

Sewer District Extension Map, Plan, and Report ("MPR") Comments

1. The area reserved for a future TriOxyn injection system at the southeast corner of the development and accompanying 1" HDPE lateral should be shown on the map of the proposed extension.
2. The location of the roughly 1,960 l.f. of 3" HDPE to be owned and operated by the HOA should be added to the MPR. Alternatively, copies of the proposed easement over the adjoining lands, enclosed herewith, may, along with appropriate expository text, be added to the MPR.
3. Odor Control should be added to the list of infrastructure to be owned and operated by the HOA in Appendix D.
4. To the paragraph on p. 1 beginning with "All work shall be...", the following sentence should be added:

"All work will be in conformance with NYSDEC regulations, the Town of Amsterdam Sewer Use Law, and all other applicable laws."
5. The average daily flow calculations contain a typo: "246 br" should read "240 br"; notwithstanding, the gpd calculation results are accurate.
6. With respect to the Financing section:
 - a. The Annual Cost to the HOA should be clearer in the text (it's clear in Appendix E) that this is the anticipated annual fee per condo unit.
 - b. It should be noted whether a separate one-time connection fee for each unit is involved.
 - c. It should also be indicated that the odor control system, if required, will also be, constructed, paid for, owned, and maintained by the proposed HOA in perpetuity.

Water District Extension MPR Comments

7. We recommend eliminating the sentence "All property and improvements will be owned and maintained by an HOA," for clarity, as the water main and potentially part of the road network may be offered for dedication to the Town. Alternatively, a list of improvements and anticipated ownership could be inserted.
8. To the fifth paragraph of Section 1, the following text should be added:

"and applicable laws and ordinances in the Town of Amsterdam."

Regulatory approval will be obtained, as required by the involved agencies.”

9. Information about fire hydrant type, make model and ownership responsibilities should be added.
10. The document should address connection or hook-up fees be, if any. If they will be \$0, it should be stated in the text.
11. The sponsor should review and update the text with regard to references to sewer. It appears that certain references to “sewer,” such as in the Phasing and Section II, Financing sections, should be changed to read “water.”
12. The anticipated metering approach should be addressed, such as whether this will be on a per-unit or -building basis. According to Town officials, and based on existing similar developments in the Town, it is likely that each unit will be required to be metered separately, with a meter spec to be provided by the Town.
13. The typical annual costs to the end users needs to be identified in this MPR. It should include debt charges, O&M charges and the City of Amsterdam charges. Based on assessed value for a similar development in the Town and actual 2024 average water usage for single-family dwellings (prop. class 210), we estimate the following cost to the typical user:

Charge Item	Cost
Quarterly Residential Meter Charge (City charge for Outside Users)	\$44.46
Quarterly Residential Use Charge (City charge for Outside Users) <i>Avg. 2024 use/quarter for 210s of 1,247 cu ft</i> <i>City Charge = \$7.65 per 100 cubic feet per quarter for outside users.</i>	\$95.40
Town Debt Charge (13.5 points @ \$13.644 per point) <i>Residential users not charged debt in Route 30 Water District</i>	\$0.00
Quarterly Town O&M Charge	\$15.00
Quarterly Total Charges	\$154.86
Total Annual Charges	\$619.42

14. Section 1 fourth paragraph – add text “owned and operated by the Town of Amsterdam.”
15. The document title should be revised to read “Extension No. 5 of the Town of Amsterdam Route 30 Water District.”
16. Page numbers should be updated.

17. With respect to Appendix B:

- a. We recommend additional language be included in the MPR text to explain the content and relevance of Appendix B.
- b. It is unclear why certain fields have entries of "0.00."
- c. References to Reservoirs 2 and 3 should be clarified.

Other Comments

18. We recommend that draft portions of the relevant HOA filing documents be provided to the Town for review of the information related to infrastructure ownership, operation, and maintenance.