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January 28, 2026

Via Email

Town of Amsterdam Town Board
Attn: Linda-Bartone Hughes
Linda Bartone-Hughes (lhughes@townofamsterdam.org)

Re: Application and Petition to Amend Local Law No. 2 of 2023

Dear Supervisor DiMezza and Members of the Town Board:

This firm represents Concord Development Co. LLC in connection with this application and petition to the Town of Amsterdam Town Board to amend Local Law No. 2 of 2023 (the "Application and Petition" or "Proposed Action"), which established Planned Unit Development District No. 3 ("PUD District No. 3").

As set forth in this Application and Petition, the requested amendments to Local Law No. 2 of 2023 include expanding the permitted uses in "Area B" of PUD District No.3 to allow for multi-family dwellings (up to 16 units per structure), customary accessory uses, private detached garages or covered parking, maintenance garages, pool houses, club houses, and residential recreational facilities, and increase the maximum building height to 3 stories or 45 feet.

This Proposed Action is a Type I action under the State Environmental Quality Review Act ("SEQRA") as it is the adoption of changes in the allowable uses within a zoning district, affecting 25 or more acres of the district. *See* 6 NYCRR § 617.4(b)(2). We understand from discussions with the Town's engineer, that the Town Board desires that the Town of Amsterdam Planning Board (the "Planning Board") serve as Lead Agency for the SEQRA review of this Proposed Action.

To commence the application review process, pursuant to Town of Amsterdam Zoning Law, Section 50, we respectfully request that the Town Board accept this letter petition signed below by the owner of the only parcel within "Area B" of PUD District No. 3 (Tax Map Parcel

No. 24.-2-43.116). We also respectfully request that the Town Board direct that this Application and Petition be filed with the Town Clerk.

Enclosed as **Attachment A** is a proposed Local Law to be numbered by the Town Board (the "Proposed Local Law"). Enclosed as **Attachment B** is a proposed resolution for the Town Board's review and consideration, accepting the Application and Petition, introducing the Proposed Local Law, referring the Proposed Local Law to the Planning Board, consenting to the Planning Board serving as Lead Agency under SEQRA, and directing that this Petition and Application be referred to the Montgomery County Planning Department.

We also respectfully request to be added to the agenda for the Town Board's January 28, 2026 meeting.

Sincerely,

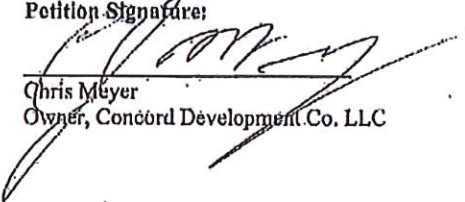
/s/ *T.J. Ruane*

T.J. Ruane, Esq.

Enclosures

cc: Thomas P. DiMeza, Supervisor (tdimezza@gmail.com)
Charles R. Schwartz, Counsel to Town Board (cschwartz@townofamsterdam.org)
Adam Yagelski, Delaware Engineering (ayagelski@delawareengineering.com)

Petition Signature:


Chris Meyer
Owner, Concord Development Co. LLC

ATTACHMENT A

TOWN OF AMSTERDAM TOWN BOARD

**A RESOLUTION INTRODUCING LOCAL LAW
TO AMEND LOCAL LAW NO. 2 OF 2023**

January 28, 2026

WHEREAS, Concord Development Co., LLC (the “Applicant and Petitioner”), with an address of P.O. Box 9614, Niskayuna, NY 12309 submitted an application and petition, on January 28, 2026 (the “Application and Petition”), to amend the Town of Amsterdam Zoning Law for Planning Unit Development No. 3 (“PUD District No. 3”); and

WHEREAS, PUD District No. 3 was established by Local Law No. 2 of 2023; and

WHEREAS, currently, the PUD District No. 3 provides for the development of 82 condominiums in a mixture of two- and four-unit condominium and townhouse buildings in “Area A”, 256 condominiums in a mixture two- and four-unit condominium and townhouse buildings “Area B”, 168 apartment units in “Area C”, and 4 one-family dwelling units in “Area D”, a community clubhouse, and construction of associated infrastructure and related site development on a site with a total area of 108.75 acres; and

WHEREAS, under Local Law No. 2 of 2023, PUD District No. 3 permits, in “Area B,” a “maximum of 256 dwelling units in a mixture of two- and four-unit Condominium and Townhouse buildings” with a maximum building height of 2.5 stories or 35 feet. Local Law No. 2 of 2023 further provides that the permitted uses in “Area B” are: (a) Townhouse, (b) Condominium, (c) Community Park or Playground, (d) Maintenance Garage, and (e) Utility Structure (pump station); and

WHEREAS, the Applicant and Petitioner has petitioned the Town Board, pursuant to Town of Amsterdam Town Zoning Law Section 50, to amend Local Law No. 2 of 2023 to allow within “Area B” (a) the following additional uses: multi-family dwellings (up to 16 units per structure), customary accessory uses, private detached garages or covered parking, maintenance garages, pool houses, club houses, and residential recreational facilities; and (b) a maximum building height of 3 stories or 45 feet.

NOW THEREFORE BE IT RESOLVED:

1. That the Town Board accepts the Application and Petition and directs that it be filed with the Town of Amsterdam Town Clerk, pursuant to Town of Amsterdam Zoning Law, Section 50; and
2. That each member of the Town Board has received the attached Application and Petition including the Proposed Local Law, now identified as Local Law No. ___ of 2026; and
3. That the Proposed Local Law is hereby introduced; and

4. That the Proposed Local Law is hereby referred to the Town Planning Board for recommendation; and
5. That the Town Board consents to the Town Planning Board serving as Lead Agency for review of the Application under SEQRA; and
6. That the Application and Petition be referred to the Montgomery County Planning Department as soon as the Town Planning Board and the Town's engineer deem the Application and Petition complete.

A MOTION TO ADOPT THIS RESOLUTION WAS:

Offered by _____

Seconded by _____

Thomas DiMezza, Supervisor_____

David Thibodeau, Deputy Supervisor _____

Mary Maines, Council Person _____

Ronald DiCaprio _____

In Favor _____, Opposed _____, Absent _____, Abstained _____.

DATED: January 28, 2026

ATTACHMENT B

TOWN OF AMSTERDAM LOCAL LAW NO. __ OF 2026

**A LOCAL LAW AMENDING THE TOWN OF AMSTERDAM ZONING LAW FOR
PLANNED UNIT DEVELOPMENT DISTRICT NO. 3**

BE IT ENACTED by the Town Board of the Town of Amsterdam, New York, in the County of Montgomery, as follows:

Section 1. Title of the Local Law

This local law shall be entitled “A Local Law Amending the Town of Amsterdam Zoning Law with Respect to Planning Unit Development District No. 3.”

Section 2. Authorization

This local law is enacted pursuant to the Municipal Home Rule Law and Article 16 of the Town Law of the State of New York.

Section 3. Purpose

The purpose of this local law is to amend Town of Amsterdam Local Law No. 2 of 2023 to add as permissible uses within the Town of Amsterdam Planned Unit Development District No. 3 (“PUD District No. 3”), Area B, multi-family dwellings (up to 16 units per dwelling structure), customary accessory uses, private detached garages or covered parking, maintenance garages, pool houses, club houses, and residential recreational facilities. The purpose of this local law is to also increase the maximum building height in Area B to 3 stories or 45 feet.

This local law does not change the total number of permitted units in Area B, which is 256, or the overall density of Area B. This local law also does not change any of the permitted uses or maximum building heights for PUD District No. 3 Area A, Area C, or Area D.

Section 4. Amendments to Local Law No. 2 of 2023

The Table in Section 5(B) is hereby amended to replace the row titled “Area B” with the following:

	Description	Parcel(s)	Area (ac.)	Max Density
Area B	A maximum of 256 dwelling units in Multi-family Dwellings (up to 16 units per dwelling structure)	24.-2-43.116	63.4+/-	4.0 units/acre

The Table in “Appendix A – Permitted Uses” is hereby amended to add the following permitted uses in “Area B”:

Area B	Multi-family Dwellings
	Customary Accessory Uses****

	Private Detached Garage or covered parking
	Maintenance Garage
	Pool houses
	Club houses
	Residential Recreational facility***

The Table in “Appendix D – Zoning Schedule” is hereby amended to replace the row for “Area B” with the following:

Area	Lot Coverage (max.)	Front Yard (min.)	Side Yard (min.)	Rear Yard (min.)	Building Height (max.)	Units/Structure
B	25%	50	50	50	3 Stories/45 feet	Multi-family Dwelling: up to 16-units/structure

Section 5. Supersession

Pursuant to the powers granted by the Municipal Home Rule Law, this local law supersedes all provisions of the Town of Amsterdam Zoning Law, in so far as such statutes are inconsistent with this local law and any other laws or regulations of the Town of Amsterdam are superseded to the extent necessary to give this local law full force and effort. All other provisions shall remain the same.

Section 6. Severability

Each separate provision of this local law shall be deemed independent of all other provisions herein, and if any provisions shall be deemed or declared invalid, all other provisions hereof shall remain valid and enforceable.

Section 7. Effective Date

This local law shall take effect immediately upon filing in the office of the New York Secretary of State in accordance with Municipal Home Rule Law § 27.