



# 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: 02 / 23 / 2026 ZONE: B-2

APPLICATION #: 2026-011 FEE PD: \$25/300 TAX MAP NO.: 25-1-4.12  
300 CH1206

1.) PROPERTY/BUILDING LOCATION: Maple Ave. Ext.

2.) PROPERTY OWNER'S NAME: Den Roll - Maple Ave Development Partners, LLC TELEPHONE: 518-300-3369

ADDRESS: 207 Watkins Corner Rd  
Amsterdam NY 12010

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

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> NEW CONSTRUCTION        | <input type="checkbox"/> MOBILE HOME INSTALLATION  | <input type="checkbox"/> PLANNED UNIT DEVELOPMENT            |
| <input type="checkbox"/> RESIDENTIAL                        | <input type="checkbox"/> MODULAR HOME INSTALLATION   | <input type="checkbox"/> KENNEL/STABLES                      |
| <input type="checkbox"/> 1 FAMILY                           | <input type="checkbox"/> GARAGE <input type="checkbox"/> ATTACHED GARAGE                               | <input type="checkbox"/> HOME OCCUPATION                     |
| <input type="checkbox"/> 2 FAMILY                           | <input type="checkbox"/> ACCESSORY BUILDING/STORAGE SHED   | <input type="checkbox"/> OUTDOOR FURNACES                    |
| <input checked="" type="checkbox"/> MULTIPLE                | <input type="checkbox"/> CHIMNEY CONSTRUCTION  | <input type="checkbox"/> SOLAR COLLECTORS +<br>INSTALLATIONS |
| <input type="checkbox"/> COMMERCIAL                         | <input type="checkbox"/> SOLID FUEL BURNING DEVICE   | <input type="checkbox"/> WIND ENERGY FACILITIES              |
| <input type="checkbox"/> RENOVATION, ALTERATION, CONVERSION | <input type="checkbox"/> STOVE INSERT  |  |
| <input type="checkbox"/> RESIDENTIAL                        | <input type="checkbox"/> POOL <input type="checkbox"/> IN GROUND <input type="checkbox"/> ABOVE GROUND |  |
| <input type="checkbox"/> COMMERCIAL                         | <input type="checkbox"/> SEPTIC SYSTEM <input type="checkbox"/> WELL                                   |  |
|   | <input type="checkbox"/> OTHER: _____  |  |

- 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: \_\_\_\_\_

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

A.) DIMENSIONS OF LOT: FRONTAGE 189.8' REAR 256.0' RIGHT SIDE 134.0' LEFT SIDE 66.4'  
ACREAGE 4.42

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 89.7' REAR 63.8' RIGHT SIDE 149.8' LEFT SIDE 287.0'

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

STYLE:  RANCH  RAISED RANCH  SPLIT LEVEL  CAPE COD  COLONIAL  DUPLEX

OTHER: 10-unit multi-family

BASEMENT (CHECK ONE):  FULL  CRAWL  SLAB

GARAGE:  1 STALL  2 STALL  3 STALL  PRIVATE  PUBLIC

THE ACCESSORY BUILDING WILL BE AS FOLLOWS:  DESCRIPTION: Community Building + Pool

DIMENSIONS: FRONT WIDTH: \_\_\_\_\_ SIDE LENGTH: \_\_\_\_\_ HEIGHT: \_\_\_\_\_

7.) CONTRACTOR'S NAME: \_\_\_\_\_ DAY PHONE: (\_\_\_\_) \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

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

8.) ESTIMATED VALUE OF ALL WORK (LABOR & MATERIALS): \$ 25 million

9.) SIGNATURE OF PROPERTY OWNER: [Signature]

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: \_\_\_\_\_

DATE DENIED: 2/26/21

SIGNATURE: [Signature]  
(ZONING OFFICER)

PERMIT EXPIRES: \_\_\_\_\_

DENIED AND REFERRED TO PLANNING BOARD

DENIED AND REFERRED TO ZONING BOARD OF APPEALS

NOTES OR COMMENTS: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2/10/2011

Application #: 2026-011

Date: 02-23-2026

**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: Maple Ave Development Applicant's Representative: Dan Roth  
(must be property owner) Partners LLC (if applicable)  
Address: 207 Walling Corners Rd Address: Same as applicant

Phone: (518) 300-3369 Phone: ( ) \_\_\_\_\_

Professional Advisor: - John Hitchcock Other : \_\_\_\_\_  
(i.e. Engineer, Architect, Surveyor, etc.) ABD Engineers (if appropriate, please specify)  
Address: 411 Union St. Address: \_\_\_\_\_

Schenectady NY 12035  
Phone: (518) 370-0315 Phone: ( ) \_\_\_\_\_

**Property Location**

Address: Maple Ave Ext.

General Location: Intersection of Maple Ave Ext & Midline Road

Zoning District: B-2

Tax Parcel ID # (SBL) 25.-1-4.12

**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.).

[Signature] 1-21-26 [Signature] 1-21-26  
Applicant Date Applicant's Representative Date

Application #: \_\_\_\_\_

Date: \_\_\_\_\_

**For Office Use Only**

Application Fee: \$ \_\_\_\_\_

Engineering Fees: \$ \_\_\_\_\_ Description: \_\_\_\_\_

Other Fees: \$ \_\_\_\_\_ Description: \_\_\_\_\_

Total Amount Received: \$ \_\_\_\_\_

Check #(s)/Date: \_\_\_\_\_

Received By: \_\_\_\_\_

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

January 21, 2026

**Re: Maple Reserve Apartments  
Maple Ave. Ext.  
Town of Amsterdam  
Project # 4009R**

---

Grant Eggleston, Zoning Officer  
**Town of Amsterdam**  
283 Manny's Corners Road  
Amsterdam, NY 12010

Dear Mr. Eggleston,

Enclosed for the Site Plan & Subdivision application for development of a vacant 43.4±-acre parcel located in the northwest quadrant of the Maple Avenue Extension and Midline Road intersection (Tax Map ID #25.-1-4.12) in the Town of Amsterdam; New York are the following materials:

1. ~~One (1) copy of Application for Zoning/Use Permit~~
2. ~~One (1) copy of the Site Plan Application with Agricultural Statement~~
3. ~~one (1) copy of the Subdivision Application~~
4. ~~One (1) copy of the Long Environmental Assessment Form~~
5. ~~Two (2) copies of the Conceptual Site Plans Site Plan~~
6. ~~Seventeen (17) copy of the Project Narrative Statement~~
7. Fifteen (15) copies of the Conceptual Site Plan reduced to 11x17
8. ~~A check in the amount of \$350 for the Site Plan application fee. (provided by applicant)~~
9. ~~A check in the amount of \$300 for the Special Use Permit fee. (provided by applicant)~~
10. A check in the amount of \$25.00 for the Zoning Verification fee. (provided by applicant)

We would greatly appreciate being scheduled to present this project to the Planning Board at the February 4, 2026, meeting.

Should you have any questions or need anything further, please do not hesitate to contact me.

Very truly yours,

**ABD ENGINEERS, LLP.**

Luigi A. Palleschi, P.E.  
Partner

LAP:jeh  
encl.  
cc: Dan Roth w/ enc. (via email)  
4009R-01212026

Appendix B ~Ag Data Statement

MONTGOMERY COUNTY AGRICULTURAL STATEMENT

Agricultural District Number: \_\_\_\_\_

Date of Statement Completion: \_\_\_\_\_

Date of Referral to Montgomery County Planning Board: \_\_\_\_\_

Date of Submission to Ag & Farmland Protection Board: \_\_\_\_\_

\*\*\*\*\*!\*\*\*\*\*

Do Not Write Above This Line

APPLICANT: Dan Roth - Maple Ave. Development Partners LLC. APPLICANT'S AGENT: ABD Engineers - John Hitchcock

ADDRESS: 207 Walling Corner Amsterdam ADDRESS: 411 Union Street Schenectady, NY 12305

PHONE NO: 518-300-3369 PHONE NO.: 518-377-0315

TAX MAP NUMBER: 25.-1-4.12  
TOWN: Amsterdam ROAD: Maple Ave Ext

List all farm operations which are within an Agricultural District and are located within 500 feet of the boundary of the property which proposes a project. ("FARM OPERATION" means the land used in agricultural production, farm buildings, equipment and farm residential buildings.).

NAME: \_\_\_\_\_ NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ ADDRESS: \_\_\_\_\_  
Tax Map No. \_\_\_\_\_ Tax Map No. \_\_\_\_\_

NAME: \_\_\_\_\_ NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ ADDRESS: \_\_\_\_\_  
Tax Map No. \_\_\_\_\_ Tax Map No. \_\_\_\_\_

(For: additional information, please use back of this sheet)

PARTNERS  
LUIGI A. PALLESCHI, P.E.  
ROBERT D. DAVIS, JR., P.L.S.  
JOSEPH J. BIANCHINE, P.E. (Retired)



**ENGINEERS**



**SURVEYORS**

411 Union Street Schenectady, N.Y. 12305  
518-377-0315 Fax 518-377-0379  
www.abdeng.com

DEDICATED  
RESPONSIVE  
PROFESSIONAL

January 22, 2026

**Re: Maple Reserve Apartments  
Maple Ave. Ext.  
Town of Amsterdam  
Project # 4009R**

Grant Eggleston, Zoning Officer  
**Town of Amsterdam**  
283 Manny's Corners Road  
Amsterdam, NY 12010

Dear Mr. Eggleston,

Enclosed for the Site Plan & Subdivision application for development of a vacant 43.4±-acre parcel located in the northwest quadrant of the Maple Avenue Extension and Midline Road intersection (Tax Map ID #25.-1-4.12) in the Town of Amsterdam; New York are the following materials:

1. One (1) copy of Application for Zoning/Use Permit
2. One (1) copy of the Site Plan & Subdivision Application with Agricultural Statement
3. One (1) copy of the Long Environmental Assessment Form
4. Two (2) copies of the Conceptual Site Plans Site Plan
5. Seventeen (17) copy of the Project Narrative Statement
6. Fifteen (15) copies of the Conceptual Site Plan reduced to 11x17
7. A check in the amount of \$350 for the Site Plan application fee. (provided by applicant)
8. A check in the amount of \$300 for the Subdivision application fee. (provided by applicant)
9. A check in the amount of \$25.00 for the Zoning Verification fee. (provided by applicant)

We would greatly appreciate being scheduled to present this project to the Planning Board at the February 4, 2026, meeting.

Should you have any questions or need anything further, please do not hesitate to contact me.

Very truly yours,

**ABD ENGINEERS & SURVEYORS, LLP.**

A handwritten signature in black ink, appearing to read 'Luigi A. Palleschi'.

Luigi A. Palleschi, P.E.  
Partner

LAP:jeh  
encl.  
cc: Dan Roth w/ enc. (via email)  
4009R-01212026

**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: Maple Reserve Apartments by DanVann		
Project Location (describe, and attach a general location map): Maple Ave Ext. Amsterdam NY		
Brief Description of Proposed Action (include purpose or need): The applicant proposes to construct seventeen (17) ten-unit multifamily residential buildings, together with associated internal asphalt roadways, sanitary sewer, potable water, and stormwater management infrastructure, as well as related site improvements and tenant amenities. Also, a two lot subdivision		
Name of Applicant/Sponsor: Maple Ave. Development Partners, LLC -Dan Roth		Telephone: 518-300-3369 E-Mail: roth@danvannllc.com
Address: 207 Wallins Corners		
City/PO: Amsterdam	State: NY	Zip Code: 12010
Project Contact (if not same as sponsor; give name and title/role): same as applicant		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:

**B. Government Approvals**

<b>B. Government Approvals, Funding, or Sponsorship.</b> (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees	N/A	
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town Planning Board	01/22/26
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	TBD
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Montgomery County Planning and DPW	TBD
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS DEC, NYS DOH	TBD
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning**

<b>C.1. Planning and zoning actions.</b>	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>• <b>If Yes</b>, complete sections C, F and G.</li> <li>• <b>If No</b>, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s): NYS Heritage Areas: Mohawk Valley Heritage Corridor	
_____	
_____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
_____	
_____	
_____	

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
 If Yes, what is the zoning classification(s) including any applicable overlay district?  
B-2

b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No

c. Is a zoning change requested as part of the proposed action?  Yes  No  
 If Yes,  
 i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services.**

a. In what school district is the project site located? Amsterdam

b. What police or other public protection forces serve the project site?  
Montgomery County Sheriff's and State Police

c. Which fire protection and emergency medical services serve the project site?  
Hagaman Fire

d. What parks serve the project site?  
N/A

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Multi-Family Residential

b. a. Total acreage of the site of the proposed action? 43.4 ± acres  
 b. Total acreage to be physically disturbed? 17 ± acres  
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 43.4 ± acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No  
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
 If Yes,  
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
Multi-Family Residential and Commerical  
 ii. Is a cluster/conservation layout proposed?  Yes  No  
 iii. Number of lots proposed? 2  
 iv. Minimum and maximum proposed lot sizes? Minimum 1.69 ± Maximum 41.67 ±

e. Will the proposed action be constructed in multiple phases?  Yes  No  
 i. If No, anticipated period of construction: \_\_\_\_\_ months  
 ii. If Yes:  
 • Total number of phases anticipated 4  
 • Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month 1 year  
 • Anticipated completion date of final phase \_\_\_\_\_ month 5 year  
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_  
Phase 1 will consist of road and infrastructure. Additional phases to include building construction.

f. Does the project include new residential uses?  Yes  No  
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	0
At completion of all phases	_____	_____	_____	170

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No  
 If Yes,

i. Total number of structures \_\_\_\_\_  
 ii. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ height; \_\_\_\_\_ width; and \_\_\_\_\_ length  
 iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No  
 If Yes,

i. Purpose of the impoundment: \_\_\_\_\_  
 ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: \_\_\_\_\_  
 iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_  
 iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres  
 v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length  
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): \_\_\_\_\_

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  Yes  No  
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)  
 If Yes:

i. What is the purpose of the excavation or dredging? \_\_\_\_\_  
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?  
 • Volume (specify tons or cubic yards): \_\_\_\_\_  
 • Over what duration of time? \_\_\_\_\_  
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. \_\_\_\_\_  
 iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. \_\_\_\_\_  
 v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres  
 vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres  
 vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet  
 viii. Will the excavation require blasting?  Yes  No  
 ix. Summarize site reclamation goals and plan: \_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No  
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): \_\_\_\_\_

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

iii. Will the proposed action cause or result in disturbance to bottom sediments?  Yes  No  
 If Yes, describe: \_\_\_\_\_

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No  
 If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

---

c. Will the proposed action use, or create a new demand for water?  Yes  No  
 If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 37,400 ± gallons/day

ii. Will the proposed action obtain water from an existing public water supply?  Yes  No  
 If Yes:

- Name of district or service area: City of Amsterdam
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No  
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
 Existing main will be extended from the NYS Rt 30/Maple Ave Ext Intersection approximately 4,000 ± to the site.
- Source(s) of supply for the district: Steele, Ireland and Vly Reservoirs in Saratoga County

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No  
 If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: \_\_\_\_\_ gallons/minute.

---

d. Will the proposed action generate liquid wastes?  Yes  No  
 If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 37,400 ± gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_  
sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities?  Yes  No  
 If Yes:

- Name of wastewater treatment plant to be used: Montgomery County Treatment Plant
- Name of district: Montgomery County Sewer
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

Yes  No  
 Yes  No

Do existing sewer lines serve the project site?  
 Will a line extension within an existing district be necessary to serve the project?  
 If Yes:
 

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_

 Grinder pumps and low pressure sewer will be utilized to convey wastewater to an existing sanitary manhole located approximately 1,000 feet southeast of the site on Midline Road.

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No  
 If Yes:
 

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- What is the receiving water for the wastewater discharge? \_\_\_\_\_

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):  
 \_\_\_\_\_  
 \_\_\_\_\_

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No  
 If Yes:
 

- How much impervious surface will the project create in relation to total size of project parcel?  
 \_\_\_\_\_ Square feet or 7.2 ± acres (impervious surface)  
 \_\_\_\_\_ Square feet or 41.7 ± acres (parcel size)
- Describe types of new point sources. Road and building runoff
- Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
onsite stormwater management areas where it will be treated and released at a rate less than pre-developed conditions to on-site wetlands.
- If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
on-site wetlands
- Will stormwater runoff flow to adjacent properties?  Yes  No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  Yes  No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No  
 If Yes, identify:
 

- Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  
 \_\_\_\_\_
- Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
 \_\_\_\_\_
- Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  
 \_\_\_\_\_

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No  
 If Yes:
 

- Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No
- In addition to emissions as calculated in the application, the project will generate:
  - \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)
  - \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
  - \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
  - \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
  - \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
  - \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No

If Yes:

i. Estimate methane generation in tons/year (metric): \_\_\_\_\_

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

---

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  Yes  No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

---

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No

If Yes:

i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_

iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_

iv. Does the proposed action include any shared use parking?  Yes  No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: \_\_\_\_\_

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

---

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): \_\_\_\_\_

iii. Will the proposed action require a new, or an upgrade, to an existing substation?  Yes  No

---

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 7:00 am - 7:00 pm</li> <li>• Saturday: _____ 7:00 am - 5:00 pm</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 24 hours</li> <li>• Saturday: _____ 24 hours</li> <li>• Sunday: _____ 24 hours</li> <li>• Holidays: _____ 24 hours</li> </ul>
--	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No  
 If yes:  
 i. Provide details including sources, time of day and duration:  
General construction activities Monday - Friday 7:00 am - 7:00 pm and Saturday 7:00 am - 5:00 pm.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_

---

n. Will the proposed action have outdoor lighting?  Yes  No  
 If yes:  
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
Residential pole mounted and building mounted lighting.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_

---

o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No  
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: \_\_\_\_\_

---

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No  
 If Yes:  
 i. Product(s) to be stored \_\_\_\_\_  
 ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)  
 iii. Generally, describe the proposed storage facilities: \_\_\_\_\_

---

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No  
 If Yes:  
 i. Describe proposed treatment(s):  
N/A

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

---

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No  
 If Yes:  
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:  
 • Construction: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)  
 • Operation : \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)  
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:  
 • Construction: \_\_\_\_\_  
 • Operation: \_\_\_\_\_

iii. Proposed disposal methods/facilities for solid waste generated on-site:  
 • Construction: \_\_\_\_\_  
 • Operation: \_\_\_\_\_

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_

ii. Anticipated rate of disposal/processing:

- \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
- \_\_\_\_\_ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: \_\_\_\_\_ years

---

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_

ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_

iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No

If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)

Forest  Agriculture  Aquatic  Other (specify): vacant wetland

ii. If mix of uses, generally describe: \_\_\_\_\_

---

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	7.2 ±	+ 7.2
• Forested	19.9 ±	11.9 ±	- 8.0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	10.0	22.6 ±	+ 10.6
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	11.8 ±	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____	N/A	N/A	N/A

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
 i. If Yes: explain: \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
 If Yes,  
 i. Identify Facilities: \_\_\_\_\_

e. Does the project site contain an existing dam?  Yes  No  
 If Yes:  
 i. Dimensions of the dam and impoundment:  
 • Dam height: \_\_\_\_\_ feet  
 • Dam length: \_\_\_\_\_ feet  
 • Surface area: \_\_\_\_\_ acres  
 • Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
 ii. Dam's existing hazard classification: \_\_\_\_\_  
 iii. Provide date and summarize results of last inspection: \_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
 If Yes:  
 i. Has the facility been formally closed?  Yes  No  
 • If yes, cite sources/documentation: \_\_\_\_\_  
 ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: \_\_\_\_\_  
 iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
 If Yes:  
 i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: \_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
 If Yes:  
 i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
 ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
 iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
 If yes, provide DEC ID number(s): V00372  
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
DEC Id number refers to 4715 St Hwy 30, currently Power Pallet. N/A to project site.

v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ 76 feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site:

Broadalbin loam	8.8 %
Mosherville loam	62.3 %
Sun loam	28.9 %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ 0-6 feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ % of site  
 Moderately Well Drained: 36 % of site  
 Poorly Drained 64 % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: 100 % of site  
 10-15%: \_\_\_\_\_ % of site  
 15% or greater: \_\_\_\_\_ % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 876-135 Classification C(T)
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size \_\_\_\_\_
- Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No  
 If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_

i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100-year Floodplain?  Yes  No

k. Is the project site in the 500-year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:  
 i. Name of aquifer: \_\_\_\_\_

m. Identify the predominant wildlife species that occupy or use the project site: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

n. Does the project site contain a designated significant natural community?  Yes  No  
 If Yes:  
 i. Describe the habitat/community (composition, function, and basis for designation): \_\_\_\_\_  
 \_\_\_\_\_  
 ii. Source(s) of description or evaluation: \_\_\_\_\_  
 iii. Extent of community/habitat:  
 • Currently: \_\_\_\_\_ acres  
 • Following completion of project as proposed: \_\_\_\_\_ acres  
 • Gain or loss (indicate + or -): \_\_\_\_\_ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?  Yes  No  
 If Yes:  
 i. Species and listing (endangered or threatened): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?  Yes  No  
 If Yes:  
 i. Species and listing: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?  Yes  No  
 If yes, give a brief description of how the proposed action may affect that use: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**E.3. Designated Public Resources On or Near Project Site**

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes  No  
 If Yes, provide county plus district name/number: \_\_\_\_\_

b. Are agricultural lands consisting of highly productive soils present?  Yes  No  
 i. If Yes: acreage(s) on project site? \_\_\_\_\_  
 ii. Source(s) of soil rating(s): \_\_\_\_\_

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?  Yes  No  
 If Yes:  
 i. Nature of the natural landmark:  Biological Community  Geological Feature  
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?  Yes  No  
 If Yes:  
 i. CEA name: \_\_\_\_\_  
 ii. Basis for designation: \_\_\_\_\_  
 iii. Designating agency and date: \_\_\_\_\_

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> No

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

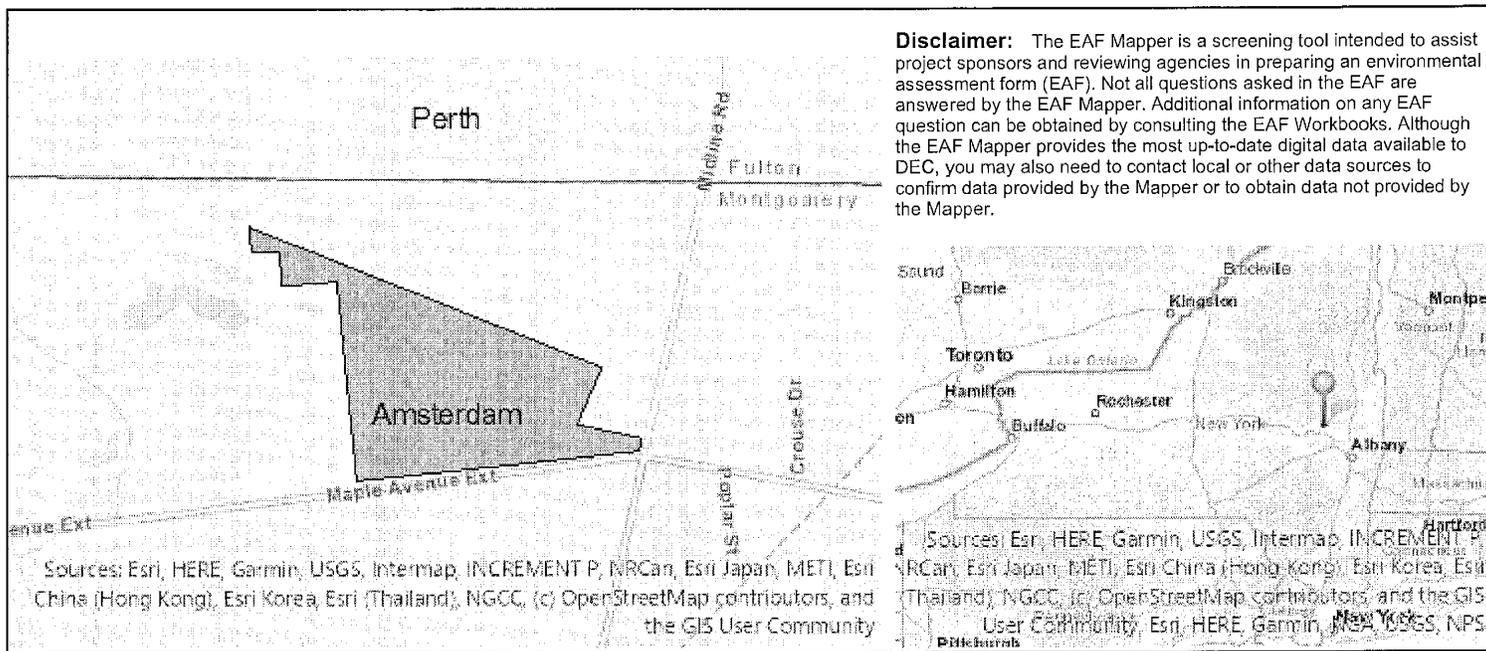
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Luigi A Palleschi Date 01-21-26

Signature Luigi Palleschi Title Engineer



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas: Mohawk Valley Heritage Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	V00372
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	876-135
E.2.h.iv [Surface Water Features - Stream Classification]	C(T)

E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

**PROJECT NARRATIVE**  
**Maple Reserve Apartments**  
**Mape Ave. Ext.**  
**January 21, 2026**

**Project Location & Description**

The applicant, Dan Roth of Maple Ave Development Partners, LLC, 207 Wallins Corner Road, Amsterdam, New York 12010, proposes the development of a vacant 43.4±-acre parcel located in the northwest quadrant of the Maple Avenue Extension and Midline Road intersection (Tax Map ID #25.-1-4.12) in the Town of Amsterdam, New York.

The property is zoned B-2 (Restricted Business District). The proposed project consists of the construction of seventeen (17) ten-unit multi-family buildings, totaling 170 dwelling units.

The site was previously approved by the Town of Amsterdam Planning Board in 2011 for seventeen (17) eight-unit multi-family buildings totaling 136 dwelling units.

In conjunction with the site plan, the applicant proposes to subdivide the parcel into two (2) lots:

- Lot 1: Approximately 41.7± acres, containing the multi-family development with frontage along Maple Avenue Extension.
- Lot 2: Approximately 1.7± acres, to remain vacant commercial land with frontage along Maple Avenue Extension and Midline Road.

**Access & Parking**

The development will be served by two (2) full-access driveways, located at the east and west ends of the site. Internal roadways will terminate in hammerhead-style emergency vehicle turnarounds, designed in accordance with the International Fire Code and New York State Fire Code.

Each dwelling unit will be provided with one (1) attached single-car garage and one (1) driveway parking space, resulting in a minimum of two (2) parking spaces per unit. An additional forty-three (43) overflow parking spaces will be provided throughout the site.

### **Site Amenities**

The project includes a 3,750-square-foot community building containing a tenant gathering space and fitness center. A swimming pool with outdoor seating is proposed at the rear of the community building. Additional site amenities include a fenced dog park, putting green, pickleball courts, and a basketball court.

### **Mail Service**

A centralized USPS-compliant mail kiosk will be located within the community building.

### **Soils and drainage**

According to the *Soil Survey of Montgomery County, New York*, on-site soils are primarily gravelly loam, classified as Hydrologic Soil Group D. Seasonal groundwater is typically encountered 15 to 30 inches below grade. Existing site topography generally slopes from east to west toward wetlands located along the western boundary of the property.

Stormwater management for the proposed development will be provided through positive surface drainage and a closed pipe and catch basin system conveying runoff to two (2) bioretention practices located in the northwest portion of the site. The system is designed to meet NYSDEC Water Quality Volume (WQv) and Runoff Reduction Volume (RRv) requirements. Pretreatment will be provided through sedimentation forebays prior to discharge into the bioretention areas.

The stormwater management system will detain runoff from storm events up to the 100-year design storm and will control peak discharge rates such that post-development flows do not exceed pre-development conditions.

## **Water**

In accordance with the 2011 Planning Board approvals, which included a water district extension, the project will require a public water main extension to serve the proposed development. The nearest existing water main is located along NYS Route 30, approximately one (1) mile west of the site.

A 10-inch HDPE water main will be extended from the Route 30 and Maple Avenue Extension intersection eastward to the project site. The extended water system will provide both domestic water service and fire protection.

A 20-foot-wide waterline easement will be granted to the Town of Amsterdam for ownership, operation, and maintenance of the on-site water distribution system.

## **Sewer**

Consistent with the 2011 approvals, the project will utilize individual grinder pumps and a low-pressure force main system to convey sanitary wastewater to an existing sanitary sewer manhole located on Midline Road, approximately 1,000 feet southwest of the site.

All on-site grinder pumps and force mains will be owned and maintained by the applicant up to the Maple Avenue Extension right-of-way.

## **Solid Waste**

Each unit will have a residential trash and recycling container, which will be stored in their garage space. The applicant intends on working with the Town to provide the site with municipal solid waste collections. However, a private solid waste collection company's service can be retained if needed.

### **Impact on Adjoining Property**

Adjacent properties consist primarily of vacant wetlands, National Grid utility corridors, and vacant residential parcels, including an uninhabitable single-family dwelling. The proposed development is not anticipated to result in significant adverse impacts to surrounding properties.

### **Impact on School District**

The development is anticipated to attract primarily young professionals and empty nesters, demographic groups that typically generate minimal school-aged population. While some school-aged children may reside within the development, the project is expected to have a positive fiscal impact on the local school district through increased tax revenue.

### **Traffic**

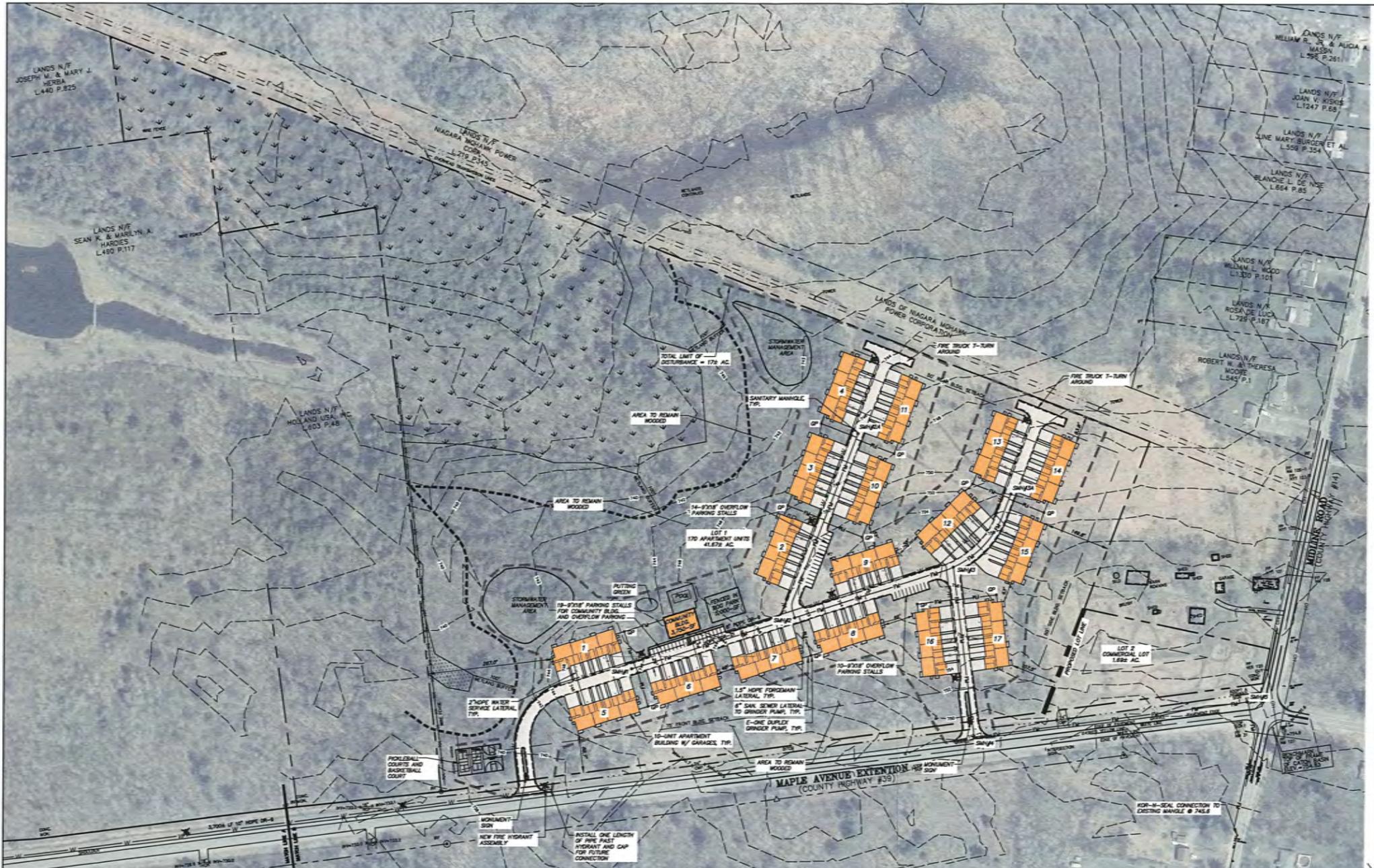
Trip generation estimates were prepared in accordance with the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, and represent peak weekday commuter conditions:

#### AM Peak Hour

- Trip Rate: 0.30 trips per dwelling unit
- Total Trips: Approximately 51 trips
- Directional Distribution:
  - 10% inbound (5 trips)
  - 90% outbound (46 trips)

#### PM Peak Hour

- Trip Rate: 0.25 trips per dwelling unit
- Total Trips: Approximately 43 trips
- Directional Distribution:
  - 90% inbound (39 trips)
  - 10% outbound (4 trips)



SITE LOCATION MAP  
N.T.S.

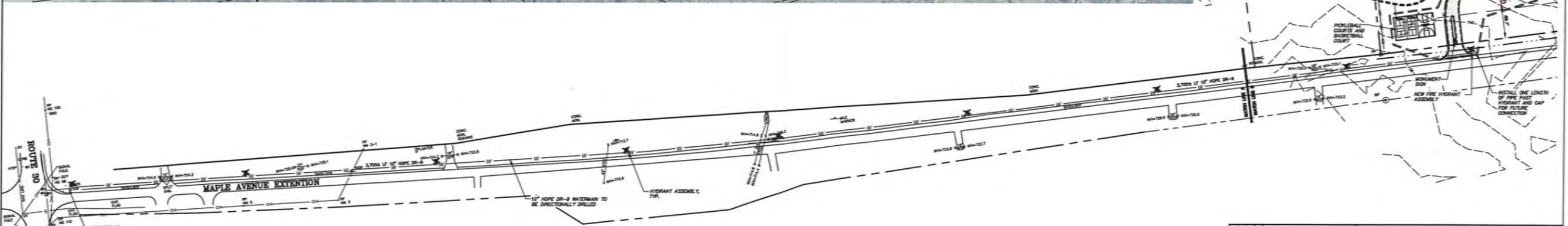
SITE DATA:  
TAX MAP 09 25.00-1-10.12

ZONING: B-2 RESTRICTED BUSINESS DISTRICT	REQUIRED
LOT SIZE:	5 ACRES MIN.
LOT AREA:	200 AC. MAX.
LOT COVERAGE:	3 STORES (40') MAX.
BUILDING HEIGHT:	
SETBACKS:	
FRONT:	75' MIN.
SIDE:	50' MIN.
REAR:	50' MIN.

DENSITY
ALLOWED: 10 DWELLING UNITS PER ACRE MAX. 4.5 ACRES = 450 UNITS MAX. 12 DWELLING UNITS PER GROUP STRUCTURE MAX.
PROVIDED: 170 UNITS (17) 10-UNIT BLDGS.

PARKING
PROVIDED: 2- SPACES PER UNIT X 170 UNITS = 240 SPACES + 43 OVERFLOW SPACES
TOTAL = 193 SPACES OR 2.4 SPACES PER UNIT

- NOTES:
1. BASE MAPPING BY ASD ENGINEERS & SURVEYORS FROM A SEPTEMBER 2008 FIELD SURVEY.
  2. THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES ABOVE- GROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA. EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPE LINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE SHOWN OR MAY NOT BE SHOWN, AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. 48 HOURS BEFORE YOU DIG, DRILL OR BLAST, CALL THE NEW YORK ONE-CALL SYSTEM 1-800-882-7862.
  3. WETLANDS FLAGGED BY GILBERT WANGLER LAND SURVEYORS, PLLC, ON NOVEMBER 5, 2008.
- MAP REFERENCES:
1. "EXISTING CONDITIONS & EROSION CONTROL PLAN - MAPLE AVENUE APARTMENTS" AS PREPARED BY ASD ENGINEERS AND SURVEYORS, DATED DECEMBER 23, 2008, AS REVISED.



REVISION DATE	ALTERNATION OF THIS DOCUMENT DESIGNED BY A LICENSED PROFESSIONAL ENGINEER IS LEGAL.	<b>CONCEPTUAL SITE PLAN &amp; SUBDIVISION</b>  <b>MAPLE RESERVE</b> MAPLE AVE EXT. TOWN OF WESTERHAM COUNTY OF MONTGOMERY STATE OF NEW YORK
	 <b>ASD ENGINEERS &amp; SURVEYORS</b> 471 Union Street Schenectady, N.Y. 12305 518-371-4215 Fax: 518-371-4278 www.asd-engineers.com	
DATE: JANUARY 22, 2008 SCALE: 1" = 100' PLOT: 4009R - C3 SHEET OF 1		