

TOWN OF AMSTERDAM PLANNING BOARD
REPORT AND RECOMMENDATION
March 4, 2026

Background

On January 28, 2026, the Applicant submitted an application and petition to the Town Board to amend PUD District No. 3 (the "Application and Petition") and a subdivision application with preliminary and final plats (the "Subdivision Application"). 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. 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).

The Applicant 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.

On February 4, 2026, the Town Board adopted a resolution: (1) that the Town Board accepted the Application and Petition and directed that it be filed with the Town of Amsterdam Town Clerk, pursuant to Town of Amsterdam Zoning Law, Section 50; (2) that each member of the Town Board received the Application and Petition including the Proposed Local Law, now identified as Local Law No. ___ of 2026; (3) that the Proposed Local Law is introduced; (4) that the Proposed Local Law is to be referred to the Town Planning Board for recommendation; (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. On March 4, 2026, the Planning Board adopted a negative declaration for the Application and Petition and Subdivision Application.

Recommendation

Under Town Code Section 14(4)(C), the Planning Board must consider the following in its review of planned unit development:

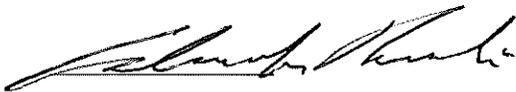
1. If the proposal conforms to the goals and objectives of the Town's Comprehensive Plan.
2. If the proposed development meets the purpose and objectives of a Planned Unit Development as described in this section.
3. The need for the proposed land use in the proposed location.
4. The existing character of the neighborhood in which the uses will be located.

5. The pedestrian circulation and open space in relation to structures.
6. The traffic circulation features within the site and the amount, location and access to automobile parking areas; and the impact of the proposal on existing transportation systems.
7. The adequacy of the proposed public/private utilities, including water supply, sewage treatment and stormwater drainage facilities.
8. The height and bulk of buildings and their relation to other structures in the vicinity.
9. The proposed location, type and size of display signs, driveways and/or loading zones and landscaping.
10. The adequacy of existing public services to support the proposed development.
11. The safeguards provided to minimize possible detrimental effects of the proposed use on adjacent properties and the neighborhood in general.
12. Such other matters as the Planning Board may consider pertinent.

Here, PUD District No. 3 has already been reviewed and approved by the Town Board with a positive recommendation from the Planning Board. As note above, the proposed amendment seeks only to allow within "Area B" of PUD District No. 3: (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. The Planning Board finds that these amendments are consistent with the Planning Board's previous reviews and recommendations concerning PUD District No. 3.

Based on the foregoing, the Planning Board issues this positive recommendation for the amendments to PUD District No. 3 proposed in the Application and Petition.

Dated: March 4, 2026



Town of Amsterdam Planning Board Chairperson