

2/10/2011

Application #: 2026-029

Date: 3/24/2026

**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: Destiny Homes Inc. (Erl Skaarland) **Applicant's Representative:** _____
(must be property owner) (if applicable)
Address: 340 Shellstone Road **Address:** _____
Amsterdam, NY 12010

Phone: (518) 424-7408 **Phone:** () _____

Professional Advisor: Engineer **Other :** _____
(i.e. Engineer, Architect, Surveyor, etc.) (if appropriate, please specify)
Address: 900 Route 146 **Address:** _____
Clifton Park, NY 12065

Phone: (518) 371-7621 **Phone:** () _____

Property Location

Address: Upper Van Dyke Ave

General Location: The property is located at the intersection of Golf Course
Road and Upper Van Dyke Ave

Zoning District: R-1 Residential

Tax Parcel ID # (SBL) 39.-1-27.11

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] 3/25/2026 [Signature] 3/24/2026
Applicant Date Applicant's Representative Date

Application #: 2026-029
Date: 4-9-26

For Office Use Only

Application Fee: \$ 300

Engineering Fees: \$ _____ Description: _____

Other Fees: \$ _____ Description: _____

Total Amount Received: \$ 300

Check #(s)/Date: 46360 4-9-26

Received By: [Signature]

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

Short Environmental Assessment Form

Part 1 - Project Information

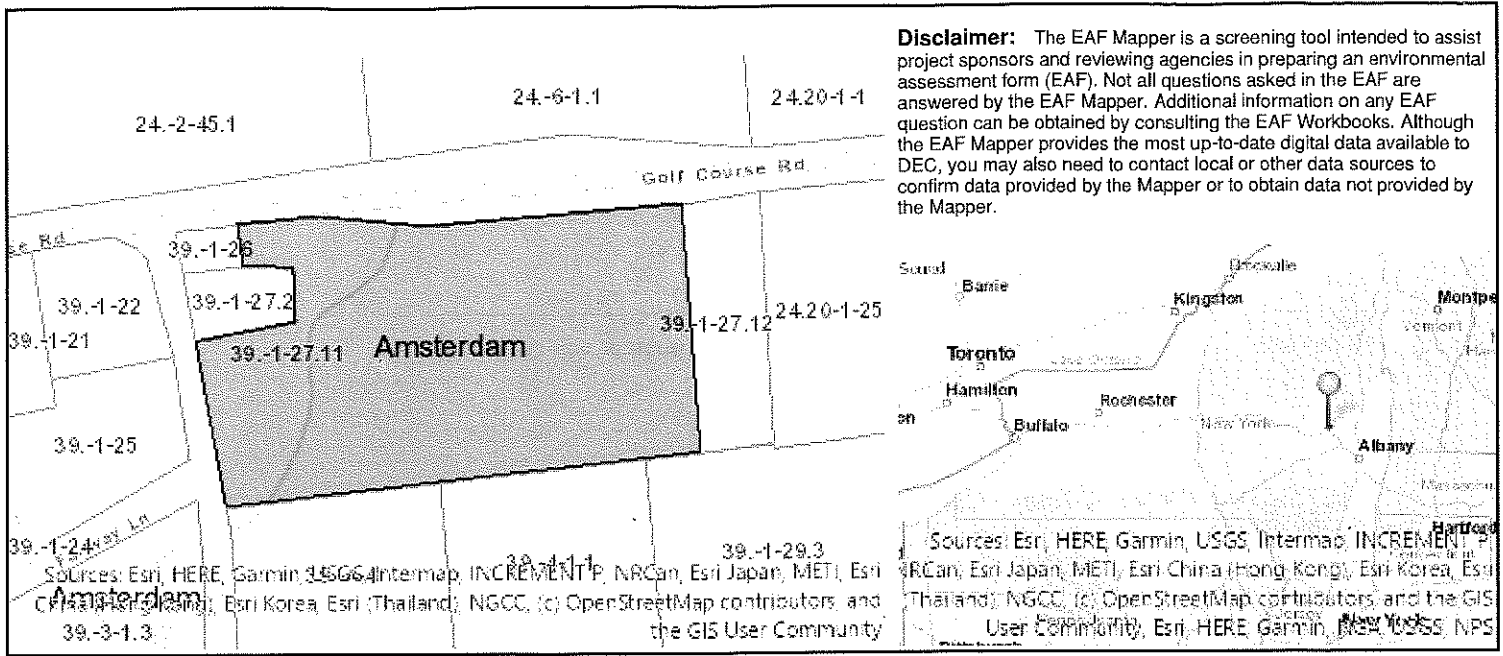
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Conceptual Subdivision of Lands for Destiny Homes Inc., Erl Skaarland			
Project Location (describe, and attach a location map): The subject parcel is located at the intersection of Golf Course Road and Upper Van Dyke Ave, tax parcel ID: 39.-1-27.11			
Brief Description of Proposed Action: Two lot subdivision within the R-1 district of the Town of Amsterdam, Montgomery County, New York. Each proposed lot will be developed with a single-family dwelling.			
Name of Applicant or Sponsor: Lilian Mitchell		Telephone: (518) 371-7621 x 128 E-Mail: lkmitche@edpllp.com	
Address: 900 Route 146			
City/PO: Clifton Park		State: NY	Zip Code: 12065
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 9.9± acres			
b. Total acreage to be physically disturbed? _____ 0.98± acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 9.9± acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Private well _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Onsite wastewater treatment system _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

AGRICULTURAL DATA STATEMENT

Per § 305-a of the New York State Agriculture and Market Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

A. Name of applicant: Destiny Homes Inc., Erl Skaarland
Mailing Address 340 Shellstone Road
Amsterdam, NY 12010

B. Description of the proposed project: _____
2-lot residential subdivision

C. Project side address: Upper Van Dyke Ave Town: Amsterdam

D. Project site tax map number: 39.-1-27.11

E. The project is located on property:
 Within an Agricultural District containing a farm operation, or
 With boundaries within 500 feet of a farm operation located in an Agricultural District.

F. Number of acres affected by project: 0.98± acres

G. Is any portion of the project site currently being farmed?
 Yes If yes, how many acres _____ or square feet _____?
 No

H. Name and address of any owner of land containing farm operations within the Agricultural District and is located within 500 feet of the boundary of the property upon which the project is proposed.

None

I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

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**FARM NOTE**  
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Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

Lilian Mitchell, Project Engineer

3/13/2026

Name and Title of person completing form

Date



**ENVIRONMENTAL DESIGN
PARTNERSHIP, LLP.**

Shaping the physical environment

900 Route 146 Clifton Park, NY 12065
(P) 518.371.7621 (F) 518.371.9540 edpllp.com

LETTER OF TRANSMITTAL

TO: Code Enforcement Office
283 Manny's Corners Road
Amsterdam, NY 12010

ATTN: Grant Egelston

FROM: Lilian Mitchell
Phone: 518-579-3928
Email: lk Mitchell@edpllp.com

RE: Golf Course Road Subdivision
Application to the Planning Board for Proposed Subdivision

DATE: April 2, 2026

WE ARE TRANSMITTING THE FOLLOWING:

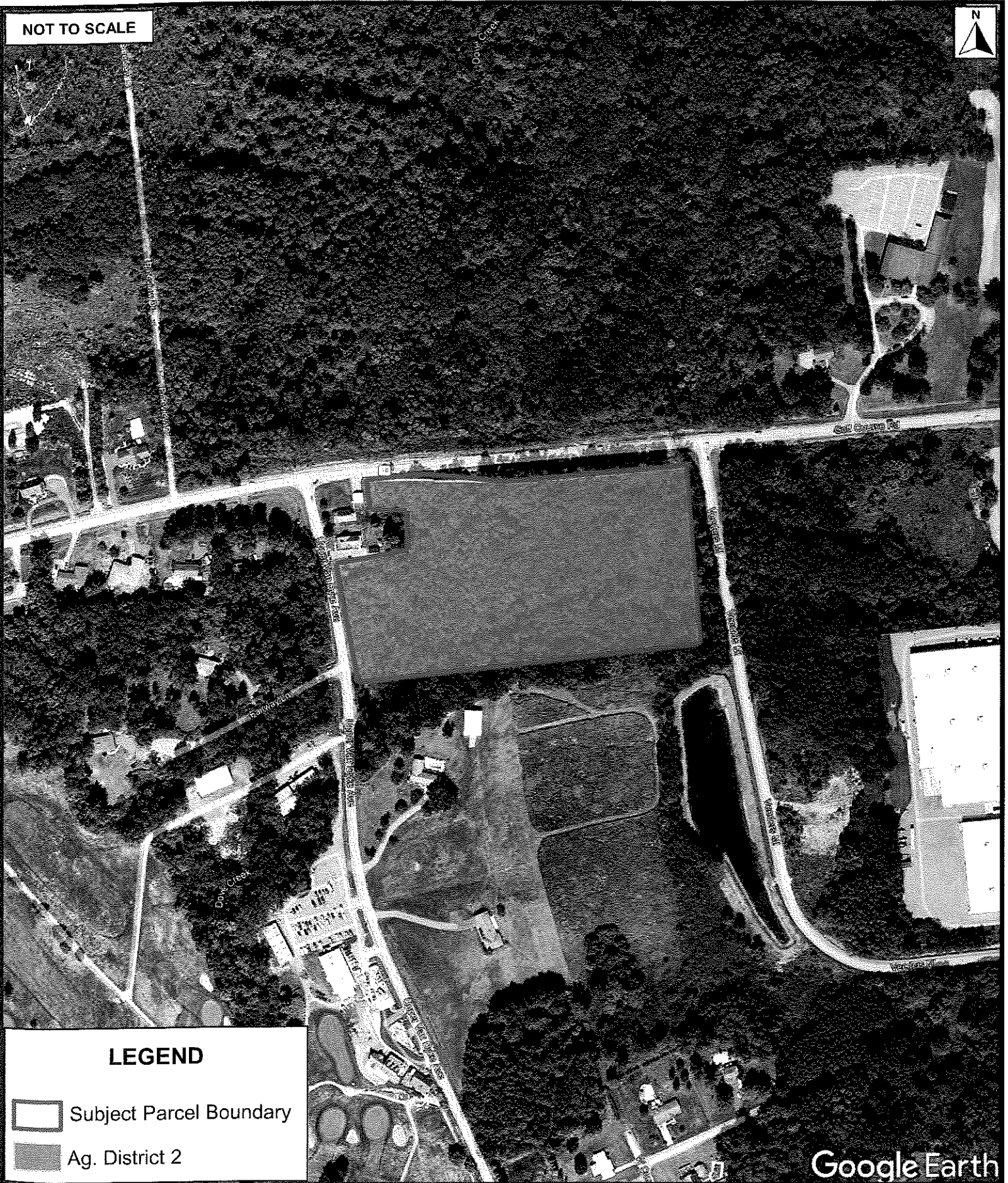
COPIES	DESCRIPTION	DATE
8	Application to Planning Board	4/2/2026
8	SEQR Short EAF	4/2/2026
8	Ag. Data Statement	4/2/2026
8	Conceptual Subdivision Plan (6 11x17, 2 full size)	4/2/2026
1	\$300 2-lot Subdivision Application Fee	4/2/2026

REMARKS:



For Planning Board submission, requesting placement on the May 6, 2026 PB meeting.

DELIVERED BY: Hand delivered

NOT TO SCALE



LEGEND

-  Subject Parcel Boundary
-  Ag. District 2

Google Earth



Agricultural District Map
Golf Course Road Subdivision

Town of Amsterdam

Montgomery County

Source: Cornell University Geospatial Information Repository

March 13, 2026

The Environmental Design Partnership, LLP
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