

**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**

Section 5(B) “Phasing” is hereby amended as follows:

Phasing. The PUD will be developed in multiple areas, subject to market conditions, and generally as shown on the Preliminary Development Plan, annexed hereto as Appendix B €, subject to Section 5(C), and as further described herein. The PUD may be, in the discretion of the developer, completed in a single phase of construction. Phasing shall be in accordance with Section 14.4(L) of the Town’s comprehensive zoning law, as may be amended.

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

	<b>Description</b>	<b>Parcel(s)</b>	<b>Area (ac.)</b>	<b>Max Density</b>
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

Section 5(C) “Site Plan Review” is hereby amended as follows:

Within six (6) months of the Town Board approval of the Zoning Map Amendment and Preliminary Development Plan, application shall be filed for Site Plan Review of any area of the PUD in accordance with the procedures of the Town’s Zoning Code. The Planning Board shall have the authority to approve a Site Plan that deviates from building and road layout of the Preliminary Development Plan if the Site Plan conforms to all other requirements of this local law. Development of one-family dwellings in Area D shall be exempt from site plan review.

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:

<b>Area</b>	<b>Lot Coverage (max.)</b>	<b>Front Yard (min.)</b>	<b>Side Yard (min.)</b>	<b>Rear Yard (min.)</b>	<b>Building Height (max.)</b>	<b>Units/Structure</b>
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.