

TOWN OF AMSTERDAM TOWN BOARD

**A RESOLUTION TO SCHEDULE A PUBLIC HEARING ON A
PROPOSED LOCAL LAW TO AMEND LOCAL LAW NO. 2 OF 2023 – AMENDING
THE TOWN OF AMSTERDAM ZONING LAW FOR PLANNED UNIT
DEVELOPMENT DISTRICT NO. 3**

April 15, 2026

WHEREAS, in or about May of 2020, Concord Development Co., LLC (the “Applicant”), with an address of P.O. Box 9614, Niskayuna, NY 12309, submitted an application to the Town of Amsterdam (the “Town”) for site plan, subdivision, and planned unit development (“PUD”) approval for a residential development project on ~92 acres of land in the R-1 District of the Town located on Log City Road (the “Project”); and

WHEREAS, the Town of Amsterdam Planning Board (the “Planning Board”) designated itself as Lead Agency, conducted a review of the Project under State Environmental Quality Review Act (“SEQRA”), and adopted a Negative Declaration of Significance; and

WHEREAS, in April of 2021, the Town established Planned Unit Development District No. 3 for the Project (“PUD District No. 3”) by adopting Local Law No. 3 of 2021; and

WHEREAS, in or about 2022, Bruns Realty, LLC (“Bruns”) submitted an application to the Town of Amsterdam Town Board (the “Town Board”) to amend PUD District No. 3 to add approximately 16.50 acres of land, as shown on the Town’s tax rolls as tax parcel no. 24.12-4-7.31 (approximately 9.0 acres) and 24.12-4-7.32 (approximately 7.5 acres) located adjacent and to the east of the PUD District No. 3 site, in order to allow construction of 168 apartment units, a community clubhouse, and related site improvements, as shown on the Concept PUD site plan, prepared by Environmental Design Partnership, LLP, entitled “Amendment to Planned Unit Development Log City Road PUD,” dated August 24, 2022 and last revised on October 4, 2022 (the “Bruns Amendment”); and

WHEREAS, in or about April of 2022, the Town of Amsterdam Planning Board (the “Planning Board”) designated itself as Lead Agency, conducted a review of the Bruns Amendment under SEQRA, and adopted a Negative Declaration of Significance; and

WHEREAS, in February of 2023, the Town adopted Local Law No. 2 of 2023, which repealed Local Law No. 3 of 2021 and amended PUD District No. 3; and

WHEREAS, in or about April of 2023, the Town approved Bruns application for site plan approval for “Eco Flats at Log City” which is a development within PUD District No. 3 (shown as “Area C”) and, as lead agency for review of the site plan application, issued a Negative Declaration of Significance; and

WHEREAS, 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”); 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 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; and

WHEREAS, 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; and

WHEREAS, on March 4th, 2026, the Planning Board adopted a resolution (1) finding that the amendments to PUD District No. 3 and Local Law No. 2 of 2023 are consistent with the Negative Declarations already issued for the PUD District No. 3, and that no further SEQRA review is required; (2) determining the Application is complete and the Board and the Town Engineer consent to the Application and Petition be referred to the Montgomery Planning Department pursuant to General Municipal Law § 239-m; (3) issuing a “Report and Recommendation” to the Town Board in recommending approval of the Application and Petition; and

WHEREAS, on April 14, 2026, the Montgomery County Planning Department voted in favor of approving the Application and Petition.

NOW, THEREFORE, BE IT RESOLVED,

1. A public hearing of the Town Board of the Town of Amsterdam shall be held at the Town Office Building, 283 Manny’s Corners Road, Amsterdam, New York, 12010 on May 20, 2026, at 6:00 p.m., local time, to consider the proposed local law to amend local law no. 2 of 2023, which would enact certain amendments to PUD District No. 3., and to hear all persons interested in the subject and for the Town Board to conduct any actions related to this proceeding as may be required by law;

2. The Town Clerk shall publish at least once in the official newspaper of the Town for such publication, a notice of hearing, at least 10 days before the date of such public hearing.

A MOTION TO ADOPT THIS RESOLUTION WAS:

Offered by: _____

Seconded by: _____

Thomas DiMezza, Supervisor__

David, Thibodeau, Deputy Supervisor__

Mary Maines, Councilperson__

Ronald DiCaprio, Councilperson__