



**MONTGOMERY
COUNTY NY**

BUSINESS DEVELOPMENT CENTER

Made of Something Stronger

Meeting Notice

TO: Board Members
FROM: Karl Gustafson Jr.
DATE: September 14 , 2026
RE: Planning Board Meeting

The regular meeting of the Montgomery County Planning Board is scheduled for Monday September 14th , 2026 at 5:30 p.m. at the Montgomery County Business Development Center, 113 Park Drive, Fultonville, NY.

Please call Karl at (518) 853-8334 between 8:30 a.m. and 4:00 p.m. if you have any questions.

cc: The Recorder
Montgomery Co. Legislature
DPW

The Leader Herald
Daily Gazette



MONTGOMERY COUNTY PLANNING BOARD MEETING

Monday September 14th, 2026

5:30 PM – Montgomery County Business Development Center

- I. Pledge of Allegiance
- II. Role Call
- III. Adoption of Agenda
- IV. Approval of previous meeting minutes
- V. Public comments on agenda items (3 minute limit per person)
- VI. Town of Amsterdam- Site Plan Review
- VII. Town of Amsterdam- Zoning change
- VIII. Any other business

Montgomery County Planning Board
Meeting Minutes
July 13th, 2026
(meeting held in MCBDC, 113 Park Drive, Fultonville)

MEMBERS PRESENT:

Mark Hoffman, Chairman
Peter Lyden, Member
Irene Collins, Member
David Wiener, Vice Chairman
Frank Szykowski, Member
Wayne DeMallie, Alternate
Angela Frederick, Member
Betty Sanders, Alternate

STAFF MEMBERS PRESENT:

Alex Kuttesch, Senior Planner
Karl Gustafson Jr., Grant Assistant

ABSENT:

Erin Covey, Member
Frank Maphia- Member

OTHERS PRESENT:

I. Call to Order

The meeting was called to order by Chairman Mark Hoffman at 5:30 p.m.

II. Roll Call

The roll call of board members was done by Chairman Hoffman.

III. Adoption of the Agenda

Angela Frederick made a motion to adopt the agenda, Irene Collins seconded. All members present were in favor.

IV. Approval of Previous Meeting's Minutes

Angela Frederick made a motion to accept previous meeting minutes; Frank Szykowski seconded the motion. The previous minutes were approved.

V. Public Comment

No public comment.

VI. Town of Minden- Site Plan Review

Alex Kuttesch explained that this referral is a site plan review in the Town of Minden for an agri-business auction facility. The facility will be doing mostly livestock auctions. Alex did state that he was worried about the storm water runoff plan, Angela made sure that they would require it at the town level.

Chairman Hoffman took a roll call vote, all members were in favor.

The referral was approved.

VII. Other Business

There was no other business.

VIII. Adjournment

David Wiener made a motion to adjourn the meeting at 6:00 p.m., seconded by Peter Lyden. All were in favor.

Respectfully submitted,

Karl Gustafson Jr.
Economic Development Grant Assistant

REFERRAL FORM

MONTGOMERY COUNTY PLANNING BOARD

Referral Number _____

assigned by the MCPB upon
acceptance of referral for review

This Referral must be received **SEVEN CALENDAR DAYS** prior to the MCPB meeting date in order for it to be placed on the agenda.

TO: Montgomery County Planning Board,
Old County Courthouse,
PO Box 1500, Fonda, New York 12068
Phone: 518-853-8334
Fax: 518-853-8336

FROM: Municipal Board: _____
Referring Officer: _____
Mail original resolution to: _____

1. **Applicant:** DiamondHawk Holdings, LLC 2. **Site Address:** Tessiero Square, south end of Town Square Plaza
3. **Tax Map Number(s):** 39.-5-6 (portion of) 4. **Acres:** ±2.29
5. **Is the site currently serviced by public water?** ☒ Yes ☐ No
6. **On-site waste water treatment is currently provided by:** ☒ Public Sewer or ☐ Septic System
7. **Current Zoning:** B-1 8. **Current Land Use:** vacant / commercial shopping center
9. **Project Description:** Please see attached narrative and materials.

10. MCPB Jurisdiction:

- ☐ **Text Adoption or Amendment** ☒ **Site is located within 500' of:** NYS Route 30
- ☐ a municipal boundary.
- ☒ a State or County thruway/highway/roadway
- ☐ an existing or proposed State or County park/recreation area
- ☐ an existing or proposed County-owned stream or drainage channel
- ☐ a State or County-owned parcel on which a public building or institution is situated
- ☐ a farm operation within an Agricultural District (Incl. Ag data Statement) (does not apply to area variances)

11. **PUBLIC HEARING:** Date: 10/7/2026 Time: 6:45 pm Location: Town Hall

Referred Action(s)

If referring multiple, related actions, please identify the referring municipal board if different from above.

12. ☐ **Text Adoption or** ☐ **Amendment** **Referring Board:**

☐ Comprehensive Plan ☐ Local Law ☐ Zoning Ordinance ☐ Other _____

13. ☐ **Zone Change** **Referring Board:**

Proposed Zone District: _____ Number of Acres: _____

Purpose of the Zone Change: _____

14. ☒ **Site Plan** ☐ **Project Site Review** **Referring Board:** Town of Amsterdam Planning Board

Proposed Improvements: Please see attached narrative and related materials.

Proposed Use: Hotel

Will the proposed project require a variance? ☒ Yes ☐ No Type: ☒ Area ☐ Use

Specify: Please see attached narrative and materials.

Is a State of County DOT work permit needed? If Yes : ☒ State or ☐ County ☐ No

Specify: Proposed sidewalk connection to existing along Route 30

15. ☐ **Special Permit**

Referring Board:

Section of local zoning code that requires a special permit for this use: _____

Will the proposed project require a variance? ☐ Yes ☐ No Type: ☐ Area ☐ Use

16. **Variance**

Referring Board:

☐ Area ☐ Use

Section(s) of local zoning code to which the variance is being sought: _____

Describe how the proposed project varies from the above code section: _____

SEQR Determination

Action:

Finding:

TBD

☒ Type I

☐ Positive Declaration – Draft EIS

☐ Type II

☐ Conditional Negative Declaration

☐ Unlisted Action

☐ Negative Declaration

☐ Exempt

☐ No Finding (Type II Only)

SEQR determination made by (Lead Agency): Town of Amsterdam Planning Board Date: TBD

REQUIRED MATERIAL

Send 3 copies of a “Full Statement of the Proposed Action” which includes:

All materials required by and submitted to the referring body as an application

- If submitting site plans, please submit only 1 large set of plans, and 12 11x17 packets.
- All material may be submitted digitally as well at <http://www.mcfdc.org/planning-services/montgomery-county-planning-board-referrals/>

This referral, as required by GML §239 l and m, includes complete information, and supporting materials to assist the Montgomery County Planning Board (MCPB) in its review. Recommendations by MCPB shall be made to the Referring Body within thirty days of receipt of the Full Statement.

Adam Yagelski, AICP Senior Planner Delaware Engineering, DPC

9/3/2026

Name, Title & Phone Number of Person Completing this Form

Transmittal Date

Town Designated Engineer

This side to be completed by Montgomery County Planning.

REFERRAL FORM

MONTGOMERY COUNTY PLANNING BOARD

TO: _____

Receipt of 239-m referral is acknowledged on _____. Please be advised that the Montgomery County Planning Board has reviewed the proposal stated on the opposite side of this form on _____ and makes the following recommendation.

- ☐ Approves

- ☐ Approves (with Modification)

- ☐ Disapproves:

- ☐ No significant County-wide or inter-community input

- ☐ Not subject to Planning Board review

- ☐ Took no action

Section 239-m of the General Municipal Law requires that within thirty days after final action by the municipality is taken; a report of the final action shall be filed with the County Planning Board.

Date

Kenneth F. Rose, Director
Montgomery County Dept. of Economic
Development and Planning

Project Narrative

Tessiero Square Hotel

Town of Amsterdam, Montgomery County

May 2026

Site Address: Town Square Drive
Amsterdam, New York 12010
Tax Map: 39.-5-6 (portion of)

Applicant: Diamond Hawk Holdings, LLC
P.O. Box 8942
Albany, NY 12208

Owner: Fiacco Holding 101 Town Square, LLC
c/o Michael Fiacco
33-37 Warehouse Row
Albany, NY 12205

Design Engineer: Verity Engineering, D.P.C.
P.O. Box 474
Troy, New York 12181

Surveyor: Ingalls & Associates, LLP
2603 Guilderland Avenue
Rotterdam, NY 12306

Zoning: Business (B-1)

Proposed use: Hotel, Retail

Description of Existing Site and Use

The existing ± 9.9 -acre parcel is principally developed as a Neighborhood Retail Center known as Town Square. Town Square contains a $\pm 57,672$ square foot (sq. ft.) building demised with various retail businesses. The parcel has frontage along NYS Route 30 and Tessiero Square and is situated at the southernmost boundary of the Business (B-1) zoning district. The existing lot features parking areas fronting the retail establishments, access onto NYS Route 30 and Tessiero Square via Town Square Drive, and interconnectivity to Sanford Farms Shopping Center. The parcel contains a ± 2.3 -acre area of undeveloped land adjoining Tessiero Square.

The parcel is bounded by commercial uses to the east, west and north. It is serviced by municipal sewer and water together with private utilities such as electric, gas and telecom. The parcel contains a reciprocal ingress/egress easement and operation agreement over Town Square Drive according to an updated boundary and topographic survey.

Description of Proposed Project

The project proposes a 2-lot subdivision and construction of a 4-story, $\pm 19,500$ sq. ft. hotel together with parking, access, utility connections - such as a water, sewer, electric, gas and telecom - site lighting, landscaping, and stormwater management. The proposed subdivision will create a ± 2.3 -acre parcel suitable for the proposed development. Site access is proposed as a new commercial curb cut along Tessiero Square. A sidewalk connection from the hotel to the existing sidewalk network along NYS Route 30 is proposed.

The development plan will disturb greater than one (1) acre and will be subject to NYSDEC SPDES coverage under GP-0-25-001. The project will require area variances and site plan approval from the Town of Amsterdam Zoning Board of Appeals and Planning Board, respectively.

Anticipated Impacts

Surface Water, Drainage, and Stormwater

The parcel's topography generally slopes north to south. Existing closed drainage exists along Tessiero Square with flows discharging into a detention practice located at the northeast corner of the intersection of NYS Route 30 and Tessiero Square. The project will disturb greater than one (1) acre and is subject to NYSDEC GP-0-25-001 SPDES permit coverage. No changes to the existing drainage patterns are proposed.

Traffic & Access

A significant increase in traffic (>100 vehicles in a peak hour) is not anticipated. According to ITE Trip Generation Manual, 11th Edition, a 90-room hotel will generate approximately 38 vehicle trips in the AM and PM peak hour.

Water and Wastewater

The project will require water and sewer service connections. The development area contains a water main stub and hydrant and a portion of a sewer main. A 6" domestic water service is proposed to support potable and fire flow demand. Sewer flows will be conveyed via gravity to an on-site existing sewer manhole. Grease-laden waste will flow through an internal grease trap prior to discharge.

Daily domestic water flows are anticipated to be $\pm 11,300$ gallons per day as follows:

Sleeping Units: 90 Rooms * 110 gallons/room = **9,900 gallons per day.**
Restaurant: 40 seats * 35 gallons/seat = **1,400 gallons per day.**

Sewer flows are expected to be the same.



Municipal Solid Waste

The proposed project will generate new sources of solid waste. Private collection services will be used; an enclosed dumpster area with matching façade is shown on the site plan.

Noise

No nuisance noise is generated from the proposed use.

Visual

The project proposes a 4-story hotel building situated away from historic resources. A hotel brand ("Brand") has not been identified at this juncture. The development group is committed to working with the Friends of Sanford Stud Farms organization in addition to abiding by recommendations from New York State Office of Parks, Recreation and Historical Preservation pertaining to the exterior architectural design features due to proximity of the proposed development to the Sanford Stud Farm properties. It remains unclear if a Brand will allow deviation(s) from their architectural design standards. The hotel operator does have more control over internal hotel features and has expressed a willingness to incorporate internal lobby and sensory treatments to exemplify the historic nature of the adjacent Sanford Stud Farm.

Lighting

The project proposes new lighting for the proposed access driveway, parking areas, canopy, and building mounted lighting for entry ways. All proposed lighting will be LED type, DarkSky compliant, utilizing sharp cutoff fixtures to direct light onto desired areas and not cast light, glare, or reflection onto abutting properties.

Air Quality

The project will have no adverse effect on air quality.

Odor

The project will have no adverse effect on odors.

Miscellaneous Site Information**Parking and Access**

90 parking spaces are proposed including required ADA spaces. Site access is proposed by a new commercial driveway entrance onto Tessiero Square. Further, emergency fire access is proposed along the side lot lines providing fire apparatus access through the site via two (2) double swing gates configured with Knox padlocks. Further coordination with Haggaman Fire Department will occur.

Hours of Operation

Seven (7) days a week, 24-hours per day.

Open Space Preservation/Green Space

Greenspace for the proposed project is estimated to be $\pm 42\%$.



Construction Sequence and Phasing

The project will be constructed in a single phase. The duration of construction is anticipated to be less than twelve (12) months.

Storage or Disposal of Chemicals

This project does not propose any storage or disposal of regulated chemicals.

Town Communication Impacts

No known communication devices or needs are proposed at this time.

Variances/Waivers/Referrals

The proposed project will require a referral to the Montgomery County Planning Board per NYS General Municipal Law 239-m for the specific land use action. In addition, the proposed project will require four (4) area variances as follows:

Item	Required	Proposed	<u>Variance Request</u>	<u>% Change</u>
Building Height	3-Stories/45 ft.	4-Stories/60 ft.	1-Story/15 ft.	33%
Side Yard Setback	20 ft.	10 ft.	10 ft.	50%
Rear Yard Setback	30 ft.	15 ft.	15 ft.	50%
Parking Space	180 sq. ft.	162 sq. ft.	18 sq. ft.	10%



August 12, 2026

Mr. Alex Kuchis – Chairman, Town of Amsterdam Planning Board
Mr. Adam Yagelski – Senior Planner
238 Manny’s Corners Road, Amsterdam, NY 12

Mr. Yagelski:

On July 15, 2026 via email, we received a series of comments prepared by Delaware Engineering D.P.C. These comments have been reviewed, plans and reports revised, and our responses are below:

Zoning Discussion

The subject site appears to be zoned B-1. Hotel is a permitted use in the B-1, with site plan approval. The proposal involves a 2-lot subdivision. Pursuant to the submitted site plan, a number of area variances will be required for proposed Lot #1. The “Area Variances Required” table from the site plan is reproduced below:

ARE VARIANCES REQUIRED:				
TOWN OF AMSTERDAM, ZONING CODE:				
ARTICLE 5, SECTION 17, SCHEUDLE-A (AREA & HEIGHT REGULATIONS)				
ARTICLE 9, SECTION 37, OFF-STREET PARKING AND LOADING				
VARIANCE	LOT#	REQUIRED	PROVIDED	RELIEF
1. PARKING SPACE	1	180 SQ. FT.	162 SQ. FT.	18 SQ. FT.
2. SIDE SETBACK	1	20 FT.	10 FT.	10 FT.
3. BUILDING HEIGHT	1	3-STORY/45 FT.	4-STORY/60 FT.	15 FT.
4. REAR SETBACK	1	30 FT.	15 FT.	15 FT.

However, the Applicant must also address whether proposed Lot 2 requires relief. If the existing use is determined to be “Retail store or shop” or “Professional office,” the proposed Lot 2 side yard setback of 10’ would conform to that required in the B-1; but if the use determination is “Shopping center,” side setbacks of 20’ would be required. We recommend a use determination be made by the zoning enforcement officer.

The use on Lot 2 has been deemed a Shopping Center. A determination has been made by the Town’s Planning & Zoning Board Attorney that the variances granted are sufficient.

The site lies adjacent to the Historic Overlay District. We note that as part of the 2023 zoning map amendments, the area of the project site was excluded from the overlay zone. Below are portions of the pre- and post-amendments zoning map. Accordingly, the project does not appear subject to these requirements.

Recommendations for Content of Application for Site Plan Approval

Art. VI Section 20.5 sets forth the requirements for Applications for Site Plan Approval. We recommend that the Board require each of the items listed in Section 20.5.A-C **except** the following:

- The location of and required setbacks from watercourses, wetlands, protected slope reserves, and the 100-year floodplain, surveyed and delineated by a licensed engineer or land surveyor. If any portion of the parcel is within the 100-year flood plain, the area shall be shown and base flood elevations given [Section 20.C.9]. No such resources are present on or near the site.
- Adjoining wells and sewage systems within 200 feet of property line [Section 20.C.13], as the site will be connected to municipal water and sewer.

Pursuant to Section 20.B, and given the gentle topography, we recommend that the Board require existing and proposed elevations on the site plan be in 1-foot contour intervals.

Existing and proposed contours are shown on the plan.

The Applicant has submitted Part 1 of the Full Environmental Assessment Form. Please see our comments in the SEQR Discussion section of this memo, below.

With respect to the additional reports, maps, plans, or other materials the Board may require [Section 20.5.G], we recommend the following be included:

- *Fire department largest anticipated responding apparatus turning template/simulation; and*
- *Engineers report addressing basis of and proposed design for the water and sewer connections. Hydrant pressure/flow test and needed fire flow calculations should be included for the water system.*

Sheet C-131 is provided depicting the Hagaman fire apparatus equipment turning maneuvers. An engineer's report for the proposed water and sewer connections will be provided upon the next submission.

Pursuant to Section 20.5.H, the Board may waive the Optional Submission Material upon request of the Applicant. We recommend that the Board elect not to waive but require the following:

- *A SWPPP for the project, which will address the soils and drainage plan and study [Section 20.5.H.1 & 4];*
- *An Off-Site Improvement Plan showing such work to be undertaken by the applicant in conjunction with the development of the project site [Section 20.5.H.5]. This includes the proposed sidewalk connection; and*
- *Detailed Construction Plans, prepared in accordance with this Section 20.5.H.6 a through f.*

A SWPPP, detailed construction plans including off-site work is included with the submission materials.

Subdivision Requirements Discussion

The Project includes a proposed 2-lot subdivision which would create one vacant, approximately 2.3 acre lot and a roughly 7.7 acre lot hosting the existing commercial development (the "Proposed Subdivision").

The Town's subdivision regulations appear to exclude 2-lot subdivisions from the requirements set forth therein. Therefore, the Board should proceed in accordance with Section 277 of the NYS Town Law.¹ A public hearing is required, and this hearing must be conducted after SEQR is closed.

SEQR Discussion

The Project involves a request for actions (site plan and subdivision approval) to be taken by the Board that are subject to the requirements of SEQR.



Subdivision

We understand that separate application has been made for the Proposed Subdivision. However, it is unclear whether an EAF has been provided. We recommend that the Applicant supply a completed short EAF using the latest forms addressing the Proposed Subdivision. In general, a two-lot subdivision involving only creation of a new parcel would be classified as an unlisted action.

A SEAF has been previously provided for the separate subdivision action. The subdivision was approved by the Town of Amsterdam Planning Board. Delaware Engineering has access to the SEQRA negative declaration and subdivision approval resolutions.

While SEQR requires that the Board consider all steps or activities involved in an action to avoid so-called "segmentation" of the required SEQR review, the Board may proceed to review parts of proposals as separate actions for SEQR purposes where, in general, the parts have independent utility (i.e., where the action does not commit the Board to taking subsequent action in furtherance of a broader proposal) and where the resulting review is no less protective of the environment.

Accordingly, the Board can proceed to review the proposed subdivision as a separate action under SEQR, and issue a separate determination of significance.

Site Plan

Based on information submitted, the Project appears to involve construction of more than 25,000 square feet (sf) of square feet of gross floor area substantially contiguous to a listed historic district. Therefore, we recommend the Project be classified as a type 1 action, in accordance with 617.4(b)(9).

Type 1 actions require conduct of a coordinated review. We recommend coordinating with the following involved and interested agencies: NYSDEC, NYSDOH, NYSDOT, Town of Amsterdam Highway Dept., Town of Amsterdam Zoning Board of Appeals, Montgomery County Planning, Montgomery County IDA, CDTA, Hagaman Volunteer Fire Dept., and City of Amsterdam.

NY SHPO should be consulted, and formal communication with SHPO will be required for obtaining SPDES permits.

A project consultation has been submitted to and accepted by NYSOPRHP (SHPO), please reference SHPO project# 26PR06548. Delaware Engineering is listed as a project contact and will be notified of future SHPO correspondence.

With respect to the FEAF submitted, we offer the following:

- 1. The Applicant should supply an updated FEAF using the now-current (as of June 12, 2026) SEQR EAFs.*

The FEAF has been updated and previously provided.

- 2. Part 1.D.1.g.iii lists sf to be heated and cooled at 18,400 square feet (sf), and Part 1.A of the FEAF and Project Narrative indicate 19,500 sf. The Applicant should confirm and update. In addition, calculations supporting these numbers should be provided. The FEAF 18,400 sf statistic appears to be based on footprint. The proposed hotel is four stories, which would yield a GFA of 73,600 sf.*

The FEAF has been updated to reflect the proper hotel GFA.



Subdivision Comments

Having reviewed the sketch plat submitted, we offer the following:

3. *The proposed subdivision appears to require additional easements to account for existing occupation along its northerly boundary, such as a light pole and edge of pavement in the canopy area. If and as needed, these easements should be added to the proposed plat.*

All subdivision related comments have previously been addressed.

4. *We recommend that the Applicant supply an official filed copy of the existing reciprocal easement and operation agreement recorded at L644 P90 & L657 P182 for the Board's review.*

All subdivision related comments have previously been addressed.

5. *The Applicant submitted an Alta survey, which does not show any existing utility easements associated with the existing water and sewer mains traversing the area. However, the subdivision plat shows several proposed easements, though the grantee is not specified. We recommend that the Town confirm ownership status and need for easements to be granted to the Town prior to the plat being finalized.*

All subdivision related comments have previously been addressed.

6. *We recommend that to the plat be added the Town's standard signature blocks, copies of which are included herewith.*

All subdivision related comments have previously been addressed.

7. *The site statistics table (area and bulk requirements) should be updated for existing and proposed lots.*

All subdivision related comments have previously been addressed.

8. *We recommend that the "Permitted Uses" language be removed from the proposed plat, as the zoning enforcement officer is solely empowered to make initial determinations as to allowed uses.*

All subdivision related comments have previously been addressed.

9. *Proposed utility easements should be confirmed with the grantee. In general, a minimum of 20' total width is preferred by the Town.*

All subdivision related comments have previously been addressed.

10. *There is a label in the center of the drawing "Original Parcel Lines" that does not appear to refer to any lines. The Applicant should review and adjust as needed.*

All subdivision related comments have previously been addressed.

11. *The ca. 0.4 acre parcel, located at the NE corner of Tessiero Sq. and Route 30, with SBL 39.-5-10, does not appear contiguous to proposed Lot 1 or 2 and does not, therefore, appear to be involved in the proposed subdivision. Its depiction on the drawing should be adjusted to be consistent with other representations of non-involved, adjoining parcels.*

All subdivision related comments have previously been addressed.

12. *There is what appears to be an extraneous subdivision line at the southeast corner of proposed lot 2 with bearing and distance of S84-22-58W 105.85'.*

All subdivision related comments have previously been addressed.



Sketch Plan Comments

Having reviewed the submitted sketch plan, we offer the following for the Board's consideration:

- 13. The sketch plan indicates a proposed sidewalk connection to NY Route 30. In addition to a plan for these offsite improvements, we recommend that the Applicant address the necessary permits (e.g., from the Town and NYSDOT) and property owner permissions required in the next submission.*

Acknowledged. A Perm-33 will be submitted to NYSDOT along with any necessary permit requests from the Town of Amsterdam Highway Department following initial review and comments of the off-site improvements.

- 14. The FEAF indicates that lighting for security and visibility, heights less [than] twenty (20) feet" are proposed. The Project Narrative indicates use of dark-sky compliant fixtures. Section 20.C.16 requires the direction of illumination and methods to eliminate glare onto adjoining properties must also be shown. In general, lower height poles cause less glare.*

A lighting plan has been provided showing proposed exterior lighting and photometrics; please see sheet C-161.

- 15. We recommend that the Applicant consider installation of a pedestrian connection to the adjoining parcel to the north.*

A sidewalk connection has been provided.

We trust you will find this material to be in order. Once you have reviewed the material, should you have any questions, please do not hesitate to contact our office.

Respectfully,



Aaron J. Vera, P.E.
Principal Engineer
Verity Engineering, D.P.C.

Cc: CLIENT
FILE



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 that 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 following sub-questions. If the answer to the initial question is "No," proceed to the next question. Section F allows the project sponsor to identify and attach additional information. Section G requires the name and signature of the applicant or project sponsor to verify the information in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Amsterdam Hotel		
Project Location (describe and attach a general location map): Tessiero Square, south end of Town Square Plaza		
Brief Description of Proposed Action (include purpose or need): The project proposes construction of a 4-story, ±19,500 sq. ft. hotel together with parking, access, utility connections - such as a water, sewer, electric, gas and telecom - site lighting, landscaping, and stormwater management. Site access is proposed as a new commercial curb cut along Tessiero Square and two access points from Town Square Plaza. A sidewalk connection from the hotel to the existing sidewalk network along NYS Route 30 is proposed. The development plan will disturb greater than one (1) acre and will be subject to NYSDEC SPDES coverage under GP-0-25-001. The project will require area variances and site plan approval from the Town of Amsterdam Zoning Board of Appeals and Planning Board, respectively.		
Name of Applicant/Sponsor: DiamondHawk Holdings, LLC c/o Benjamin Oevering		Telephone: (518) 495-6587 E-Mail: ben@doublediamondcompanies.com
Address: P.O. Box 321		
City/PO: Schoharie	State: NY	Zip Code: 12157
Project Contact (if not same as sponsor; give name and title/role): Verity Engineering, D.P.C. - Brian T. Sipperly		Telephone: (518) 389-7200 E-Mail: brian@verityeng.com
Address: P.O. Box 474		
City/PO: Troy	State: NY	Zip Code: 12181
Property Owner (if not same as sponsor): Fiacco Holding 101 Town Square, LLC c/o Michael Fiacco		Telephone: 518 438-9600 E-Mail: mfiacco@oldbrickfurniture.com
Address: 33-37 Warehouse Row		
City/PO: Albany	State: NY	Zip Code: 12205

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, ☐ Yes ☒ No or Village Board of Trustees		
b. City, Town or Village ☒ Yes ☐ No Planning Board or Commission	Town of Amsterdam - Planning Board	May 2026
c. City, Town or ☒ Yes ☐ No Village Zoning Board of Appeals	Town of Amsterdam Zoning Board of Appeals - Area Variances	May 2026
d. Other local agencies ☒ Yes ☐ No	City of Amsterdam - Sewer Permit/Will Serve	
e. County agencies ☒ Yes ☐ No	Montgomery County Planning Board (239-m)	
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☒ Yes ☐ No	NYSDEC - SPDES NYSOPRHP - Letter of No Effect	March 2027 June 2026
h. Federal agencies ☐ Yes ☒ No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area or the waterfront area of a Designated Inland Waterway?		☐ Yes ☒ No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		☐ Yes ☒ No
iii. Is the project site within a Coastal Erosion Hazard Area?		☐ Yes ☒ No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule, or regulation be the only approval(s) that must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

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? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☒ Yes ☐ 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)? ☒ Yes ☐ 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? ☐ Yes ☒ No

If Yes, identify the plan(s):

d. Is the proposed action in a municipality with an adopted comprehensive or individual plan that addresses climate change? ☐ Yes ☒ No

If Yes, identify the elements of the plan that are relevant to the action:

The current comprehensive plan (2004) does not address climate change. The Town is currently working on an update to this plan but a final version has not been adopted.

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?

Business (B-1)

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, what is the proposed new zoning for the site?

C.4. Existing community services.

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

b. What police or other public protection forces serve the project site?
Amsterdam Police Department

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

d. What parks serve the project site?

Shuttleworth Park

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)?

Commercial

b. a. Total acreage of the site of the proposed action? ± 2.29 acres
b. Total acreage to be physically disturbed? ± 2.35 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? ± 2.29 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No
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)

ii. Is a cluster/conservation layout proposed?

☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No i. If No, anticipated period of construction: 12 months ii. If Yes: • Total number of phases anticipated _____ • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year • Anticipated completion date of final phase _____ month _____ year • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____																			
f. Does the project include new residential uses? ☐ Yes ☒ No If Yes, show numbers of units proposed. <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;"></th> <th style="width: 20%; text-align: center;"><u>One Family</u></th> <th style="width: 20%; text-align: center;"><u>Two Family</u></th> <th style="width: 20%; text-align: center;"><u>Three Family</u></th> <th style="width: 25%; text-align: center;"><u>Multiple Family (four or more)</u></th> </tr> </thead> <tbody> <tr> <td>Initial Phase</td> <td>_____</td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>At completion of all phases</td> <td>_____</td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> </tbody> </table>						<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>	Initial Phase	_____	_____	_____	_____	At completion of all phases	_____	_____	_____	_____
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Initial Phase	_____	_____	_____	_____															
At completion of all phases	_____	_____	_____	_____															
g. Does the proposed action include new non-residential construction (including expansions)? ☒ Yes ☐ No If Yes, i. Total number of structures <u>1</u> ii. Dimensions (in feet) of largest proposed structure: <u>60</u> height; <u>80</u> width; and <u>230</u> length iii. Approximate extent of building space to be heated or cooled: <u>+73,600</u> 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: <u>Stormwater management</u> ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☒ Other specify: Surface runoff (storm water) iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: <u>0.12</u> million gallons; surface area: <u>0.16</u> acres v. Dimensions of the proposed dam or impounding structure: <u>n/a</u> height; <u>n/a</u> length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____ No "dam" is proposed. Stormwater management areas will be contained with earth fill.																			
D.2. Project Operations																			
a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☒ No 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: ±11,300 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: Route 30 Water District
- 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: _____
- Source(s) of supply for the district: _____

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: ±11,300 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): _____

iii. Will the proposed action use any existing public wastewater treatment facilities?

☒ Yes ☐ No

If Yes:

• Name of wastewater treatment plant to be used: City of Amsterdam Wastewater Treatment Plant

• Name of district: Route 30 Sewer District

• 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

• Do existing sewer lines serve the project site?

☒ Yes ☐ No

• Will a line extension within an existing district be necessary to serve the project?

☐ Yes ☒ No

If Yes:

• Describe extensions or capacity expansions proposed to serve this project: _____

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:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or ±1.33 acres (impervious surface)

_____ Square feet or ±2.29 acres (parcel size)

ii. Describe types of new point sources. Stormwater conveyance systems; sheet flow, closed and open drainage systems.

iii. 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)?

On-site stormwater management practices discharging to an existing off-site closed drainage system

• If to surface waters, identify receiving water bodies or 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

k. Will the proposed action (for commercial or industrial projects only) generate new or additional energy demand? ☒ Yes ☐ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ ±1,200 MWHrs/Year ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ Local utility company (National Grid) 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. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: 6am-6pm _____ • Saturday: 6am-6pm _____ • Sunday: 6am-6pm _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: 24-hours _____ • Saturday: 24-hours _____ • Sunday: 24-hours _____ • Holidays: 24-hours _____ </td> </tr> </table>		i. During Construction: • Monday - Friday: 6am-6pm _____ • Saturday: 6am-6pm _____ • Sunday: 6am-6pm _____ • Holidays: _____	ii. During Operations: • Monday - Friday: 24-hours _____ • Saturday: 24-hours _____ • Sunday: 24-hours _____ • Holidays: 24-hours _____
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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: Normal construction operations - Hours limited as required by Code. 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: Standard parking lot and building lighting for security and visibility, heights less and twenty (20) feet. ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No Describe: No natural barriers or vegetation exist within the project boundary			
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, insecticide) during construction or operation? ☒ Yes ☐ No If Yes: i. Describe proposed treatment(s): Turf-grass herbicides and pesticides may be used to treat and maintain lawn areas. Applications will be provided by licensed private contractors at the time of service. 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: 5 tons per Month (unit of time)
- Operation : 3.5 tons per Month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Scrap materials, metals, cardboard, large plastic packaging to be recycled.
- Operation: Material mis-fabs to be recycled, consumer waste recyclables to be disposed of in zero sort recycling.

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: C&D dumpsters to be transported by certified waste haulers.
- Operation: Waste and recyclables to be transported by certified waste haulers.

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 commercial land ii. If mix of uses, generally describe:																			
b. Land uses and cover types on the project site.																			
Land use or Cover type	Current Acreage	Acreage After Project Completion	Change (Acres +/-)																
• Roads, buildings, and other paved or impervious surfaces (total) <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;"></td> <td style="width: 15%; text-align: center;">0.0</td> <td style="width: 25%; text-align: center;">±1.33</td> <td style="width: 20%; text-align: center;">+1.33</td> </tr> <tr> <td style="padding-left: 20px;">• Industrial or manufacturing</td> <td style="text-align: center;">0.0</td> <td style="text-align: center;">0.0</td> <td style="text-align: center;">0.0</td> </tr> <tr> <td style="padding-left: 20px;">• Commercial</td> <td style="text-align: center;">0.0</td> <td style="text-align: center;">±1.33</td> <td style="text-align: center;">+1.33</td> </tr> <tr> <td style="padding-left: 20px;">• Residential</td> <td style="text-align: center;">0.0</td> <td style="text-align: center;">0.0</td> <td style="text-align: center;">0.0</td> </tr> </table>		0.0	±1.33	+1.33	• Industrial or manufacturing	0.0	0.0	0.0	• Commercial	0.0	±1.33	+1.33	• Residential	0.0	0.0	0.0			
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• Industrial or manufacturing	0.0	0.0	0.0																
• Commercial	0.0	±1.33	+1.33																
• Residential	0.0	0.0	0.0																
• Forested	0.0	0.0	0.0																
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	±2.29	±0.96	-1.33																
• Agricultural (includes active orchards, field, greenhouse, etc.)	0.0	0.0	0.0																
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.0	0.0	0.0																
• Wetlands (freshwater or tidal)	0.0	0.0	0.0																
• Non-vegetated (bare rock, earth, or fill)	0.0	0.0	0.0																
• Other, Describe: _____																			

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: St. Mary's Urgent Care
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 that 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 ☐ Yes – Environmental Site Remediation database ☐ Neither database Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ 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): _____ iv. If Yes to (i), (ii) or (iii) above, describe current status of site(s): _____

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? >8 _____ 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: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; border-bottom: 1px solid black;">ApA</td> <td style="width: 10%; border-bottom: 1px solid black; text-align: center;">100</td> <td style="width: 30%; border-bottom: 1px solid black; text-align: right;">%</td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black; text-align: center;"></td> <td style="border-bottom: 1px solid black; text-align: right;">%</td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black; text-align: center;"></td> <td style="border-bottom: 1px solid black; text-align: right;">%</td> </tr> </table>		ApA	100	%			%			%									
ApA	100	%																	
		%																	
		%																	
d. What is the average depth to the water table on the project site? Average: _____ feet																			
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">☐ Well Drained:</td> <td style="width: 30%; border-bottom: 1px solid black;"></td> <td style="width: 40%; text-align: right;">% of site</td> </tr> <tr> <td>☐ Moderately Well Drained:</td> <td style="border-bottom: 1px solid black;"></td> <td style="text-align: right;">% of site</td> </tr> <tr> <td>☒ Poorly Drained</td> <td style="border-bottom: 1px solid black; text-align: center;">100</td> <td style="text-align: right;">% of site</td> </tr> </table>		☐ Well Drained:		% of site	☐ Moderately Well Drained:		% of site	☒ Poorly Drained	100	% of site									
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f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">☒ 0-10%:</td> <td style="width: 20%; border-bottom: 1px solid black; text-align: center;">100</td> <td style="width: 40%; text-align: right;">% of site</td> </tr> <tr> <td>☐ 10-15%:</td> <td style="border-bottom: 1px solid black; text-align: center;"></td> <td style="text-align: right;">% of site</td> </tr> <tr> <td>☐ 15% or greater:</td> <td style="border-bottom: 1px solid black; text-align: center;"></td> <td style="text-align: right;">% of site</td> </tr> </table>		☒ 0-10%:	100	% of site	☐ 10-15%:		% of site	☐ 15% or greater:		% of site									
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☐ 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. <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds, or lakes)?</td> <td style="width: 20%; text-align: right;">☐ Yes ☒ No</td> </tr> <tr> <td>ii. Do any wetlands or other waterbodies adjoin the project site?</td> <td style="text-align: right;">☐ Yes ☒ No</td> </tr> </table> If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i. <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?</td> <td style="width: 20%; text-align: right;">☐ Yes ☐ No</td> </tr> </table> iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 50%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name _____</td> <td>Approximate Size _____</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table>		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	iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?	☐ Yes ☐ No	• Streams:	Name _____	Classification _____	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name _____	Approximate Size _____	• Wetland No. (if regulated by DEC)	_____	
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• Wetlands:	Name _____	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: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">i. Name of aquifer: _____</td> <td style="width: 20%;"></td> </tr> </table>		i. Name of aquifer: _____																	
i. Name of aquifer: _____																			

m. Identify the predominant wildlife species that occupy or use the project site: _____ Field Mice _____ _____	
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? <u>±2.29 acres</u> ii. Source(s) of soil rating(s): <u>USDA Soil Survey (Prime farmland if drained)</u>	
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 listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYSO of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☒ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☒ Historic Building or District

ii. Name: Hurricana

iii. Brief description of attributes on which listing is based:
Site of historic Sanford Stud Farm

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 New York State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☒ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☒ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic, or aesthetic resource? ☐ Yes ☒ No

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.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☒ No

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? ☐ Yes ☒ No

E.4. Disadvantaged Communities Designated Pursuant to ECL Article 75

a. Is the project located within, or within ½ mile of, a disadvantaged community? ☒ Yes ☐ No

If No, could impacts(see examples below in E.4.b) from the project affect a disadvantaged community? ☐ Yes ☒ No

If Yes to either question in E.4.a, answer the remaining questions in this section.

b. Will there be direct or indirect impacts that may affect a disadvantaged community, such as those listed below? ☐ Yes ☒ No

i. new noise sources or expansions/modification of existing noise sources;

- noise from operational sources
- noise from construction activities

ii. emissions of air pollutants including, mobile emissions;

iii. wastewater discharges;

iv. generation of odors;

v. light pollution;

vi. new or modified radiation sources;

vii. new or modified sources of solid waste generation, management, or disposal.

If Yes, describe the impacts:

c. Do any of the State agency approvals identified in question B.g include any of the following DEC permits?

State Pollutant Discharge Elimination System (SPDES)	☒ Yes	☐ No
Solid Waste Management Facility	☐ Yes	☒ No
Hazardous Waste Management Facility	☐ Yes	☒ No
Air Pollution Control (Title V or Air State Facility)	☐ Yes	☒ No
Water Withdrawal over 20 MGD for Cooling Water	☐ Yes	☒ No
Waste Transporter	☐ Yes	☒ No

E.5 Future Physical Climate Risks

Will the proposed action be vulnerable to the following future physical climate risks under current or projected future conditions:

- a. Is the proposed action vulnerable to damage from a projected 100-year flood? ☐ Yes ☒ No
- b. Is the proposed action vulnerable to damage from a projected 500-year flood? ☐ Yes ☒ No
- c. Is the proposed action in an area potentially affected by sea level rise? ☐ Yes ☐ No No (form error)

d. Will the proposed action increase the vulnerability of human or ecological communities to the following:

- i. drought? ☐ Yes ☒ No
- ii. temperature extremes (hot or cold)? ☐ Yes ☒ No
- iii. extreme storms, including high winds? ☐ Yes ☒ No
- iv. landslides? ☐ Yes ☒ No
- v. coastal erosion? ☐ Yes ☒ No
- vi. stormwater flooding? ☐ Yes ☒ No
- vii. other climate or weather hazards? ☐ Yes ☒ No If Yes, describe: _____

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 Brian T. Sipperly (Agent for Applicant) Date 07/27/2026

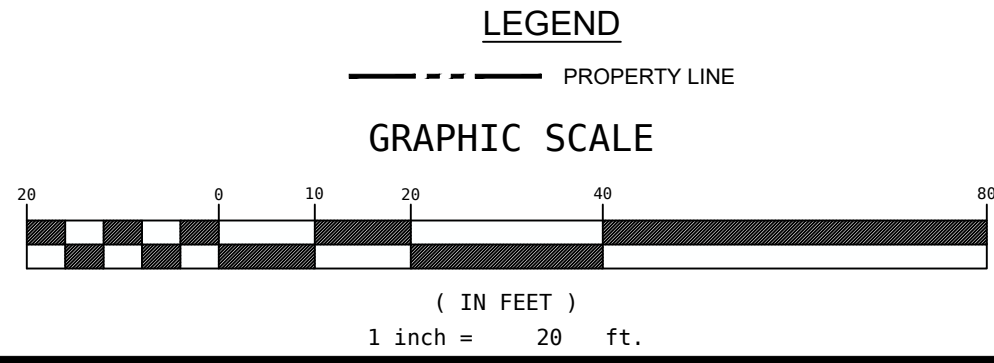
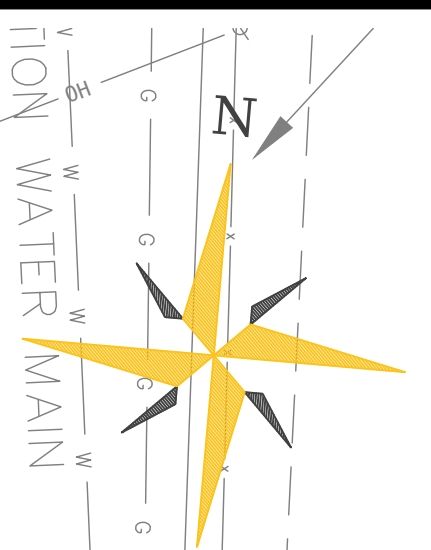
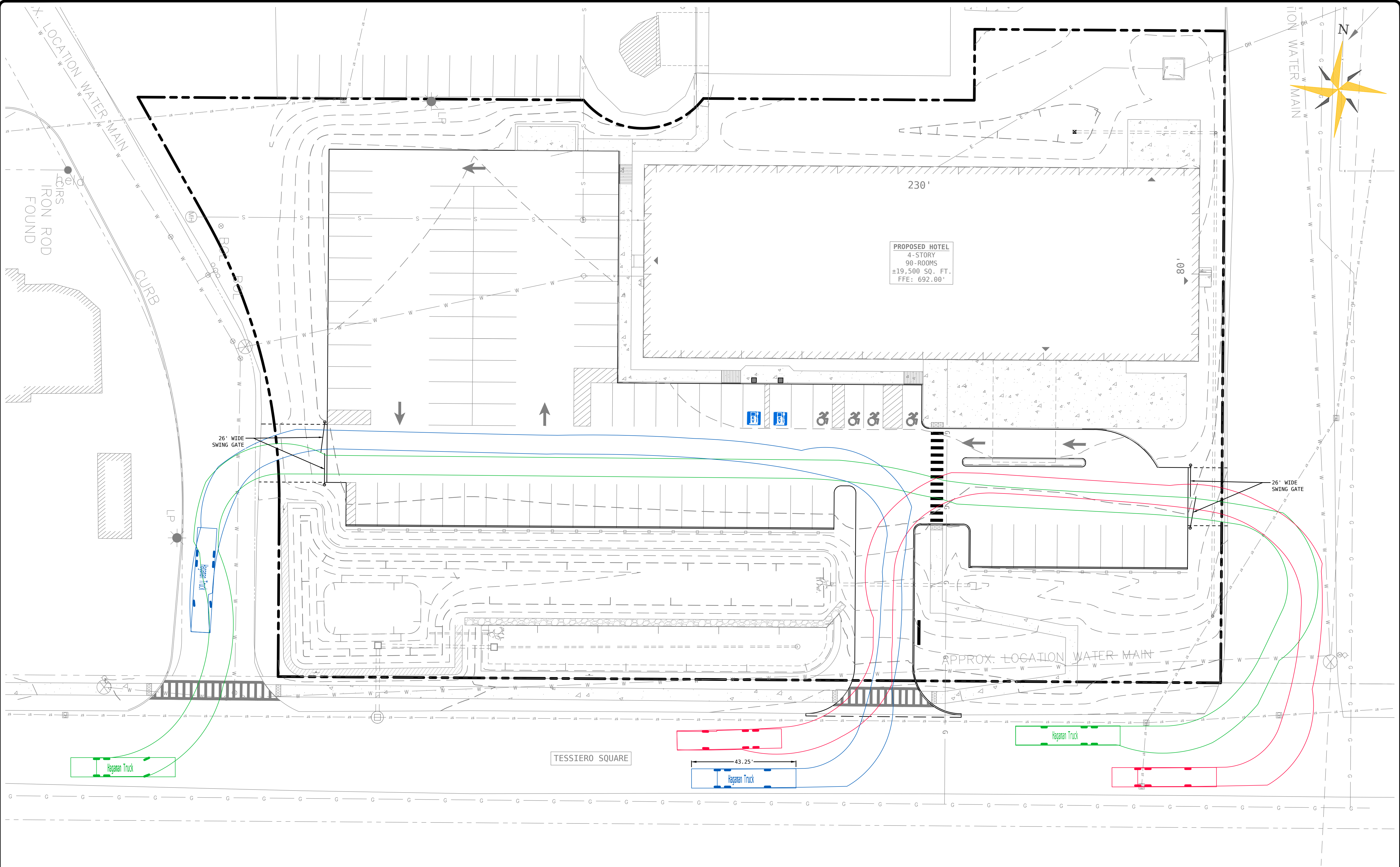
Signature B.T. Sipperly Title Principal Project Manager

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

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]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.ii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.iii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
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]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Hurricana

E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No
E.4.a [Disadvantaged Community]	Yes

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I HEREBY ACKNOWLEDGE THAT I AM DUTY AUTHORIZED TO BIND APPLICANT BY THE CONDITIONS, IF ANY, IMPOSED BY THE TOWN PLANNING BOARD AS A CONDITION OF RECEIVING SITE PLAN, SUBDIVISION, PUD APPROVAL OF THE SUBMISSION. (APPLICATION # _____)

(DATE) _____ APPLICANT, OR DULY AUTHORIZED REPRESENTATIVE

THE TOWN OF AMSTERDAM PLANNING BOARD COMPLETED THE REVIEW OF THE SITE PLAN, SUBDIVISION, PUD SUBMISSION. (APPLICATION# _____) ON _____ (DATE), AND MAKES THE FOLLOWING DECISION:

☐ APPROVED ☐ APPROVED WITH MODIFICATION(S) (EXPLAIN): _____

☐ DISAPPROVED _____

THIS DECISION IS SUBJECT TO THE ADHERENCE TO ALL CONDITIONS IMPOSED ON THE ABOVE REFERENCED APPLICATION SUBMISSION

(DATE) _____ PLANNING BOARD CHAIRPERSON
TOWN OF AMSTERDAM



DIAMOND HAWK HOLDINGS
Contact: Ravi Modasra (518) 908-2473

TOWN SQUARE DEVELOPMENT
HOTEL DEVELOPMENT

TOWN SQUARE DRIVE | TOWN OF AMSTERDAM | MONTGOMERY COUNTY | NEW YORK STATE

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DESIGNED BY:	BTS
DRAWN BY:	BTS
CHECKED BY:	BTS
APPROVED BY:	AJV
SCALE:	AS NOTED
DATE:	08/05/26

REV.	DATE	DESCRIPTION	BY
1	08/05/26	INITIAL TOWN SUBMISSION	BTS

FIRE & VEHICLE TURNING ACCESS

AGRICULTURAL DATA STATEMENT

Per § 305-a of the New York State Agriculture and Markets 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: Fiacco Holding 101 Town Square, LLC

Mailing address:

33-37 Warehouse Row, Albany, NY 12205

B. Description of the proposed project:

Hotel & retail development with 2-lot subdivision

C. Project site address: Tessiero Square Town: Amsterdam

D. Project site tax map number: 39.-5-6

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: ±2.3

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.

N/A

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.

~~~~~

### **FARM NOTE**

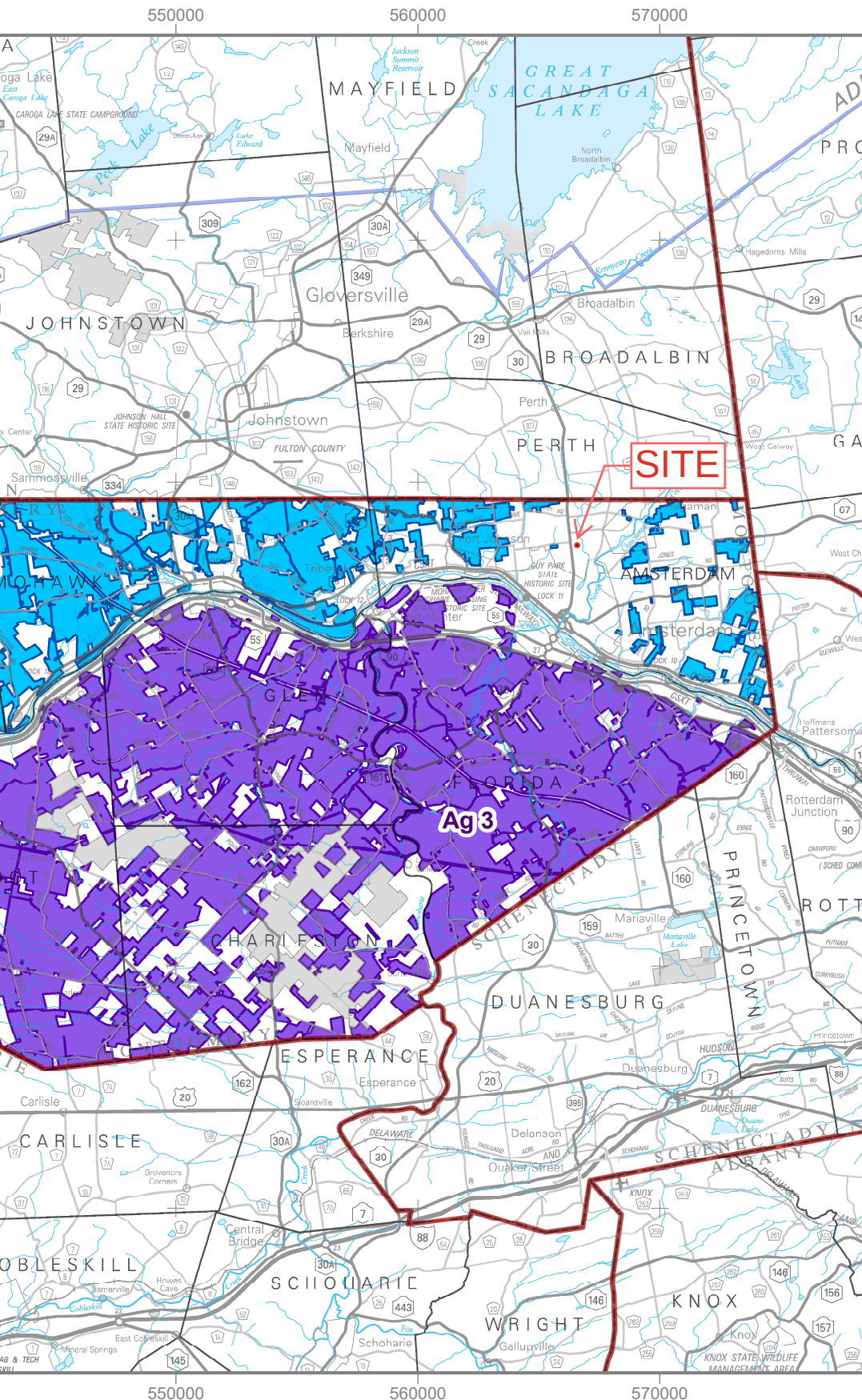
Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts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

~~~~~

Brian T. Sipperly, Principal Project Manager
Name and Title of Person Completing Form

05/08/26
Date

MONTGOMERY COUNTY



Montgomery County

Ag. District 1



Ag. District 2



Ag. District 3



DISTRICT CERTIFICATIONS and TOWNS

DISTRICT 1
CERTIFIED 4/4/2022
Canajoharie
Minden

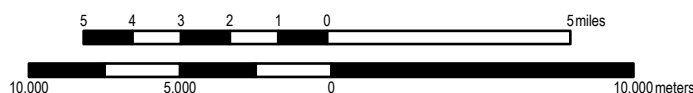
villages:
Ames
Canajoharie
Fort Plain

DISTRICT 2
CERTIFIED 7/11/2017
Amsterdam
Mohawk
Palatine
Saint Johnsville

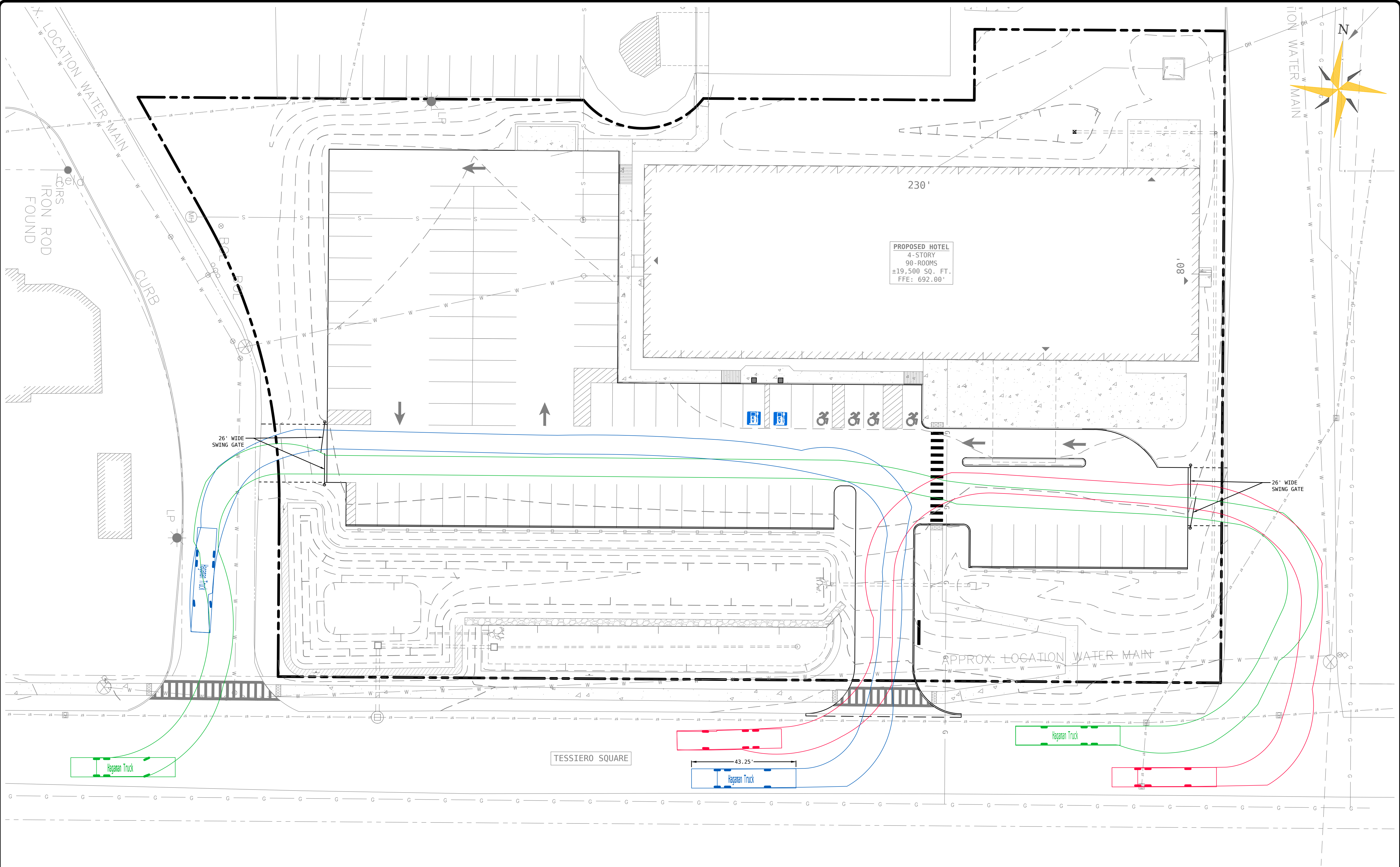
villages:
Fonda
Fort Johnson
Hagaman
Nelliston
Palatine Bridge
St. Johnsville

DISTRICT 3
CERTIFIED 11/20/2019
Charleston
Florida
Glen
Root

village:
Fultonville
city of
Amsterdam



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I HEREBY ACKNOWLEDGE THAT I AM DUTY AUTHORIZED TO BIND APPLICANT BY THE CONDITIONS, IF ANY, IMPOSED BY THE TOWN PLANNING BOARD AS A CONDITION OF RECEIVING SITE PLAN, SUBDIVISION, PUD APPROVAL OF THE SUBMISSION. (APPLICATION # _____)

(DATE) _____ APPLICANT, OR DULY AUTHORIZED REPRESENTATIVE

THE TOWN OF AMSTERDAM PLANNING BOARD COMPLETED THE REVIEW OF THE SITE PLAN, SUBDIVISION, PUD SUBMISSION. (APPLICATION# _____) ON _____ (DATE), AND MAKES THE FOLLOWING DECISION:

☐ APPROVED ☐ APPROVED WITH MODIFICATION(S) (EXPLAIN): _____

☐ DISAPPROVED _____

THIS DECISION IS SUBJECT TO THE ADHERENCE TO ALL CONDITIONS IMPOSED ON THE ABOVE REFERENCED APPLICATION SUBMISSION

(DATE) _____ PLANNING BOARD CHAIRPERSON
TOWN OF AMSTERDAM

Verity Engineering, D.P.C.
P.O. Box 474
Troy, New York 12181
518.389.7200 | verityeng.com

Contact: Ravi Modasra (518) 908-2473

TOWN SQUARE DEVELOPMENT

HOTEL DEVELOPMENT

TOWN SQUARE DRIVE | TOWN OF AMSTERDAM | MONTGOMERY COUNTY | NEW YORK STATE

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DESIGNED BY:	BTS
DRAWN BY:	BTS
CHECKED BY:	BTS
APPROVED BY:	AJV
SCALE:	AS NOTED
DATE:	08/05/26

REV.	DATE	DESCRIPTION	BY
1	08/05/26	INITIAL TOWN SUBMISSION	BTS

FIRE & VEHICLE TURNING ACCESS

C - 131

1 of 1

2/10/2011

Application #: _____

Date: _____

**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: Fiacco Holding 101 Town Square LLC
(must be property owner)

Address: 33-37 Warehouse Row

Albany, NY 12205

Phone: (518) 438-9600

Applicant's Representative: Same as Professional Advisor
(if applicable)

Address: _____

Phone: () _____

Professional Advisor: Verity Engineering, D.P.C.
(i.e. Engineer Architect, Surveyor, etc.)

Address: P.O. Box 474

Troy, NY 12181

Phone: (518) 389-7200

Other : _____
(if appropriate, please specify)

Address: _____

Phone: () _____

Property Location

Address: Tessiero Square (no postal address)

General Location: Sanford Farms Shopping Center, Tessier Square and NYS Route 30

Zoning District: B-1 (Business)

Tax Parcel ID # (SBL) 39 -5-6 (portion of)

Type of Application (please check appropriate box(s)):

☒ **Subdivision** (2-lot)

☒ **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.).

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

Project:

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair the character or quality of the existing community?	☐	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☐	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☐	☐
7. Will the proposed action impact existing:	☐	☐
a. public / private water supplies?	☐	☐
b. public / private wastewater treatment utilities?	☐	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☐	☐

Project:

Date:

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

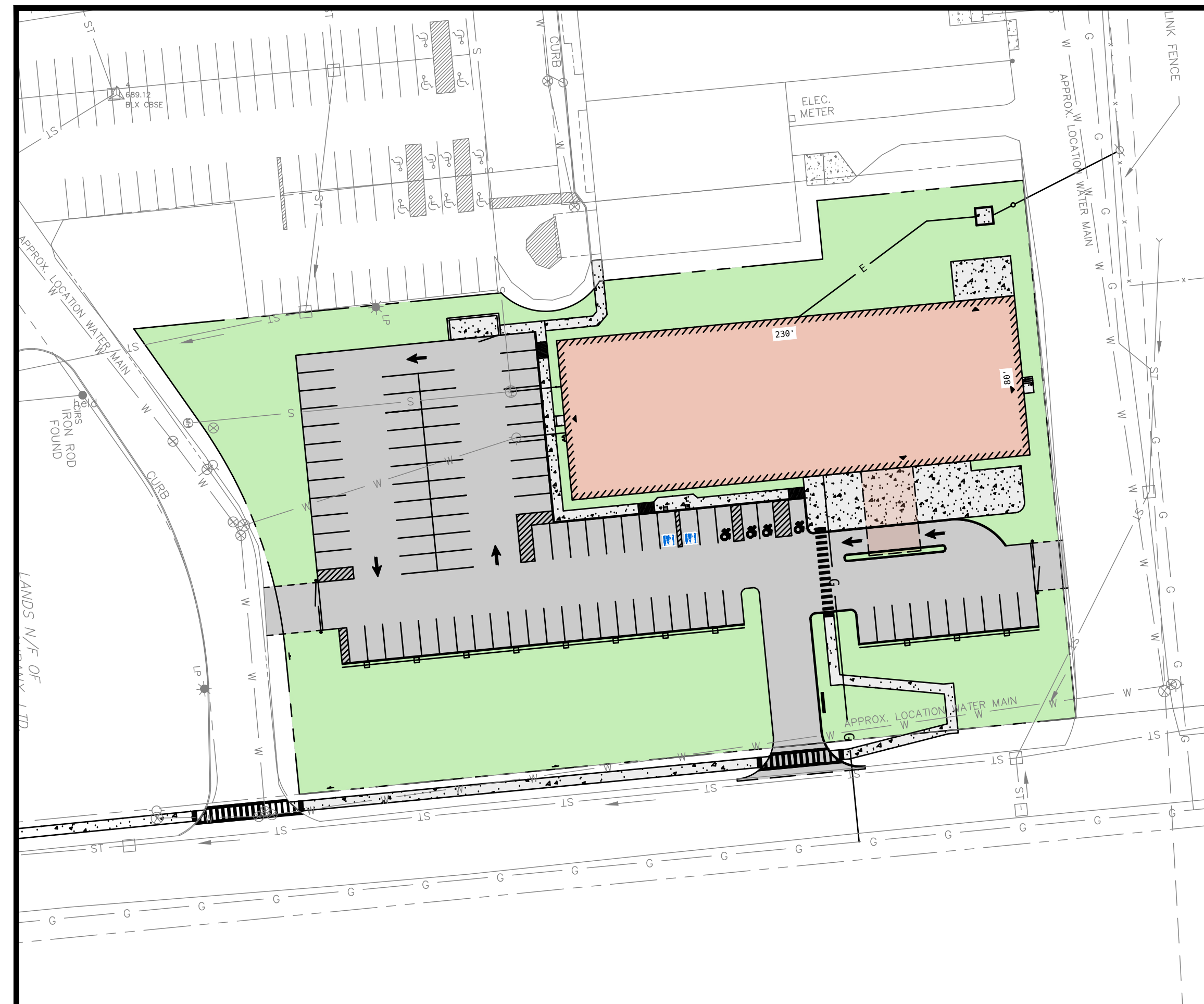
TOWN SQUARE DEVELOPMENT

Hotel and Retail Development

Tessiero Square | Town of Amsterdam | Montgomery County | New York State

SITE PLANS

August 2026



PROJECT SITE

SCALE: 1" = 50'

I HEREBY ACKNOWLEDGE THAT I AM DUTY AUTHORIZED TO BIND APPLICANT BY THE CONDITIONS, IF ANY, IMPOSED BY THE TOWN PLANNING BOARD AS A CONDITION OF RECEIVING SITE PLAN, SUBDIVISION, PUD APPROVAL OF THE SUBMISSION. (APPLICATION # _____)

(DATE) _____ APPLICANT, OR DULY AUTHORIZED REPRESENTATIVE _____

Sheet List Table		
Sheet Number	Sheet Title	Sheet Description
1	C-000	Cover Page
2	C-010	Notes
3	V-101	Demolition and Removals Plans
4	C-101	Concept Plan
5	C-121	Grading and Erosion Control Plan
6	C-122	Offsite Sidewalk Improvements
7	C-161	Landscape Plan
8	C-191	Lighting Plan
9	C-501	Details (1)
10	C-502	Details (2)
11	C-503	Details (3)
12	C-504	Details (4)

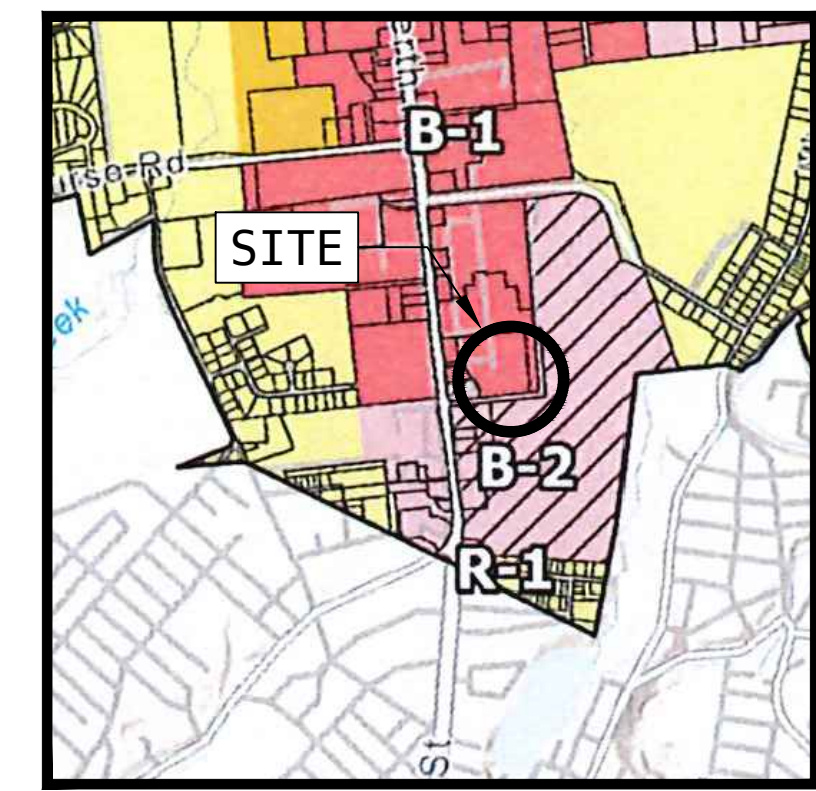
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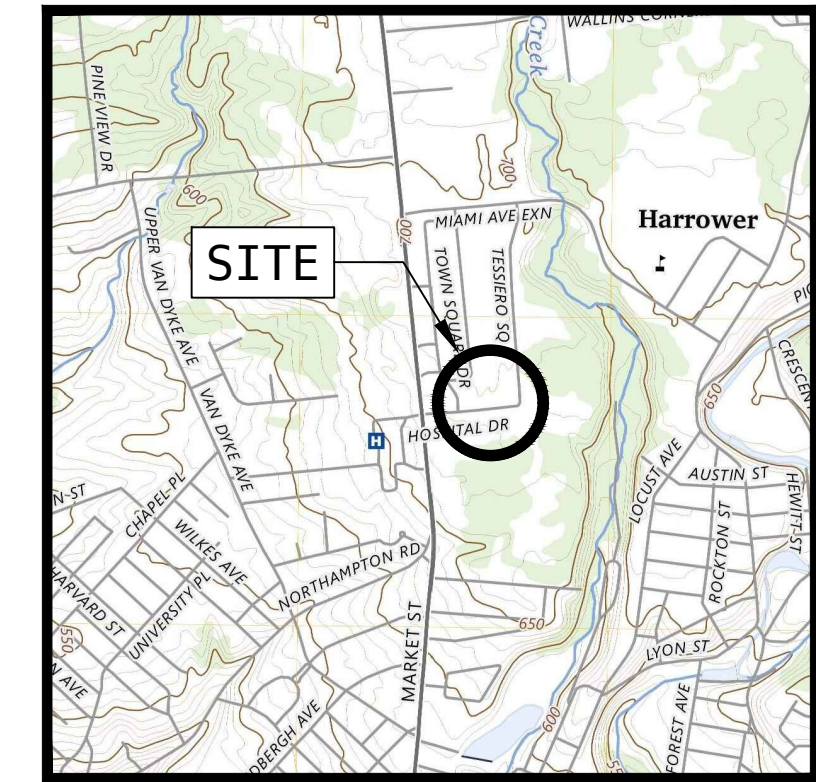
☐ DISAPPROVED _____

THIS DECISION IS SUBJECT TO THE ADHERENCE TO ALL CONDITIONS IMPOSED ON THE ABOVE REFERENCED APPLICATION SUBMISSION

PLANNING BOARD CHAIRPERSON
TOWN OF AMSTERDAM



USGS MAP

$$1'' = \pm 2,000'$$


ZONING MAP

$$1'' = \pm 2,000'$$


Verity Engineering, D.P.C.
P.O. Box 474
Troy, New York 12181
518.389.7200 | verityeng.com



DIAMOND HAWK
HOLDINGS

Contact: Ravi Modasra (518) 908-2473

TOWN SQUARE DEVELOPMENT

PROPOSED HOTEL

TOWN SQUARE DRIVE | TOWN OF AMSTERDAM | MONTGOMERY COUNTY | NEW YORK STATE



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DESIGNED BY: BTS

DRAWN BY: BTS

CHECKED BY: _____ BTS

APPROVED BY: AJV

SCALE: AS NOTED

DATE: 08/05/26

[illegible]

COVER PAGE

C-000

1 of 12

1. ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL ORDINANCES; RULES AND REGULATIONS.
2. EXISTING UTILITIES AND STRUCTURES SHOWN HEREIN WERE OBTAINED FROM THE AVAILABLE RECORD DRAWINGS. THE LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE; THEIR ACTUAL LOCATION SHALL BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL CONTACT DIG SAFELY NEW YORK (UFDO) AND ALL MUNICIPAL AGENCIES HAVING JURISDICTION SEVENTY-TWO (72) HOURS PRIOR TO ANY EXCAVATING OR CONSTRUCTION. (1-800-962-7962 OR 811).
3. CONSTRUCTION OF ALL PROPOSED UTILITIES SHALL BEGIN AT THEIR POINT OF CONNECTION TO THE EXISTING UTILITY OR AT THE LOWEST POINT IN THE SYSTEM. RIMS, GRATES, INVERTS, CLEARANCES, AND LOCATION AT CROSSINGS SHALL BE VERIFIED PRIOR TO THE BEGINNING OF CONSTRUCTION. THE ENGINEER MUST BE NOTIFIED AT LEAST TWENTY-FOUR (24) HOURS IN ADVANCE OF ANY INSTALLATION TO BE ABLE TO PROVIDE OBSERVATION AS REQUIRED. THE CONTRACTOR SHALL KEEP A COMPLETE AND DETAILED RECORD OF ALL UNDERGROUND UTILITIES INSTALLED AND ENCOUNTERED SO THE ENGINEER IS ABLE TO USE THE RECORDS FOR THE PREPARATION OF RECORD DRAWINGS AS REQUIRED BY THE LOCAL MUNICIPALITY.
4. WHEN CROSSING EXISTING UTILITIES WITH PROPOSED UTILITIES, CONTRACTOR SHALL COORDINATE SUCH CROSSINGS WITH THE RESPECTIVE MUNICIPAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THE EXISTING UTILITIES.
5. ALL PROPOSED UTILITIES AND APPURTENANCES SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE LOCAL MUNICIPALITY'S CODES AND REGULATIONS GOVERNING THE INSTALLATION OF SUCH UTILITIES.
6. THE ENGINEER RESERVES THE RIGHT TO EXAMINE ANY WORK DONE ON THIS PROJECT AT ANY TIME TO DETERMINE THE CONFORMANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, AS INTENDED AND INTERPRETED BY THE ENGINEER.
7. MISCELLANEOUS WORK NOT SPECIFICALLY SHOWN ON THE CONTRACT DRAWINGS SUCH AS PATCHING, BLOCKING, TRIMMING, ETC., SHALL BE PERFORMED AS REQUIRED TO MAKE THE WORK COMPLETE AND FUNCTIONAL.
8. ALL DISTURBED, NON-SURFACED, AREAS SHALL RECEIVE FERTILIZER, TOPSOIL, SEED, AND STRAW MULCH, EXCEPT AS OTHERWISE NOTED.
9. THE CONTRACTOR SHALL:
 - 9.1. VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
 - 9.2. EXAMINE THE SITE AND INCLUDE IN THEIR WORK THE EFFECT OF ALL EXISTING CONDITIONS ON THEIR WORK.
 - 9.3. PROVIDE AND INSTALL ALL MATERIALS, AND PERFORM ALL WORK, IN ACCORDANCE WITH RECOGNIZED GOOD STANDARD PRACTICES.
 - 9.4. HOLD THE OWNER HARMLESS AGAINST ANY AND ALL CLAIMS ARISING FROM WORK DONE BY THE CONTRACTOR ON THE SITE.
10. ALL BACKFILL USED IN TRENCHES WITHIN ROADWAY, ACCESS DRIVE, AND PARKING AREAS SHALL BE PLACED IN MAXIMUM SIX (6) INCH LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS, UNLESS OTHERWISE NOTED.
11. WHEN BACKFILLING AROUND PROPOSED OR EXISTING STRUCTURES, MATERIAL SHALL BE PLACED IN MAXIMUM SIX (6) INCH LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS.
12. CONTRACTOR SHALL ADJUST RIM/TOP OF FRAME ELEVATIONS TO PROPOSED FINISHED GRADES FOR ALL UTILITIES LOCATED WITHIN LIMITS OF PROPOSED WORK.
13. NO SUMP PUMP, CELLAR, OR FOOTING DRAINS SHALL BE CONNECTED, TEMPORARILY OR PERMANENTLY, TO ANY SANITARY SEWER.
14. SEWER-WATER CROSSINGS: UNLESS OTHERWISE NOTED ON THE PLANS, SEWERS SHALL BE LAID AT LEAST TEN FEET (10') HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN, VERTICAL SEPARATION SHALL BE MAINTAINED TO PROVIDE A MINIMUM OF EIGHTEEN INCHES (18") BETWEEN THE SEWER AND WATER MAIN CROSSINGS.
15. CONTRACTOR SHALL PROTECT ALL SURFACE WATERS FROM SILTATION DURING CONSTRUCTION WITH APPROPRIATE MEASURES INCLUDING, BUT NOT LIMITED TO, APPLYING TOPSOIL, SEED, AND STRAW MULCH TO DISTURBED AREA AND INSTALLING SILT FENCING AROUND WORK.

1. ALL DEMOLITION MATERIALS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ALL REGULATORY AGENCIES, INCLUDING: TOWN OF AMSTERDAM, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, AND ALL OTHER AGENCIES.
2. ALL DEMOLITION MATERIALS SHALL BE DISPOSED OF AT AN APPROVED AND PERMITTED FACILITY FOR THEIR RESPECTIVE MATERIAL.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL REQUIRED PERMITS.
4. EXISTING UTILITY CONNECTIONS (WATER, SANITARY SEWER, GAS, ELECTRIC, TELEPHONE, CABLE) SHALL BE TERMINATED AT THE SERVICE MAIN IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS. ALL ON-SITE PIPING, WIRING, AND CONDUIT SHALL BE REMOVED AS INDICATED BY THESE DRAWINGS.
5. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING AND COORDINATE ALL WORK WITH UTILITY COMPANIES.
6. THE CONTRACTOR IS RESPONSIBLE FOR MINIMIZING THE AMOUNT OF DUST AND NOISE POLLUTION GENERATED DURING DEMOLITION OPERATIONS.
7. IF HAZARDOUS WASTE IS ENCOUNTERED DURING DEMOLITION WORK, THE CONTRACTOR SHALL CEASE WORK IMMEDIATELY, CONTACT THE APPROPRIATE REGULATORY AGENCIES, AND CONTACT THE DESIGN ENGINEER. THE CONTRACTOR SHALL COMPLY WITH ALL JURISDICTIONAL REQUIREMENTS. HAZARDOUS WASTE MUST BE REMOVED BY A PERMITTED HAZARDOUS WASTE CONTRACTOR TO A PERMITTED HAZARDOUS WASTE SITE.
8. DEMOLITION SHALL INCLUDE, BUT IS NOT LIMITED TO, REMOVAL OF: TREES, VEGETATION, SURFACE PAVEMENTS, AND ALL OTHER STRUCTURES NOT SCHEDULED TO REMAIN. SUBBASE SHALL NOT BE REMOVED UNLESS SPECIFICALLY CALLED FOR BY THESE DRAWINGS.
9. ALL DEPRESSIONS IN THE GROUND SURFACE RESULTING FROM DEMOLITION WORK SHALL BE BACKFILLED WITH CLEAN, GRANULAR FILL IN ACCORDANCE WITH NEW YORK STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS SECTION 203. FILL SHALL BE COMPACTED TO A MINIMUM 90% STANDARD PROCTOR DENSITY AND PLACED IN 12" LIFTS MAXIMUM.
10. TREE PRESERVATION AND PROTECTION: A MINIMUM THREE-FOOT (3') HIGH PROTECTIVE FENCE WILL BE ERECTED AROUND ALL LARGE TREES AT THE DRIP LINE TO PREVENT DAMAGE DURING CONSTRUCTION. SILT FENCE MATERIALS MAY BE USED FOR THIS PURPOSE. THE LARGE TREES TO BE PROTECTED WILL BE FIELD IDENTIFIED.
11. NO VEGETATIVE DEBRIS SHALL BE BURIED ON SITE.

PRE-CONSTRUCTION

1. OBTAIN PLAN APPROVAL, GRADING PERMIT, ANY EASEMENTS, AND ALL OTHER LEGAL CONTRACTS/PERMITS REQUIRED FOR CONSTRUCTION.
2. FLAG THE WORK LIMITS AND MARK TREES AND AREAS FOR PROTECTION AS REQUIRED.
3. HOLD PRE-CONSTRUCTION CONFERENCE AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE TOWN OF AMSTERDAM BUILDING DEPARTMENT, DESIGN ENGINEER, INSPECTING ENGINEER, AND THE SWPPP MONITORING PROFESSIONAL.
4. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT, INLET PROTECTION, AND CONCRETE WASHOUT.
5. STAKE OUT CLEARING LIMITS. AREAS OF DISTURBANCE SHALL NOT EXCEED FIVE (5) ACRES AT ANY TIME. OBTAIN APPROVAL FROM THE TOWN DEPARTMENT TO PROCEED WITH GRADING PERMIT.

6. COMPLETE REMOVAL OF EXISTING STRUCTURES, CLEARING AND GRUBBING.
7. STRIP AND STOCKPILE TOPSOIL. REMOVE LOOSE SOILS THAT ARE NOT SUITABLE FOR THE PROPOSED IMPROVEMENTS. STOCKPILE WITHIN APPROVED AREA WITH ADEQUATE PROTECTION. PROCEED WITH ROUGH GRADE TO CREATE LEVEL AREA FOR FUTURE VEHICLE PARKING AND BUILDING SLAB.
8. PROCEED WITH ROUGH GRADING AND IMPORTING/EXPORTING OF FILL AS REQUIRED. CONSTRUCT SEDIMENT TRAP AT LOCATION OF FOREBAY AND CREATE SWALES TO DETENTIONS/FOREBAY.
9. PREPARE AND CONSTRUCT THE STRUCTURAL BUILDING FOUNDATION AND PAD
10. TRENCH FOR UTILITIES
11. INSTALL STORMWATER PRACTICES.
12. FINE GRADING SLOPES AND STABILIZE IMMEDIATELY.
13. INSTALL STORM MANHOLES, ROADWAY SUBBASE AND CURBING.
14. INSTALL PAVEMENTS AND CONCRETE SURFACES.
15. INSTALL LANDSCAPING.

16. ONCE CONSTRUCTION IS COMPLETED, CONTRACTOR TO PERMANENTLY STABILIZE ALL EXPOSED AREA, INCLUDING AREAS THAT HAVE BECOME BARE DUE TO TRAFFIC.
17. ENSURE POSITIVE DRAINAGE FLOW AWAY FROM BUILDINGS AND ADJACENT PROPERTIES SO THAT FLOWS HAVE A POSITIVE DIRECTION TOWARDS STORMWATER COLLECTION DEVICES.
18. REMOVE ANY ACCUMULATED SEDIMENT AND ENSURE ALL STORMWATER MANAGEMENT PRACTICES ARE FUNCTIONING CORRECTLY, AND DISCHARGING CLEAN RUNOFF.
19. PERFORM FINAL CLEANUP OF DEBRIS, AND REPAIR ANY AREAS THAT WERE AFFECTED FROM CONSTRUCTION.
20. REMOVAL OF OVERALL EROSION CONTROL MEASURES MAY ONLY OCCUR WHEN THE PROJECT IS SUFFICIENTLY STABILIZED AND REQUIRES THE APPROVAL OF THE TOWN OF ASTERDAM BUILDING DEPARTMENT AND THE SWPPP INSPECTOR. THE TOWNS ENGINEERS OFFICE MAY WISH TO INSPECT STORMWATER BASIN.

1. ALL PROPOSED EROSION CONTROLS SHALL BE INSTALLED PRIOR TO BEGINNING OF CONSTRUCTION. FINAL LOCATION AND CONSTRUCTION SHALL BE REVIEWED BY A QUALIFIED PROFESSIONAL.
2. REMOVE EROSION CONTROLS ONLY UNDER THE AUTHORIZATION OF A QUALIFIED PROFESSIONAL.
3. CONTRACTOR MUST PROTECT ALL SURFACE WATERS FROM SILTATION DURING CONSTRUCTION WITH APPROPRIATE MEASURES INCLUDING, BUT NOT LIMITED TO, PLACING STRAW BALES AND SILT FENCING AROUND WORK.
4. EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIRED. ADDITIONAL MEASURES MAY BE REQUIRED, BASED ON FIELD CONDITIONS, DURING CONSTRUCTION AS DIRECTED BY A QUALIFIED PROFESSIONAL.
5. EROSION AND SEDIMENT CONTROL METHODS SHALL COMPLY WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, LATEST EDITION.
6. EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSPECTED PERIODICALLY AND AFTER EACH RAINFALL EVENT. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL DEVICES AS NECESSARY AND AS DIRECTED BY A QUALIFIED PROFESSIONAL.
7. ALL TEMPORARILY EXPOSED FACES OF EARTH CUTS AND FILLS SHALL BE VEGETATED OR PROTECTED FROM EROSION IMMEDIATELY UPON COMPLETION OF EARTHWORK OR IF WORK IN THESE AREAS IS TO BE SUSPENDED FOR FOURTEEN (14) DAYS. PREVENTIONS SHALL BE MADE IN ORDER TO MINIMIZE THE AREA TO BE DISTURBED AND TO PREVENT THE CONCENTRATION OF STORM WATER RUNOFF AND EROSION OF DISTURBED EARTH SLOPES.

PERMANENT OR TEMPORARY SEEDING:

SEED BED PREPARATION

AREAS TO BE SEEDING SHALL BE PREPARED AS REQUIRING TOPSOIL THEN APPLY TOPSOIL TO A UNIFORM MINIMUM DEPTH OF FOUR INCHES (4"). TOPSOIL SHALL BE FRITABLE AND LOAMY, FREE OF DEBRIS, OBJECTIONABLE WEEDS, AND STONES, AND CONTAIN NO TOXIC MATERIALS. IF TOPSOIL IS DEEMED UNNECESSARY THEN PREPARE SEED BED BY SCARIFYING COMPACTED AREAS AND REMOVING DEBRIS, ROCKS, AND STUMPS. SEEDBED SHALL RECEIVE THE FOLLOWING SOIL AMENDMENTS:

8.1. LIME TO A PH OF 6.0

8.2. FERTILIZE WITH 600 LBS OF 5-5-10 OR EQUIVALENT PER ACRE (14 LBS./1000 SQ. FT) THE SOIL AMENDMENTS SHALL BE WORKED INTO THE SEED BED WITH A DISC, SPRINGTOW HARROW, OR OTHER SUITABLE EQUIPMENT.

TEMPORARY SEEDINGS

ANNUAL RYEGRASS SEED SHALL BE APPLIED AT A RATE OF 0.9 LBS PER 1000 SQUARE FEET. USE WINTER RYE IF SEEDING DURING OCTOBER/NOVEMBER.

SPROUTING PERENNIAL RYE GRASS AND 10% PINK CLOVER OR ALFALFA. THE SEED MIX SHALL BE SPREAD BY UTILIZING A CYCLONE SEEDER, DRILL, OR CULTIPACK SEEDER. SEED DEPTH SHALL BE FROM 1/4 TO 1/2 INCH DEEP. SEED MAY ALSO BE APPLIED BY APPROPRIATE HYDROSEEDING METHODS. ALL SEEDED AREAS SHALL BE MULCHED WITH STRAW MULCH APPLIED AT RATE OF 2 TON/ACRE (90 LBS PER 1000 SQUARE FEET) AND ANCHORED WITH "TERRA-TACK" OR EQUIVALENT.

OVER THE ROCK SHALL CONSIST OF 8 INCHES OF GRANULAR FILL AND 4 INCHES OF TOPSOIL.

10. STOCKPILE MATERIALS SHALL NOT BE LOCATED WITHIN TWENTY-FIVE FEET (25') OF ANY DITCH, STREAM, OR OTHER SURFACE WATER BODY.

12. COMPLY WITH THE APPLICABLE STIPULATIONS SET FORTH IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THIS PROJECT.

1. ALL PLANTS TO MEET MINIMUM STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMAN.
2. CONTRACTOR SHALL GUARANTEE ALL PLANTED MATERIALS A MINIMUM OF ONE (1) YEAR. IF DURING THIS TIME ANY PLANTINGS ARE NO LONGER VIABLE, THEY SHALL BE REPLACED IN-KIND AT NO EXPENSE TO THE OWNER.
3. CONTRACTOR SHALL MAINTAIN ALL WORK UNTIL FINAL ACCEPTANCE OF THE PROJECT, INCLUDING WATERING, STAKING, AND FENCE PROTECTION.
4. IF PROPOSED PLANT LOCATIONS CONFLICT WITH UTILITIES, LIGHT POLES, OR CROWD EXISTING PLANT MATERIAL, NOTIFY THE OWNER TO CONSULT ON THE ADJUSTMENT OF ANY PLANT LOCATIONS.
5. PLANTS SHALL BE DELIVERED ONLY WHEN THE CONTRACTOR'S SCHEDULE ALLOWS FOR THEIR INSTALLATION IN A REASONABLE TIME.
6. ALL PLANTS SHALL BE WATERED IMMEDIATELY UPON DELIVERY AND EVERY THREE (3) DAYS THEREAFTER UNTIL PLANTING.
7. ANY SUBSTITUTIONS, CHANGES, OR ALTERATIONS SHALL BE APPROVED BY THE OWNER PRIOR TO DELIVERY.
8. FINISHED GRADES IN LANDSCAPED ISLANDS SHALL BE ONE INCH (1") LOWER THAT THE TOP OF ADJACENT CURBS OR WALKWAYS.
9. ALL DISTURBED AREAS SHALL BE RETURNED TO LAWN UNLESS OTHERWISE NOTED.
10. FINE GRADE LAWN AREAS TO PROVIDE A SURFACE FREE OF IRREGULARITIES AND DEPRESSIONS.
11. THE ADDITIVE OF TACKIFIER WILL BE ADDED TO ALL MIXES ON STEEP SLOPES.

1. BROADCAST SEED EVENLY OVER EACH UNIT BY HAND SEEDING OR HYDROSEEDING. SEEDING RATES ARE GENERALLY 10 (1/2 LB PER 1,000 SQ FT). A BULKING AGENT (SUCH AS KITTY LITTER) MAY BE USED TO CREATE A MIX OF 10 LB PER 1,000 SQ FT, WHICH CAN BE BROADCAST SEEDDED EVENLY OVER THE AREA. OATS OR RYE CAN PROVIDE TEMPORARY VEGETATION TO PROTECT THE SOIL UNTIL PERMANENT VEGETATION CAN BE ESTABLISHED.

1. EXTERIOR LIGHTING INSTALLATIONS SHOULD INCLUDE TIMERS, DIMMERS, SENSORS, OR PHOTOCCELL CONTROLLERS THAT TURN THE LIGHTS OFF DURING DAYLIGHT HOURS OR HOURS WHEN LIGHTING IS NOT NEEDED.
2. THIS PLAN IS ILLUSTRATIVE ONLY. CONDUIT LAYOUT, CIRCUITRY, WIRING, AND CONTROLS TO BE DESIGNED BY OTHERS.

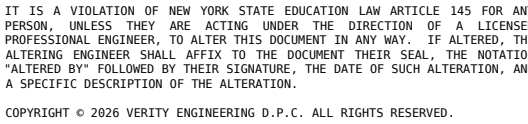
* AERATION INCLUDES THE USE OF MACHINES SUCH AS TRACTOR-DRAWN IMPLEMENTS WITH COULTERS MAKING A NARROW SLIT IN THE SOIL, A ROLLER WITH MANY SPIKES MAKING INDENTATION IN THE SOIL, OR PRONGS WHICH FUNCTION LIKE A MINI-SUBSOILER.

** SOIL RESTORATION PER "DEEP RIPPING AND DE-COMPACTON, DEC 2008."
https://www.dec.ny.gov/docs/water_pdf/infildecom08.pdf

Ex. Major/Index Contour	_____ 100 _____
Ex. Minor/Interval Contour	_____ 99 _____
Pr. Major/Index Contour	_____ 100 _____
Pr. Minor/Interval Contour	_____ 99 _____
Tree/line	
Sanitary Sewer	_____ SS _____
Storm Sewer	_____ SD _____
Storm Catch Basin/Manhole	
Water Main	_____ W _____
Hydrant	
Water Valve	
Gas	_____ G _____
Property Line	_____
Setback	_____
Ditch/Swale	_____
Road/Drive Centerline	_____
Fence, Chainlink	_____ X _____
Silt Fence	_____ SF _____
Sign	
Utility Pole	
Lighting	
Test Pit	
Inlet Protection/Rip-Rap	
Landscaping	

TOWN SQUARE DEVELOPMENT

PROPOSED HOTEL



DRAWN BY: BTS

CHECKED BY: RTS

APPROVED BY: A1W

SCALE: AS NOTED

DATE: 08/05/26

[illegible]

C-010

I HEREBY ACKNOWLEDGE THAT I AM DUTY AUTHORIZED TO BIND APPLICANT BY THE CONDITIONS, IF ANY, IMPOSED BY THE TOWN PLANNING BOARD AS A CONDITION OF RECEIVING SITE PLAN, SUBDIVISION, PUD APPROVAL OF THE SUBMISSION. (APPLICATION # _____)

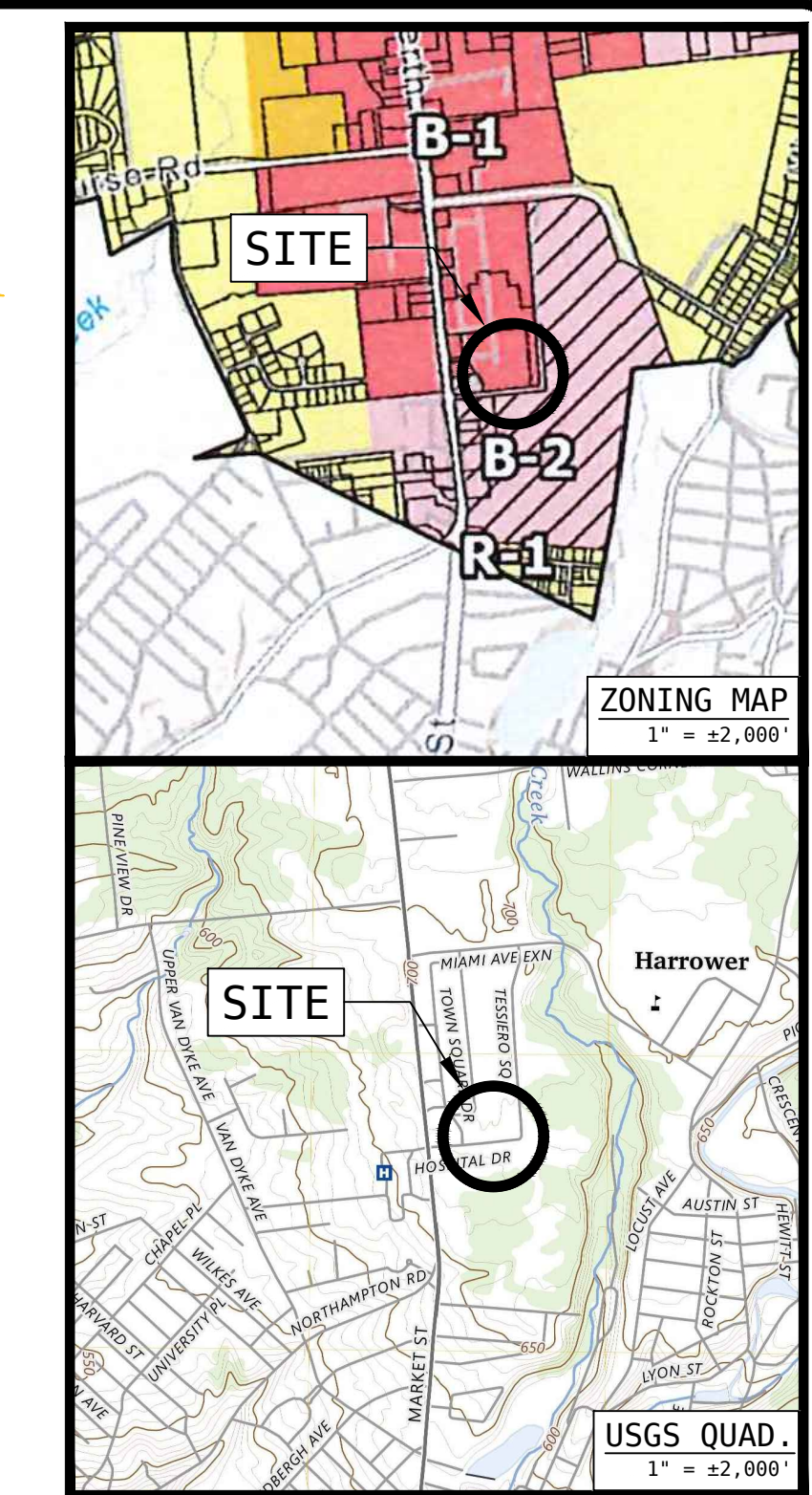
(DATE)	APPLICANT, OR DULY AUTHORIZED REPRESENTATIVE
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☐ APPROVED ☐ APPROVED WITH MODIFICATION(S) (EXPLAIN): _____

☐ DISAPPROVED _____

THIS DECISION IS SUBJECT TO THE ADHERENCE TO ALL CONDITIONS IMPOSED ON THE ABOVE REFERENCED APPLICATION SUBMISSION

THIS DECISION IS SUBJECT TO THE ADHERENCE TO ALL CONDITIONS IMPOSED ON THE ABOVE REFERENCED APPLICATION SUBMISSION



SITE STATISTICS			
ADDRESS: TOWN SQUARE DRIVE			
TAX MAP: 39 - 5 - 6			
AREA: ±434,293 SF. (±9.97 AC.), (±2.29 AC.**)			
ZONE: INTERMEDIATE (B-1)			
USE: HOTEL			
	B-1	SITE	
MAX. BUILDING HEIGHT	45 FT.	60 FT.	
MIN. LOT AREA	N/A	99,812 SF.	
PRINCIPAL BLDG. COVERAGE	25 %	19.5 %	
MIN. LOT WIDTH	N/A FT.	380.9 FT.	
MIN. FRONT SETBACK	25 FT.	90.8 FT.	
MIN. REAR SETBACK	30 FT.	15.0 FT.	
MIN. SIDE SETBACK	20 FT.	10.0 FT.	
* PARENT PARCEL (2 LOT SUBDIVISION PROPOSED)			
** LOT 1			
<u>LOT COVERAGE</u>			
	LOT 1	LOT 2	
BUILDINGS:	19,580 SF. (19.5%)	57,672 SF. (17.2%)	
PAVEMENTS ² :	38,936 SF. (39.0%)	XX,XXX SF. (XX.X%)	
GREENSPACE:	41,376 SF. (41.5%)	XX,XXX SF. (XX.X%)	
	99,812 SF.	334,481 SF.	
1. REDUCED BY AREA OF PORTE-COCHÈRE (1,066 SQ. FT.)			
<u>PARKING</u>			
REQUIRED: HOTEL - 1.0 SPACE / ROOM (90 ROOMS) = 90 SPACES			
PROVIDED: 90 SPACES (INCLUDING ADA PARKING)			

STANDARD NOTES:

1. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR), FRESHWATER WETLANDS PERMIT REGULATIONS, THE TOWN GRADING LAWS AND THE TOWN FLOODPLAIN MANAGEMENT LAWS.
2. THE APPLICANT SHALL BEAR THE SOLE RESPONSIBILITY FOR ENSURING THAT ALL IMPROVEMENTS ARE COMPLETED IN ACCORDANCE WITH APPROVED PLANS, SPECIFICATIONS AND STANDARDS.
3. THE APPLICANT SHALL BE RESPONSIBLE FOR KEEPING EXISTING PUBLIC HIGHWAYS AND ADJACENT LANDS FREE OF DEBRIS, SOIL AND OTHER MATTER WHICH MAY ACCUMULATE DUE TO CONSTRUCTION RELATED TO THE SITE.

SPECIAL NOTES:

1. ADDITIONAL TOPOGRAPHIC INFORMATION SHOWN WAS COMPILED FROM THE NEW YORK STATE GIS CLEARINGHOUSE.
2. TOPOGRAPHY AND UTILITY INFORMATION SHOWN WAS COMPILED FROM A PREPARED SURVEY BY INGALLS & ASSOCIATES, LLP OF SCHENECTADY, NEW YORK AND A DIGITAL FILE TITLED "98-030 26233 ALTA UPDATE.DWG" TRANSMITTED VIA EMAIL ON 03 FEBRUARY, 2026.
3. THE OFFSETS OR DIMENSIONS SHOWN ARE FOR CONSTRUCTION REFERENCE ONLY AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES, OR ANY OTHER IMPROVEMENT.
4. UNDERGROUND UTILITIES SHOWN ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SUBJECT PARCEL.

THE TOWN OF AMSTERDAM PLANNING BOARD COMPLETED THE REVIEW OF THE SITE
PLAN, SUBDIVISION, PUD SUBMISSION. (APPLICATION# _____) ON
_____, (DATE), AND MAKES THE FOLLOWING DECISION:

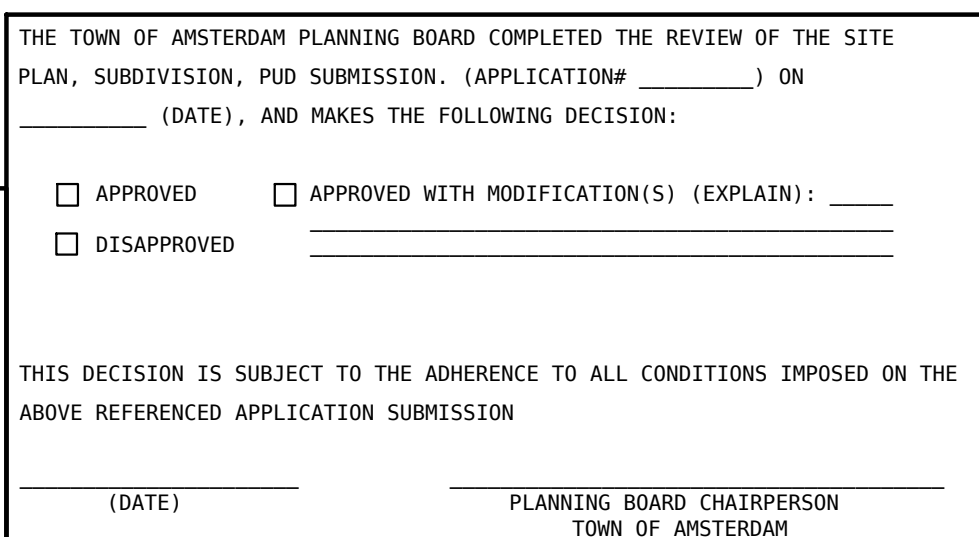
☐ APPROVED ☐ APPROVED WITH MODIFICATION(S) (EXPLAIN): _____
☐ DISAPPROVED _____

THIS DECISION IS SUBJECT TO THE ADHERENCE TO ALL CONDITIONS IMPOSED ON THE
ABOVE REFERENCED APPLICATION SUBMISSION

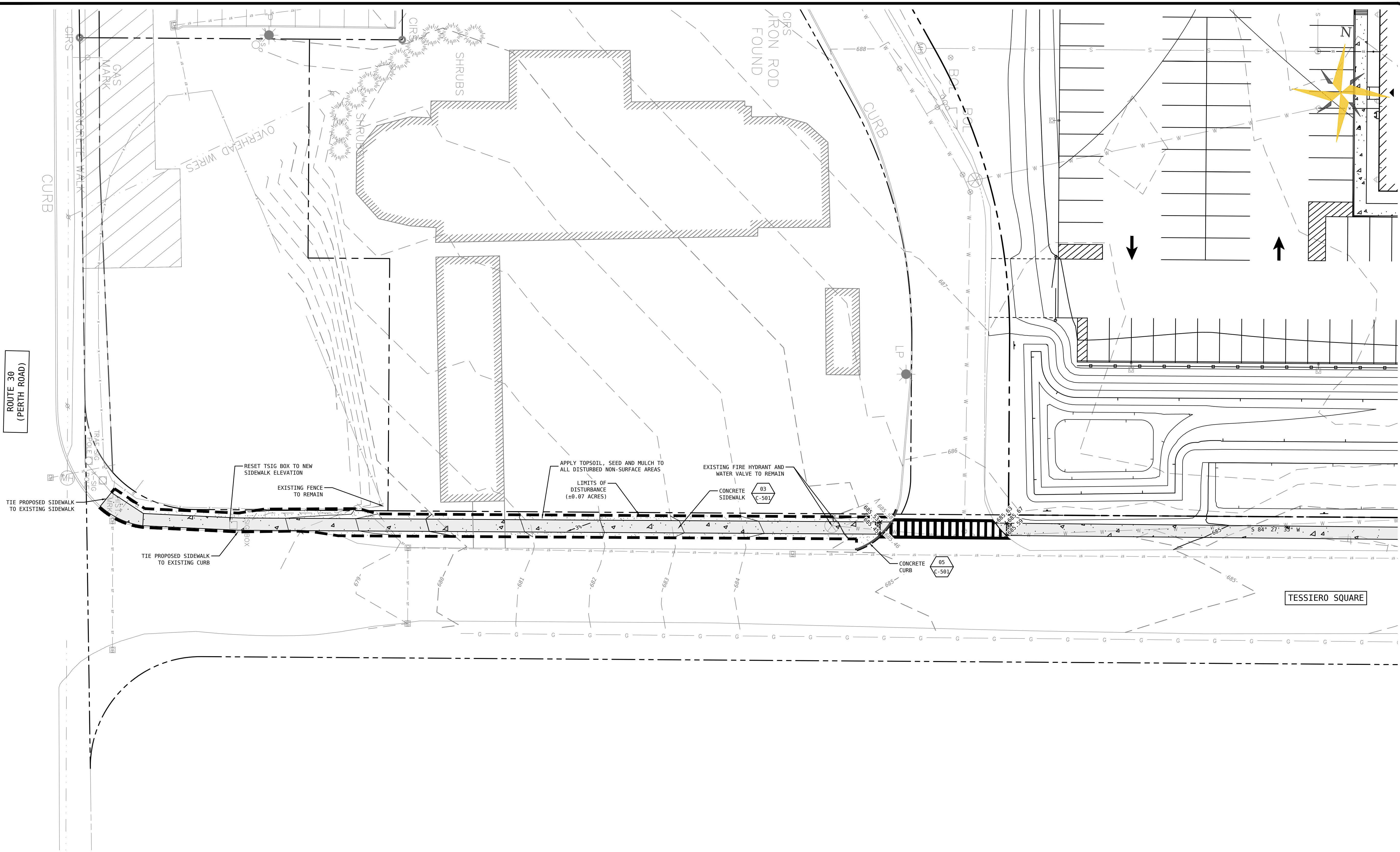
(DATE)

PLANNING BOARD CHAIRPERSON
TOWN OF AMSTERDAM

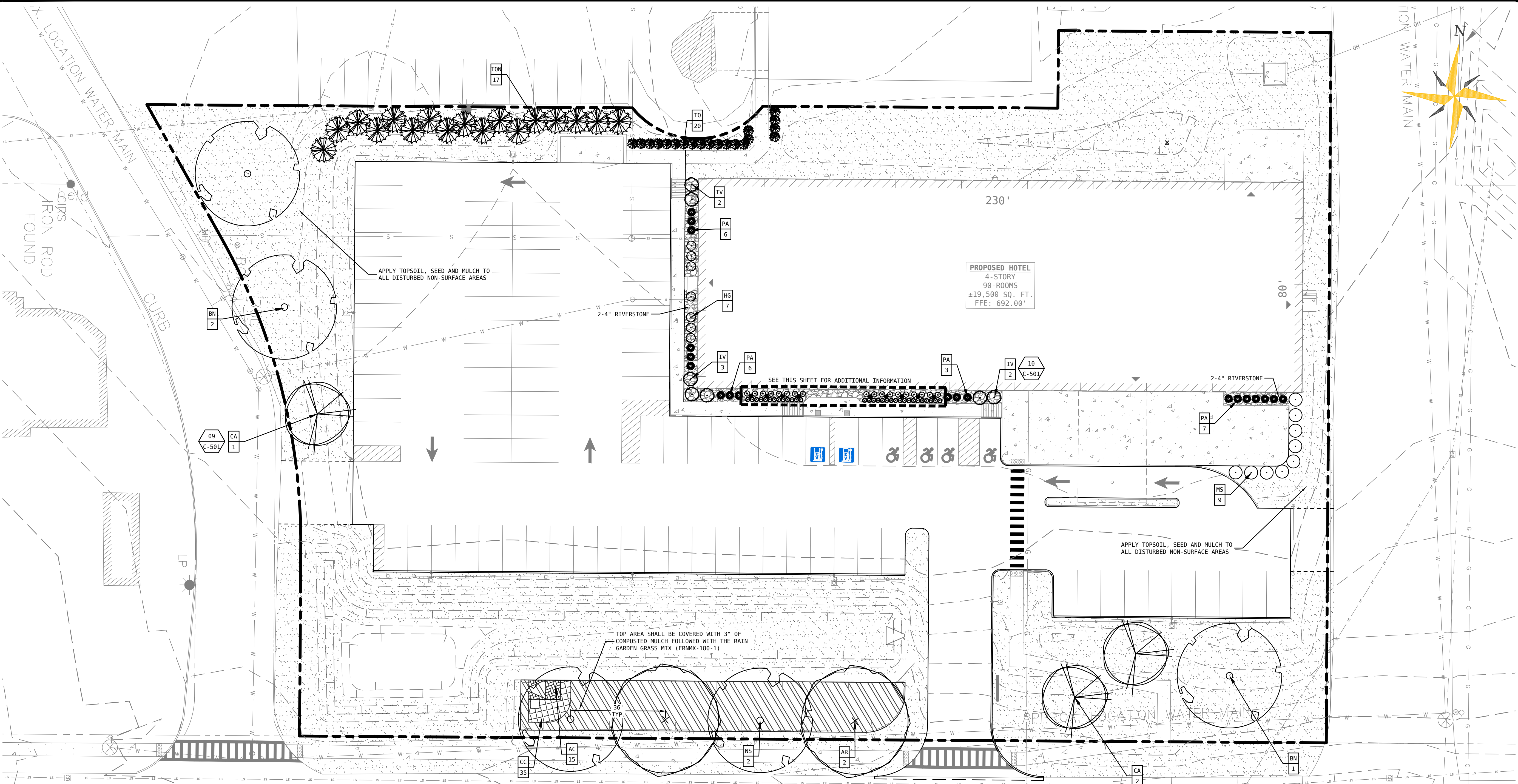
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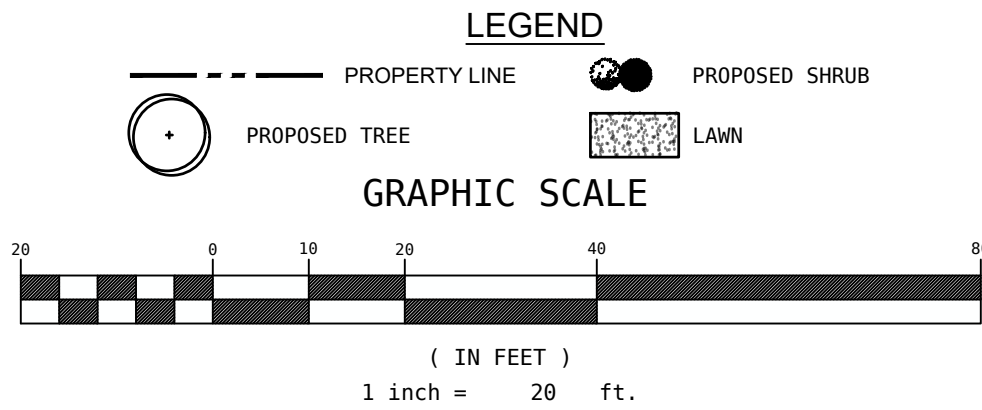
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BIORETENTION AREA PLANTS LIST							
SYMBOL	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	ZONE & REMARKS	HEIGHT & WIDTH
TREES							
AR	2	ACER RUBRUM	RED MAPLE	2.5-3" CAL.	AS SHOWN	3,4,5,6 - B&B	40-60' HT. - 30-50' WIDE
NS	2	NYSSA SYLVATICA VARI BIFLORA	SWAMP TUPELO	2.5-3" CAL.	AS SHOWN	3,4,5 - B&B	60-80' HT. - 30-40' WIDE
SHRUBS/PERENNIALS							
AC	15	ACORUS CALAMUS	SWEET FLAG	2" PLUG	24 O.C.	2,3 - FULL/ORNAMENTAL	2-2.5' HT. - 1.5-2' WIDE
CC	34	CALAMAGROSTIS CANADENSIS	BLUE JOINT GRASS	2" PLUG	24 O.C.	2,3 - FULL/ORNAMENTAL	3-5' HT. - 2-3' WIDE
***IF A DISCREPANCY EXISTS BETWEEN THE PLAN AND PLANT LIST, THE PLAN SHALL GOVERN							
HYDROLOGIC ZONES							
ZONE 1	DEEP WATER AREA (1'-6" DEEP PERMANENT POOL) - BEST COLONIZED BY SUBMERGENT PLANTS						
ZONE 2	SHALLOW WATER BENCH (POOL TO 1') - PRIMARY AREA WHERE EMERGENT PLANTS WILL GROW IN A STORMWATER WETLANDS						
ZONE 3	SHORELINE FRINGE (REGULARLY INUNDATED) - ENCOMPASSES THE SHORELINE OF A POND OR WETLAND, AND EXTENDS 1' INELEVATION FROM THE NORMAL POOL.						
ZONE 4	RIPARIAN FRINGE (FREQUENTLY INUNDATED) - EXTENDS FROM 1'-4" FEET IN ELEVATION ABOVE THE NORMAL POOL. PLANTS IN THIS ZONE ARE SUBJECT TO PERIODIC INUNDATION AFTER STORMS, AND MAY EXPERIENCE SATURATED OR PARTLY SATURATED SOIL CONDITIONS.						
ZONE 5	FLOOD PLAIN TERRACE (INFREQUENTLY INUNDATED) - ZONE 5 IS PERIODICALLY INUNDATED BY FLOOD WATERS THAT QUICKLY RECESSES IN A DAY OR LESS. OPERATIONALLY, ZONE 5 EXTENDS FROM THE MAXIMUM TWO YEAR OR CPV WATER SURFACE ELEVATION UP TO THE 10 OR 100 YEAR MAXIMUM WATER SURFACE ELEVATION. KEY LANDSCAPING OBJECTIVES FOR ZONE 5 ARE TO STABILIZE THE STEEP SLOPES CHARACTERISTIC OF THIS ZONE, AND ESTABLISH A LOW MAINTENANCE, NATURAL VEGETATION.						
ZONE 6	UPLAND SLOPES (SELDOM OR NEVER INUNDATED) - THE LAST ZONE EXTENDS ABOVE THE MAXIMUM 100 YEAR WATER SURFACE ELEVATION, AND OFTEN INCLUDES THE OUTER BUFFER OF A POND OR WETLAND.						

BIORETENTION SEED MIX
ERNEST SEEDS - ITEM# ERNMX-180-1
PRODUCT: RAIN GARDEN GRASS MIX
SEEDING RATE: 15 LBS PER ACRE
HTTPS://WWW.ERNSTSEED.COM/PRODUCT/RAIN-GARDEN-GRASS-MIX/

PLANTS LIST							
SYMBOL	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS	HEIGHT & WIDTH
TREES							
BN	3	BETULA NIGRA 'HERITAGE'	RIVER BIRCH	10'-12' HT.	AS SHOWN	B&B, MULTI STEM	40-70' HT. - 40-60' WIDE
CA	3	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	5'-6' HT.	AS SHOWN	B&B	15-25' HT. - 15-25' WIDE
TO	20	THUJA OCCIDENTALIS	EMERALD GREEN ARBORVITAE	5'-6'	AS SHOWN	B&B	10-15' HT. - 3-4' WIDE
TON	17	THUJA OCCIDENTALIS 'NIGRA'	DARK AMERICAN ARBORVITAE	5'-6'	AS SHOWN	B&B	20-30' HT. - 8-10' WIDE
SHRUBS/PERENNIALS							
AI	9	ALLIUM 'SERENDIPITY'	ORNAMENTAL ONION	1 GAL	AS SHOWN	FULL/ORNAMENTAL	15-20" HT. 10"-15" WIDE
IV	7	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	1-2 GAL.	AS SHOWN	FULL/ORNAMENTAL	3-5' HT. - 3-5' WIDE
HG	7	HOSTA 'GUACAMOLE'	GUACAMOLE HOSTA	1 GAL	AS SHOWN	FULL/ORNAMENTAL	12-18" HT. 3'-4' WIDE
MS	9	GRACILLIMUS MISCANTHUS	MAIDEN GRASS	1 GAL	AS SHOWN	FULL/ORNAMENTAL	5-6' HT. - 6-8' WIDE
NH	31	NEPETA HYBRID	CATMINT 'CAT'S PAJAMAS'	3 QRT.	AS SHOWN	FULL/ORNAMENTAL	18-20" HT & WIDE
PA	19	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	3 QRT.	AS SHOWN	FULL/ORNAMENTAL	2-3' HT & WIDTH.
RB	18	RUDBECKIA FULGIDA VAR. SULLIVANTII	GOLDENSTRUM BLACK-EYED SUSAN	3 QRT.	AS SHOWN	FULL/ORNAMENTAL	24-26" HT. 18"-24" WIDE
***IF A DISCREPANCY EXISTS BETWEEN THE PLAN AND PLANT LIST, THE PLAN SHALL GOVERN							



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(DATE) _____ APPLICANT, OR DULY AUTHORIZED REPRESENTATIVE

THE TOWN OF AMSTERDAM PLANNING BOARD COMPLETED THE REVIEW OF THE SITE PLAN, SUBDIVISION, PUD SUBMISSION. (APPLICATION# _____) ON _____ (DATE), AND MAKES THE FOLLOWING DECISION:

☐ APPROVED ☐ APPROVED WITH MODIFICATION(S) (EXPLAIN): _____
☐ DISAPPROVED _____

THIS DECISION IS SUBJECT TO THE ADHERENCE TO ALL CONDITIONS IMPOSED ON THE ABOVE REFERENCED APPLICATION SUBMISSION

(DATE) _____ PLANNING BOARD CHAIRPERSON
TOWN OF AMSTERDAM



DIAMOND HAWK

Contact: Ravi Modasra (518) 908-2473

TOWN SQUARE DEVELOPMENT

PROPOSED HOTEL

TOWN SQUARE DRIVE | TOWN OF AMSTERDAM | MONTGOMERY COUNTY | NEW YORK STATE



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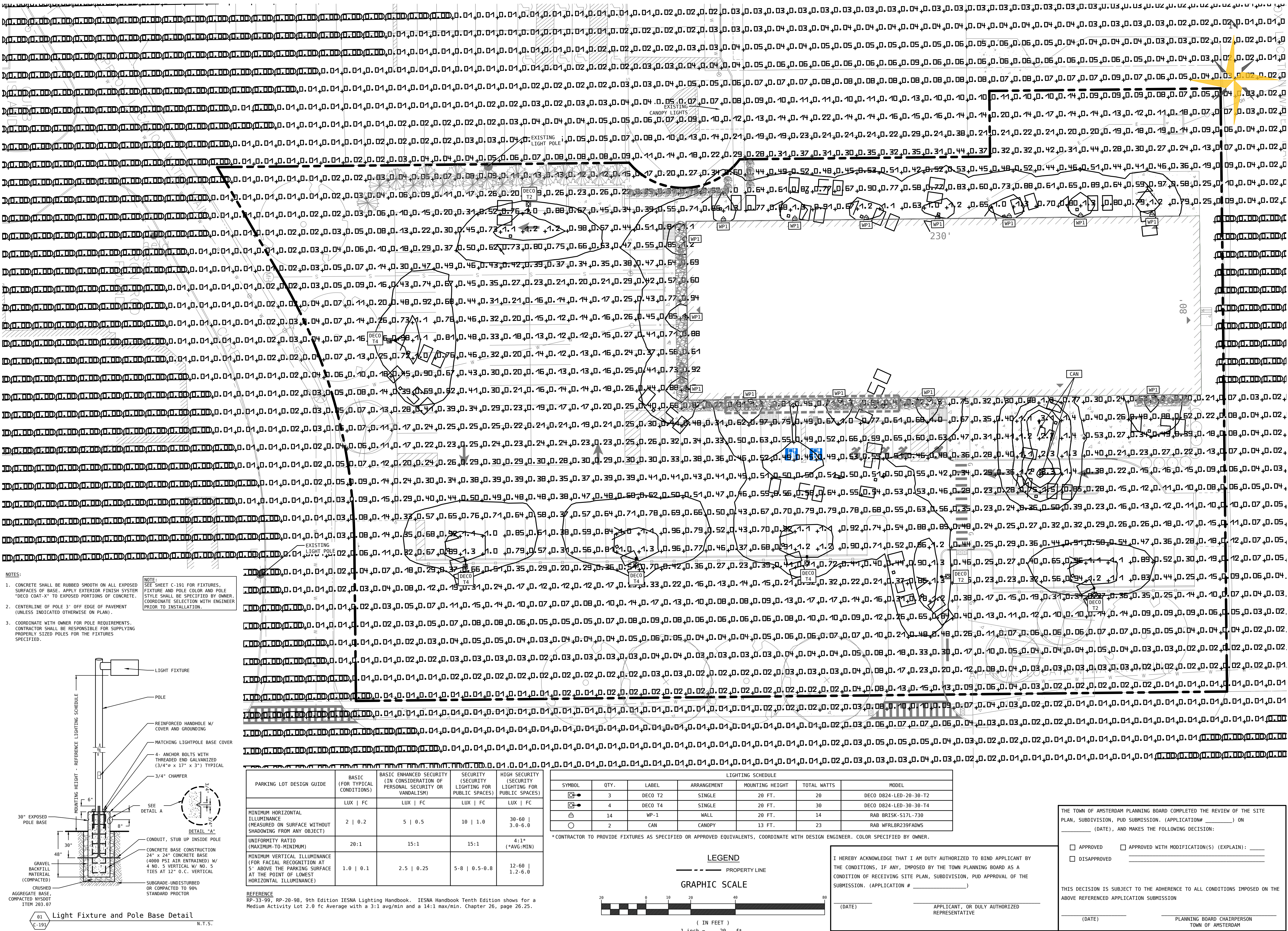
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DESIGNED BY: BTS
DRAWN BY: BTS
CHECKED BY: BTS
APPROVED BY: AJV
SCALE: AS NOTED
DATE: 08/05/26

REV.	DATE	DESCRIPTION	BY
1	08/05/26	INITIAL TOWN SUBMISSION	BTS

LANDSCAPE PLAN

C - 161



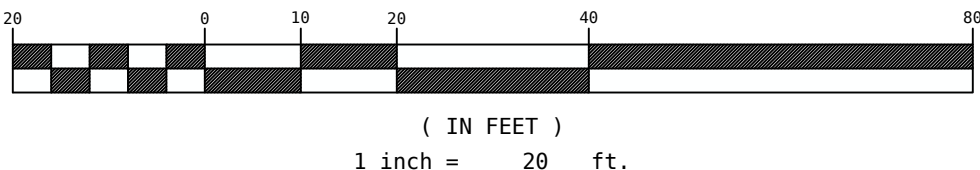
PARKING LOT DESIGN GUIDE	BASIC (FOR TYPICAL CONDITIONS)	BASIC ENHANCED SECURITY (IN CONSIDERATION OF PERSONAL SECURITY OR VANDALISM)	SECURITY (SECURITY LIGHTING FOR PUBLIC SPACES)	HIGH SECURITY (SECURITY LIGHTING FOR PUBLIC SPACES)
	LUX FC	LUX FC	LUX FC	LUX FC
MINIMUM HORIZONTAL ILLUMINANCE (MEASURED ON SURFACE WITHOUT SHADOWING FROM ANY OBJECT)	2 0.2	5 0.5	10 1.0	30-60 3.0-6.0
UNIFORMITY RATIO (MAXIMUM-TO-MINIMUM)	20:1	15:1	15:1	4:1* (*AVG:MIN)
MINIMUM VERTICAL ILLUMINANCE (FOR FACIAL RECOGNITION AT 5' ABOVE THE PARKING SURFACE AT THE POINT OF LOWEST HORIZONTAL ILLUMINANCE)	1.0 0.1	2.5 0.25	5-8 0.5-0.8	12-60 1.2-6.0

REFERENCE
RP-33-99, RP-20-98, 9th Edition IESNA Lighting Handbook. IESNA Handbook Tenth Edition shows for a Medium Activity Lot 2.0 fc Average with a 3:1 avg/min and a 14:1 max/min. Chapter 26, page 26.25.

LIGHTING SCHEDULE						
SYMBOL	QTY.	LABEL	ARRANGEMENT	MOUNTING HEIGHT	TOTAL WATTS	MODEL
☐	3	DECO T2	SINGLE	20 FT.	20	DECO D824-LED-20-30-T2
☐	4	DECO T4	SINGLE	20 FT.	30	DECO D824-LED-30-30-T4
☐	14	WP-1	WALL	20 FT.	14	RAB BRISK-S17L-730
○	2	CAN	CANOPY	13 FT.	23	RAB WFLRBR239FADWS

*CONTRACTOR TO PROVIDE FIXTURES AS SPECIFIED OR APPROVED EQUIVALENTS, COORDINATE WITH DESIGN ENGINEER. COLOR SPECIFIED BY OWNER.

LEGEND
--- PROPERTY LINE
GRAPHIC SCALE



I HEREBY ACKNOWLEDGE THAT I AM DUTY AUTHORIZED TO BIND APPLICANT BY THE CONDITIONS, IF ANY, IMPOSED BY THE TOWN PLANNING BOARD AS A CONDITION OF RECEIVING SITE PLAN, SUBDIVISION, PUD APPROVAL OF THE SUBMISSION. (APPLICATION #)
(DATE) APPLICANT, OR DULY AUTHORIZED REPRESENTATIVE

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☐ APPROVED ☐ APPROVED WITH MODIFICATION(S) (EXPLAIN):
☐ DISAPPROVED

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(DATE) PLANNING BOARD CHAIRPERSON
TOWN OF AMSTERDAM

Verity
Engineering

Verity Engineering, D.P.C.
P.O. Box 474
Troy, New York 12181
518.389.7200 | verityeng.com

DIAMOND HAWK HOLDINGS

Contact: Ravi Modasra (518) 908-2473

TOWN SQUARE DEVELOPMENT
PROPOSED HOTEL

TOWN SQUARE DRIVE | TOWN OF AMSTERDAM | MONTGOMERY COUNTY | NEW YORK STATE

STATE OF NEW YORK
ARCHITECT
0094301
PROFESSIONAL ENGINEER

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DESIGNED BY: BTS

DRAWN BY: BTS

CHECKED BY: BTS

APPROVED BY: AJV

SCALE: AS NOTED

DATE: 08/05/26

INITIAL

TOWN SUBMISSION

DESCRIPTION

08/05/26

A

REV.

DATE

BTS

BY

LIGHTING PLAN

C - 191

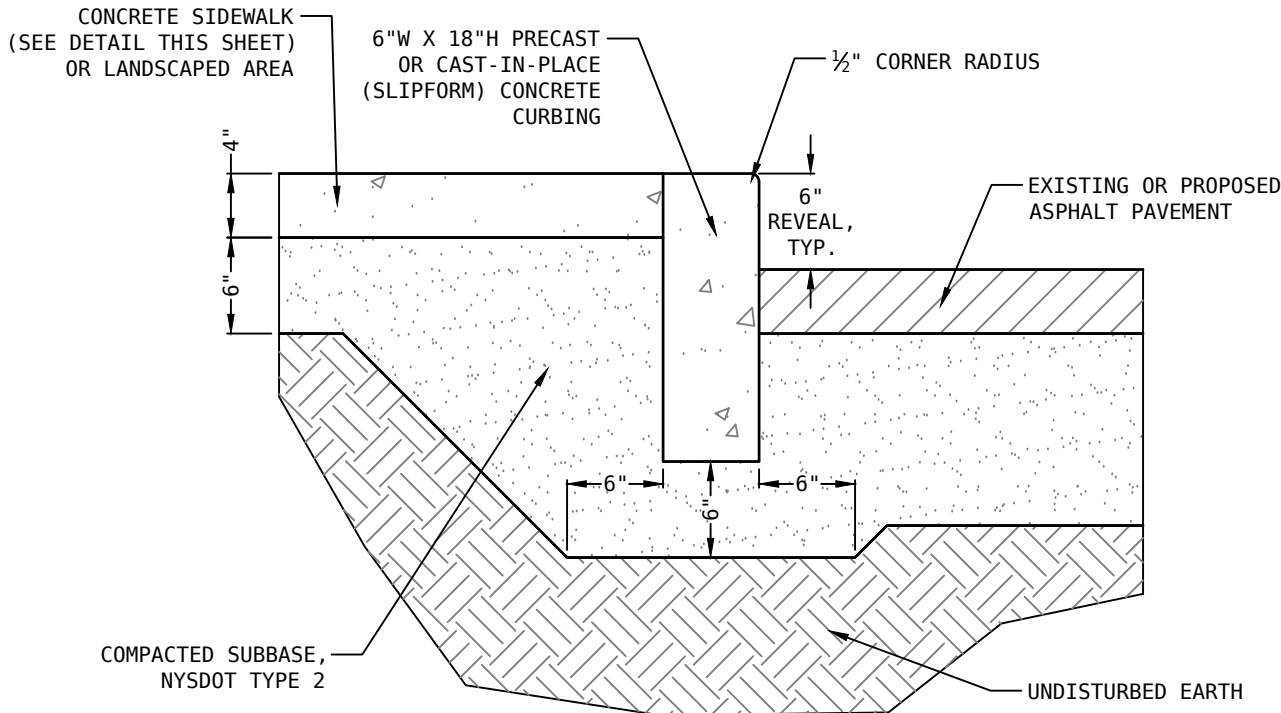
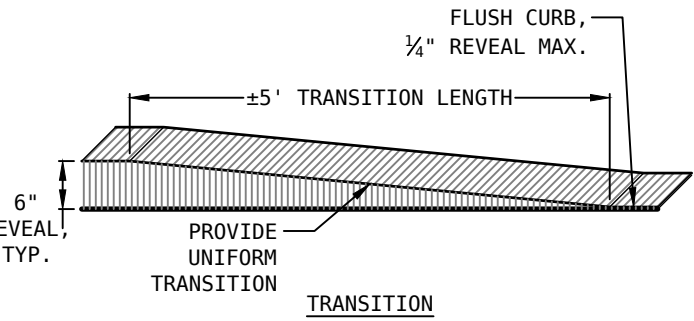
8 of 12

SIGN SCHEDULE				
#	SYMBOL	REFERENCE		#
1		R7-8 (RESERVED PARKING) 6 R7-8A (VAN ACCESSIBLE)	12"x18" 12"x6"	4
2		R7-1 (NO PARKING)	12"x18"	2
4		STORMWATER MANAGEMENT SIGNAGE	18"x24"	1
5		WARNING SIGN	18"x12"	2

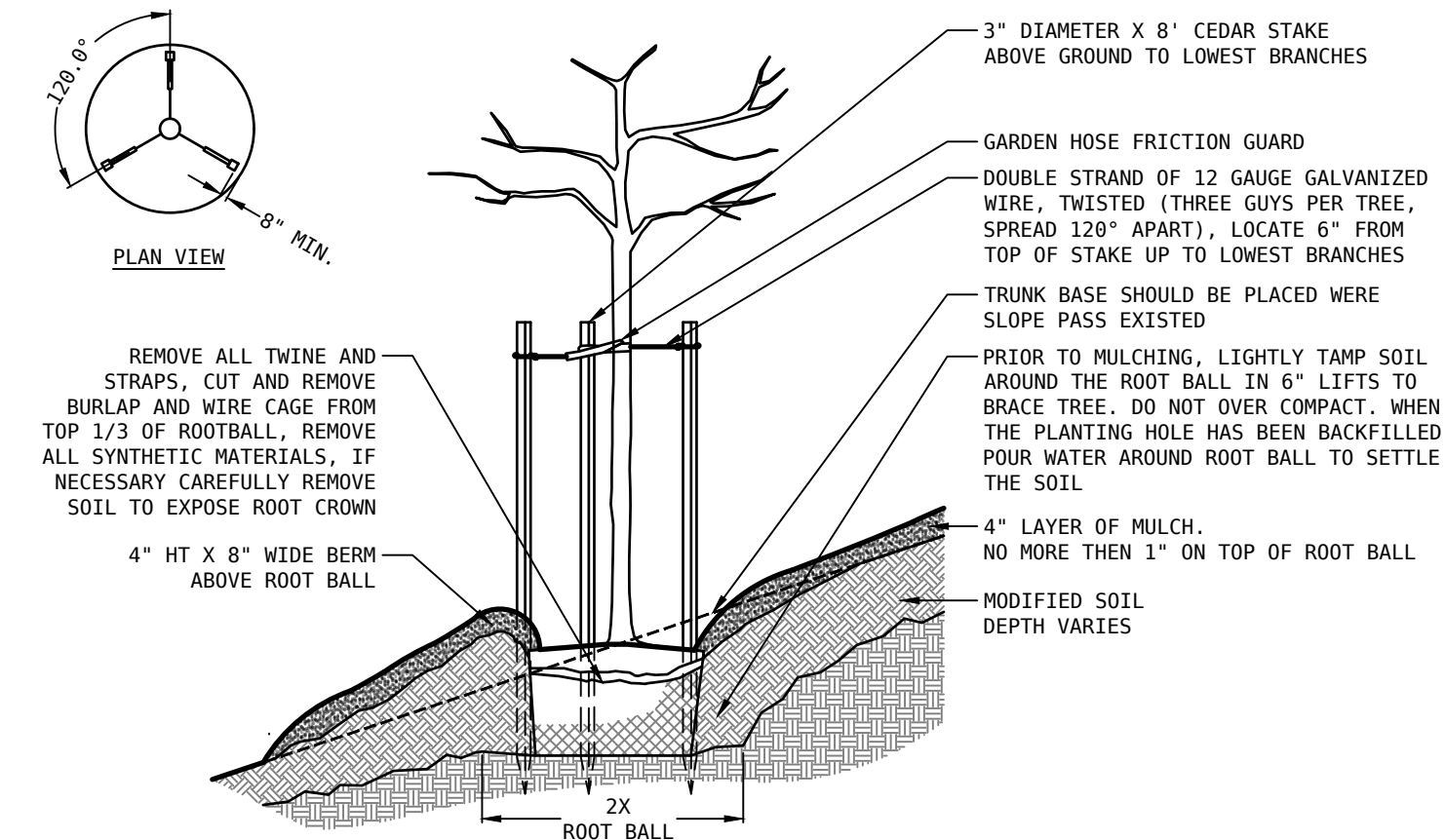
01 Sign Schedule and Detail
C-501 N.T.S.

NOTES:

- CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF NOT LESS THAN 4,000 PSI.
- REFER TO SITE PLAN FOR TRANSITION LOCATIONS. ALL PROPOSED CURBING SHALL TERMINATE AT A STRUCTURE OR WITH A TRANSITION. UNLESS SPECIFIED NO CURBING SHALL TERMINATE AT ITS FULL HEIGHT.

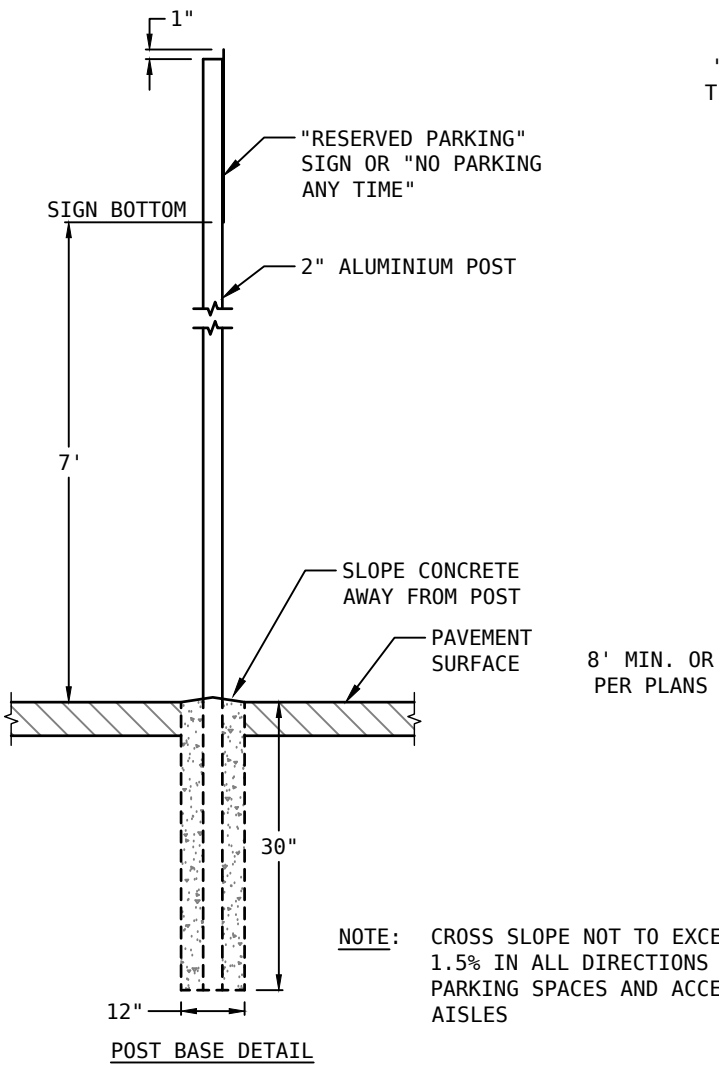


05 Concrete Curb
C-501 N.T.S.

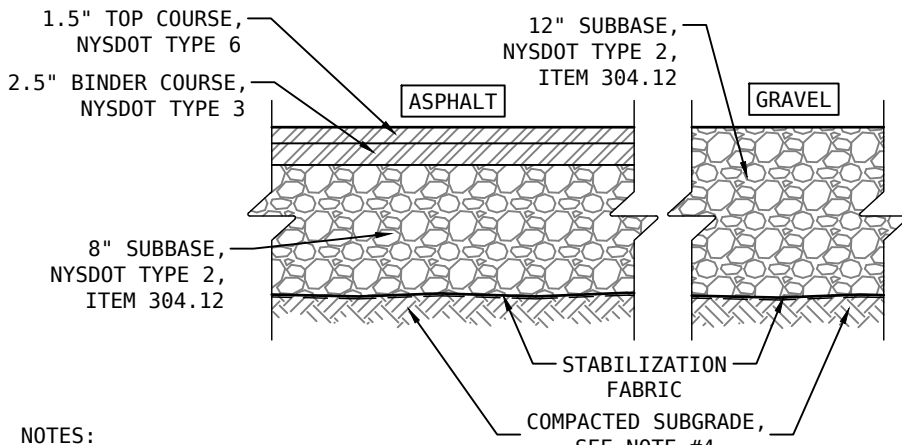


- NOTES:
- STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
 - CONTRACTOR IS RESPONSIBLE FOR REMOVING SOIL AND MULCH FROM AROUND THE TREE TRUNK, MAKING SURE TO EXPOSE THE ROOT CROWN.
 - HAND PRUNE ROOTS THAT ARE VISIBLY CIRCLING OR STRANGLING THE ROOTBALL.
 - DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
 - WATER THOROUGHLY AFTER INSTALLATION.
 - REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION.
 - ALL TREES MUST BE TAGGED AND APPROVED BY CONSULTANT WITHIN 14 DAYS AFTER TENDER CLOSING.

09 Tree Planting on Slope
C-501 N.T.S.



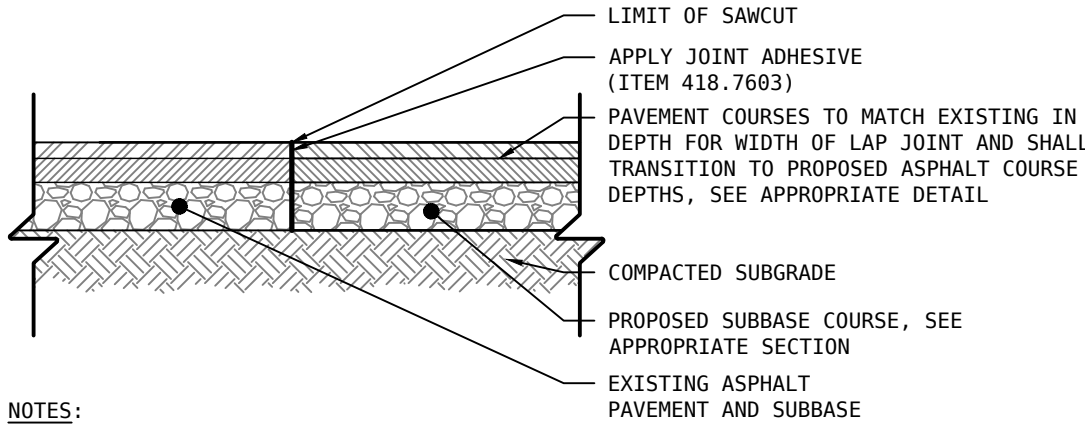
02 Accessible Parking
C-501 N.T.S.



NOTES:

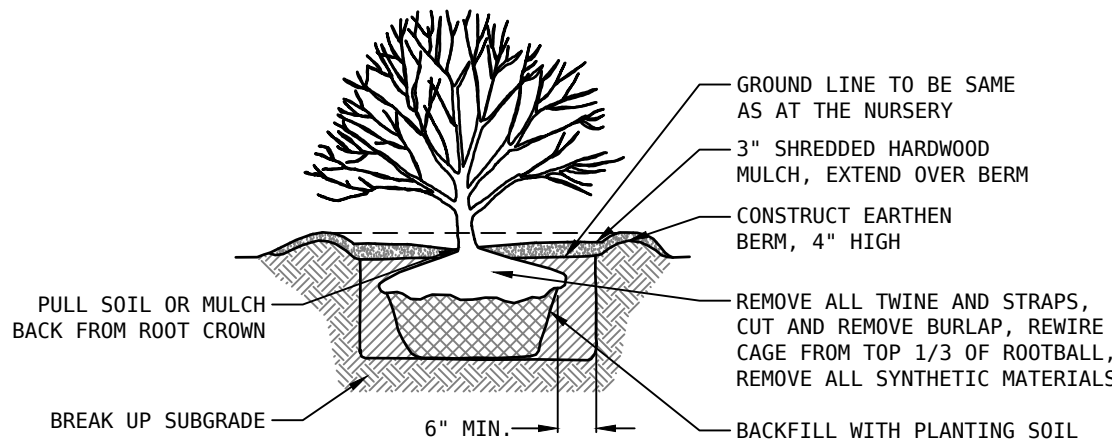
- SUBBASE SHALL BE COMPACTED TO A MINIMUM OF 95% DENSITY ASTM D-1557.
- PROOF ROLLING SHALL BE DONE TO VERIFY THE STABILITY AND UNIFORMITY OF SUBGRADE. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER.
- SUBBASE COURSE SHALL HAVE NO MORE THAN (7%) SEVEN PERCENT BY WEIGHT FINER THAN NO. 200 SIEVE.
- CONTRACTOR SHALL PLACE SELECT FILL WHERE REQUIRED TO ACHIEVE SUBGRADE ELEVATION. SELECT FILL SHALL BE COMPACTED TO 95% OF THE MAX. DENSITY ASTM D-1557. THE ENGINEER SHALL INSPECT THE SELECT FILL PRIOR TO PLACEMENT.
- STABILIZATION FABRIC SHALL BE MIRAFI 500X OR APPROVED EQUIVALENT

06 Pavement Section
C-501 N.T.S.

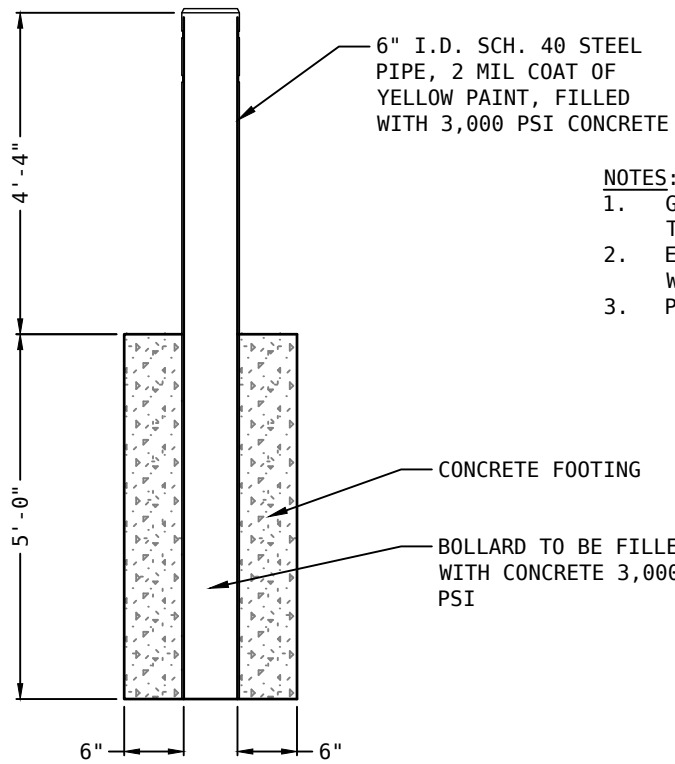


07 Asphalt Curbing
C-501 N.T.S.

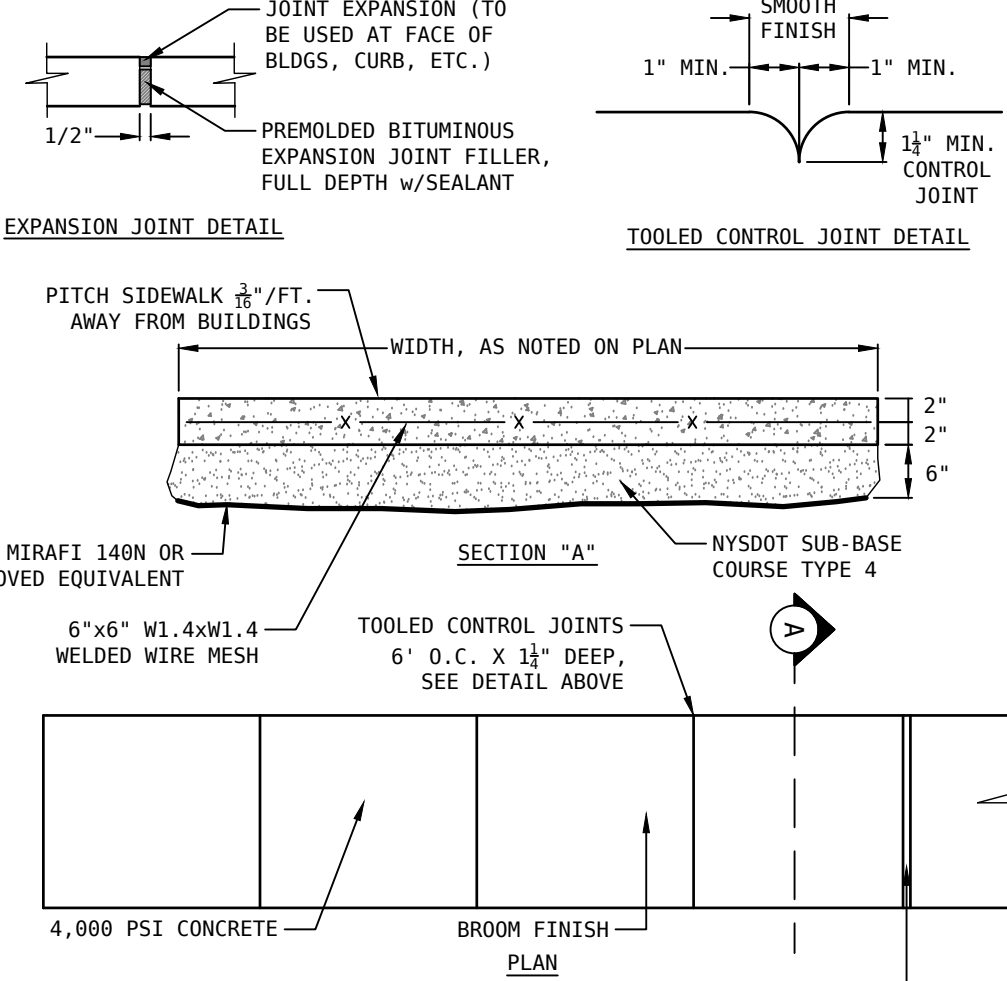
08 Pavement Joint
C-501 N.T.S.



10 Shrub Planting
C-501 N.T.S.



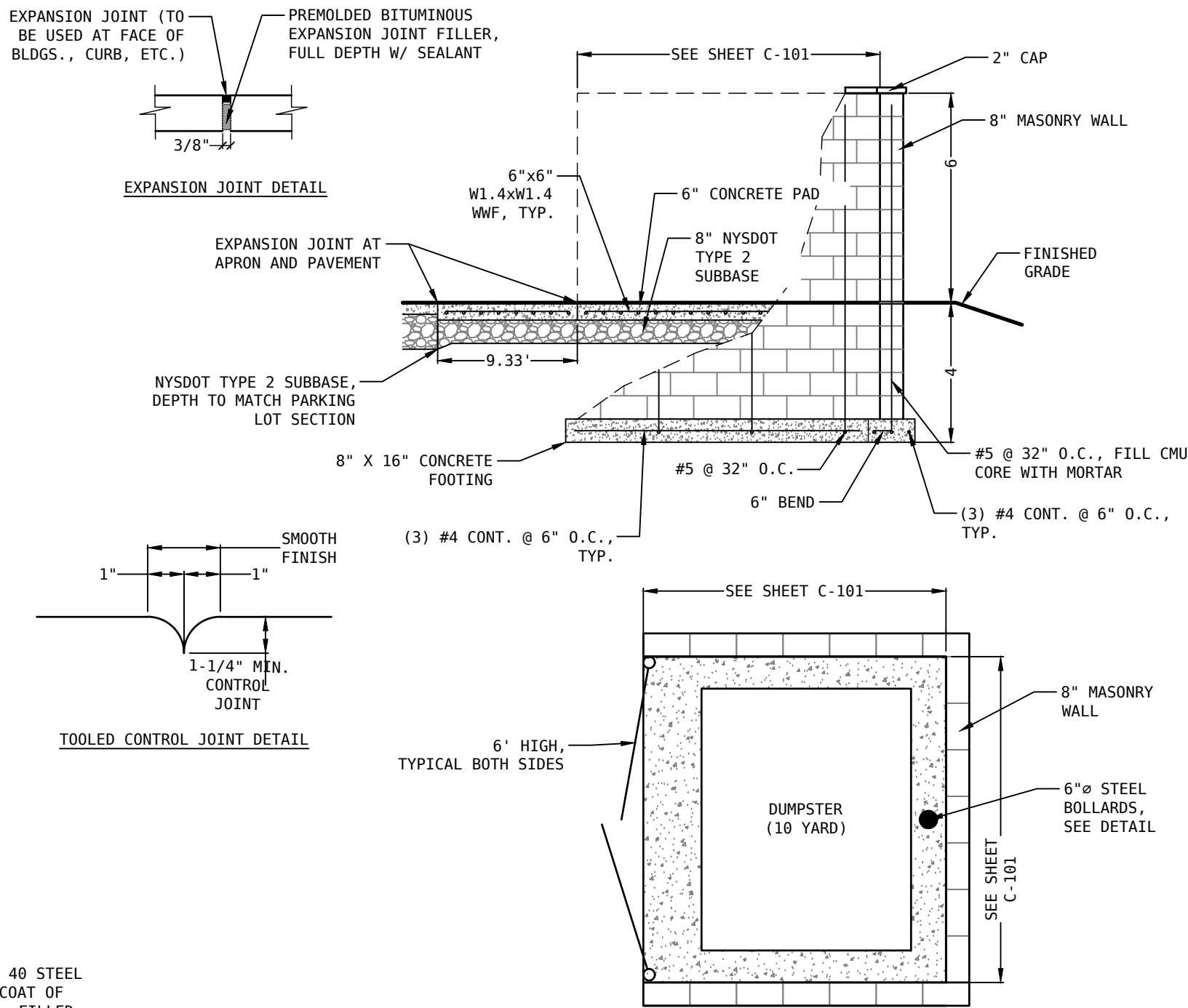
11 Steel and Concrete Bollard
C-501 N.T.S.



NOTES:

- FINISH CONCRETE EDGES WITH 1/4" RADIUS EDGING TOOL.
- MAGNESIUM FLOAT FINISH CONCRETE PERPENDICULAR TO DIRECTION OF TRAVEL TO PRODUCE UNIFORM SURFACE.

03 Concrete Sidewalk
C-501 N.T.S.



12 Dumpster Enclosure
C-501 N.T.S.

NOTES:

- GATES FOR DUMPSTER ENCLOSURE SHALL BE GREEN VINYL COATED CHAIN LINK FENCING WITH PRIVACY SLATS TIGHTLY ABUTTING TO EACH OTHER. POSTS SHALL BE BLACK VINYL COATED.
- EXTERIOR MASONRY SHALL BE CONSISTENT WITH THE PROPOSED BUILDING IN COLOR AND TEXTURE, CONTRACTOR SHALL COORDINATE WITH OWNER.
- PROVIDE CONTROL JOINTS EVERY 5', PROVIDE EXPANSION JOINTS EVERY 20' AND AT STRUCTURES, AND AS NOTED.

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☐ DISAPPROVED _____

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(DATE) _____ TOWN OF AMSTERDAM



DIAMONDHAWK
Contact: Ravi Modasra (518) 908-2473

**TOWN SQUARE DEVELOPMENT
PROPOSED HOTEL**



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DRAWN BY: **BTS**

CHECKED BY: **BTS**

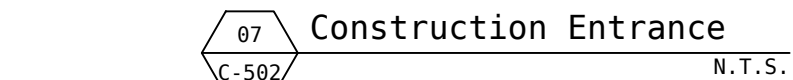
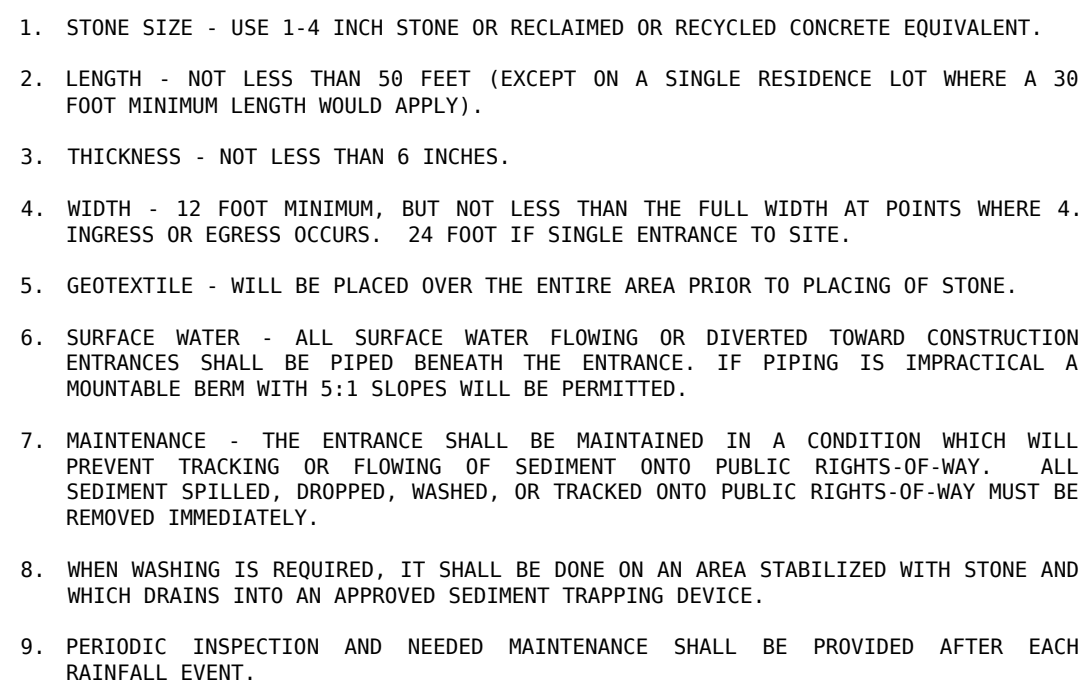
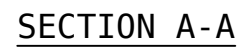
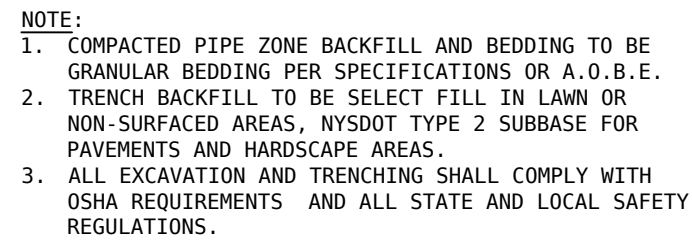
APPROVED BY: **AJV**

SCALE: **AS NOTED**

DATE: **08/05/26**

REV.	DATE	DESCRIPTION	BY
1			BTS
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DETAILS (1)



WHEN APPROPRIATE VERTICAL SEPARATION CANNOT BE ACHIEVED THE CONTRACTOR SHALL CONSTRUCT ONE OF THE FOLLOWING OPTIONS:

1. WITHIN TEN FEET (10') OF CROSSING CONSTRUCT SEWER FROM C-900 PVC PRESSURE PIPE. TEST TO 150 PSI TO ASSURE WATER-TIGHTNESS.
2. ENCASE EITHER THE WATER MAIN OR SEWER MAIN IN A WATER-TIGHT CARRIER PIPE. CARRIER PIPE MATERIAL SHALL BE C-900 PVC PRESSURE PIPE OR C-906 HDPE PRESSURE PIPE.



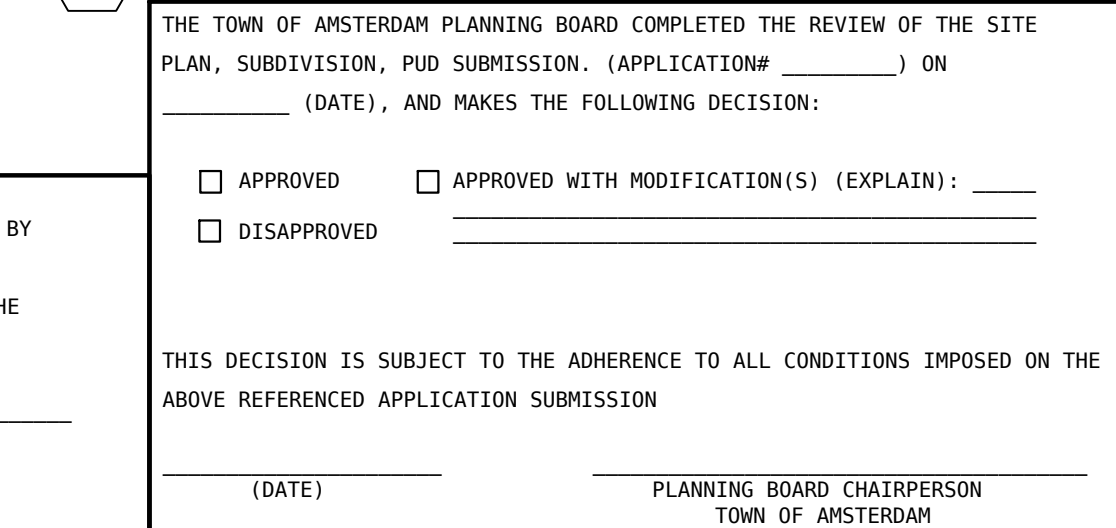
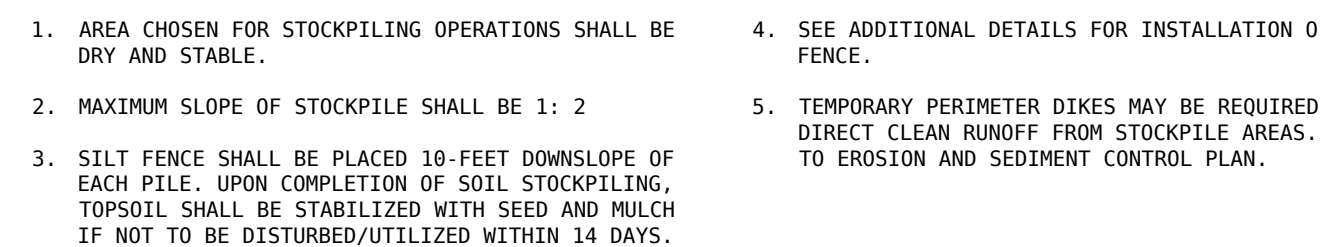
1. ALL CONCRETE WASHOUT FACILITIES SHALL BE INSPECTED DAILY. DAMAGED OR LEAKING FACILITIES SHALL BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY. EXCESS RAINWATER THAT HAS ACCUMULATED OVER HARDENED CONCRETE SHOULD BE PUMPED TO A STABILIZED AREA, SUCH AS A GRASS FILTER STRIP.
2. ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED WHEN 75% OF THE STORAGE CAPACITY OF THE STRUCTURE IS FILLED. ANY EXCESS WASH WATER SHALL BE PUMPED INTO A CONTAINMENT VESSEL AND PROPERLY DISPOSED OF OFF SITE.
3. DISPOSE OF THE HARDENED MATERIAL OFF-SITE IN A CONSTRUCTION/DEMOLITION LANDFILL. ON-SITE DISPOSAL MAY BE ALLOWED IF THIS HAS BEEN APPROVED AND ALLOWED AS PART OF THE PROJECTS SWPPP. IN THAT CASE, THE MATERIAL SHOULD BE RECYCLED AS SPECIFIED, OR BURIED AND COVERED WITH A MINIMUM OF TWO (2) FEET OF CLEAN COMPACTED EARTH FILL THAT IS PERMANENTLY STABILIZED TO PREVENT EROSION.
4. THE PLASTIC LINER SHALL BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.
5. INSPECT THE PROJECT SITE FREQUENTLY TO ENSURE THAT NO CONCRETE DISCHARGES ARE TAKING PLACE IN NON-DESIGNATED AREAS.

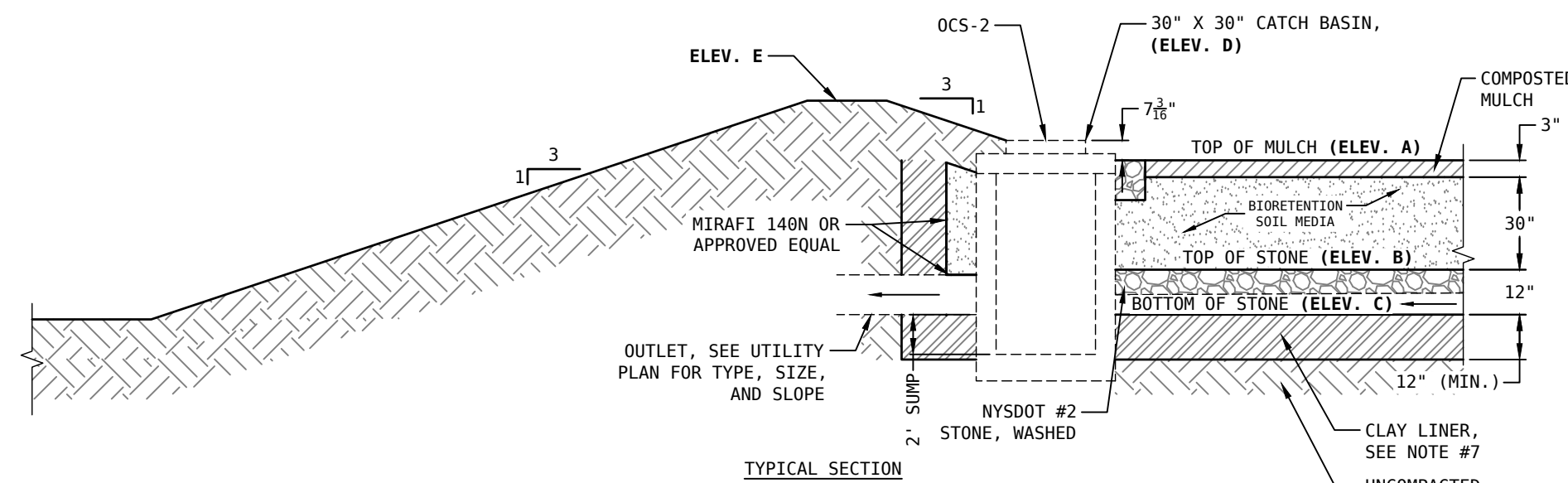


1. MINIMUM APRON LENGTH (L_a) IS 6 FEET, THE MINIMUM APRON WIDTH (W) IS 7 FEET.
2. APRON WIDTH AT PIPE SHALL BE THREE (3) TIMES THE PIPE DIAMETER.
3. CULVERT INLETS SHALL BE INSTALLED WITH THE MINIMUM DIMENSIONS PROVIDED UNLESS OTHERWISE NOTED.
4. MINIMUM RIP-RAP BLANKET THICKNESS (T) SHALL BE 12" UNLESS OTHERWISE NOTED.

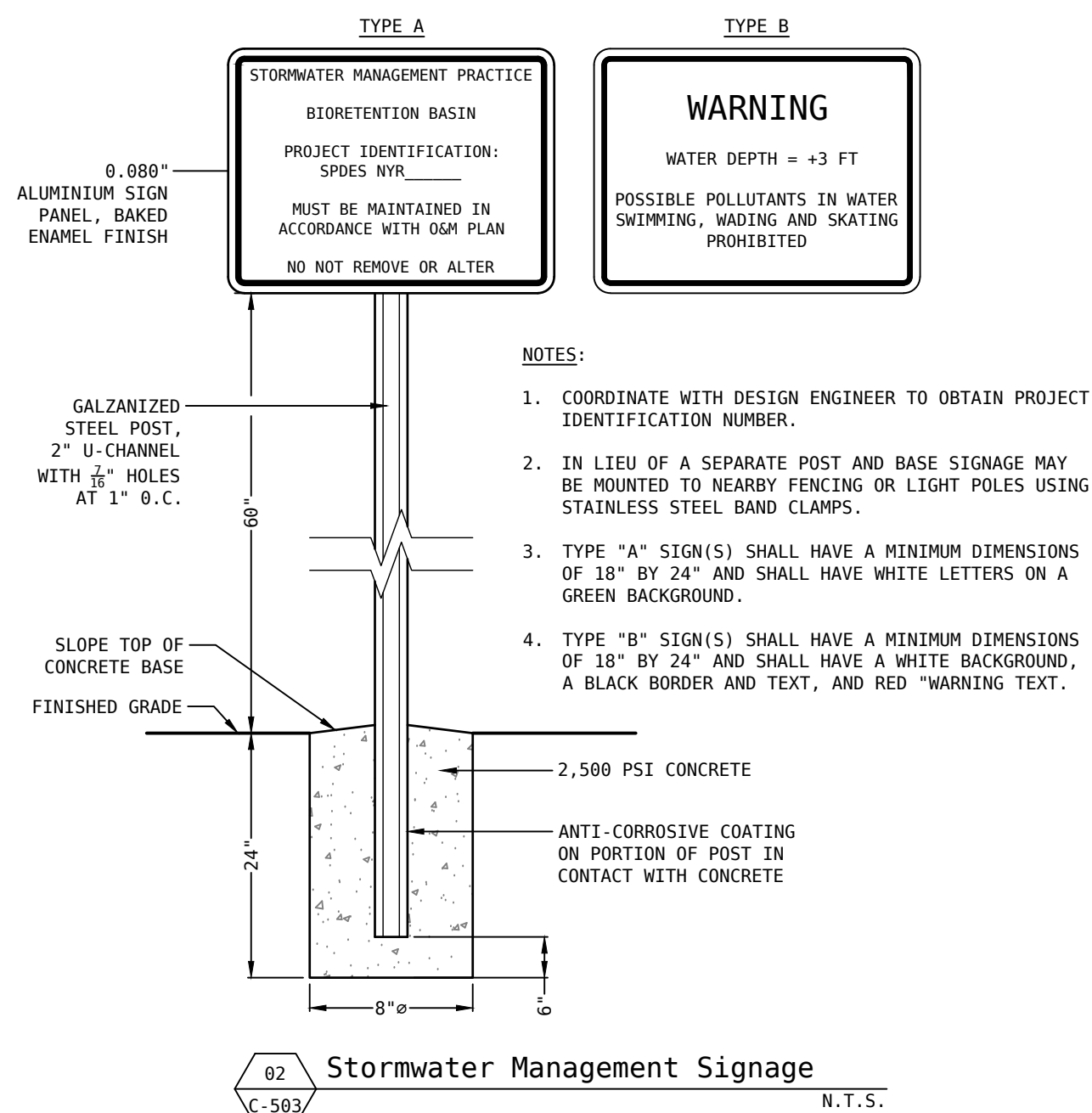


1. TRACER WIRE SHALL TERMINATE BETWEEN THE MANHOLE FRAME AND GRADE ADJUSTMENT, DO NOT TERMINATE AT CORE LOCATION.





NEENAH FOUNDRY	
SIZE	PATTERN #
24" X 24"	R-3560
30" X 30"	R-3561
36" X 36"	R-3437

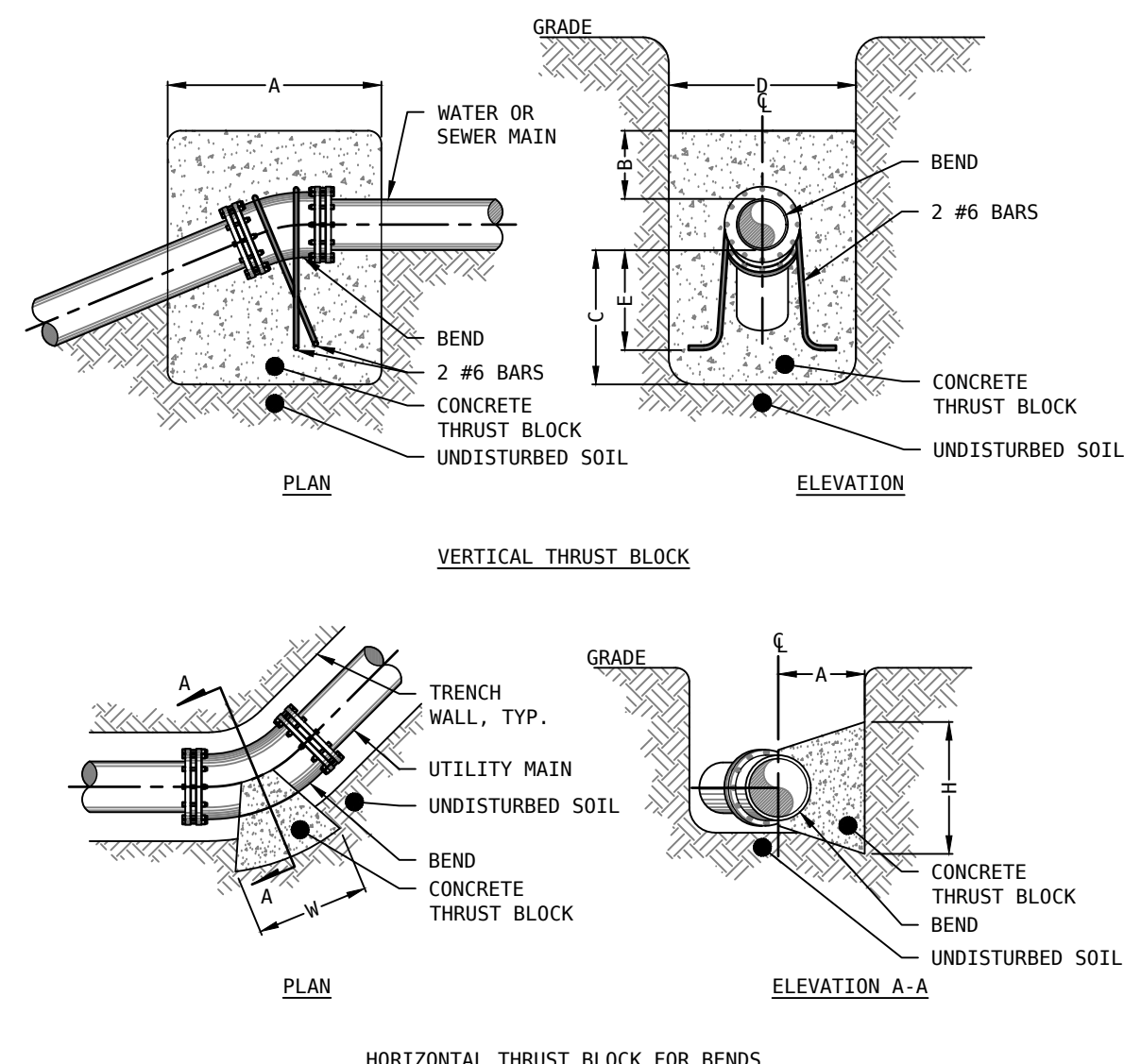
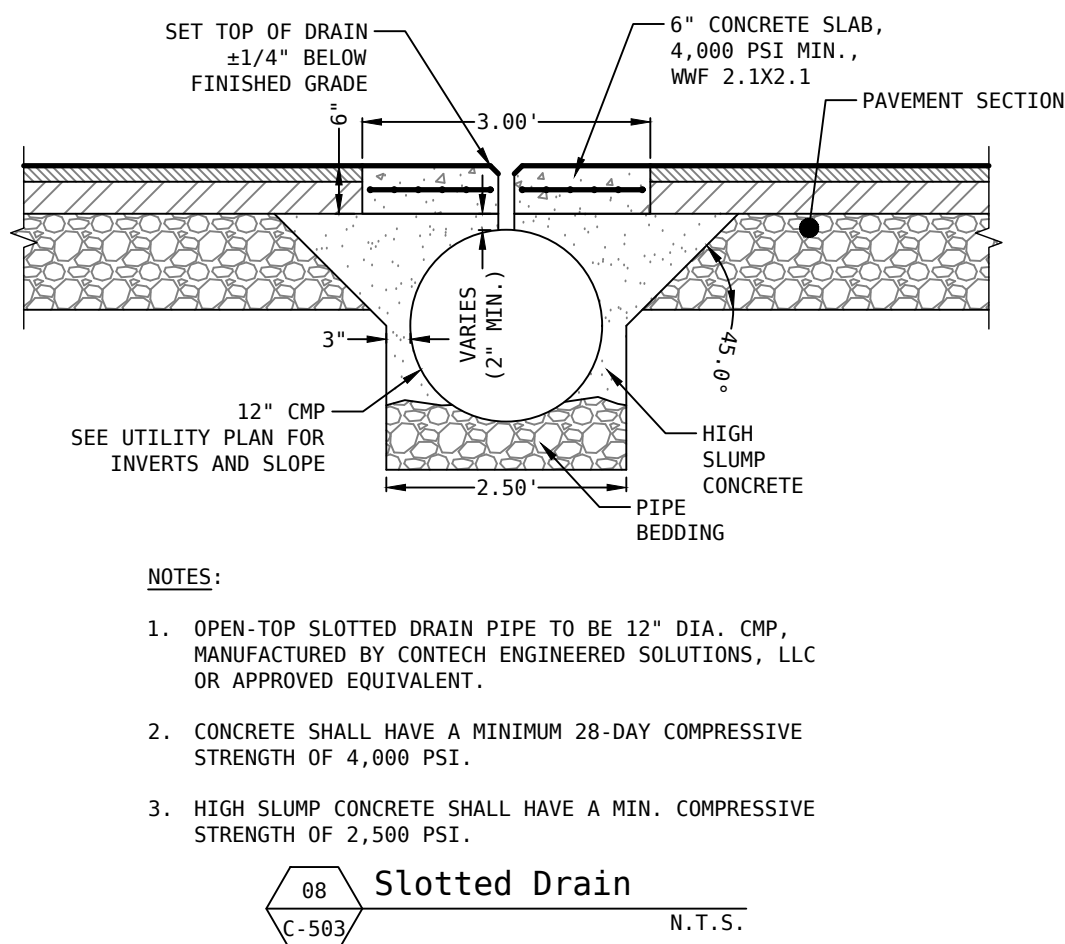
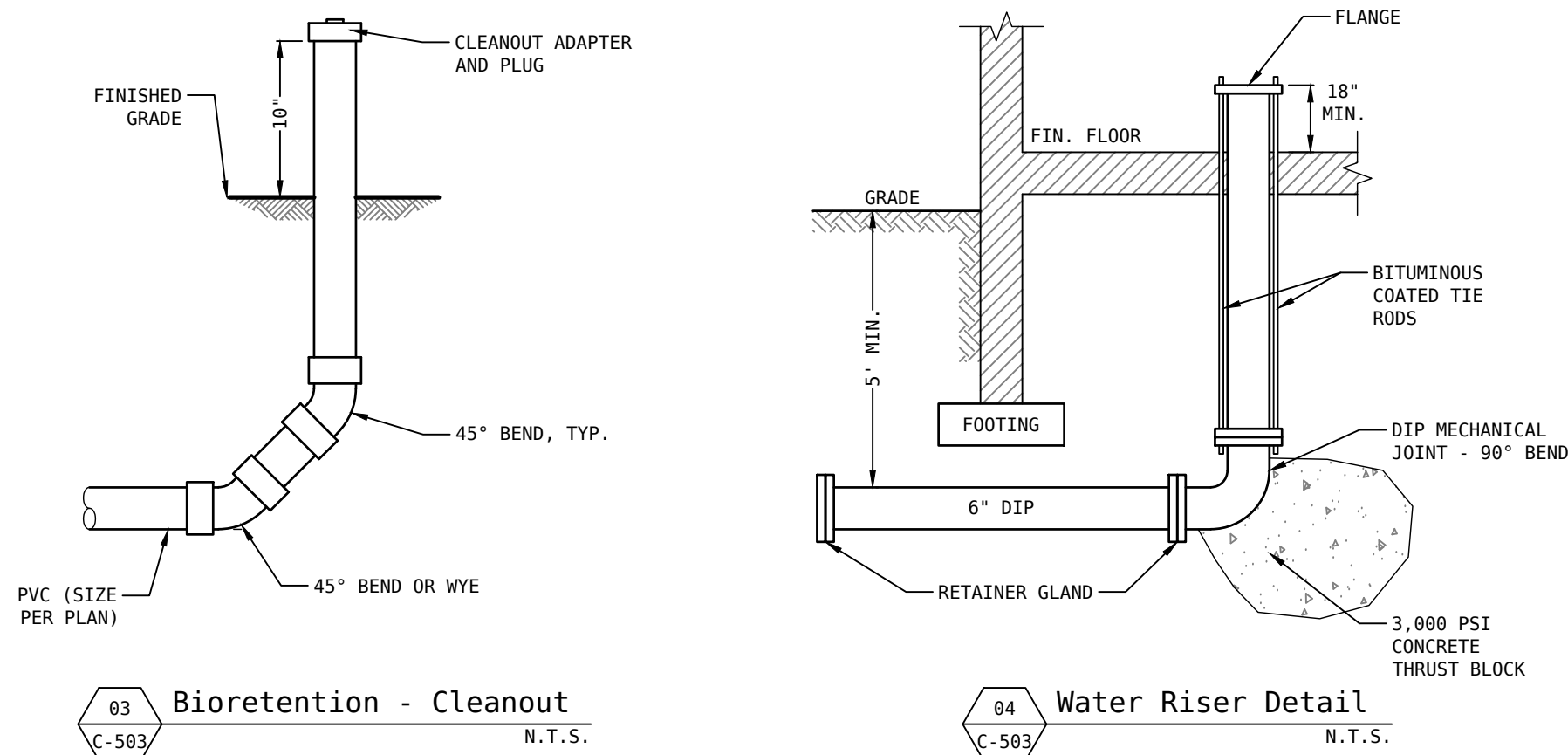


REFER TO THE STORMWATER POLLUTION PREVENTION PLAN AND STORMWATER MANAGEMENT REPORT FOR WATER QUALITY CALCULATIONS.

BIORETENTION AREA	
RR _v REQ'D:	1,002 FT ³ (0.023 ac-ft)
RR _v PROVIDED:	2,121 FT ³ (0.049 ac-ft)
WQ _v REQ'D:	1,283 FT ³ (0.294 ac-ft)
WQ _v PROVIDED:	1,462 FT ³ (0.335 ac-ft)

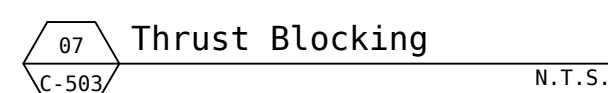
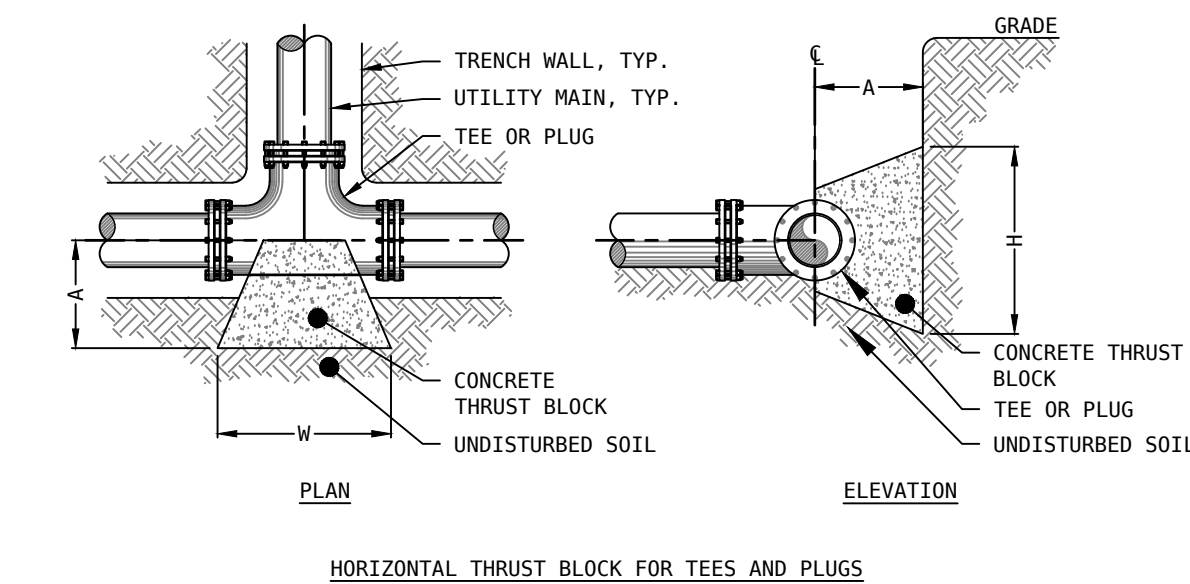
<u>STORM</u>	<u>ELEVATION</u>	<u>VOL. (CF)</u>
1-YR	683.83	1,701
10-YR	683.86	1,783
25-YR	683.87	1,817
100-YR	683.89	1,877

BIORETENTION DIMENSION TABLE							
BIO. AREA	ELEV. A	ELEV. B	ELEV. C	ELEV. D	ELEV. E	ELEV. F	WIDTH (FT.)
1	683.15	680.40	679.40	683.75	684.65	N/A	VARIES, SEE PLAN



BEND	MINIMUM VOLUME OF CONCRETE (CU. YD.)	MINIMUM ALLOWABLE DIMENSIONS FOR VERTICAL THRUST BLOCKS (FEET)				
		A	B	C	D	E
4" x 1 1/2"	0.20	3	0.5	2.10	2.0	1.60
4" x 2 1/2"	0.38	3	0.5	1.85	3.0	1.35
4" x 4"	0.71	4.0	1.0	1.60	3.5	1.10
8" x 1 1/2"	0.70	3	1.0	1.25	2.5	0.75
8" x 2 1/2"	1.37	4	1.0	1.75	3.0	1.25
8" x 4"	2.53	4.5	1.0	2.25	4.0	1.75
10" x 1 1/2"	1.05	3.5	1.0	1.07	3.0	0.57
10" x 2 1/2"	2.06	4.5	1.0	2.07	3.5	1.57
10" x 4"	3.00	5	1.0	3.07	4.5	2.57

MINIMUM HORIZONTAL THRUST BLOCK DIMENSIONS, IN FEET, TO BE POURED AGAINST UNDISTURBED SOIL			
FITTING	H	W	A
4" x 1½"	0.4	0.9	1.5
4" x 2½"	0.6	1.3	1.5
4" x 4½"	0.9	1.8	1.5
4" x 90°	1.2	2.4	1.5
4" TEE OR PLUG	1.0	2.0	1.0
8" x 1½"	0.8	1.7	1.5
8" x 2½"	1.2	2.4	1.5
8" x 4½"	1.7	3.3	1.5
8" x 90°	2.2	4.5	1.9
8" TEE OR PLUG	1.9	3.8	1.5
10" x 1½"	1.0	2.1	1.5
10" x 2½"	1.5	2.9	1.5
10" x 4½"	2.1	4.1	1.6
10" x 90°	2.8	5.6	2.3
10" TEE OR PLUG	2.3	4.7	1.9



I HEREBY ACKNOWLEDGE THAT I AM DUTY AUTHORIZED TO BIND APPLICANT BY THE CONDITIONS, IF ANY, IMPOSED BY THE TOWN PLANNING BOARD AS A CONDITION OF RECEIVING SITE PLAN, SUBDIVISION, PUD APPROVAL OF THE SUBMISSION. (APPLICATION # _____)

(DATE)

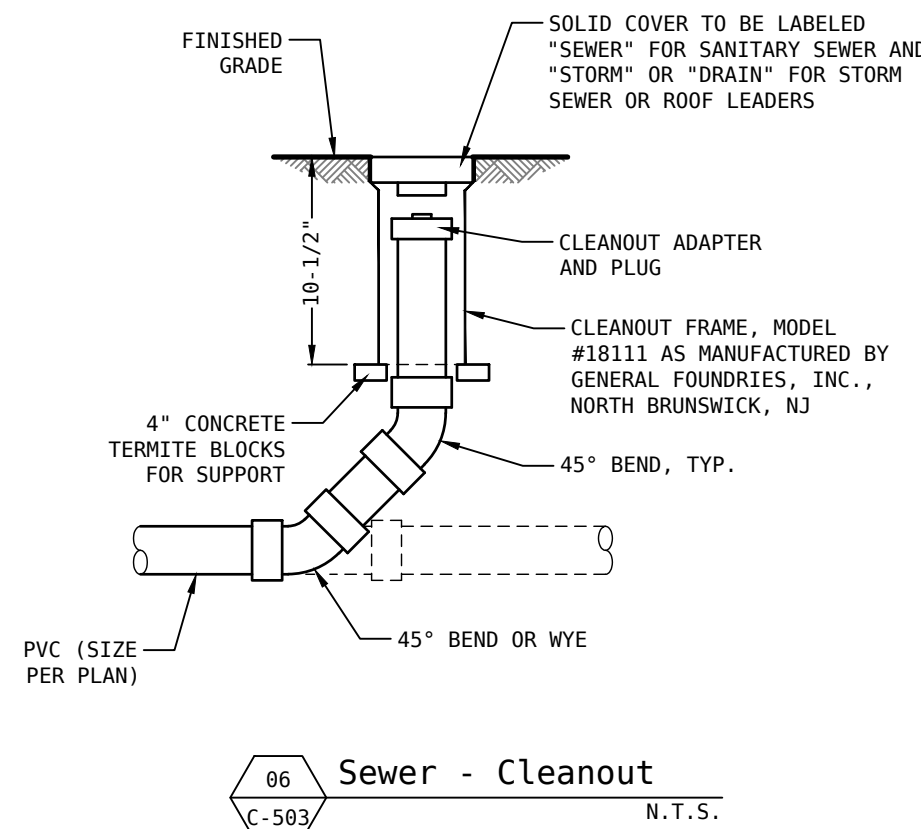
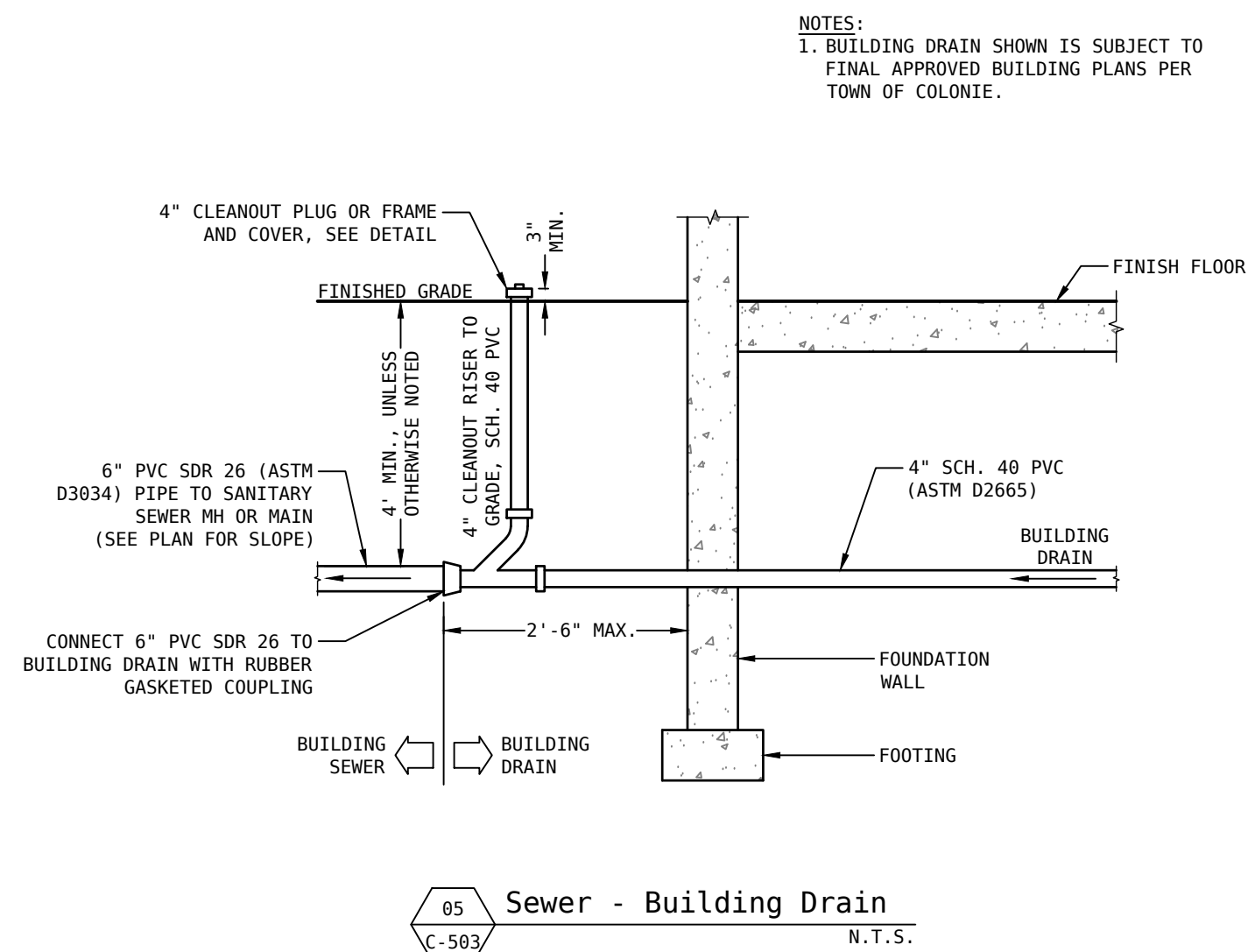
APPLICANT, OR DULY AUTHORIZED REPRESENTATIVE

☐ APPROVED ☐ APPROVED WITH MODIFICATION(S) (EXPLAIN): _____

☐ DISAPPROVED _____

THIS DECISION IS SUBJECT TO THE ADHERENCE TO ALL CONDITIONS IMPOSED ON THE ABOVE REFERENCED APPLICATION SUBMISSION

PLANNING BOARD CHAIRPERSON
TOWN OF AMSTERDAM



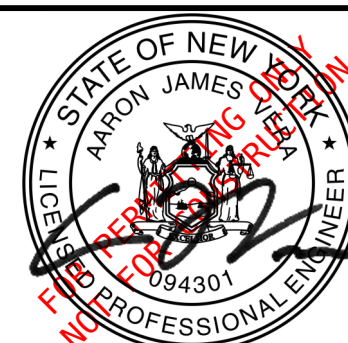
Verity Engineering, D.P.C.
P.O. Box 474
Troy, New York 12181
518.389.7200 | verityeng.com



DIAMOND HAWK
HOLDINGS
Contact: Ravi Modasra (518) 908-2473

TOWN SQUARE DEVELOPMENT

PROPOSED HOTEL



IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145 FOR A PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT IN ANY MANNER. IF ALTERED, THE NOTATION "ALTERED BY" SHALL APPEAR TO THE DOCUMENT THEIR SEAL, THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

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DESIGNED BY: BTS

DRAWN BY: BTS

CHECKED BY: BTS

APPROVED BY: AJV

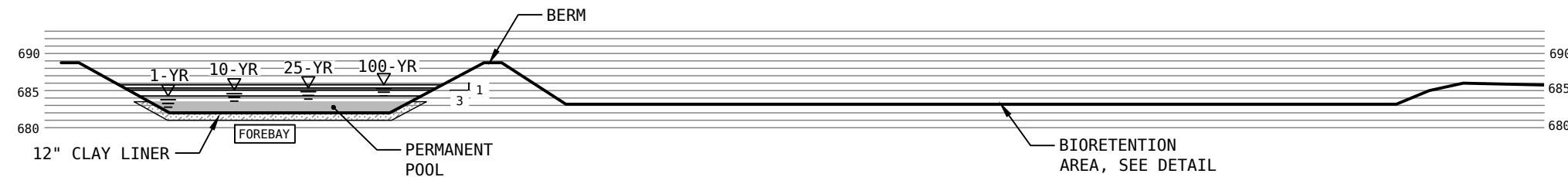
SCALE: _____ AS NOTED

DATE: 08/05/26

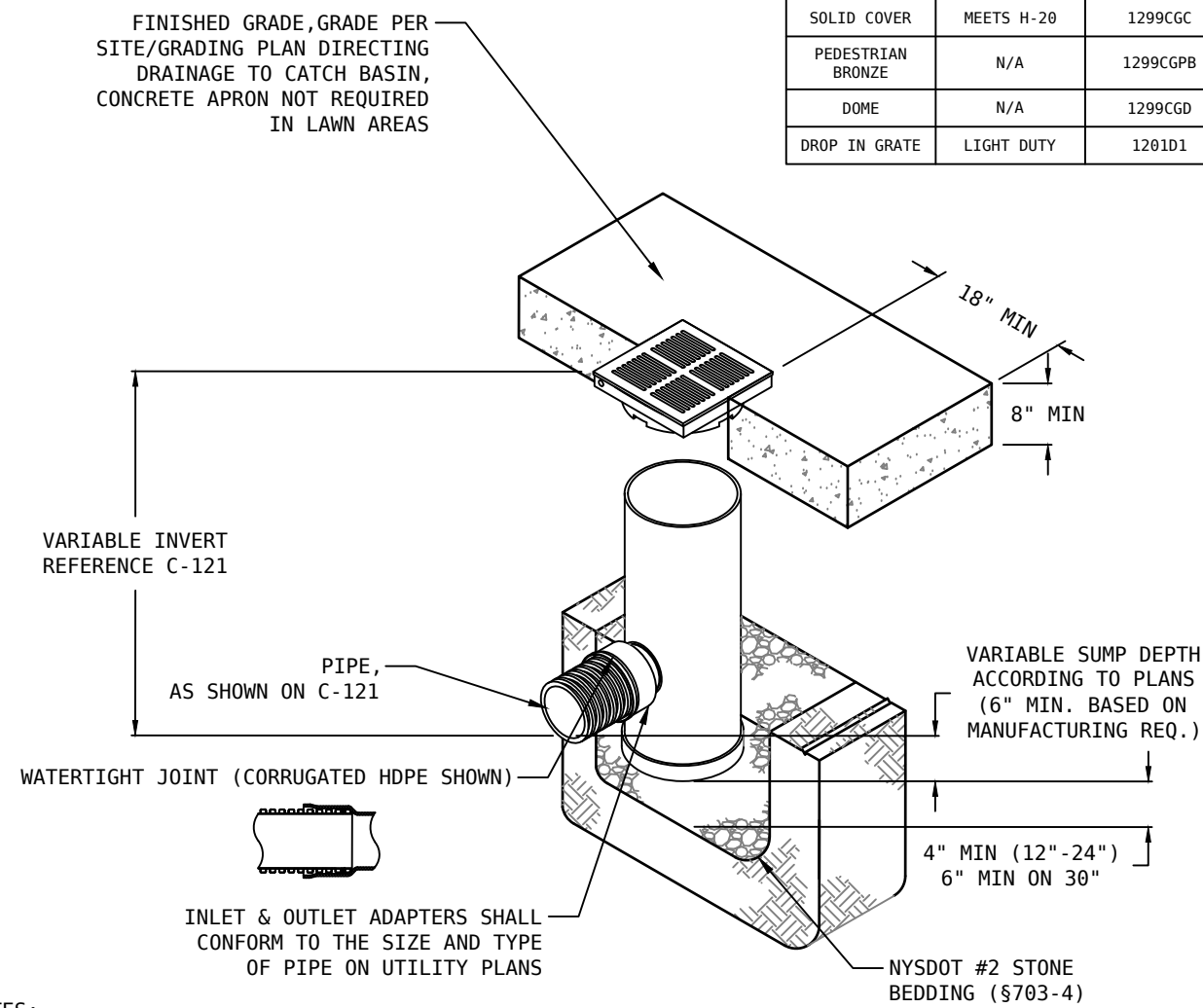
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DETAILS (3)

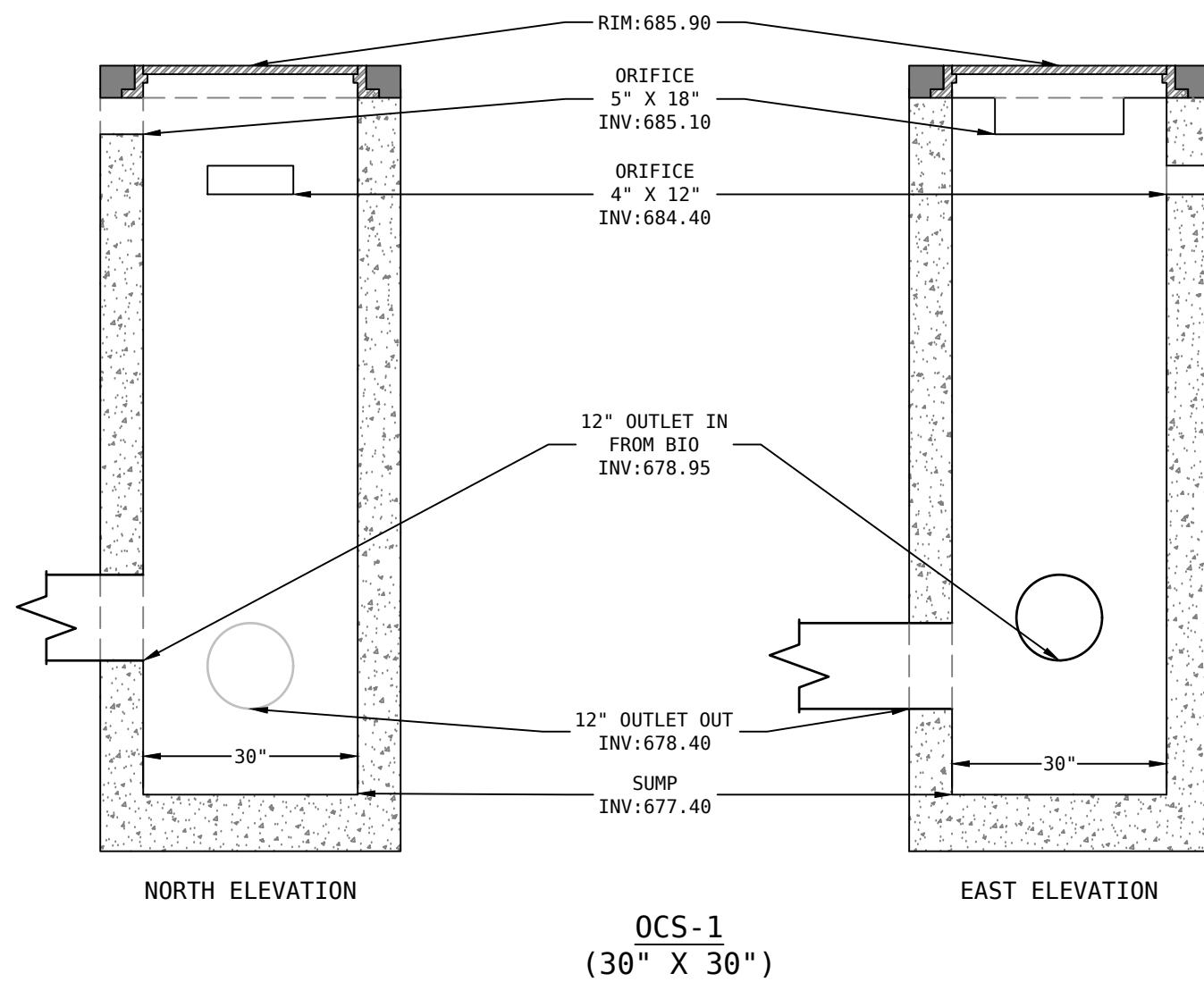
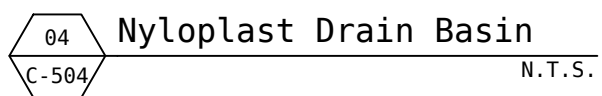
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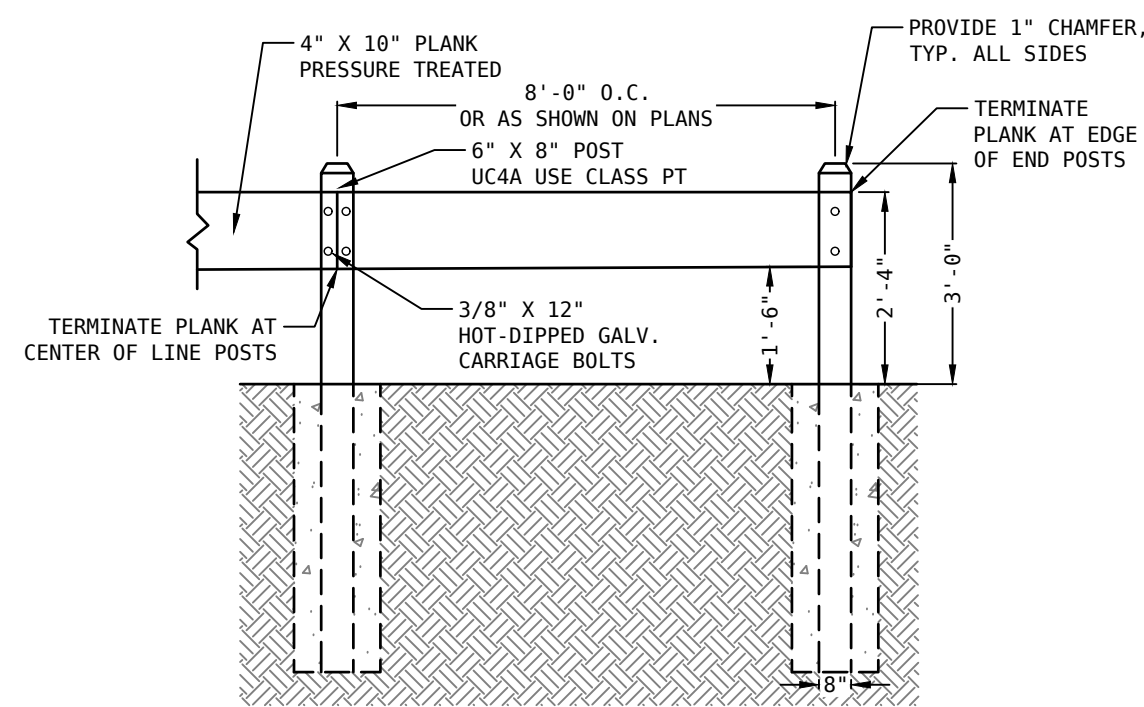
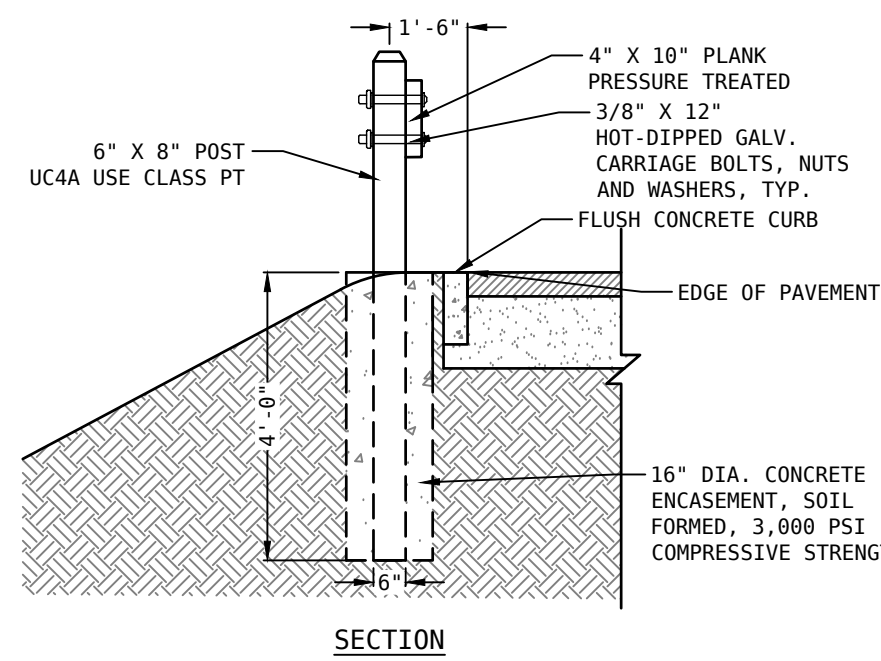
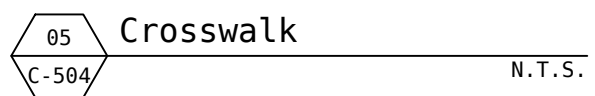
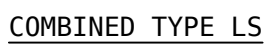
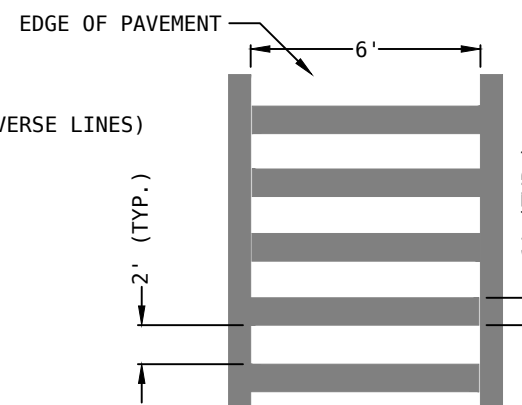
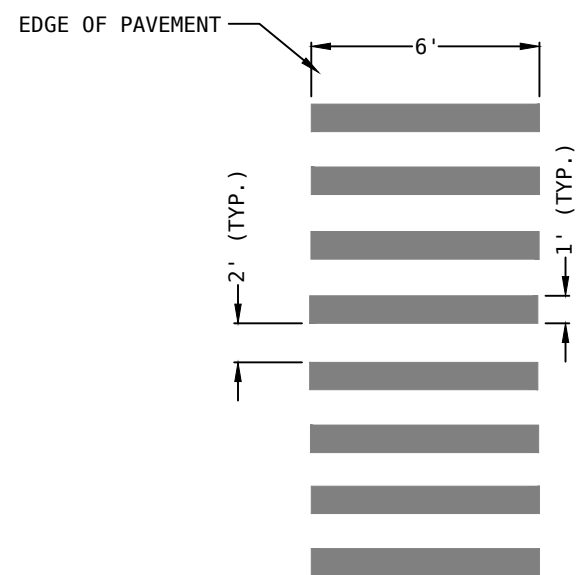
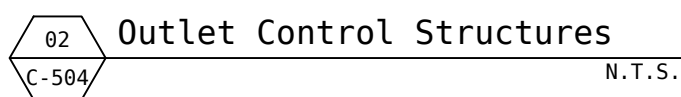
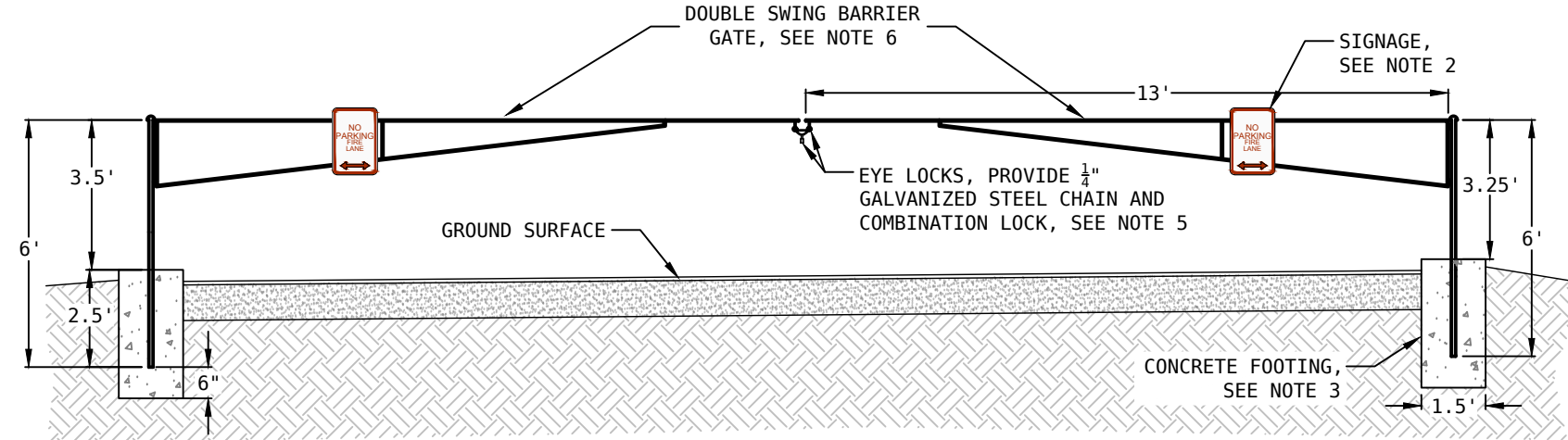
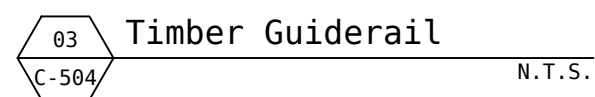
GRATE OPTIONS	LOADING RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1299CGP	7001-110-202
STANDARD	MEETS H-20	1299CGS	7001-110-203
SOLID COVER	MEETS H-20	1299CGC	7001-110-204
PEDESTRIAN BRONZE	N/A	1299CGPB	7001-110-205
DOME	N/A	1299CGD	7001-110-206
DROP IN GRATE	LIGHT DUTY	1201DI	7001-110-021



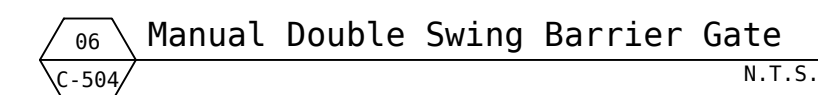
- NOTES:
1. 8"-15" GRATES SHALL BE SOLID BRASS METAL. 8"-15" BRONZE GRATES HAVE NO LOAD RATING.
 - 12" & 15" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. 8" & 10" BRONZE GRATES FIT DIRECTLY ONTO DRAIN BASINS WITH THE USE OF A PVC BODY TOP.
 3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS.
 4. DRAINAGE CONNECTION STUB JCT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
 5. ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7801-110-012.



- NOTES:
1. REFER TO SHEET C-121 FOR LOCATION AND RIM ELEVATIONS OF ALL GRATE INLETS AND ACCESS COVERS.
 2. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF OUTLET CONTROL STRUCTURES PRIOR TO MANUFACTURING.
 3. PLACEMENT OF STRUCTURES AT THE ELEVATIONS SPECIFIED IS CRITICAL TO THE SYSTEM'S PROPER OPERATION. IT IS RECOMMENDED THAT ELEVATION BE VERIFIED DURING CONSTRUCTION AND PRIOR TO BACKFILL

ELEVATION

- NOTES:**
1. ALL MATERIALS SHALL BE SCHEDULE 40, GALVANIZED STEEL PIPE.
 2. CONTRACTOR TO INSTALL NO PARKING, FIRE LANE SIGN ON EACH SIDE OF GATE.
 3. ALL CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
 4. CONTRACTOR TO COORDINATE INSTALLATION OF KNOX PADLOCK WITH HAGAMAN FIRE DEPARTMENT.
 5. CONTRACTOR PROVIDE GRADE 30 1/2" GALVANIZED STEEL CHAIN AND NUMERICAL 4-DIGIT COMBINATION LOCK, CODE TO BE PROVIDED BY HAGAMAN FIRE DEPARTMENT.
 6. BARRIER GATE BRANDS, PART NUMBER: 14020-30 SENTINEL 30 FT MANUAL DOUBLE SWING BARRIER



I HEREBY ACKNOWLEDGE THAT I AM DUTY AUTHORIZED TO BIND APPLICANT BY THE CONDITIONS, IF ANY, IMPOSED BY THE TOWN PLANNING BOARD AS A CONDITION OF RECEIVING SITE PLAN, SUBDIVISION, PUD APPROVAL OF THE SUBMISSION. (APPLICATION # _____)

(DATE)

APPLICANT, OR DULY AUTHORIZED REPRESENTATIVE

THE TOWN OF AMSTERDAM PLANNING BOARD COMPLETED THE REVIEW OF THE SITE PLAN, SUBDIVISION, PUD SUBMISSION. (APPLICATION# _____) ON _____ (DATE), AND MAKES THE FOLLOWING DECISION:

☐ APPROVED ☐ APPROVED WITH MODIFICATION(S) (EXPLAIN): _____

☐ DISAPPROVED _____

THIS DECISION IS SUBJECT TO THE ADHERENCE TO ALL CONDITIONS IMPOSED ON THE ABOVE REFERENCED APPLICATION SUBMISSION

(DATE)

PLANNING BOARD CHAIRPERSON
TOWN OF AMSTERDAM



TOWN SQUARE DEVELOPMENT

PROPOSED HOTEL



IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145 FOR A PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE DOCUMENT THEIR SEAL, THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

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DESIGNED BY: BTS

DRAWN BY: BTS

CHECKED BY: BTS

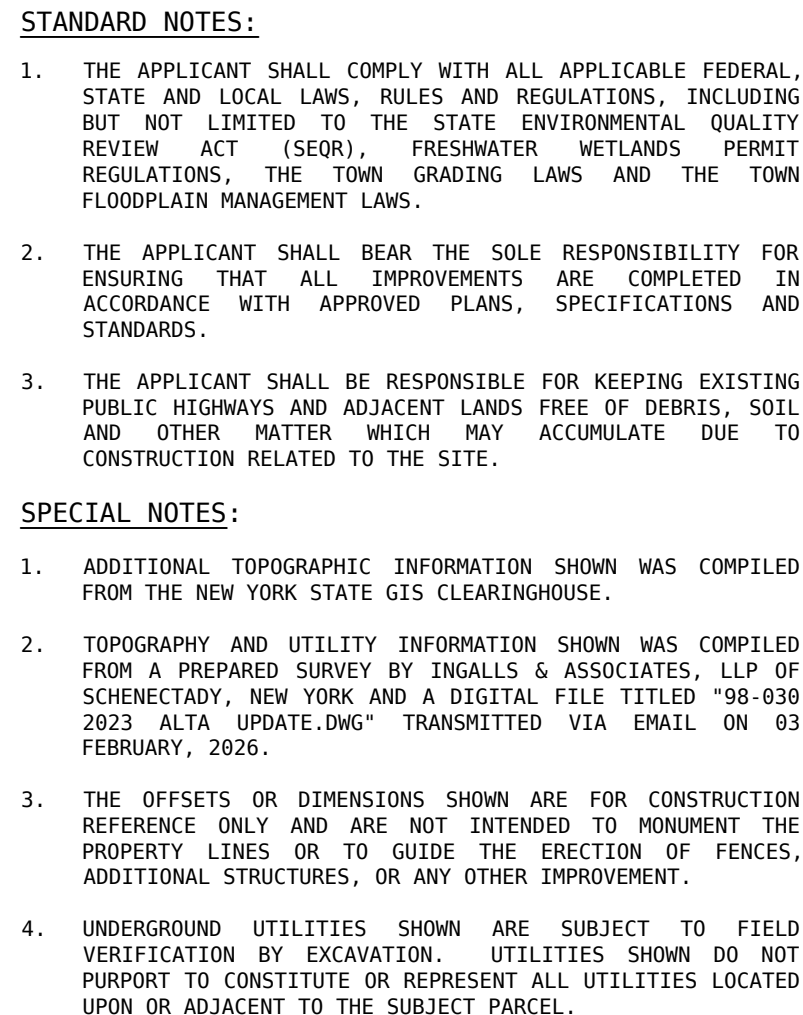
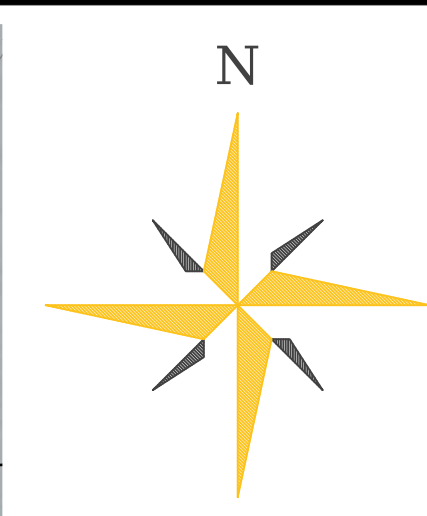
APPROVED BY: AJV

SCALE: AS NOTED

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DETAILS (4)

C-504



GRAPHIC SCALE

(IN FEET)

1 inch = 30 ft.

Zoning Appeals Addendum

Town of Amsterdam, Montgomery County

May 2026

Site Address: Tessiero Square
Amsterdam, New York 12010
Tax Map: 80.65-2-2

Applicant: Diamond Hawk Holdings, LLC
P.O. Box 8942
Albany, NY 12208

Owner: Fiacco Holding 101 Town Square, LLC
33-37 Warehouse Row
Albany, NY 12205

Design Engineer: Verity Engineering, D.P.C.
P.O. Box 474
Troy, New York 12181

Zoning: Mixed Use 1 (MU-1)

Intensity: Business (B-1)

Proposed use: Hotel

Variances Under Article(s): Town of Amsterdam Zoning Law
Article 5, Section 17: Schedule A, Area and Height Regulations
Article 9, Section 37, Off-Street Parking and Loading

Item	Required	Proposed	Variance Request	% Change
Building Height	3-Stories/45 ft.	4-Stories/60 ft.	15 ft.	33%
Side Yard Setback	20 ft.	10 ft.	10 ft.	50%
Rear Yard Setback	30 ft.	15 ft.	15 ft.	50%
Parking Space	180 sq. ft.	162 sq. ft.	18 sq. ft.	10%

1/ Explain why you believe that your variance request will not create an undesirable change in the character of the neighborhood or be a detriment to nearby properties if it is granted:

The subject parcel is located within the Town's core business district where various commercial uses are located. The area also experiences some of the Town's most concentrated traffic flow. The proposed hotel is setback ± 900 ft. from NYS Route 30, ± 225 from the historical Hurricana Stock Farm structure to the west, and ± 152 ft. from Sanford Stud Farm historic barn structures to the east. Although the hotel structure is proposed 15 ft. from the existing Town Square Retail Center, retail and hospitality uses being clustered

is normal and customary for high-traffic commercial areas. The proposed Hotel will improve the character of the area and provide a needed asset to the Town's residents and businesses. It compliments the existing character of the district and will not be a detriment to nearby properties in the B-1 zone.

2/ Can the benefit the applicant seeks by virtue of this variance application be achieved by revising your proposal? If not, explain why there are no other alternatives:

There are no other reasonable alternatives for the applicant to consider. Adding another floor to the hotel was considered, but determined to be out of character with the area. Taking into consideration the topography, drainage, stormwater management, required parking, hotel room density, and siting the building appropriately given the surrounding historical resources, the requested variances are reasonable.

3/ Explain why you believe the proposed variance is not substantial:

The requested variances are not substantial. The rear setback is adjacent to a ±57,000 sq. ft. retail shopping plaza, the side yard setback is adjacent to the retail center's rear loading access drive. The parking setback variance is required to achieve the minimum parking required for the use and allows for a reduction of impervious area by 10%. All variances requested are 50% or below of the required area regulations.

4/ Explain why you believe the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood:

Granting of the proposed area variances will not have a negative physical or environmental effect on the neighborhood. The hotel use is allowed by zoning law, is appropriately setback from existing historic resources to the greatest extent practical, and does not generate smoke, odors, noise that would be detrimental to nearby commercial properties. The project will incorporate stormwater management practices which treat stormwater and minimize runoff from the proposed development.

5/ Explain why you believe the difficulty that requires the variance was not "self-created":

The difficulty is not self-created as the relief sought is driven by the physical characteristics, permitting regulations and features of the property. The applicant's do not currently own the property. The request to this Board is to consider the benefits of the Applicant's proposal, which clearly outweighs any detriment to the neighborhood, environment and nearby properties.



1/8/98

Application #: ZBA-____-____

Date: _____

**Town of Amsterdam
Zoning Board of Appeals**

Application to Board of Appeals

CHECKLIST

- ☒ 1) Completed, signed and notarized Application to Board of Appeals (including this checklist and all information required hereon)
- ☒ 2) Tax Map indicating property in question and SBL or Tax parcel ID #
- ☒ 3) A complete sketch plan drawing with all appropriate dimensions and information
- ☒ 4) Copy of denied Application, including the Administrative Officer's Denial
- ☒ 5) Copy of any supporting documentation submitted with the Zoning Permit Application including, but not limited to photos, notarized statements, etc.
- ☒ 6) If appropriate, and at a minimum, a completed Part I of a Short Environmental Form (SEQR) (see attached), for type 1 actions please use Part I of a Full Environmental Form (SEQR) (also attached).
- ____ 7) If the property is a farm operation within a New York State Agricultural District or with boundaries within 500 feet of a farm operation located in a New York State Agricultural District, the applicant must complete and submit (with this application) a completed Agricultural Data Statement (Ag. and Markets) (see attached)
- ____ 8) Other a) explain: _____
b) explain: _____
c) explain: _____
d) explain: _____
e) explain: _____

2/10/2011

Application #: ZBA-____-____

Date: _____

**Town of Amsterdam
Zoning Board of Appeals**

Application to Board of Appeals

A completed Application must be filed at least ten (10) days prior to the meeting at which it is to be considered by the Zoning Board of Appeals.

Applicant: <u>Diamond Hawk Holdings, LLC</u>	Property Owner: <u>Fiacco Holding 101 Town Square, LLC</u> (if different)
Address: <u>P.O. Box 8942</u> <u>Albany, NY 12208</u>	Address: <u>33-37 Warehouse Row</u> <u>Albany, NY 12205</u>
Phone: (518) <u>495-6587</u>	Phone: (518) <u>438-9600</u>
Professional Advisor: <u>Verity Engineering, D.P.C.</u>	Other : _____ (if appropriate)
Address: <u>P.O. Box 474</u> <u>Troy, NY 12181</u>	Address: _____
Phone: (518) <u>389-7200</u>	Phone: () _____

1.) Property Location

Address: Tessiero Square (no postal address)

General Location: Sanford Farms Shopping Center, Tessieor Square and NYS Route 30

Zoning District: B-1 (Business)

Tax Parcel ID # (SBL) 39.-5-6 (portion of)

2.) Type of Application (please check appropriate box(s)):

- ☐ Interpretation of the Zoning Law and/or map
- ☒ Area Variance
- ☐ Use Variance
- ☐ Temporary Permit
- ☐ Other _____

3.) For variances and interpretations, indicate the articles(s), section(s), subsection(s) and paragraph(s) of the Zoning Law that apply (by number)

article - 5 VARIANCE #1: Lot #1 Rear Yard Setback, 30' required, 15' provided
section - 17 VARIANCE #2: Lot #1 Side Yard Setback, 20' required, 10' provided
subsection - Schedule A - Area & Height Regulations VARIANCE #3: Building Height: 3-story or 45' required, 4-story/60' provided
paragraph - Article 9, Section 37 VARIANCE #4: Off-Street Parking 180 sq. ft. required, 162 sq. ft provided

4.) If previous applications have been made with respect to this property, indicate the Application(s) or Appeal Number(s) and Date(s) below

#	<u>N/A</u>	date	<u></u>
#	<u></u>	date	<u></u>
#	<u></u>	date	<u></u>
#	<u></u>	date	<u></u>
#	<u></u>	date	<u></u>

5.) Indicate the reason for the filing of this application. Complete only the relevant blanks below (attach extra sheets, if necessary)

A. Interpretation: N/A

B. Area Variance: To support required commercial development density

C. Use Variance: N/A

D. Temporary Permit: N/A

E. Extension of a Temporary Permit: N/A

F. Other N/A :

State of New York
County of Albany

Sworn to this 18 day of MAY, year of 2026.

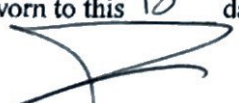

Signature of Applicant


Notary Public

DIANE BRAMAN
Notary Public, State of New York
No. 01BR4934241
Qualified in Rensselaer County
Commission Expires June 13, 2026

State of New York
County of Albany

Sworn to this 18 day of MAY, year of 2026.


Signature of Property Owner
(if different)


Notary Public

DIANE BRAMAN
Notary Public, State of New York
No. 01BR4934241
Qualified in Rensselaer County
Commission Expires June 13, 2026

D. Temporary Permit: N/A

E. Extension of a Temporary Permit: N/A

F. Other N/A

State of New York
County of Schoharie

Sworn to this 19th day of May, year of 2026.

[Signature]
Signature of Applicant

Heather Wilkins
Notary Public

State of New York
County of _____

Sworn to this _____ day of _____, year of _____.

Signature of Property Owner
(if different)

Notary Public

HEATHER L. WILKINS
Notary Public, State of New York
No. 01W16375690
Qualified in Schoharie County
Commission Expires May 29, 2030

For Office Use Only

Applicant#: _____

Other fees: _____

Application Fee: \$ _____

Description: _____

(if applicable)

\$ _____

\$ _____

Total Amount Received: \$ _____

Date Received: _____

Check # _____

Received by: _____

For Zoning Board of Appeals Use Only:

The Zoning Board of Appeals 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: _____

Secretary, Town of Amsterdam
Zoning Board of Appeals

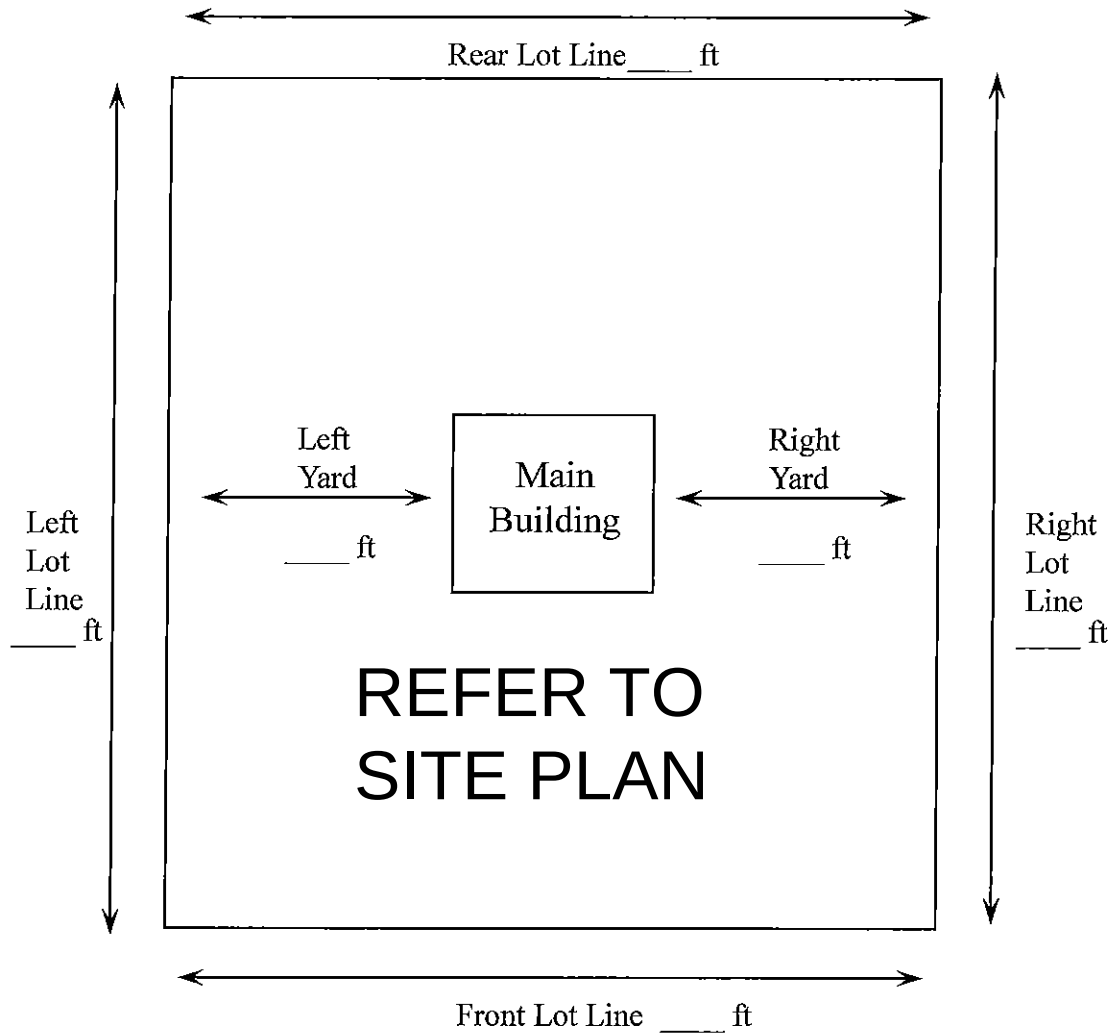
Chairperson, Town of Amsterdam
Zoning Board of Appeals

Date

Date

SKETCH PLAN

Application #: _____
Date: _____



•Please locate main building, accessory building, any additions, and any significant features, including but not limited to well and septic location giving all pertinent yard dimensions.

•Below, please identify the type and approximate distance of any structures within 50' of the structure or area in question, on neighboring properties.

TYPE	DISTANCE (FT)

Project:

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair the character or quality of the existing community?	☐	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☐	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☐	☐
7. Will the proposed action impact existing:	☐	☐
a. public / private water supplies?	☐	☐
b. public / private wastewater treatment utilities?	☐	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☐	☐

Project:

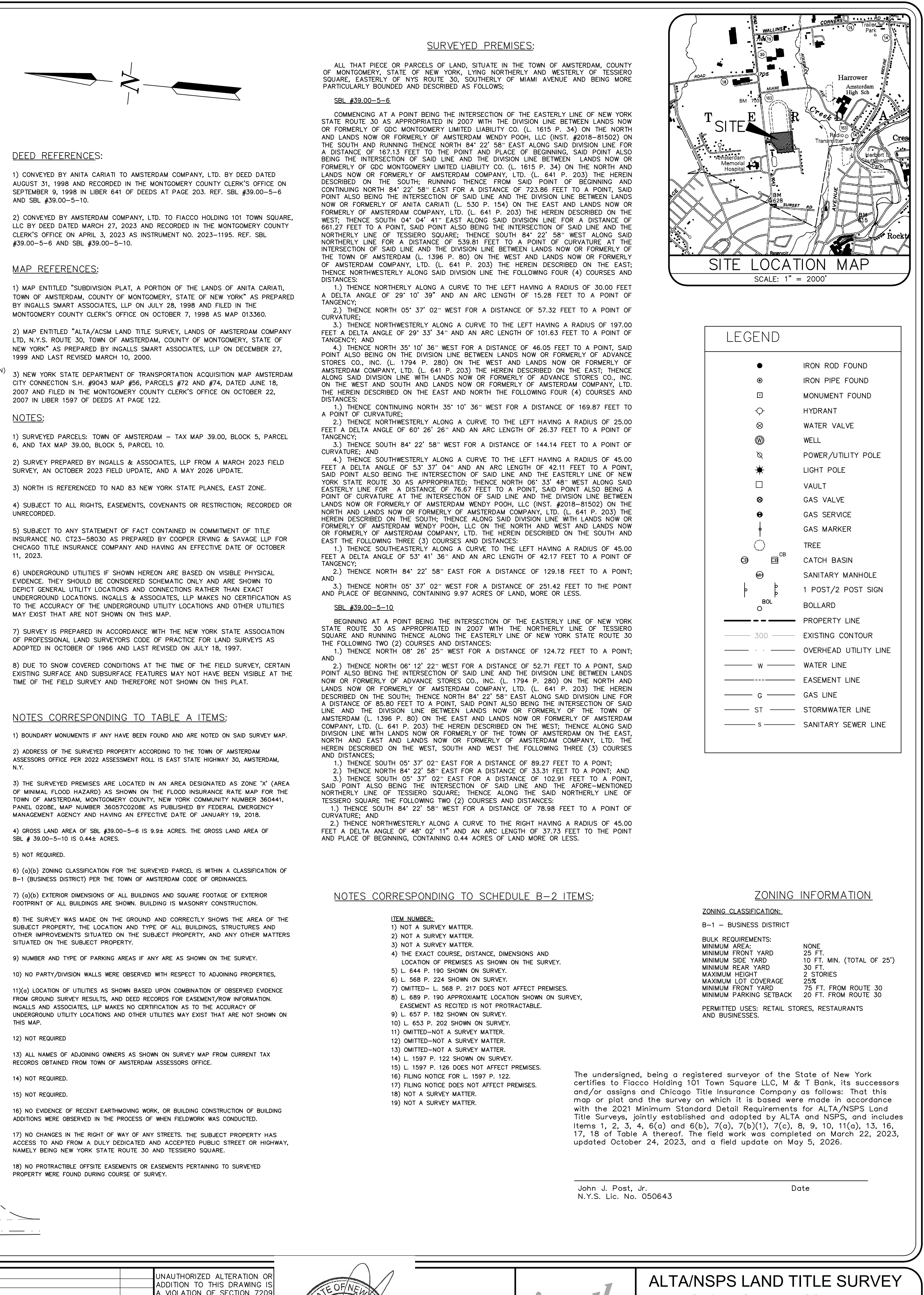
Date:

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)





August 19, 2026

Adam Yagelski, Senior Planner
Delaware Engineering
28 Madison Ave Ext
Albany, New York 12203
Emailed to: ayagelski@delawareengineering.com

Re: Lead Agency Coordination Response
Fiacco Holding 101 Town Square LLC
Amsterdam Hotel Site Plan
Tessiero Square and Town Square Dr (South end of Town Square Plaza)
Town of Amsterdam, Montgomery County

Dear Adam Yagelski:

This letter responds to your correspondence received by the New York State Department of Environmental Conservation on August 4, 2026, regarding lead agency coordination for the project referenced herein, under Article 8 (State Environmental Quality Review – SEQR) of the Environmental Conservation Law (ECL) and 6 NYCRR Part 617. The New York State Department of Environmental Conservation (DEC) has the following interest in this project:

Name of Action: **Amsterdam Hotel Site Plan- Construction of a 90-room, 4 story hotel including a parking lot, and utility connections such as water and sewer.**

DEC Contact Person: Maranda Welch, Environmental Analyst

SEQR Classification: ☒ Type I ☐ Unlisted ☐ Type II

DEC Position: Based on the information provided:

- ☒ DEC has no objection to your agency assuming lead agency status for this action.
- ☐ DEC wishes to assume lead agency status for this action.
- ☐ DEC needs additional information to respond (see comments).
- ☐ DEC cannot serve as the lead agency because it lacks jurisdiction in this action.

****The DEC must be notified immediately if the project/proposed action scope changes or the Environmental Assessment Form (EAF) is revised.***

Possible DEC Permitting Requirements

A review of NYS protected resources near or within the project site was conducted using existing GIS data (see enclosed NYS Resources Map with Project Location) Please note that jurisdictional maps are intended to provide approximate sizes and locations of resources. Actual field conditions may differ from those shown on the maps. The following summarizes potential State permitting requirements for the project, based on the results of the protected resources review and the project information submitted with your correspondence.

SPDES General Permit for Construction Activities Stormwater Discharge

Any project that results in a disturbance of one acre or more of land must comply with the State Pollutant Discharge Elimination System (SPDES) Phase II regulations for Stormwater Discharges Associated with Construction Activities. Information regarding the SPDES General Permit for Stormwater Discharges can be found on the DEC's website at <http://www.dec.ny.gov/chemical/8468.html>.

Additional Information

Cultural Resources

Your project site appears to be located within an area of potential historical or archeological significance. If approvals or permits are ultimately required from DEC, consulting with the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) will likely be necessary to better assess this project's impacts on these resources. To initiate consultation with OPRHP, please visit their project submission website at <https://cris.parks.ny.gov/>.

Please note that construction activities that could impact historic or archaeological resources are not eligible for coverage under the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-25-001) unless documentation of satisfactory compliance with Section 106 of the National Historic Preservation Act is received from OPRHP for the project site.

Please feel free to contact me by e-mail at maranda.welch@dec.ny.gov or by telephone at (518) 357-2446 if you have any questions.

Sincerely,



Maranda Welch
Environmental Analyst

Encl.: Project Location & NYS Resources Map

ecc: Bonnie Starr, NYS DEC Region 4 Regional Water Engineer

NYS RESOURCES MAP WITH PROJECT LOCATION

**Fiacco Holding 101
Town Square LLC
Amsterdam Hotel Site Plan
Tessiero Sq
Town of Amsterdam
Montgomery County**

August 12, 2026

0 500 1,000 1,500 2,000 Feet

1 inch equals 1,000 feet

Legend

 Site Location

Previously Mapped Freshwater Wetlands

 Class 1

 Class 2

 Class 3

 Class 4

National Wetlands Inventory

 Freshwater Forested/Shrub Wetland

 Freshwater Emergent Wetland

 Pond; Lake; Riverine

Water Quality Classifications

 Unprotected Streams

 Protected Streams

Endangered or Threatened Species

 Mammals

 Birds

 Reptiles and Amphibians

 Insects and Snails

 Fish and Mussels

 Fish

 Freshwater Mussels

Archeological Sensitivity

 Archeological Sensitivity

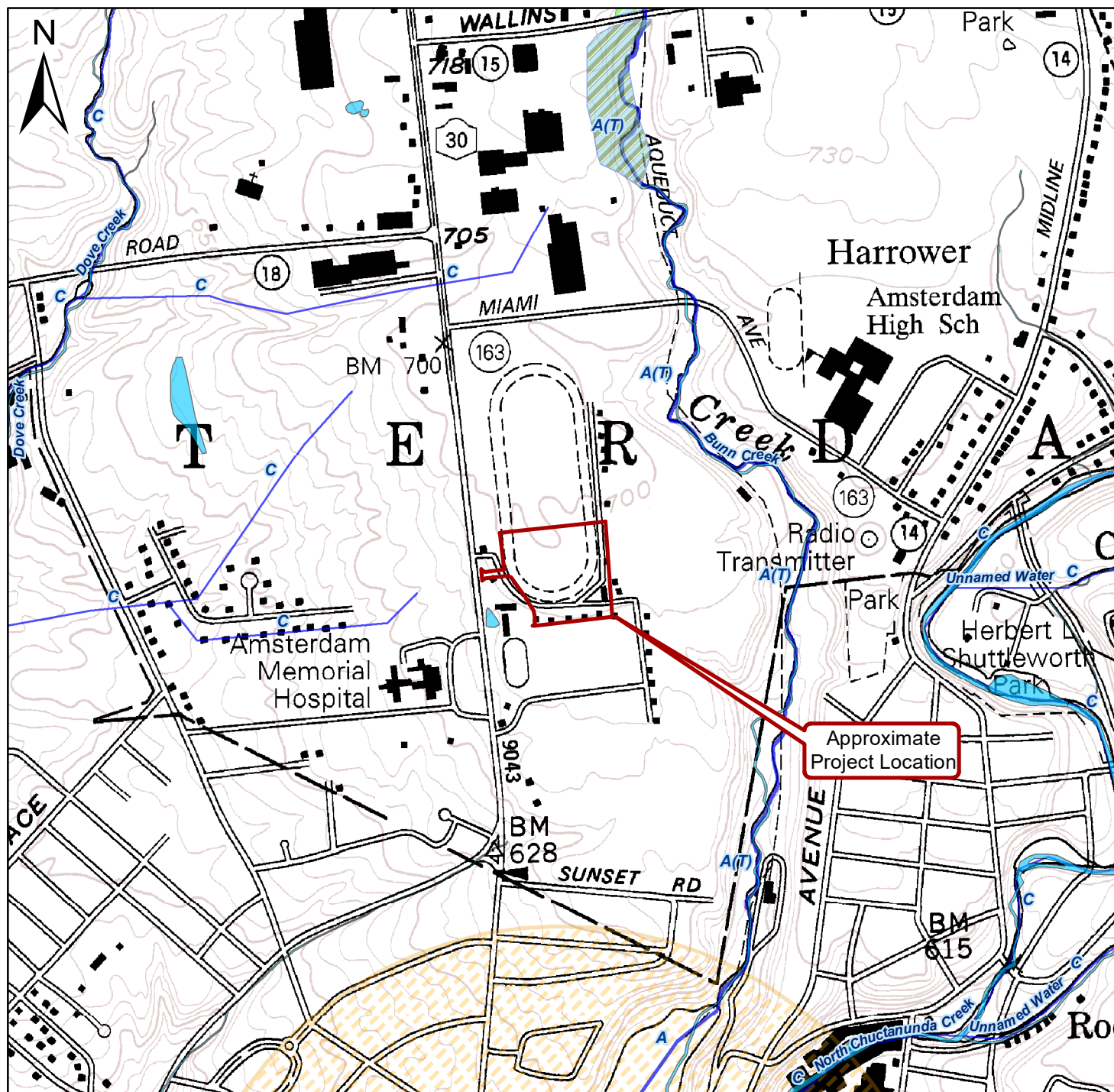
Scenic Byways

 Scenic Byways

Mussel Screening Streams

 Threatened or Endangered

 S1 or S2 Mussels



Disclaimer: This map was prepared by Region 4 NYSDEC Division of Environmental Permits using the most current data available. It is deemed accurate but is not guaranteed. NYSDEC is not responsible for any inaccuracies in the data and does not necessarily endorse any interpretations or products derived from the data. This map may contain information that is considered sensitive and therefore the distribution of this map is strictly prohibited. Additional resources may be present but not depicted on this map.



**Department of
Environmental
Conservation**



**New York State
Parks, Recreation and
Historic Preservation**

KATHY HOCHUL
Governor

KATHY MOSER
Commissioner

August 31, 2026

Brian Sipperly
Verity Engineering, D.P.C.
P.O. Box 474
Troy, NY 12181

Re: SEQRA
Amsterdam - Tessiero Square Proposed Hotel
Town of Amsterdam, Montgomery County, NY
26PR06548

Dear Brian Sipperly:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted documents under the State Environmental Quality Review Act (SEQRA) as requested. These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

Please be aware that if this project will involve state or federal permits, funding or licenses it may be subject to review under Section 14.09 of the NYS Parks, Recreation and Historic Preservation Law or Section 106 of the National Historic Preservation Act. We note that the project area is within and adjacent to the State and National Registers of Historic Places-listed Hurricane Stock Farm. We have reviewed the site plan, project narrative, example hotel façades, the Full Environmental Assessment Form, and the Existing Condition Survey and Subdivision Map document that were submitted to our office for review on July 31, 2026. Based on this review, it is OPRHP's opinion that the proposed project will have No Adverse Impact on archaeological and/or historic properties listed in or eligible for the State and National Registers of Historic Places.

If you have any questions, feel free to contact me at abigail.rosenow@parks.ny.gov.

Sincerely,

Abigail Rosenow
Historic Site Restoration Coordinator
abigail.rosenow@parks.ny.gov
(518)948-3974

via e-mail only

Please be advised that this is a SEQRA decision. This review decision may not extend to other SHPO/ OPRHP programs.



TOWNEPLACE SUITES
MARRIOTT







REFERRAL FORM

MONTGOMERY COUNTY PLANNING BOARD

Referral Number _____

assigned by the MCPB upon
acceptance of referral for review

This Referral must be received **SEVEN CALENDAR DAYS** prior to the MCPB meeting date in order for it to be placed on the agenda.

TO: Montgomery County Planning Board,
Old County Courthouse,
PO Box 1500, Fonda, New York 12068
Phone: 518-853-8334
Fax: 518-853-8336

FROM: Municipal Board: Town of Amsterdam Town Board
Referring Officer: Thomas DiMezza, Town Supervisor
Mail original resolution to: _____

1. **Applicant:** Town of Amsterdam Town Board 2. **Site Address:** Corner of Maple Ave Ext. and Midline Rd, Amsterdam, NY

3. **Tax Map Number(s):** 25.-1-4.12 4. **Acres:** 42.7

5. **Is the site currently serviced by public water?** ☐ Yes ☒ No

6. **On-site waste water treatment is currently provided by:** ☐ Public Sewer or ☐ Septic System N/A - vacant land

7. **Current Zoning:** M-1, B-2, R-1 8. **Current Land Use:** Agriculture and Vacant Land

9. **Project Description:** The proposed Amendment is intended to address a petition by the property owner of certain land situated at the corner of Maple Avenue Ext. and Midline Road, and consisting of about

42.7 acres, which lands are shown on the Town's zoning map as being zoned R-1, B-2, and M-1.

Said petition involves a request to extend the B-2-zoned portion to the westerly property boundaries and supplant

10. **MCPB Jurisdiction:** the M-1 zoning designation.

☒ **Text Adoption or Amendment** ☒ **Site is located within 500' of:** _____

☒ a municipal boundary.

☒ a State or County thruway/highway/roadway

☐ an existing or proposed State or County park/recreation area

☐ an existing or proposed County-owned stream or drainage channel

☐ a State or County-owned parcel on which a public building or institution is situated

☐ a farm operation within an Agricultural District (Incl. Ag data Statement) (does not apply to area variances)

11. **PUBLIC HEARING:** Date: 9/16/2026 Time: 5:55 pm Location: Town Hall

Referred Action(s)

If referring multiple, related actions, please identify the referring municipal board if different from above.

12. ☐ **Text Adoption or** ☒ **Amendment** **Referring Board:** Town of Amsterdam Town Board
☐ Comprehensive Plan ☒ Local Law ☐ Zoning Ordinance ☐ Other _____

13. ☒ **Zone Change** **Referring Board:** Town of Amsterdam Town Board
Proposed Zone District: B-2 Number of Acres: 24.4

Purpose of the Zone Change: Please see above description.

14. ☐ **Site Plan** ☐ **Project Site Review** **Referring Board:** _____
Proposed Improvements: _____

Proposed Use: _____

Will the proposed project require a variance? ☐ Yes ☐ No Type: ☐ Area ☐ Use

Specify: _____

Is a State or County DOT work permit needed? If Yes : ☐ State or ☐ County ☐ No

Specify: _____

15. ☐ **Special Permit**

Referring Board:

Section of local zoning code that requires a special permit for this use: _____

Will the proposed project require a variance? ☐ Yes ☐ No Type: ☐ Area ☐ Use

16. **Variance**

Referring Board:

☐ Area ☐ Use

Section(s) of local zoning code to which the variance is being sought: _____

Describe how the proposed project varies from the above code section: _____

SEQR Determination

Action:

Finding:

☐ Type I

☐ Positive Declaration – Draft EIS

☐ Type II

☐ Conditional Negative Declaration

☒ Unlisted Action

☒ Negative Declaration

☐ Exempt

☐ No Finding (Type II Only)

SEQR determination made by (Lead Agency): Town of Amsterdam Planning Board Date: 9/2/2026

REQUIRED MATERIAL

Send 3 copies of a “Full Statement of the Proposed Action” which includes:

All materials required by and submitted to the referring body as an application

- If submitting site plans, please submit only 1 large set of plans, and 12 11x17 packets.
- All material may be submitted digitally as well at <http://www.mcfdc.org/planning-services/montgomery-county-planning-board-referrals/>

This referral, as required by GML §239 l and m, includes complete information, and supporting materials to assist the Montgomery County Planning Board (MCPB) in its review. Recommendations by MCPB shall be made to the Referring Body within thirty days of receipt of the Full Statement.

Adam Yagelski, AICP Senior Planner Delaware Engineering, DPC
Name, Title & Phone Number of Person Completing this Form
Town Designated Engineer
518-452-1290 || ayagelski@delawareengineering.com

9/5/2026

Transmittal Date

This side to be completed by Montgomery County Planning.

REFERRAL FORM

MONTGOMERY COUNTY PLANNING BOARD

TO: _____

Receipt of 239-m referral is acknowledged on _____. Please be advised that the Montgomery County Planning Board has reviewed the proposal stated on the opposite side of this form on _____ and makes the following recommendation.

- ☐ Approves

- ☐ Approves (with Modification)

- ☐ Disapproves:

- ☐ No significant County-wide or inter-community input

- ☐ Not subject to Planning Board review

- ☐ Took no action

Section 239-m of the General Municipal Law requires that within thirty days after final action by the municipality is taken; a report of the final action shall be filed with the County Planning Board.

Date

Kenneth F. Rose, Director
Montgomery County Dept. of Economic
Development and Planning

TOWN OF AMSTERDAM

INTRODUCTORY LOCAL LAW NO. ____ OF THE YEAR 2026

A LOCAL LAW AMENDING THE TOWN OF AMSTERDAM ZONING LAW OFFICIAL ZONING MAP

Be it enacted by the Town Board of the Town of Amsterdam, Montgomery County, New York, as follows:

SECTION I: PURPOSE

The proposed Amendment is intended to address a petition by the property owner of certain vacant lands situated at the corner of Maple Avenue Ext. and Midline Road, identified as tax lot number 25.-1-4.12, and consisting of about 42.7 acres, which lands are shown on the Town's zoning map as being zoned R-1, B-2, and M-1. Said petition involves as request to extend the B-2-zoned portion to the westerly property boundaries and supplant the M-1 zoning designation.

SECTION II: LEGISLATIVE FINDINGS

The Town Board adopted the Town of Amsterdam Zoning Law of 2009, enacting subsequent amendments in 2010, 2016, 2021, 2023, 2024, and most recently in 2026. With respect to the aforesaid petition, the parcel consisting of about 42.7 acres of vacant lands situated at the corner of Maple Avenue Ext. and Midline Road, and identified as tax lot number 25.-1-4.12, presently is zoned in three different zoning districts. The petition advances the goals of the Town's comprehensive plan, which in pertinent part, provides that B-2 "districts [be] located to buffer existing R-1 residential neighborhoods from intensive commercial and manufacturing uses." The Amended Zoning Map, annexed hereto as Exhibit 1 and made a part hereof, accomplishes this objective by further increasing the B-2 buffer of the adjoining M-1 district.

SECTION III: ENACTMENT

The Zoning Law of the Town of Amsterdam Official Zoning Map, adopted in 2009 and amended thereafter from time to time, is hereby amended as provided for herein and as depicted in the Amended Zoning Map, annexed hereto as Exhibit 1 and made a part hereof.

SECTION IV: AUTHORITY

This Local Law is enacted pursuant to the authority of Section 10 of the New York State Municipal Home Rule Law.

SECTION V: SEVERABILITY

If any part or provision of this local law is judged invalid by any Court of competent jurisdiction, such judgment shall be confined in application to the part of provision directly on which judgment shall have been rendered and shall not affect or impair the validity of the remainder of this law or the application thereof to other persons or circumstances. The Town hereby declares that it would have enacted the remainder of this law even without such part of provision or application.

SECTION VI: EFFECTIVE DATE

This local law shall become effective immediately upon the filing in the office of the New York Secretary of State pursuant to Section 27 of the New York State Municipal Home Rule Law or September 16, 2026, whichever occurs later.

DRAFT

EXHIBT 1: AMENDED ZONING MAP

DRAFT

TOWN OF AMSTERDAM ZONING MAP

AMENDED SEPTEMBER 2026

LEGEND

AMSTERDAM PARCELS 2026

ZONING DISTRICTS

A: AGRICULTURE

B-1: BUSINESS

B-2: RESTRICTED BUSINESS

H: HISTORIC OVERLAY DISTRICT

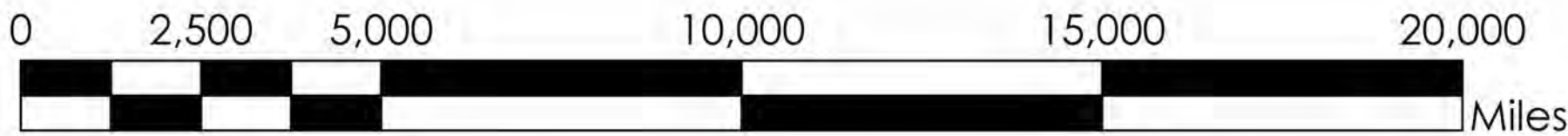
M-1: MANUFACTURING/MIXED USE

PUD: PLANNED UNIT DEVELOPMENT

R-1: RESIDENTIAL

R-2: RESIDENTIAL

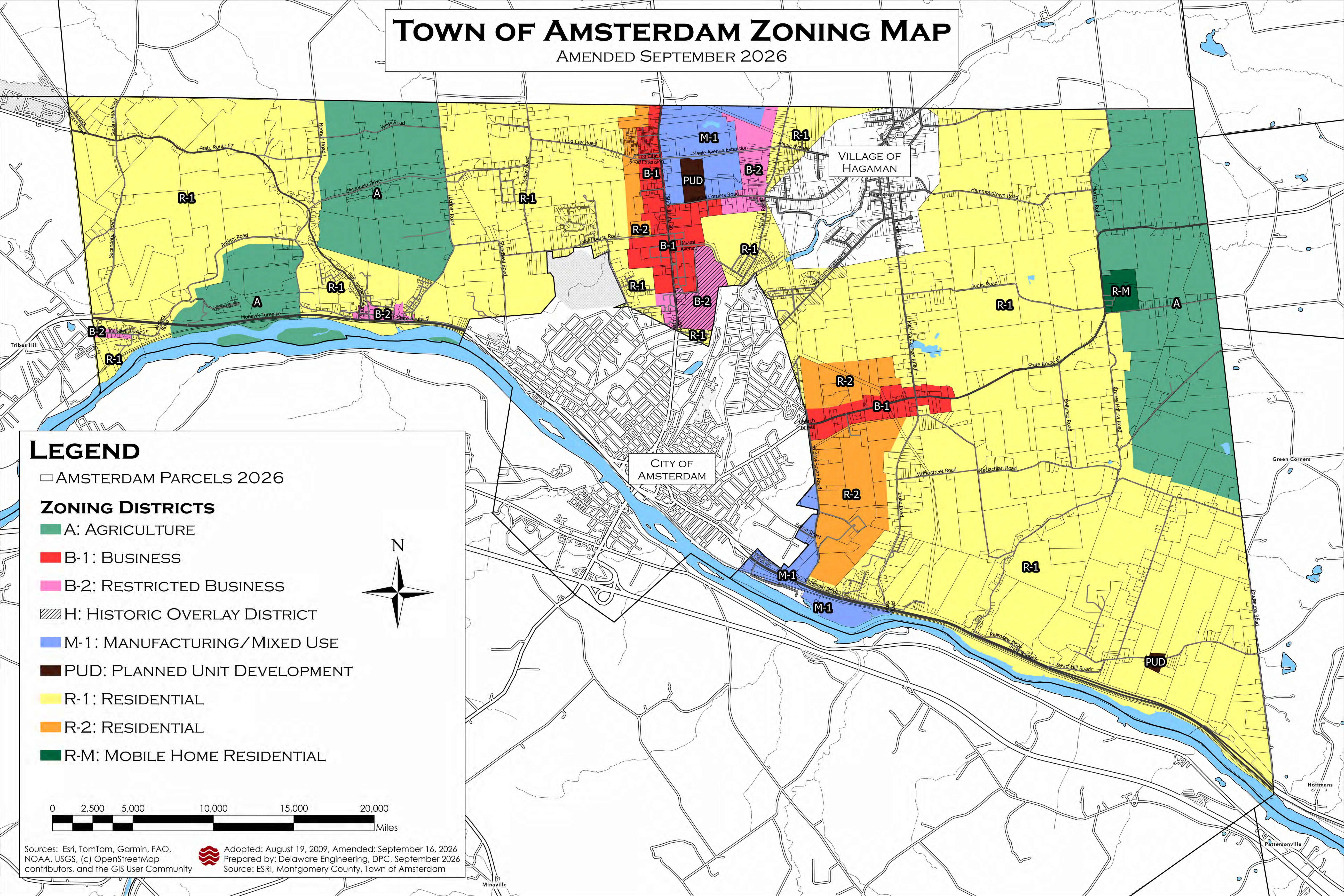
R-M: MOBILE HOME RESIDENTIAL



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community



Adopted: August 19, 2009, Amended: September 16, 2026
Prepared by: Delaware Engineering, DPC, September 2026
Source: ESRI, Montgomery County, Town of Amsterdam



August 19, 2026

Town of Amsterdam Town Board
Mr. Tom Dimezza, Town Supervisor
283 Manny's Corners Road
Amsterdam, NY 12010

Request for Zoning Change from M-1 to B-2

Dear Supervisor and Members of the Town Board:

I am writing to formally request that the Town Board consider a zoning map amendment for a small parcel of property that I own, changing its current zoning designation from M-1 (Manufacturing) to B-2 (Business).

This parcel is part of a larger site that I am planning to develop for residential apartments. In reviewing the zoning of the overall property, this relatively small portion remains classified as M-1. I am requesting that this parcel be rezoned to B-2 so that the zoning is consistent with the balance of the proposed development site.

My intention is to develop the entire site as a coordinated apartment development. Rezoning this small M-1 parcel to B-2 would eliminate the existing split-zoning condition and allow the entire property to be considered and planned as one cohesive development.

I believe the proposed apartment development will provide additional housing opportunities within the Town of Amsterdam and represents a productive use and improvement of the property. The development will, of course, be subject to all applicable Town requirements, including Planning Board review, site plan approval, and environmental review under SEQRA.

I respectfully request that the Town Board consider this application and take the necessary steps to amend the Town's Zoning Map to change the subject parcel from M-1 to B-2. I am prepared to provide the Board with a survey, tax map information, conceptual development plans, or any additional documentation necessary for its review.

Thank you for your consideration. I look forward to working with the Town Board, Planning Board, and other Town officials as this proposed development moves through the review and approval process.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Daniel V. Roth', with a stylized flourish at the end.

Daniel V. Roth
Maple Ave Development Partners LLC

**A RESOLUTION TO ISSUE A NEGATIVE DECLARATION OF ENVIRONMENTAL SIGNIFICANCE FOR
A PROPOSED 136-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT KNOWN AS MAPLE
RESERVE**

Moved by:

Seconded by:

WHEREAS, the Applicant intends to construct 136 residential dwellings with internal roadways, parking, a community building, recreational amenities, landscaping, public water service, a low-pressure sanitary sewer system and storm water management facilities on parcel #25.-1-4.12 located at the corner of Maple Avenue Extension and Midline Road owned by the Applicant (the "Project"); and

WHEREAS, the Project is subject to review under SEQR, and the Applicant prepared Part 1 of the Full Environmental Assessment Form (EAF), and the Planning Board classified the Project as an Unlisted Action under SEQR as it is not within the thresholds for a Type 1 residential action according to 6 CRR-NY 617.4. The Town declared its intent to seek lead agency status in connection with a coordinated review of the proposed action; and

WHEREAS, by letter dated May 18, 2026, the Town's Planning Board Chair, on behalf of the Town Planning Board, did circulate to said agencies, pursuant to SEQR, the Part 1 Full Environmental Assessment Form, an application for sketch plan and sketch plat review and List of Involved Agencies and the Town has received no response to the contrary; and

WHEREAS, the Town's Engineer has, in accordance with Title 8 of the Environmental Conservation Law and 6NYCRR Part 617, prepared for the Planning Board's consideration Parts 2 and 3 of the Full EAF, which are attached hereto and made a part hereof; and

WHEREAS, the Planning Board has received and carefully reviewed the FEAF Part 2 and Part 3 for potential significant adverse environmental impacts as a result of the action, and also a) has compared the proposed action against the criteria listed in 617.7 (c) (i – xii), b) has considered the potential long-term, short-term, direct, indirect and cumulative impacts as per 617.7 (2), and c) has also assessed the likely consequence of the action in connection with the criteria of 617.7 (3) (i-vii); and

NOW, THEREFORE, BE IT RESOLVED, the Planning Board hereby declares itself lead agency under SEQR and determines that, based on the environmental assessment and review, the Project will not have any significant adverse impact on the environment, that no Environmental Impact Statement will be prepared, and therefore, issues a negative declaration, pursuant to Part 3 of the Full EAF and the reasons supporting this determination as set forth therein; and

BE IT FURTHER RESOLVED, that the Planning Board, as SEQR lead agency for this unlisted Action, hereby approves Parts 2 and 3 of the Full EAF and authorizes the Chairperson

to sign Part 3 of the FEAF indicating thereon that an Environmental Impact Statement will not be prepared; and

BE IT FURTHER RESOLVED, that this resolution and negative declaration shall be filed in the Town Clerk's office, shall take effect immediately, that the negative declaration be provided to all involved and interested agencies and the Applicant, and that it be filed as required by SEQR.

Ayes:

Noes:

Absent:

Abstentions:

Motion Carried/Defeated

Dated: September 2, 2026

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the whole action.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land

Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)

☐ NO

☒ YES

If “Yes”, answer questions a - j. If “No”, move on to Section 2.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☒	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☒	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☒	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☒	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☒	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☒	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☒	☐
h. Other impacts:		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

☒ NO☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached:	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature:	E3c	☐	☐
c. Other impacts:		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

☐ NO☒ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☒	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☒	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☒	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☒	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☒	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☒	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☒	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☒	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☒	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☒	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☒	☐

☐
☐

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer.

☐ NO

☒ YES

(See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☒	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source:	D2c	☒	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☒	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☒	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☒	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☒	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☒	☐
h. Other impacts:		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding.
(See Part 1. E.2)

☒ NO

☐ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100-year or a 500-year floodplain.	E2j, E5a, E5b	☐	☐
c. The proposed action may result in development in an area potentially affected by sea level rise.	E2k, E5c	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

**6. Impacts on Air and Climate**

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) or generate greenhouse gas emissions over 10,000 metric tons of carbon dioxide equivalents (See Part 1. D.2.h)



If “Yes”, answer questions a - i. If “No”, move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also have the potential to emit one or more regulated air contaminants at or above the following levels: i. More than 100 short tons/year of carbon monoxide (CO) ii. More than 100 short tons/year of oxides of nitrogen (NO _x) outside the NYC Metropolitan Area or Long Island OR 25 short tons/year within the NYC Metropolitan Area or Long Island iii. More than 100 short tons/year of particulate matter (PM-10, PM-2.5) iv. More than 50 short tons/year of volatile organic compounds (VOC) outside the NYC Metropolitan Area or Long Island OR 25 short tons/year within the NYC Metropolitan Area or Long Island v. More than 100 short tons/year of sulfur dioxide (SO ₂)	D2g D2g D2g D2g D2g	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐
b. The proposed action has the potential to emit 10 short tons/year or more of any one designated hazardous air pollutant, or 25 short tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may include a heat source capable of producing more than 20 million BTUs per hour.	D2f, D2g	☐	☐
d. The proposed action may exceed 50% of any of the thresholds in “a” or “b”, _____ above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of solid, hazardous, or hospital/medical/infectious waste.	D2f, D2s	☐	☐
f. The proposed action is subject to the Nonattainment New Source Review or Prevention of Significant Deterioration requirements discussed in 6 NYCRR Part 231.	D2g	☐	☐
g. The proposed action will emit more than 10,000 metric tons of CO ₂ equivalents per year.	D2h	☐	☐
h. A municipality adopted comprehensive or individual plan addressing climate change applies to the proposed action and the proposed action would materially conflict with the achievement of one or more goals of the plan related to climate change.	C2d	☐	☐
i. Other impacts:		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.)
If "Yes", answer questions a - j. If "No", move on to Section 8.

☐ NO

☒ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☒	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☒	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☒	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☒	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☒	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☒	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☒	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	☒	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☒	☐
j. Other impacts: _____		☐	☐

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)

☐ NO☒ YES*If "Yes", answer questions a - h. If "No", move on to Section 9.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☒	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	☒	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☒	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☒	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	☒	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☒	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☒	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources

The land use of the proposed action is obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☒ NO☐ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☐ ☐	☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism-based activities	E3h E2q, E1c	☐ ☐	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts:		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☒ NO☐ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	☐	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☐	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source:	E3g	☐	☐

		☐	☐
If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property’s setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property; or that may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.

(See Part 1. C.2.c, E.1.c., E.2.q.)

If “Yes”, answer questions a - e. If “No”, go to Section 12.

☒ NO

☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts:		☐	☐

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)

If “Yes”, answer questions a - c. If “No”, go to Section 13.

☒ NO

☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
c. Other impacts:		☐	☐

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems.

☐ NO☒ YES

(See Part 1. D.2.j)

If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☒
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☒	☐
c. The proposed action will degrade existing transit access.	D2j	☒	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☒	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☒	☐
f. Other impacts:		☐	☐

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy.

☐ NO☒ YES

(See Part 1. D.2.k)

If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☒	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☒	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☒	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☒	☐
e. Other Impacts:		☐	☐

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.

☐ NO☒ YES

(See Part 1. D.2.m., n., and o.)

If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☒	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☒	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☒	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☒	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☒	☐
f. Other impacts:		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)
If "Yes", answer questions a - m. If "No", go to Section 17.

☒ NO☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off-site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts:		☐	☐

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If “Yes”, answer questions a - h. If “No”, go to Section 18.</i>			
		☐ NO	☒ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☒	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☒	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☒	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☒	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	☒	☐
f. The proposed action is in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☒	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☒	☐
h. Other:		☐	☐

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If “Yes”, answer questions a - g. If “No”, proceed to Part 3.</i>			
		☐ NO	☒ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☒	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☒	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☒	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☒	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☒	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☒	☐
g. Other impacts:		☐	☐

19. Impact on Disadvantaged Communities			
The proposed project may impact a disadvantaged community. (See Part 1. E.4) <i>If “Yes”, answer questions a - g. If “No”, proceed to Part 3.</i>		☒ NO ☐ YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Is the potentially affected disadvantaged community identified as having comparatively higher burdens or vulnerabilities by the Disadvantaged Community Assessment Tool ?	E.4.c	☐	☐
b. The proposed action may create new air emissions or increase existing air emissions within a disadvantaged community.	D.2.f-i, E.4	☐	☐
c. The proposed action may create new wastewater treatment or discharges, or expand existing wastewater treatment or discharges, within a disadvantaged community.	D.2.d	☐	☐
d. The proposed action creates or expands a solid or hazardous waste management facility, or involves the generation of solid or hazardous waste, within or near a disadvantaged community.	D.2.r, D.2.s, D.2.t, E.1.f, E.1.g	☐	☐
e. The proposed action may increase traffic within a disadvantaged community.	D.2.j	☐	☐
f. The proposed action affects or involves one or more of the following facility types: i. landfill; ii. other industrial, manufacturing, or mining land uses; iii. major oil or chemical bulk storage facility; iv. municipal waste combustor; v. power generation facility; vi. risk management plan site; vii. remediation site; or viii. scrap metal processor.	C.3.c, D.1.a, D.1.g, D.2.a, D.2.d, D.2.f, E.1.a, E.1.b, E.1.h, E.1.v, E.4	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐
g. Other impacts:		☐	☐

20. Future Physical Climate Risks

The proposed project may be vulnerable to future physical climate risks or increase the vulnerability of human or ecological communities to future physical climate risks.

☒ NO ☐ YES

(See Part 1. E.5)

If “Yes”, answer questions a - e. If “No”, proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is vulnerable to damage from a projected 100-year flood.	E2j, E5a	☐	☐
b. The proposed action is vulnerable to damage from a 500-year flood.	E2k, E5b	☐	☐
c. The proposed action is in an area potentially affected by sea level rise.	E5c	☐	☐
d. The proposed action may increase the vulnerability of human or ecological communities to the following: i. drought ii. temperature extremes (hot or cold) iii. extreme storms, including high winds iv. landslides v. coastal erosion vi. stormwater flooding vii. other climate or weather hazards? If yes, describe: _____	E5d	☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐
e. Other impacts:		☐	☐

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size, or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact, and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact.
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Please see attached narrative.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☒ Unlisted

Identify portions of EAF completed for this Project: ☒ Part 1 ☒ Part 2 ☒ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

Site plan, engineers report, SWPPP, traffic study, and related application materials

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Town of Amsterdam Planning Board as lead agency that:

☒ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions that will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: **Maple Ave. Apartments (AKA Maple Reserve Apartments)**

Name of Lead Agency: **Town of Amsterdam Planning Board**

Name of Responsible Officer in Lead Agency: **Al Kuchis**

Title of Responsible Officer: **Chair**

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer) **Adam Yagelski, AICP**

Date: **9.2.2026**

For Further Information:

Contact Person: **Al Kuchis**

Address: **283 Manny's Corners Road, Amsterdam, NY 12010**

Telephone Number: **518-842-7961**

E-mail: **Linda Bartone-Hughes lhughes@townofamsterdam.org**

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

Print

Town of Amsterdam Planning Board

Maple Reserve Apartments Site Plan

September 2, 2026

Full Environmental Assessment Form Part 3 Narrative

This notice is issued pursuant to NYCRR Part 617, implementing Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law. The Town of Amsterdam Planning Board, as Lead Agency for the Maple Reserve Apartments Site Plan, has determined that the development, which includes 136 residential multi-family dwellings, in 17 structures with 8 units each, and related site improvements for internal roadways, parking, a community building, recreational amenities, landscaping, public water service, a low-pressure sanitary sewer system and storm water management ("Project") will not result in significant adverse environmental impact. It is noted that this site was the subject of a proposed development of 136 multi-family units that received a negative declaration from the Town of Amsterdam Planning Board in August 2010. The Plannings Board finds no further review of the hotel amendment is required under SEQRA. This document outlines reasons supporting the Board's determination.

Impact on Land

The Project will involve about 17 acres of land disturbance consistent with construction of a residential multi-family apartment development. Connections to the Town's centralized water and sewer systems will involve disturbance off-site and withing existing public rights-of-way. According to the FEAF Part 1, construction activities will occur in 4 phases over the course of 5 years. Topography on the site is generally flat, with no steep slopes. Depth to groundwater is shallow, at between 0-6 feet below grade.

As mitigation, the Applicant has prepared a proposed stormwater pollution prevention plan (SWPPP) in accordance with the NYSDEC SPDES General Permit for stormwater discharges from construction activity ("General Permit") and related standards. Pursuant to the SWPPP, temporary erosion and sediment controls will be implemented during construction to mitigate potential impacts from construction activities and transport of sediment to receiving waters. The site is required to be permanently stabilized after construction. Given the high water table, the SWPPP, which carries certain stipulations for dewatering of trenches, will also mitigate potential impacts due to these conditions.

The Project will also involve construction of permanent post-construction stormwater management practices designed to keep post-construction discharge at pre-development quantities and address potential sources of water quality degradation transported from impervious surfaces. Pursuant to the SWPPP, land disturbance will be kept to 5 acres at any one time, unless NYSDEC approves a waiver and added stormwater controls are put in place. Therefore, while a small impact may occur, no significant adverse effects are expected as a result of the Project.

Impacts on Surface Water

According to a wetland delineation report supplied by the Applicant as well as NYSDEC wetlands information, a portion of the site contains a portion of a larger 70.9-acre NYS regulated Class 1 wetland, which, in addition to a 100-foot adjacent area, is subject to NYSDEC regulation. The eastern portion of the property where the active and older agricultural fields are located did not contain any wetland features. The proposed site plan indicates the boundaries as delineated by the Applicant's scientist, and these plans indicate that the Project will avoid impacts to the wetland and its adjacent area. NYSDEC must confirm the boundaries of its jurisdictional wetland.

The Project involves connection to the Town of Amsterdam centralized water and sewer systems, and no withdrawal of surface waters on site or discharge of wastewater to surface waters is proposed. The Project will require sewer extension approval from the NYSDEC. The Town and City of Amsterdam recently signed an updated intermunicipal agreement (IMA) for sewer service, which included an increase in allocation of capacity in the City WWTP, and this Project must conform to the terms of the IMA, including with respect to City review.

As mitigation for potential impacts due to construction activity and installation of impervious surface, the Applicant has proposed to seek coverage under the SPDES GP and has prepared a SWPPP in accordance with NYSDEC requirement (see next section). Therefore, while the Project has potential to impact surface water features, there will be no significant adverse impact due to this mitigation.

Impact on Groundwater

While the Project will create new demand for water supply and generate sanitary wastes, the Project involves connection to the Town of Amsterdam centralized water and sewer systems. This involves extension of approximately 5,000 lf of new water main from existing mains on Route 30 to be offered for dedication to the Town. No water supply wells are proposed. Therefore, no impacts to groundwater from on-site water supply wells or wastewater management systems will occur. While the Project, which is a commercial enterprise offering housing units, may involve use of pesticides, their use will be in accordance with applicable requirements is not expected to occur within 100' of water supply wells.

The Project will require sewer extension approval from the NYSDEC and NYSDOH approval for extension of the Town's public water supply. The Town and City of Amsterdam recently signed an updated intermunicipal agreement (IMA) for sewer service, which included an increase in allocation of capacity in the City WWTP, and this Project must conform to the terms of the IMA, including with respect to City review. Therefore, while small impacts may occur, no significant adverse effects are expected as a result of the Project.

Impact on Plants and Animals

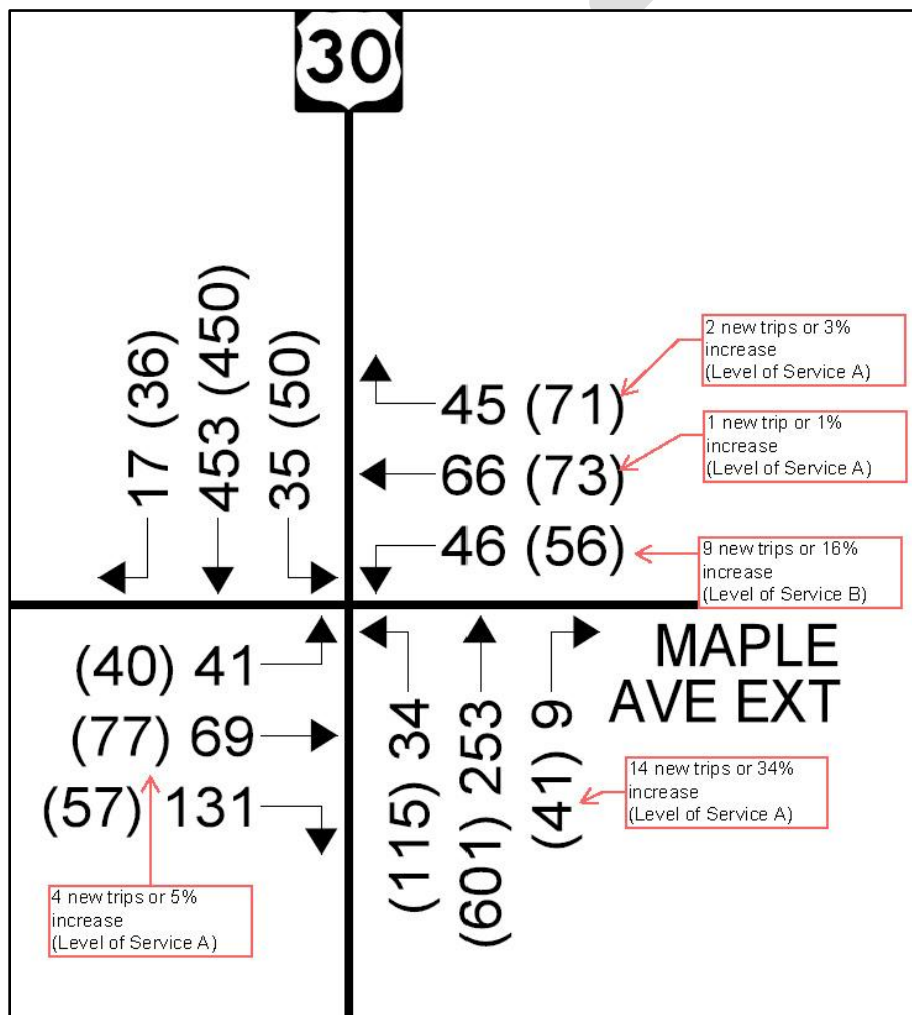
The Project site consists of mixed forest, old agricultural fields, and active agricultural fields. The western portion of the property contains a relatively significant, intense wetland which contains a perennial stream. According to information supplied by the Applicant, there is no evidence that listed or protected species occupy or use the Project site. Flora and fauna native to this part of NYS can, however, be expected to found on the site. The Project would displace these organisms from the developed areas but the westerly approximately 16 acre portion of the site would remain undeveloped. Therefore, while small impacts due to land development activity are likely to occur, significant adverse impacts are not expected.

Impact on Agricultural Resources

As noted above, portions of the site have been in agricultural production, most likely for hay, and the Project would permanently remove the areas from ag production. However, the Project would not otherwise comprise access to other working lands, as none adjoin the site. In addition, the area was not identified in the 2016 County Ag Protection Plan as among the priority areas for farm protection. Therefore, while small impacts may occur, significant adverse impacts are not expected.

Impact on Transportation

The Applicant has supplied a traffic assessment. Using ITE 11th edition estimates for low-rise multi-family housing not located near transit, approximately 76 AM Peak¹ and 92 PM Peak (fitted curve) new trips could be added to the surrounding road network. (This is similar to the 97 PM Peak trips assessed would be generated in the 2010 supplied study.) In total, the development could generate up to 947 trips per



weekday in total, or about 39 trips per hour on average. According to the supplied traffic study, about 50% of exiting and entering vehicles in the AM would head or arrive from the east; the 50%, west. In the PM, it is weighted slightly heavier on the east (toward Route 30), with the split about 60% east and 40% west.

According to a recent traffic study supplied for another land development application,² at full buildout of that project, at an additional 215 AM and 259 PM peak trips, all legs of the Route 30, Log City Rd, and Maple Ave Extension intersection would

¹ Land use code 220 for low-rise multi-family residential; Peak Hour is of generator, assuming it is coincident with peak hour on adjacent street traffic, 7-9am and 4-6pm on weekdays, similar to the supplied traffic study methodology.

² See "Supplemental Traffic Assessment, Log City Road Apartments, Log City Road Extension, Town of Amsterdam, Montgomery County, New York; CM Project No. 122-239," dated October 27, 2022, prepared by Creighton Manning.

operate at least at level of service “B” (highest delay is 17.3 seconds). The below figure shows the 4-5pm Peak Hour full buildout condition for the other development, with added trips in this hour annotated in red boxes.

The largest increase is in NB Route 30 making a right onto Maple Ave, but this leg was shown to operate with low delays and essentially free-flow conditions. Similarly, WB Maple Ave Ext making a left on Route 30 would see an increase of 16% but this is to a leg already operating at LOS B. The addition of 59 vehicles in the PM Peak hour to this intersection is roughly a total increase of 4% to the estimated 2028 full buildout of this separate development. This intersection is fully signalized and, since the supplied traffic study was conducted in the early 2010’s, has been upgraded, including having been realigned.

Assuming 45% of trips head east, toward the intersection at Midline and Northline Rd, about 426 new trips would be generated. According to NYSDOT data, in 2025, Maple Ave Ext at this location was estimated to have about 1,546 average annual daily trips (AADT). However, in 2010, when the supplied traffic study was carried NYSDOT estimated AADT at this location to be 1,970, or about 22% higher than 2025. The supplied study found no decrease in LOS at the full buildout of the then-proposed land development.

Montgomery County DPW must approve the proposed 2 new entrance driveways. It is noted that the supplied traffic study assessed that the location generally had sufficient sight distance to meet applicable requirements. There are no transit facilities serving the Project, and no separate non-motorized transportation infrastructure exists within the vicinity of the Project site. Construction will involve increased traffic but is expected to be consistent with residential construction of this scale in terms of volumes and vehicle weights.

According to NYSDEC guidance, the Project would generate less than the 100 peak hour trips numeric threshold beyond which a significant increase in traffic can be expected. Based on the foregoing, while the Project may have an impact on transportation, no significant adverse impacts are expected to occur as a result of the Project.

Impact on Energy

The Project is expected to connect to the electrical grid. While the Project will increase demand for energy, including chiefly electricity. According to NYISO,³ two key pressures on the grid in NYS overall are growth of so-called “large loads” as well as in electrification. The Project does not include a large load (e.g., such as advanced manufacturing); as well, while the Project may involve electrification, such as vehicle charging stations and HVAC systems, it would be required to meet existing building codes and be typical of other residential construction demands. The serving utility will determine whether upgrades are needed to accommodate the Project. As such, is not expected to have a significant adverse impact on energy resources.

Impact on Noise, Odor, and Light

The Project involves construction of a multi-family residential development, and impacts to noise, odor, and light are expected to be consistent with this type of land use.

³ <https://www.nyiso.com/documents/20142/58641988/2025-2044-System-Resource-Outlook.pdf/f5d865dc-5175-7ffa-a28b-e8e61e0d3e29>

Noise during construction will temporarily increase but will be governed by the Town of Amsterdam noise ordinance; in addition, construction hours will be limited to 7am-7pm on weekdays, 7am to 5pm on Saturdays, and will not occur on holidays. Noise during operations is expected to be consistent with residential use. Proposed hard surface courts, including pickleball, are proposed interior to the site, and noise emissions will be attenuated by proposed buildings and existing vegetative buffers to remain.

Outdoor ground-mounted lighting is proposed and is expected to be installed generally as minimally necessary to provide for safety and security of those living in and visiting the Project. No unusual odors are expected to be emitted.

Based on the foregoing, while the Project may have small impacts, no significant adverse impacts are expected to occur as a result of the Project.

Consistency with Community Plans

The Project is an allowed use in the Town's B-2 zoning district, which covers the majority of the proposed development area. It is designed to be consistent with applicable zoning requirements, such as maximum number of units per structure. The Project will result in added residential units in multi-unit structures which, while different in scale from the largely lower-density single family homes in the neighborhood, are consistent allowed uses. In addition, the Applicant has supplied renderings showing darker hues and building finishes as well as exterior forms that lend visual interest to the façade and help mask the scale of the structures.

The Project will require a zoning map amendment, for which the Project sponsor has petitioned the Town Board. The zoning map amendment would involve changing the M-1-zoned, generally westerly portion of the Project to B-2. In general, B-2 allows less intensive land uses as compared to the Manufacturing/Mixed Use district.

The Project will involve installation of 136 multi-family units in an area not presently served by water or sewer. Based on recent census data, the Project could also result in an increase of about 5.3% of the Town's permanent population.⁴ The Project will be connected to public centralized water and sewer infrastructure and involve a daily demand of about 29,920 gpd. The Project lies within the Town of Amsterdam Consolidated Water District and Route 30 Sewer District.

The Applicant has supplied an engineers report demonstrating that the Town's system can supply the needed fire flow and at acceptable residual pressures in the system. The Town's designated engineer has reviewed the plans for the project with respect to adequacy of available capacity in these systems to serve the Project. The Wallins Corners Pump Station, through which the Project would discharge, was previously upgraded to accommodate the legacy 136-unit project approved in 2011. These facilities will need to be constructed in accordance with NYSDOH and NYSDEC requirements, and to standards specified by the Town of Amsterdam, in accordance applicable water and sewer codes.

Based on the foregoing, while the Project may have small impacts, no significant adverse impacts are expected to occur as a result of the Project.

⁴ According to census data, the Town in 2025 had a total population of 5,954 and an average of 2.33 persons per household between 2020 and 2024.

Consistency with Community Character

Representatives from the responding Fire Department has participated in public hearings for the Project and has indicated their concerns with respect to fire fighting. In response, the Applicant has installed a looped water main within the Project such that it can be fed from either the westerly or easterly entrance. The site plan has been designed with approvable fire apparatus access roads. School enrollments in the Amsterdam City School District have remained generally level since 1996 but are projected to increase in the coming years.

As noted, the Project the Project will result in added residential units in multi-unit structures which, while different in scale from the largely lower-density single family homes in the neighborhood, are consistent with allowed uses. In addition, the Applicant has supplied renderings showing darker hues and building finishes as well as exterior forms that lend visual interest to the façade and help mask the scale of the structures. These materials and finishes, together with proposed buffer areas, are expected to mitigate potential impacts to community character.

Based on the foregoing, while the Project may have small impacts, no significant adverse impacts are expected to occur as a result of the Project.

TOWN OF AMSTERDAM PLANNING BOARD

**A RESOLUTION ISSUING CONDITIONAL SITE PLAN APPROVAL IN
CONNECTION WITH AN APPLICATION BY DAN VANN PROPERTIES LLC FOR
CONSTRUCTION OF 136 MULTI-FAMILY APARTMENT UNITS KNOWN AS
“MAPLE RESERVE APARTMENTS”**

September 2, 2026

WHEREAS, Dan Roth and Dan Vann Properties, LLC, with an address of 207 Wallins Corners Rd., Amsterdam, NY, 12010 (the “Applicant”), submitted an application, dated May 30, 2023, for site plan approval for a proposal involving construction of 136 apartment units and associated water, sewer, stormwater, and related site improvements on roughly 43.4 acres of presently vacant land situated within the R-1, B-2, and M-1 zoning districts (tax parcel 25.-1-4.12) located at the corner of Maple Avenue Extension and Midline Road (the “Project Site”) (collectively, the “Project”); and

WHEREAS, on August 24, 2026, the Applicant submitted an amended application for the Project, which amendment involved a reduction in the number of total units from 170 to 136 and a reduction in number of units per structure from 10 to 8; and

WHEREAS, in support of the Project, the Applicant has submitted various materials as listed in Exhibit A, which is attached hereto and made a part hereof; and

WHEREAS, the Planning Board referred the application for special use permit and site plan approval to Montgomery County Planning Board in accordance with 239-m of Article 12-B of General Municipal Law, and the County responded with their approval of the Project on June 9, 2026; and

WHEREAS, as indicated in materials supplied by the Applicant’s qualified wetlands professional, the Project Site encompasses a portion of a 70.9-acre NYS regulated Class 1 (identified as A-75 on legacy NYSDEC mapping) and is, therefore, subject to the requirements of the Environmental Conservation Law Article 24, including with respect to the regulated 100’ adjacent area; and

WHEREAS, the Project involves construction of approximately 5,200 lineal feet of new water main, extending from NYS Route 30 within the Maple Ave Ext. ROW to the proposed easterly access drive and an additional approximately 2,575 lineal feet of watermain within the proposed Project Site. The Applicant is proposing to offer for dedication to the Town the entirety (approx.. 7,775 lf or 1.5 miles) of the proposed water main; and

WHEREAS, the Project lies on a portion of the site of a legacy land development proposal involving construction of 136 apartment units and associated sewer, water, storm, and related improvements for which the Planning Board issued a negative declaration, pursuant to SEQR, and site plan approval on or about August 4, 2010; and

WHEREAS, in accordance with 6 NYCRR Part 750, the Project involves installation of new wastewater facilities designed or intended to convey 2,500 gallons per day or more of residential sewage alone and defined as a “sewer extension” and is, therefore, subject to review and approval by NYSDEC under Part 750 “before construction and connection to any

conveyance tributary to a SPDES permitted discharge,” which includes the Town’s regulated publicly owned sewer system (POSS); and

WHEREAS, the Project involves a proposed extension of the Town of Amsterdam public water supply system and, pursuant to Part 5 of the NYS Sanitary Code, will require NYSDOH plan approval and signoff prior to placing said water supply into service; and

WHEREAS, by email dated September 1, 2026, which is attached hereto and made a part hereof, the Applicant withdrew their application for subdivision approval such that no subdivision is required or proposed in connection with the Project; and

WHEREAS, the Applicant has petitioned the Town of Amsterdam Town Board for a zoning map amendment, in accordance with Article XIII of the Zoning Law. Said amendment would change the M-1-zoned portions of the property to B-2 zoning. At a special meeting on August 31, 2026, the Town Board did schedule a public hearing in connection with said petition for their September 16, 2026 meeting; and

WHEREAS, on July 15, 2023, the Planning Board held a public hearing on the Project, in accordance with the Town’s zoning law, at which members of the public were afforded an opportunity to speak about the proposed site plan; and

WHEREAS, on August 5, 2026, the Planning Board held a second public hearing on the Project and provided notice of said hearing to the adjacent Town of Perth, in accordance with GML 239-nn; and

WHEREAS, the Town’s Designated Engineer, Delaware Engineering, D.P.C., has performed a review of the Project and, having provided technical comments dated June 26, 2026 Planning Board meeting and suggested conditions of approval as reflected in this resolution; and

WHEREAS, on September 2, 2026, the Planning Board adopted a negative declaration for the Project, in accordance with SEQR, having determined that no significant adverse environmental impacts will occur and that an environmental impact statement need not be prepared;

now, therefore, be it

RESOLVED, that the Town of Amsterdam Planning Board finds that, pursuant to Section 274-A of the NYS Town Law, the Project presents a proper case for provision of recreation facilities, as it involves construction of up to 136 residential units, and deems this requirement satisfied, as the Project includes various amenities, including pool, hard surface courts, and clubhouse; and

be it further

RESOLVED, that the Town of Amsterdam Planning Board has carefully reviewed the Project and proposed site plan for consistency with the Factors for Consideration set forth at Article VI Section 20(6) and finds the Project consistent with applicable site plan requirements; and

be it further

RESOLVED, that the Town of Amsterdam Planning Board hereby issues site plan approval for the Project, which approval is specifically limited to the proposed 136 multi-family units in 17 8-unit structures as depicted on the following sheets:

- “Preliminary Site Plan and & Subdivision Plan Maple Reserve Apartments [Sheet 2 of 7],” dated January 22, 2026 (last revised August 23, 2026), prepared by ABD Engineers and Surveyors;
- “Preliminary Grading and Utilities Plan Maple Reserve Apartments [Sheet 3 of 7],” dated January 22, 2026 (last revised August 23, 2026), prepared by ABD Engineers and Surveyors;
- “Preliminary Water and Sewer Connection Plan Maple Reserve Apartments [Sheet 4 of 7],” dated January 22, 2026 (last revised August 23, 2026), prepared by ABD Engineers and Surveyors;

and is subject to the following conditions:

1. This conditional site plan approval *explicitly excludes* any and all proposed subdivision activity and/or lots as may or has been depicted on any plans, submissions, or other materials provided to the Board in connection with the application for the Project.
2. The Project must receive all applicable approvals, including, without limitation, NYSDOT approval for work, if any, in the NYS ROW, NYSDEC approval for all required approvals falling under the uniform procedures act, Montgomery County DPW, NYSDOH approval for the proposed water supply system, USACOE approval, Town Water and Sewer Department Approval, etc.
3. Prior to the Chairperson being authorized to sign the site plan:
 - a. All outstanding fees must be paid to the Town.
 - b. The Applicant shall supply a copy of the site plan to the responding Fire Department and address their comments, as appropriate.
 - c. The site plan must be modified as follows:
 - i. The location of all ground and building mounted lighting must be added to the site plan.
 - ii. A phasing plan sheet must be included with the site plan.
 - iii. Interparcel utility easements must be added to the site plan to provide for future utility interconnections, subject to review and approval by the Town’s designated engineer and Town Attorney.
 - iv. All references to “170 Apartment Units” shall be stricken from the site plan and all future submitted application materials.
 - v. The areas labeled as “Area to Remain Wooded” shall be relabeled as “Permanent No Clearing Vegetative Buffer.”
 - d. The Applicant must provide responses, in writing, to the Town designated engineer comments dated June 26, 2026 and make revisions to applicable application materials.
 - e. The Applicant shall supply evidence that the plans for the water and sewer extensions have been submitted to NYSDOH and NYSDEC for their review.
 - f. The Applicant shall supply evidence of a request for NYSDEC concurrence as it regards the boundaries of the NYS-jurisdictional wetland on site.
 - g. The Applicant shall supply draft easement documents for all applicable utility easements associated with infrastructure to be offered for dedication to the Town.

- h. The Town's designated engineer must review and provide written recommendation as to whether said site plan is acceptable for signature.
 - i. The aforesaid rezoning petition must be approved by the Town Board.
4. Prior to land disturbing activities in connection with the Project:
 - a. The Applicant shall cause a licensed land surveyor to **stake the clearing and limits of the NYSDEC-regulated wetland boundary** and shall install orange protective snow fencing or similar barrier along said boundary. The Applicant shall further obtain all required Article 24 and other applicable permits for the Project as may be required.
 - b. The Sponsor or Operator must obtain valid coverage under the SPDES General Permit for stormwater discharges from construction activity and submit evidence of the same to the Town.
 - c. All required temporary erosion and sediment control measures shall be installed in accordance with the approved SWPPP for the Project.
 - d. All actively disturbed and unstabilized areas of land shall be kept to 5 acres or less, in accordance with the SWPPP and General Permit, unless otherwise approved by NYSDEC.
5. Prior to issuance of the first building permit for the Project:
 - a. The Planning Board Chairperson must sign the site plan, and comply with conditions listed under #1, hereof.
 - b. The Town's designated engineer must approve the SWPPP for the Project.
 - c. The Applicant shall provide funding to the Town necessary to support involvement of the Town's designated engineer in the Project.
 - d. The Applicant must satisfy all outstanding technical comments as determined by the Town's Designated Engineer and Planning Board Chairperson.
6. Building construction shall be substantially in accordance with the submitted architectural plan set, including with respect to architectural materials, colors, finishes, treatments, and forms as depicted on sheets A200 and A201 of the plan set "Entitled Proposed 10-Unit Apartments, Maple Ave, Amsterdam, NY 12010," dated July 8, 2026, prepared by Cotler & Gribulis Architecture, which sheets are attached hereto and made a part hereof.
7. Prior to any work in the Montgomery County right-of-way, evidence of County approval of the same, including, without limitation, any applicable permit document(s), must be supplied to the Building Inspector.
8. Prior to any work in connection with the proposed water line extension:
 - a. The Applicant shall provide funding to the Town necessary to support involvement of the Town's designated engineer in the Project.
 - b. Any work within regulated 100' adjacent areas must be approved by NYSDEC.
 - c. The Applicant shall supply all applicable materials submittals to the Town for its review, and the Town's designated engineer must sign off on the proposed design.
 - d. The Applicant shall obtain NYSDOH Plan Approval for the proposed waterline extension.
 - e. The Applicant shall supply to the Building Inspector:

- i. Evidence of Montgomery County approval for work in right-of-way.
 - ii. Evidence of NYSDOT approval, as applicable, for work in their right-of-way.
9. Prior to any work in connection with the proposed sewer system to be offered for dedication to the Town of Amsterdam:
 - a. The Applicant shall provide funding to the Town necessary to support involvement of the Town's designated engineer in the Project.
 - b. Any work within regulated 100' adjacent areas must be approved by NYSDEC.
 - c. The Applicant shall supply all applicable materials submittals to the Town for its review, and the Town's designated engineer must sign off on the proposed design.
 - d. The Applicant shall obtain NYSDEC Sewer Extension Approval for the proposed sanitary sewer extension.
 - e. The Applicant shall supply to the Building Inspector evidence of Montgomery County approval for work in right-of-way.
10. Prior to issuance of the first certificate of occupancy for any unit or structure or applicable element of the site plan:
 - a. A PE Certification and evidence of NYSDEC sewer extension approval must be supplied to the Building Inspector.
 - b. A approval to place the public water supply system must be sought from NYSDOH and evidence of the same supplied to the Building Inspector.
 - c. The Town's designated engineer must provide written signoff to the Town that the proposed water and sewer installations are acceptable and conform to applicable requirements.
 - d. Evidence of filing against the Project site a deed covenant implementing any proposed utility easements to be granted to the Town must be provided to the Town, and a note to this effect added to the site plan.
 - e. The Applicant shall enter into a Maintenance Agreement with the Town, as may be required.
 - f. All portions of the water and sewer facilities to be offered for dedication to the Town Board required to serve that phase of the Project must be completed and a suitable offer of cession to the Town of Amsterdam Town Board submitted.
11. Prior to issuance of the final certificate of occupancy for any unit or structure or applicable element of the site plan:
 - a. The Applicant shall have constructed all proposed on-site amenities, including, without limitation, and obtained a certificate of occupancy for the same and placed these facilities into service for the benefit of residents of the Project.
 - b. The Project Site must achieve final stabilization, as defined in the approved SWPPP for the Project.
 - c. The Town's designated engineer must provide written signoff to the Town that the proposed water and sewer installations are acceptable and conform to applicable requirements.
 - d. All portions of the water and sewer facilities to be offered for dedication to the Town Board required to serve entirety of the Project must be completed and a suitable offer of cession to the Town of Amsterdam Town Board submitted.

A MOTION TO ADOPT THIS RESOLUTION WAS:

Offered by _____

Seconded by _____

Alex Kuchis, Chairman _____

Mike Anostario, Vice Chair _____

Kelly Joyce, Member _____

Jared Fagan, Member _____

Stephen Conti, Member _____

Nancy Knudsen, Member _____

Chris Kelly, Member _____

In Favor _____, Opposed _____, Absent _____, Abstained _____.

ADOPTED: September 2, 2026



EXHIBIT A: LIST OF APPLICATION MATERIALS

28 Madison Avenue Extension
Albany, NY 12203
518.452.1290

55 South Main Street
Oneonta, New York 13820
607.432.8073

223 Main Street, Suite 103
Goshen, NY 10924
845.615.9232

548 Broadway
Monticello, NY 12701
845.791.7777

16 East Market Street
Red Hook, NY 12571
518.452.1290

Item #	Title/Name	Date	Prepared By
1	Application Package for Site Plan Review	February 26, 2026	Applicant
2	LEAF Part 1	1-21-26	ABD Engineers and Surveyors
3	Project Narrative	1-21-26	ABD Engineers and Surveyors
4	Plan entitled "Conceptual Site Plan & Subdivision Maple Reserve"	1-22-26	ABD Engineers and Surveyors
5	Letter RE Maple Avenue Apartments [NY SHPO effect finding, including Part 3 reasoned elaboration, undated]	7-30-2010	NY SHPO
6	Doc. entitled "Engineer's Report for Maple Reserve Apartments"	June 3, 2026	ABD Engineers and Surveyors
7	Doc. entitled "SWPPP for Maple Reserve Apartments"	June 3, 2026	ABD Engineers and Surveyors
8	Doc. entitled "environmental resource mapper" [printout from NYSDEC online platform]	June 3, 2026	NYSDEC
9	Plan set entitled "Preliminary site plan and subdivision maple reserve apartments" consisting of 6 sheets	January 22, 2026 [submitted 3 June 2026]	ABD Engineers and Surveyors
10	Doc. entitled "Traffic Summary"	June 3, 2026	ABD Engineers and Surveyors
11	Doc. [untitled, for Project Name: Maple Avenue Extension wetland delineation]"	May 12, 2026	Gilbert VanGuilder Land Surveyor, PLLC
12	GML 239-M report	6/9/2026	Montgomery County Planning
13	Plan set "Entitled Proposed 10-Unit Apartments, Maple Ave, Amsterdam, NY 12010," consisting of 33 sheets	July 8, 2026	Cotler & Gribulis Architecture
14	Doc. Entitled "Engineers Report Water Distribution and Sanitary Sewer"	August 19, 2026	ABD Engineers & Surveyors
	Plan set entitled "Preliminary site plan and subdivision maple reserve apartments" consisting of 7 sheets	January 22, 2026 (last revised 8/26/2026)	ABD Engineers & Surveyors
	Doc. entitled "Traffic Summary"	August 19, 2026	ABD Engineers and Surveyors
	Doc. Entitled "Stormwater Management Report"	August 19, 2026	ABD Engineers and Surveyors
7	Doc. entitled "SWPPP for Maple Reserve Apartments"	August 19, 2023 [sic]	ABD Engineers and Surveyors
2	LEAF Part 1	August 23, 2026	ABD Engineers and Surveyors
2	LEAF Part 1	January 21, 2026 (revised August 27, 2026)	ABD Engineers and Surveyors

From: [Adam Yagelski](#)
To: [Adam Yagelski](#)
Subject: RE: Maple Reserve
Date: Wednesday, September 2, 2026 11:17:56 AM

From: John Hitchcock <John@abdeng.com>
Sent: Tuesday, September 1, 2026 3:38 PM
To: Adam Yagelski <ayagelski@delawareengineering.com>
Cc: akuchis@nycap.rr.com; roth@danvannllc.com; Tom DiMezza <tdimezza@gmail.com>; Grant Egelston <inspector@townofamsterdam.org>; cschwartz@schwartzlf.com; Charles R.Schwartz <cschwartz@townofamsterdam.org>; Luigi Palleschi <Luigi@abdeng.com>; tinkerbelle2421@yahoo.com; Linda Bartone-Hughes <lhughes@townofamsterdam.org>
Subject: RE: Maple Reserve

Correct. The applicant is amending the materials to withdraw the subdivision proposal from the application.

Thank you.

Sincerely,

John E. Hitchcock, Jr.

ABD ENGINEERS & SURVEYORS

411 Union Street | Schenectady, NY 12305

P: (518) 377-0315 | F: (518) 377-0379

www.abdeng.com

From: Adam Yagelski <ayagelski@delawareengineering.com>
Sent: Tuesday, September 1, 2026 2:02 PM
To: John Hitchcock <John@abdeng.com>
Cc: akuchis@nycap.rr.com; roth@danvannllc.com; Tom DiMezza <tdimezza@gmail.com>; Grant Egelston <inspector@townofamsterdam.org>; cschwartz@schwartzlf.com; Charles R.Schwartz <cschwartz@townofamsterdam.org>; Luigi Palleschi <Luigi@abdeng.com>; tinkerbelle2421@yahoo.com; Linda Bartone-Hughes <lhughes@townofamsterdam.org>
Subject: RE: Maple Reserve

Hi, John.

Thank you. I have reattached the FEAF, looped a broader group, and want to confirm, for the record, that your Client intends to amend the materials submitted for the project to formally withdraw the application for subdivision approval.

Best,

adam

From: John Hitchcock <John@abdeng.com>
Sent: Tuesday, September 1, 2026 1:49 PM
To: Adam Yagelski <ayagelski@delawareengineering.com>
Subject: RE: Maple Reserve

Adam,

Lets pull the subdivision from the application all together. See attached revised FEAF.

Thank you.

Sincerely,

John E. Hitchcock, Jr.

ABD ENGINEERS & SURVEYORS

411 Union Street | Schenectady, NY 12305

P: (518) 377-0315 | F: (518) 377-0379

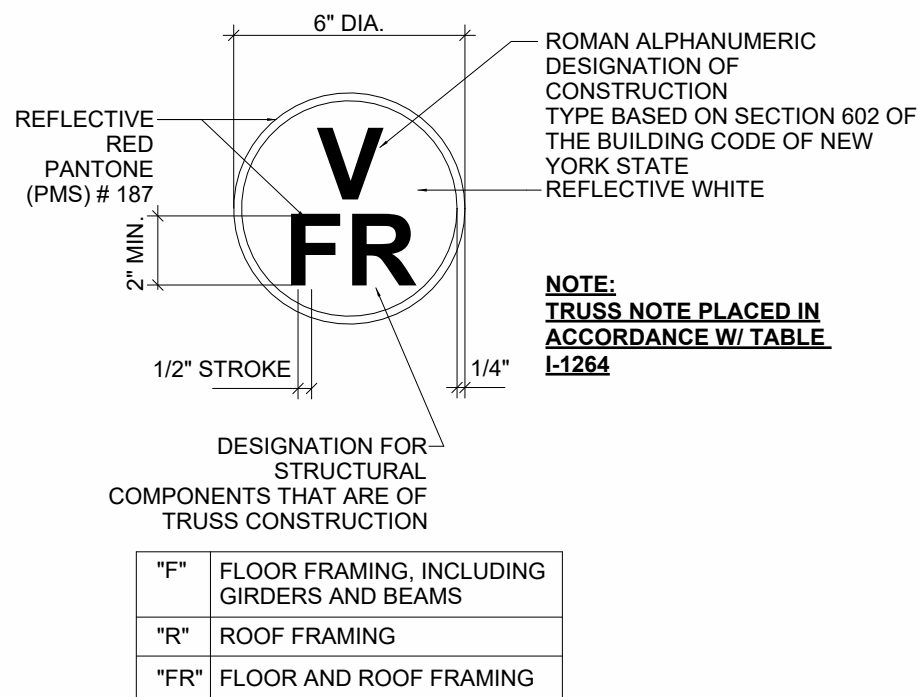
www.abdeng.com



① - SOUTH ELEVATION
1/8" = 1'-0"



② - NORTH ELEVATION
1/8" = 1'-0"



TRUSS IDENTIFICATION SIGN
COMPLIANCE WITH 19 NYCRR PART 1264

③ TRUSS IDENTITY SYMBOL
N.T.S.

TABLE I-1264 TRUSS IDENTIFICATION SIGN LOCATIONS	
SIGN LOCATION	SIGN PLACEMENT
EXT. BUILDING ENTRANCE DOORS, EXT. EXIT DISCHARGE DOORS, AND EXT. ROOF ACCESS DOORS TO A STAIRWAY	ATTACHED TO THE DOOR, OR ATTACHED TO A SIDELIGHT OR THE FACE OF THE BUILDING, NOT MORE THAN 12" HORIZONTALLY FROM THE LATCH SIDE OF THE DOOR JAMB, AND NOT LESS THAN 42" NOR MORE THAN 60" ABOVE THE ADJOINING WALKING SURFACE
MULTIPLE CONTIGUOUS EXT. BUILDING ENTRANCE OR EXIT DISCHARGE DOORS	ATTACHED AT EACH END OF THE ROW OF DOORS AND AT A MAX. HORIZONTAL DISTANCE OF 12 FEET BETWEEN SIGNS, AND NOT LESS THAN 42" NOR MORE THAN 60" ABOVE THE ADJOINING WALKING SURFACE
FIRE DEPT. HOSE CONNECTIONS	ATTACHED TO THE FACE OF THE BUILDING, NOT MORE THAN 12" HORIZONTALLY FROM THE CENTER LINE OF THE FIRE DEPT. HOSE CONNECTION, AND NOT LESS THAN 42" NOR MORE THAN 60" ABOVE THE ADJOINING WALKING SURFACE

MATERIAL LEGEND			
MARK	MANUF.	STYLE	COLOR
1.	NA	NA	NA
2.	CERTAITEED	VINYL BOARD & BATTEN	CHARCOAL GRAY
3.	CERTAITEED	VINYL HORIZONTAL SIDING	STERLING GRAY
4.	CULTURED STONE	COUNTRY LEDGESTONE	GUNNISON
5.	CERTAITEED	PVC TRIM	WHITE
6.	CERTAITEED	ASPHALT SHINGLE	ONYX BLACK
7.	ASP OR EQUAL	STANDING SEAM METAL	METALLIC COPPER
8.	CULTURED STONE	STONE CAP	TO MATCH STONE
9.	KINGSTON RAIL	42" VINYL GUARDRAIL	BLACK & WHITE
10.	TBD	WOOD BRACKET	BLACK

PLOTTED ON: 7/8/2026 11:53:01 AM
Z:\2621 - Danvann Maple Ave Apts\CURRENT DRWGS\2621 - Danvann Maple Ave Apts 26-0630.rvt

PROGRESS SET:

NOT FOR CONSTRUCTION
AN IN-HOUSE QUALITY CONTROL AND
INTERFACE HAS NOT BEEN
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950 LOUDON RD LATHAM, NY 12110
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DANVANN MAPLE AVE APTS

PROPOSED 10-UNIT APARTMENTS

MAPLE AVE, AMSTERDAM, NY 12010

BUILDING ELEVATIONS

SCALE: As indicated

DATE: 07/08/2026

DRAWN BY: MO

CHECKED BY: DG

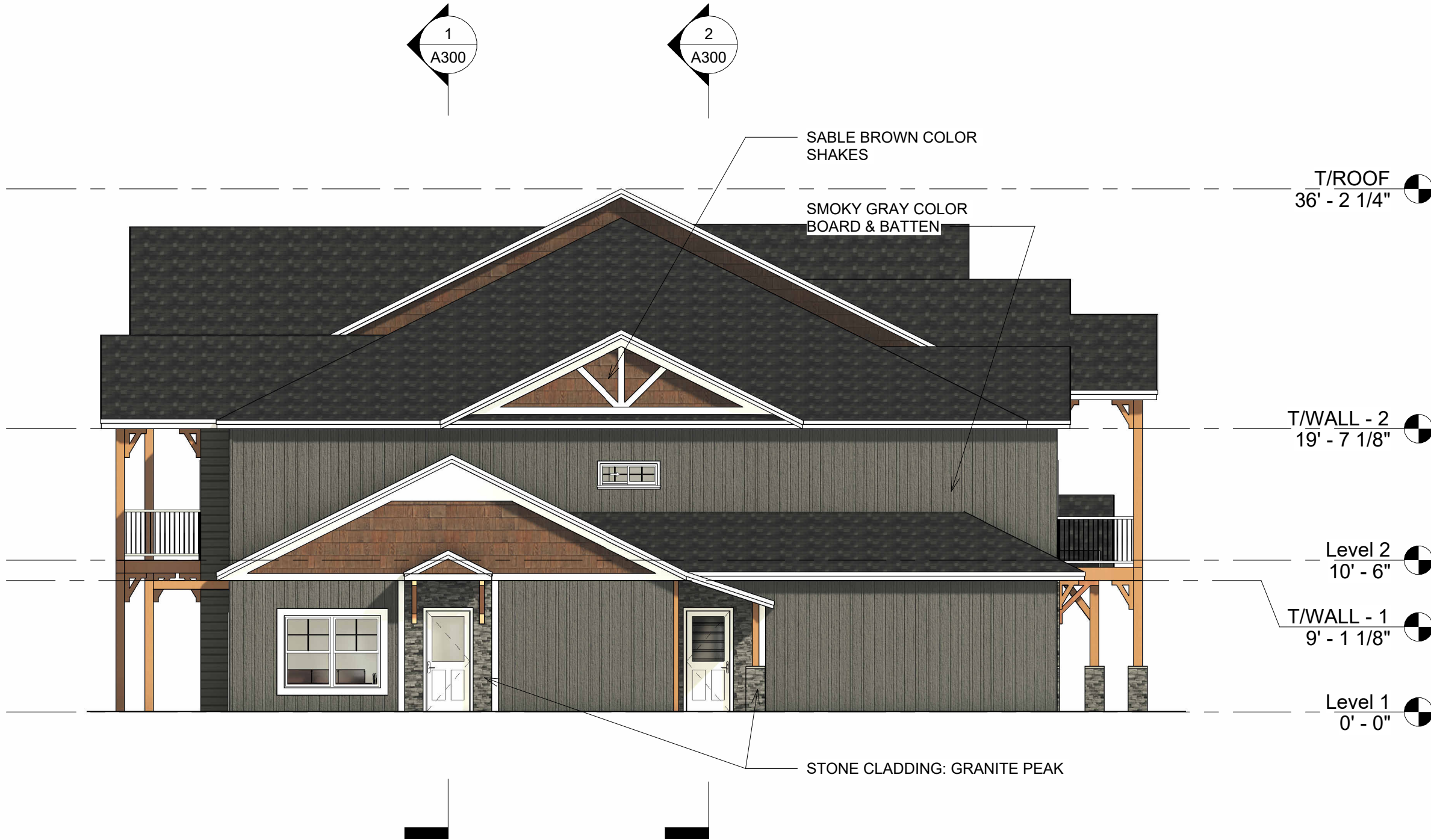
REVISIONS:

PROJECT NO:
2621

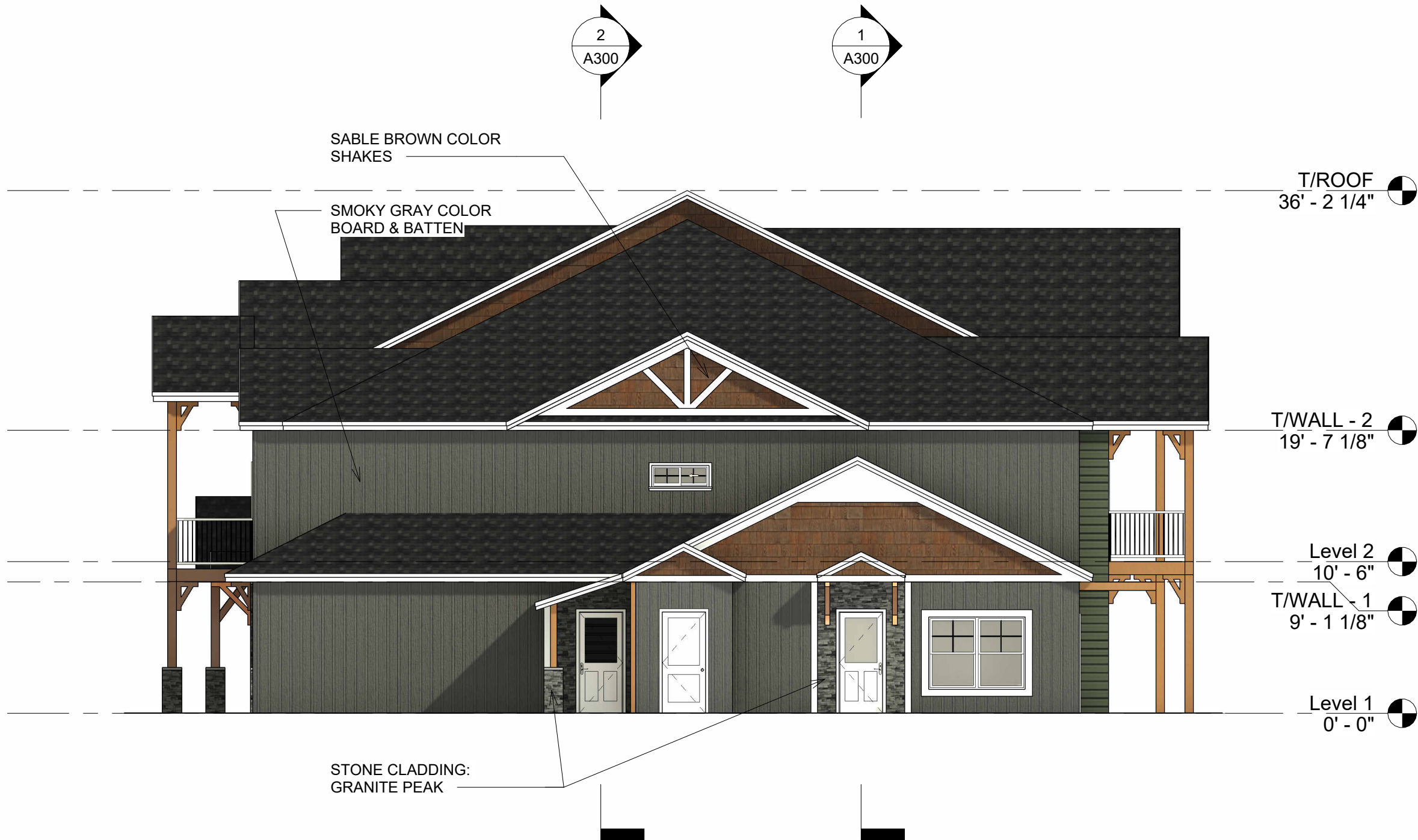
DRAWING NO:

A200

MATERIAL LEGEND			
MARK	MANUF.	STYLE	COLOR
1.	NA	NA	NA
2.	CERTAINTEED	VINYL BOARD & BATTEN	CHARCOAL GRAY
3.	CERTAINTEED	VINYL HORIZONTAL SIDING	STERLING GRAY
4.	CULTURED STONE	COUNTRY LEDGESTONE	GUNNISON
5.	CERTAINTEED	PVC TRIM	WHITE
6.	CERTAINTEED	ASPHALT SHINGLE	ONYX BLACK
7.	ASP OR EQUAL	STANDING SEAM METAL	METALLIC COPPER
8.	CULTURED STONE	STONE CAP	TO MATCH STONE
9.	KINGSTON RAIL	42" VINYL GUARDRAIL	BLACK & WHITE
10.	TBD	WOOD BRACKET	BLACK



① - WEST ELEVATION
1/8" = 1'-0"



② - EAST ELEVATION
1/8" = 1'-0"

PLOTTED ON: 7/8/2026 11:53:21 AM
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**COTLER &
GRIBULIS**
ARCHITECTURE

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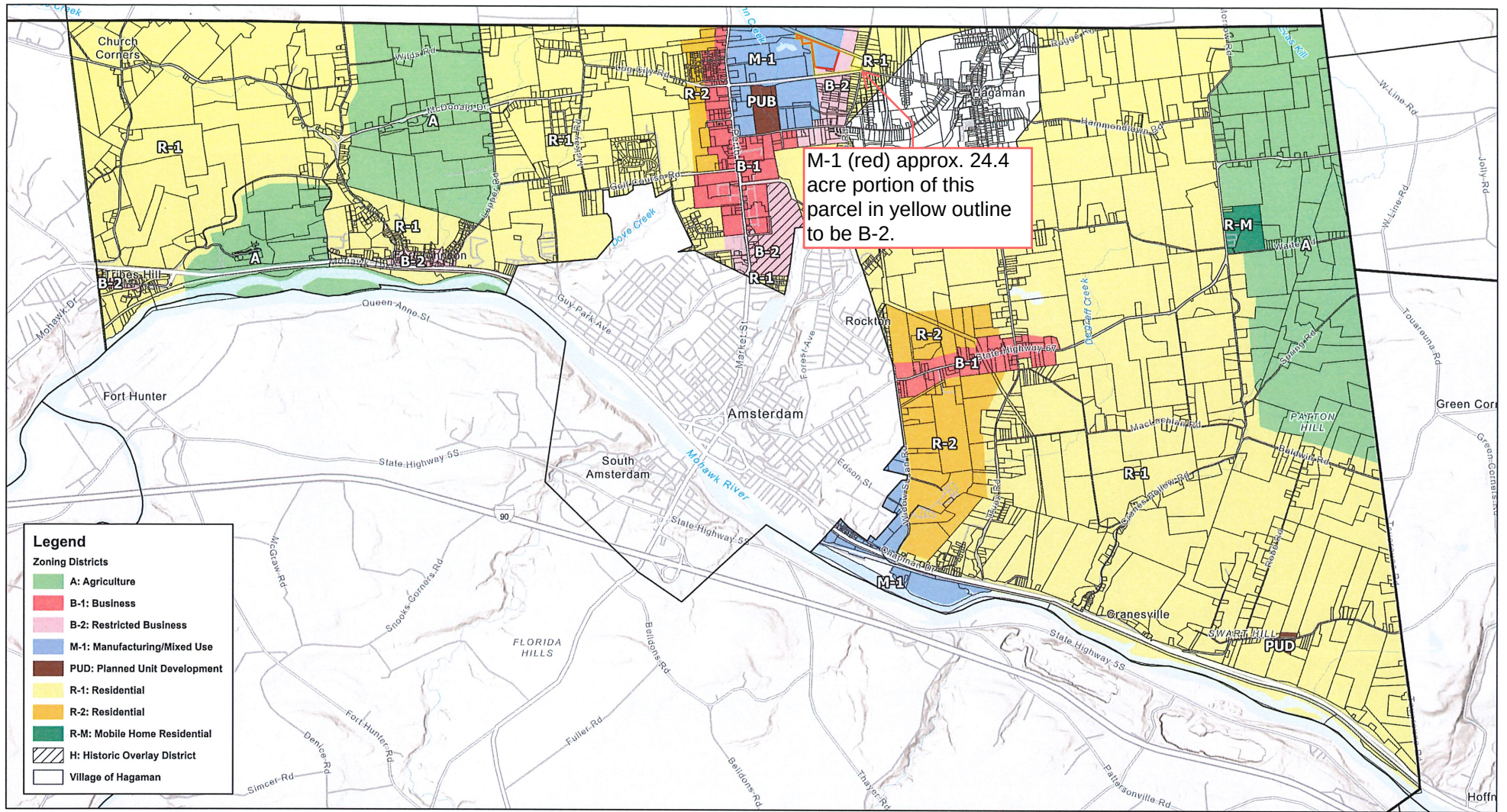
PROJECT:
DANVANN MAPLE AVE APTS
PROPOSED 10-UNIT APARTMENTS
MAPLE AVE, AMSTERDAM, NY 12010

DRAWING:
BUILDING ELEVATIONS

SCALE:	As indicated
DATE:	07/08/2026
DRAWN BY:	MO
CHECKED BY:	DG
REVISIONS:	

PROJECT NO:
2621
DRAWING NO:

A201



Esri, NASA, NGA, USGS, FEMA, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA



Accuracy not guaranteed. Map for illustrative purpose only. Produced by Laberge Group Data provided by NYS GIS Clearinghouse 2022. Job#2022124



0 0.25 0.5 1 1.5 2 Miles

Revised November 2023

Official Zoning Map
Town of Amsterdam
Montgomery County, New York