

1/8/98

Application #: ZBA-2025-037

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-2025-037

Date: 5-23-2025

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: John & Jean Marie Alfano Property Owner: Regina Becker
(if different)
Address: 41 Scenic Hills Drive Address: 6308 NW 124th St Rbecke2340@gmail.com
Poughkeepsie, NY 12603 GAINSVILLE FL 32653
Phone: (845) 531-7359 Phone: () 352-332-5417
Professional Advisor: Joelle Blum Other: Judith Ann Realty
(if appropriate)
Address: 316 Mohawk Drive Address: 316 Mohawk Drive
P.O. Box 162 Tribes Hill NY 12177 Tribes Hill NY 12177
Phone: () 518-424-9752 Phone: () 518-829-0250

1.) Property Location

Address: CORNER OF HICKORY RIDGE & MCKAY RD, AMSTERDAM, NY
General Location: Corner of Hickory Ridge
+ Mc. Kay Roads.
Zoning District: R-1
Tax Parcel ID # (SBL) 24-4-7

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

☐ Interpretation of the Zoning Law and/or map

☒ Area Variance

☐ Use Variance

☐ Temporary Permit

☐ Other _____

Rbecke2340@gmail.com

- 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 - _____
section - _____
subsection - _____
paragraph - _____

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

# _____	date _____
# _____	date _____
# _____	date _____
# _____	date _____
# _____	date _____

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

A. Interpretation: _____

B. Area Variance: Parcel is an existing 1.02 acre
Parcel 206.20 x 215' with 165' road frontage
on Hickory Ridge Drive. Town changed minimum
lot size to 65,000 sq ft or 1.48 acre

C. Use Variance: _____

D. Temporary Permit: _____

E. Extension of a Temporary Permit: _____

F. Other _____ :

State of New York
County of _____

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

Signature of Applicant

Notary Public

State of New York
County of _____

6/2/2025

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

Signed by:

Regina Baker
Signature of Property Owner
(if different)

Notary Public

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

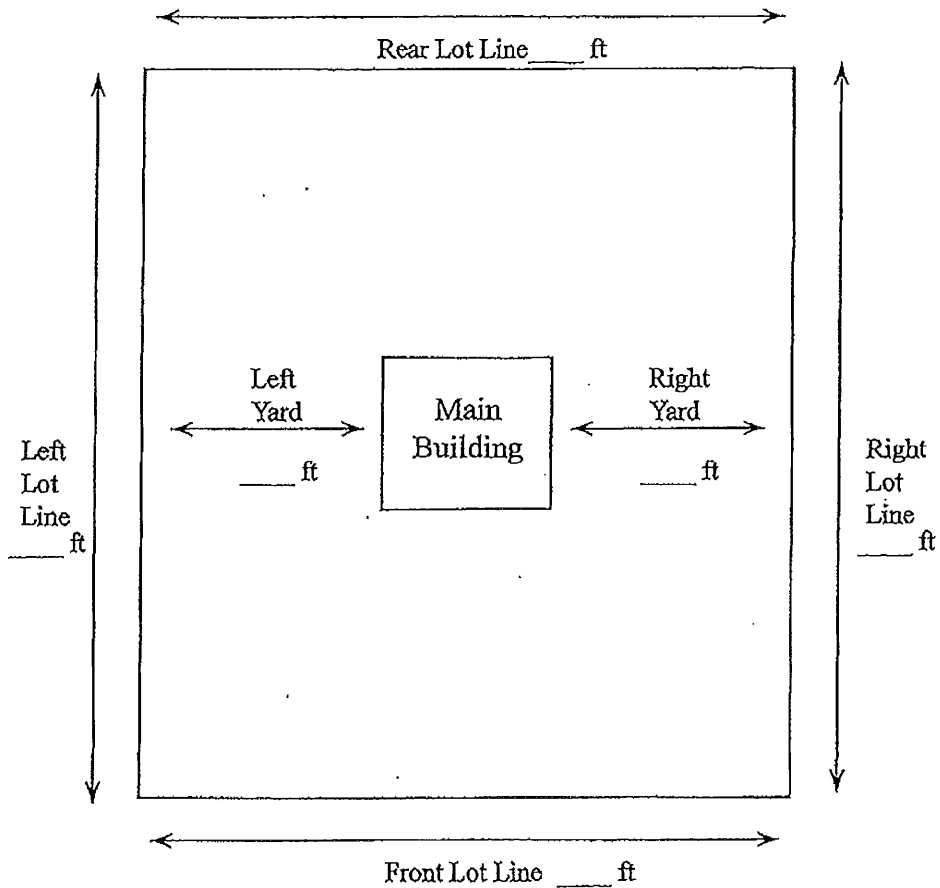
Chairperson, Town of Amsterdam
Zoning Board of Appeals

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)



SAMPLE OF HOUSE WE ARE CONSIDERING

Home > InHouse Experience > Exterior

Exterior



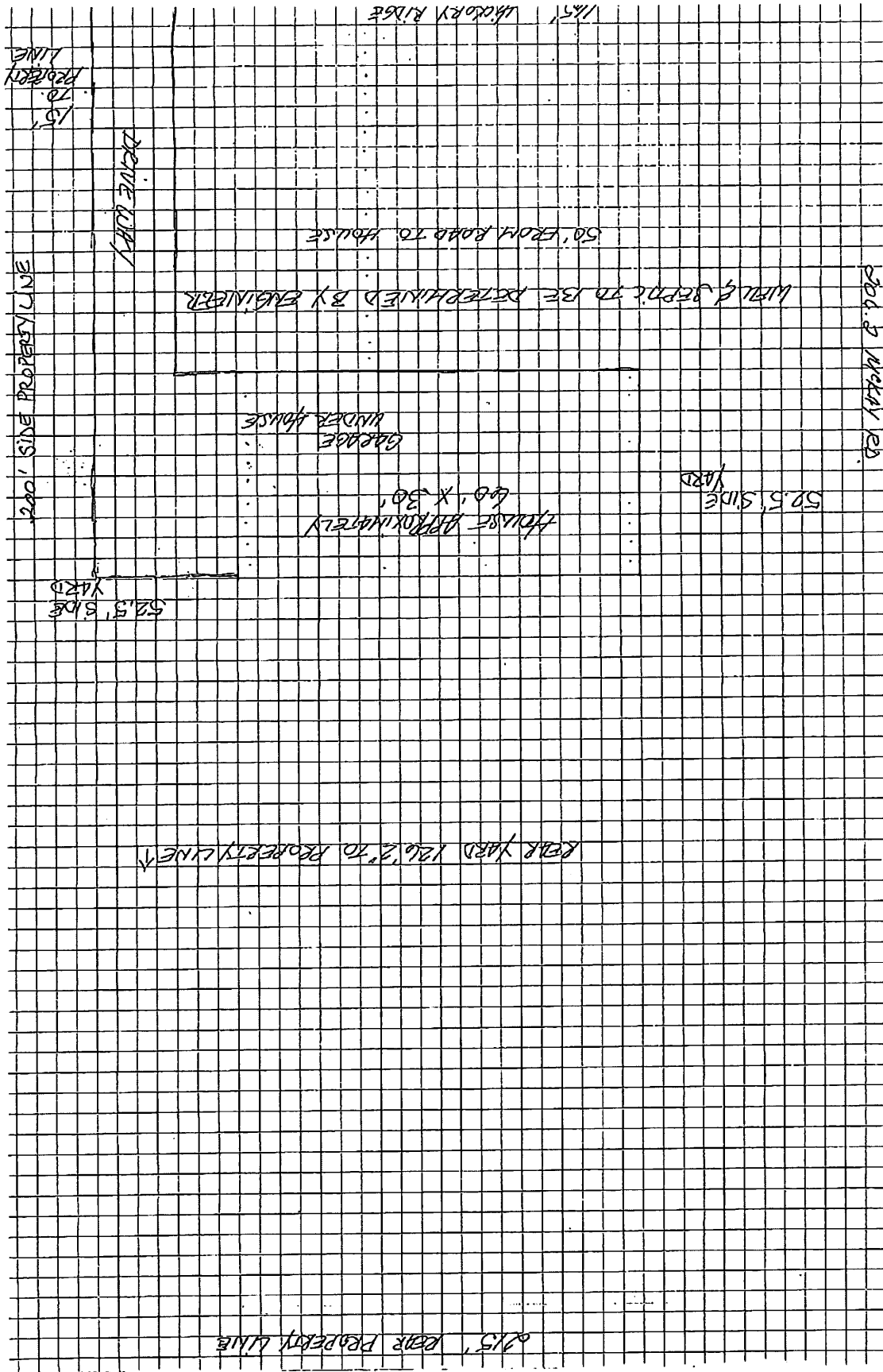
Elevation: Side Roof Pitch with Corbalt Exterior (A)
Trim: White Trim
Vertical Siding: White
Siding: Black Walnut
Shingles: Gray Black
Siding: Market Square Graphite
Shutters: Black
Front Door: Vintage - White

*The InHouse Experience is a representation of colors and possible exteriors only. Some variation between InHouse renderings and the live sample will exist.

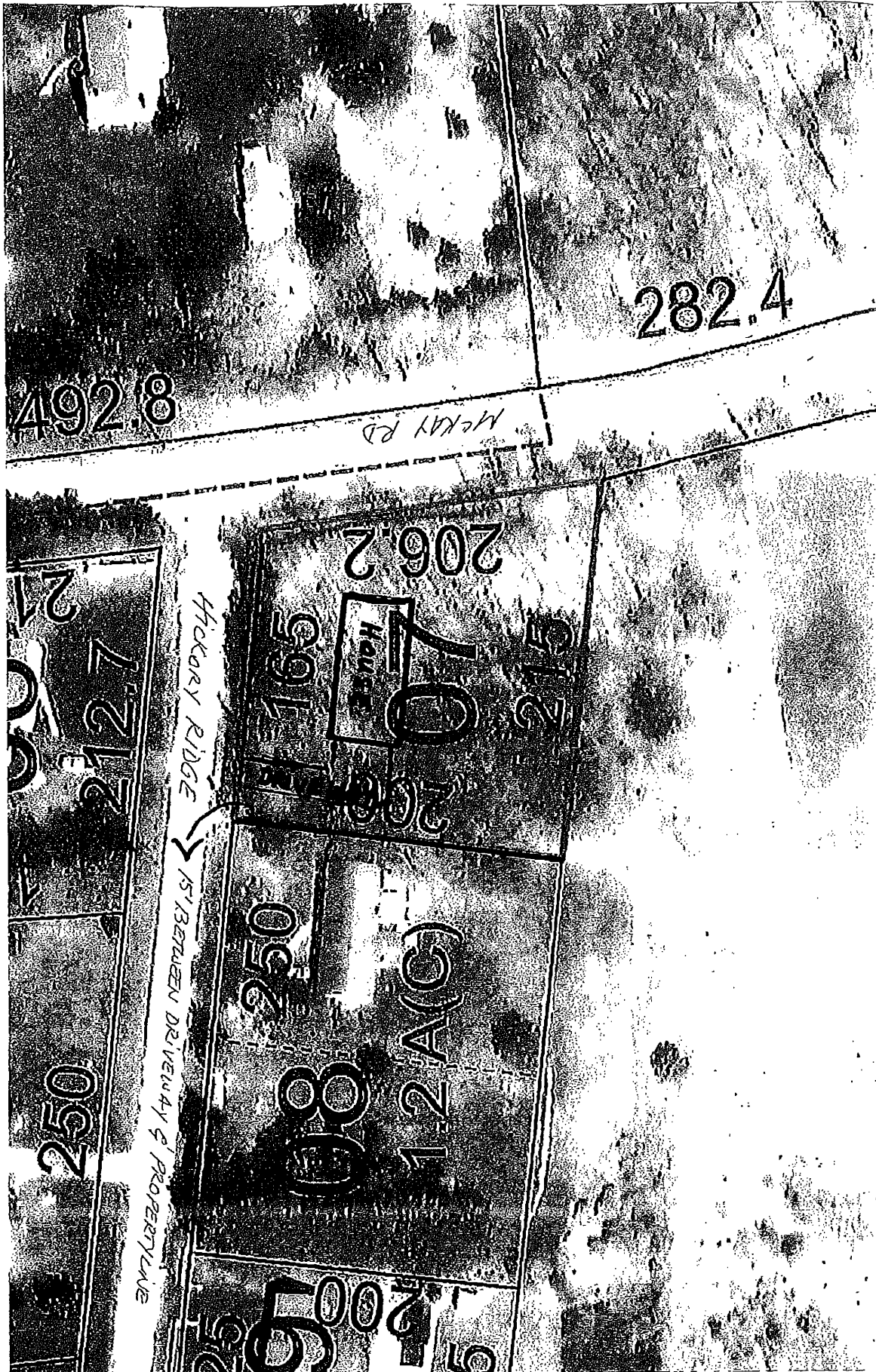
*Select colors & styles may be an upgrade from standard offerings.

*Additional selections not shown may be available.

*We reserve the right to make changes at any time in price, colors, material specifications and options and to discontinue options without notice or obligation. Please see your sales center for complete information about standard and optional equipment in currently available models, and actual color representation.



Signed by:
Regina Becker
5FD2A10F23B9469...
6/2/2025





TOWN OF AMSTERDAM

283 Manny's Corner Road
Amsterdam, NY 12010
Phone: 518-842-7961 • Fax: 518-843-6136
www.townofamsterdam.org

APPLICATION FOR ZONING/USE PERMIT

APPLICATION DATE: 5/13/25 ZONE: _____
APPLICATION #: 2025-037 FEB PD \$15 TAX MAP NO.: SBL # 24-4-7
486

1.) PROPERTY/BUILDING LOCATION: CORNER OF HICKORY RD & HICKORY RIDGE RD AMSTERDAM, NY

2.) PROPERTY OWNER'S NAME: JOHN & JEAN MARIE ALFANO TELEPHONE: 845-531-7354
ADDRESS: 41 SCENIC HILLS DR, Poughkeepsie NY 12603
OWNER: REGINA BECKER, 6308 NW 124th ST, GAINESVILLE, FL

3.) APPLICATION IS HEREBY MADE FOR: (Check ALL that are applicable),

- | | | |
|---|--|---|
| ☒ NEW CONSTRUCTION | ☐ MOBILE HOME INSTALLATION | ☐ PLANNED UNIT DEVELOPMENT |
| ☒ RESIDENTIAL | ☒ MODULAR HOME INSTALLATION | ☐ KENNEL/STABLES |
| ☒ 1 FAMILY | ☐ GARAGE ☐ ATTACHED GARAGE | ☐ HOME OCCUPATION |
| ☐ 2 FAMILY | ☐ ACCESSORY BUILDING/STORAGE SHED | ☐ OUTDOOR FURNACES |
| ☐ MULTIPLE | ☐ CHIMNEY CONSTRUCTION | ☐ SOLAR COLLECTORS + |
| ☐ COMMERCIAL | ☐ SOLID FUEL BURNING DEVICE | INSTALLATIONS |
| | ☐ STOVE INSERT | ☐ WIND ENERGY FACILITIES |
| ☐ RENOVATION, ALTERATION, CONVERSION | ☐ POOL ☐ IN GROUND ☐ ABOVE GROUND | |
| ☐ RESIDENTIAL | ☒ SEPTIC SYSTEM ☒ WELL | |
| ☐ COMMERCIAL | ☐ OTHER: _____ | |

* GARAGE TO BE PART OF BASEMENT IF POSSIBLE

- ☐ COMMERCIAL OCCUPANCY (WITH NO RENOVATIONS) INSPECTION ONLY.
☐ DEMOLITION
☐ COMMERCIAL OR ☐ RESIDENTIAL (CHECK ONE)
METHOD OF DEMOLITION: _____
PLACE OF DEBRIS DISPOSAL: _____
DISCONNECTION DATE OF UTILITIES: _____

4.) THE FOLLOWING DESCRIPTION OF THE USE FOR THIS PROPERTY, FOR WHICH APPLICATION IS MADE HEREWITH, IS SUBMITTED: WE ARE LOOKING TO PUT A MODULAR HOME ON THIS PROPERTY AND MAKE IT OUR PRIMARY RESIDENCE

5.) SITE INFORMATION (THE FOLLOWING INFORMATION MUST BE PROVIDED ALONG WITH DETAILED PLOT PLAN)

- A.) DIMENSIONS OF LOT: FRONTAGE 206.2 REAR 200 RIGHT SIDE 165 LEFT SIDE 215 IF HICKORY
ACREAGE 1.02 F 165 R 215 RS 200 LS 206.2 IF HICKORY RIDGE
- B.) IS THIS A CORNER LOT? ☒ YES OR ☐ NO
- C.) WILL THE GRADE OF THIS LOT BE CHANGED AS A RESULT OF THIS CONSTRUCTION? ☐ YES OR ☐ NO
IF "YES", DESCRIBE AND SHOW ON PLOT PLAN
- D.) ☐ PUBLIC WATER OR ☒ PRIVATE WELL
- E.) ☐ SEWER OR ☒ PRIVATE SEPTIC
- *** SEPERATE PERMITS ARE REQUIRED FOR PUBLIC WATER AND SANITARY SEWER TO BE DETERMINED BY ENGINEER
- F.) DISTANCE FROM LOT LINES: FRONT _____ REAR _____ RIGHT SIDE _____ LEFT SIDE _____

Initial

RB

6.) TYPE OF CONSTRUCTION: (CHECK ALL THAT APPLY)

STYLE: ☒ RANCH ☐ RAISED RANCH ☐ SPLIT LEVEL ☒ CAPE COD ☐ COLONIAL ☐ DUPLEX

☐ OTHER: WILL EITHER BE A RANCH OR CAPE COD

BASEMENT (CHECK ONE): ☐ FULL ☐ CRAWL ☐ SLAB

GARAGE: ☐ 1 STALL ☐ 2 STALL ☐ 3 STALL ☐ PRIVATE ☐ PUBLIC

THE ACCESSORY BUILDING WILL BE AS FOLLOWS: ☐ DESCRIPTION: _____

☐ DIMENSIONS: FRONT WIDTH: _____ SIDE LENGTH: _____ HEIGHT: _____

7.) CONTRACTOR'S NAME: WE DO NOT HAVE ONE YET DAY PHONE: (____) _____

MAILING ADDRESS: _____

(ALL CONTRACTORS MUST PROVIDE PROOF OF WORKERS COMPENSATION AND LIABILITY INSURANCE)

8.) ESTIMATED VALUE OF ALL WORK (LABOR & MATERIALS): \$ _____

9.) SIGNATURE OF PROPERTY OWNER: _____

I CERTIFY THAT THE CONSTRUCTION PLANS AND ALL OTHER INFORMATION SUBMITTED AS PART OF THIS APPLICATION ARE ACCURATE. for Regina Brakes

10.) FOR OFFICE USE ONLY:

DATE APPROVED: _____

DATE DENIED: 5/19/25

SIGNATURE: _____

(ZONING OFFICER)

PERMIT EXPIRES: _____

☐ DENIED AND REFERRED TO PLANNING BOARD

☒ DENIED AND REFERRED TO ZONING BOARD OF APPEALS

NOTES OR COMMENTS: ZONING SCHEDULE A ps 131

Needs 65,000 sq ft
1.5 acres required 1.02 ACTUAL

Needs Area Variance From Zoning Bd of Appeals

- Zoning Schedule A minimum area in square feet 65,000

Appendix A – SEQR Compliance

SEQR State Environmental Quality Review Act 6 NYCRR PART 617

The basic purpose of SEQR is to incorporate the consideration of environmental factors into the existing planning, review and decision-making processes of state, regional and local government agencies at the earliest possible time. To accomplish this goal, SEQR requires that all agencies determine whether the actions they directly undertake, fund or approve may have a significant adverse impact. If it is determined that the action may have a significant impact, an Environmental Impact Statement must be prepared.

The Town of Amsterdam recognizes its obligation to uphold the intent of the SEQR law as defined in 6 NYCRR PART 617. Most applications to the Zoning Board of Appeals are subject to SEQR as a matter of law. The depth of this review depends upon the type and extent of the project as proposed by the applicant.

- TYPE I actions are more likely to have significant environmental impacts and require the preparation of an Environmental Impact Statement. They are listed in 6 NYCRR PART 617.4. The applicant must complete Part I of the FULL EAF (attached) for a TYPE I action.
- TYPE II actions have been determined not to have a significant environmental impact and are therefore exempt from SEQR review. They are listed in 6 NYCRR PART 617.5. TYPE II actions that are subject to Zoning Board of Appeal approval include: individual setback and lot line variances, area variances for single-family, two-family or three-family residences, and interpretations of existing codes, rules or regulations. The applicant will not need to complete an EAF for a TYPE II action.
- UNLISTED actions are all actions not listed as either TYPE I or TYPE II. The applicant is responsible for completing Part I of the SHORT EAF (attached) for an Unlisted action. (The Lead Agency may require the application to use the FULL EAF if more information is needed to determine significance.)

As the Zoning Board of Appeals reviews the project and completes Part II of the EAF certain environmental impacts may be identified. If these impacts are significant they will need mitigation, and the Zoning Board of Appeals will require the applicant to prepare an Environmental Impact Statement. The SEQR process must be completed prior to the issuance of a permit or approval.

Any cost incurred by the Town in completing the SEQR process is the responsibility of the applicant.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: <u>Hickory Ridge Area Variance Becker, Regina</u>			
Project Location (describe, and attach a location map): <u>Becker Area Variance</u>			
Brief Description of Proposed Action: <u>Hickory Ridge Town of Amsterdam</u>			
Building lot in R1 zoned district, parcel is 1.02 acres as per deed. Town changed minimum lot size to 65,000 sq ft 1.48 acres. Lot needs area variance.			
Name of Applicant or Sponsor: <u>Regina Becker</u>		Telephone: <u>352-332-5417</u>	
Address: <u>6308 NW 124 St</u>		E-Mail: <u>None</u>	
City/PO: <u>Gainesville FL 32653</u>		State: <u>FL</u>	Zip Code: <u>32653</u>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO ☒	YES ☐
3.a. Total acreage of the site of the proposed action?		<u>1.02</u> acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ☐ Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO ☐	YES ☒	N/A ☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO ☒	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO ☒	YES ☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO ☒	YES ☐	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>drilled well at site</u> <u>will be done</u>	NO ☒	YES ☐	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO ☒	YES ☐	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO ☒	YES ☐	
b. Is the proposed action located in an archeological sensitive area?	☐	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO ☒	YES ☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☐	☐	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☒ Forest ☐ Agricultural/grasslands ☒ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☒	YES ☐	
16. Is the project site located in the 100 year flood plain?	NO ☒	YES ☐	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? ☐ NO ☐ YES If Yes, briefly describe: _____	NO ☒	YES ☐	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	☒	☐
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Signed by: _____ Regina Becker Date: 6/2/2025 Applicant/sponsor name: _____ Signature: <u>Regina Becker</u>		

Agency Use Only [If applicable]

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?	☒	☐

PRINT FORM

Agency Use Only (If applicable)

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.
<u>Town of Amsterdam</u> Names 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)	

PRINT FORM

TOWN OF AMSTERDAM, NEW YORK

ZONING SCHEDULE A – RESIDENTIAL AND AGRICULTURAL DISTRICTS

ZONING DISTRICTS	PERMITTED USES (See Article IV – Use Regulations for Complete List)	SPECIAL PERMIT USES Permitted by the Planning Board	MINIMUM LOT SIZE		LOT COVER-AGE (Maximum Percent)	MIN. LIVING AREA* (Square Feet)	BUILDING HEIGHT (Maximum)		YARD DIMENSIONS (Minimum in Feet)		
			Area in Sq. Ft.	Width in Feet			Stories	Feet	Front	Side	Rear
R-1 Residence	One-family dwelling w/ public sewer or water		20,000	100	20	850*	2½	35	50	10	50
	One-family dwelling w/ out public sewer or water		65,000	200	20	850*	2½	35	50	10	50
	Church, parish house, convent		60,000	250	25	—	—	—	50	25	50
	Community park or playground		—	—	—	—	—	—	—	—	—
	Public building, library		—	—	—	—	—	—	50	25	50
	Existing farm, nursery or truck garden		—	—	—	—	—	—	—	—	—
	Customary home occupation		—	—	—	—	—	—	—	—	—
	Customary accessory use or building		—	—	—	—	1	15	—	—	—
	Family & Group Family Day Care as occ. use		—	—	—	—	—	—	—	—	—
	Mobile home as occ. use to farm operation		—	—	—	—	2½	35	50	25	50
	Small Scale Solar System as Accessory Use	Utility Scale Solar System	SEE SOLAR ENERGY REGS - SECTION 35								
	Accessory Dwelling Unit		Same as one-family dwelling		400	—	1	15	50	10	50
	Bed & Breakfast Est.		Same as one-family dwelling		850*	—	2½	35	50	10	50
	Public, priv. school, college		5 acres	500	25	—	2	35	50	50	50
R-2 Residence	Golf course/country club		75 acres	—	—	—	2½	35	100	50	100
	Public utility station or str.		—	—	—	—	—	—	—	—	—
	Nursing home, hospital, Assisted Living Fac., Sr Housing		5 acres	200	25	—	3	45	50	50	50
	Kennels		10 acres	250	20	—	2	30	50	200	200
	Pleasure Horse		2 acres	—	—	—	—	—	75	100	100
	Small Wind Energy Facility		5 acres	—	—	—	—	—	1½ times Tower Height	—	—
	R-1 Permitted Uses		SAME AS ABOVE								
	Two-family dwelling w/ public sewer or water		20,000	100	20	720 DU	2½	35	50	10	50
	Two-family dwelling w/ out public sewer or water		3 acres	200	20	720 DU	2½	35	50	10	50
	Multiple family dwelling – (max 10 DUs/lot, max 12 DUs/group structure)		5 acres	500	25	720 DU	3	45	50	50	50
	Town Houses/Condominiums – (max 4 DUs/lot, max 8 DUs/group structure)		5 acres	500	25	850 DU	2½	35	50	50	50
	Small Scale Solar System as Accessory Use	Utility Scale Solar System	SEE SOLAR ENERGY REGS - SECTION 35								
	Accessory Dwelling Unit		Same as one-family dwelling		400	—	1	15	50	10	50
	Bed & Breakfast Est.		Same as one-family dwelling		850	—	2½	35	50	10	50
	Public, priv. school, college		5 acres	500	25	—	2	35	50	50	50
R-3 Mobile Home	Golf course/country club		75 acres	—	—	—	2½	35	100	50	100
	Public utility station or str.		—	—	—	—	—	—	—	—	—
	Nursing home, hospital, Assisted Living Fac., Sr Housing		5 acres	200	25	—	3	45	50	50	50
	Pleasure Horse		2 acres	—	—	—	—	—	75	100	100
	Funeral Home		65,000	200	20	—	2½	35	50	10	50
	One-family dwelling w/ public sewer or water		20,000	100	20	720	2½	35	50	10	50
	One-family dwelling w/ out public sewer or water		65,000	200	20	720	2½	35	50	10	50
	Two-family dwelling w/ public sewer or water		20,000	100	20	720 DU	2½	35	50	10	50
	Two-family dwelling w/ out public sewer or water		3 acres	200	20	720 DU	2½	35	50	10	50
	Mobile Home Park		10 acres	500	20	550	1	15	50	50	50
	Mobile Home in Park		7,000	60	20	580	1	15	15	15	15
	Customary accessory use or building		—	—	—	—	1	15	—	—	—
	Community park or playground		—	—	—	—	—	—	—	—	—
	Farm operation, nursery or truck garden		—	—	—	—	—	—	—	—	—
A Agriculture	Small Scale Solar System as Accessory Use	Utility Scale Solar System	SEE SOLAR ENERGY REGS - SECTION 35								
	Public utility station or str.		—	—	—	—	—	—	—	—	—
	R-1 and R-2 Permitted Uses		SAME AS ABOVE								
	Farm, nursery or truck garden		—	—	—	—	—	—	—	—	—
	Boarding or rooming house w/ public sewer or water		20,000	100	20	—	2½	35	50	10	50
	Boarding or rooming house w/ out public sewer or water		3 acres	200	20	—	2½	35	50	10	50
	Pleasure grove, fish or game club		—	—	—	—	—	—	—	—	—
	Public utility station or structure		—	—	—	—	—	—	—	—	—
	Customary agricultural operation		—	—	—	—	—	—	50	10	50
	Public stables		10 acres	—	—	—	2½	35	50	50	50
	Bed & Breakfast Establishment		Same as one-family dwelling		850	—	2½	35	50	10	50
	Personal Wireless Service Facility		SEE PHYS OVERLAY DISTRICT - SECTION 15								
	Small Scale Solar System as Accessory Use	Utility Scale Solar System	SEE SOLAR ENERGY REGS - SECTION 35								
	Airport		100 acres	200	—	—	2½	35	100	100	100
	Private Airfield		75 acres	200	—	—	2½	35	100	100	100
PUD Planned Unit Development	Camping grounds		—	—	—	—	—	—	—	—	—
	Kennels		5 acres	200	20	—	2	50	50	50	50
	Accessory Dwelling Unit		Same as one-family dwelling		400	—	1	15	50	10	50
	Animal Hospital		40,000	200	25	—	2½	35	50	50	50
	Funeral Home		65,000	200	20	—	2½	35	50	25	50
	Golf course/country club		75 acres	—	—	—	2½	35	100	50	100
	Self-Storage Units		—	—	—	—	1	15	25	25	25
	Public, priv. school, college		5 acres	500	25	—	2	35	50	50	50
	Nursing home, hospital, Assisted Living Fac., Sr Housing		5 acres	200	25	—	3	45	50	50	50
	Small Wind Energy Facility		5 acres	—	—	—	—	—	1½ times Tower Height	—	—
	SEE PLANNED UNIT DEVELOPMENT - SECTION 14									Min. exterior yards on distal bounds (may req. larger)	
										50	50
										50	50

* In R-1 minimum living area is 850 square feet; minimum first floor living area is 600 square feet if structure is more than one story.

** Unless noted, (Max. of 3 in B-2)

† See definitions of Lot Width and Flag Lots. Lot Width is not the same as road frontage, but is measured at a setback from the front property line equal to the required front yard.

NOTES: Regulations apply to all uses in the district unless indicated by a dash (—) which means either no minimum or maximum or not applicable, except for conditions imposed for a special use permit.

DU means Dwelling Unit, MH means Mobile Home.

This schedule is not necessarily all inclusive. Refer to Zoning Law text for more detail.

TOWN OF AMSTERDAM, NEW YORK

ZONING SCHEDULE A – BUSINESS AND MANUFACTURING DISTRICTS

ZONING DISTRICTS	PERMITTED USES (See Article IV – Use Regulations for Complete List)	SPECIAL PERMIT USES Permitted by the Planning Board	MINIMUM LOT SIZE		LOT COVER-AGE (Maximum Percent)	MIN. LIVING AREA* (Square Feet)	BUILDING HEIGHT (Maximum)		YARD DIMENSIONS (Minimum in Feet)		
			Width Sq. Ft.	Depth Feet			Stories	Feet	Front	Side	Rear
B-1 Business	Retail store or shop		—	—	25	—	2	30	25	10'	30
	Personal service shop		—	—	25	—	2	30	25	10'	30
	Laundrette or dry cleaning plant		—	—	25	—	2	30	25	10'	30
	Bank		—	—	25	—	2	30	25	10'	30
	Professional Office		—	—	25	—	2	30	25	10'	30
	Restaurant		—	—	25	—	2	30	25	20'	30
	Motel, Hotel		—	—	25	—	3	45	25	20'	30
	Bowling alley		—	—	25	—	2	30	25	20'	30
	Funeral home		—	—	25	—	2	30	25	25'	30
	Public Utility Station or structure		—	—	—	—	—	—	—	—	—
	Automobile, boat, farm implement, MH or trailer sales rental for off premises use only		—	—	25	—	2	30	50	20'	50
	Fuel, food, lumber, seed, fertilizer, construction or building materials sales or storage		—	—	25	—	2	30	50	20'	50
	Cabinet, elect., heating, plumbing, AC shop		—	—	25	—	2	30	50	20'	50
	Gasoline station, public garage		40,000	200	20	—	2	30	50	25	50
	Veterinary, animal hospital, kennel		40,000	200	25	—	2	30	50	20	50
	Vehicular Business		—	—	25	—	2	35	50	20	50
	Shopping Center		—	—	25	—	2	35	50	20'	50
	Child Day Care Center		—	—	25	—	2	30	50	20	50
	Personal Wireless Service Facility		—	—	—	—	—	—	—	—	—
	Small Scale Solar System as Accessory Use	Utility Scale Solar System	SEE PWSF OVERLAY DISTRICT - SECTION 15								
		Car Wash	—	—	25	—	1	15	50	—	—
		Warehouse	—	—	25	—	—	—	50	—	—
		Self Storage Units	—	—	25	—	1	15	25	25	25
		Light Manufacturing	—	—	25	—	—	—	50	50	100
		Nursing home, hospital, Assisted Living Fac., Skilled Nursing	5 acres	200	25	—	3	45	50	50	50
		Dwelling unit (not MH) as sec. use to business	—	—	25	—	2 1/2	35	50	—	—
B-2 Restricted Business	Retail store or shop		—	—	25	—	2	30	25	10'	30
	Personal service shop		—	—	25	—	2	30	25	10'	30
	Professional office		—	—	25	—	2	30	25	10'	30
	Bank		—	—	25	—	2	30	25	10'	30
	Funeral home		—	—	25	—	2	30	25	25'	30
	One family dwelling except mobile home	with public sewer or water	20,000	100	20	850	2 1/2	35	50	10	50
		with public sewer or water	85,000	200	20	650	2 1/2	35	50	10	50
	Two-family dwelling	with public sewer or water	20,000	100	20	720 DU	2 1/2	35	50	10	50
		with public sewer or water	3 acres	200	20	720 DU	2 1/2	35	50	10	50
	Multiple family dwelling - (max 10 DU/unit, max 12 DU/group structure)		5 acres	500	25	600 DU	3	45	50	30	50
	Townhouses, Condominiums - (max 4 DU/unit, max 4 DU/group structure)		5 acres	500	25	650 DU	2 1/2	35	50	50	50
	Bed & Breakfast Establishment		Same as one-family dwelling			850	2 1/2	35	50	10	50
	Custodial home occupation		—	—	—	—	—	—	—	—	—
	Customer accessory use or building		—	—	—	—	1	15	—	—	—
	Restaurant		—	—	25	—	2	30	25	20'	30
	Community Park or Playground		—	—	—	—	—	—	—	—	—
	Family & Group Family Day Care (as sec. use)		—	—	—	—	—	—	—	—	—
	Child Day Care Center		—	—	25	—	2	35	50	20'	50
	Public Building		—	—	—	—	2 1/2	35	50	10	50
	Personal Wireless Service Facility		—	—	—	—	—	—	—	—	—
	Small Scale Solar System as Accessory Use	Utility Scale Solar System	SEE PWSF OVERLAY DISTRICT - SECTION 15								
		Dwelling unit (not MH) as sec. use to business	—	—	25	—	2	30	50	10'	50
		Nursing home, hospital, Assisted Living Fac., Skilled Nursing	5 acres	200	25	—	2 1/2	35	50	50	50
		Self Storage Units	—	—	25	—	1	15	25	25	25
		Public Utility station or str.	—	—	—	—	—	—	—	—	—
M-1 Manufacturing / Mixed Use	B-1 Permitted Uses		SAME AS B-1								
	Tool, die, pattern or machine shop		None	None	30	None	2	—	50	25	100
	Manufacture or processing of food products		None	None	30	None	2	—	50	25	100
	Manufacture of paper products		None	None	30	None	2	—	50	25	100
	Manufacture or assembly of electrical or		None	None	30	None	2	—	50	25	100
	Printing or publishing plant		None	None	30	None	2	—	50	25	100
	Cold storage plant		None	None	30	None	2	—	50	25	100
	Accessory uses		None	None	30	None	2	—	50	25	100
	Public Utility Station or structure		—	—	—	—	—	—	—	—	—
	Research and Development Center		None	None	30	None	2	—	50	25	100
	Warehouse/Distribution Center		None	None	30	None	2	—	50	25	100
	Transportation services, or for truck rental		None	None	30	None	2	—	50	25	100
	Self Storage Units		None	None	30	None	2	—	25	25	25
	Small Scale Solar System as Accessory Use	Utility Scale Solar System	SEE SOLAR ENERGY REGS - SECTION 35								
		Manufacture of textile or leather goods	None	None	30	None	2	—	50	25	100
		Manufacture of metal, ceramic, stone, plastic, paint, fiber or wood products	None	None	30	None	2	—	50	25	100
	Adult Ent. Establishment		SEE ADULT ENTERTAINMENT ESTABLISHMENTS - SECTION 30								

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 NOTES: Regulations apply to all uses in the district unless indicated by a dash (—) which means either no minimum or maximum or not applicable, except for conditions imposed for a special use permit.
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