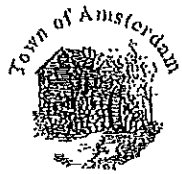


email r_shulbert@yahoo.com



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: 03/13/2026

ZONE: Aq

APPLICATION #: 26-021

FEE PD: \$75/lot
(025)

TAX MAP NO.: 26.-4-1.12

1.) PROPERTY/BUILDING LOCATION: 353 Morrow Road Amsterdam, NY 12010

2.) PROPERTY OWNER'S NAME: Randy & Sharon Hulbert TELEPHONE: 518 705 9911
518 848 8245

ADDRESS: 592 North Green Rd
Sprakers, NY 12166

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

☒ NEW CONSTRUCTION

☒ RESIDENTIAL

☒ 1 FAMILY

☐ 2 FAMILY

☐ MULTIPLE

☐ COMMERCIAL

☐ RENOVATION, ALTERATION, CONVERSION

☐ RESIDENTIAL

☐ COMMERCIAL

☐ MOBILE HOME INSTALLATION

☐ MODULAR HOME INSTALLATION

☐ GARAGE ☒ ATTACHED GARAGE

☐ ACCESSORY BUILDING/STORAGE SHED

☐ CHIMNEY CONSTRUCTION

☐ SOLID FUEL BURNING DEVICE

☐ STOVE INSERT

☐ POOL ☐ IN GROUND ☐ ABOVE GROUND

☒ SEPTIC SYSTEM ☐ WELL

☐ OTHER: _____

☐ PLANNED UNIT DEVELOPMENT

☐ KENNEL/STABLES

☐ HOME OCCUPATION

☐ OUTDOOR FURNACES

☐ SOLAR COLLECTORS +
INSTALLATIONS

☐ WIND ENERGY FACILITIES

☐ 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: House, attached garage, ADU for family member

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

A.) DIMENSIONS OF LOT: FRONTAGE _____ REAR _____ RIGHT SIDE _____ LEFT SIDE _____

ACREAGE 103

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

F.) DISTANCE FROM LOT LINES: FRONT 294 ft REAR _____ RIGHT SIDE 260 ft LEFT SIDE _____

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

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

☐ OTHER: _____

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

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

THE ACCESSORY BUILDING WILL BE AS FOLLOWS: ☐ DESCRIPTION: In law dwelling

for daughter

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

7.) CONTRACTOR'S NAME: _____

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: Landy Hulbert Maura Hulbert

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

10.) FOR OFFICE USE ONLY:

DATE APPROVED: _____

DATE DENIED: 3/13/2024

SIGNATURE: _____

(ZONING OFFICER)

PERMIT EXPIRES: _____

☒ DENIED AND REFERRED TO PLANNING BOARD

☐ DENIED AND REFERRED TO ZONING BOARD OF APPEALS

NOTES OR COMMENTS: _____

ADU requires Site Plan approval and
Special Use Permit → Planning Board

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: Randy & Sharon Hulbert Applicant's Representative: _____
(must be property owner) (if applicable)

Address: 592 North Green Road Address: _____

Sprakers, NY 12166

Phone: (518) 705-9911 518 848 8245 Phone: () _____

Professional Advisor: _____ Other : _____
(i.e. Engineer, Architect, Surveyor, etc.) (if appropriate, please specify)

Address: _____ Address: _____

Phone: () _____ Phone: () _____

Property Location

Address: _____

General Location: _____

Zoning District: _____

Tax Parcel ID # (SBL) 26. - 4 - 1.1

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

☐ Subdivision

☒ Site Plan

☒ Special Use Permit

☐ Planned Unit Development Review (formal action required by Town Board)

Attached please find Appendix A-SEQR compliance, and Appendix B-Ag. Data Statement compliance. Compliance with these items is required under the applicable NYS Laws, a brief explanation is included in the appendices to assist the applicant. For specifics on submission/application requirements, procedures, time frames, etc., the applicant should refer to the applicable Town regulations (Zoning, Subdivision, etc.) and/or NYS law (SEQR, Ag. & Markets, General Municipal, etc.).

Randy Hulbert
Applicant

3/12/26
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

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: <i>House, garage and ADU</i>			
Project Location (describe, and attach a location map): <i>353 Morrow Rd, Amsterdam, NY 12010 tax Map 26:4-11</i>			
Brief Description of Proposed Action: <i>To build a house single story primary dwelling approx. 1516 sq ft Attached garage approx 1300 sq ft ADU for daughter approx 1,000 sq ft</i>			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
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? <i>5</i> acres			
b. Total acreage to be physically disturbed? <i>less than 5</i> acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <i>103</i> 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			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☒	☐
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☒	☐	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☒	☐	☐
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: _____	☐	☒	☐
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☒	☐
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☒	☐	☐
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☒	☐	☐
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?	☒	☐	☐
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?	☒	☐	☐
16. Is the project site located in the 100 year flood plain?	☒	☐	☐
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: _____	☒	☐	☐

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 Applicant/sponsor name: <u>Randy J. Hulbert</u> Date: <u>3/12/26</u> Signature: <u>Randy J. Hulbert</u>		

Sharon A Hulbert
Sharon A Hulbert

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)

Appendix B - Ag Data Statement

MONTGOMERY COUNTY AGRICULTURAL DATA STATEMENT

Agricultural District Number: _____

Date Of Statement Completion: _____

Date of Referral to Montgomery County Planning Board: _____

Date of Submission to Ag & Farmland Protection Board: _____

Do Not Write Above This Line

APPLICANT: Randy & Sharon Hulbert APPLICANT'S AGENT: _____

ADDRESS: 592 North Green Rd ADDRESS: _____

Sprakers, NY 12166

PHONE NO.: 518-705-9911 Randy PHONE NO.: _____

518-848-8245 Sharon

LOCATION OF PROPOSED PROJECT: _____

TAX MAP NUMBER: 261-4-1.1

TOWN: Amsterdam ROAD: 353 Morrow Rd, Amsterdam NY
12016

Description of Proposed Project: _____

Primary Dwelling house single story approx. 1516 sq ft

Attached 3 car garage approx. 1300 sq feet

A.D.U. single story for daughter approx. 1,000 sq ft

List all farm operations which are within an Agricultural District and are located within 500 feet of the boundary of the property which proposes a project, ("FARM OPERATION" means the land used in agricultural production, farm buildings, equipment and farm residential buildings.)

NAME: _____

NAME: _____

ADDRESS: _____

ADDRESS: _____

Tax Map No. _____

Tax Map No. _____

NAME: _____

NAME: _____

ADDRESS: _____

ADDRESS: _____

Tax Map No. _____

Tax Map No. _____

(For additional information, please use back of this sheet)

PLANNING BOARD CONCEPT SUBMISSION

353 Morrow Road

Amsterdam, NY 12010

Owner: Randy Sr. and Sharon Hulbert

Contact: 518-705-9911

Primary Parcel (Proposed House Location): 1715

Additional Parcels Shown on Aerial: 1688 and 1687

PROJECT OVERVIEW

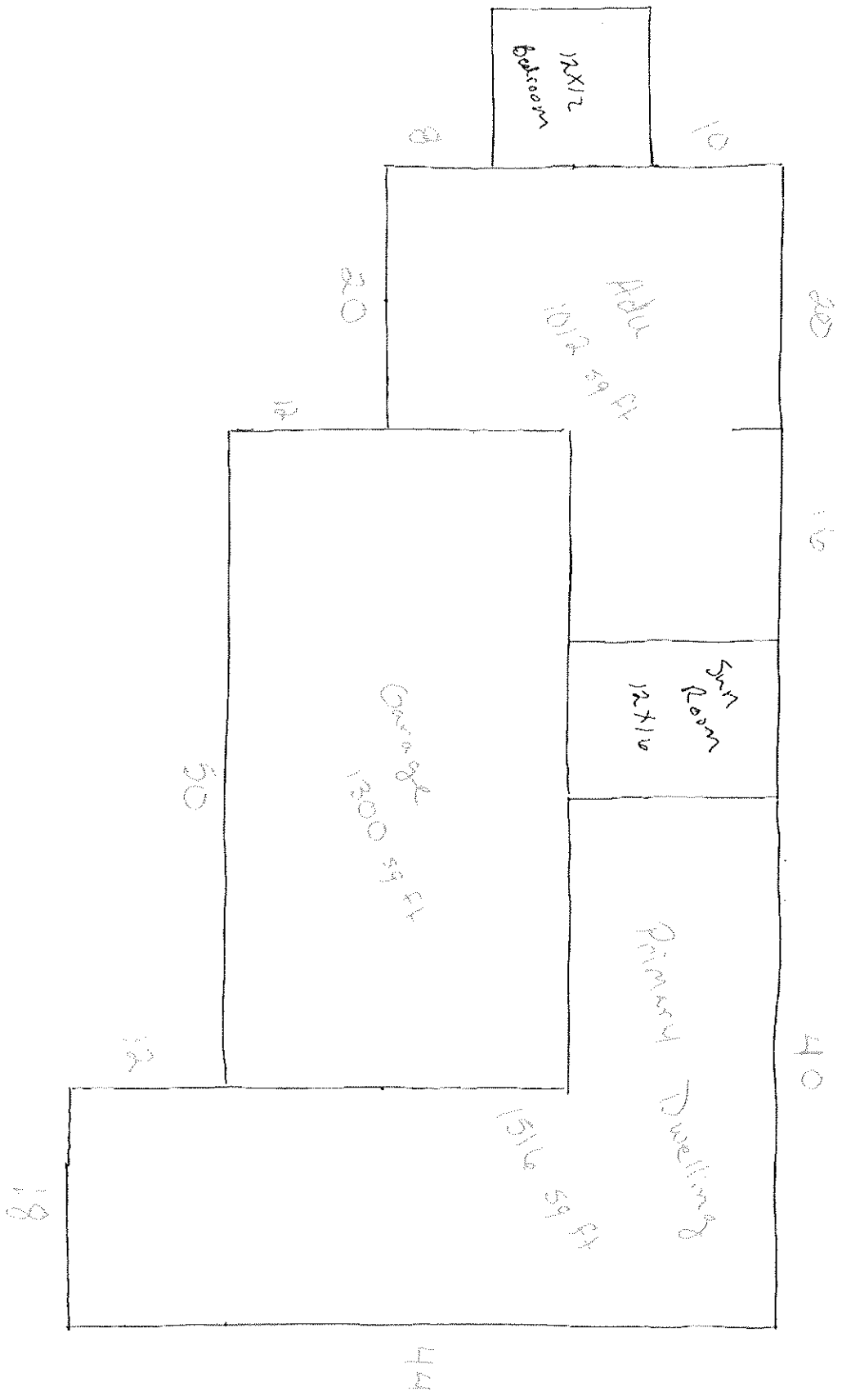
This submission outlines the proposed construction of a single-family residence with an attached accessory dwelling unit (ADU) for family use on a 103-acre parcel located at 353 Morrow Road, Amsterdam, New York.

This document and accompanying drawings are conceptual in nature and are provided for Planning Board review only. Final architectural drawings and engineering details will be prepared as required during the building permit process.

PROPOSED STRUCTURE

- Single-story primary residence (approximately 1,516 square feet, including sunroom)
- Attached three-car garage (approximately 1,300 square feet)
- Attached single-story ADU (approximately 1,000 square feet, slab-on-grade)
- 12 x 16 sunroom connector between the primary residence and ADU
- Single-story structure over a full basement (no walkout)
- One driveway entrance from Morrow Road
- Existing well to remain in use
- New septic system to be installed

The ADU is intended for family use. The property will remain under single ownership with shared driveway and utilities.



Garage

Living Room
20x16

Kitchen
16x16

Sun Room
12x16

40x16
Kitchen
Living Room

Bedroom
12x12

Bedroom
10x12

Bathroom
6x14

Entry
4x14

Garage

50x26

4x14

Bedroom
14x14

Bedroom
12x12

Bedroom
12x12

4x14

10x12

Morrow Road

Well

structure

Septic

12

mapbox



Hunt Map
Layers

Sat

2D



SANDY
ANTHONY
G

