



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: 02 / 13 / 2026 ZONE: B-2

APPLICATION #: 2026-011 FEE PD: \$25/300 TAX MAP NO.: 25-1-4.12

1.) PROPERTY/BUILDING LOCATION: Maple Ave. Ext.

2.) PROPERTY OWNER'S NAME: Don Roll - Maple Ave Development Partners, LLC TELEPHONE: 518-300-3369

ADDRESS: 207 Watkins Corner Rd
Amsterdam NY 12010

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: _____ | |

☐ 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: _____

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

A.) DIMENSIONS OF LOT: FRONTAGE 189.8' REAR 256.0' RIGHT SIDE 134.0' LEFT SIDE 66.4'
ACREAGE 4.42

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 89.7' REAR 63.8' RIGHT SIDE 149.8' LEFT SIDE 287.0'

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

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

☒ OTHER: 10-unit multi-family

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

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

THE ACCESSORY BUILDING WILL BE AS FOLLOWS: ☒ DESCRIPTION: Community Building + Pool

☐ 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): \$ 25 million

9.) SIGNATURE OF PROPERTY OWNER: [Signature]

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: 2/26/21

SIGNATURE: [Signature]
(ZONING OFFICER)

PERMIT EXPIRES: _____

☒ DENIED AND REFERRED TO PLANNING BOARD

☐ DENIED AND REFERRED TO ZONING BOARD OF APPEALS

NOTES OR COMMENTS: _____

2/10/2011

Application #: 2026-011
Date: 02-23-2026

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: Maple Ave Development Applicant's Representative: Dan Roth
(must be property owner) Partners LLC (if applicable)
Address: 207 Walling Corners Rd Address: Same as applicant

Phone: (518) 300-3369 Phone: () _____

Professional Advisor: - John Hitchcock Other : _____
(i.e. Engineer, Architect, Surveyor, etc.) (if appropriate, please specify)
Address: 411 Union St. Address: _____

Schenectady NY 12035
Phone: (518) 370-0315 Phone: () _____

Property Location

Address: Maple Ave Ext.

General Location: Intersection of Maple Ave Ext & Middle Road

Zoning District: B-2

Tax Parcel ID # (SBL) 25.-1-4.12

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.).

Dan Roth 1-21-26 John E. Hitchcock 1-21-26
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

January 21, 2026

**Re: Maple Reserve Apartments
Maple Ave. Ext.
Town of Amsterdam
Project # 4009R**

Grant Eggleston, Zoning Officer
Town of Amsterdam
283 Manny's Corners Road
Amsterdam, NY 12010

Dear Mr. Eggleston,

Enclosed for the Site Plan & Subdivision application for development of a vacant 43.4±-acre parcel located in the northwest quadrant of the Maple Avenue Extension and Midline Road intersection (Tax Map ID #25.-1-4.12) in the Town of Amsterdam; New York are the following materials:

1. One (1) copy of Application for Zoning/Use Permit
2. One (1) copy of the Site Plan Application with Agricultural Statement
3. one (1) copy of the Subdivision Application
4. One (1) copy of the Long Environmental Assessment Form
5. Two (2) copies of the Conceptual Site Plans Site Plan
6. Seventeen (17) copy of the Project Narrative Statement
7. Fifteen (15) copies of the Conceptual Site Plan reduced to 11x17
8. A check in the amount of \$350 for the Site Plan application fee. (provided by applicant)
9. A check in the amount of \$300 for the ^{Subdivision} Special Use Permit fee. (provided by applicant)
10. A check in the amount of \$25.00 for the Zoning Verification fee. (provided by applicant)

We would greatly appreciate being scheduled to present this project to the Planning Board at the February 4, 2026, meeting.

Should you have any questions or need anything further, please do not hesitate to contact me.

Very truly yours,

ABD ENGINEERS, LLP.

Luigi A. Palleschi, P.E.
Partner

LAP:jeh
encl.

cc: Dan Roth w/ enc. (via email)
4009R-01212026

Appendix B ~Ag Data Statement

MONTGOMERY COUNTY AGRICULTURAL 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: Don Roth - Maple Ave. Development Partners LLC. APPLICANT'S AGENT: ABD Engineers - John Hitchcock

ADDRESS: 207 Walling Corner Amsterdam ADDRESS: 411 Union Street Schenectady, NY 12305

PHONE NO: 518-300-3369 PHONE NO.: 518-377-0315

TAX MAP NUMBER: 25.-1-4.12
TOWN: Amsterdam ROAD: Maple Ave Ext

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)

PARTNERS
LUIGI A. PALLESCHI, P.E.
ROBERT D. DAVIS, JR., P.L.S.
JOSEPH J. BIANCHINE, P.E. (Retired)



**ENGINEERS
SURVEYORS**
411 Union Street Schenectady, N.Y. 12305
518-377-0315 Fax 518-377-0379
www.abdeng.com

DEDICATED
RESPONSIVE
PROFESSIONAL

January 22, 2026

**Re: Maple Reserve Apartments
Maple Ave. Ext.
Town of Amsterdam
Project # 4009R**

Grant Eggleston, Zoning Officer
Town of Amsterdam
283 Manny's Corners Road
Amsterdam, NY 12010

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We would greatly appreciate being scheduled to present this project to the Planning Board at the February 4, 2026, meeting.

Should you have any questions or need anything further, please do not hesitate to contact me.

Very truly yours,

ABD ENGINEERS & SURVEYORS, LLP.

A handwritten signature in black ink, appearing to read 'Luigi A. Palleschi'.

Luigi A. Palleschi, P.E.
Partner

LAP:jeh
encl.
cc: Dan Roth w/ enc. (via email)
4009R-01212026

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Maple Reserve Apartments by DanVann		
Project Location (describe, and attach a general location map): Maple Ave Ext. Amsterdam NY		
Brief Description of Proposed Action (include purpose or need): The applicant proposes to construct seventeen (17) ten-unit multifamily residential buildings, together with associated internal asphalt roadways, sanitary sewer, potable water, and stormwater management infrastructure, as well as related site improvements and tenant amenities. Also, a two lot subdivision		
Name of Applicant/Sponsor: Maple Ave. Development Partners, LLC -Dan Roth		Telephone: 518-300-3369 E-Mail: roth@danvannllc.com
Address: 207 Wallins Corners		
City/PO: Amsterdam	State: NY	Zip Code: 12010
Project Contact (if not same as sponsor; give name and title/role): same as applicant		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:

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 Counsel, Town Board, ☐ Yes ☒ No or Village Board of Trustees	N/A	
b. City, Town or Village ☒ Yes ☐ No Planning Board or Commission	Town Planning Board	01/22/26
c. City, Town or ☐ Yes ☒ No Village Zoning Board of Appeals	N/A	
d. Other local agencies ☐ Yes ☒ No	N/A	TBD
e. County agencies ☒ Yes ☐ No	Montgomery County Planning and DPW	TBD
f. Regional agencies ☐ Yes ☒ No	N/A	
g. State agencies ☒ Yes ☐ No	NYS DEC, NYS DOH	TBD
h. Federal agencies ☐ Yes ☒ No	N/A	
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) which 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):	

C.3. Zoning

B-2

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

Montgomery County Sheriff's and State Police

Hagaman Fire

N/A

D. Project Details

D.1. Proposed and Potential Development

or controlled by the applicant or project sponsor?	43.4 ± acres
--	--------------

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

Multi-Family Residential and Commerical

iii. Number of lots proposed?	2
-------------------------------	---

e. Will the proposed action be constructed in multiple phases? ☒ Yes ☐ No

i. If No, anticipated period of construction: _____ months

- Total number of phases anticipated _____ 4
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ 1 year
- Anticipated completion date of final phase _____ month _____ 5 year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____
Phase 1 will consist of road and infrastructure. Additional phases to include building construction.

f. Does the project include new residential uses? ☒ Yes ☐ No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	0
At completion of all phases	_____	_____	_____	170

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☒ No
 If Yes,

i. Total number of structures _____
 ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
 iii. Approximate extent of building space to be heated or cooled: _____ 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: _____
 ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____
 iii. If other than water, identify the type of impounded/contained liquids and their source. _____
 iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
 v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☒ No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 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: _____ 37,400 ± 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: City of Amsterdam
- 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: _____
Existing main will be extended from the NYS Rt 30/Maple Ave Ext Intersection approximately 4,000 ± to the site.
- Source(s) of supply for the district: Steele, Ireland and Vly Reservoirs in Saratoga County

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: _____ 37,400 ± 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): _____
sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: Montgomery County Treatment Plant
- Name of district: Montgomery County Sewer
- 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? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____ <u>Grinder pumps and low pressure sewer will be utilized to convey wastewater to an existing sanitary manhole located approximately 1,000 feet southeast of the site on Midline Road.</u>	☐ Yes ☒ No ☒ Yes ☐ No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ 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: _____ _____ _____	☐ Yes ☒ No
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? _____ If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or <u>7.2 ±</u> acres (impervious surface) _____ Square feet or <u>41.7±</u> acres (parcel size) ii. Describe types of new point sources. <u>Road and building runoff</u> _____ 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)? _____ <u>onsite stormwater management areas where it will be treated and released at a rate less than pre-developed conditions to on-site wetlands.</u> _____ • If to surface waters, identify receiving water bodies or wetlands: _____ _____ <u>on-site wetlands</u> • Will stormwater runoff flow to adjacent properties? _____	☒ Yes ☐ No ☒ Yes ☐ No ☒ Yes ☐ No
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____ If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____ _____	☐ Yes ☒ No
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____ If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	☐ Yes ☒ No ☐ Yes ☐ No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☐ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ 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%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ 7:00 am - 7:00 pm • Saturday: _____ 7:00 am - 5:00 pm • Sunday: _____ • 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: _____ 7:00 am - 7:00 pm • Saturday: _____ 7:00 am - 5:00 pm • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ 24 hours • Saturday: _____ 24 hours • Sunday: _____ 24 hours • Holidays: _____ 24 hours
i. During Construction: • Monday - Friday: _____ 7:00 am - 7:00 pm • Saturday: _____ 7:00 am - 5:00 pm • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ 24 hours • Saturday: _____ 24 hours • Sunday: _____ 24 hours • Holidays: _____ 24 hours		

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: <u>General construction activities Monday - Friday 7:00 am - 7:00 pm and Saturday 7:00 am - 5:00 pm.</u>	
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: <u>Residential pole mounted and building mounted lighting.</u>	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No Describe: _____	
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, insecticides) during construction or operation? ☐ Yes ☐ No If Yes: i. Describe proposed treatment(s): <u>N/A</u>	
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: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: _____ • Operation: _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ • Operation: _____	

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 wetland

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	7.2 ±	+ 7.2
• Forested	19.9 ±	11.9 ±	- 8.0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	10.0	22.6 ±	+ 10.6
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	11.8 ±	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____	N/A	N/A	N/A

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: _____

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 which 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 Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
☐ Neither database
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): V00372
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
DEC Id number refers to 4715 St Hwy 30, currently Power Pallet. N/A to project site.

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? _____ 76 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:

Broadalbin loam	8.8 %
Mosherville loam	62.3 %
Sun loam	28.9 %

d. What is the average depth to the water table on the project site? Average: _____ 0-6 feet

e. Drainage status of project site soils: ☐ Well Drained: _____ % of site
☒ Moderately Well Drained: _____ 36 % of site
☒ Poorly Drained _____ 64 % of site

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: _____ 100 % of site
☐ 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.

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

If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☒ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

• Streams:	Name	876-135	Classification	C(T)
• Lakes or Ponds:	Name		Classification	
• Wetlands:	Name	Federal Waters, Federal Waters, Federal Waters,...	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:
i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
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? _____ ii. Source(s) of soil rating(s): _____	
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 which is listed on the National or State Register of Historic 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? If Yes: i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	☐ Yes ☒ No
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 NY 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? If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	☐ Yes ☒ No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? 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.	☐ Yes ☒ No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? 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 ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

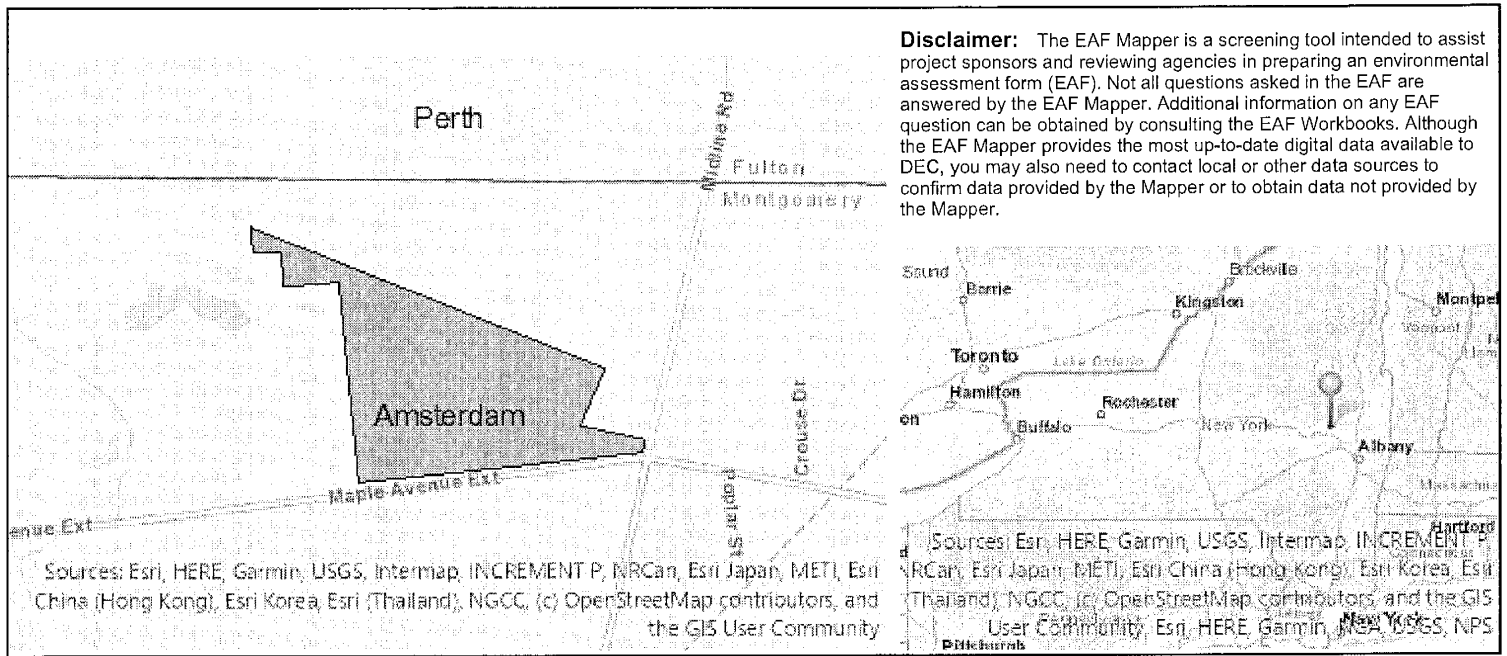
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Luigi A Palleschi Date 01-21-26

Signature Luigi Palleschi Title Engineer



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]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	V00372
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	876-135
E.2.h.iv [Surface Water Features - Stream Classification]	C(T)

E.2.h.v [Surface Water Features - Wetlands Name]	
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]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

PROJECT NARRATIVE
Maple Reserve Apartments
Maple Ave. Ext.
January 21, 2026

Project Location & Description

The applicant, Dan Roth of Maple Ave Development Partners, LLC, 207 Wallins Corner Road, Amsterdam, New York 12010, proposes the development of a vacant 43.4±-acre parcel located in the northwest quadrant of the Maple Avenue Extension and Midline Road intersection (Tax Map ID #25.-1-4.12) in the Town of Amsterdam, New York.

The property is zoned B-2 (Restricted Business District). The proposed project consists of the construction of seventeen (17) ten-unit multi-family buildings, totaling 170 dwelling units.

The site was previously approved by the Town of Amsterdam Planning Board in 2011 for seventeen (17) eight-unit multi-family buildings totaling 136 dwelling units.

In conjunction with the site plan, the applicant proposes to subdivide the parcel into two (2) lots:

- Lot 1: Approximately 41.7± acres, containing the multi-family development with frontage along Maple Avenue Extension.
- Lot 2: Approximately 1.7± acres, to remain vacant commercial land with frontage along Maple Avenue Extension and Midline Road.

Access & Parking

The development will be served by two (2) full-access driveways, located at the east and west ends of the site. Internal roadways will terminate in hammerhead-style emergency vehicle turnarounds, designed in accordance with the International Fire Code and New York State Fire Code.

Each dwelling unit will be provided with one (1) attached single-car garage and one (1) driveway parking space, resulting in a minimum of two (2) parking spaces per unit. An additional forty-three (43) overflow parking spaces will be provided throughout the site.

Site Amenities

The project includes a 3,750-square-foot community building containing a tenant gathering space and fitness center. A swimming pool with outdoor seating is proposed at the rear of the community building. Additional site amenities include a fenced dog park, putting green, pickleball courts, and a basketball court.

Mail Service

A centralized USPS-compliant mail kiosk will be located within the community building.

Soils and drainage

According to the *Soil Survey of Montgomery County, New York*, on-site soils are primarily gravelly loam, classified as Hydrologic Soil Group D. Seasonal groundwater is typically encountered 15 to 30 inches below grade. Existing site topography generally slopes from east to west toward wetlands located along the western boundary of the property.

Stormwater management for the proposed development will be provided through positive surface drainage and a closed pipe and catch basin system conveying runoff to two (2) bioretention practices located in the northwest portion of the site. The system is designed to meet NYSDEC Water Quality Volume (WQv) and Runoff Reduction Volume (RRv) requirements. Pretreatment will be provided through sedimentation forebays prior to discharge into the bioretention areas.

The stormwater management system will detain runoff from storm events up to the 100-year design storm and will control peak discharge rates such that post-development flows do not exceed pre-development conditions.

Water

In accordance with the 2011 Planning Board approvals, which included a water district extension, the project will require a public water main extension to serve the proposed development. The nearest existing water main is located along NYS Route 30, approximately one (1) mile west of the site.

A 10-inch HDPE water main will be extended from the Route 30 and Maple Avenue Extension intersection eastward to the project site. The extended water system will provide both domestic water service and fire protection.

A 20-foot-wide waterline easement will be granted to the Town of Amsterdam for ownership, operation, and maintenance of the on-site water distribution system.

Sewer

Consistent with the 2011 approvals, the project will utilize individual grinder pumps and a low-pressure force main system to convey sanitary wastewater to an existing sanitary sewer manhole located on Midline Road, approximately 1,000 feet southwest of the site.

All on-site grinder pumps and force mains will be owned and maintained by the applicant up to the Maple Avenue Extension right-of-way.

Solid Waste

Each unit will have a residential trash and recycling container, which will be stored in their garage space. The applicant intends on working with the Town to provide the site with municipal solid waste collections. However, a private solid waste collection company's service can be retained if needed.

Impact on Adjoining Property

Adjacent properties consist primarily of vacant wetlands, National Grid utility corridors, and vacant residential parcels, including an uninhabitable single-family dwelling. The proposed development is not anticipated to result in significant adverse impacts to surrounding properties.

Impact on School District

The development is anticipated to attract primarily young professionals and empty nesters, demographic groups that typically generate minimal school-aged population. While some school-aged children may reside within the development, the project is expected to have a positive fiscal impact on the local school district through increased tax revenue.

Traffic

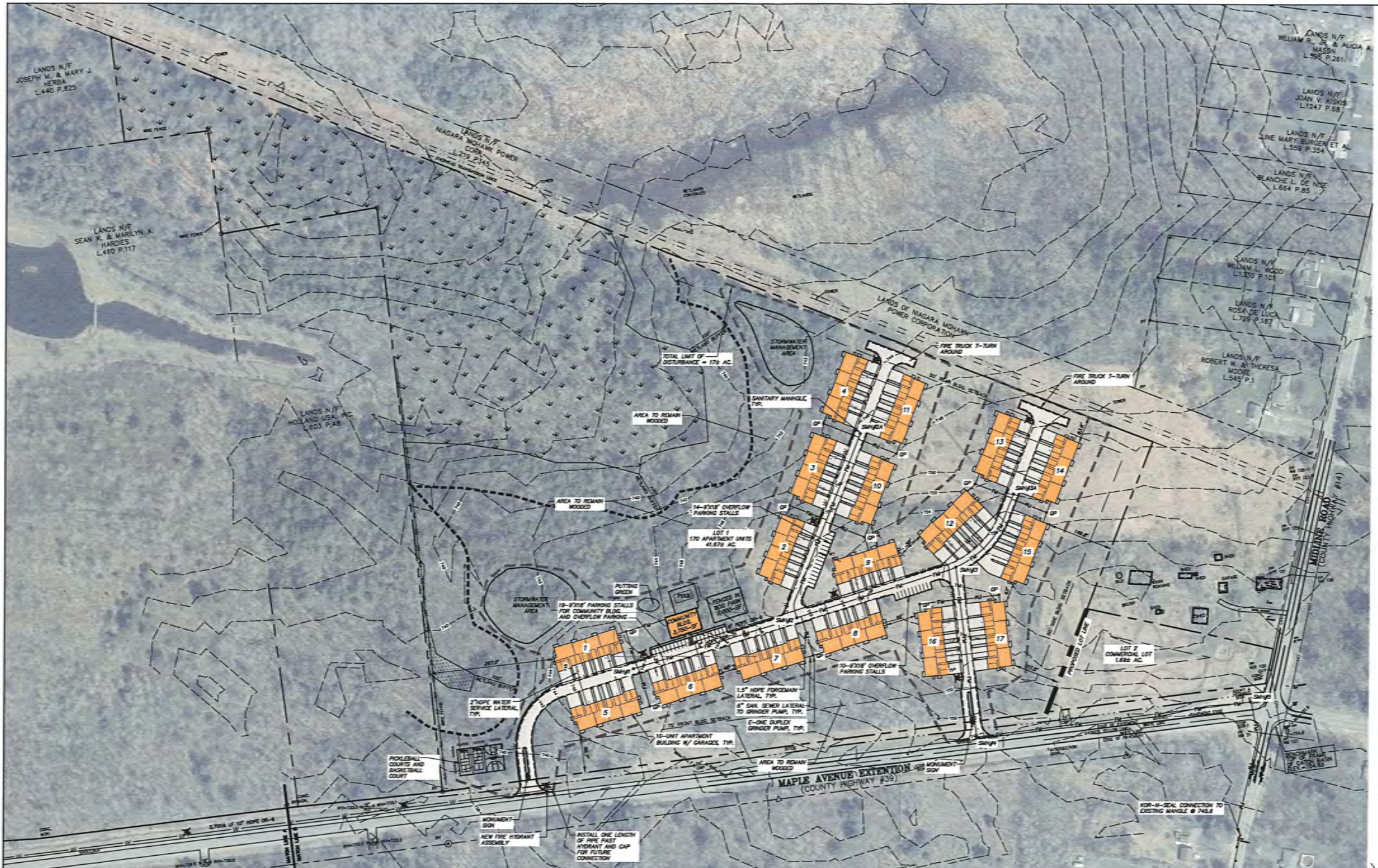
Trip generation estimates were prepared in accordance with the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, and represent peak weekday commuter conditions:

AM Peak Hour

- Trip Rate: 0.30 trips per dwelling unit
- Total Trips: Approximately 51 trips
- Directional Distribution:
 - 10% inbound (5 trips)
 - 90% outbound (46 trips)

PM Peak Hour

- Trip Rate: 0.25 trips per dwelling unit
- Total Trips: Approximately 43 trips
- Directional Distribution:
 - 90% inbound (39 trips)
 - 10% outbound (4 trips)



SITE LOCATION MAP
N.T.S.

SITE DATA:
TAX MAP ID: 25-00-1-10-12

ZONING: B-2 RESTRICTED BUSINESS DISTRICT	
	REQUIRED
LOT SIZE:	5 ACRES MIN.
LOT COVER:	50% MAX.
BUILDING HEIGHT:	3 STORES (45') MAX.
SETBACKS:	
FRONT:	75' MIN.
SIDE:	50' MIN.
REAR:	50' MIN.

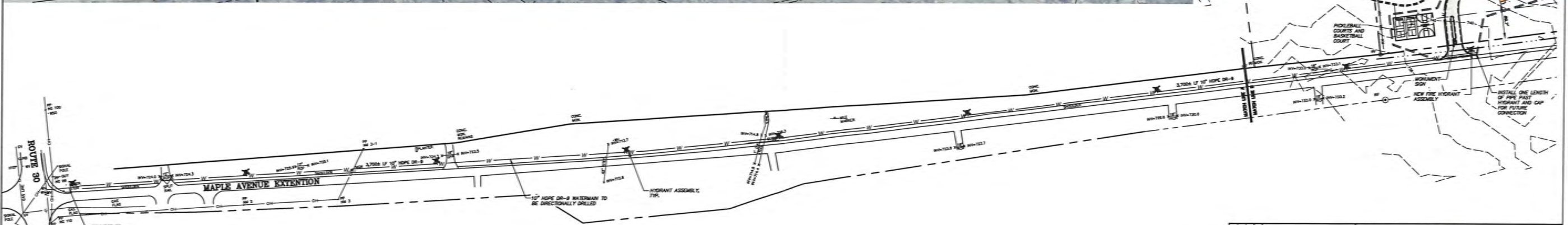
DENSITY:

ALLOWED:	10 DWELLING UNITS PER ACRE MAX. 455 ACRES = 455 UNITS MAX. 12 DWELLING UNITS PER GROUP STRUCTURE MAX.
PROVIDED:	170 UNITS (17) 10-UNIT BLDGS.

PARKING:

PROVIDED:	2- SPACES PER UNIT X 170 UNITS = 340 SPACES + 43 OVERFLOW SPACES
TOTAL:	383 SPACES OR 2.4 SPACES PER UNIT

- NOTES:**
1. BASE MAPPING BY ASD ENGINEERS & SURVEYORS FROM A SEPTEMBER 2008 FIELD SURVEY.
 2. THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVE- GROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA. EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPE LINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE SHOWN OR MAY NOT BE SHOWN, AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. 48 HOURS BEFORE YOU DIG, DRILL OR BLAST, CALL THE NEW YORK ONE-CALL SYSTEM 1-800-882-7862.
 3. WETLANDS FLAGGED BY GILBERT VANHAUDER LAND SURVEYORS, PLLC, ON NOVEMBER 5, 2008.
- MAP REFERENCES:**
1. "EXISTING CONDITIONS & EROSION CONTROL PLAN - MAPLE AVENUE APARTMENTS" AS PREPARED BY ASD ENGINEERS AND SURVEYORS, DATED DECEMBER 23, 2008, AS REVISED.



	ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS ILLEGAL.	CONCEPTUAL SITE PLAN & SUBDIVISION					
		 MAPLE RESERVE MAPLE AVE EXT.					
		TOWN OF AMSTERDAM COUNTY OF MONTGOMERY STATE OF NEW YORK					
		ABD ENGINEERS & SURVEYORS 471 Union Street Schenectady, N.Y. 12305 518-371-4215 Fax: 518-371-4378 www.abd-engineers.com					
DATE:	JANUARY 22, 2009	SCALE:	1" = 100'	DATE:	JANUARY 22, 2009	SHEET	OF
						1	1