

1/8/98

Application #: ZBA

Date:

2024-071
9-6-24

**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: town minimum is not met of 100ft frontage
 - b) explain: only have 80ft with a lot size of 1.5 acres
 - c) explain: _____
 - d) explain: _____
 - e) explain: _____

2/10/2011

Application #: ZBA-2024-071

Date: 9-6-24

**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: Christopher Mathewson Property Owner: Mark Mathewson
(if different)

Address: 131 Upper Van Dyke Ave Address: _____
Amsterdam, NY 12010

Phone: (518) 534-9978 Phone: (518) 703-5879

Professional Advisor: _____ Other : _____
(if appropriate)

Address: _____ Address: _____

Phone: () _____ Phone: () _____

1.) Property Location

Address: Between 131-149 upper Van Dyke Ave

General Location: Between the two homes across
from Amsterdam Municipal parking lot

Zoning District: R-1

Tax Parcel ID # (SBL) 39.-4-4 and 39.-4-1.1

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

☐ Interpretation of the Zoning Law and/or map

☒ Area Variance

☐ Use Variance

☐ Temporary Permit

☐ Other _____

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

article - Zoning schedule "A" R-1

section - Minimum lot size 100ft frontage

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: Minimum lot frontage is
unable to be met. Frontage is 80ft

C. Use Variance: _____

D. Temporary Permit: _____

E. Extension of a Temporary Permit: _____

F. Other _____ :

State of New York
County of Montgomery

Sworn to this 6th day of September, year of 2024

[Signature]
Signature of Applicant

[Signature]
Notary Public

State of New York
County of Montgomery

Sworn to this 6th day of September, year of 2024.

[Signature]
Signature of Property Owner
(if different)

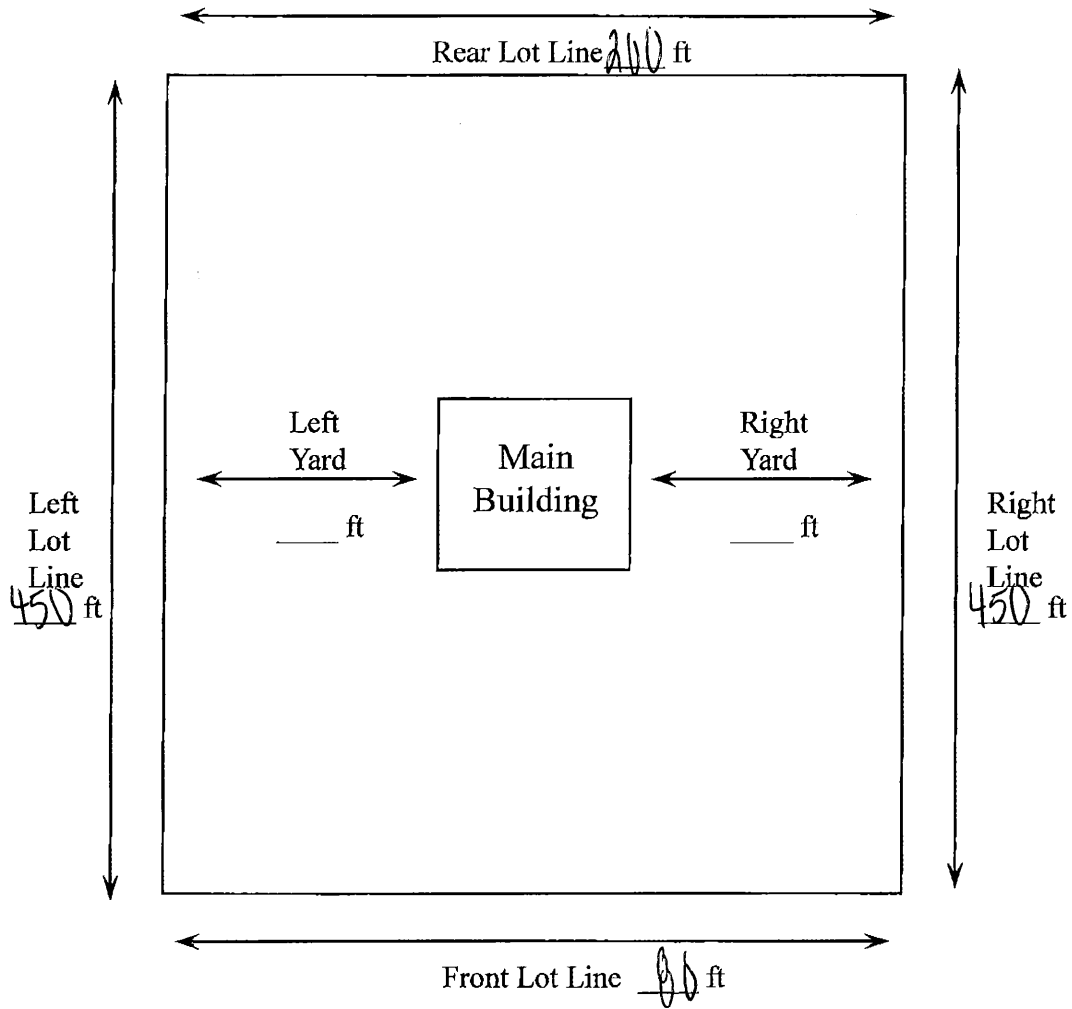
[Signature]
Notary Public



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)
sewer	300 ft from right lot line
well	within 50 ft

Short Environmental Assessment Form

Part 1 - Project Information

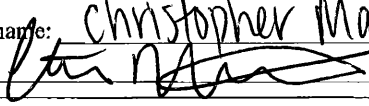
Instructions for Completing

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>Christopher Mathewson lot frontage variance Application</i>			
Project Location (describe, and attach a location map): <i>Between 131-149 Upper Van Dyke Ave Amsterdam, NY 12010</i>			
Brief Description of Proposed Action: <i>Requesting approval to build with 80 ft of frontage since it does not meet the requirement of 100 ft</i>			
Name of Applicant or Sponsor: <i>Christopher Mathewson</i>		Telephone: <i>(518) 534-9978</i>	
		E-Mail: <i>cmathewson@pga.com</i>	
Address: <i>131 Upper Van Dyke</i>			
City/PO: <i>Amsterdam</i>		State: <i>NY</i>	Zip Code: <i>12010</i>
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>1.5</i> 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,	NO	YES	N/A
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?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
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?	NO	YES	
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?	NO	YES	
If No, describe method for providing potable water: <u>private well</u>	☒	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
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?	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?	NO	YES	
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>Christopher Mathewson</u> Date: <u>9/6/2024</u> Signature: <u></u>		



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: 09 / 03 / 2024

ZONE: R-1

APPLICATION #: 2024-071

FEE PD: \$25/Cash

TAX MAP NO: 39.4-4 + 39.4-1.1

1.) PROPERTY/BUILDING LOCATION: Between 131 - 149 upper Van Dyke Ave.

2.) PROPERTY OWNER'S NAME: Christopher Mathewson TELEPHONE: (518) 534-9978

ADDRESS: 131 upper Van Dyke Ave
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 + INSTALLATIONS |
| ☐ COMMERCIAL | ☐ SOLID FUEL BURNING DEVICE | ☐ WIND ENERGY FACILITIES |
| ☐ RENOVATION, ALTERATION, CONVERSION | ☐ STOVE INSERT | |
| ☐ RESIDENTIAL | ☐ POOL ☐ IN GROUND ☐ ABOVE GROUND | |
| ☐ COMMERCIAL | ☐ SEPTIC SYSTEM ☒ WELL | |
| | ☐ 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: single dwelling home

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

A.) DIMENSIONS OF LOT: FRONTAGE 80ft REAR 200ft RIGHT SIDE 450ft LEFT SIDE 450ft

ACREAGE 1.5

*Lot to be subdivided

B.) IS THIS A CORNER LOT? ☐ YES OR ☒ NOC.) 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 WELLE.) ☒ SEWER OR ☐ PRIVATE SEPTIC

*** SEPERATE PERMITS ARE REQUIRED FOR PUBLIC WATER AND SANITARY SEWER

F.) DISTANCE FROM LOT LINES: FRONT _____ REAR _____ RIGHT SIDE 300ft LEFT SIDE _____

131-(39.4-4)
149-(39.4-1.1)

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: _____

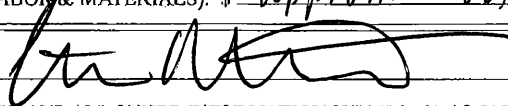
☐ DIMENSIONS: FRONT WIDTH: _____ SIDE LENGTH: _____ HEIGHT: _____

7.) CONTRACTOR'S NAME: TBD after frontage approval DAY PHONE: (____) _____

MAILING ADDRESS: _____

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

8.) ESTIMATED VALUE OF ALL WORK (LABOR & MATERIALS): \$ approx. \$400,000 - \$500,000

9.) SIGNATURE OF PROPERTY OWNER: 

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: 9/4/24

SIGNATURE: _____
(ZONING OFFICER)

PERMIT EXPIRES: _____

☐ DENIED AND REFERRED TO PLANNING BOARD

☒ DENIED AND REFERRED TO ZONING BOARD OF APPEALS

NOTES OR COMMENTS:

LOT SIZE ZONING SCHEDULE A
R-1 MINIMUM LOT SIZE 100'
FRONTAGE, 20,000 sq ft. of sewer
provided - municipal

Google Maps 145 Upper Van Dyke Ave

Amsterdam, New York

Google Street View

May 2023 See more dates

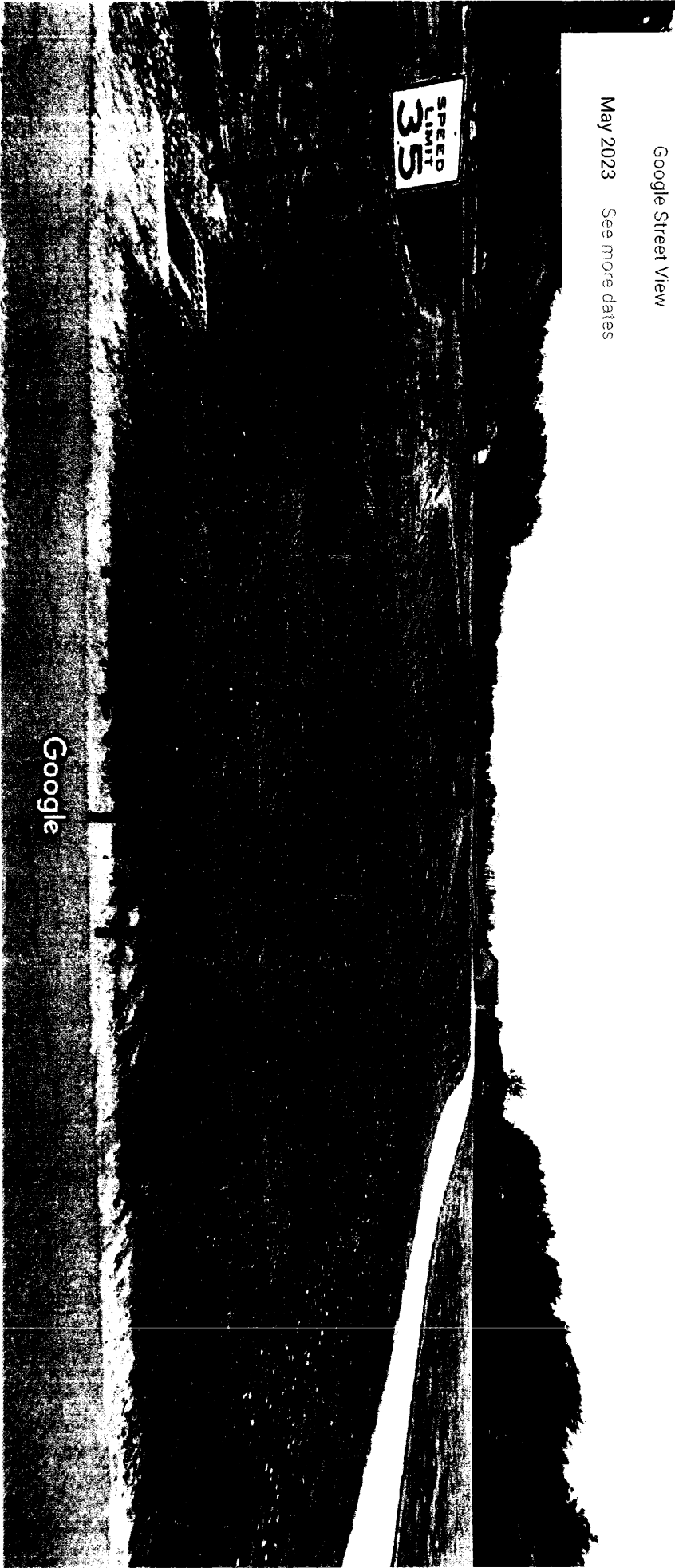


Image capture: May 2023 © 2024 Google

Tai

dam Municip
Golf Course ▼



Google Maps 145 Upper Van Dyke Ave



Amsterdam, New York
Google Street View
May 2023 See more dates

Image capture: May 2023 © 2024 Google

Tai
dam Municipal
Golf Course ▲



Version	Author	Date	Change
1.0	John Doe	2023-10-27	Initial release
1.1	John Doe	2023-10-28	Added new feature X
1.2	John Doe	2023-10-29	Fixed bug Y
1.3	John Doe	2023-10-30	Updated documentation
1.4	John Doe	2023-10-31	Added new feature Z
1.5	John Doe	2023-11-01	Fixed bug W
1.6	John Doe	2023-11-02	Updated documentation
1.7	John Doe	2023-11-03	Added new feature V
1.8	John Doe	2023-11-04	Fixed bug U
1.9	John Doe	2023-11-05	Updated documentation
2.0	John Doe	2023-11-06	Major release with new features

SPECIAL DISTRICTS	
1. Name	
2. Address	
3. Phone	
4. Email	

NAME	DATE	SCORE
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[illegible]

		X			
SHEET INDEX					

SECTION NO. _____

THRU DATE: MAY 18, 2023

TOWN OF AMSTERDAM
MONTICOMERY COUNTY, NEW YORK

TAX MAP

3000' = 1" (1" = 3000')



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$$131 - (39 - 4 - 4)$$

$$149 - (39 - 4 - 1.1)$$