

1/8/98

Application #: ZBA-2025 040
Date: June 19, 2025

**Town of Amsterdam
Zoning Board of Appeals**

Application to Board of Appeals

CHECKLIST

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

2/10/2011

Application #: ZBA- _____

Date: 6/19/25

6

356
x 15
425

**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: RJ Jones Property Owner: 264 State Highway 67, LLC
(if different)

Address: 168 N. Main Street Address: _____
Broadalbin, NY 12025

Phone: () 813-955-2009 Phone: () _____

Professional Advisor: Empire Engineering Other: Quiri Engineering
(if appropriate)

Address: 1900 Duaneburg Rd Address: PO Box 112
Duaneburg, NY 12056 Fort Hunter, NY 12069

Phone: () 518-280-1371 Phone: () 518-424-0919

1.) Property Location

Address: 264 + 266 NY 67

General Location: 67 near Manny Corners

Zoning District: B1

Tax Parcel ID # (SBL) 40.4-1-17

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

section - 11

subsection - business District b-1

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

N/A 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: _____

C. Use Variance: other outdoor sports -

Miniature Golf

D. Temporary Permit: _____

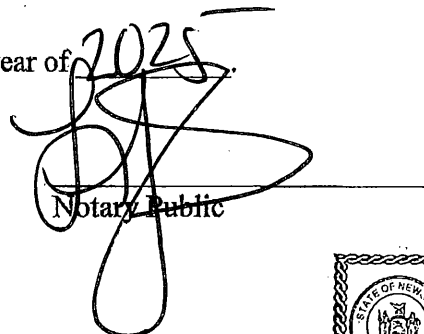
E. Extension of a Temporary Permit: _____

F. Other _____:

State of New York
County of Montgomery

Sworn to this 20th day of June, year of 2025


Signature of Applicant


Notary Public

State of New York
County of _____



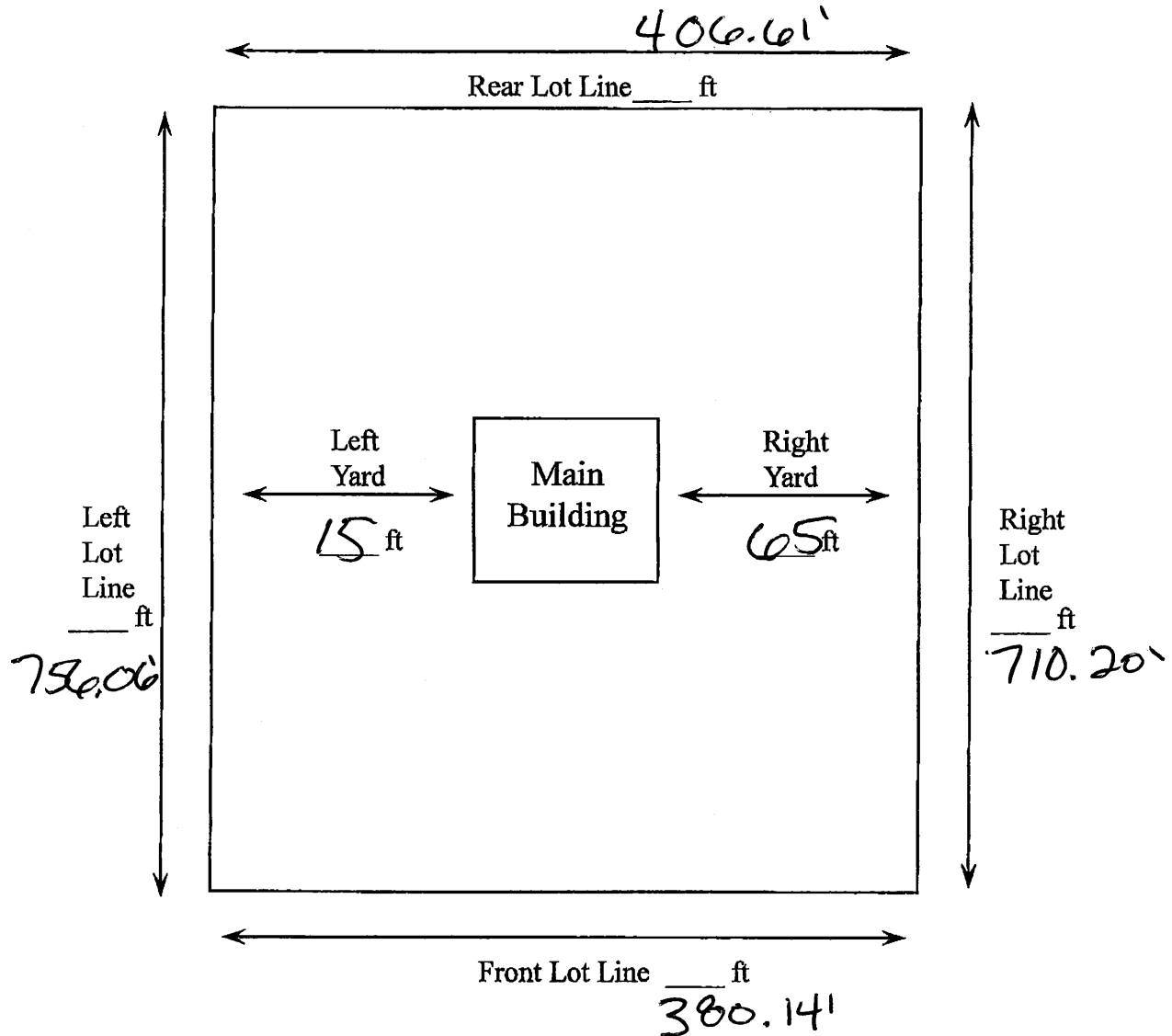
Sworn to this _____ day of _____, year of _____.

Signature of Property Owner
(if different)

Notary Public

SKETCH PLAN

Application #: _____
Date: 6/19/25



•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)

For Office Use Only

Applicant#: 2625-040

Other fees: _____

Application Fee: \$ 25 pd

Description: _____

(if applicable) 350 site plan
75 - variance

\$ _____

\$ _____

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

Short Environmental Assessment Form

Part 1 - Project Information

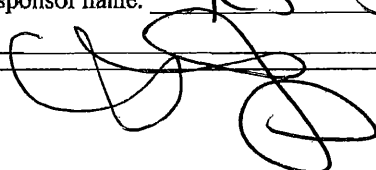
Instructions for Completing

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: The Village @ Manny Corners			
Project Location (describe, and attach a location map): 264 NY 67			
Brief Description of Proposed Action: Build mini golf, restaurant, and lodging			
Name of Applicant or Sponsor: RS Jones		Telephone: 813-955-2009	
		E-Mail:	
Address: 168 N. Main Street			
City/PO: Broadalbin		State: NY	Zip Code: 12025
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
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.			☐ ☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO YES
If Yes, list agency(s) name and permit or approval:			☐ ☐
3.a. Total acreage of the site of the proposed action? 6.6 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: _____	NO ☐	YES ☒	<i>well</i>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO ☒	YES ☐	<i>Septic</i>
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)? If Yes, briefly describe: _____ <i>See Civil engineer's site concept plan.</i>	NO ☐	YES ☐	☐ 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		
Applicant/sponsor name: <u>RT Jones</u>	Date: <u>6/19/2025</u>	
Signature: 		



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: 6/2/25 ZONE: B-1
APPLICATION #: 2025-040 FEE PD: \$25 TAX MAP NO.: 40.4-1-17
cash

1.) PROPERTY/BUILDING LOCATION: 264 State Highway C67
2.) PROPERTY OWNER'S NAME: 264 State Highway C67 LLC TELEPHONE: 813-955-2009
ADDRESS: 108 N. Main Street
Brooklyn, NY 12025 email: rj@cuppiesdrivein.com

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: Restaurant + Mini Golf

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

A.) DIMENSIONS OF LOT: FRONTAGE 380.14' REAR 406.41' RIGHT SIDE 756.06' LEFT SIDE 710.20'
ACREAGE 6.6

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 25 REAR 30 RIGHT SIDE 10 LEFT SIDE 10

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 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.

10.) FOR OFFICE USE ONLY:

DATE APPROVED: N/A

DATE DENIED: 6/18/25

SIGNATURE: _____

(ZONING OFFICER)

PERMIT EXPIRES: _____

☒ DENIED AND REFERRED TO PLANNING BOARD

☒ DENIED AND REFERRED TO ZONING BOARD OF APPEALS

NOTES OR COMMENTS:

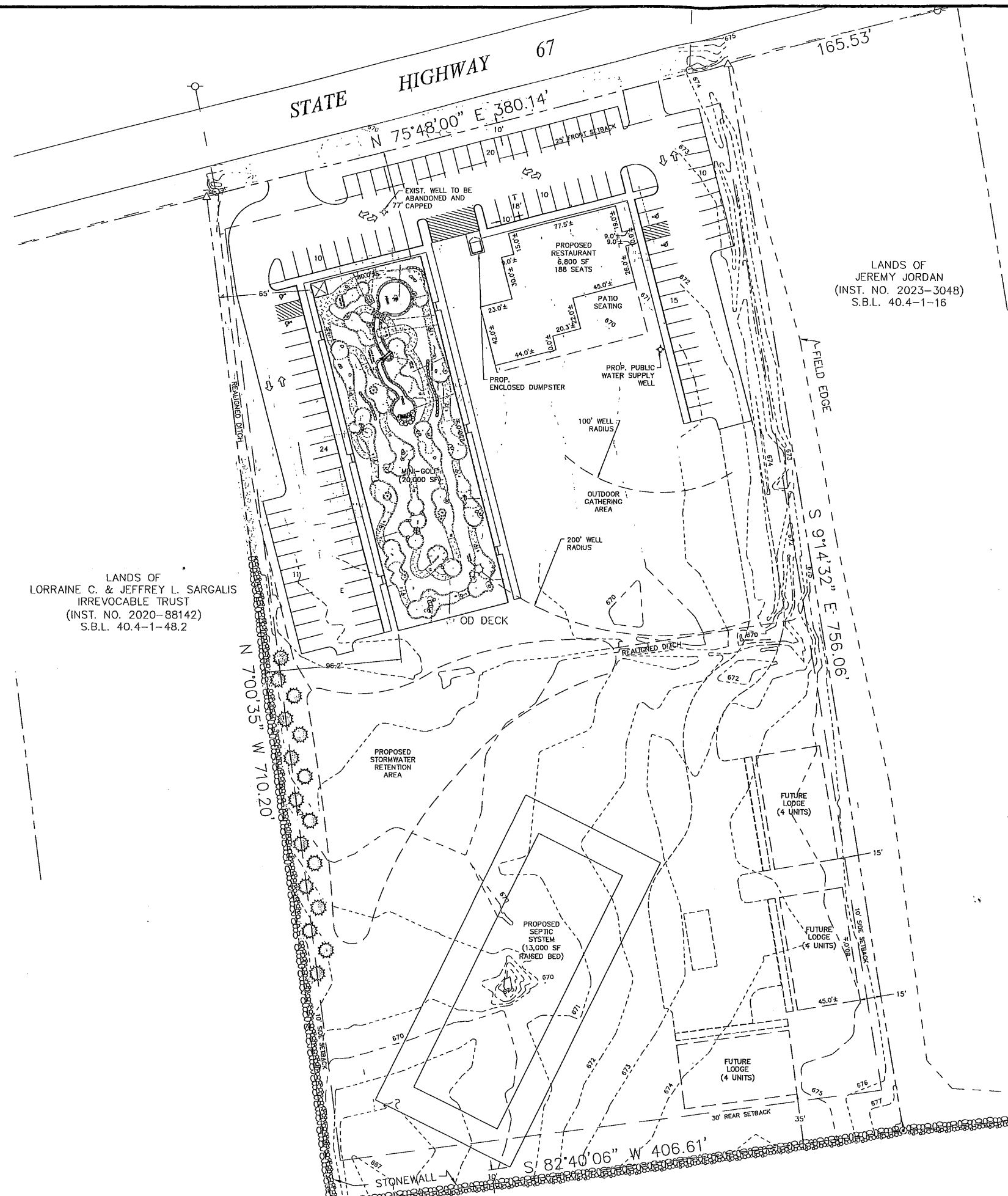
To PB for approval of Restaurant
and Hotel/motel (which are allowed).
with site plan approval.

mini golf is Not allowed

send to ZBA for possible appeal

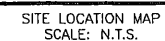
~~Setbacks~~ Setbacks for 12 motel units
(3 Buildings) are greater than 10 ft.
specific standard for Hotel/motel
in B-1 and those would apply
to this proposal.

Variance - Denied Under Section 11, B-1 Business
District Not an allowed use.



LANDS OF
JEREMY JORDAN
(INST. NO. 2023-3048)
S.B.L. 40.4-1-16

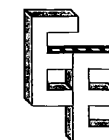
1. ALL SURVEY INFORMATION IS REFERENCED TO:
 - 1.1. MAP ENTITLED "SURVEY MAP of LANDS of 264 STATE HIGHWAY 67, LLC" PREPARED BY FERGUSON & FOSS, LAND SURVEYORS DATED JANUARY 14, 2025.
 - 1.2. AVAILABLE TAX MAPPING, TOWN OF AMSTERDAM COUNTY OF FULTON. TAX MAP SECTIONS 40.4

[illegible]

PRIOR TO ANY EARTH
DISTURBANCE THE CONTRACTOR
SHALL CALL IN A TICKET TO
DIG SAFE NY AND OBTAIN A
CLEAR TO DIG

IT IS A VIOLATION OF SECTION 7209 OF THE NYS EDUCATION LAW FOR ANY PERSON TO ALTER ANY ITEM ON THIS PLAN IN ANY WAY UNLESS HE/SHE IS ACTING UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL ENGINEER.

CHRISTOPHER D. LONGO, PE
N.Y.S. LIC. # 095840



EMPIRE ENGINEERING, PLLC
1900 DUANESBURG ROAD
DUANESBURG, NY 12056
PH: (518) 280-1371
EMAIL: CLONGO@EMPIREENG.NET



QUIRI ENGINEERING, PLLC
PO BOX 112
FORT HUNTER, NY 12069
PH: (518) 424-0919
DANIEL.QUIRI@QUIRIENGINEERING.COM

PROJECT
The Village at
Manny's Corners
264 State Highway 67
Town of Amsterdam, NY

Title CONCEPT PLAN	
Date 02/21/2025	Sheet C10
Scale 1"=40'	
Job# 25006	

