

**Town of North Greenbush
Zoning Board of Appeals
2 Douglas Street, Wynantskill NY 12198**

Applicant Number	21-01
Date Application Received	1/20/26
Hearing Scheduled Date	2/11/26
Application Fee	300.-
Approved Date	Conditions (y/n)
Denial Date	Withdrawn Date
Zoning Chairperson	R. FRENCH

**Application for a Variance, Special Permit,
and/or Appeal**

Zoning Board Fees as per Chapter 197 Section I

General Information *cmakrshy@gmail.com*

Applicant:	Property Owner: <i>Same</i>
Name: <i>Blooming Grove Reformed Church</i>	Name: _____
EMAIL: <i>paige.convis@gmail.com</i>	EMAIL: _____
Company: <i>Blooming Grove Reformed Church</i>	Company: _____
Address: <i>706 Bloomingrove Dr Rensselaer NY 12141</i>	Address: _____
Phone: <i>518 286 2910</i>	Phone: _____

Applicant is: Owner _____ Builder _____ Lessee _____ Architect/Engineer _____ Agent X Other _____
If Other, Explain: _____

Lot Information
Street Address of Lot: *706 Bloomingrove Dr Rensselaer NY 12141*
Parcel ID Number: *144.2-3-21* Zoning District: *Business/Neighborhood*
Irregular Shape of Lot (Y or N) _____ Corner Lot (Y or N) _____ **(BN)**

Existing: Lot Area *1.21* Frontage *390* Depth *0*
Set Backs: Front _____ Rear _____ Left _____ Right _____
Proposed: Lot Area _____ Frontage _____ Depth _____
Setbacks: Front _____ Rear _____ Left _____ Right _____

Type of Water Service: *City of Rensselaer* Type of Sanitary Disposal *public*

Describe Existing Use:
church property used for worship services + community programs

Type of Request: ☒ Area Variance ☐ Use Variance
☐ Special Permit ☐ Code Interpretation

Briefly describe the proposal: *Replacement of an existing roadside sign with a new double sided freestanding sign at the existing sign location; includes 63' x 96' double sided panel with changeable message board, supported by 2 6x6 posts. Total face area is 45.7 square feet. Sign location height + placement is unchanged*

Abutters- Adjacent Property Owners

List the name and address for each adjacent property owners. Use additional paper if needed.

	Name:	Address:	Property Use:
Front	<i>NYS DOT</i>	<i>649 Bloomingrove</i>	<i>VACANT commercial</i>
Rear	<i>Bloomingrove PR AS LLC</i>	<i>726-728 Bloomingrove Dr</i>	<i>VACANT commercial</i>
Left	<i>Michael Scott + Joan Rapp</i>	<i>760 Bloomingrove</i>	<i>res/VACANT</i>
Right	<i>Schoolhouse realty</i>	<i>716 Bloomingrove</i>	

Required Submittals

- ✓ A plot plan showing all property lines, dimensions, adjacent streets, existing structures, setback distances, and location of proposed changes.
- ✓ Part 1 of the State Environmental Quality Review (SEQR) Short Environmental Form
- ✓ Appropriate fee, as determined by the Code of the Town of North Greenbush, and as Calculated by the Building Department

NOTE: Additional submittals may be required by the Zoning Board of Appeals.

Failure to submit all required documents may result in a delay in the processing or denial of the application.

Have there been any other variances issued for this property? (Y or N) _____

If yes, explain:

For any Area Variance Request, please complete the following:

Proposed use/construction: Replacement Roadside sign
(Single family home, commercial building, addition, deck, pool, accessory building, sign, fence, etc)

	REQUIRED	PROPOSED
Lot Size:	1.21 acres	1.21 acres
Width at set back:	390	390
Front Setback:	approx 25 Ft	25 Ft
Rear Setback:	approx 398 Ft	approx 398 Ft
Left Side Setback:	no change	no change
Right Side Setback:	no change	no change
Maximum Lot Coverage:	N/A	
Maximum Height:	N/A	

For Multi-family Residential / Non- Residential Area Variances, please complete the following:

	REQUIRED	PROPOSED
Number of Parking Spaces:		
Buffer:		
Units per Acre:		

Area Variance Continued

1. Explain how no undesirable change will be produced in the character of the neighborhood; nor a detriment to nearby properties created by granting the area variance.

The proposed sign replaces an existing roadside sign for an established church and will remain at the current sign location. The new sign will be professionally constructed + maintained + will not change the character of neighborhood.

2. Explain why the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an Area Variance.

Due to sightlines, traffic conditions and distance from the roadway reducing the sign size or relocating it would reduce visibility + legibility for drivers. The proposed sign accommodates church + counseling center, consolidates signs + improves clarity.

3. Describe whether the requested Area Variance is substantial.

While the proposed sign may exceed dimensional requirements, the variance is limited in scope. The request involves replacement of existing signage at same location + does not introduce a new use or increase intensity of use.

4. Explain how the proposed variance will not have an adverse effect on the physical or environmental conditions in the neighborhood or district.

The project involves installation of sign posts and panels at an existing sign location with minimal ground disturbance. No environmental drainage or utility impacts are anticipated.

5. Explain whether difficulty is self-created. (Consideration is relevant, but should not necessarily preclude the granting of the Area Variance.)

The need for the variance arises from the practical visibility requirements of an existing church property and is not the result of a new or intensified use.

For Use Variance Applications, please complete the following: N/A

Describe the request use:

1. Explain why the application cannot realize a reasonable return without the Use Variance, as demonstrated by the content financial evidence.

2. Explain how the alleged hardship relating to the property is unique, and does not apply to a substantial portion of the neighborhood.

3. Describe why granting the requested use variance will not alter the essential character of the neighborhood.

Explain whether the alleged hardships have been self- created.

Describe in Detail your request:

Explain why granting the request is consistent with the public health, safety, and general welfare of the community, including the public or commercial inconvenience of the applicant.

For **Home Occupation Request**, please see Town of North Greenbush Code Sections 197-3 and 197-24

For **Earthwork Permit**, Please see Town of North Greenbush Code Section 197-30

For **Telecommunication Tower Permit**, Please see Town of North Greenbush Code Section 197- 107

Appeal Criteria

Explain the nature of the requested appeal, including Town Code Section, Building Department decision, and your objections.

Certification and Authorization

I certify that the information contained in this application is true to the best of my knowledge and I authorize the Town of North Greenbush to process this application as provided by law.

Applicant:

Property owner:

Name:

Blooming Grove Reformed Church

Signature:

Theresa L. Ministe / President of board

Date:

1/05/25

FEES as per Town Code Chapter 197:

Special Permits for a residential single parcel: \$50.00 Special Permit for non-residential parcel: \$150.00
Area Variance for a single residential parcel: \$100.00 Area Variance for a non- residential parcel: \$300.00
Use Variance for a single residential parcel: \$200.00 Use Variance for a non-residential parcel: \$500.00
Plus reimbursement of legal and engineering expenses per 95-4 for all variances & special permit applications

617.20

Short Environmental Assessment Form

Instructions for Completing

Please refer to this link for step by step assistance: <http://www.dec.ny.gov/permits/90156.html>

Part 1- Project information. The applicant or project sponsor is reliable 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; attached additional pages as necessary to supplement any item.

Part 1- Project and Sponsor Information			
Name of Action or Project: <u>Replacement of existing freestanding Church sign</u>			
Project Location (Describe, and attach a location map): <u>706-768 Bloomingvue Drive Rensselaer NY 12144</u>			
Brief Description of Proposed Action: <u>Removal of existing sign + installation of a new double sided post and panel sign in the same location. no change in use, no expansion of area + no electrical proposed</u>			
Name of Applicant or Sponsor: <u>Blooming Grove Reformed Church</u>		Telephone: <u>518 286 2910</u> E-Mail: <u>paigeconwies@gmail.com</u>	
Address: <u>706 Bloomingvue Dr</u>			
City/PO: <u>Rensselaer</u>		State: <u>NY</u> Zip Code: <u>12144</u>	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to part 2. If no, continue to question 2.			YES NO <div style="border: 1px solid black; width: 20px; height: 20px; margin: 0 auto;"></div>
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: <u>Town of North Greenbush Building permit</u>			YES NO <div style="border: 1px solid black; width: 20px; height: 20px; margin: 0 auto;"></div>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (Project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			1.21 Acres 0.01 Acres 1.21 Acres
4. Check all land uses that occur on, adjoining and near the proposed action.			
<div style="display: flex; flex-wrap: wrap;"> <div style="width: 25%;"><input type="checkbox"/> Urban</div> <div style="width: 25%;"><input type="checkbox"/> Rural</div> <div style="width: 25%;"><input type="checkbox"/> Industrial</div> <div style="width: 25%;"><input type="checkbox"/> Commercial</div> <div style="width: 25%;"><input checked="" type="checkbox"/> Residential (suburban)</div> <div style="width: 25%;"><input type="checkbox"/> Forest</div> <div style="width: 25%;"><input type="checkbox"/> Agriculture</div> <div style="width: 25%;"><input type="checkbox"/> Aquatic</div> <div style="width: 25%;"><input checked="" type="checkbox"/> Other (Specify): <u>religious</u></div> <div style="width: 25%;"><input type="checkbox"/> Parkland</div> </div>			
5. Is the proposed action.			YES NO

a. A permitted use under the Zoning regulations?	YES	NO
b. Consistent with the adopted comprehensive plan?		
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	YES	NO
	✓	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If yes, identify:	YES	NO
		✓
8.	YES	NO
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 the site of the proposed action?	✓	NO
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:	YES	NO
		✓
10. Will the proposed action connect to an existing public/private water supply? If no, describe method for providing wastewater treatment:	YES	NO
		✓
11. Will the proposed action connect to existing wastewater utilities? If no, describe method for providing wastewater treatment:	YES	NO
		✓
12.	YES	NO
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.	YES	NO
a. does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other water bodies regulated by a federal, state or local agency?		✓
b. Would the proposed action physically alter, or encroach into, any existing wetland or water body? If yes, identify the wetland or water body and extent of alterations in square feet or acres:		✓
14. Identify the typical habit types that occur on, or are likely to be found on the project site. Check all that apply:	YES	NO
		✓
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?	YES	NO
		✓
16. Is this project site located in the 100 year flood plan?	YES	NO
		✓
17. Will the proposed action create storm weather discharge, either from point or non- point sources? If yes.	YES	NO
a. Will storm water discharge flow to adjacent properties?		✓

b. Will storm water discharges be directed to establish conveyance systems (runoff and storm drains)?

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)?

YES NO

If yes, explain purpose and size: _____



19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?

YES NO

If yes, describe: _____



20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

YES NO

If yes, describe: _____



I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/ Sponsor name: _____

Date: 01/07/2016

Signature: _____

Page Convis - president of board

Part 2- Impact Assessment. The Leaf Agency is responsible for the completion of Part 2. 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, water bodies, 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?		

Part 3- Determination of significance. The Lead Agency is responsible for the completion of Part 3. 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 significance 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

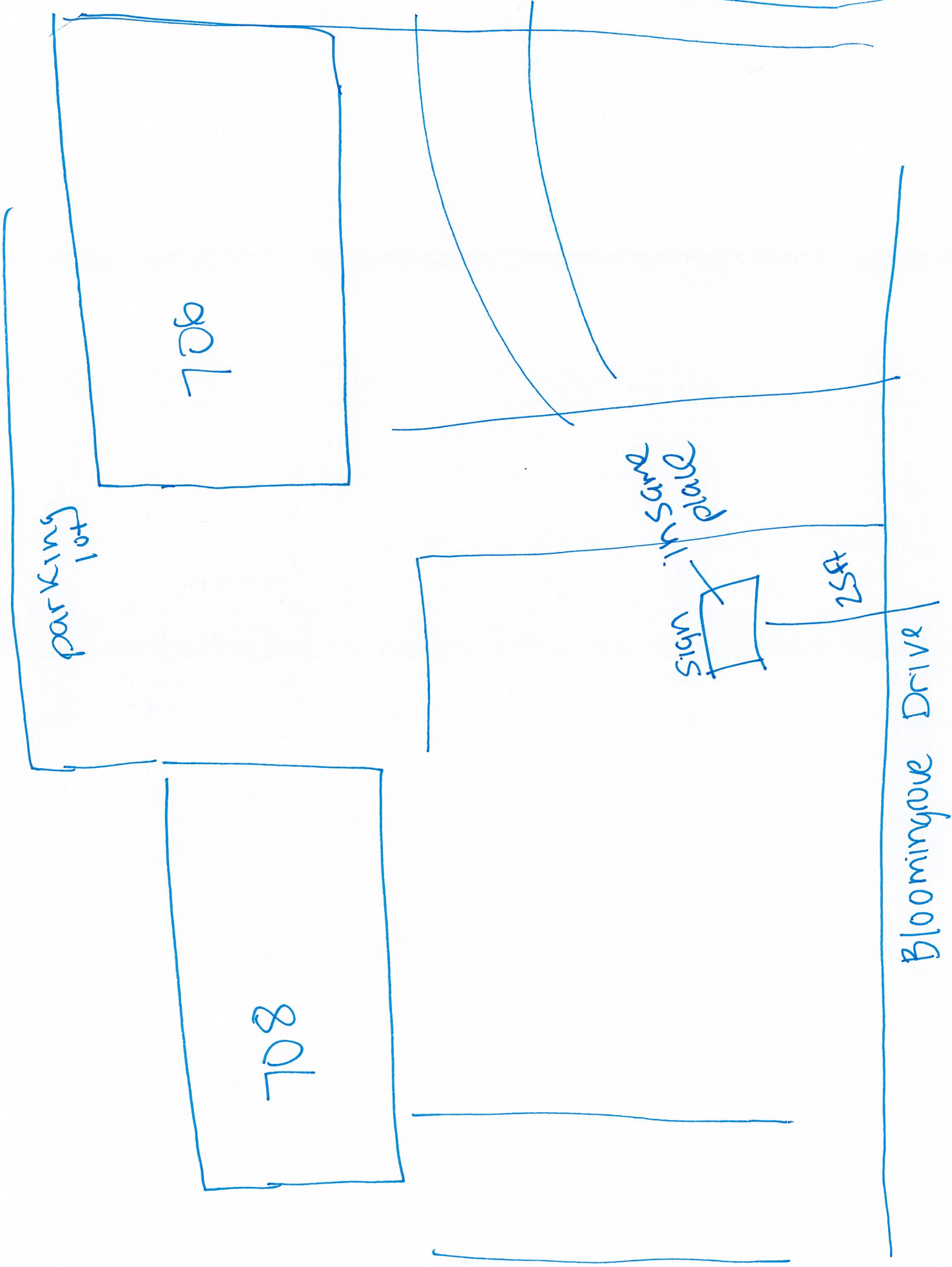
Date

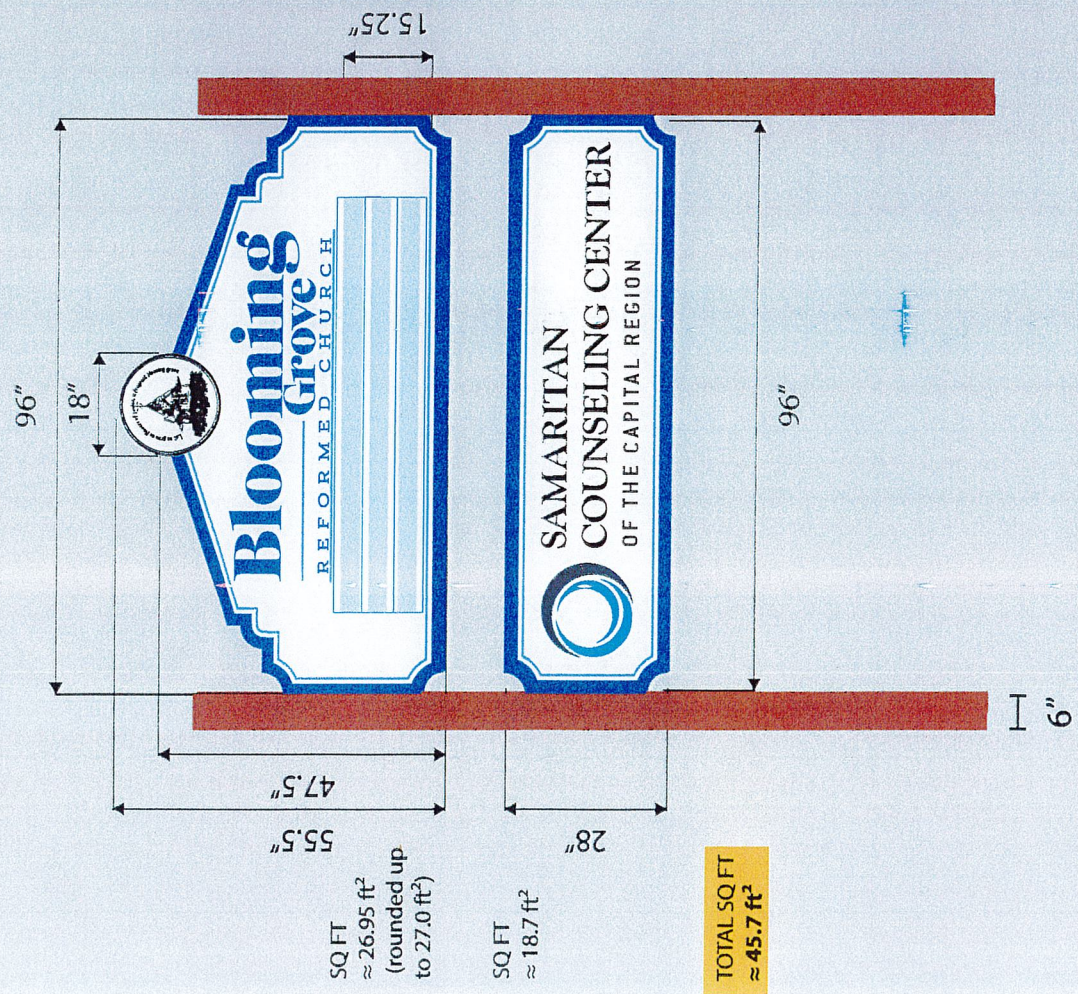
Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)



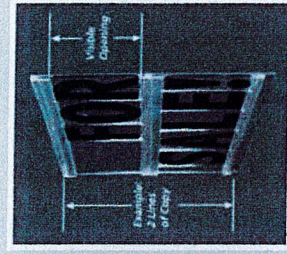


DESCRIPTION

- 1: Manufacture:
One (1) Double Sided 63" x 96"
1/2" MDO Post & Panel Sign
with 1/2" Dimensional PVC /
Lexan lettering for "Blooming
Grove" and Logo.
Print or vinyl for remainder
of sign.
Three (3) Lines of 3"h
Pronto Changeable copy.
Two (2) 6" x 6" Posts



Install;
Remove Existing Signs,
and Install New Post and
Panel Direct Burial, using
the existing "Samaritan
Counseling" Signs Road
Side Post as the location
for the new signs roadside
Post



COLOR



PMS: 4152 C

FONT

Lust Display / Montserrat



saxtonsign.com

1-800-942-6366

phone: 518.732.7704
fax: 518.732.7716

CLIENT: Blooming Grove Reformed Church

JOB LOCATION: 706 Blooming Grove Dr | Rensselaer, NY 12144 United States

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DATE: 01/08/26

FOLDER: XXX

FILE NAME: 251270.ai

DRAWN BY: Russell Bernard

SALESPERSON: Darren Katz