

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

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

Zoning Board Fees as per Chapter 197 Section I

General Information

Scott Noel 1256 yadva.com

Applicant Number	<u>2018</u>
Date Application Received	<u>6/24/26</u>
Hearing Scheduled Date	<u>7/8/26</u>
Application Fee	<u>600</u>
Approved Date	_____ Conditions (y/n) _____
Denial Date	_____ Withdrawn Date _____
Zoning Chairperson	<u>R. FRENCH</u>

<u>Applicant:</u>		<u>Property Owner:</u>	
Name:	Scott Noel	Name:	Community Resource Federal Credit Union
EMAIL:	scottnoel@gmail.com	EMAIL:	tlangleis@communityresourcefcu.com
Company:	_____	Company:	_____
Address:	53 Haywood Lane Rensselaer NY 12144	Address:	20 Wade Rd Latham, NY 12110
Phone:	518-669-2220	Phone:	518-488-1478

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

Lot Information
Street Address of Lot: 631 Bloomingrove Drive

Parcel ID Number: 145-7-2 Zoning District: C- Commercial
Irregular Shape of Lot (Y or N) N Corner Lot (Y or N) Y
Existing: Lot Area 2.05ac Frontage 258+/- Depth 225+/-
Set Backs: Front 78 Rear 68 Left 62 Right 188
Proposed: Lot Area 0.70 & 1.35 Frontage 109+/- Depth 172+/-
Setbacks: Front 78 Rear 68 Left 62 Right 75
Type of Water Service: public Type of Sanitary Disposal public

Describe Existing Use:
current bank site

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

Briefly describe the proposal:
Owner is looking to subdivide parcel to provide added land to westerly property owner (Scott Noel) to construct a parking lot & small building to support a proposed sportsplex

Abutters- Adjacent Property Owners
List the name and address for each adjacent property owners. Use additional paper if needed.

	Name:	Address:	Property Use:
Front	Points North Holdings	52 Huntleigh Drive Loudonville NY 12211	vacant - proposed sportsplex
Rear	NYS Route 4	n/a	4 lane highway
Left	I-90 Connector	n/a	state highway
Right	CDTA	n/a	park and ride

Required Submittals

- A plot plan showing all property lines, dimensions, adjacent streets, existing structures, setback distances, and location of proposed changes.
- Part I 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) N
If yes, explain:

For any Area Variance Request, please complete the following:

Proposed use/construction: parking lot and small building to support proposed Sportsplex to the west.
(Single family home, commercial building, addition, deck, pool, accessory building, sign, fence, etc)

	REQUIRED	PROPOSED
Lot Size:	5 ac.	0.7+/- ac. & 1.35+/- ac
Width at set back:	400	160'
Front Setback:	50	
Rear Setback:	50	
Left Side Setback:	50	
Right Side Setback:	50	
Maximum Lot Coverage:	75%	
Maximum Height:	3 stories	

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 Route 4 corridor in this general location is very busy with small and large businesses on varying sized parcels. The development of this site will be in harmony with the surroundings.

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.

The applicant wants to construct a Sports Facility on an adjoining parcel to the West. The potential of added parking spaces will allow for better site planning for the sports facility. Currently the Bank does not use this land for any purpose and this area of the site sits vacant.

3. Describe whether the requested Area Variance is substantial.

From a % variance relief stand point the requested Variance is substantial as the required Lot Area is 5 acres. As the parcel sits today it is only 2.05 acres (without the subdivision) so it is already an Existing Non Conforming lot.

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

The proposed subdivision and construction of a parking lot and small building will fit the existing streetscape along the Route 4 corridor.

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

The difficulty is self created as the Applicant is requesting this variance for the ultimate benefit of the Sports Facility.

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

Describe the request use: N/A

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

N/A

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

N/A

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

N/A

Explain whether the alleged hardships have been self- created.

N/A

Describe in Detail your request:

N/A

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.

N/A

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.

The C Zone requires a 5 acre minimum lot size and we are proposing 2 lots with areas of 0.70 and 1.36 acres respectively. Per Town Code section 197 Attachment 2 - Schedule of Area and Bulk Regulations.

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:	Scott Noel	Terry L. Langlois, President/CEO, Community Resource Federal Credit Union
Signature:	<i>[Signature]</i>	<i>[Signature]</i>
Date:	6/24/26	June 24, 2026

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

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: Community Resource Federal Credit Union - 2 lot subdivision			
Project Location (describe, and attach a location map): 631 Bloomingrove Drive - Town of North Greenbush			
Brief Description of Proposed Action: Applicant proposes to subdivide a 2.05 acre lot that currently has a commercial bank and related amenities located on one portion, and the remainder is currently vacant.			
Name of Applicant or Sponsor: Scott Noel		Telephone: 518-669-2220 E-Mail: scottnoellc@gmail.com	
Address: 53 Haywood Lane			
City/PO: Rensselaer		State: NY	Zip Code: 12144
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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town Planning Board - subdivision Town Zoning Board - area variances		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 2.05 acres b. Total acreage to be physically disturbed? _____ 0.5 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 2.05 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

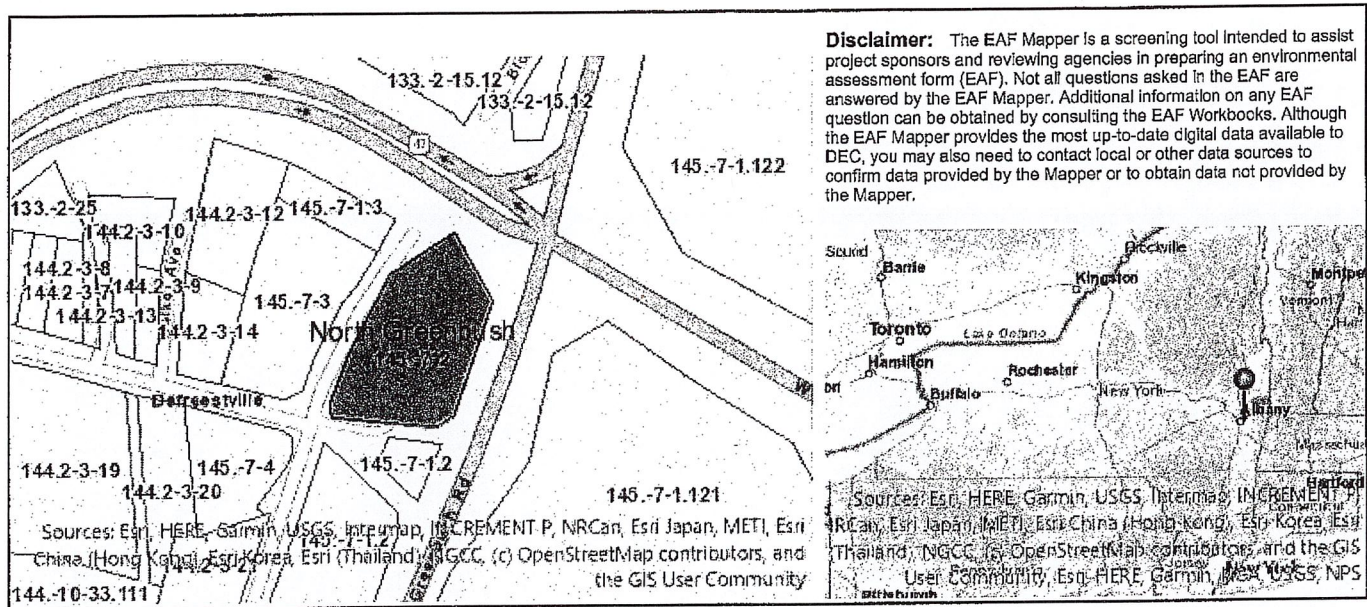
5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services 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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: na _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ na _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ na _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. 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? b. 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?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> 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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Scott Noel</u> Date: <u>6/24/26</u> Signature: <u>S Noel</u> Title: <u>owner</u>		

PRINT FORM

EAF Mapper Summary Report

Friday, June 5, 2026 3:17 PM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No

