

**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

Applicant Number 26-22
Date Application Received 8/24/26
Hearing Scheduled Date 9/9/26
Application Fee \$1600 (PA)
Approved Date _____ Conditions (y/n) _____
Denial Date _____ Withdrawn Date _____
Zoning Chairperson R. Farch

<u>Applicant:</u>		<u>Property Owner:</u>	
Name:	Mr. Terry Langlois, Pres/CEO	Name:	Community Resource Federal Credit Union
EMAIL:	tlanglois@communityresourcefcu.com	EMAIL:	tlanglois@communityresourcefcu.com
Company:		Company:	
Address:	20 Wade Road Latham, NY 12110	Address:	20 Wade Rd Latham, NY 12110
Phone:	518 - 488 - 1478	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 ROSELAK, NY 12144

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 a parcel of land that currently has a Bank site on it.

Abutters- Adjacent Property Owners

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

	<u>Name:</u>	<u>Address:</u>	<u>Property Use:</u>
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 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) N

If yes, explain:

For any Area Variance Request, please complete the following:

Proposed use/construction: TBD

(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 potential 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 Owner/Applicant is looking to subdivide and sell the parcel of land so it can be developed by others. The Bank has no intentions to develop further or expand on this site, therefore the extra land has no value to the Owner.~~

3. Describe whether the requested Area Variance is substantial.

From a % variance relief standpoint 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 parcel is relatively small in size and similar to some of the other parcels in the general area. Future development would need to obtain Site Plan Approval from the Planning Board and follow the Route 4 Corridor Design guidelines.

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

This parcel was purchased by the Owner in 2015 with the intent of building on some of the land and selling whatever portion of the land that was not needed. In 2016 the Town Zoning was updated and now requires 5 acre minimum zoning. So while the applicant is looking to further subdivide the current non-conforming lot, it was their initial intention to sell off the un-useable portion.

For Use Variance Applications, please complete the following:

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

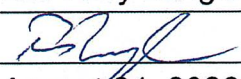
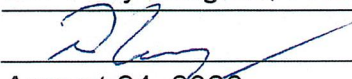
Appeal Criteria

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 1.35 acres respectively. Per Town Code section 197 Attachment 2 - Schedule of Area and Bulk Regulations. Additionally, the lot width is required to be 400' and the smallest lot would have only 160' in width.

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:	Mr. Terry Langlois, Pres.	Mr. Terry Langlois, Pres.
Signature:		
Date:	August 24, 2026	August 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: Mr. Terry Langlois		Telephone: (518) 488 - 1478 E-Mail: tlanglois@communityresourcefcu.com	
Address: 20 Wade Road			
City/PO: Latham		State: NY	Zip Code: 12110
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 government Agency? If Yes, list agency(s) name and permit or approval: Town Planning Board - subdivision Town Zoning Board - area variances		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action? _____ 2.05 acres b. Total acreage to be physically disturbed? _____ 0.0 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. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

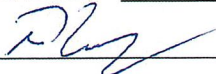
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☐	☒
b. Consistent with the adopted comprehensive plan?	☐	☐	☒
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed 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 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?	☒	☐	
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: na _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ na _____	☒	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ na _____	☒	☐	
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?	NO	YES	
	☐	☒	
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?	☐	☒	
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: _____ _____ _____			

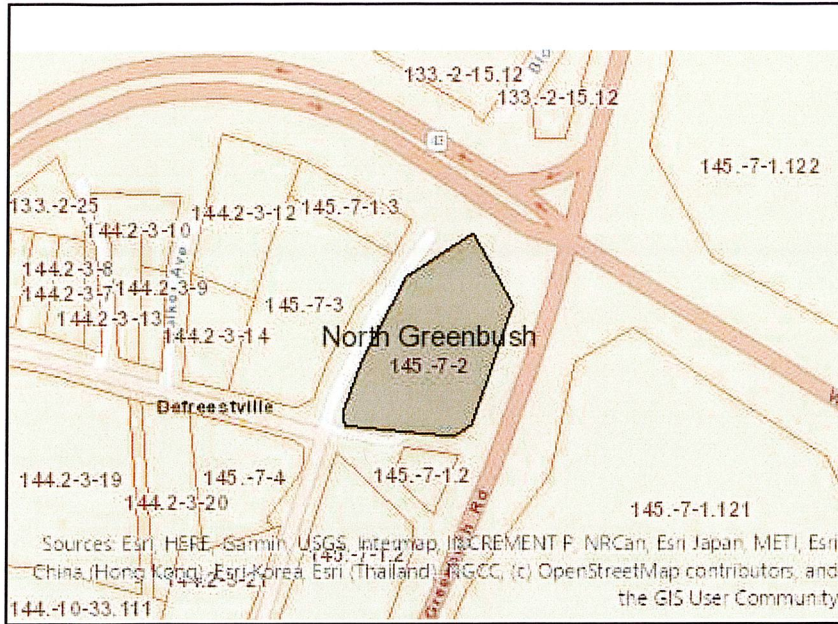
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☒ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or 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 plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☒	☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? 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
	☒	☐

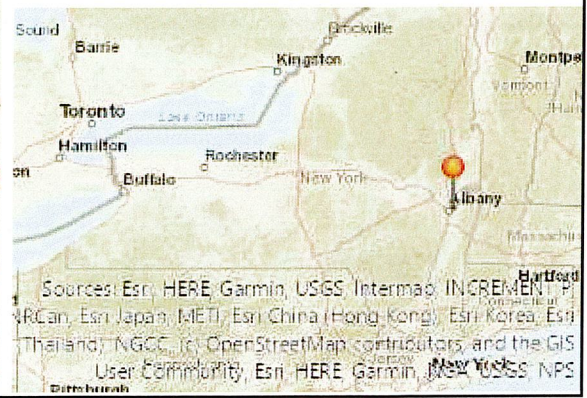
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐

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 CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Mr. Terry Langlois</u> Date: <u>August 24, 2026</u>		
Signature: <u></u> Title: <u>President/CEO</u>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



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