

**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	<u>20-25</u>
Date Application Received	<u>9/20/26</u>
Hearing Scheduled Date	<u>10/14/26</u>
Application Fee	<u>400</u>
Approved Date	_____
Conditions (y/n)	_____
Denial Date	_____
Withdrawn Date	_____
Zoning Chairperson	<u>R. FRENCH</u>

<u>Applicant:</u>		<u>Property Owner:</u>	
Name:	<u>House of Praise Ministries</u>	Name:	<u>SAME AS APPLICANT</u>
EMAIL:	<u>Dalina@HouseofPraise.cc</u>	EMAIL:	_____
Company:	_____	Company:	_____
Address:	<u>1688 Rte 9</u>	Address:	_____
	<u>Castleton on Hudson, NY 12033</u>		_____
Phone:	<u>518-477-8747</u>	Phone:	_____

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

Lot Information

Street Address of Lot: 276 North Greenbush Road

Parcel ID Number: 123.17-15-1.1 Zoning District: RESIDENTIAL - SINGLE FAMILY
123.17-15-1.2 Neighborhood Business

Irregular Shape of Lot (Y or N) N Corner Lot (Y or N) N

Existing: Lot Area 1.76Ac Frontage 219.97 Depth +/-350

Set Backs: Front 30' Rear 35' Left 20' Right 20'

Proposed : Lot Area 3.21Ac Frontage 219.97' Depth _____

Setbacks: Front 30.5' Rear 230.1' Left 20.5' Right 45.9'

Type of Water Service: Municipal Type of Sanitary Disposal Municipal

Describe Existing Use:

Currently a 1 Story Dwelling exists on parcel.

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

Briefly describe the proposal:

Two tax parcel are currently owned by the Applicant and are to be combined into one for a total 3.21 acres.
The construction of a 140 x 100' Church is to be built between State Rte 4 and the existing dwelling, 157 parking spaces
are proposed in the rear of hte structure with ingress/egress onto State Rte 4 and Arbor Drive.

Abutters- Adjacent Property Owners

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

	Name:	Address:	Property Use:
Front	_____	_____	_____
Rear	<u>Rensselaer Polytechnic Institute</u>	_____	<u>Educational</u>
Left	<u>280 North Greenbush Rd LLC</u>	<u>280 North Greenbush Rd</u>	<u>2 Family Residential</u>
Right	<u>Ronald & Mary Ann Suen</u>	<u>268 North Greenbush Rd</u>	<u>1 Family Residential</u>

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: 140 x 100' Church w/ total of 157 parking spaces
(Single family home, commercial building, addition, deck, pool, accessory building, sign, fence, etc)

	REQUIRED	PROPOSED
Lot Size:	20,000 sf Min	3.21 Acres or 139,828 sf
Width at set back:	110' Min	217' +/-
Front Setback:	30'	30'
Rear Setback:	35'	35'
Left Side Setback:	20'	20'
Right Side Setback:	20'	20'
Maximum Lot Coverage:	75% Max.	64%
Maximum Height:	2 Stories Max	2 Story

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

	REQUIRED	PROPOSED
Number of Parking Spaces:	1 Space / 4 Seats	157 (Including 6 Handicap)
Buffer:	Vegetation or Fencing	Screening along Residential
Units per Acre:	N/A	N/A

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.

Area currently consists of mixed residential and commercial uses along the corridor.

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 Church building is the minimum size necessary to accommodate the anticipated congregation size.

3. Describe whether the requested Area Variance is substantial.

Yes, the variance is substantial compared to the allowable zoning density maximum, however it is not substantial compared to the nearby building sizes and the typical church building size.

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

The building size will be similar to the Medical Arts complex located just south of the site along North Greenbush Rd.

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

The building and parking area has been designed to accommodate the congregation and it would be a hardship to restrict the building size to the maximum footprint specified in the zoning district.

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:

Signature:

Date:

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

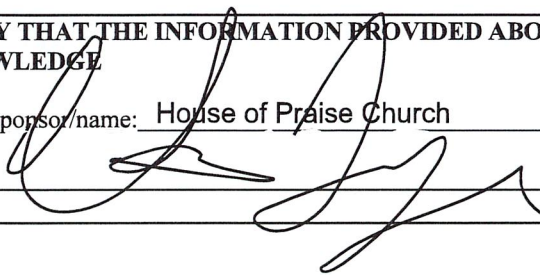
Instructions for Completing

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 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: House of Praise Church			
Project Location (describe, and attach a location map): 276 North Greenbush Rd, North Greenbush NY			
Brief Description of Proposed Action: Construction of a 100 x 140 ft Church with associated municipal sewer and water connections, parking lot and stormwater managment area.			
Name of Applicant or Sponsor: House of Praise Ministries		Telephone: 518-477-8747 E-Mail: Dalina@HouseofPraise.cc	
Address: 1688 Rte. 9			
City/PO: Castleton on Hudson		State: NY	Zip Code: 12033
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: North Greenbush Planning Board		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		3.21 acres	
b. Total acreage to be physically disturbed?		3.0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		3.21 acres	
4. Check all land uses that occur on, are adjoining or 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? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	☐	☒	☐
	☐	☒	☐
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? 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	
	☒	☐	
	☐	☒	
	☐	☒	
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	
	☐	☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	☐	☒	
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	
	☒	☐	
	☐	☒	
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	
	☐	☒	
	☒	☐	

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 or 500-year flood plain?	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: Town of North Greenbush MS4		
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
Stormwater management area designed to collect on-site runoff	☐	☒
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
	☒	☐
21. Is the project located within, or within ½ mile of, a disadvantaged community?	NO	YES
	☒	☐
If No, could impacts from the project affect a disadvantaged community?	☒	☐
If Yes to either question in 21, answer the following question.		
a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>House of Praise Church</u> Date: <u>9/24/26</u>		
Signature:  Title: <u>Engineer for Applicant</u>		

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: _____

Signature: _____

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

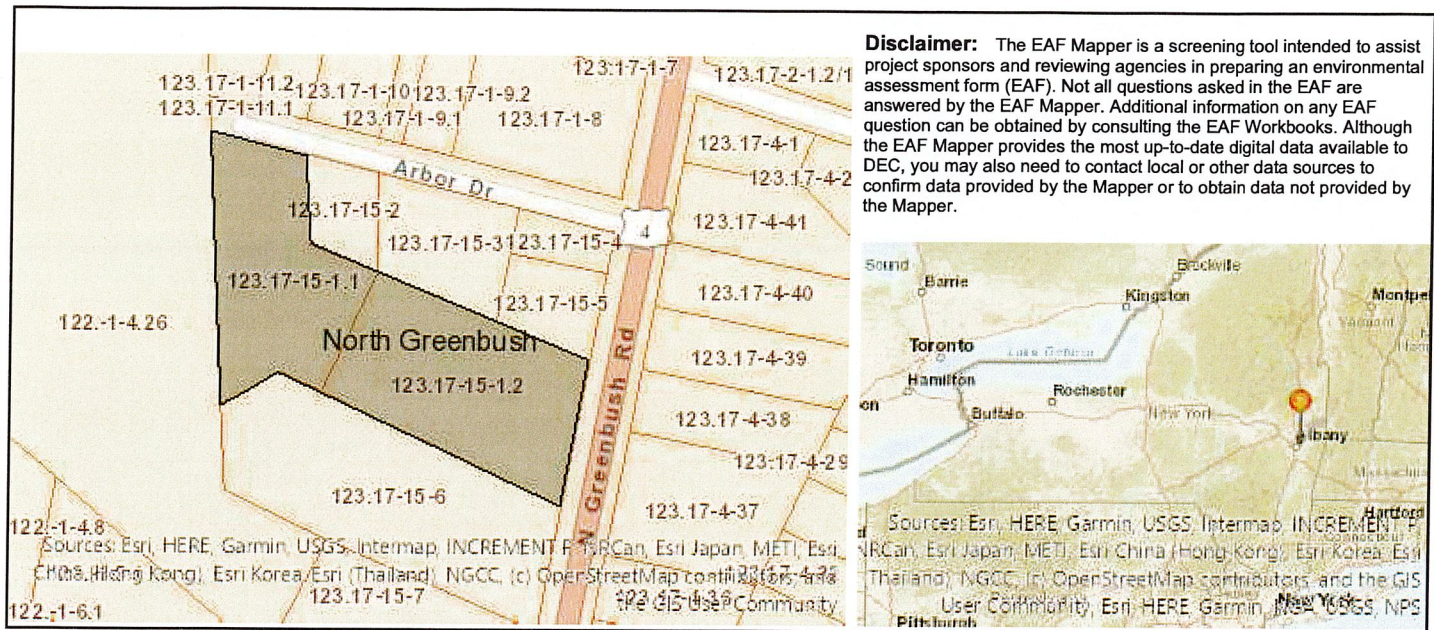
Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

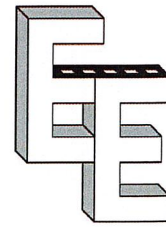
Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
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 or 500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No
Part 1 / Question 21 [Disadvantaged Community]	No

EMPIRE ENGINEERING, PLLC



September 29, 2026

Town of North Greenbush
2 Douglas Street
Wynantskill, NY 12198

Attn: Eric Cioffi, Chief Building Inspector

Mr. Cioffi:

On behalf of the Owner, House of Praise Ministries, please find enclosed the initial application materials for the project located at **276 North Greenbush Road**. As the proposal includes a request for variance from the Zoning Board of Appeals (ZBA), only this application package and Concept Site Plan are being submitted at this time. After the ZBA hears the appeal and provides a determination, additional detailed site plan materials in accordance with the site plan submission criteria will be submitted for Planning Board review.

The proposed project is a new church intended to accommodate approximately 300 people. The proposed structure is approximately 14,000 square feet, including municipal water and sewer connections, associated parking, and a separate existing structure converted for church offices. The subject site incorporates two parcels. Tax Parcel 1.2 is approximately 1.76 Ac with frontage on North Greenbush Road and is located within the Neighborhood Business district. Tax Parcel 1.1 is approximately 1.53 Ac with frontage on Arbor Drive and is located within the Single-Family R-1 district. The parcels are intended to be combined to a single tax parcel post approval and prior to site development.

The project requires two variances from the zoning code (See Section 197-8 Table 2) in order to proceed as designed. They include:

Maximum Building Footprint* – 14,000 sf proposed vs 5,000 sf allowed

Maximum Lot Coverage** - 60% proposed vs 20% allowed

* For Parcel 1.2 located in a Neighborhood Business District

** For parcel 1.1 located in a Single Family R-1 zoning district

In accordance with the Zoning Board of Appeals criteria, it will be explained below and within the enclosed application, that the requested variances are the minimum necessary, they cannot be achieved by other means, are subjectively not substantial, will not have an adverse effect on the physical, environmental or character conditions of the neighborhood, and have not been self-created. Further, the building size and lot coverage proposed are similar to other existing uses within the immediate area.

The proposed use, Religious Worship, is a permitted use in both districts. However, the project is unique in that the contiguous property is split between two zoning districts. In keeping with

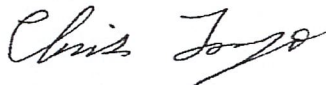
the North Greenbush Route 4 design guidelines, the building has been situated closest to Route 4 so that the front yard is not a parking lot. In meeting this design guideline, a hardship is created that generates the need for the building footprint variance. If the building were situated in the single-family district (rear of the site) it would not be subject to a maximum footprint limitation. However, the church facility is not able to effectively operate at the maximum allowable footprint within the Neighborhood Business zone, even though it is a permitted use. Additionally, there are numerous structures along the same Route 4 corridor which exceed the allowable density of their zoning district. They include the Medical Arts Building along Jordan Road, the Country True Value Hardware store and the I Love NY Pizza Plaza just north of the project.

Similarly, religious worship is a permitted use within the single-family R-1 zoning district. However, the development of this use (building footprint, parking area, pedestrian accommodation) contrasts starkly with the maximum allowable lot coverage stipulated. To meet the zoning criteria (maximum 20% lot coverage) the applicant would be required to own and set aside 4 times the amount of lot area they intend to utilize. This is an extreme hardship and overly burdensome to the church.

In addition to the proposed variances, we request that the Zoning Board of Appeals provide an **interpretation** on what constitutes a principal use. The building inspector expressed that the project may require a use variance for a parking lot use within the single-family R-1 district. We contend that the parking lot is part-in-parcel with the principal use of a religious facility, which is a permitted use in both zoning districts. The fact that the structure is located outside of this district should not preclude the parking lot associated with that use from being permitted within a district that also allows such use.

We would respectfully request placement on the October 14, 2026 ZBA meeting agenda. If there are any questions or comments, please feel free to reach out.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Longo", with a stylized flourish at the end.

Christopher Longo, PE
Civil Engineer

cc: House of Praise Church

Encl: Concept Site Plan Rev 9/24/26
ZBA Application
Short EAF

