

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	_____
Date Application Received	12/16/24
Hearing Scheduled Date	1/8/25
Application Fee	\$ 300 - (pd)
Approved Date (y/n)	_____ Conditions _____
Denial Date	_____ Withdrawn _____
Date	_____

Applicant:

Name: Greg Whitney
Company: Hope Lutheran Church
Address: 470 Winter St. Ext.
Troy, N.Y. 12180
Phone: (518) 951-0414

Property Owner:

Name: Hope Lutheran Church
Company: Hope Lutheran Church
Address: 470 Winter St. Ext.
Troy, N.Y. 12180
Phone: (518) 951-0414

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

Lot Information

Street Address of Lot: 470 Winter St. Ext., Troy, NY 12180

Parcel ID Number: 123.18-11-1 Zoning District: R1

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

Existing: Lot Area _____ Frontage _____ Depth _____

Set Backs: Front _____ Rear _____ Left _____ Right _____

Proposed: Lot Area _____ Frontage _____ Depth _____

Setbacks: Front _____ Rear _____ Left _____ Right _____

Type of Water Service: Town Type of Sanitary Disposal: Septic

Describe Existing Use:

Lutheran Church (501(c)3)

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

Briefly describe the proposal:

Change signboard from manual to LED

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	_____	_____	_____
Left	_____	_____	_____
Right	_____	_____	_____

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) Yes

If yes, explain:

Road Sign

For any Area Variance Request, please complete the following:

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

	REQUIRED	PROPOSED
Lot Size:		
Width at set back:		
Front Setback:		
Rear Setback:		
Left Side Setback:		
Right Side Setback:		
Maximum Lot Coverage:		
Maximum Height:		

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

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

For Use Variance Applications, please complete the following:

Describe the request use: COMMERCIAL COMMUNICATE OF ACTIVITIES TO COMMUNITY

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.

This sign will be mainly be seen by people coming into the parking lot of P

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

We currently have a manual sign board (same height/width) as requested LED sign board.

Explain whether the alleged hardships have been self-created.

n/a

Describe in Detail your request:

We currently have a manual sign board (off the parking lot/walking to the building) we are seeking approval to replace the manual portion of the sign with a LED sign. Size of the board would remain the same.

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.

change of sign will be able to help the church
communicate to community of activities

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.

manuel sign would take too many ~~manhours~~ man hours
to accomplish.

3. Describe whether the requested Area Variance is substantial.

We are just changing the manuel sign board to a
LED sign board. Same height and width

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

It will present a much better look and will
enhance the overall look of the property

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

NA

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.

Other Commercial Properties have LED sign signs

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:

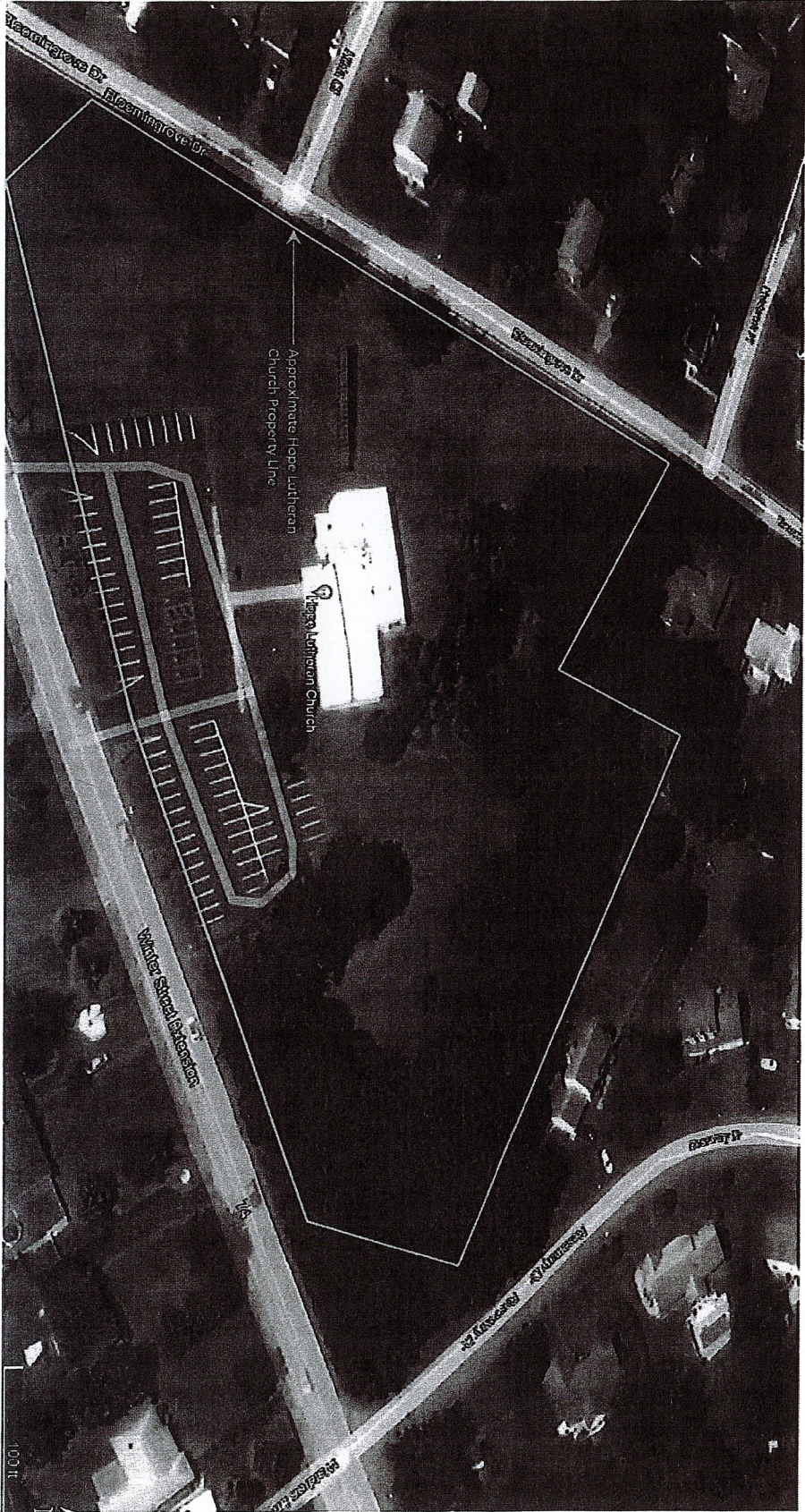
Property owner:

Name: Greg L. Whitney
Signature: [Signature]
Date: 12/15/24

Hope Lutheran Church
[Signature]
12/15/24

FEES as per Town Code Chapter 197	
Special Permits for a residential single parcel: \$50	Special Permit for non-residential parcel: \$150
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

617.20



40' Diameter

Aerial View of Property.



11.75F

Sample of New sign





CURRENT Sign

Sign is 58' from building
Sign is at least 50' from road