
Town of North Greenbush
Local Law No.2 for 2023

A local law entitled "The 2022 North Greenbush Official Zoning Map Amendment Law for property at 634 Bloomingrove Drive,

Be it enacted by the Town Board of the Town of North Greenbush as follows:

Section 1. Amendment of Official Zoning Map

The Town of North Greenbush hereby amends the Official Zoning Map of the Town of North Greenbush pursuant to Town Law Section 265 and the Town of North Greenbush Zoning Law Section 197-5 and Article XIII by changing the zoning classification of Tax Map Parcel No. 145.-7-3 from the Neighborhood Business District (BN) zoning classification to the General Business (BG) zoning classification.

Section 2.

The enforcement officer, or duly authorized representative, is hereby authorized and directed to amend the Official Zoning Map of the Town of North Greenbush in accordance with the terms of this local law pursuant to Section 197-5 of the Code of the Town of North Greenbush.

Section 3.

This law modifies amends, adds to and supersedes Section 197-5 of the North Greenbush Town Code to the extent that said Local Law affects the property described in this Local Law.

Section 4.

The Town of North Greenbush Planning Board must approve a Site Plan Application for the Points North Holdings, LLC at 634 Bloomingrove Drive prior to, the herein above-described land in Section 1, being used for General Business.

Section 5.

The Town of North Greenbush Planning Board when approving a site plan for the Points North Holdings, LLC at 634 Bloomingrove Drive shall include compliance with the route 4 design guidelines on the façades facing Bloomingrove Drive and Washington Avenue and shall encourage construction that would be consistent of the character of the

neighborhood. The design of the Points North Holdings, LLC building shall be of a nature, with appropriate roof lines and features consistent with the surrounding neighborhood.

Section 6.

The Points North Holdings, LLC at 634 Bloomingrove Drive shall connect to the Town of North Greenbush public water system prior to, the herein above described land in Section 1, being used for General Business at the expense of the owner/developer.

Section 7.

The Points North Holdings, LLC at 634 Bloomingrove Drive shall connect to the Town of North Greenbush public sanitary sewer system prior to, the herein above described land in Section 1, being used for General Business or shall have a private septic system approved by Rensselaer County Health Dept. The Points North Holdings, LLC shall pay the cost to connect the property to the Town of North Greenbush Sewer facilities.

Section 8.

The Points North Holdings, LLC at 634 Bloomingrove Drive shall obtain a permit from the Rensselaer County Health Dept. for access to the site.

Section 9.

The Town of North Greenbush Zoning Board of Appeals must approve a Special Use Permit for the Points North Holdings, LLC at 634 Bloomingrove Drive prior to the herein above described land in Section 1, being used for an automobile repair facility in a General Business District can remain.

Section 10.

The site signage for the 634 Bloomingrove Drive property shall be consistent with the Town's Zoning Code unless application is made to the Zoning Board of Appeals for a variance.