

**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>25-22</u>
Date Application Received	<u>8/27/25</u>
Hearing Scheduled Date	<u>9/10/25</u>
Application Fee	<u>900.00</u>
Approved Date	_____ Conditions (y/n) _____
Denial Date	_____ Withdrawn Date _____
Zoning Chairperson	<u>R. FRENCH</u>

Applicant:
Name: LARRY ADLER / BRENTAM NY, LLC
EMAIL: LARRY.ADLER@7BRENTAM.COM
Company: BRENTAM NY LLC
Address: 3109 VESTAL PKWY E. S51
VESTAL, NY 13850
Phone: 315-794-3000

Property Owner:
Name: JIM ENZLEN
EMAIL: JIMENZLEN@GMAIL.COM
Company: 531 NGR, LLC
Address: 167 LAPE RD
RENSELAER, NY 12144
Phone: 578-469-0970

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

Lot Information

Street Address of Lot: 531 NORTH GREENBUSH RD, RENSSELAER

Parcel ID Number: 144.2-4-8 Zoning District: C

Irregular Shape of Lot (Y or N) No Corner Lot (Y or N) YES

Existing: Lot Area 3.8 Frontage 499 Depth 398

Set Backs: Front 50 Rear _____ Left _____ Right 50 (2ND FRONT ON AGRWAY)

Proposed: Lot Area _____ Frontage _____ Depth _____

Setbacks: Front 40 Rear _____ Left _____ Right 30

Type of Water Service: PUBLIC Type of Sanitary Disposal PUBLIC

Describe Existing Use:

RETAIL SERVICES

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

Briefly describe the proposal:

THE DEVELOPMENT OF A 7 BAY COFFEE STORE - A DRIVE-THRU ONLY STORE. THE BUILDING IS APPROX 510 SQ FT / A REMOTE 330 SF COOLER/STORAGE STRUCTURE.

Abutters- Adjacent Property Owners

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

	Name:	Address:	Property Use:
Front	<u>STEWART'S SHOPS CORP</u>	<u>536 N. GREENBUSH RD</u>	<u>GAS / RETAIL SVCS</u>
Rear	<u>CARL PIACCO</u>	<u>AGWAY DR</u>	<u>VACANT LAND</u>
Left	<u>B7 GREENBUSH</u>	<u>N. GREENBUSH RD</u>	<u>VACANT LAND</u>
Right	<u>DOB YOUNG PAI</u>	<u>1 AGWAY DR</u>	<u>RETAIL SVCS</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: RETAIL SERVICE - DRIVE-THRU ONLY COFFEE
(Single family home, commercial building, addition, deck, pool, accessory building, sign, fence, etc)

	REQUIRED	PROPOSED
Lot Size:		
Width at set back:		
* Front Setback:	50'	40'
Rear Setback:		
Left Side Setback:		
* Right Side Setback: CORNER LOT 2ND FRONT YARD	50'	30'
Maximum Lot Coverage:		
Maximum Height:		

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

	REQUIRED	PROPOSED
* Number of Parking Spaces:	11	6
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.

NEARBY PROPERTIES HAVE THE SAME RETAIL SERVICES + LAYOUTS. THE PROPOSED SETBACKS ARE CONSISTENT WITH NEARBY PROPERTIES.

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 REQUIRED LAYOUT FOR OPERATIONS + QUEUING REQUIRE THIS LAYOUT.

3. Describe whether the requested Area Variance is substantial.

THE VARIANCE IS NOT SUBSTANTIAL. THE SETBACKS ARE CONSISTENT WITH NEIGHBORING PROPERTIES. THE PARKING REQUIREMENTS FOR THIS USE ARE LESS^T WILL COMPLEMENT THE EXISTING USES.

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 DEVELOPMENT IS ON LESS THAN ACRE. THERE ARE LITTLE IF NO PHYSICAL OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS MINOR PROJECT.

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

THE DIFFICULTY IS PARTIALLY CREATED BY BEING A CORNER LOT. IN ADDITION, THERE ARE EXISTING ENTRANCES/EXITS THAT NEED TO BE MAINTAINED

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.

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.

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:

LARRY ADLER, BREWSTER NY, LLC

Signature:-

[Signature]

Date:

8/26/25

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

Instructions for Completing

Please refer to this link for step by step assistance: <http://www.dec.ny.gov/permits/90156.html>

Part 1- Project information. The applicant or project sponsor is reliable 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; attached additional pages as necessary to supplement any item.

Part 1- Project and Sponsor Information

Name of Action or Project:

531 NORTH GREENBUSH RD - 7BREW

Project Location (Describe, and attach a location map):

531 NORTH GREENBUSH RD, RENSSELAER

Brief Description of Proposed Action:

THE DEVELOPMENT OF A 7BREW COFFEE, WHICH IS A DRIVE-THRU ONLY COFFEE CONCEPT. THE COFFEE STAND IS APPROX. 510 SF AND IS FOR EMPLOYED ONLY - NO PUBLIC ENTRANCE. THERE IS AN APPROX. 330 SF REMOTE COOLER/STORAGE STRUCTURE

Name of Applicant or Sponsor:

LARRY ADLER, 7BREW TEAM, NY, LLC

Telephone:

315-794-3000

E-Mail:

LARRY.ADLER@7BREWTEAM.COM

Address:

3108 VESTAL PKWY E. STE 1

City/PO:

VESTAL

State:

NY

Zip Code:

13850

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.

YES NO

✓

2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If yes, list agency(s) name and permit or approval:

YES NO

✓

3. a. Total acreage of the site of the proposed action?

.45

Acres

b. Total acreage to be physically disturbed?

.3

Acres

c. Total acreage (Project site and any contiguous properties) owned or controlled by the applicant or project sponsor?

3.8

Acres

4. Check all land uses that occur on, adjoining and near the proposed action.

☐ Urban☐ Rural☐ Industrial☒ Commercial☐ Residential (suburban)☐ Forest☐ Agriculture☐ Aquatic☐ Other (Specify):☐ Parkland

5. Is the proposed action,

YES NO

a. A PERMITTED USE UNDER THE ZONING REGULATIONS?

✓

b. CONSISTENT WITH THE ADOPTED COMPREHENSIVE PLAN?

✓

Kc/zba/zba application

a. A permitted use under the Zoning regulations?	YES	NO
b. Consistent with the adopted comprehensive plan?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	YES	NO
	<input checked="" type="checkbox"/>	<input 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:	YES	NO
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.	YES	NO
a. Will the proposed action result in a substantial increase in traffic above present levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" 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:	YES	NO
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If no, describe method for providing wastewater treatment:	YES	NO
	<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:	YES	NO
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12.	YES	NO
a. Does the site contain a structure that is listed on either the State or National Register of Historic places?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13.	YES	NO
a. does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other water bodies regulated by a federal, state or local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or water body? If yes, identify the wetland or water body and extent of alterations in square feet or acres:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Identify the typical habit types that occur on, or are likely to be found on the project site. Check all that apply:	YES	NO
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?	YES	NO
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is this project site located in the 100 year flood plan?	YES	NO
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm weather discharge, either from point or non- point sources? If yes, a. Will storm water discharge flow to adjacent properties?	YES	NO
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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: LARRY ADLER

Date: 8/26/2012

Signature: [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)

Verity
Engineering
Inc. Engineering, D.P.C.
100 West 47th St.
New York, NY 10036
212.693.7200 | verityny.com

SEVEN 73 BREW
COFFEE BAR
BROOKLYN

TOWN OF NORTH GREENBUSH | RENSSELAER COUNTY | NEW YORK STATE
531 NORTH GREENBUSH ROAD
PROPOSED 7 BREW

DESIGNED BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]
SCALE: 1/8" = 1'-0"
DATE: 08/14/2025

REV	DATE	DESCRIPTION
1	08/14/2025	ISSUED FOR PERMIT
2	08/14/2025	REVISED PER COMMENTS
3	08/14/2025	REVISED PER COMMENTS
4	08/14/2025	REVISED PER COMMENTS
5	08/14/2025	REVISED PER COMMENTS
6	08/14/2025	REVISED PER COMMENTS
7	08/14/2025	REVISED PER COMMENTS
8	08/14/2025	REVISED PER COMMENTS
9	08/14/2025	REVISED PER COMMENTS
10	08/14/2025	REVISED PER COMMENTS
11	08/14/2025	REVISED PER COMMENTS
12	08/14/2025	REVISED PER COMMENTS
13	08/14/2025	REVISED PER COMMENTS
14	08/14/2025	REVISED PER COMMENTS
15	08/14/2025	REVISED PER COMMENTS
16	08/14/2025	REVISED PER COMMENTS
17	08/14/2025	REVISED PER COMMENTS
18	08/14/2025	REVISED PER COMMENTS
19	08/14/2025	REVISED PER COMMENTS
20	08/14/2025	REVISED PER COMMENTS

SKETCH PLAN
C-101



