

**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 25-23
Date Application Received 8/27/25
Hearing Scheduled Date 9/10/25
Application Fee 300.00 (PD)
Approved Date _____ Conditions (y/n) _____
Denial Date _____ Withdrawn Date _____
Zoning Chairperson R. FRENCH

Applicant: <u>Jacquelyn Everhause</u>		Property Owner: <u>Jacqueline Everhause</u>	
Name:	<u>Jacquelyn Everhause</u>	Name:	<u>Jacqueline & Lori Enterprises</u>
EMAIL:	<u>518Bloom@gmail.com</u>	EMAIL:	<u>518Bloom@gmail.com</u>
Company:	<u>Bloom Dispensary & Wellness</u>	Company:	<u>Lori & Jacquie Enterprises</u>
Address:	<u>716 Bloominggrove Dr.</u>	Address:	<u>14 Elmhurst Ave</u>
	<u>Rensselaer NY 12144</u>		<u>Albany NY 12203</u>
Phone:	<u>518-857-5143</u>	Phone:	<u>518-857-5143</u>

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

Lot Information

Street Address of Lot: 716 Bloominggrove drive Rensselaer NY 12144

Parcel ID Number: 144.2.4-1 Zoning District: BN

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: will be town Type of Sanitary Disposal will be town

Describe Existing Use:

New Construction

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

Briefly describe the proposal:

Front Sign for Commercial property.
(FREESTANDING)

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>Scott Bendett</u>		<u>Residential</u>
Rear <u>Morgan Ruthman</u>		<u>Commercial Residential</u>
Left <u>Kathryn Morehouse</u>	<u>718 Bloominggrove Dr.</u>	<u>Residential</u>
Right <u>Bloominggrove Church house</u>	<u>714 Bloominggrove Dr.</u>	<u>Church house</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: (FREESTANDING) Building Sign for Commercial Building.
(Single family home, commercial building, addition, deck, pool, accessory building, sign, fence, etc)

Lot Size:

Width at set back:

Front Setback:

Rear Setback:

Left Side Setback:

Right Side Setback:

Maximum Lot Coverage:

Maximum Height:

REQUIRED	PROPOSED
15'	5'

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

Number of Parking Spaces:

Buffer:

Units per Acre:

REQUIRED	PROPOSED
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.

The proposed sign will be designed to be consistent w/ surrounding area, professional appearance and appropriately scaled to the building and property. It will not obstruct views, create noise, or cause excessive lighting. It will enhance the property by clearly identifying the business and improving visibility for patrons while maintaining the aesthetic to the neighborhood.

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 property layout and visibility from the roadway require a sign in the proposed location and size in order for the business to be identified safely and effectively.

3. Describe whether the requested Area Variance is substantial.

Not substantial. The sign is modest in size and scale compared to what is permitted and is designed to be consistent w/ the character of the neighborhood. It ~~is~~ represents only a minimal deviation from the zoning requirements and necessary solely to provide reasonable visibility and identification for the property.

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

The sign will not create noise, traffic or drainage issues and it will not obstruct sight lines or interfere w/ pedestrian or vehicle safety. It will be professionally designed appropriately for and keeping w/ the scale of the property. Overall sign will have no negative environmental impacts and will instead improve wayfinding and safety for the community.

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

To the extent that the difficulty may be considered self-created this factor alone should not preclude the granting of variance. The need for the sign results from the property layout and visibility requirements which make it impractical to comply w/ the strict letter of the zoning code while still ensuring that the business can be safely and reasonably identified. This request is modest, consistent w/ neighborhood character and will not create any adverse impacts and therefore should be granted despite any consideration of self-creation.

For Use Variance Applications, please complete the following:

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.

It will allow for property to be clearly and safely identified by motorists and pedestrians reducing confusion and enhancing traffic safety. Also supports the commercial vitality of the area.

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: Name: Jacques Siori Enterprize Property owner: Jacqueline Evenhase
Signature: J Evenhase
Date: 8/27/15

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: <u>Bloom Dispensary & Wellness front sign.</u>							
Project Location (Describe, and attach a location map): <u>716 Bloomingrove Drive</u>							
Brief Description of Proposed Action: <u>Pensselaer NY 12144.</u>							
<u>To get approval for sign sign in the front of the building.</u>							
Name of Applicant or Sponsor: <u>Jacquelyn Evenhate</u>		Telephone: <u>58-857-5143</u>					
Address: <u>716 Bloomingrove Dr.</u>		E-Mail: <u>518Bloom@gmail.com</u>					
City/PO: <u>Pensselaer</u>		State: <u>NY</u> Zip Code: <u>12144</u>					
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">YES</th> <th style="width: 50%;">NO</th> </tr> <tr> <td style="text-align: center;"> </td> <td style="text-align: center;"><u>X</u></td> </tr> </table>	YES	NO		<u>X</u>
YES	NO						
	<u>X</u>						
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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">YES</th> <th style="width: 50%;">NO</th> </tr> <tr> <td style="text-align: center;"><u>X</u></td> <td style="text-align: center;"> </td> </tr> </table>	YES	NO	<u>X</u>	
YES	NO						
<u>X</u>							
3. a. Total acreage of the site of the proposed action?		<u>0.56</u> Acres					
b. Total acreage to be physically disturbed?		<u>0.19</u> Acres					
c. Total acreage (Project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.56</u> Acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"><input type="checkbox"/> Urban</div> <div style="width: 50%;"><input type="checkbox"/> Rural</div> <div style="width: 50%;"><input type="checkbox"/> Industrial</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Commercial</div> <div style="width: 50%;"><input type="checkbox"/> Residential (suburban)</div> <div style="width: 50%;"><input type="checkbox"/> Forest</div> <div style="width: 50%;"><input type="checkbox"/> Agriculture</div> <div style="width: 50%;"><input type="checkbox"/> Aquatic</div> <div style="width: 50%;"><input type="checkbox"/> Other (Specify): _____</div> <div style="width: 50%;"><input type="checkbox"/> Parkland</div> </div>							
5. Is the proposed action,			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">YES</th> <th style="width: 50%;">NO</th> </tr> <tr> <td style="text-align: center;"><u>X</u></td> <td style="text-align: center;"> </td> </tr> </table>	YES	NO	<u>X</u>	
YES	NO						
<u>X</u>							

a. A permitted use under the Zoning regulations?	YES	NO
b. Consistent with the adopted comprehensive plan?	X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	YES	NO
	X	
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
		X
8.	YES	NO
a. Will the proposed action result in a substantial increase in traffic above present levels?		X
b. Are public transportation service(s) available at or near the site of the proposed action?	X	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	X	
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
	X	
10. Will the proposed action connect to an existing public/private water supply? If no, describe method for providing wastewater treatment:	YES	NO
		X
11. Will the proposed action connect to existing wastewater utilities? If no, describe method for providing wastewater treatment:	YES	NO
		X
12.	YES	NO
a. Does the site contain a structure that is listed on either the State or National Register of Historic places?		X
b. Is the proposed action located in an archeological sensitive area?		X
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?		X
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:		X
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
		X
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
16. Is this project site located in the 100 year flood plan?	YES	NO
		X
17. Will the proposed action create storm weather discharge, either from point or non- point sources? If yes,	YES	NO
a. Will storm water discharge flow to adjacent properties?		X

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)? If yes, explain purpose and size: _____	YES	NO	
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: _____	YES	NO	
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: _____	YES	NO	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE			
Applicant/ Sponsor name: <u>Jacqueline Evenhaise</u>			
Date: <u>5/27/25</u>			
Signature: <u>J Evenhaise</u>			

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

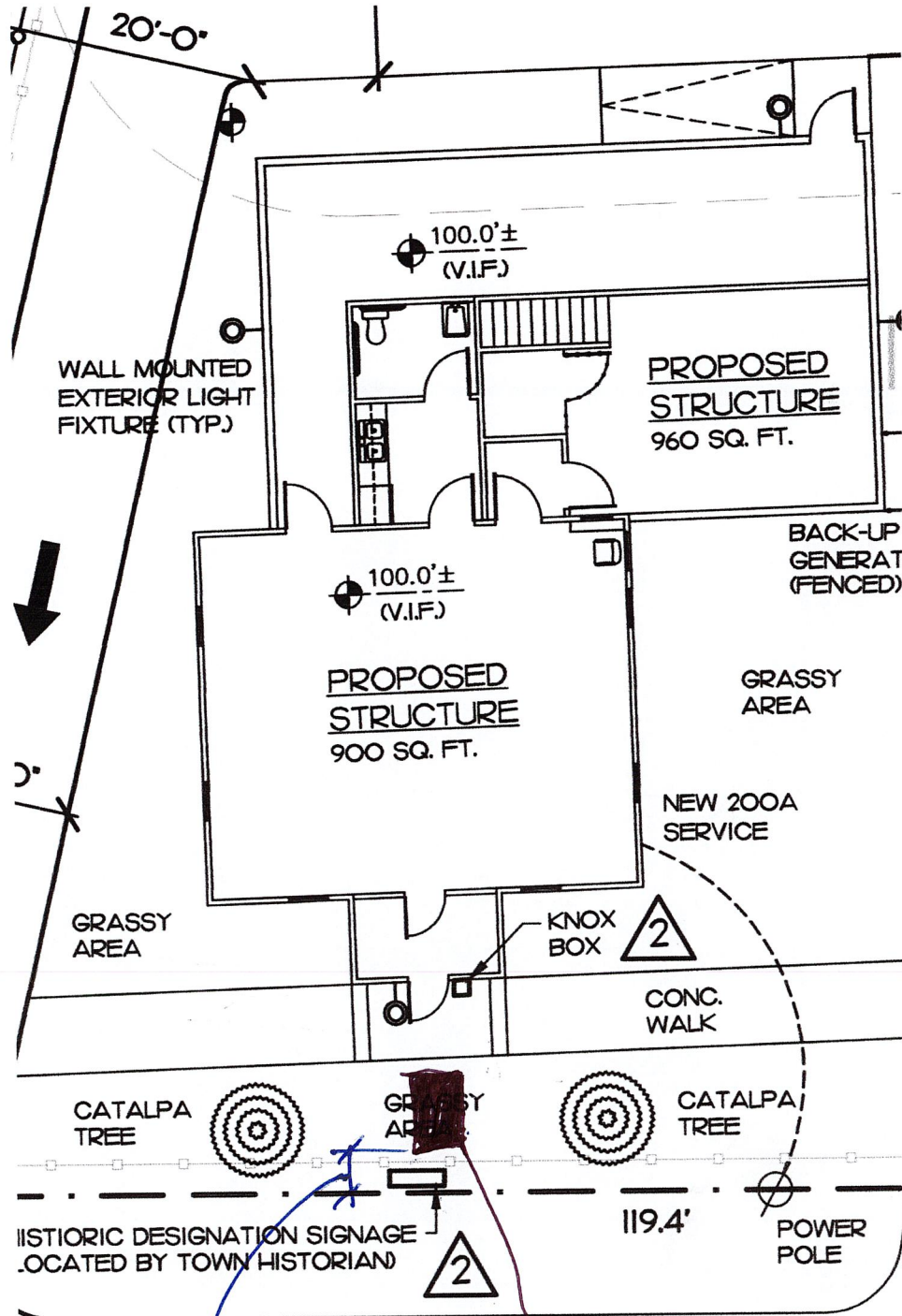
Date

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)



5'-0"

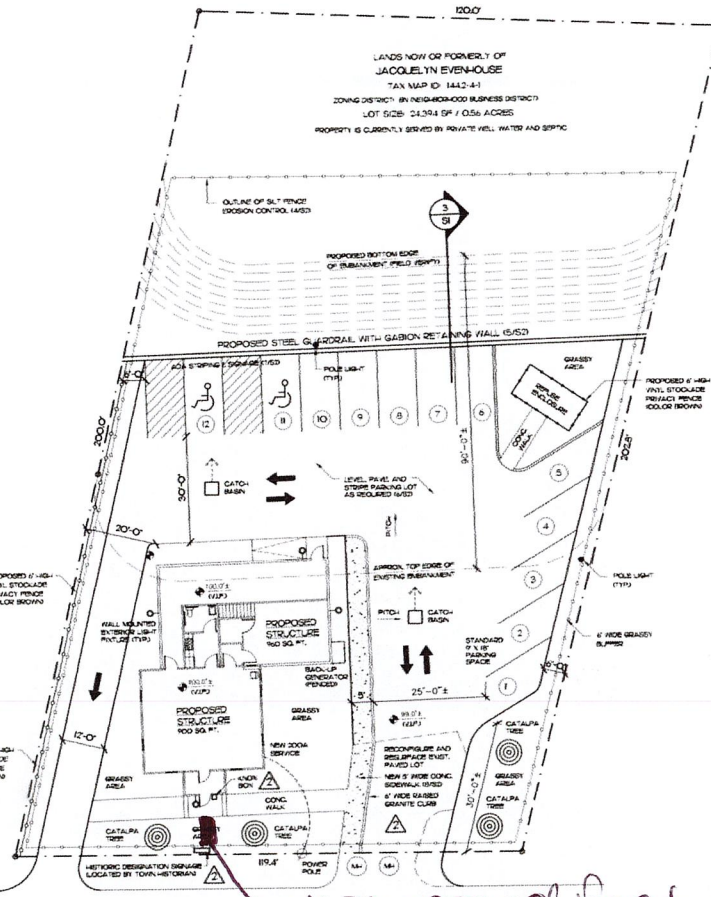
* Proposed front sign (4' x 8') 32 SF

M I N G R O V E D

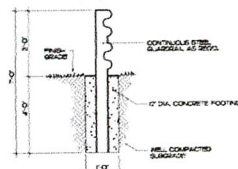
IGNATING THE SECTION OF BLOOMINGROVE DRIVE IN FR

REQUESTED BY THE TOWN ENGINEER, IN
 REVISED EMBANKMENT DETAIL WITHC
 ALL BE PROVIDED AND CERTIFIED BY

1. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR DESIGNATING THE SECTION OF BLOOMINGDAVE DRIVE IN FRONT OF THE BUSINESS AS A "NO PARKING ZONE" AND COORDINATE WITH THE TOWN BOARD.
2. THE TOWN HISTORIAN SHALL BE RESPONSIBLE FOR PROVIDING, INSTALLING, AND MAINTAINING THE HISTORIC DESIGNATION SIGNAGE ON THE PROPERTY.
3. ALL NEW PAVEMENT FINISHING SHALL BE VINYL STUCCO-LIKE, COLOR BROWN AS APPROVED BY THE BUILDING DEPARTMENT PRIOR TO INSTALLATION.
4. THE ROUTE 4 GUIDELINES SHALL BE STRICTLY ADHERED TO FOR ALL EXTERIOR IMPROVEMENTS TO THE PROPERTY.
5. SNOW REMOVAL SHALL BE PERFORMED FOUR HOURS AND THE SNOW SHALL BE PUSHED TO THE REAR OF THE PROPERTY, PAST THE STEEL BARBULAR, AND OVER THE DRAINAGE. IN CASE IT WILL DISOLVE INTO THE PROPOSED RUP RAP DRAINAGE SYSTEM. SNOW REMOVAL SHALL NOT IMPIDE STRIPPED PARKING SPACES.
6. SHARED PARKING AGREEMENTS WITH NEIGHBORING BUSINESSES, IF REQUIRED SHALL BE OBTAINED IN WRITING.
7. NEW YORK STATE OFFICE OF CANNABIS MANAGEMENT APPROVAL SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY.



2 of 12



5 GUARDRAIL DETAIL
S2 NOT TO SCALE

