

**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 216-15
 Date Application Received 6/17/20
 Hearing Scheduled Date 7/8/20
 Application Fee \$ 600 -- pd
 Approved Date _____ Conditions (y/n) _____
 Denial Date _____ Withdrawn Date _____
 Zoning Chairperson R. FRENCH

Applicant:
 Name: Ryan Kiely
 EMAIL: RyanK@Flexlume.com
 Company: Flexlume
 Address: 1 Albright Ct
Lackawanna, NY 14218
 Phone: 716 884 2020

Property Owner:
 Name: Larry Adler
 EMAIL: Larry.Adler@7brewteam.com
 Company: 7 Brew
 Address: 3108 Vestal Pkwy E Ste L
Vestal, NY 13850
 Phone: 315-794-3000

Applicant is: Owner _____ Builder _____ Lessee _____ Architect/Engineer _____ Agent _____ Other X
 If Other, Explain: Sign company

Lot Information

Street Address of Lot: 533 N Greenbush Rd RENSSELAER, NY 12144
 Parcel ID Number: 144.2-4-8 Zoning District: C-Commercial
 Irregular Shape of Lot (Y or N) Y Corner Lot (Y or N) Y
 Existing: Lot Area 3.31 acres Frontage 503.42 Depth 398
 Set Backs: Front 40 Rear _____ Left _____ Right 30
 Proposed: Lot Area _____ Frontage _____ Depth _____
 Setbacks: Front _____ Rear _____ Left _____ Right _____
 Type of Water Service: Public Type of Sanitary Disposal Public

Describe Existing Use:
Drive thru coffee service

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

Briefly describe the proposal:
Installage signage per brand guidelines which exceeds 60 SF allowable
this also exceeds the 2 per business unit allowed

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>Stewarts Shops</u>	<u>536 N Greenbush Rd</u>	<u>Gas/retail service</u>
Rear	<u>Carl Flacco</u>	<u>Agway Dr</u>	<u>Vacant land</u>
Left	<u>BT Greenbush</u>	<u>N Greenbush Rd</u>	<u>Vacant land</u>
Right	<u>Das Youngs Pci</u>	<u>1 Agway Dr</u>	<u>retail service</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) ~~no~~ **Y**
If yes, explain:

setback requirements for this building

For any Area Variance Request, please complete the following:

Proposed use/construction: COMMERCIAL BUILDING (7 BREW COFFEE)
(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:		

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 area this is located has several other commercial buildings
This additional signage will not make a difference in the character

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.

This signage is provided to the franchisee from the corporate office
at these sizes. They are not able to obtain different sized signs
without substantial financial burden. The number of signs ensures
visibility on 3 sides for a small building

3. Describe whether the requested Area Variance is substantial.

The request is for one logo sign on three sides of the building
each of these signs individually falls within code so this is not
substantial

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

As signage is prevalent on this stretch of road the proposed signage
will not have an adverse effect and added visibility will improve
traffic flow

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

The difficulty is not created by the owner/applicant as this is the
signage that is provided to the franchisee on the pre-fabricated
buildings

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: Ryan Kiehl
Signature: [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 which 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: 7 Brew Coffee			
Project Location (describe, and attach a location map): 531 N Greenbush Pl			
Brief Description of Proposed Action: Install signs			
Name of Applicant or Sponsor: Ryan Kiely		Telephone: 716 884 2020	
		E-Mail: Ryaki@flexline.com	
Address: 1 Albright Ct			
City/PO: Lackawanna		State: NY	Zip Code: 14218
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 <input type="checkbox"/>
			YES <input type="checkbox"/>
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:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>3.81</u> acres	
b. Total acreage to be physically disturbed?		<u>0</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>3.81</u> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" 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: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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 <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" 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: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
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 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>

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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>

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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Ryan Kieley</u> Date: <u>6/8/26</u>		
Signature: <u>[Signature]</u> Title: <u>Project Manager</u>		

SEVEN 73 BREW

DRIVE THRU COFFEE >>>

SEVEN BREW COFFEE

531 N Greenbush Rd.
Rensselaer, NY 12144

05/14/26

0072671

PRESENTED BY
SHAUN CRAWFORD

o: 417.862.2454

c: 417.705.2122

e: ShaunC@springfieldsign.com

or: 4825 E. Kearney St.
Springfield, MO 65803



springfieldsign.com



Linked In



Facebook

 **SPRINGFIELD SIGN**

EXTERIOR ELEVATIONS

2 ELEVATIONS-DETAILS
SCALE: 3/16" = 1'

SALES: Shaun Crawford
ARTIST: Jacklyn Wester

CLIENT: Seven Brew
LOCATION: Rensselaer, NY

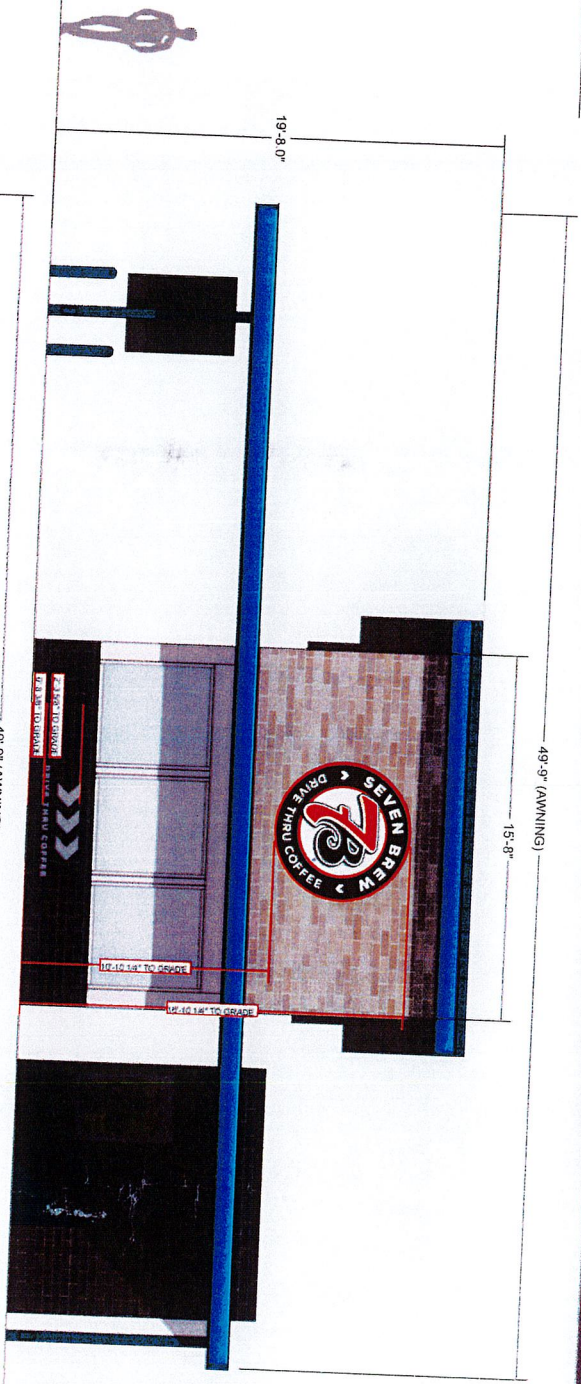
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REV DATE: 000/00/00 | REV. 0.4#

02

STANDARD:
CHEVRON FCO ON FRONT
ELEVATIONS ARE BRUSHED
ALUMINUM.

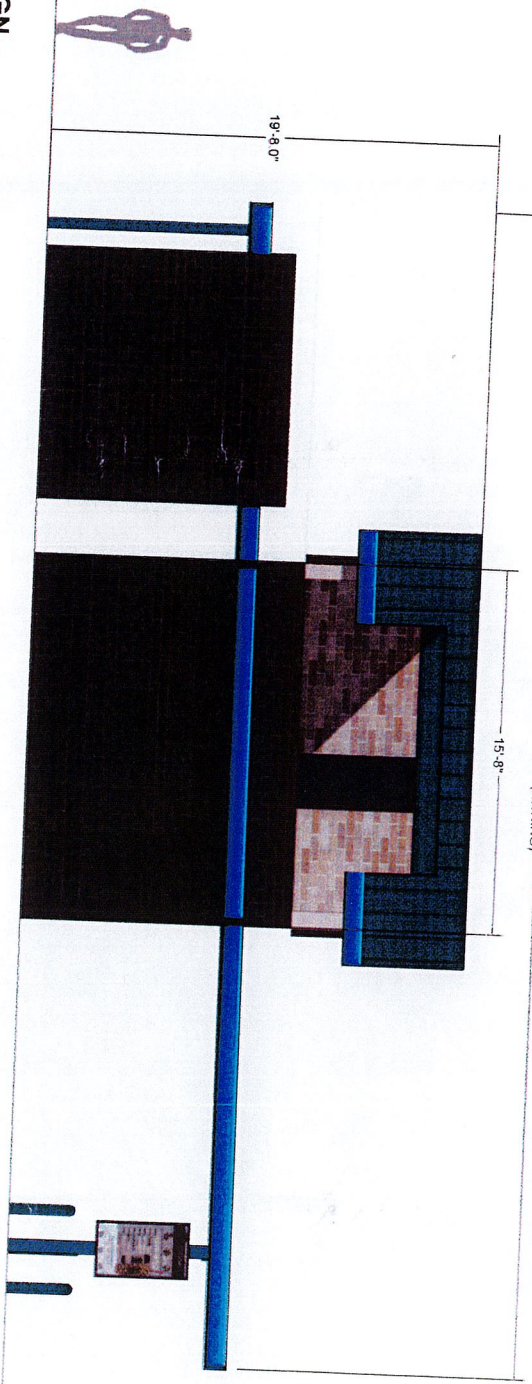
1
3

FRONT ELEVATION



Elevation Sq. Ft. 308.1

REAR ELEVATION



Elevation Sq. Ft. 308.1

SPRINGFIELD SIGN & DESIGN

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AUTHORIZED SIGNATURE

DATE

EXTERIOR ELEVATIONS

2 ELEVATIONS-DETAILS
SCALE 3/16" = 1'

SALES: Shaun Crawford
ARTIST: Jacklyn Wester

CLIENT: Seven Brew
LOCATION: Rensselaer, NY

DRAWING #: a072671-2
REV DATE: 00/00/00 REV 0.#

03

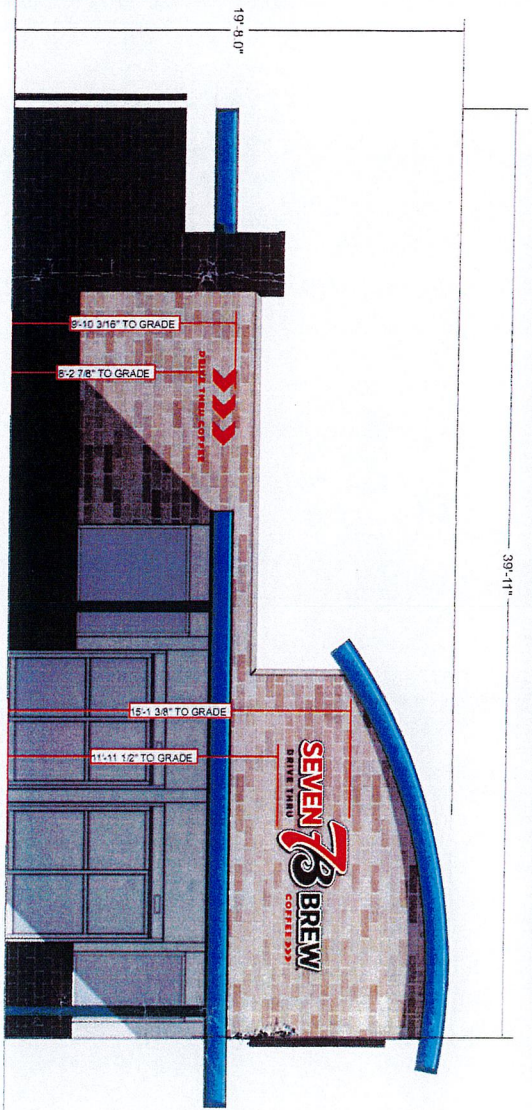
IDE ELEVATION



Elevation Sq. Ft. 785.0

- 2
- 4

T SIDE ELEVATION



Elevation Sq. Ft. 785.0

- 2
- 4

SPRINGFIELD SIGN
A Division of Springfield Construction, Inc. 1000 Springfield Ave., Springfield, MA 01103

Author: [Signature] Date: [Blank]

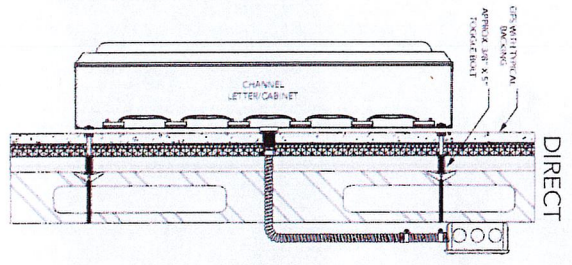
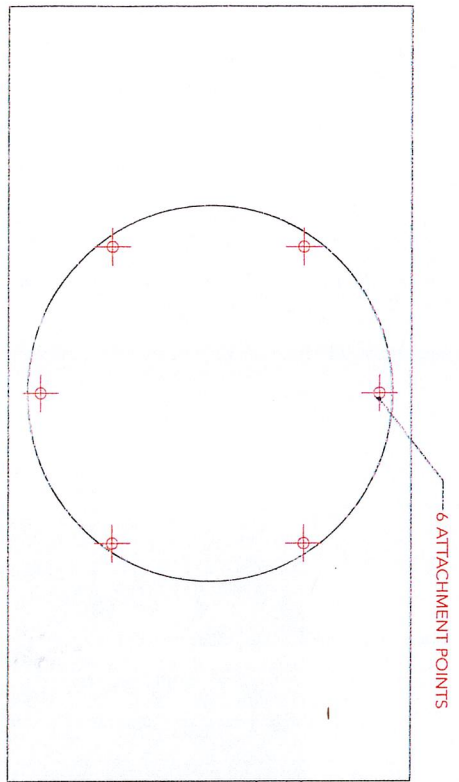
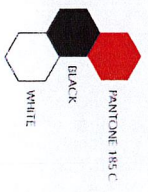
APPROVED SIGNATURE

DATE

1 CABINET-DETAILS
SCALE: 1/2" = 1'



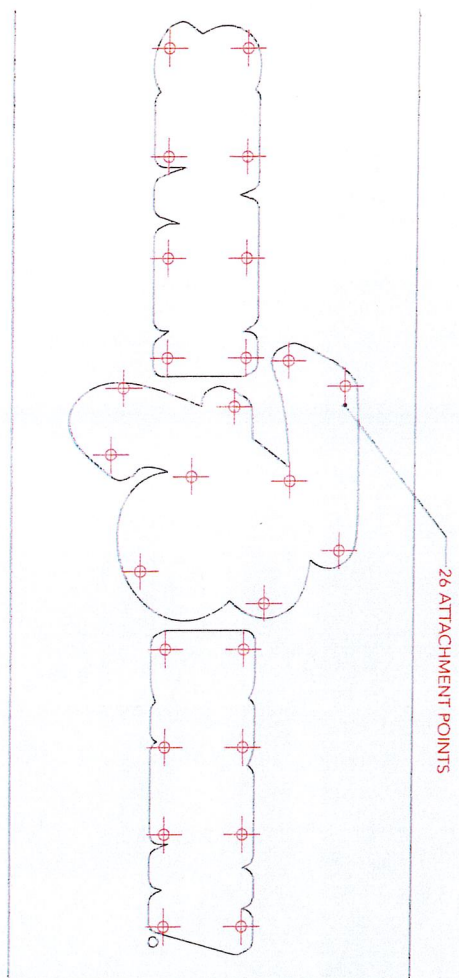
- FLUSH MOUNT CABINET
- WHITE EMBOSSED ACRYLIC PAN FACE
 - INTERNAL LED ILLUMINATION
 - FLUSH MOUNTED TO FASCIA
 - CUT VINYL APPLIED FIRST SURFACE
 - BLACK TRIM AND RETURNS
 - TOTAL SQ.FT. 28.27



SALES: Shaun Crawford
ARTIST: Jacklyn Wester

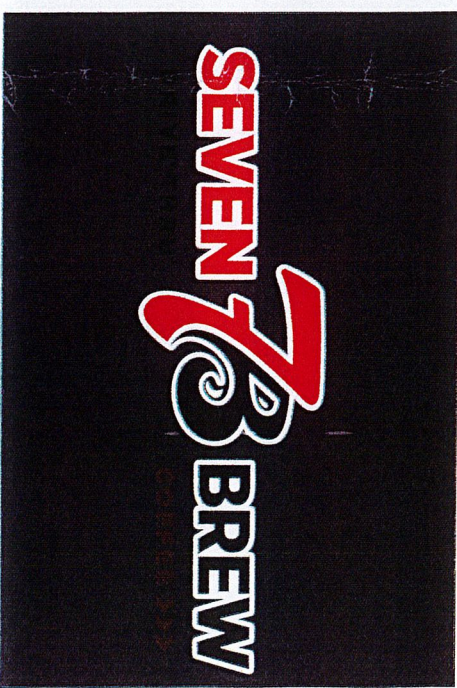
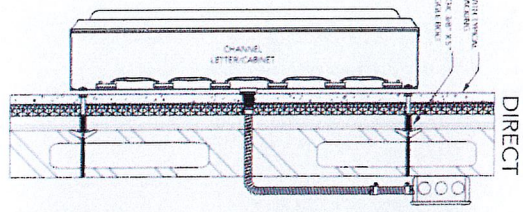
CLIENT: Seven Brew
LOCATION: Rensselaer, NY

DRAWING #: 2022671.4
REV DATE: 00/00/00 REV: 0.0#



26 ATTACHMENT POINTS

- FLUSH MOUNT CHANNEL LETTERS
- "SEVEN 7B BREW"
 - WHITE EMBOSSED ACRYLIC PAN FACE
 - INTERNAL LED ILLUMINATION
 - FLUSH MOUNTED TO FASCIA
 - CUT VINYL APPLIED FIRST SURFACE
 - BLACK TRIM AND RETURNS
- FLUSH MOUNT FCO
- "DRIVE THRU" AND "COFFEE >>>"
 - PAINTED AS SHOWN
 - FLUSH MOUNTED FCOS
 - TOTAL SQ. FT. 31.76



WALLSIGN

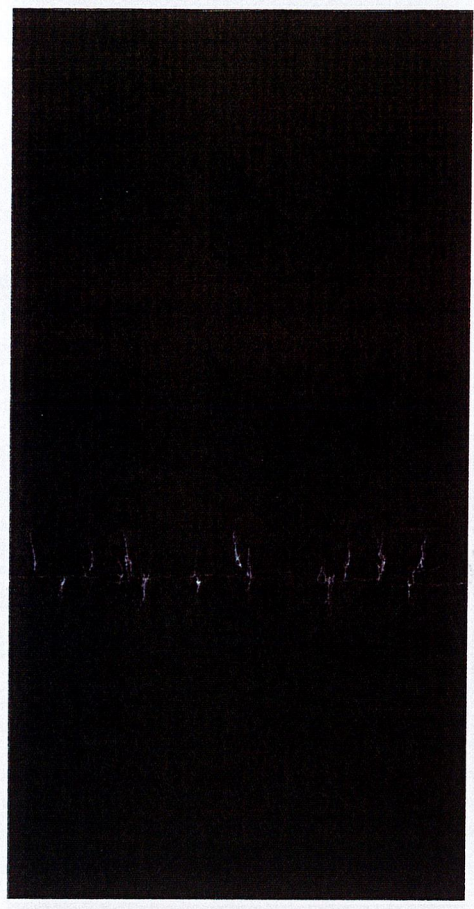
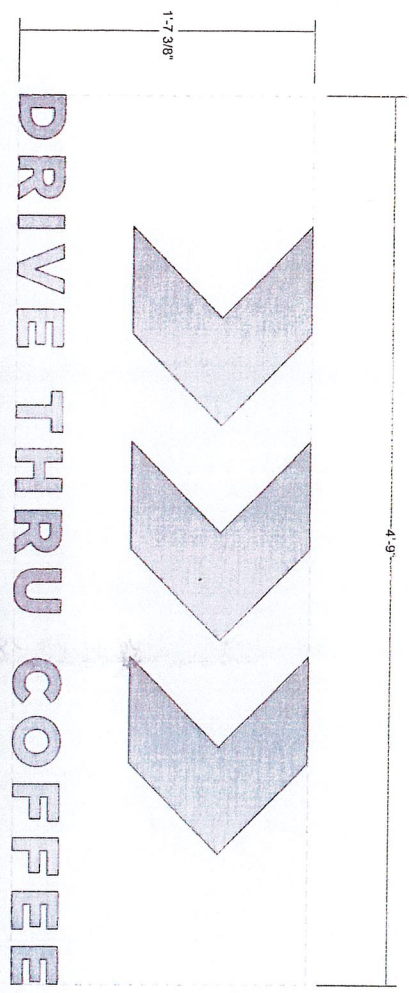
SALES: Shaun Crawford
ARTIST: Jacklyn Wester

CLIENT: Seven Brew
LOCATION: Rensselaer, NY

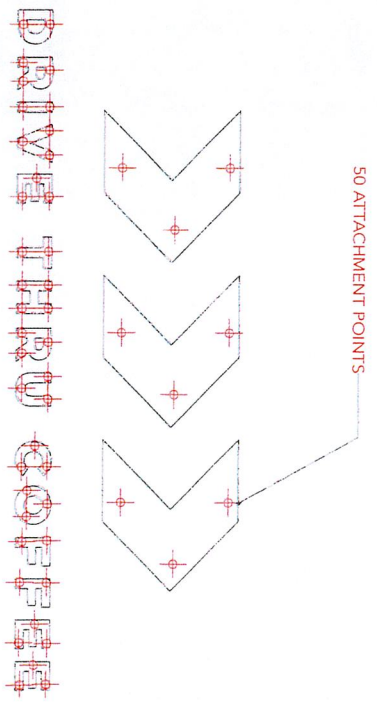
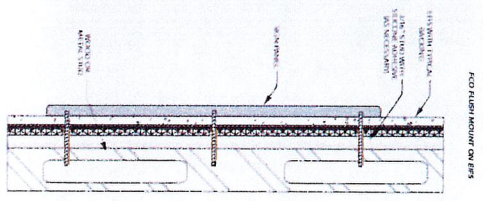
DRAWING #: ao72671-5
REV DATE: 007000001 REV 0 #1

06

3 DETAIL VIEW
SCALE: 1/12"=1'



- FLUSH MOUNT ECOs
- 1/4" BRUSHED ACM
 - FACE AS SHOWN
 - FLUSH MOUNTED (VHR TAPE)
 - INSTALL LOCATION FRONT ELEVATIONS
 - TOTAL SQ FT: 7.66



WALLSIGN

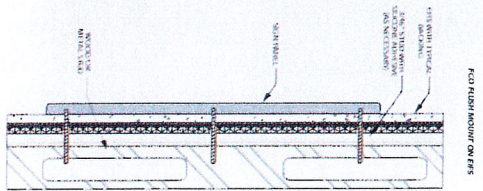
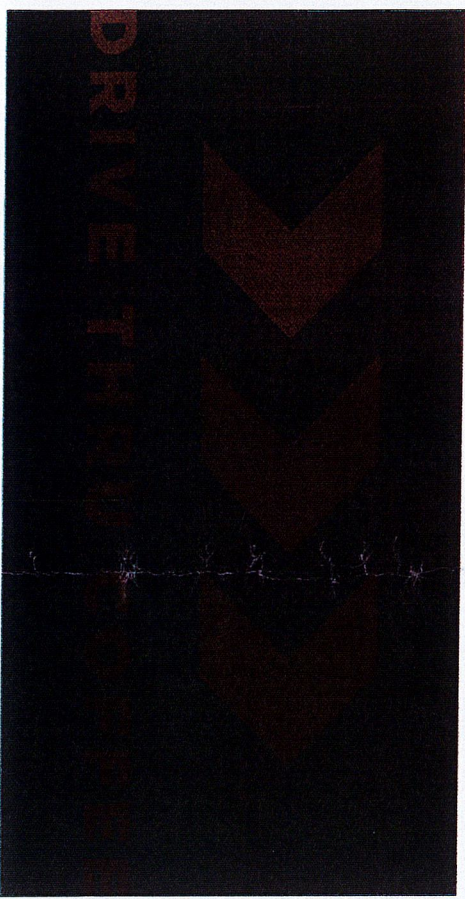
SALES: Shaun Crawford
ARTIST: Jacklyn Wester

CLIENT: Seven Brew
LOCATION: Rensselaer, NY

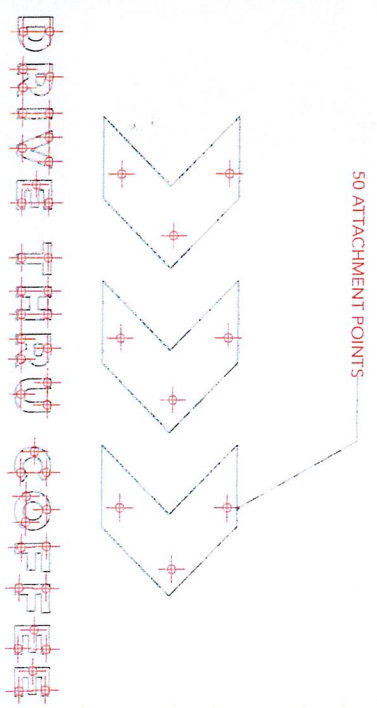
DRAWING #: a072671-6
REV DATE: 00/00/001 REV 0 ##

07

4 DETAIL VIEW
SCALE: 1/2" = 1'



- FLUSH MOUNT FCOs:
- 1/4" ACM
 - PAINTED AS SHOWN
 - FLUSH MOUNTED (MHB TAPE)
 - INSTALL LOCATION SIDE ELEVATIONS
 - TOTAL SQ.FT. 7.66





800.845.9927 SpringfieldSign.com

DESCRIPTION

This agreement, made and entered into this day of (month), 20 (year), by and between Springfield Sign & Graphics, INC. d/b/a Springfield Sign (herein after referred to as Seller), and Buyer (as outlined below and labeled as Buyer), witnesseth, that the Seller agrees to manufacture for Buyer (as and/or other sign products/services as outlined in a separate E2 document as follows, QUOTE Number: or other such unique document of description as follows:

CONTACT

BUYER: COMPANY NAME, PHONE NUMBER, ADDRESS, CITY, STATE, ZIP+4, JOB DETAILS: COMPANY NAME, ADDRESS, CITY, STATE

FINE PRINT

Buyer, by entering into this agreement, understands and acknowledges that the Seller is not responsible for the design of the sign, and that the Buyer is responsible for the design of the sign. The Seller is not responsible for the design of the sign, and the Buyer is responsible for the design of the sign. The Seller is not responsible for the design of the sign, and the Buyer is responsible for the design of the sign.

AGREEMENT

BUYER: PRINTED NAME, TITLE, DATE, SELLER: Mark Wessell, CEO, Springfield Sign, 4825 E Kearney St, Springfield, MO 65803

1. DOCUMENT ATTACHMENT: As provided by this contract, other documents, specifications, manufacturer's specifications, etc. may be referred to in the body of this contract. The Buyer shall be responsible for the design of the sign, and the Seller is responsible for the design of the sign. The Buyer shall be responsible for the design of the sign, and the Seller is responsible for the design of the sign.

2. LIMITED WARRANTY: Seller warrants that the sign product, when installed and used in accordance with the manufacturer's instructions, shall be free from defects in material and workmanship for a period of (12) months from the date of completion of the sign product. This warranty does not cover damage caused by fire, flood, theft, or other causes beyond the control of the Seller.

3. ASSIGNMENT: Buyer shall not assign, subcontract, or otherwise transfer its obligations under this agreement without the prior written consent of the Seller. Any attempt to do so shall be null and void. The Seller shall not be bound by any terms, conditions, or specifications of any third party that may be incorporated into this agreement by reference.

4. FORCE MAJEURE: If the Seller is prevented by fire, flood, or other causes beyond its control from performing its obligations under this agreement, the Seller shall be excused from performance for a period of (30) days. The Seller shall not be bound by any terms, conditions, or specifications of any third party that may be incorporated into this agreement by reference.

5. ASSIGNMENT: Buyer shall not assign, subcontract, or otherwise transfer its obligations under this agreement without the prior written consent of the Seller. Any attempt to do so shall be null and void. The Seller shall not be bound by any terms, conditions, or specifications of any third party that may be incorporated into this agreement by reference.

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