



**TOWN OF EAST GREENBUSH
ZONING UPDATE**

**Zoning Update Steering Committee
Meeting #4
June 6, 2022, 6:30PM
Town Hall**



Engineering and
Land Surveying, P.C.
1533 Crescent Road - Clifton Park, NY 12065





ROLL CALL

- Zoning Advisory Committee
 - Jack Conway
 - Adam Tobey
 - Tina Tierney
 - Josh Wainman
 - Matt Mastin
 - Jeff Pangburn
- Town Staff
 - Adam Yagelski
 - Anna Feltham
- MJ Team
 - Jackie Hakes
 - Andris Blumbergs
 - Sophia Marruso





AGENDA

1. Welcome and Roll Call
2. Update of Ongoing Tasks
3. Discussion of Route 9/20
(Columbia Turnpike)
4. Next Steps
5. Public Comment





ONGOING TASKS - UPDATE

- ✓ Solar Amendments
- ✓ Food Trucks





ROUTE 9/20 (COLUMBIA TURNPIKE)

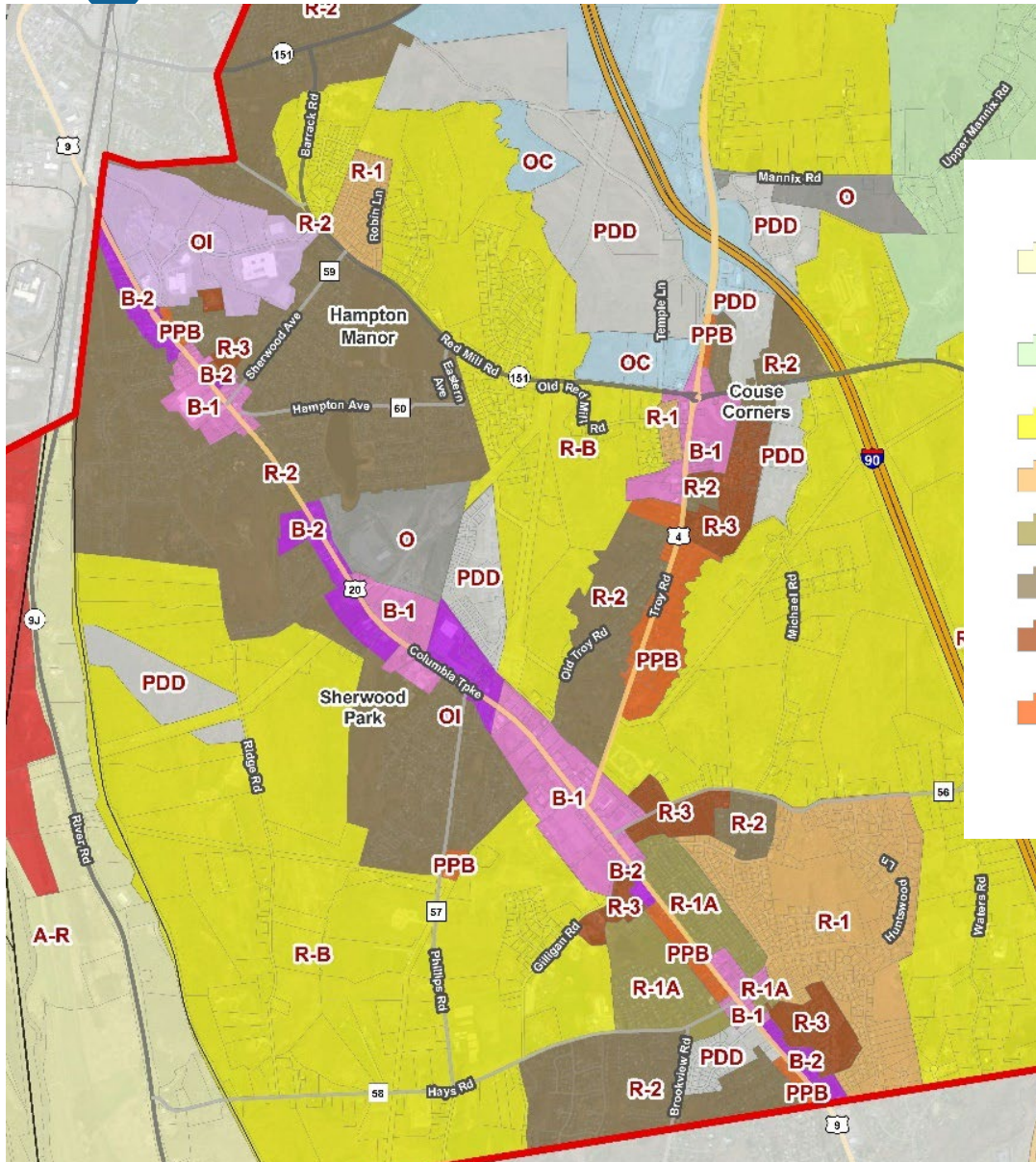
Highlights of Listening Session
















- There is a perception the review process takes a long time for applications
- Zoning limits opportunities for redevelopment or new development
- Not an inviting pedestrian environment
- Lack of character
- Other?





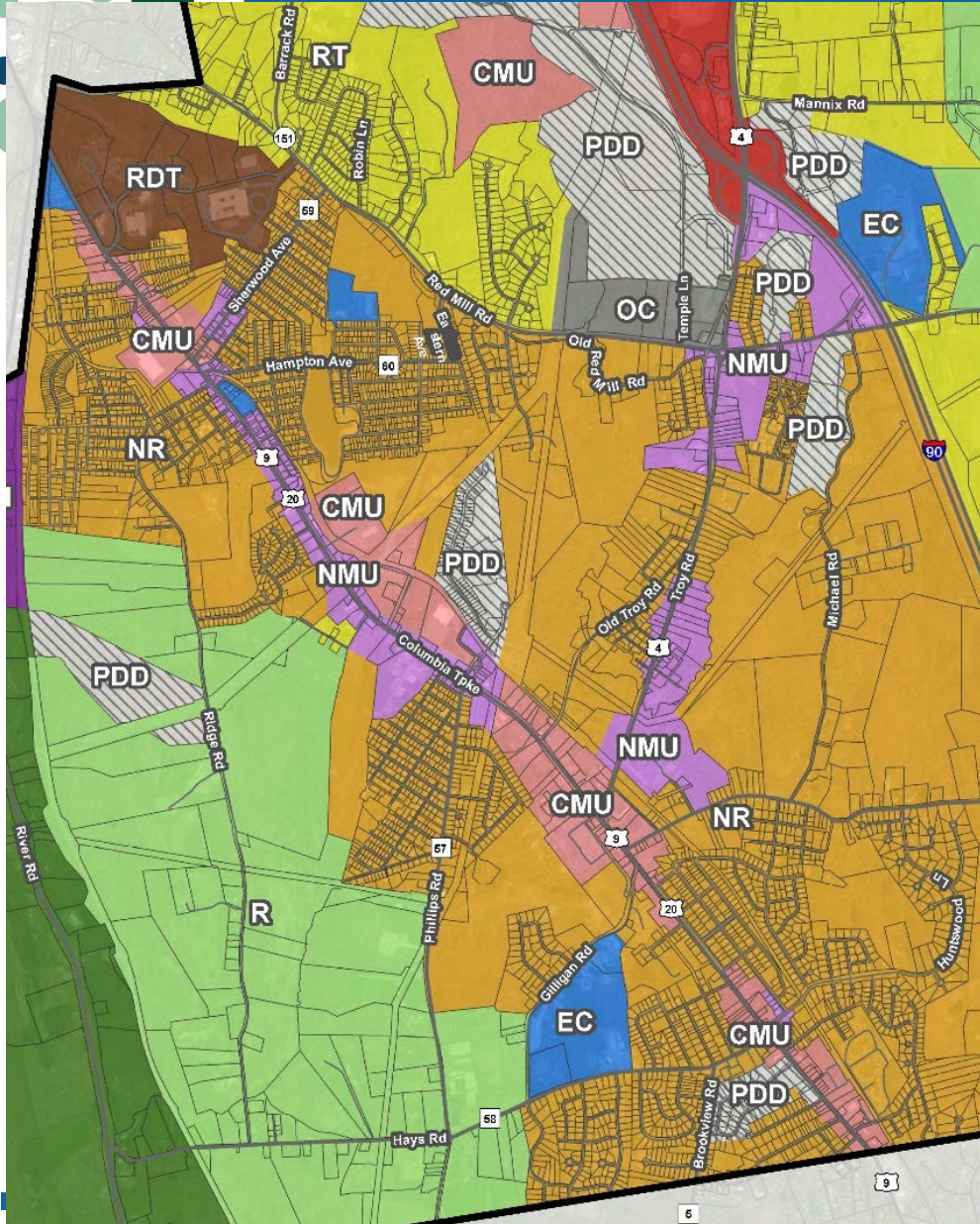
EXISTING ZONING MAP



- | | | | |
|---|--------------------------------|--|--|
|  | A-R Agricultural - Residential |  | PDD Planned Development |
|  | R-OS Residential - Open Space |  | O Corporate Office Only |
|  | R-B Residential - Buffer |  | OC Corporate Office/ Regional Commercial |
|  | R-1 Residence |  | OI Corporate Office/ Light Industrial |
|  | R-1A Residence |  | B-1 General Business Mixed Use |
|  | R-2 Residence |  | B-2 General Business |
|  | R-3 Residence |  | CI Coastal Industrial |
|  | PPB Personal/ Professional | | |



PRELIMINARY DRAFT ZONING DISTRICTS & MAP

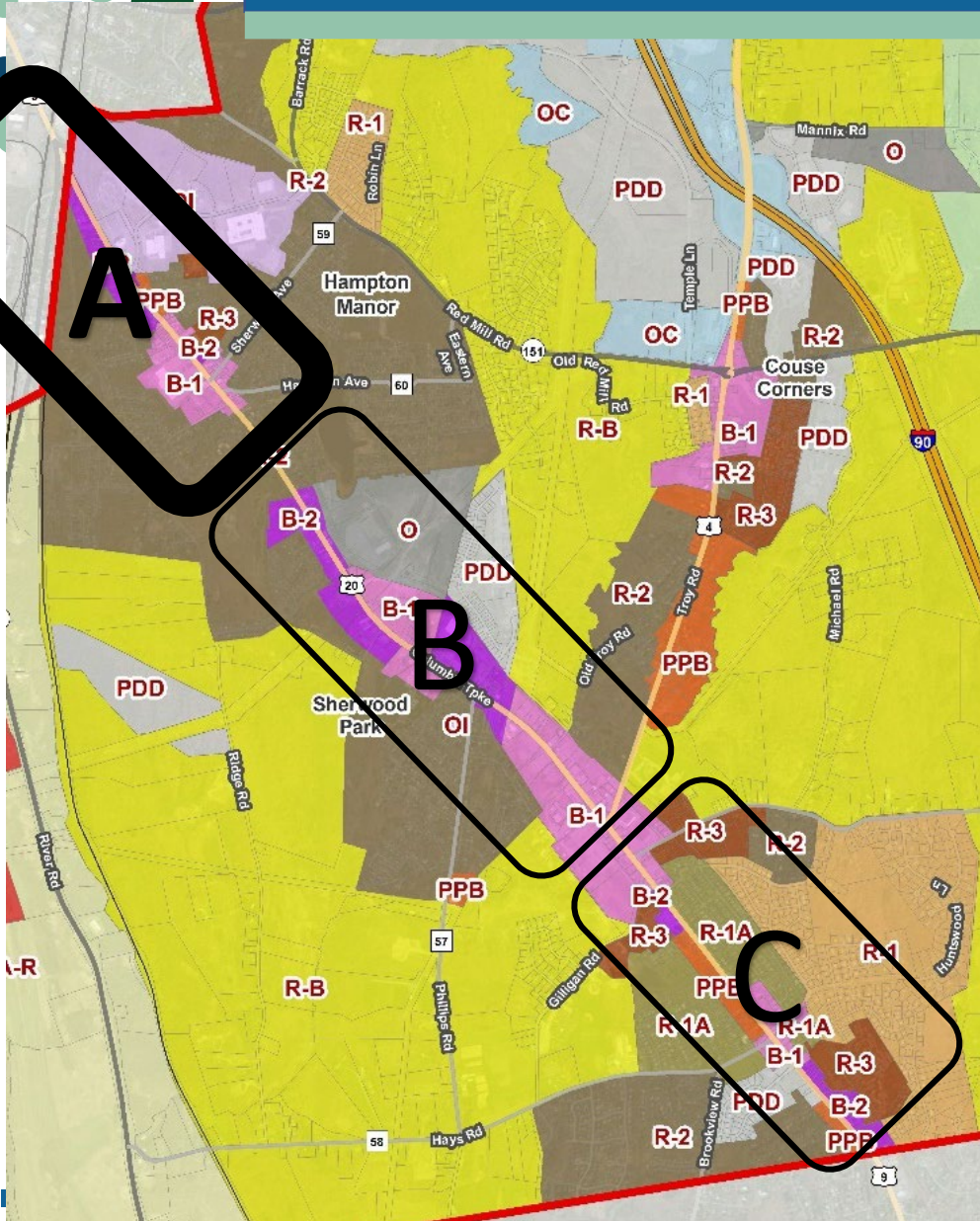


Proposed Zoning

-  Agriculture/ Open Space
-  Commercial Mixed Use
-  Education & Civic
-  Light Industrial
-  Neighborhood Mixed Use
-  Neighborhood Residential
-  Office Commercial
-  PDD
-  Regional Commercial
-  Research Design Technology
-  Residential Transition
-  Rural/ Low Density Residential
-  Waterfront Industrial



POTENTIAL USES & SCALE OF DEVELOPMENT



Corridor divided into 3 segments for discussion purposes:

- Town boundary (north) to Hampton Ave
- Hampton Ave to Route 4
- Route 4 to Town boundary (south)





TOWN BOUNDARY (NORTH) TO HAMPTON AVE

Zoning Districts

- OI Corporate Office/Light Industrial District
- B-1 General Business Mixed Use District
- B-2 General Business District
- PPB Personal/Professional District
- R-3 Residence District





OI CORPORATE OFFICE/LIGHT INDUSTRIAL DISTRICT

OI Corporate Office/Light Industrial District

- Agriculture; livestock or dairy
- Civic; cultural facility
- Civic; public facility, bank or government office
- Industry; light, assembly and fabrication
- Industry; light, printing and publishing
- Industry; light, general non-nuisance
- Industry; light, research and development lab
- Industry; machinery repair or storage garage
- Industry; retail, food product manufacturing
- Industry; recycling and materials reuse
- Parking; off street or garage
- Parking; off street or garage, commercial vehicles
- Recreation; indoor, assembly or auditorium
- Recreation; public, outdoor park or campground
- School; university, college or trade
- Services; professional office
- Storage; wholesale/distribution center

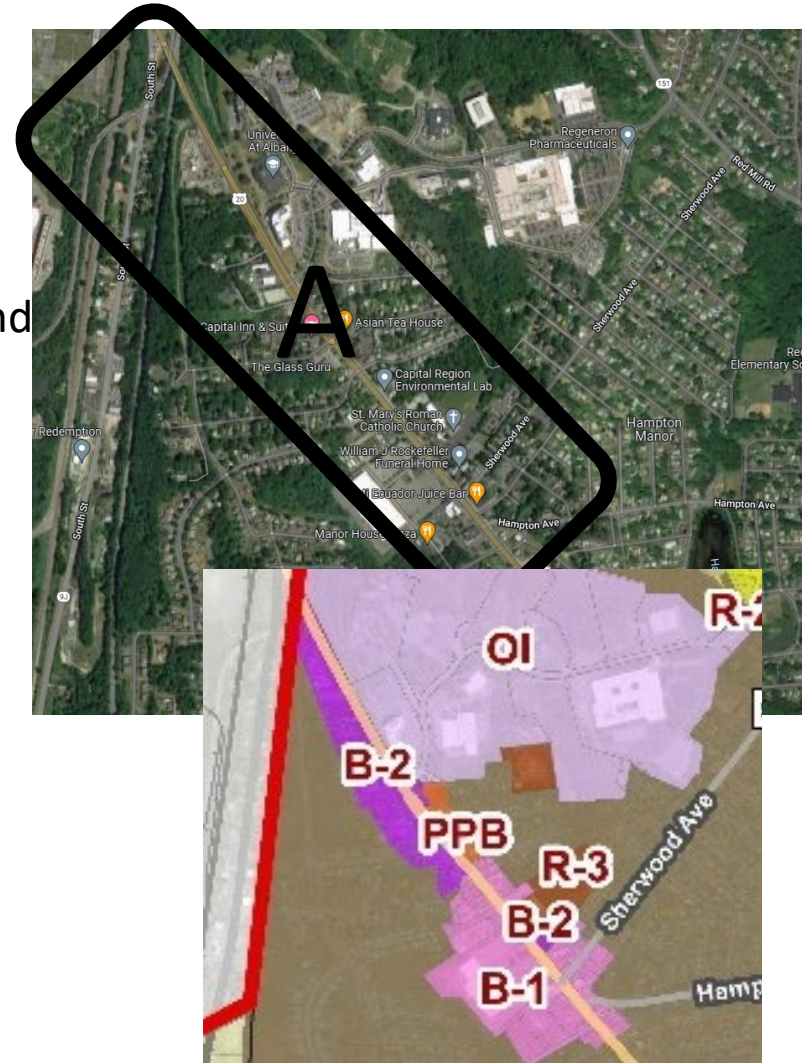




B-1 GENERAL BUSINESS MIXED USE DISTRICT

B-1 General Business Mixed Use District

- Boarding; inn or bed & breakfast
- Boarding; hotel Civic; religious facility
- Civic; public facility, bank or government office
- Civic; cultural facility
- Recreation; public, outdoor park or campground
- Restaurant; indoor, fully enclosed
- Restaurant; bar or tavern
- Residential; one family residence*
- Residential; two family residence*
- Residential; multi family residence*
- Residential; mixed use with commercial
- Residential; senior housing
- Retail; single tenant*
- Retail; single tenant < 15,000 s.f.
- Retail; multi-tenant shopping center
- School; nursery, day care, elementary or high
- Services; personal care
- Services; professional office





B-2 GENERAL BUSINESS DISTRICT

B-2 General Business District

- Animal; boarding, veterinary services
- Animal; boarding; commercial kennel
- Boarding; hotel or motel
- Civic; public facility, bank or government office
- Health / Medical office or clinic, outpatient Parking; off street or garage
- Recreation; private veteran/fraternal or social club
- Recreation; indoor, assembly or auditorium
- Recreation; commercial amusement
- Residential; one family*, two family *, multi family*
- Restaurant; indoor, fully enclosed
- Restaurant; with outdoor seating
- Restaurant; with drive-thru or curbside service
- Restaurant; bar or tavern
- Retail; single tenant, < 15,000 s.f.
- Retail; single tenant
- Retail; multi-tenant shopping center
- Retail; with drive-thru
- Retail; landscaping/gardening with outdoor display
- Retail; on-site manufacturing and sales
- Services; personal care
- Services; professional office
- Storage; wholesaling/warehousing, off-site
- Storage; wholesale/distribution center, 3 truck bays
- Transport; public transit passenger station





PPB PERSONAL/PROFESSIONAL DISTRICT

PPB Personal/Professional District

- Civic; cultural facility
- Civic; religious facility
- Recreation; public, outdoor park or campground
- Residential; one-family residence
- Services; personal care
- Services; professional office
- School; nursery, day care, elementary or high





R-3 RESIDENTIAL DISTRICT

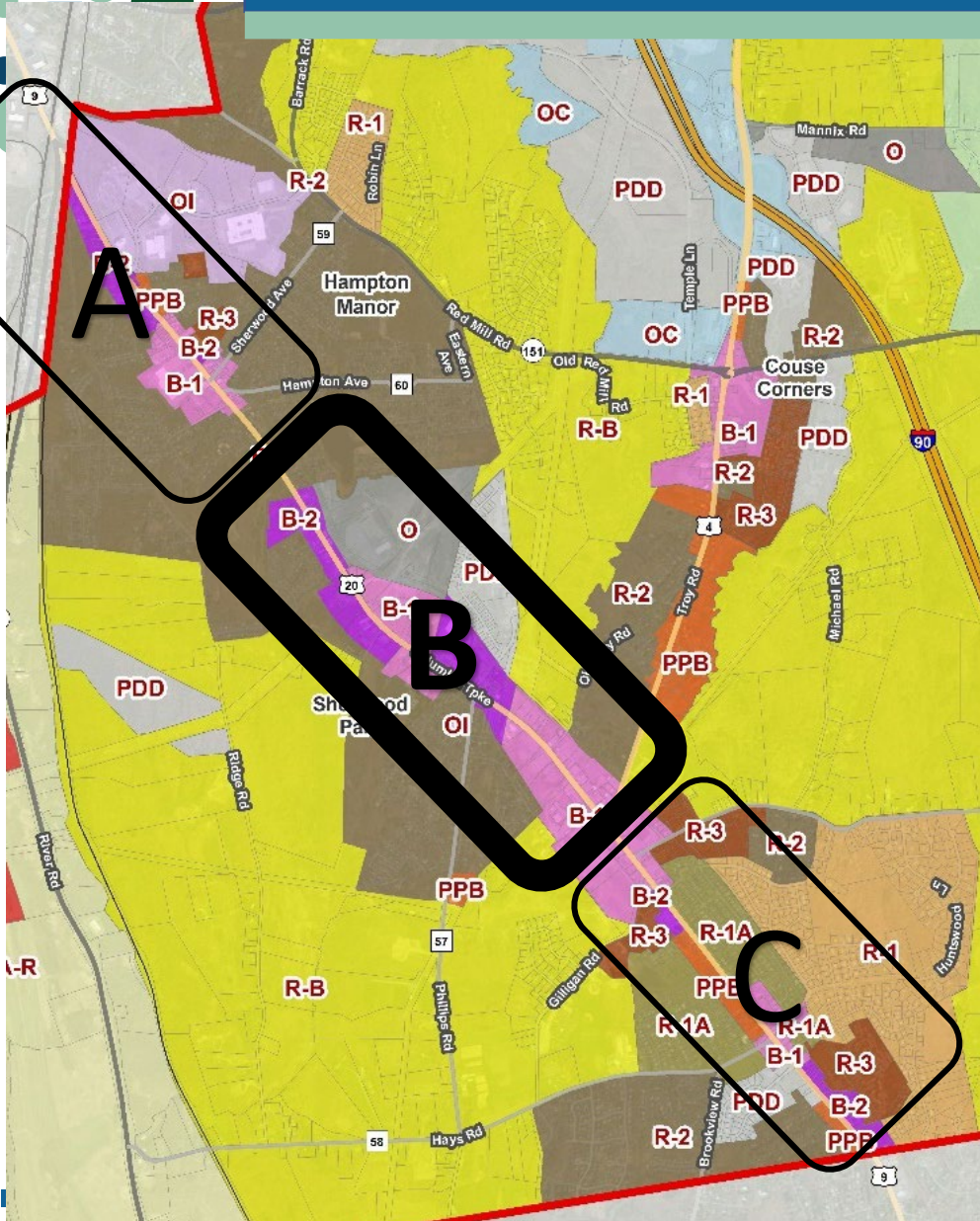
R-3 Residential District

- Boarding; inn or bed & breakfast
- Civic; religious facility
- Civic; cultural facility
- Residential; one family residence
- Residential; two family residence
- Residential; multi-family residence
- Residential; senior housing
- Recreation; public, outdoor park or campground
- School; nursery, day care, elementary or high





EXISTING ZONING MAP



Corridor divided into 3 segments for discussion purposes:

- A. Town boundary (north) to Hampton Ave
- B. Hampton Ave to Route 4
- C. Route 4 to Town boundary (south)

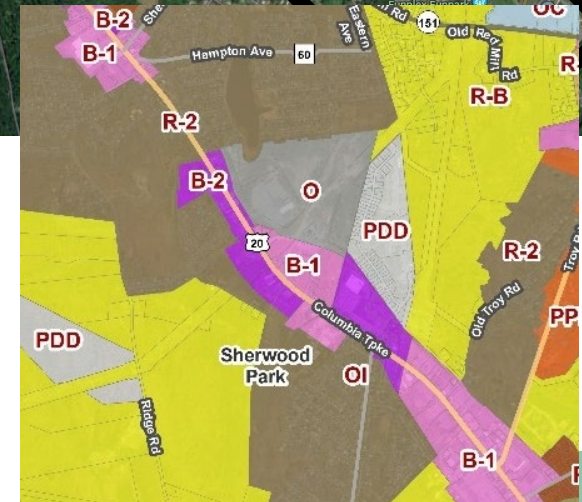
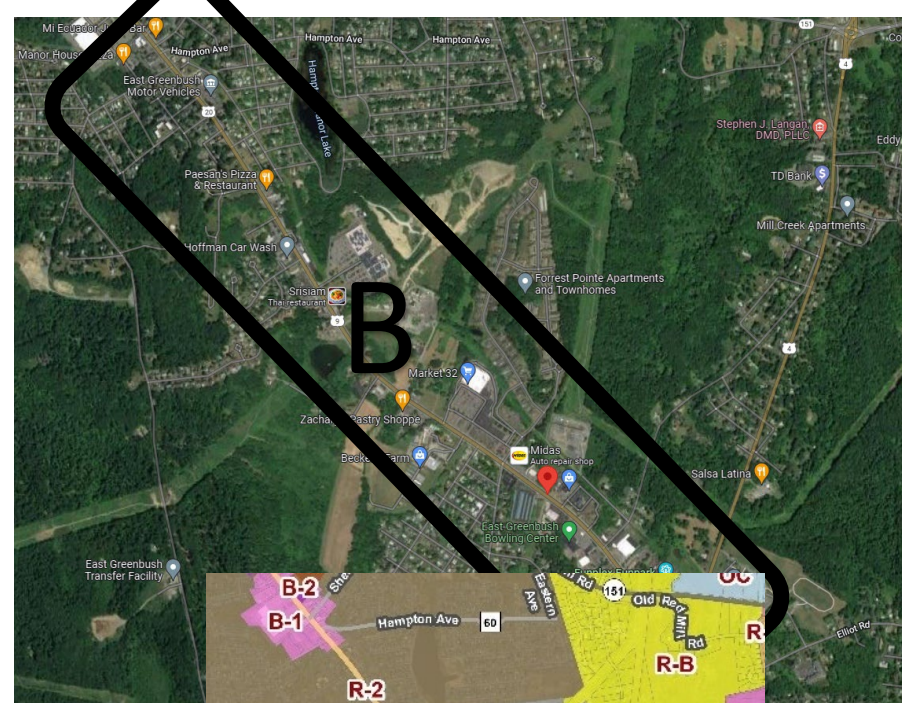




HAMPTON AVE TO ROUTE 4

Zoning Districts

- OI Corporate Office/Light Industrial District
- B-1 General Business Mixed Use District
- B-2 General Business District
- R-2 Residential District

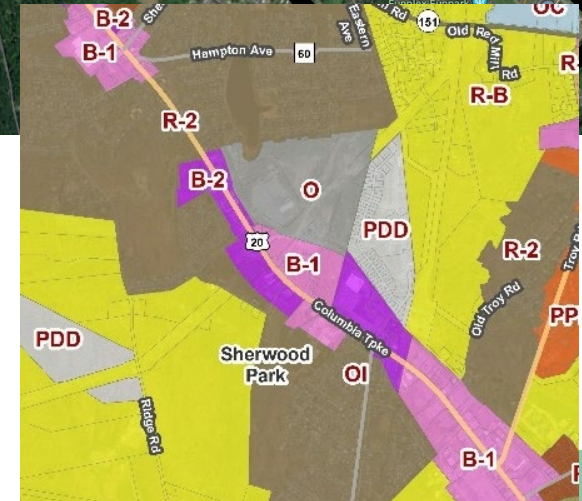
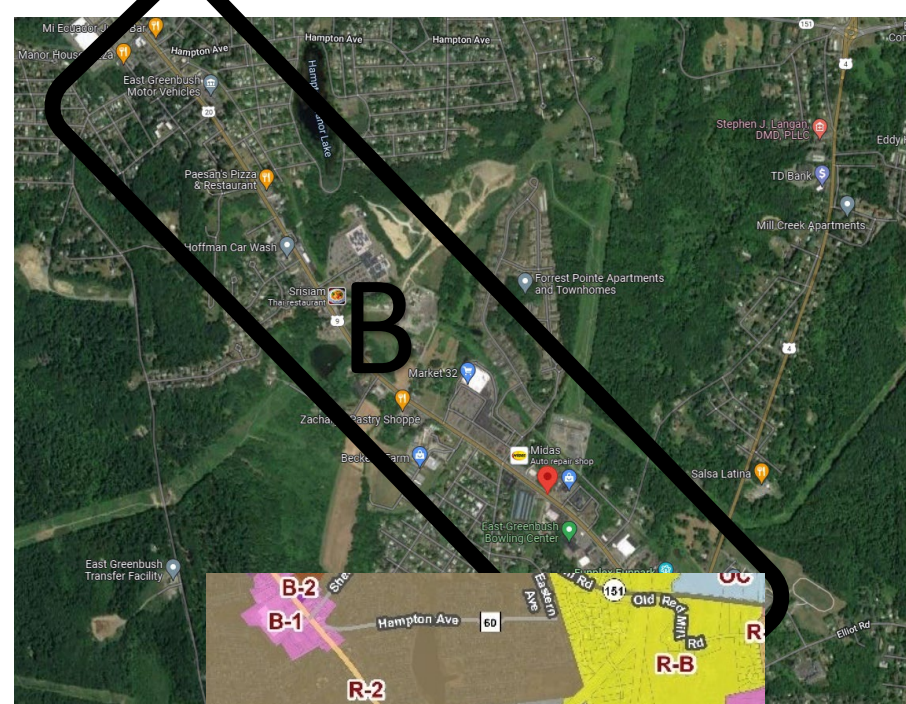




R-2 RESIDENTIAL DISTRICT

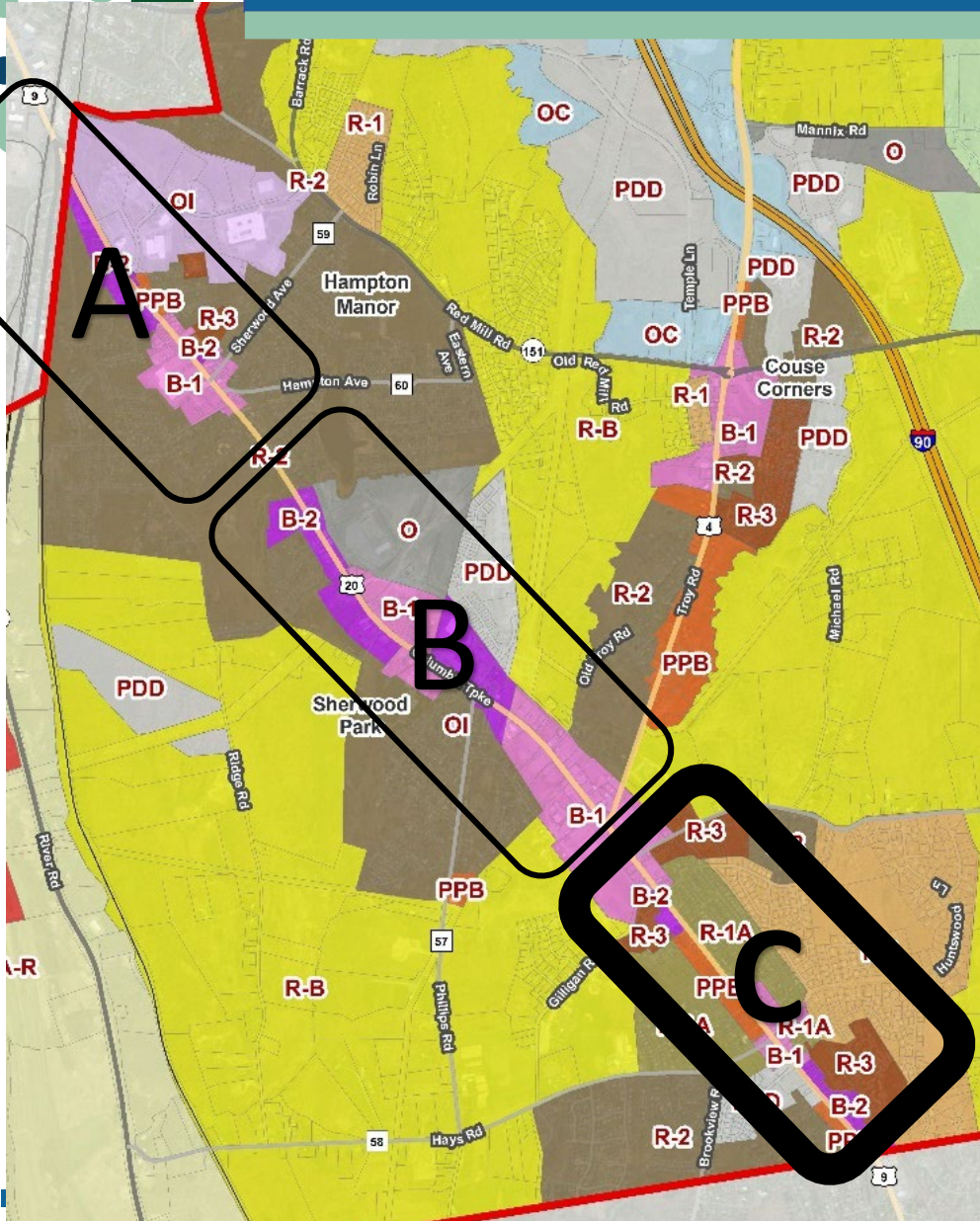
R-2 Residential District

- Boarding; inn or bed & breakfast
- Civic; religious facility
- Civic; cultural facility
- Residential; one family residence
- Residential; senior housing
- Recreation; public, outdoor park or campground
- School; nursery, day care, elementary or high





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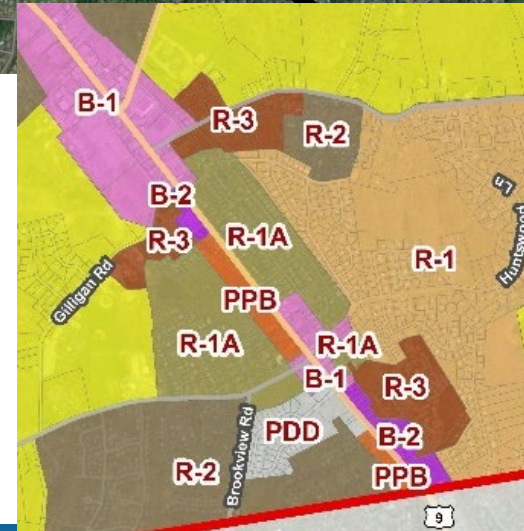




ROUTE 4 TO TOWN BOUNDARY (SOUTH)

Zoning Districts

- B-1 General Business Mixed Use District
- B-2 General Business District
- R-3 Residential District
- PPB Personal / Professional District
- R-1A Residential District

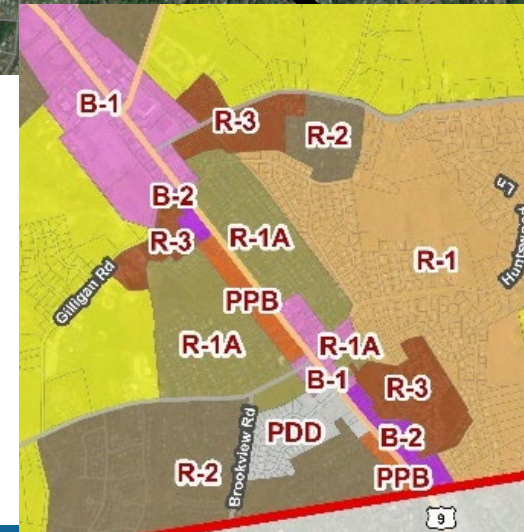




R-1A RESIDENTIAL DISTRICT

R-1A Residential District

- Agriculture; horticulture and farming, general
- Civic; religious facility
- Civic; cultural facility
- Recreation; public, outdoor park or campground
- Residential; one family residence
- Residential; senior housing
- School; nursery, day care, elementary or high





NEXT STEPS

- Continued Use Discussion for Other Proposed Districts
- Preparation of proposed use table for Columbia Turnpike districts
- Zoning Steering Committee Meeting #5 - TBD





PUBLIC COMMENT

