

Town of East Greenbush DGEIS

Existing Zoning Build-out Analysis

Methodology and Assumptions

Revised 11/09/2023

Methodology

1. **Determine currently vacant lands or potentially developable lands for each proposed zoning district** – Lands identified in the 2022 Tax Assessment Rolls with a property classification (assessment) of:
 - 100s – Agricultural Use
 - 310 – 311 – Residential Vacant Land
 - 312 – Residential Vacant Land including a small improvement
 - 314 – Rural Vacant Lots of 10 Acres or less
 - 320 – Rural
 - 321 – Abandoned Agricultural Land
 - 322 – Residential Vacant Land over 10 acres
 - 323 – Other Rural Vacant Land
 - 330 – Commercial Vacant Land
 - 331 - Commercial Vacant Land including a small improvement
 - 340 – Industrial Vacant Land

2. **Remove undevelopable areas**
 - Remove Parks and Conserved Lands
 - Remove Utility right of way lands
 - Remove Town, County, State, US and Utility Owned parcels (all owner types except 8)
 - Remove lands in existing PDDs

3. **Remove Non-Conforming lots by applying existing zoning requirements:**
 - AR – Minimum lot size is 5 acres.
 - R-OS – Minimum lot size is 87,120 square feet.
 - RB – Minimum lot size is 65,340 square feet or 21,780 square feet under incentive zoning for parcels within a public water and sewer district.
 - R-1 – Minimum lot size is 12,500 square feet.
 - R-1A – Minimum lot size is 9,000 square feet.
 - R-2 – Minimum lot size is 7,500 square feet.
 - R-3 – Minimum lot size is 10,000 square feet
 - PPB – Minimum lot size is 43,560 square feet.
 - B1 – Minimum lot size is 21,780 square feet.
 - B2 – Minimum lot size is 21,780 square feet.

- O – Minimum lot size is 5 acres.
- OC – Minimum lot size is 5 acres.
- OI – Minimum lot size is 3 acres.
- CI – Minimum lot size is 10 acres.

Parcels that do not meet the minimum lot size required by zoning are considered non-conforming lots and will be removed from the analysis. Lots that are within 500 square feet are included. Minimum lot width was not considered for the analysis.

4. Calculate Building Coverage for districts evaluated with non-residential use (applied to each parcel). This step calculates the estimated maximum building footprint by applying zoning limitations.

a. Calculate the Maximum Building Coverage by applying restrictions for each zoning district:

- i. Within the PPB district, the maximum building coverage is 35%.
- ii. Within the B1 district, the maximum building coverage is 70%.
- iii. Within the B2 district, the maximum building coverage is 35%.
- iv. Within the O district, the maximum building coverage is 35%.
- v. Within the OC district, the maximum building coverage is 35%.
- vi. Within the OI district, the maximum building coverage is 35%.
- vii. Within the CI district, the maximum building coverage is 35%.
- viii. Not applicable for the AR, R-OS, RB, R1, R1A, R2 or R3 districts as these districts will be evaluated with a residential use type.

b. Apply the Maximum Building Footprint allowed by Zoning. In this step, the estimated building footprint will be restricted to the maximum footprint allowed by zoning.

- i. Within the PPB district, the maximum building size is 3000 square feet.
- ii. Within the B1 district, the maximum building size is 15,000 square feet.
- iii. Within the B2 district, the maximum building size is 15,000 square feet.
- iv. Not applicable for the O, OC, OI and CI districts as there is no set maximum identified in the zoning.

5. Calculate Gross Non-Residential Square Footage by applying height limitations for districts evaluated with non-residential use (applied to each parcel). This step calculates the estimated gross non-residential square footage by factoring in the height of the building, thus accounting for multiple floors. This represents the square footage of the entire building.

a. Define the height limitations

- i. Within the PPB district, the maximum building height is 35 feet.
- ii. Within the B1 district, the maximum building height is 50 feet.
- iii. Within the B2 district, the maximum building height is 50 feet.
- iv. Within the O district, the maximum building height is 50 feet.
- v. Within the OC district, the maximum building height is 50 feet.
- vi. Within the OI district, the maximum building height is 50 feet.

- vii. Within the CI district, the maximum building height is 50 feet.
 - viii. Not applicable for the AR, R-OS, RB, R1, R1A, R2 or R3 districts as these districts will be evaluated with a residential use type.
- b. Calculate the number of stories allowed.
 - i. For the OI and CI districts, maximum stories are estimated at two stories.
 - ii. For all other districts, the number of stories will be the lesser of the maximum building height divided by 12 feet.
 - c. Calculate the Gross Non-Residential square footage by multiplying the Building Footprint by the number of stories.
- 6. Calculate Total Non-residential square footage** by removing ancillary and circulation spaces.
- a. Ancillary spaces and circulation spaces are deducted from the Gross Non-Residential square footage (20%).
- 7. Calculate dwelling units** for districts evaluated with residential use types.
- a. For primarily residential use districts, active agricultural lands are not considered for the analysis (property classification codes in 100s).
 - b. For primarily residential districts, the number of dwelling units is estimated by multiplying the acreage of each parcel by the maximum density allowed by zoning. Decimal numbers from this calculation are rounded down to the nearest whole number. This calculation estimates for the subdivision of large parcels:
 - i. Within the AR district, the maximum density is 0.2 dwelling units per acre.
 - ii. Within the R-OS district, the maximum density is 0.5 dwelling units per acre.
 - iii. Within the RB district, the maximum density is 0.66 dwelling units per acre.
 - If within a public water and sewer district, the maximum density is 2 dwelling units per acre.
 - iv. Within the R-1 district, the maximum density is 4 dwelling units per acre.
 - v. Within the R-1A district, the maximum density is 5 dwelling units per acre.
 - vi. Within the R-2 district, the maximum density is 6 dwelling units per acre.
 - vii. Within the R-3 district, the maximum density is 12 dwelling units per acre.
- 8. Calculate buildout at 70%** for Non-residential square footage and total dwelling units.

Assumptions

- For the purposes of the build out analysis, the evaluated use type by zoning district is as follows:
 - Within the AR district, the evaluated use type is single family residential which represents the most intensive use permitted by right.
 - Within the R-OS district, the evaluated use type is single family residential which represents the most intensive use permitted by right.
 - Within the RB district, the evaluated use type is single family residential which represents the most intensive use permitted by right.
 - Within the R1 district, the evaluated use type is single family residential which represents the most intensive use permitted by right.
 - Within the R1A district, the evaluated use type is single family residential which represents the most intensive use permitted by right.
 - Within the R2 district, the evaluated use type is single family residential which represents the most intensive use permitted by right.
 - Within the R3 district, the evaluated use type is multifamily residential which represents the most intensive use permitted by right.
 - Within the RB district, the evaluated use type is multifamily residential which represents the most intensive use permitted by right.
 - Within the PPB District, the evaluated use type is commercial which represents the most intensive use permitted by right.
 - Within the B1 District, the evaluated use type is commercial which represents the most intensive use permitted by right.
 - Within the B2 District, the evaluated use type is commercial which represents the most intensive use permitted by right.
 - Within the O District, the evaluated use type is commercial which represents the most intensive use permitted by right.
 - Within the OC District, the evaluated use type is commercial which represents the most intensive use permitted by right.
 - Within the OI District, the evaluated use type is industrial which represents the most intensive use permitted by right.
 - Within the CI District, the evaluated use type is industrial which represents the most intensive use permitted by right.
- Development within Planned Development Districts is not included in the analysis. It is assumed that any impacts and/or mitigation measures have already been addressed through the approval process.
- Parcels spanning multiple zoning districts were evaluated under the zoning district which covers the greatest area of the parcel.
- Accessory uses and use types requiring special use permit are not included in the analysis.
- Minimum lot width is not considered for the analysis.
- Redevelopment of already developed lands was not considered in the calculations.
- Redevelopment of public and utility owned lands was not considered in the calculations.

- Constrained lands such as flood zones, wetlands and steep slopes were not considered within environmental constraints. It is anticipated that any development would avoid or mitigate this constraint to the greatest extent practicable.
- The maximum stories calculation assumes 12 ft per floor per structure for all districts evaluated with non-residential uses except for the industrial districts (OI and CI). Half stories are not included.
- The maximum stories evaluated for the industrial districts (OI and CI) is two.
- The buildable gross floor area calculation assumes 12 ft per floor per structure. Half stories are not included.
- Ancillary and circulation spaces for non-residential uses, including utility closets, mechanicals, janitorial closets, stairwells, corridors and elevators are approximated at 20% which is the industry standard.
- For districts evaluated with residential use type, active agriculture lands are not considered (property classification codes in 100s).
- For districts evaluated with residential use type, the potential subdivision of parcels and resulting dwelling units were estimated by dividing the acreage by the maximum density allowed by zoning. Each resulting area is assumed to contain one (1) dwelling unit.
- Minimum yard setback distances were not included in the calculations and are assumed would be accommodated within the non-buildable area for purposes of this buildout.
- Major subdivisions are not considered within the calculations as it is assumed the resulting density regardless of subdivision type would remain the same.
- The presence of public water and sewer determined based on the 2021 tax parcel dataset.
- Assume 70% of buildout will occur.

Definitions (as per [Town of East Greenbush Chapter 57 – Zoning, Article VIII Definitions](#))

1. BUILDING COVERAGE

The amount of land covered or permitted to be covered by a building or buildings, measured in terms of a percentage of the total lot area. Such coverage is to be measured on a horizontal plane at mean grade level and excludes uncovered porches, terraces, and steps.

2. BUILDING HEIGHT

The vertical distance measured from the average elevation of the finished grade of the building to the highest point of the roof for flat and mansard roofs, and to the mean height between eave and ridge for other types of roofs.

3. DWELLING UNIT

A building or entirely self-contained portion thereof containing complete housekeeping (living, cooking, sanitary and sleeping) facilities for only one family, including any domestic servants employed on the premises, and having no enclosed space (other than vestibules, entrance or other hallways or porches) or cooking or sanitary facilities in common with any other dwelling unit. A boardinghouse, dormitory, motel, inn, nursing home, fraternity, sorority or other similar building shall not be deemed to constitute a dwelling unit.

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Non-Residential Buildout

Zoning District	Evaluated Use	# Parcels	Total Acreage	Non-Residential Area (sqft)	70%
B-1	Commercial	8	15.05	384,000	268,800
B-2	Commercial	7	14.34	278,659	195,061
CI	Light Industrial	11	221.19	5,395,571	3,776,899
O	Commercial	1	20.87	1,018,306	712,814
OC	Commercial	2	28.08	1,370,136	959,095
OI	Light Industrial	1	6.60	161,054	112,738
PPB	Commercial	3	7.44	14,400	10,080
Total Non-Residential		33	313.58	8,622,125	6,035,488

Residential Buildout

Zoning District	Evaluated Use	# Parcels	Total Acreage	Dwelling Units	70%
AR	Single Family	7	199.19	37	26
R-1	Single Family	13	52.76	205	144
R-1A	Single Family	3	0.99	4	3
R-2	Single Family	104	161.22	924	647
R-3	Single Family	10	25.78	305	214
RB	Multi Family	111	1873.06	1,603	1,122
R-OS	Single Family	58	1175.07	565	396
Total Residential		306	3488.07	3,643	2,550