



TOWN OF EAST GREENBUSH
ZONING UPDATE

Zoning Advisory Committee
Kickoff Meeting &
Conservation Advisory Council Meeting
January 24, 2022, 7:00PM via Zoom



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





ROLL CALL

- Zoning Advisory Committee
 - Jack Conway
 - Adam Tobey
 - Fred Henson
 - Jennifer Dean
 - Jennifer Hixon
 - Victoria Manieri
 - 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 Introductions
2. Overview of Comprehensive Planning Process
3. Overview of Zoning Update Process
4. Discussion of Proposed Zoning Districts and Map
5. Identification of Definitions Changes/Challenges
6. Next Steps
 - A. Refinement of Proposed Zoning District Map
 - B. Definitions
 - C. Key Area and Bulk Table Changes
7. Public Comment





WEBINAR “HOW TO”

- Public Comment session at the end of the meeting
- To provide comments/ask questions:
 - Utilize the “Q & A” function in your Zoom Webinar panel
 - Use the “Raise Hand” feature
 - By Telephone: *9 to raise hand / *6 to unmute
- Following the meeting, submit comments and questions to the Planning Department





COMPREHENSIVE PLANNING PROCESS





PROCESS

- ✓ Public Engagement
 - Community Outreach Plan
 - Public Open House #1
 - Public Workshop #2
 - Online Community Survey - 783 Responses
 - Student Engagement
 - Stakeholder Group Meetings
 - Project webpage
 - E-Newsletters
 - Public Hearings (CPSC & Town Board)
- ✓ Community Profile (Inventory)
- ✓ Technical Memorandums
- ✓ CPSC Meetings
- ✓ Comprehensive Plan - Adopted May 2021

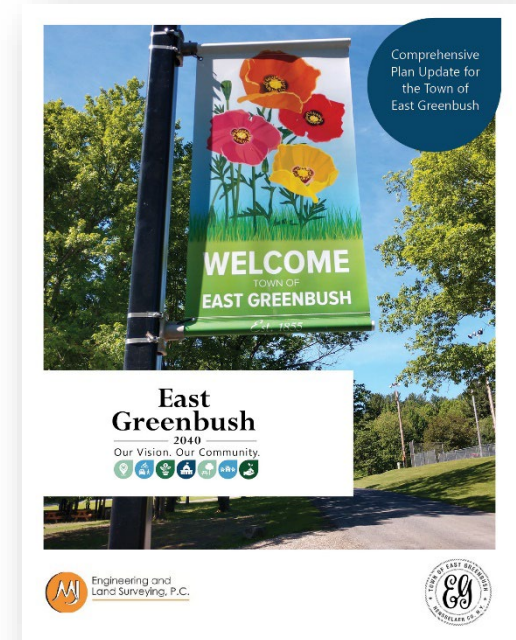




COMPREHENSIVE PLAN OVERVIEW

Comprehensive Plan Sections

1. **Section One:** Introduction
2. **Section Two:** Vision and Guiding Principles
3. **Section Three:** Placemaking
4. **Section Four:** Economic Growth
5. **Section Five:** Transportation and Mobility
6. **Section Six:** Neighborhoods and Housing
7. **Section Seven:** Recreation
8. **Section Eight:** Natural Resources, Agriculture and the Environment
9. **Section Nine:** Governance and Infrastructure
10. **Section Ten:** Future Land Use
11. **Section Eleven:** Implementation





COMPREHENSIVE PLAN OVERVIEW

Appendices

1. Appendix A: Community Profile
2. Appendix B: Community Outreach Process and Plan
3. Appendix C: Stakeholder Meeting Summaries
4. Appendix D: Public Workshop Summaries
5. Appendix E: Analysis of Past Planning Efforts
6. Appendix F: Technical Investigation Memorandums
7. Appendix G: Online Community Survey





VISION

The Town of East Greenbush is a desirable live/work community that encourages a thriving walkable central town area surrounded by historic hamlets, well-connected neighborhoods, rural lands and active agriculture.

Balanced, sustainable growth within the community maintains the small town feel while providing a range of employment opportunities, supporting a diverse tax base, encouraging locally owned businesses and promoting emerging business sectors.

A range of quality housing options are available, and the town takes pride in its well-maintained streets, parks, businesses, and neighborhoods.

East Greenbush is a community aware and respectful of its important natural resources and the health of the environment.

This safe, welcoming town has a strong sense of community and is a place for multiple generations to call home.





GUIDING PRINCIPLES

- Placemaking
- Transportation & Mobility
- Economic Growth
- Neighborhoods & Housing
- Recreation
- Natural Resources, Agriculture & the Environment
- Governance & Infrastructure





GUIDING PRINCIPLES

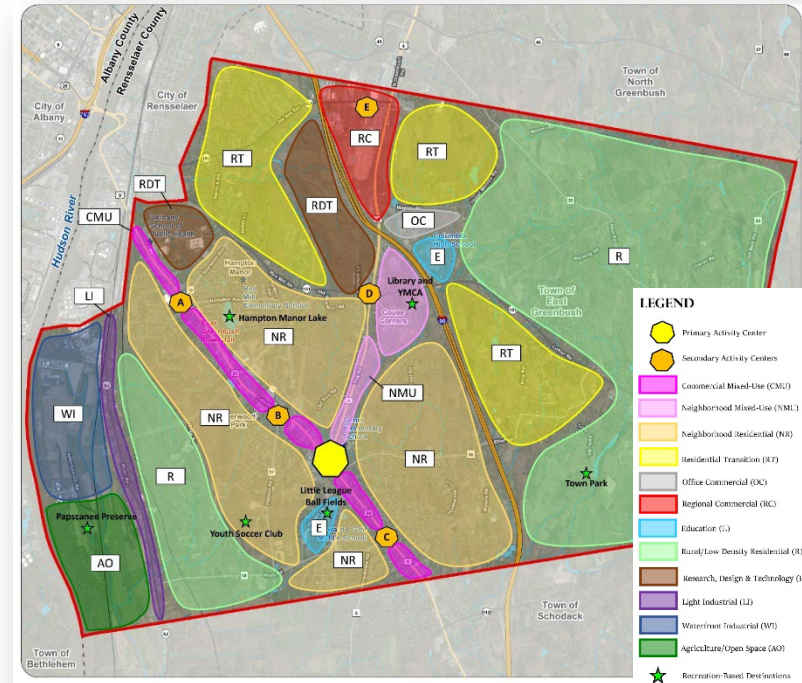
- Description / Overview
- Goals
- Recommendations





FUTURE LAND USE

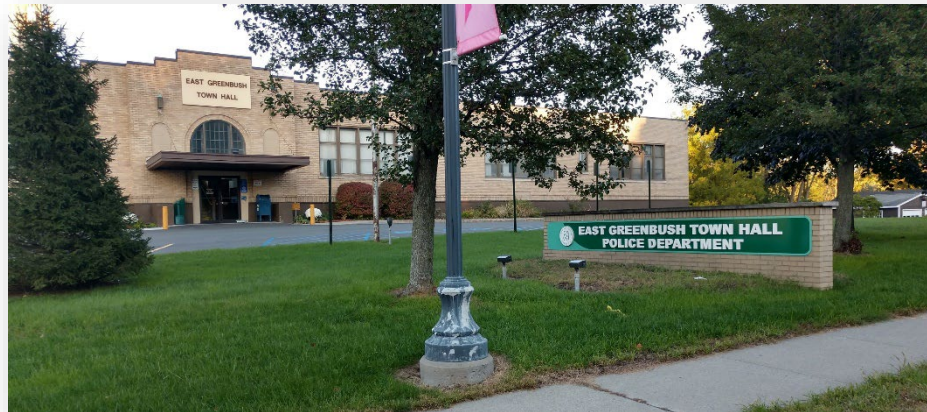
- Sets the direction for future land use regulations and decision making in the community.
- This is not zoning but provides guidance for zoning and land use changes to achieve the vision.
- Future Land Use Focus:
 - Most intense and greatest mix of uses in key activity centers and along key corridors
 - Protection of critical environmental areas and rural and scenic areas





IMPLEMENTATION

- This section describes the process for implementing the Comprehensive Plan
- Priority recommendation is to evaluate zoning to ensure consistency with the Comprehensive Plan
 - *Town Law §272-a: Town land use regulations must be in accordance with the plan*





ZONING UPDATE PROCESS

- Establish Zoning Advisory Committee (ZC)
- Regular ZC meetings / work sessions
- Zoning Diagnostic Table
 - Evaluation of existing zoning, comprehensive plan recommendations and Town staff input
 - Guide for updating zoning and to track changes
- Subdivision Regulations Update
- Public Engagement (Focus groups, Public Hearings, etc)





ZONING DIAGNOSTIC

Item	Source	Comment	Topic	Zoning Code Section(s)	Comp. Plan Reference	Action / Task	Task Leader	Priority	Status	Comments / Notes
1	MJ Engineering Zoning Diagnostic	Evaluate best practices to achieve desired community character, improve development expectations and create predictable review procedures for the US Route 9 and 20 and US Route 4 corridors. Best practices may include context appropriate land use tools such as form-based zoning, design guidelines, overlay districts and incentive zoning	Design Standards / FBC		Section 11: Implementation; A4	Provide form-based zoning within a location-specific overlay				
2		Address the unique characteristics of the parts of the Route 9 and 20 and Route 4 corridors that link the proposed activity center nodes in a way that reinforces activity center development, supports, clusters of businesses and land use types, and provides an efficient, predictable review process. Develop standards appropriate to the unique mix of uses, business clusters, parcel sizes, developable land, and history of each segment, and consider the use of overlay zoning to implement these standards.	Design Standards / FBC		Section 11: Implementation; A5	Provide form-based zoning within a location-specific overlay				
3		Establish a town center area at the U.S. Route 9 and 20 and U.S. Route 4 junction that is walkable and connected to the neighborhoods where residents and visitors can shop, eat, and congregate	Zoning District		Section 11: Implementation- A8	Establish Town Center zoning district				
4		Create design guidelines to ensure that gateways to the Town along major roadways develop in ways that respect existing businesses, create opportunities for new enterprises and create aesthetically appealing entrances into the Town	Design Standards / FBC		Section 11: Implementation- A11	Provide form-based zoning within a location-specific overlay				
5		Evaluate and update current zoning and subdivision regulations in light of placemaking and smart growth strategies			Section 11: Implementation- A20	Update zoning and subdivision code				
6		Pursue a land use regulation strategy to encourage high quality development and redevelopment in the Town's main commercial areas beyond Columbia Turnpike, including the Route 4 regional retail power center and Tempel Lane Corridor. Along Tempel Lane, this strategy should emphasize the development of a unique commercial and industrial corridor which balances the built and natural environments, and conserves the many natural resources located there.			Section 11: Implementation- A21	Update zoning with a focus on redevelopment opportunity				
7		Re-evaluate existing zoning of the Town's key commercial areas to ensure placemaking goals are met but that requirements do not create unnecessary uncertainty in the land use regulatory processes, and continue to diversify and strengthen the Town's employment and commercial centers in a balanced way that is compatible with existing neighborhoods			Section 11: Implementation- B2	Update zoning code and zoning map				
8		Conduct site-specific cooperative planning with landowners to redevelop key parcels that can act as catalysts for future redevelopment			Section 11: Implementation- B3	Update zoning code and zoning map				
9		Support re-use and re-development of existing buildings and sites along Columbia Turnpike. Consider using zoning techniques, such as a corridor revitalization overlay zone, to encourage re-use and redevelopment of physically constrained properties in a manner that is beneficial for the corridor and economically viable for the property owner. Use zoning to provide additional flexibility for development and redevelopment situations on such properties with the objective of restoring or enhancing those properties to become economically viable and attractive			Section 11: Implementation- B4	Develop overlay zone; expand uses for redevelopment opportunities				

37	Planning Dept- Master List of Zoning Changes	Evaluate changing the Route 9J zoning on east side to match the Coastal Industrial zoning on the west side from City line to National Grid ROW and up to the railroad ROW. South of NG ROW, leave as A-R.	Zoning Districts	§ 2.1						
38		Revise Cooper Ave to R-2. Leave existing commercial as preexisting, nonconforming.	Zoning Districts	§ 2.1						
39		Can we adjust district lines to follow parcel boundaries or natural features? If not, see old language (8.29) lots in different districts and address in new code.	Zoning Districts	§ 2.1						
40		Consider incorporating Hamlet Zoning District Overlay guidelines	Zoning Districts	§ 2.1						
41		Update Map with new or expired PDD's (responsibility of Code Enforcement Officer - S 2.2 A.02	Zoning Map	§ 2.2						
42		Clarify one primary use per site (i.e. Is third party Solar Farm allowed on another's property?)	Permitted Uses	§ 2.4						
43		Address where Senior Housing is allowed - do we really want huge Senior Housing in R-B, R-1A, R-1 districts, etc.? At a minimum should be a SUP but even that presumes its ok.	Permitted Uses	§ 2.4						
44		Consider removing Crematorium from R-1, R-1A, OC and add to CI	Permitted Uses	§ 2.4						
45	Banks - why classified as a civic use? Should be a retail use.	Permitted Uses	§ 2.4							





ZONING UPDATE PROCESS

EXISTING ZONING

- Section I. Purpose and Scope
- Section II. Zoning Districts
- Section III. Town-wide Standards
- Section IV. General Administration



INITIAL SECTIONS TO REVIEW

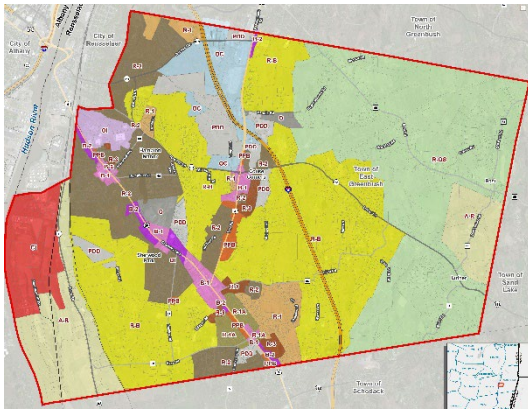
- Section II. Zoning Districts
 - 1. Zoning districts
 - 2. Zoning map
 - 3. Definitions
 - 4. Area and bulk standards
 - 5. Use schedule



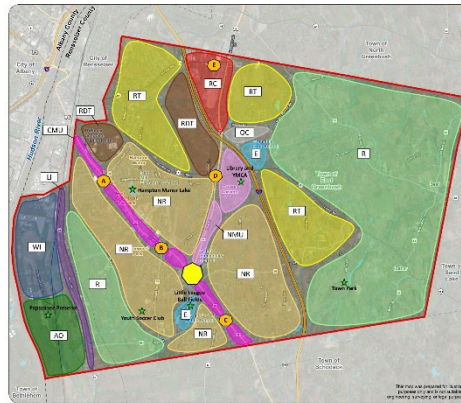


ZONING DISTRICTS & MAP

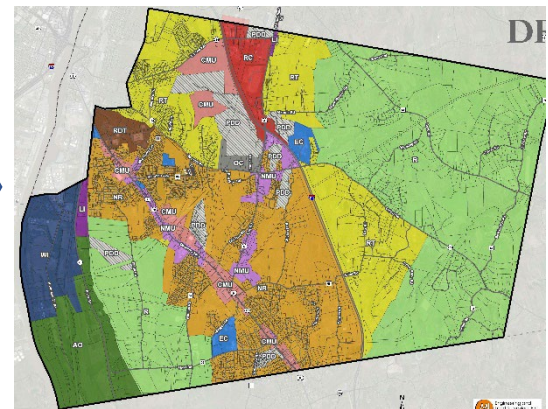
- Review existing zoning districts & map
- Review Future Land Use (comprehensive plan)
- Discuss proposed zoning districts & map



Existing Zoning Map



Future Land Use Map

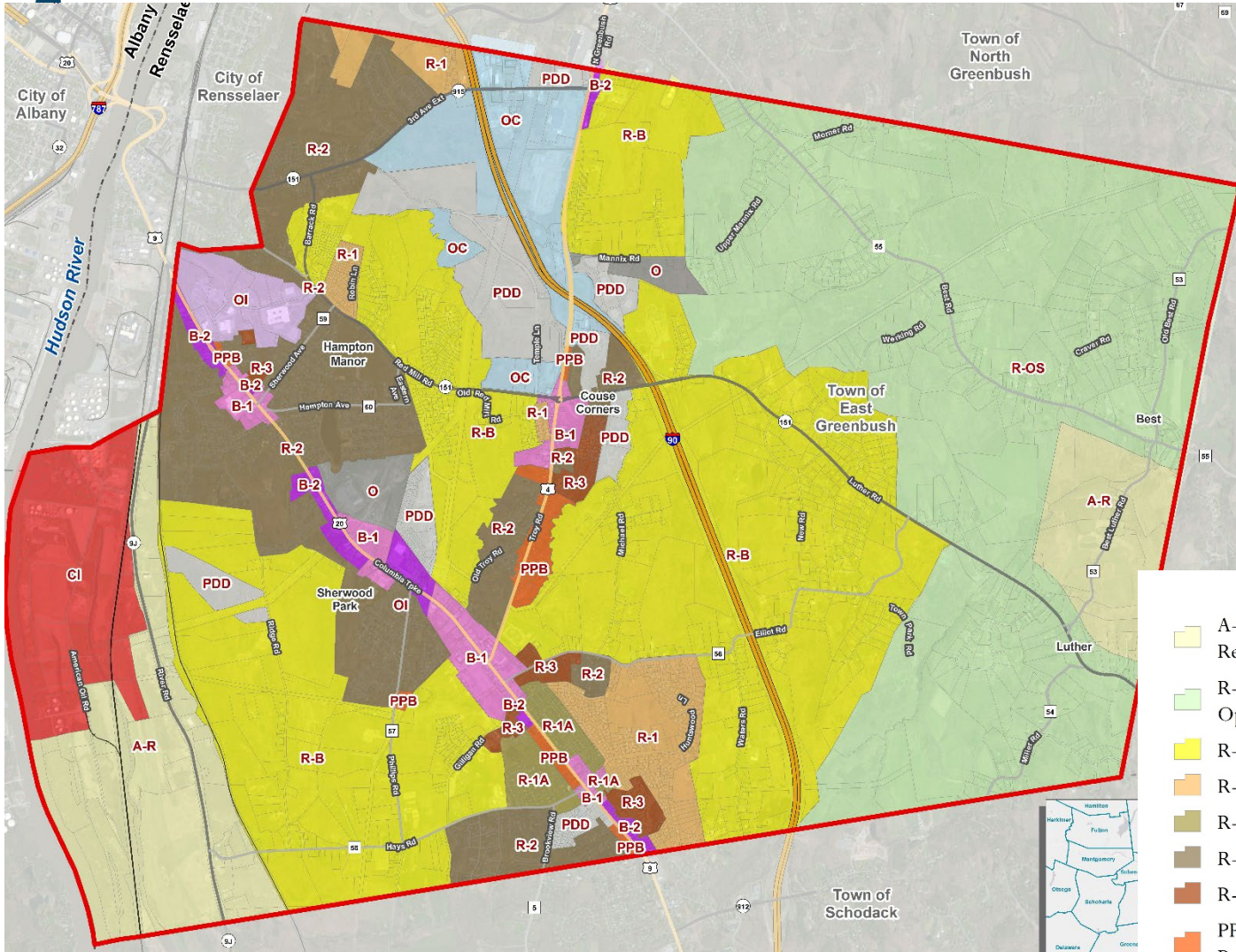


Preliminary Draft Zoning Map





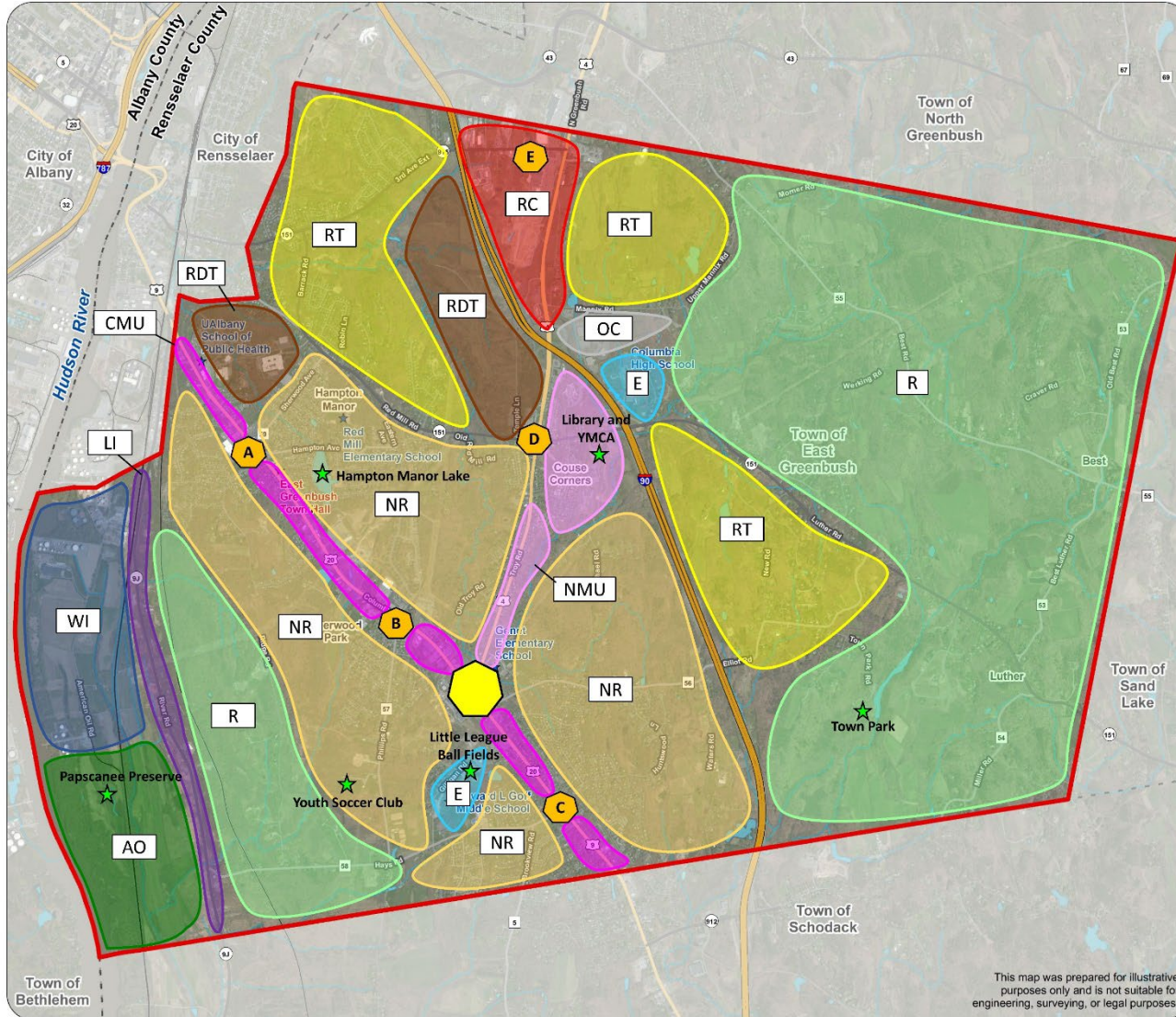
EXISTING ZONING MAP



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



FUTURE LAND USE



LEGEND

-  Primary Activity Center
-  Secondary Activity Centers
-  Commercial Mixed-Use (CMU)
-  Neighborhood Mixed-Use (NMU)
-  Neighborhood Residential (NR)
-  Residential Transition (RT)
-  Office Commercial (OC)
-  Regional Commercial (RC)
-  Education (E)
-  Rural/Low Density Residential (R)
-  Research, Design & Technology (RI)
-  Light Industrial (LI)
-  Waterfront Industrial (WI)
-  Agriculture/Open Space (AO)
-  Recreation-Based Destinations

This map was prepared for illustrative purposes only and is not suitable for engineering, surveying, or legal purposes.





ZONING DISTRICTS

Existing Zoning Districts	Proposed Zoning Districts
Agricultural – Residential	Agriculture / Open Space
Residential Open Space	Rural / Low Density Residential
Residential Buffer	Residential Transition
Residence R-1	Neighborhood Residential
Residence R-1A	Neighborhood Mixed Use
Residence R-2	Commercial Mixed Use
Residence R-3	Office Commercial
Personal / Professional	Regional Commercial
General Business Mixed Use	Research, Design, Technology
General Business	Light Industrial
Corporate Office	Waterfront Industrial
Corporate Office / Regional Commercial	PDD
Corporate Office / Light Industrial	Education & Civic
Coastal Industrial	
PDD	

New Zoning Map Design

Objectives:

Provide consistency with future land use map

Consolidate and simplify districts for ease of code review and enforcement

Reduce number of split zoned parcels

Noteworthy Changes:

7 → 3 residential zones

Distill commercial / industrial uses and simplify

Introduction of neighborhood scale commercial

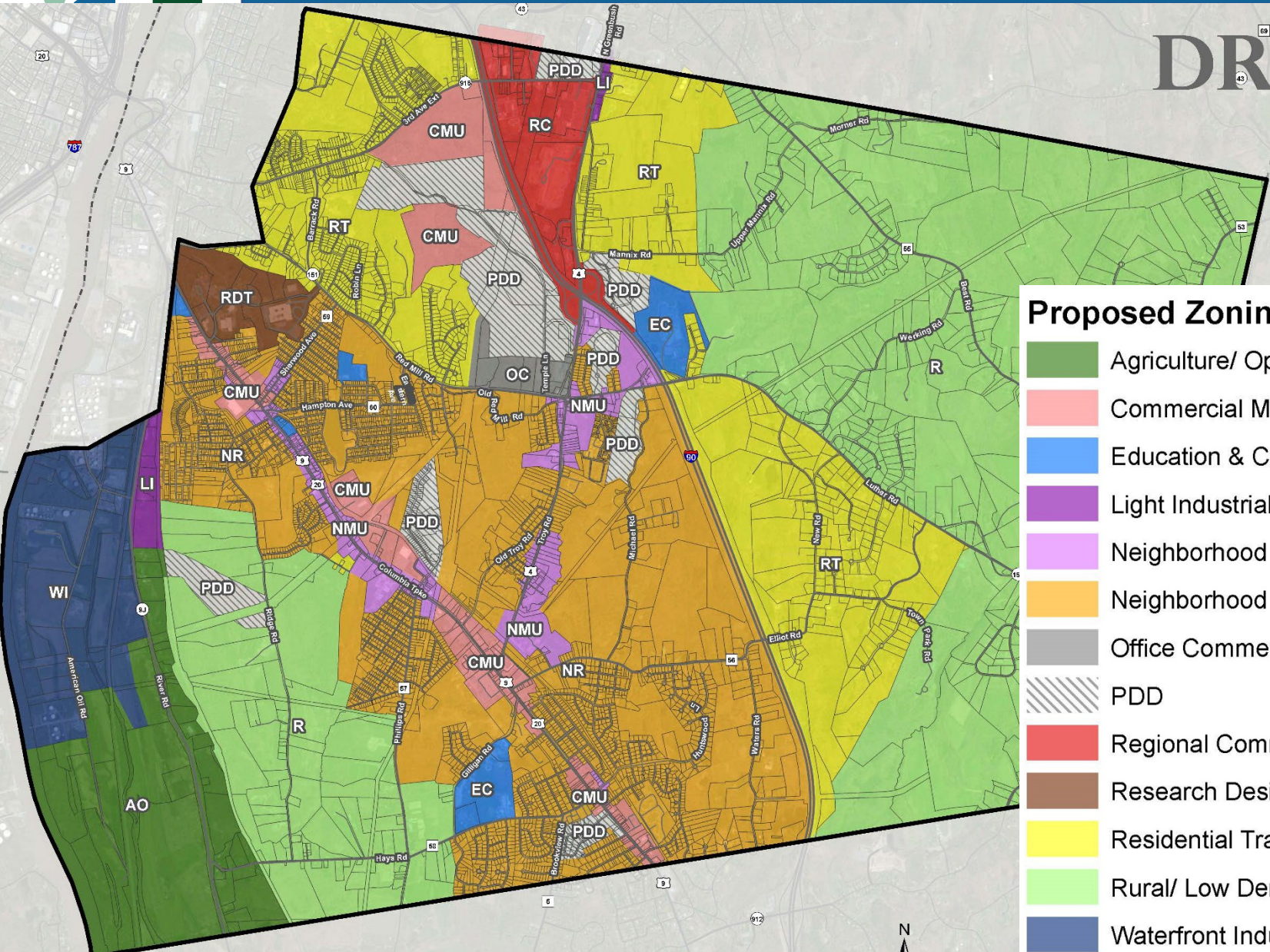
Addition of education & civic zone





PRELIMINARY DRAFT ZONING DISTRICTS & MAP

DR



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



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DEFINITIONS

- What are common issues you experience related to the existing definitions?
- What definitions are missing?
- What definitions need refinement or updating?





NEXT STEPS

- ZC to review preliminary Zoning Map & Districts
 - Feedback to MJ Team by February 11th (?)
- Identify Definitions Changes
 - Feedback to MJ Team by February 11th (?)
- Key Area and Bulk Table Changes
- Zoning Update Website
- Zoning Advisory Committee Meeting #2 - February TBD
 - Revised map and districts
 - Proposed definition changes
 - Discuss area and bulk changes





PUBLIC COMMENT

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