



**TOWN OF EAST GREENBUSH
ZONING UPDATE**

**Zoning Update Steering Committee
Meeting #3
April 6, 2022, 6:30PM
Town Hall**



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





AGENDA

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





ONGOING TASKS

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





ONGOING TASKS - UPDATE

- ✓ Solar Amendments
- ✓ Definitions
- ✓ Proposed Districts and Maps
- ✓ Public Engagement
 - Project website live: www.egzoningupdate.com
 - Columbia Turnpike Stakeholder Meeting
 - Joint with Town Board
 - April 19, 2022





ROUTE 9/20 (COLUMBIA TURNPIKE)

Challenges Previously Identified:

- Zoning limits opportunities for redevelopment or new development
- Traffic
- Safety (vehicular, bike, ped)
- Not an inviting pedestrian environment
- Lack of character
- Narrow parcels along frontage
- Other?





ROUTE 9/20 (COLUMBIA TURNPIKE)

Opportunities Previously Identified:

- Work with Stakeholders to shape future
- Revise zoning for more flexibility
- Enhance pedestrian connections
- Public transit available

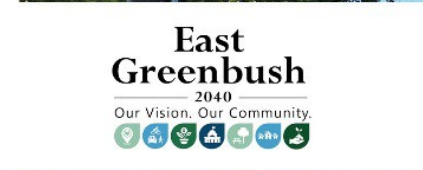




ROUTE 9/20 (COLUMBIA TURNPIKE)

Comprehensive Plan Recommendations:

- Reactivate corridor with mixed use centers of activity
- Allow flexibility in type of development occurring
- Improve connectivity/walkability between neighborhoods and activity centers
- 2014 Corridor Plan Recommendations
- Tools:
 - Transit Oriented Design (TOD)
 - Form-based Code (FBC)





COMPREHENSIVE PLAN 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.





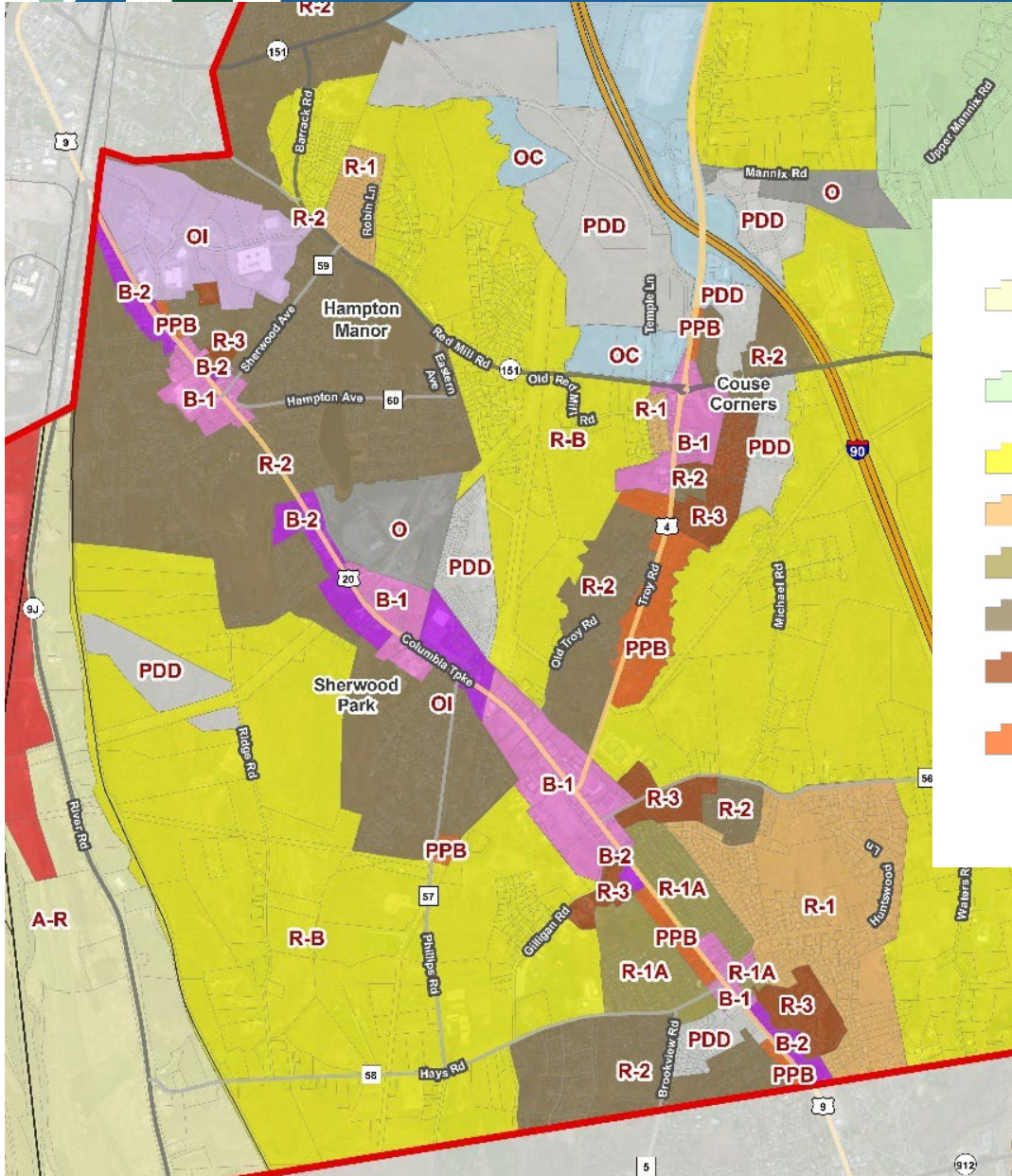
COMPREHENSIVE PLAN GUIDING PRINCIPLES

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





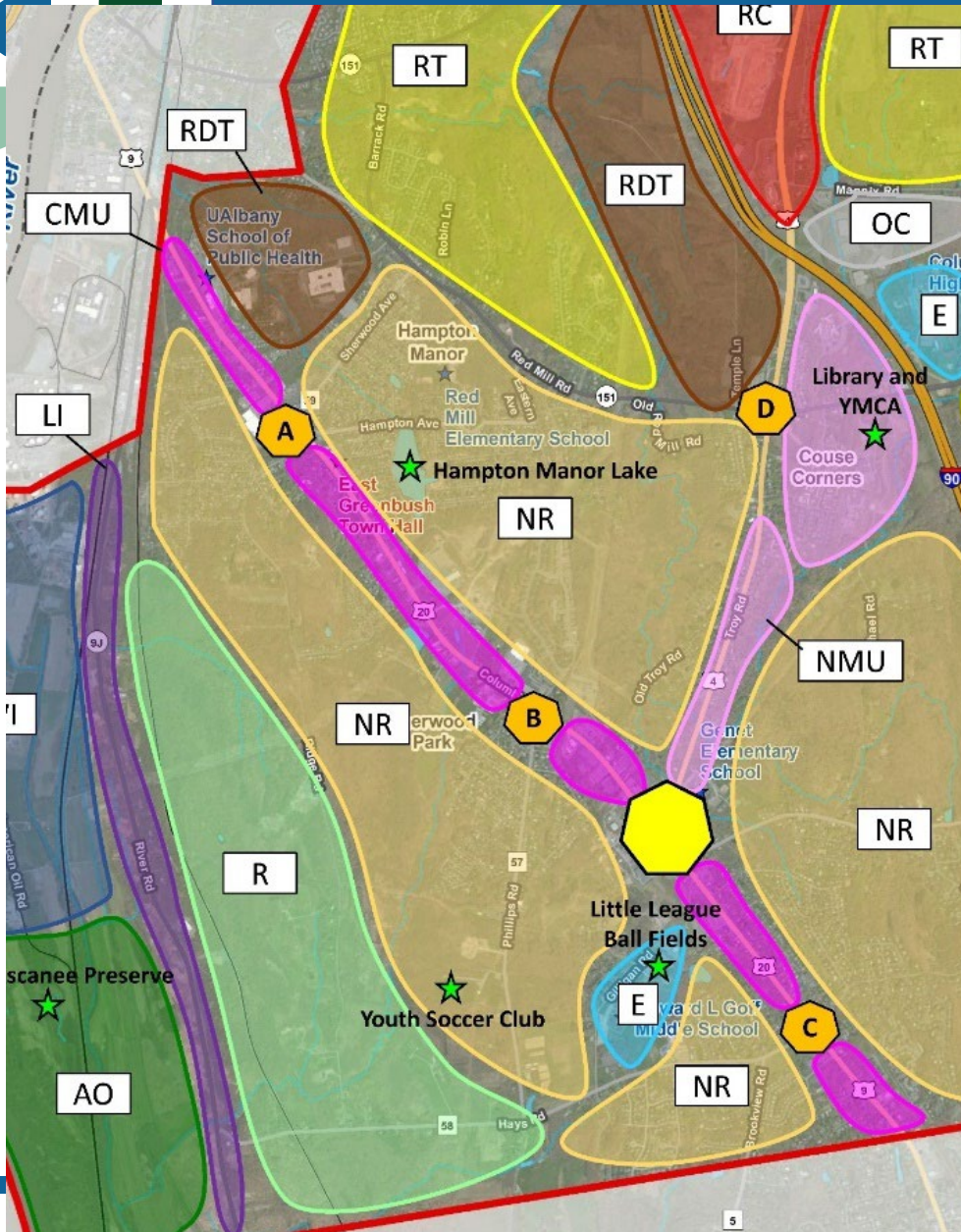
EXISTING ZONING MAP



- 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

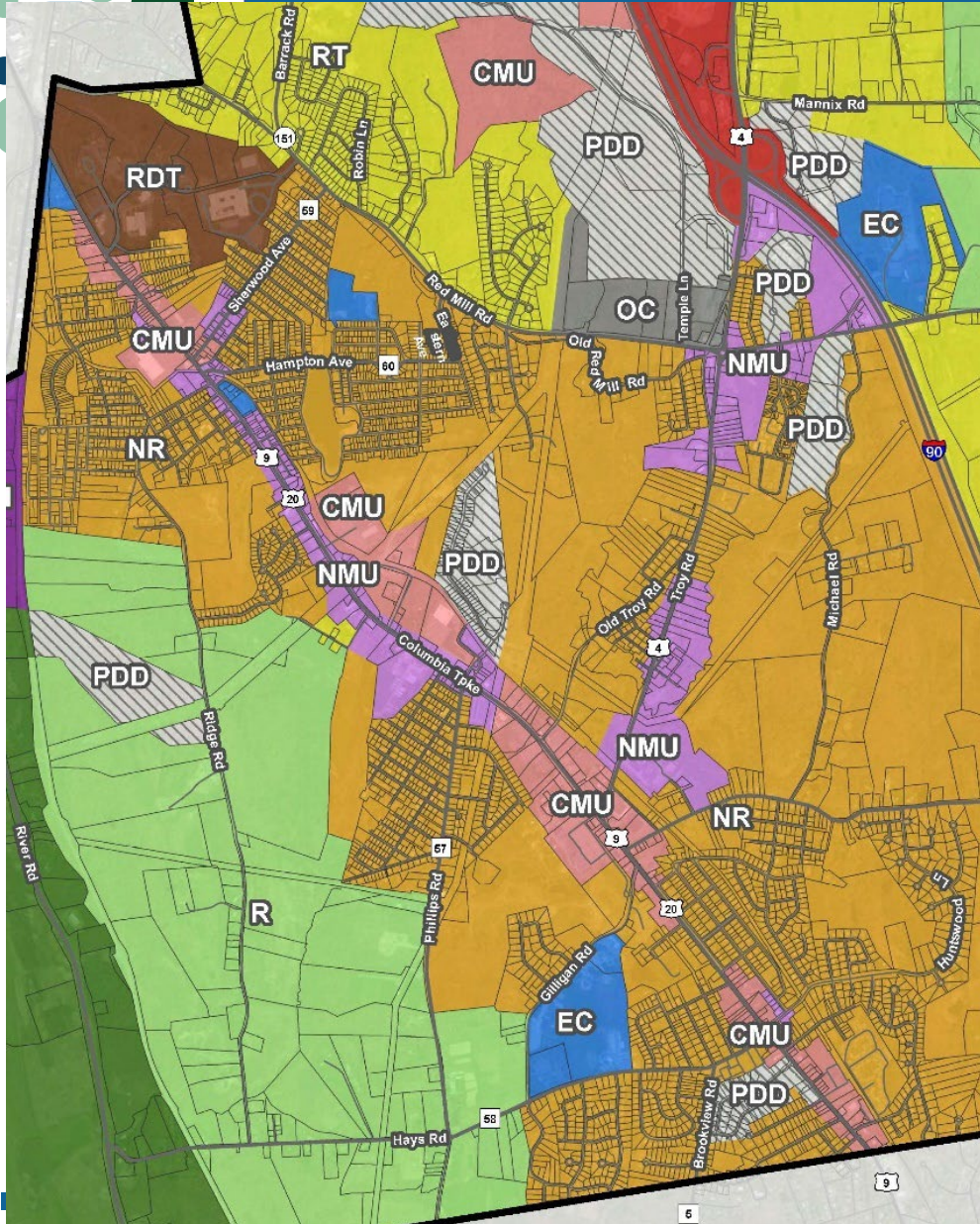


LEGEND

-  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



PRELIMINARY DRAFT ZONING DISTRICTS & MAP

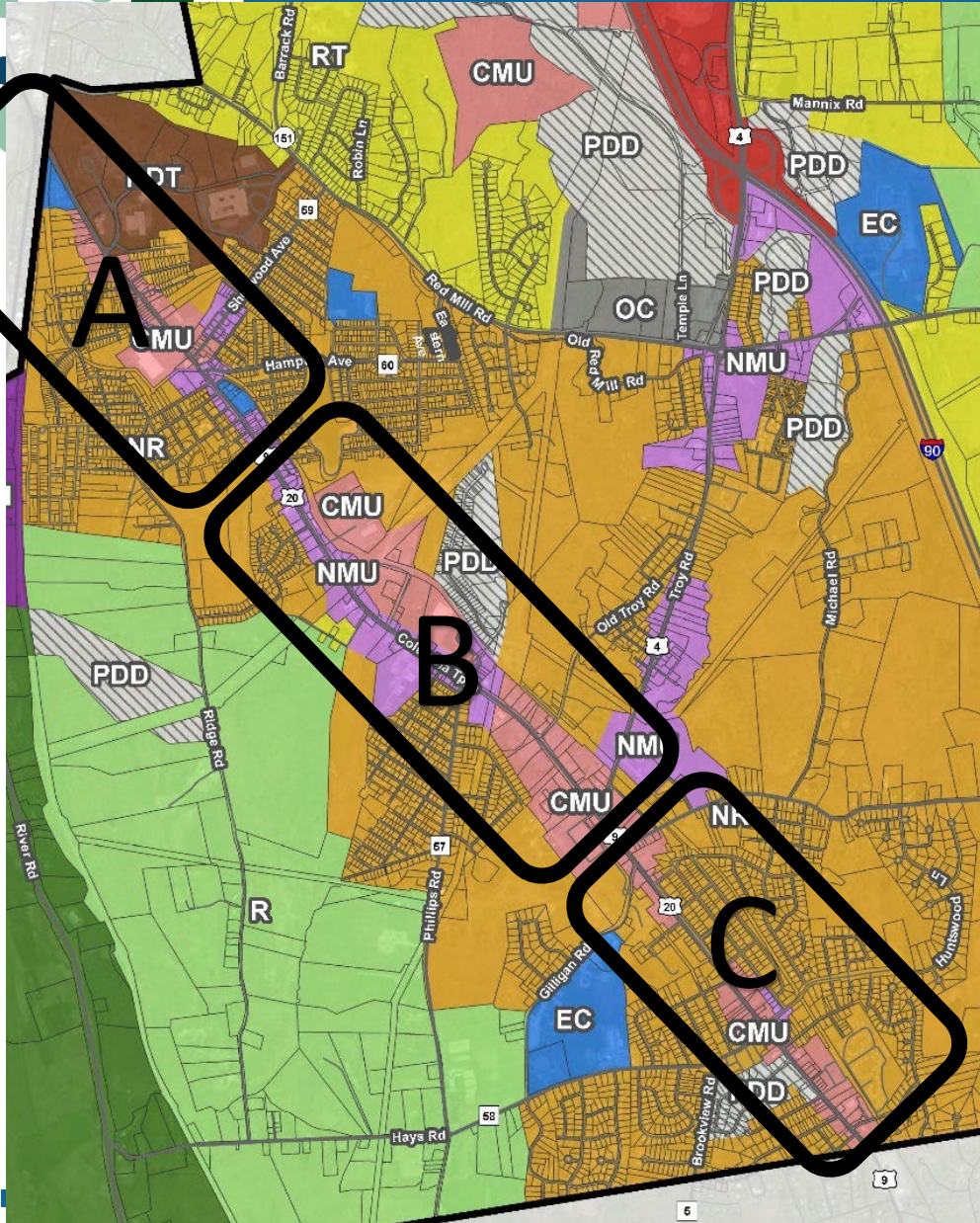


Proposed Zoning

-  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



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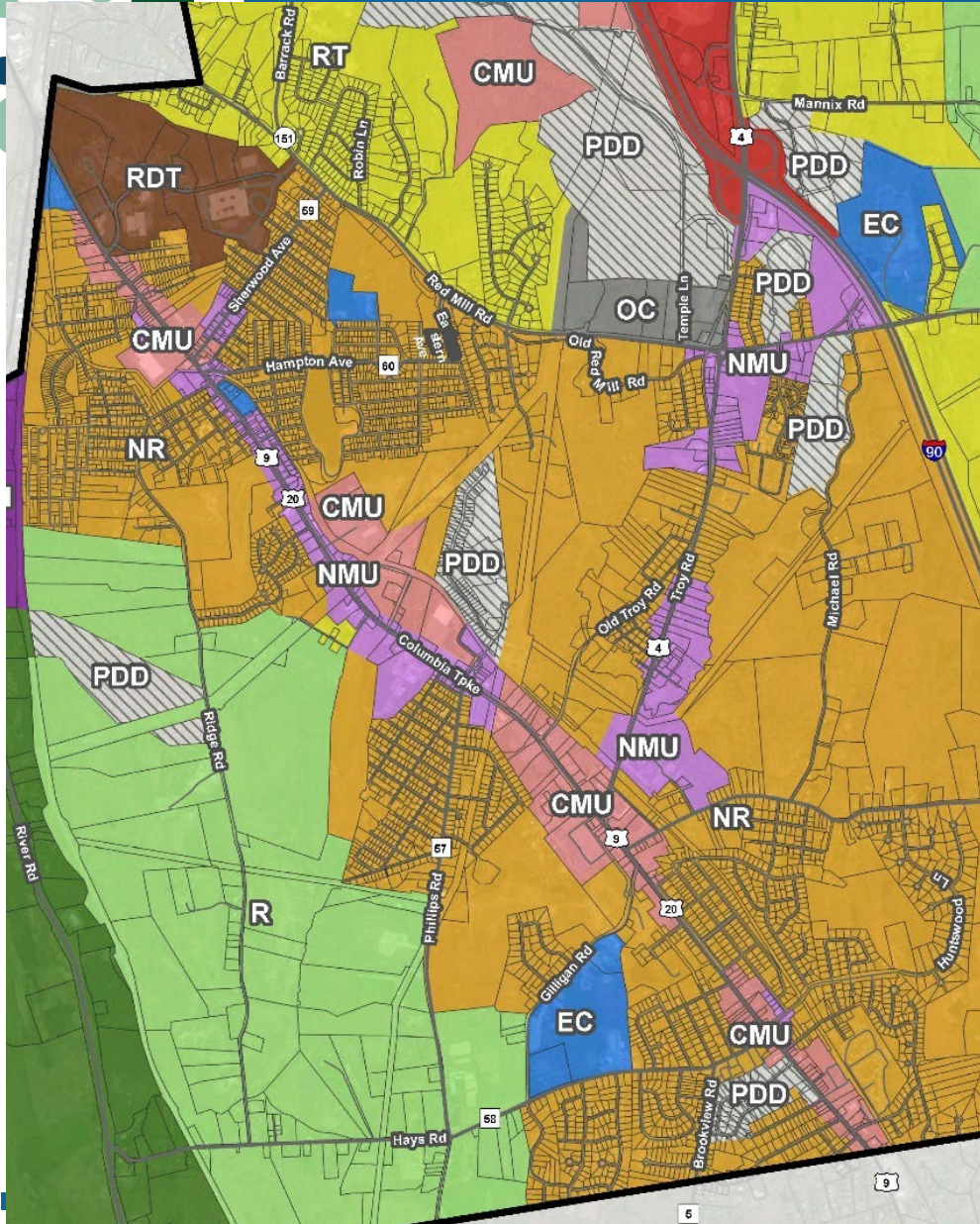


Corridor divided into 3 segments for discussion purposes:

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



PRELIMINARY DRAFT ZONING DISTRICTS & MAP



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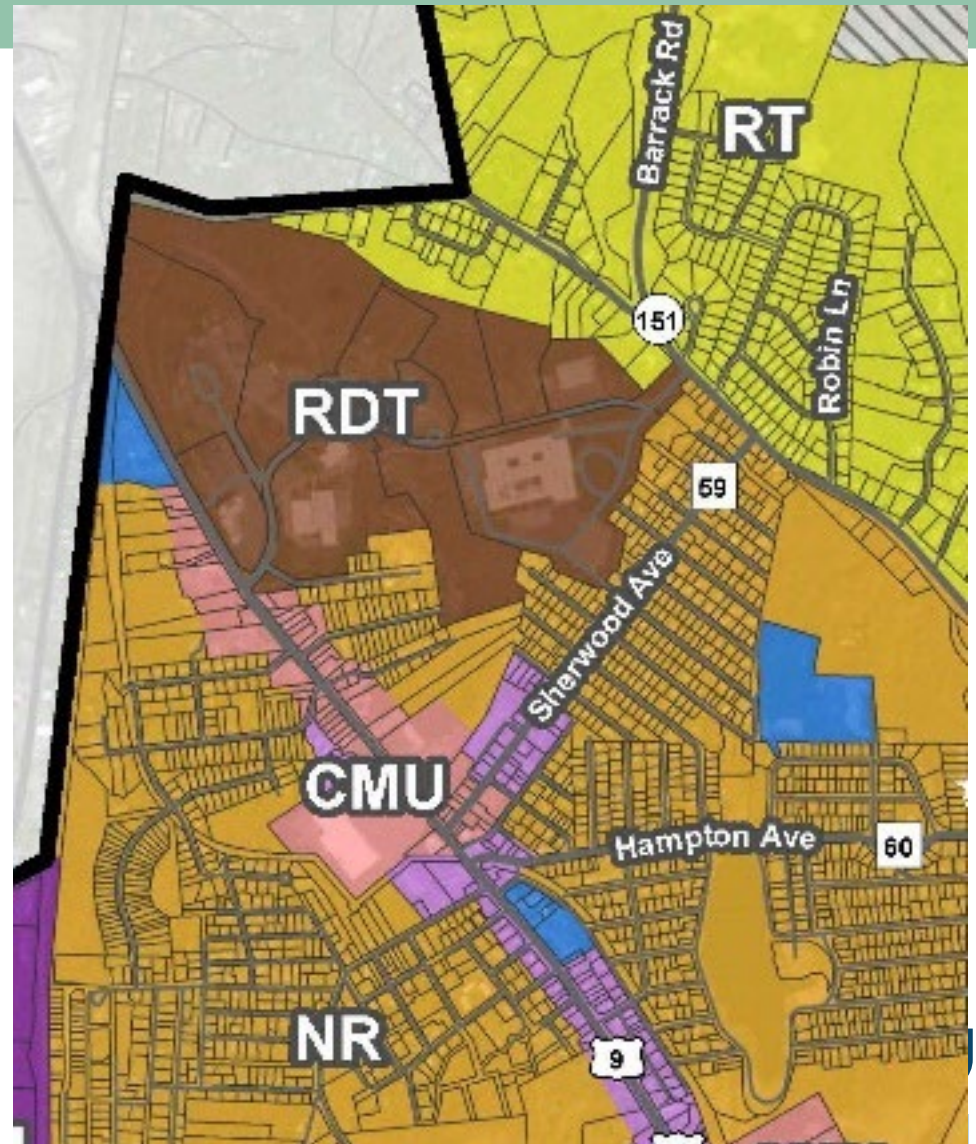


ROUTE 9/20 (COLUMBIA TURNPIKE)

- Town boundary (north) to Hampton Ave

Proposed Zoning

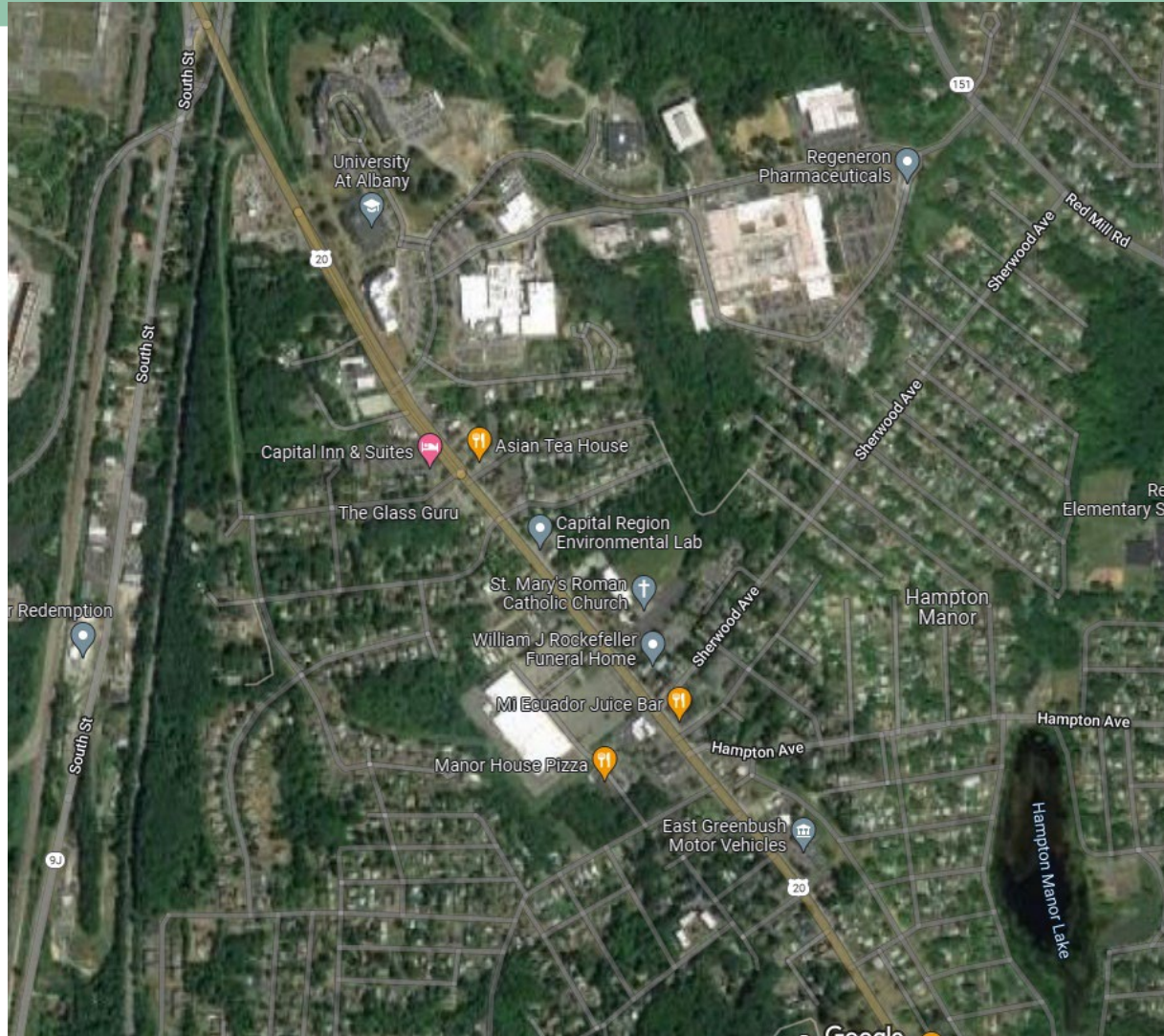
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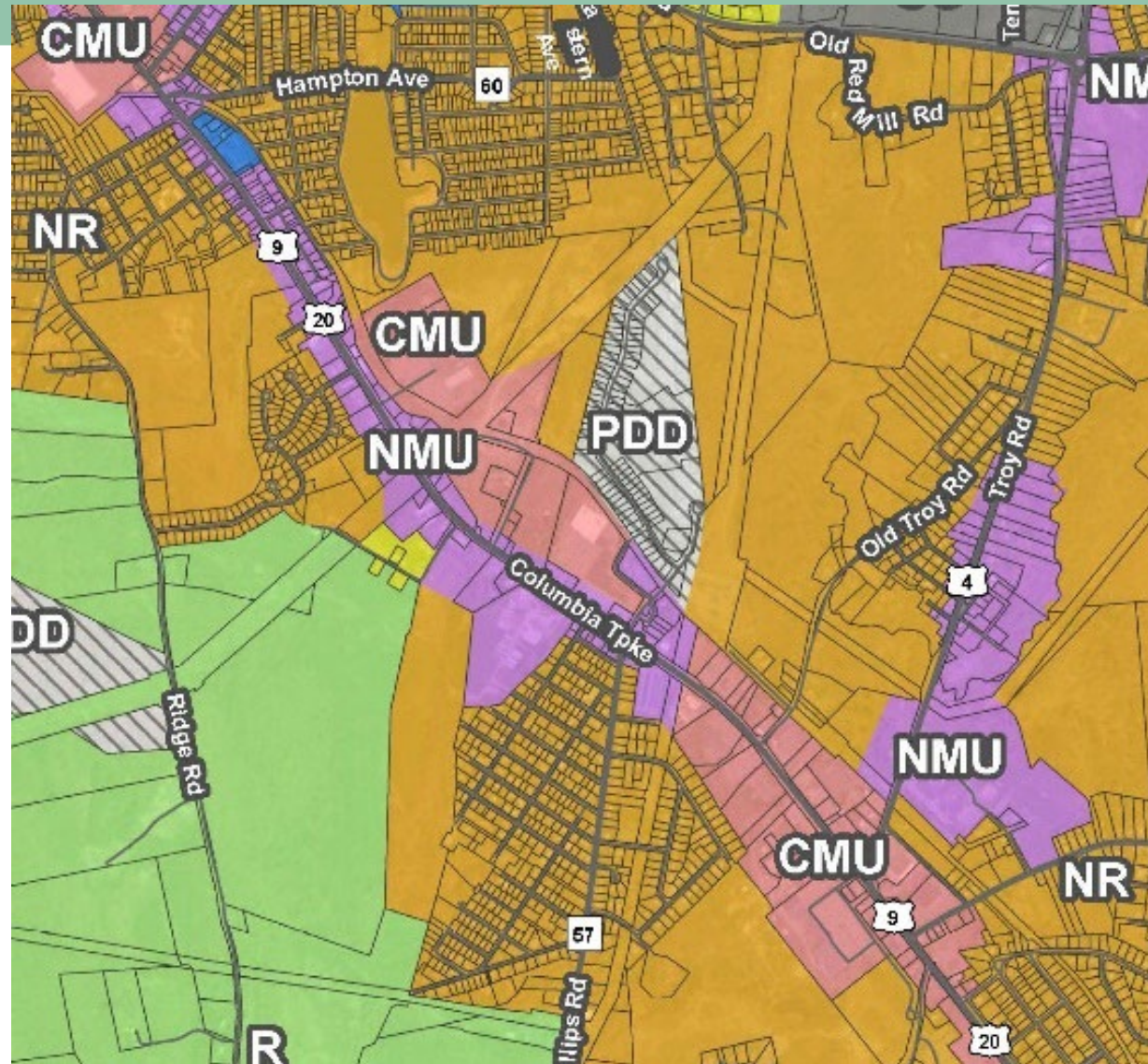


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- Hampton Ave to Route 4

Proposed Zoning

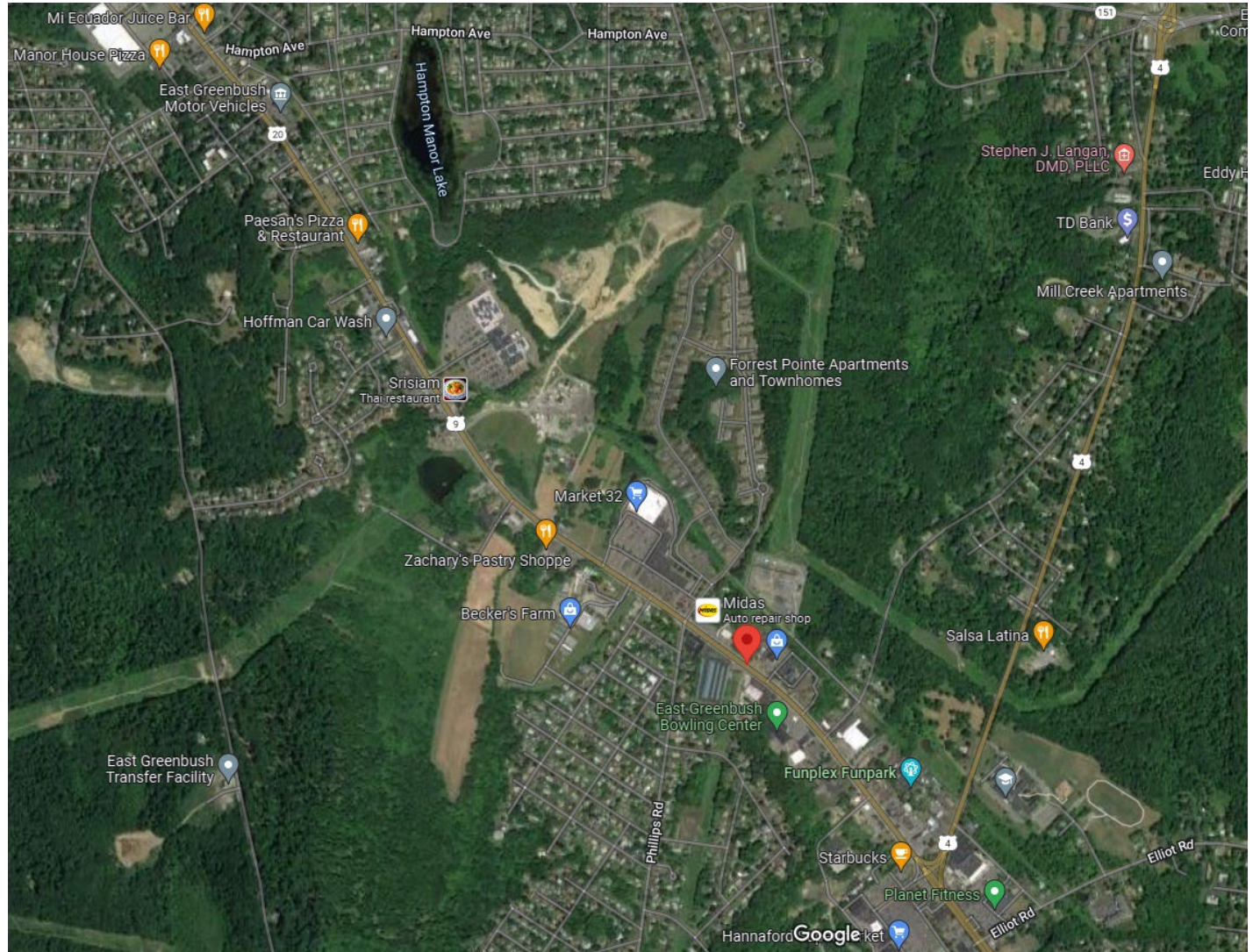
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- Hampton Ave to Route 4



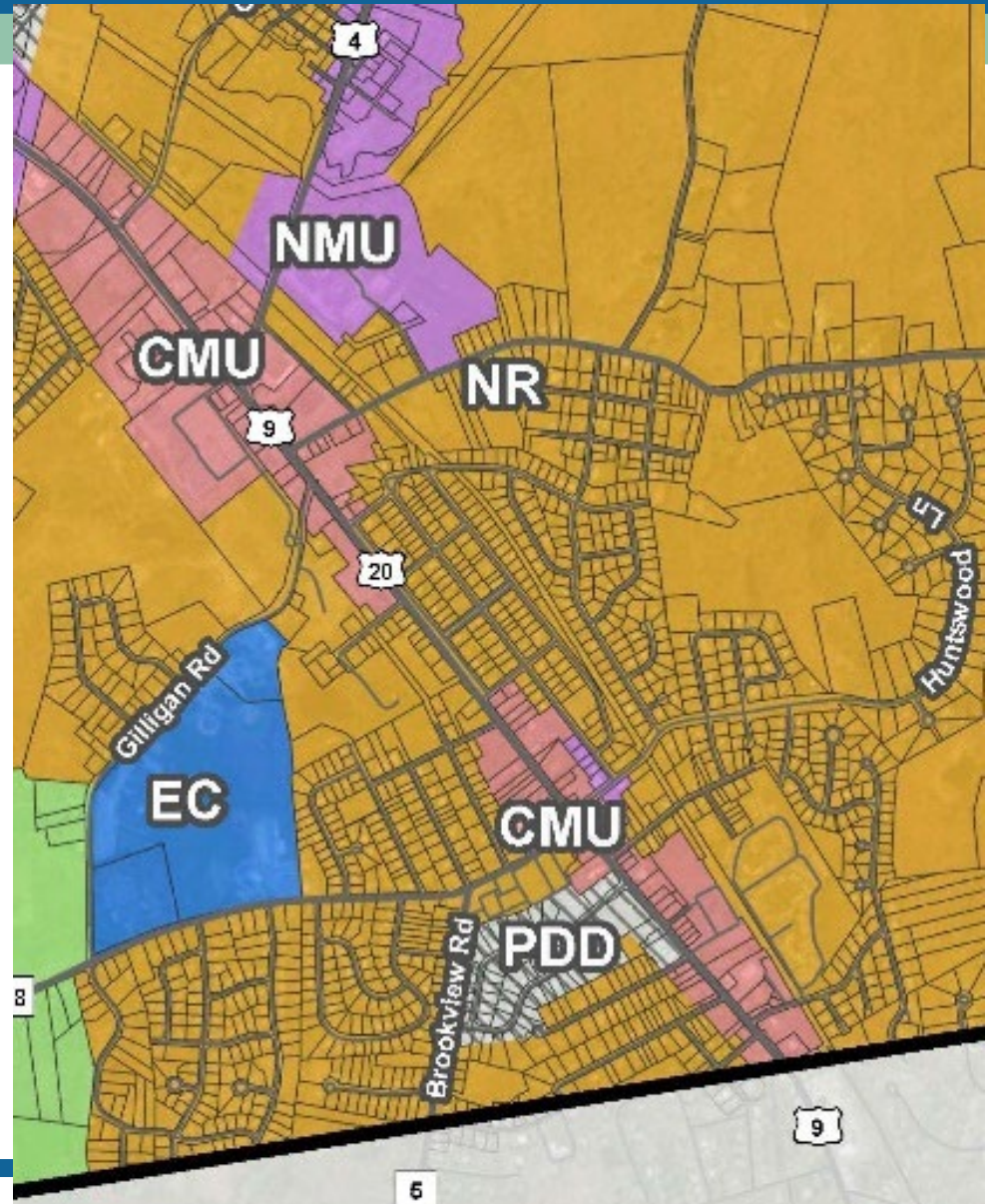


ROUTE 9/20 (COLUMBIA TURNPIKE)

- Route 4 to Town boundary (south)

Proposed Zoning

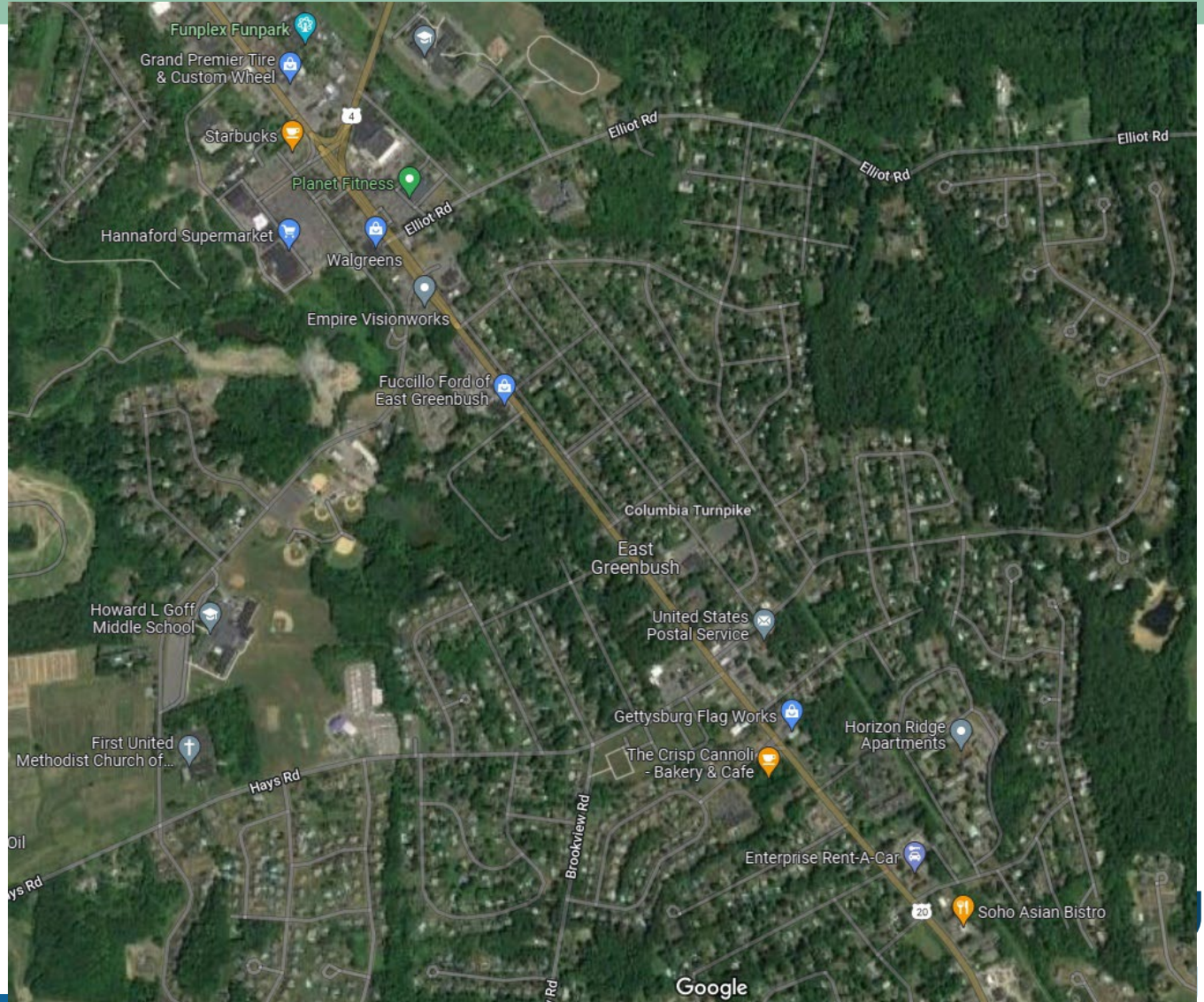
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ROUTE 9/20 (COLUMBIA TURNPIKE)

- Route 4 to Town boundary (south)





NEXT STEPS

- Joint Town Board – Zoning Update Committee Meeting for Columbia Turnpike Stakeholders
 - April 19, 2022
- Ongoing:
 - Revisions to Proposed Districts and Map
 - Key Area and Bulk Table Refinements - ongoing
- Zoning Steering Committee Meeting #4 - June TBD





PUBLIC COMMENT

