

TOWN OF EAST GREENBUSH COMPREHENSIVE PLAN UPDATE



MEETING SUMMARY

Purpose: Comprehensive Plan Steering Committee (CPSC) Meeting #6

Date and Time: January 27, 2020, 6:00-8:00 pm

Location: Town Hall, 225 Columbia Turnpike, Rensselaer, NY

Attendees: See Attached Sign-in

Agenda Item	Discussion	Key Decisions & Outcomes
<p>Welcome and Agenda Overview</p>	<p>Jaclyn Hakes (MJ) welcomed the members of the committee and the public and provided an overview of the agenda.</p> <p>Comprehensive Plan Steering Committee (CPSC) members present included:</p> <ul style="list-style-type: none"> • Robert Lehman • John Conway • Victoria Manieri • Guy Warner • Ralph Viola • Adam Yagelski <p>The MJ Team members present included:</p> <ul style="list-style-type: none"> • Jaclyn Hakes, AICP, Director of Planning Services • Andrew Gillcrist, Planner <p>The following items were included on the meeting agenda:</p> <ol style="list-style-type: none"> 1. Welcome and Agenda Overview 2. Project Update 3. Vision and Goals Review 4. Future Land Use Exercise 5. Next Steps 6. Public Comment 	

<p>Project Update</p>	<p>Ms. Hakes provided a project update that included actions that have been completed or are in progress.</p> <p>Actions that have been completed include:</p> <ul style="list-style-type: none"> ▪ Public Engagement <ul style="list-style-type: none"> ○ Community Outreach Plan ○ Public Open House #1 ○ Public Workshop #2 – Speed Round Discussions ○ Online Community Survey ○ Stakeholder Meetings ○ Online Community Survey ▪ Community Profile (Inventory) ▪ CPSC Meetings #1-5 ▪ Draft Vision, Guiding Principles, Goals, Preliminary Recommendations <p>Actions that are ongoing/in-progress:</p> <ul style="list-style-type: none"> ▪ Public Engagement <ul style="list-style-type: none"> ○ Stakeholder Follow-up ○ Public Open House #3 / CPSC Public Hearing ▪ Project Webpage / The Monthly e-newsletter ▪ CPSC Meetings ▪ Technical Investigation Items <p>Ms. Hakes also described next steps for the Project Team and CPSC during the winter and spring of 2020. Next steps include:</p> <ul style="list-style-type: none"> ▪ Public Engagement ▪ Stakeholder Follow-up ▪ Public Open House #3 / CPSC Public Hearing ▪ Project Webpage / The Monthly e-newsletter ▪ CPSC Meetings ▪ Technical Investigation Items 	
<p>Vision, Guiding Principles and Goals Review</p>	<p>Mr. Gillcrist provided an overview of the Community Vision and Goals. The draft Vision and Goals were developed with input from the public, stakeholders, Town staff, CPSC members and past planning initiatives. Each goal is associated with a topic area and Guiding Principle.</p> <p>The Draft Vision was developed with input from the public, stakeholders and the CPSC and establishes the direction of the community over the next 5, 10 or 20 years. The draft Vision is as follow:</p>	

	<p><i>The Town of East Greenbush is a desirable live/work community with a thriving walkable town center surrounded by historic hamlets, well-connected neighborhoods, rural lands and active agriculture.</i></p> <p><i>Balanced, sustainable growth within the community maintains the small town feel while providing a range of employment opportunities, supporting a diverse tax base and encouraging locally owned businesses as well as a thriving technology sector.</i></p> <p><i>A range of quality housing options are available, and the town takes pride in its well-maintained streets, parks, businesses, and neighborhoods.</i></p> <p><i>East Greenbush is a community aware and respectful of its important natural resources and the health of the environment.</i></p> <p><i>This safe, welcoming town has a strong sense of community and is a place for multiple generations to call home.</i></p> <p>Ms. Hakes then discussed the draft Guiding Principles and Goals. The Comprehensive Plan will be divided into different topic areas, each with a guiding principle and set of overarching goals that aim to achieve the Vision. The Topic areas of the Comprehensive Plan include:</p> <ul style="list-style-type: none"> • Placemaking • Transportation and Mobility • Economic Growth • Neighborhoods and Housing • Recreation • Natural Resources, Agriculture & the Environment • Governance and Infrastructure <p>The draft Guiding Principles and Goals are as follows:</p>	
<p>Future Land Use Exercise</p>	<p>As part of the comprehensive planning process, a Future Land Use Map will be developed that provides broad guidance for the location of potential future land uses. This map provides the direction and justification for any necessary zoning updates following the adoption of the Comprehensive Plan. The Future Land Use Map was developed using input from the public, stakeholders and</p>	

	<p>members of the CPSC about where future land uses should be located.</p> <p>The Future Land Use Map is not zoning or parcel specific but will be used to help guide a zoning update following the adoption of the Comprehensive Plan by the Town.</p> <p>For the Future Land Use Exercise, the Project Team developed a draft Future Land Use Map for the Committee to review and provide feedback on. The Draft Future Land Use Map was developed using information gathered through public engagement, stakeholder discussions, input for the Town and an internal work session among the Project Team. Following is an overview of the draft Future Land Use Map.</p> <p>Proposed Future Land Use Map Vision:</p> <ul style="list-style-type: none"> • Most intense uses between Route 9/20 and I-90 • Least intense uses in east and west • Maintains rural character and natural resources • Reactivation of Columbia Turnpike • Neighborhood character maintained while walkability and connectivity to activity centers improved <p>Proposed Future Land Use Types:</p> <p>Primary Activity Center – The intent of the Primary Activity Center is to create a vibrant and attractive destination to live, shop, work and gather that is centrally located within the Town. This area includes a mix of retail, commercial, high-density residential and offices in a compact, walkable area with multi-modal transportation options.</p> <p>The Primary Activity Center is characterized by mixed-use buildings and/or blocks with architecturally interesting facades, streetscape design, sidewalks, benches and other amenities that make the streets pedestrian friendly and create spontaneous opportunities for community interaction.</p> <p>This area can evolve over time with the redevelopment of large shopping plazas into a more attractive mixed-use commercial center of activity. In order to realize this vision, a</p>	
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	<p>form-based zoning approach is encouraged to establish a desired form and appearance for development. A form-based zoning approach can also help to streamline the development review process, reducing the cost to the project applicant and ensuring development that is consistent with the community's vision.</p> <p>Secondary Activity Center - The Secondary Activity Centers are areas that are intended to be smaller in scale than the Primary Activity Center and provide opportunities for a mix of uses, including retail, restaurants, office space and community gathering spaces. The Secondary Activity Centers differ from the Primary Activity Center in that they place a stronger emphasis on connectivity between neighborhoods and areas of commercial activity.</p> <p>The Secondary Activity Centers are characterized by a higher density of development that includes a mix of uses. The scale of buildings for these areas is smaller than that of the Primary Activity Center to fit in with the character of surrounding neighborhoods.</p> <p>Proposed Secondary Activity Centers Include:</p> <ul style="list-style-type: none">• The Heights – This area is an existing residential, commercial and high-tech employment center. A small and mid-sized mix of retail stores, professional offices and apartments should be encouraged in this area with connections to surrounding neighborhoods and employment centers. The redevelopment of large shopping plazas should also be considered here to infill underutilized space currently being used for parking.• Philips Road Center – The Philips Road Center includes the existing Columbia Plaza and Becker Farms area. This area is intended to be a center of activity to support surrounding neighborhoods and local agriculture. The Philips Road Center should prioritize the development of sidewalk infrastructure to improve walkability and connections to surrounding neighborhoods and regional trail networks.	
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	<ul style="list-style-type: none"> • East Greenbush Hamlet Center – This area represents the historic Village of East Greenbush that developed as an outpost along the Columbia Turnpike. The East Greenbush Hamlet Center reflects the traditional and walkable hamlet center. Uses are intended to provide opportunities to activate the street level and provide religious, cultural, commercial and retail activity in a concentrated area. Design guidelines and form-based zoning should be considered in this location to maintain the historic layout of the hamlet and encourage street-level activity. • YMCA and Library Center – This area centers around the existing YMCA and East Greenbush Public Library. The focus of this area is on improving walkability and connectivity to surrounding neighborhoods and encourage uses that are compatible with the Neighborhood Mixed-Use area surrounding it. • East Greenbush Commons – This area will continue to serve as a regional commercial hub with shopping and entertainment plazas, but with an emphasis on improving walkability, traffic congestion and streetscape improvements. <p>Commercial Mixed-Use (CMU) - CMU includes linear areas along Route 9/20 and serves as a connecting corridor between activity centers. The CMU allows for a variety of uses with an emphasis on commercial and some residential uses. These areas are primarily auto oriented but are connected via sidewalks and may connect to regional trail networks. Design guidelines and form-based zoning are encouraged along these corridors to create a consistent character along Route 9/20 over time.</p> <p>Neighborhood Mixed-Use (NMU) - NMU includes areas located along the southern portion of 9/20 and Route 4. This area is intended to allow for a mix of uses with a stronger emphasis on residential with supportive commercial uses. Commercial uses might include small office buildings or former residences that have been converted into office or retail. The scale of the NMU is less intense than the CMU to</p>	
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	<p>be consistent with the character of neighborhoods adjacent to Route 9/20 and Route 4. Design guidelines and form-based zoning are encouraged along these corridors to create a consistent character along Route 9/20 over time.</p> <p>Neighborhood Residential (NR) - The Neighborhood Residential designation includes areas of high to moderate density residential and community-supported commercial uses. These areas are located primarily between Route 9/20 and I-90 and contain a mix of single family and multi-family. The NR areas are intended to be pedestrian oriented with an attractive streetscape and an emphasis on developing better connections to commercial activity centers.</p> <p>Residential Transition (RT) - The Residential Transition includes low to moderate residential uses and represents a transition from the moderate to high uses characterized in the NR areas to the low-density and rural character of the eastern and western portions of town. The conservation subdivision design approach is encouraged in this area to protect agricultural, open space, environmentally sensitive and scenic resources present, while allowing for residential growth. Density bonuses are also encouraged in this area in exchange for open space protection, recreation amenities or public improvements.</p> <p>Office Commercial (OC) - The Office Commercial areas are designated for areas with pre-existing suburban-style office parks and commercial complexes. These areas are intended to encourage office uses that are easily accessible by major transportation corridors and are more auto oriented.</p> <p>Regional Commercial (RC) - The intent of the Regional Commercial area is to encourage a grouping of office and commercial uses, easily accessible by major roads. The uses include corporate office centers, tourist accommodations, convention centers and regional level commercial uses such as a regional shopping centers and are more auto oriented.</p> <p>Education (E) - The Education areas include uses related to primary, secondary, and college level educational institutions and vocational training centers. The character of</p>	
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	<p>these areas are intended to encourage campus style developments.</p> <p>Rural/Low Density Residential (R) - The intent of the Rural/Low Density Residential area is to encourage agricultural, rural, open space and low-density residential uses designed to retain the open space and rural character of the community. This area includes most of the eastern portion of the town. Conservation subdivision design is encouraged in this area, but density bonuses would not be permitted.</p> <p>Light Industrial (LI) - The Light Industrial areas are intended to encourage the development of light manufacturing, high tech companies, research and warehousing uses.</p> <p>Waterfront Industrial (WI) - The Waterfront Industrial area is intended to encourage the development of light manufacturing uses appropriate along the waterfront. Access to the river should be encouraged for future development or redevelopment of land in this area.</p> <p>Agriculture/Open Space (AO) - The Agriculture/Open Space area is intended to permit agricultural, rural and open space uses. This area may include farm operations, nature preserves, parks, scenic areas and low-density residential uses.</p>	
<p>Discussion of Next Steps</p>	<ul style="list-style-type: none"> • Refine Future Land Use Map • Route 9/20 Focus Group Meeting • Complete Technical Investigation Items • Prepare Draft Comprehensive Plan for CPSC Review 	
<p>Public Comment</p>	<p>No Comment</p>	

This meeting summary conveys our understanding of the items discussed and agreements reached at this meeting. Please forward any additions, corrections and/or questions to my attention.

Submitted by:
 Andrew Gillcrist, MJ Engineering and Land Surveying, PC

cc: Consultant Team, CPSC, Town Planning & Zoning Department

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