

PROPOSED LOCAL LAW NO. 1 OF THE YEAR 2019

A LOCAL LAW AMENDING THE COMPREHENSIVE ZONING LAW OF THE TOWN OF EAST GREENBUSH, TO ELIMINATE THE TWO-STORY HEIGHT REQUIREMENT IN THE GENERAL BUSINESS MIXED USE DISTRICT (B-1).

BE IT ENACTED BY THE TOWN BOARD OF THE TOWN OF EAST GREENBUSH AS FOLLOWS:

Section 1: Section 2.7.2 (E) of the Comprehensive Zoning Law is repealed.

Section 2: Section 2.7.2 (F) (03) of the Comprehensive Zoning Law is repealed.

Section 3: Section 2.7.2 (F) (06) of the Comprehensive Zoning Law is repealed.

Section 4: The Comprehensive Zoning Law of the Town of East Greenbush is amended to add a new Section 2.7.2 (E) as follows:

Minimum Lot Dimensions	
Area (sq. ft)	21,780
Width (feet)	100
Minimum Yard Dimensions	
Front (feet)	0 ft min, 15 ft max
Side (feet)	12 [†]
Rear (feet)	12 [†]
Maximum building coverage	70%
Density (dwelling units per acre)	12
Building height (feet)	50 ft max

[†]No setback required if constructed of an approved Party-wall / Fire-wall in accordance with NYS Fire Codes and Building Inspector approval.

Section 5: The Comprehensive Zoning Law of the Town of East Greenbush is amended to add a new Section 2.7.2 (F) (03) as follows:

New construction and existing structures are encouraged to work towards the goals of reduced parking in the front yard area, creating mixed-use or multi-story opportunities and providing a more pedestrian friendly streetscape.

Section 6: This law shall take effect immediately, and shall apply to all projects for which a complete application has been submitted to the Town and which are currently under review and have not received approval.