

TOWN OF EAST GREENBUSH COMPREHENSIVE PLAN UPDATE



MEETING SUMMARY

Purpose: Comprehensive Plan Steering Committee (CPSC) Meeting #5

Date and Time: November 25, 2019, 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"> • John Conway, Jr • Guy Warner • Victoria Manieri • 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. Survey Highlights 4. Discussion of Draft Guiding Principles, Goals and Key Recommendations 5. Future Land Use Exercise 6. Next Steps 7. 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 ▪ Community Profile (Inventory) ▪ CPSC Meetings #1-4 <p>Actions that are ongoing/in-progress:</p> <ul style="list-style-type: none"> ▪ Public Engagement <ul style="list-style-type: none"> ○ Online Community Survey Summary ○ Stakeholder Follow-up ○ Public Open House #3/CPSC Public Hearing ▪ Community Profile (Inventory) ▪ Project Webpage / The Monthly e-newsletter ▪ CPSC Meetings ▪ Draft Vision, Guiding Principles, Goals, Recommendations ▪ 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"> ▪ Refine Draft Vision, Guiding Principles, Goals, Recommendations ▪ Develop Future Land Use Map ▪ Complete Technical Investigation Items ▪ Prepare Draft Comprehensive Plan for CPSC Review 	
<p>Survey Highlights</p>	<p>Mr. Gillcrist then provided an overview of Survey Highlights from the Town of East Greenbush Comprehensive Plan Update Community Survey.</p> <p>The purpose of the online survey was to gather input from community members, business owners and other stakeholders about East Greenbush. This information will help inform the overall vision, goals and strategies for the town and help shape the Comprehensive Plan.</p>	

	<p>The Survey closed on November 1, 2019 with a total number of 783 respondents.</p> <p>The survey included 21 questions covering four topic areas including:</p> <ul style="list-style-type: none"> ▪ Demographic and Background Information ▪ The Way Land is Used ▪ Quality of Life ▪ The Future <p>Survey highlights are available in the attached presentation.</p> <p>The full survey analysis will be available at: https://www.eastgreenbush.org/departments/planning-zoning/2018-comprehensive-plan-update</p>	
<p>Discussion of Draft Guiding Principles, Goals and Key Recommendations</p>	<p>Next, Ms. Hakes guided the Committee in a discussion about the draft Guiding Principles, Goals and Key Recommendations.</p> <p>The Comprehensive Plan is divided into seven topic areas, each with a Guiding Principle, Goals and Key Recommendations to achieve the Vision. The Guiding Principles provide broad direction for each topic area, and the Goals and Recommendations provide more specific and actionable steps to achieve the overall Vision.</p> <p>The draft Guiding Principles, Goals and Key Recommendations were developed with input from the public, stakeholders, Town staff, CPSC members and past planning initiatives.</p> <p>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>Ms. Hakes and Mr. Gillcrist presented the Goals and Key Recommendations for each topic area to the Committee. The purpose of this portion of the meeting was to confirm with the Committee the general direction for the recommendations of the plan. The Committee was asked to provide more specific edits and feedback on the Goals and</p>	

	<p>Recommendations to the Project Team following the meeting.</p> <p>The following is a summary of comments received and topics discussed during the discussion of the draft Guiding Principles, Goals, and Key Recommendations:</p> <ul style="list-style-type: none">▪ Placemaking<ul style="list-style-type: none">○ Need to identify where nodes of activity should be located. Confirm nodes as presented in 2006 Land Use Plan○ Should talk specifically to the challenges and benefits of infill development. May want to include a specific recommendation for infill development ▪ Transportation and Mobility<ul style="list-style-type: none">○ Ms. Hakes provided an overview of Complete Streets. Town has recently adopted a Complete Streets Policy. Discussion of Complete Streets and the new policy should be included in Comprehensive Plan○ Improved public transit is dependent on higher ridership which is supported by higher density residential and commercial development. In the past, the Town has received applications for higher density residential development near commercial areas, but the zoning does not always allow for the higher density uses. There is a need for more mixed-use areas in zoning ▪ Economic Growth<ul style="list-style-type: none">○ 2006 Land Use Plan identifies specific commercial nodes along Route 9/20. These nodes need to be discussed and confirmed with the Committee during the Future Land Use Exercise.○ Regarding the Creative Economy, there are many people who are outgrowing their current spaces. There is a need for more workspace for people to grow small businesses within the Creative Economy. ▪ Neighborhoods and Housing<ul style="list-style-type: none">○ The Town Board has approved the solicitation of proposals to look at the	
--	---	--

	<p>feasibility of changing Lake Shore Drive to a one-way loop and developing a recreational loop path around Hampton Lake. Update the recommendation to reflect this</p> <ul style="list-style-type: none"> ▪ Recreation <ul style="list-style-type: none"> ○ Establishing and maintaining partnerships are important for expanding recreational opportunities without the Town having to expend additional resources ▪ Natural Resources, Agriculture & the Environment <ul style="list-style-type: none"> ○ Mr. Gillcrist provided an overview of Scenic Roadways that were identified in the 2006 Land Use Plan as important areas to protect viewsheds and other scenic resources. This was discussed with the Committee to determine if the Scenic Roadways presented in the 2006 Land Use Plan should be modified. The Committee noted that these roadways were revisited and updated in the Natural Resources Inventory (NRI) and can be used in the Comprehensive Plan ○ Sea level rise and resiliency should be acknowledged and discussed in this section particularly as it relates to waterfront development along the Hudson River ○ A more specific recommendation might be appropriate for this section to encourage current landowners to consider long term resiliency along the riverfront that might be impacted by climate change and sea level rise ○ Public access to the riverfront is limited. Access to the riverfront as established in the 2008 zoning update is unrealistic and has not been implemented. Whatever change occurs in the next zoning update should be implementable. Zoning for the riverfront should be worded to consider and promote better river access should land uses change in the future. Better access does not have to mean a “promenade”, it can simply just be an access point ○ Ms. Hakes discussed a Voluntary Conservation Easement Program that is currently being implemented in the Town of 	
--	---	--

	<p>Bethlehem that could serve a model for land conservation in East Greenbush. A voluntary Conservation Easement program allows a property owner to voluntarily enter into a conservation easement that conserves land over a specified period of time. In return the property owner receives a tax benefit over the life of that term</p> <ul style="list-style-type: none"> ○ Agricultural economy might not be the best way to describe agriculture in East Greenbush. Might make sense to reword to reflect a more realistic scale or changes in the scale of agriculture in the future. This might include smaller farms and value-added agricultural businesses ○ The Zoning Board has recently approved Farm Breweries under the definition of agriculture in the Zoning Code <ul style="list-style-type: none"> ▪ Governance and Infrastructure <p>The Committee agreed that the direction of the draft Guiding Principles, Goals and Key Recommendations thus far makes sense based on input from members of the community and stakeholders.</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 will be developed using input from the public, stakeholders and members of the CPSC about where future land uses should be located.</p> <p>The purpose of the Future Land Use Exercise at the November 25th meeting was to gather input from the Committee about where future land uses should occur.</p> <p>The Committee members in attendance decided it would be best to postpone the exercise to a later date to ensure full Committee participation.</p>	

	The Committee members in attendance also discussed the possibility of shifting the overall project schedule and adding an additional CPSC meeting given the importance of the Future Land Use Exercise.	
Discussion of Next Steps	<ul style="list-style-type: none"> ▪ MJ Team will coordinate with Core Team to reschedule Future Land Use Exercise and adjust project schedule as needed ▪ CPSC Meeting #6 – Monday, January 27, 2020, 6:00 PM at Town Hall ▪ Stakeholder Follow-up ▪ Draft Comprehensive Plan 	MJ to coordinate with Core Team to reschedule Future Land Use Exercise and modify Project Schedule
Public Comment	<p>One member of the public attended the Committee Meeting. The following is a summary of comments received:</p> <ul style="list-style-type: none"> ▪ There are other areas in the Town that should get some attention including the areas off of Philips Road ▪ There is a need to include more about cultural activities like music, theater, the arts and entertainment. This would be a good topic to include in the Placemaking section ▪ Not many gathering spaces for larger events of 200 or more people ▪ Regarding farmland, there should be more community gardens or sites available for community farming ▪ New construction should be considerate of circulation patters and not creating too many curb cuts for entrances and exits 	
Adjourn	The meeting is adjourned at 8:30PM	

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