

PROPOSED LOCAL LAW NO. ____ OF THE YEAR 2019

A LOCAL LAW AMENDING AND SUPPLEMENTING THE ZONING MAP OF THE TOWN OF EAST GREENBUSH, TO SPECIFY THE PERMITTED USES WITHIN THE PLANNED DEVELOPMENT DISTRICT LOCATED BETWEEN COLUMBIA TURNPIKE AND BROOKVIEW ROAD

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

Section 1: Pursuant to Section 2.9.8 and Section 4.4 of the of the Comprehensive Zoning Law, the Zoning Map of the Town of East Greenbush is amended and supplemented to provide certain changes to the uses permitted and development standards on the property located at 1 Springhurst Drive (Tax Parcel 177.8-4-11.121), which is approximately 2.66 acres and is situated within the area depicted on said Zoning Map as the Planned Development District located between Columbia Turnpike and Brookview Road.

Section 2: Uses at 1 Springhurst Drive in the the Planned Development District located between Columbia Turnpike and Brookview Road shall include all uses otherwise permitted in the General Business District (B-2).

Section 3: The final design, including area, bulk, and other standards, of the Pinecrest Commercial Park Project, located at 1 Springhurst Drive, shall be in substantial compliance with the Site Plan prepared by Hart Engineering, dated December 2018 (last revised March 11, 2019) and containing eighteen (18) sheets, as such Site Plan may be amended during site plan approval pursuant to the Town of East Greenbush Comprehensive Zoning Law. Final design shall be determined during site plan review.

Section 3: Nothing in this Local Law shall be deemed to affect any existing uses of and/or improvements to property located in said Planned Development District.

Section 4: This Local Law shall take effect immediately, and shall apply to all current and pending projects with said Planned Development District.