PROPOSED LOCAL LAW NO. \_\_\_\_\_ OF THE YEAR 2018

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Section 1: Section 2.7.2 (E) of the Comprehensive Zoning Law is repealed.

Section 2: Section 2.7.2 (F) (03) of the Comprehensive Zoning Law is repealed.

Section 3: Section 2.7.2 (F) (06) of the Comprehensive Zoning Law is repealed.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

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| **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.