



Appendix A

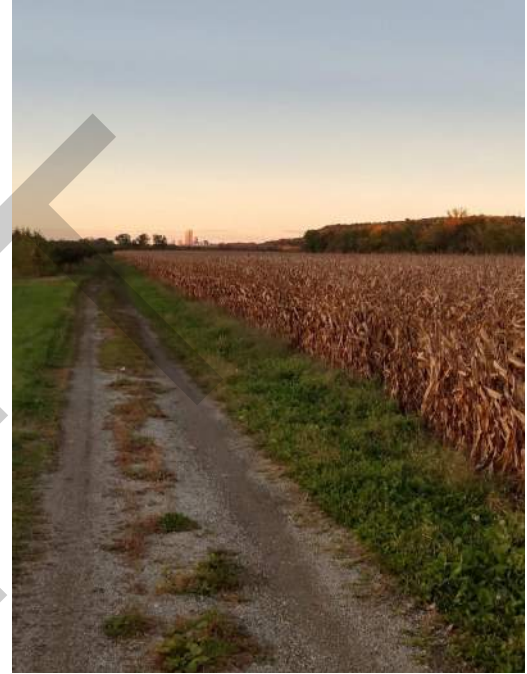
Community Profile

**East
Greenbush**

Our Vision. Our Community.



TOWN OF EAST GREENBUSH



DRAFT

COMPREHENSIVE PLAN UPDATE Community Profile





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REGIONAL CONTEXT

The Town of East Greenbush (Town) is located in Rensselaer County, New York, and is bounded by the Hudson River to the west, the City of Rensselaer to the northwest, the Town of North Greenbush to the north, the Town of Sand Lake to the east and the Town of Schodack to the south. The Town's location near the region's main population and job centers of Albany and Troy has resulted in an attractive location for commercial and residential growth.

Many of the region's primary transportation routes, including Interstate 90 (I-90), U.S. Route 4 and U.S. Routes 9 and 20 (Columbia Turnpike) traverse the Town, allowing for easy access to nearby employment centers and access into East Greenbush from neighboring communities. This locational advantage has allowed East Greenbush to rise as an employment center in its own right, with large employers, including Regeneron Pharmaceuticals, Inc. and the University at Albany School of Public Health.

In addition, the Town is in proximity to the Albany-Rensselaer Amtrak Station in the City of Rensselaer and to the Albany International Airport in the Town of Colonie, allowing for connections to numerous destinations.

Map 1: Regional Context illustrates the regional context of the Town of East Greenbush.

HISTORIC AND CULTURAL RESOURCES

The East Greenbush area was first colonized in 1628 and was settled by tenants of the Van Rensselaer Estate. The Town has its roots in agriculture with early settlements developing around the hamlets of Luther, Best, Couse Corners and East Greenbush. The hamlet of East Greenbush was the most developed of the hamlets due to its location along the Columbia Turnpike. Similar to the development patterns seen in the Town today, early development centered around the primary transportation corridors. Prior to the development of I-90, Columbia Turnpike was the main highway that passed through East Greenbush, leading to significant commercial and residential growth, concentrated on or near the roadway.








Agriculture was the primary pursuit of the Town until the end of World War II, when the prominence of the automobile gave way to the suburban settlement patterns prevalent today. In the mid-1970s, I-90 was completed which spurred additional commercial and residential growth, particularly at Exit 9 where I-90 intersects with Route 4. While the interstate has spurred considerable growth along Route 4, it has had the adverse effect of diverting traffic and consumers away from Columbia Turnpike, resulting in a loss of commercial activity. Today, many commercial spaces are vacant along Columbia Turnpike, which used to be one of the most active commercial corridors in the region.

A number of resources within the Town are associated with the War of 1812 and with Edmond Charles Genet, also known as Citizen Genet, the French ambassador to the United States during the French Revolution who established his family in the Town. In May 1812, the U.S. Government purchased 400 acres of land from Stephen Van Rensselaer and established the Greenbush Cantonment as the headquarters for the American Army Division of the North. The Cantonment quartered over 4,000 men and was located on the site occupied by Red Mill School today. Facilities at the Cantonment included eight barracks, three Officer's Quarters buildings, two commissary buildings, and an arsenal, armory, guard houses, stables, farrier, and a 100-bed hospital building. The only remaining building is an Officer's Quarters building, now





LEGEND

-  Project Area
-  State Boundary
-  County Boundary
-  Distance Radius
-  Interstates
-  US Routes
-  State Routes



Sources:
Esri, NYS ITS,
Town of East Greenbush

0 1.5 3 Miles



This map was prepared for illustrative purposes only and is not suitable for engineering, surveying, or legal purposes.



used as a privately-owned residence. The former Genet home is located on Ridge Road and is known as Chartmontot¹.

The Town has recently completed and adopted a Natural Resources Inventory (NRI) (June 2019) that identified a number of historically significant buildings and sensitive historic areas throughout the Town. The sensitive historic areas include:

- **Best Road corridor** - the northeast part of East Greenbush is a sensitive historic area containing both and the only National Register Historic Structures. Carver Farmstead (1790), and John Carver house (1776), both are now private residences. The structures are both situated on a National Historic Site Parcel.
- **Hampton Manor** - located within an identified Sensitive Historic Area that links Columbia Turnpike and Red Mill Road. The former East Greenbush Cantonment grounds that house 4,000 troops in 1812. The area was later developed with Sears Kit Homes.
- **Columbia Turnpike (Route 9/20)** – the main route before Interstate 90, the route was used in the American Revolution for transportation of goods.
- **Papscanee Island and Route 9J corridor** - area has also been identified as a Sensitive Historic Area. The area is known for Native American Settlements Pre-European Contact & 1700s Dutch Houses. Papscanee Island meets eligibility criteria for the National Register of Historic Places based on its archaeological significance.

There are also several buildings and parcels listed on the National Register of Historic Places which include:

- **John Carner Jr. House (Chenot)** – The John Carner, Jr. House, located at 1310 Best Road, was built prior to the Revolutionary War and was listed on the National Register of Historic Sites in 2004. The House is noted for its Federal style architecture.
- **Craver Farmhouse (Van Rensselaer House)** – The Craver Farmhouse, located at 115 Craver Road in East Greenbush, was built in 1790 and owned by John W. Craver, known as one of the first “Overseers of the Poor” in East Greenbush. The home is an architecturally and historically significant building, providing an excellent example of Federal-style architecture and showcases the agrarian heritage of upstate New York. The home was listed on the National Register of Historic Places in 1996 and remains a private residence today²

The Town has identified a list of 29 historically significant buildings described in **Table 1. East Greenbush Historically Significant Buildings**.

The location of sensitive historic areas, historically significant buildings and National Historic Sites are illustrated on the **Historic Preservation Assets** map in the NRI located in Appendix XX.





Table 1. East Greenbush Historically Significant Buildings

Historically Significant Buildings	
Build Date	Name
1834	Vandenburgh House
1776	John Carner Jr. House (Chenot)*
1838	Charles Earing House (Earing-Green, Nittenger)
1840	Reynolds House (Prins)
1790	Craver Farmhouse (Van Rensselaer House)*
1860	J. N. Loesch Sawmill
1709	Timothy Phillips Farm
1890	School House #6
1874	Greenbush Methodist Church
1802	W. R. DeFreest Hotel (Knowlton Tavern)
1861	East Greenbush Dutch Reformed Church
1914	Bates Building
1854	Lyman's Boarding School
1924	Holy Spirit Church
1830	Hulsapple House (Witbeck House, Pockman Farm)
1861	Quigley House
1820	Onderdonk House/ Maple Hill Farm
1859	Irwin House
1876	The Olcott Mansion
1812	Cantonment Building
1843	Wm. A. McCulloch House
1854	Newkirk Blacksmith Shop
1854	Herrington House
1850	Michel's Farm House
1790	Witbeck Farm House
1723	Jan Breese (Hendrick Bries) House
1840	Ailein-Kellogg Farm House
1806	Genet House (Charmontot)

Source: Town of East Greenbush Natural Resources Inventory

* National Register Historic Structure





Opportunities and Challenges – Historic and Cultural Resources

Historic resources within the Town provide a significant contribution to the overall character and sense of place within a community. Historic farms may represent opportunities for local tourism and serve as an attraction to draw visitors to the region. The Town's roots to the War of 1812 also presents an opportunity to showcase the resources available in East Greenbush. Most of the historic properties in the Town are privately owned and a challenge facing many of these sites will be preservation. Many structures in Town may be eligible to be listed on the National Register of Historic Places, particularly in neighborhoods like Hampton Manor and Clinton Heights which have contributed significantly to the growth of the Town in the early-mid Twentieth Century.

DEMOGRAPHIC AND SOCIOECONOMIC TRENDS

Population

The population in the Town of East Greenbush was 16,403 in 2017, according to the American Community Survey. This represents nearly 10% of the Rensselaer County population. From 1990 to 2017 the population of the Town steadily increased by about 17%, with the highest concentration of growth centering around the Town's primary transportation corridors, including the Columbia Turnpike (Routes 9 and 20) and Route 4. The Town's proximity to the New York State capital in Albany, accessibility to major transportation routes and the region's emergence as a technology and pharmaceutical hub have contributed to the population growth and has spurred significant residential and commercial development. The Town has grown at a faster rate than Rensselaer County and neighboring communities, including the Cities of Albany and Rensselaer and Towns of North Greenbush and Schodack. The only neighboring community that experienced a higher growth rate was the Town of Bethlehem in Albany County at nearly 27% from 1990-2017.

Figure 1. Population

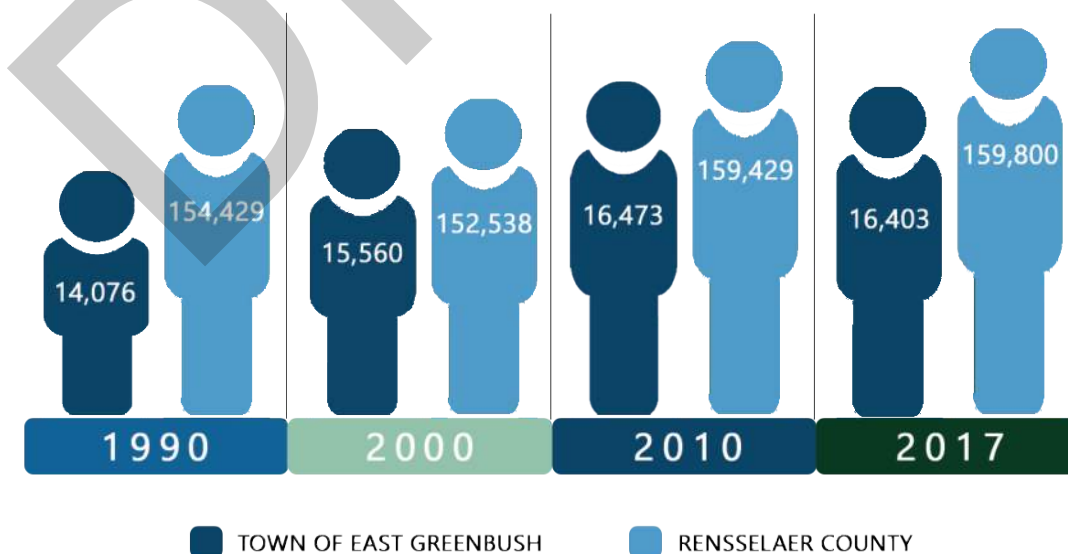




Table 2. Population Change

Population 1990-2017					
Location	1990	2000	2010	2017*	% Change 1990-2017
Town of East Greenbush	14,076	15,560	16,473	16,403	16.5%
Rensselaer County	154,429	152,538	159,429	159,800	3.5%
City of Albany	101,082	95,658	97,856	98,498	-2.6%
City of Rensselaer	8,255	7,761	9,392	9,375	13.6%
Town of North Greenbush	10,891	10,805	12,075	12,147	11.5%
Town of Schodack	11,839	12,536	12,794	13,156	11.1%
Town of Bethlehem	27,552	31,304	33,656	34,912	26.7%

Source: US Census; *American Community Survey, 2017 Five-Year Estimates

According to projections by the Capital District Regional Planning Commission (CDRPC), population growth is expected to continue by as much as 3% by 2030.

Table 3. Population Projections

Population Projections							
1980	1990	2000	2010	2020	2030	2040	2050
12,913	14,076	15,560	16,473	16,896	17,244	17,542	17,801

Source: U.S. Census Bureau; CDRPC Projections

Age

The needs of a community can differ greatly depending on the generational distribution of the population. Seniors and people reaching retirement age may be seeking a different type of housing than a young family buying a first home and those graduating college may be seeking affordable workforce housing and activities in a walkable setting. Generations typically span approximately 20 years, but there is no single definition for how long a generation can last. The age range of each generation varies greatly depending on the source. The Capital District Regional Planning Commission (CDRPC) defines five generations dating back to 1926. Those generations include:

The Silent Generation: This generation includes those born approximately between 1926 and 1945 and is marked by low birth rates due to pressure from the Great Depression and World War II. It is sometimes referred to as the "Forgotten Generation", wedged between the "Greatest Generation", and the Baby Boom-generations that are better remembered.

The Baby Boomers: The children born during the Post-War boom, these children are popularly grouped together as born between 1946 and 1964. This generation is well known for the explosion in births that occurred after the war.

Generation X: This generation of children is roughly described as being born between 1965 and 1982. Gen Xer's are sometimes associated with the "Baby Bust" due to the sharp decline in the high number of births that had defined the Boomers.





Millennials: Born roughly between 1983 and 2001, this generation is sometimes thought of as an “echo” of the Baby Boomers.

Generation Z: This generation includes those who were born since 2002. Due to their timing with severe economic contractions and foreign wars, these children are sometimes compared to the Silent Generation in that they appear to be significantly smaller than previous generations.

The median age in the Town of East Greenbush is 44 years which is slightly higher than the Rensselaer County median age of 39 years old. In 2017, the Under 18 age group represented the largest percentage of the population in the Town at 22%, followed by the 55 to 64 age group at 18% and the 45 to 54 age group at 15%. The age distribution in the Town is consistent with a typical suburban bedroom community. Bedroom communities tend to attract young families with children which accounts for the higher percentage of population under the age of 18 and between the ages of 35 to 54.

While the overall population of the Town has grown by approximately 5% from 2000 to 2017, the growth did not occur evenly across age groups. During that time period the population of those 55 years and older has increased at a significantly higher rate than the younger age groups. The highest increase in population was the 55 to 64-year age group with an increase of 97% from 2000 to 2017, followed by the 65 to 74-year age group with a 68% increase. While the older age groups saw a significant increase during this time period, each subsequent younger age group saw a decrease in population. The largest decrease in population was the 25 to 34-year age group with a 31% decrease.

Table 4. Age Cohorts 2000 to 2017

	East Greenbush			Rensselaer County		
	2000	2010	2017	2000	2010	2017
Under 18	24%	21%	22%	24%	21%	20%
18 to 24	6%	7%	6%	10%	12%	11%
25 to 34	13%	12%	8%	13%	12%	14%
35 to 44	18%	14%	14%	16%	13%	12%
45 to 54	16%	16%	15%	14%	16%	14%
55 to 64	9%	15%	18%	9%	13%	14%
65 to 74	7%	7%	11%	7%	7%	9%
75 & Over	7%	7%	7%	7%	7%	7%
Total	100%	100%	100%	100%	100%	100%

Source: American Community Survey, 2017 Five-Year Estimates; U.S. Census 2000, 2010





Table 5. Age Cohorts: Percent Change 2000-2017

	East Greenbush				Rensselaer County			
	2000	2010	2017	% Change 2000-2017	2000	2010	2017	% Change 2000-2017
Under 18	3,747	3,499	3,531	-6%	36,972	33,969	32,079	-13%
18 to 24	992	1,219	925	-7%	15,448	18,454	16,899	9%
25 to 34	1,958	1,968	1,354	-31%	19,709	19,457	21,869	11%
35 to 44	2,738	2,259	2,371	-13%	24,707	20,347	18,663	-24%
45 to 54	2,537	2,703	2,401	-5%	21,656	24,812	22,658	5%
55 to 64	1,467	2,400	2,894	97%	13,364	20,783	22,676	70%
65 to 74	1,029	1,200	1,729	68%	10,585	11,150	14,530	37%
75 & Over	1,092	1,225	1,198	10%	10,097	10,457	10,426	3%
Total	15,560	16,473	16,403	5%	152,538	159,429	159,800	5%

Source: American Community Survey, 2017 Five-Year Estimates; U.S. Census 2000, 2010

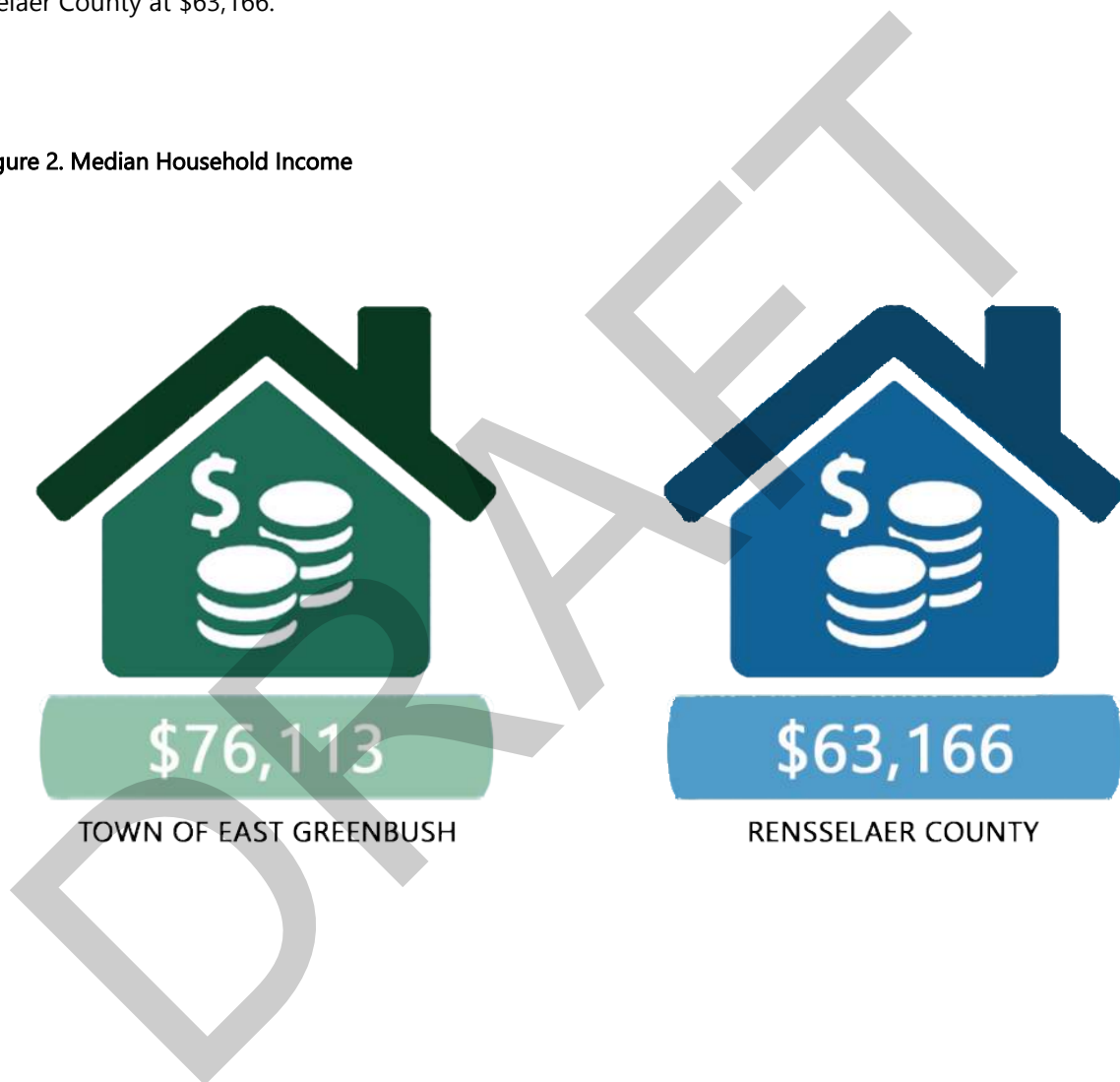




Income

The median household income represents the mid-point in which half of the measured households have a greater income and half have a lower income.³ Median household income is a good indicator for understanding several economic factors. Higher median household income usually indicates higher home values, higher levels of educational attainment and lower levels of unemployment. Lower median household income levels can be an indicator of affordable housing and employment needs. In 2017, the median household income in the Town was \$76,113 which is 18% higher than the median household income for Rensselaer County at \$63,166.

Figure 2. Median Household Income





Housing

The Town has a total of 7,096 housing units, of which 95% are occupied and 5% are vacant. Owners occupy nearly 78% of the occupied housing units while renters occupy 22%.

Detached, single-family homes are the predominant housing type in the Town. These account for 70% of housing units. Single-family attached homes make up 9% and buildings with 5 to 9 units make up 11% of the housing stock. Approximately 57% of the housing stock in the Town was built after 1970 and nearly 20% percent was built prior to 1940. The older housing stock may require significant maintenance, repairs and rehabilitation.

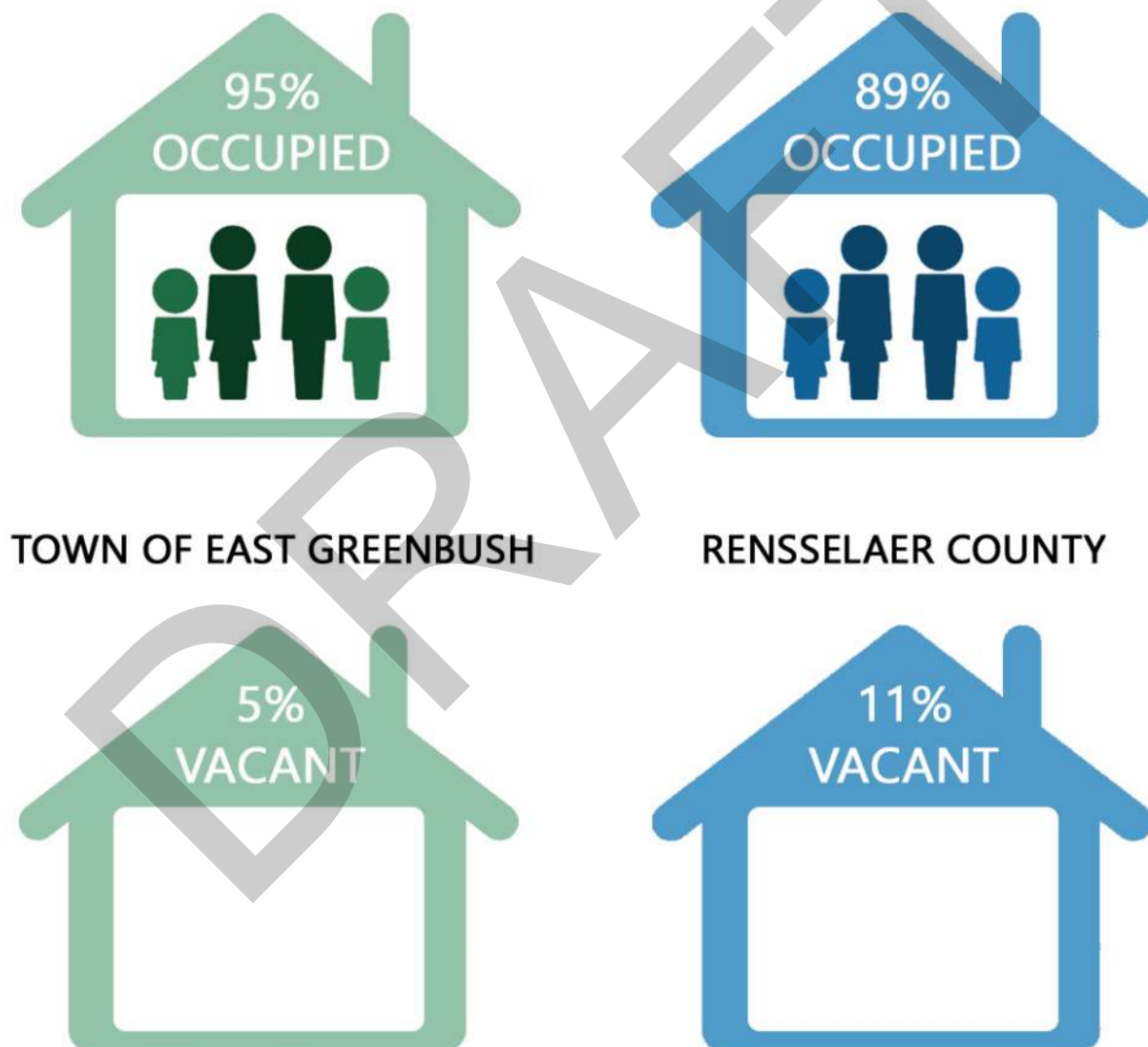


Figure 3. Housing Occupancy





Figure 4. Housing Tenure



Table 6. Housing Type

Housing Type	Housing Type			
	Rensselaer County	County Percent	Town of East Greenbush	Town Percent
1-unit, detached	41,184	57%	4,933	70%
1-unit, attached	2,185	3%	673	9%
2 units	10,038	14%	188	3%
3 or 4 units	5,819	8%	119	2%
5 to 9 units	4,541	6%	750	11%
10 to 19 units	2,661	4%	135	2%
20 or more units	4,136	6%	276	4%
Mobile home	2,054	3%	22	0.3%
Boat, RV, van, etc.	45	0%	0	0%
Total Housing Units	72,663	100%	7,096	100%

Source: American Community Survey, 2017 Five-Year Estimates





Employment

The Town of East Greenbush has an unemployment rate of 3.9%, which is lower than Rensselaer County with a rate of 5.8%. The presence of companies like Regeneron and easy access to the state capital contributes to the Town's low unemployment rate. The predominant employment sector for the Town is the Educational Services, Healthcare and Social Services sector at 27.2% of the Town's workforce. Next is Professional, Scientific, Management, Administrative and Waste Management Services at 11.8% followed by Public Administration at 11.3%. Approximately 74% of the workforce in East Greenbush work in the private sector and 26% in the public sector.

Table 7. Employment Industry Sectors

Employment Industry Sectors		
Industry	Rensselaer County	Town of East Greenbush
Agriculture, forestry, fishing and hunting, and mining	0.5%	0.4%
Construction	6.7%	5.6%
Manufacturing	7.6%	6.2%
Wholesale trade	2.0%	1.8%
Retail trade	10.3%	11.0%
Transportation and warehousing, and utilities	5.3%	4.9%
Information	1.8%	2.4%
Finance and insurance, and real estate and rental and leasing	5.7%	5.5%
Professional, scientific, and management, and administrative and waste management services	10.0%	11.8%
Educational services, and health care and social assistance	26.9%	27.2%
Arts, entertainment, and recreation, and accommodation and food services	8.0%	8.0%
Other services, except public administration	4.6%	3.8%
Public administration	10.6%	11.3%

Source: American Community Survey, 2017 Five-Year Estimates



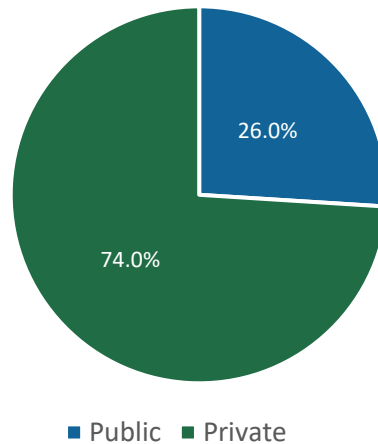


Figure 5. Public and Private Employment

Opportunities and Challenges – Demographics

The Town of East Greenbush makes up nearly 10% of the total population of Rensselaer County. The Town's relatively large population compared to nearby municipalities presents a number of opportunities for increased economic development and positively contributes to the Town's tax base. The 2017 population estimates indicate that East Greenbush is a significant population center in the capital region and that there is a critical mass of people in the community that can contribute to the local economy. While a number of large employers are located within the Town, including Regeneron and the University at Albany, this relatively large population is a strong selling feature for attracting businesses to relocate to East Greenbush with a readily available workforce.

An analysis of age cohorts from 2000 to 2017 shows that while the overall population has increased, this increase did not occur proportionately across age groups. The analysis indicates that the population of the Town has skewed older with the largest increase in those aged 55 to 64, primarily those among the Baby Boomer generation. This presents a number of challenges, that relate to an aging population, including the need for affordable housing, a range of housing options for those that may be downsizing and transportation and mobility limitations.

The decrease in the younger age groups, particularly among the 25 to 34-year and 35-44-year age groups presents another set of challenges. This is typically the age group that includes young families with school age children and first-time homebuyers. This also currently includes a large portion of the Millennial generation. The older segment of this generation were graduating high school or college and beginning careers at the height of the Great Recession in 2008 and 2009, causing many to postpone homeownership and start families. While the Great Recession had significant impacts on all generations, Millennials were uniquely impacted due to their stage in life. As a result a number of Millennials may be seeking opportunities for rental housing instead of homeownership. Based on the significantly smaller proportion of renter-occupied at 22% versus owner-occupied housing at 78% in East Greenbush, there may not be enough affordable rental housing available to meet the needs of the Millennial generation.

A challenge related to the age cohorts within the Town is the relatively small population of people in the 18 to 34 age group. This is a significant population as this age group makes up a significant portion of the workforce. This age group consists of people graduating high school and college who may be seeking





employment. This group also consists of people slightly older who may be first time homebuyers and starting families. The 18 to 34-year age group are classified as Millennials, a group that tends to have significant student loan debts that makes it challenging to purchase a home and limits the buying power of that population.

Nearly 78% of households in the Town are owner occupied compared to renter occupied at 22%. This could potentially be an indication as to the smaller population of those in the 18 to 34-year age group, as this group is typically more likely to rent than purchase a home. The construction of workforce rental housing could be an incentive to attract more Millennials within this age group.

The low unemployment rate in the Town at 3.9% and median household income of \$76,113 as of 2017 is an indicator of a relatively strong local economy. In regard to the loss of commercial activity along the Columbia Turnpike, this indicates that the challenge likely has less to do with the buying power of the community and more to do with issues of transportation, land use controls like zoning and the development of green space elsewhere in the Town.

LAND USE AND ZONING

Evaluating the existing land use and zoning in East Greenbush provides a snapshot of the general distribution, location and characteristics of land used throughout the Town. Land use and zoning differ in that land use describes what the land is currently being used for, while zoning describes the types of land uses that are allowed as established by local zoning laws. Land use and zoning are a direct reflection of the community character that exists today. Utilizing the information from this evaluation, combined with input from key stakeholders and the general public, future land use changes and subsequent zoning updates will be identified to ensure that the future vision for the community is realized.

Land Use

The Town of East Greenbush is primarily a suburban bedroom community with low-density residential lands surrounding higher density commercial corridors and hamlets. The areas west of I-90 tend to be more densely populated, particularly in the areas surrounding the U.S. Route 4 and Columbia Turnpike (U.S. Route 9 & 20) transportation corridors. East of I-90, the Town is more rural with areas of low-density residential, agricultural lands, parkland and forested vacant land.

As indicated in Table 1, the largest active land use in East Greenbush is Residential Low-density at 37.3% of the land area. This is followed by vacant land at 31.7% and agricultural land at 10.7%. While there are several dense pockets of commercial and residential development, most of the Town is exemplified by low density, suburban style land uses. Agricultural lands are located mostly east of I-90 with some located along Columbia Turnpike, Philips Road and along Route 9J. Most commercial land uses are concentrated along major transportation corridors, including Route 4, Columbia Turnpike and Route 9J. Industrial land uses can be found in areas along Philips Road, along the Hudson River near the Port of Rensselaer, and off Red Mill Road where the Regeneron Pharmaceuticals campus is located.



**Table 8. Land Use**

Land Use	Land Use Codes	Acreage	Percentage
Agricultural	105-170	1537.49	10.7%
Commercial	414-472, 484-486	656.87	4.6%
Community Services	611-662, 695	644.92	4.5%
Industrial	710-720	305.85	2.1%
Mixed Use	480-483	12.12	0.1%
Recreation - Outdoor	682, 552-594	209.21	1.5%
Recreation - Indoor	510-546	31.87	0.2%
Residential - High Density	411, 230, 281	234.01	1.6%
Residential - Medium Density	215, 220	247.08	1.7%
Residential - Low Density	210, 240-280, 283	5358.14	37.3%
Transportation	842-843	123.07	0.9%
Utilities	380, 822-835, 853-873	439.55	3.1%
Vacant Land	310-340	4548.21	31.7%

Source: Town of East Greenbush Natural Resources Inventory

Map 2: Land Use illustrates the variety of land uses throughout the Town.

Zoning

The Town of East Greenbush Comprehensive Zoning Law was last updated in June 2008. The Town is divided into seven (7) residential and seven (7) commercial and industrial districts. The zoning also includes a Watercourse Management Overlay District and provisions for Planned Development Districts. The following provides a brief description of each district.

Residential Districts:

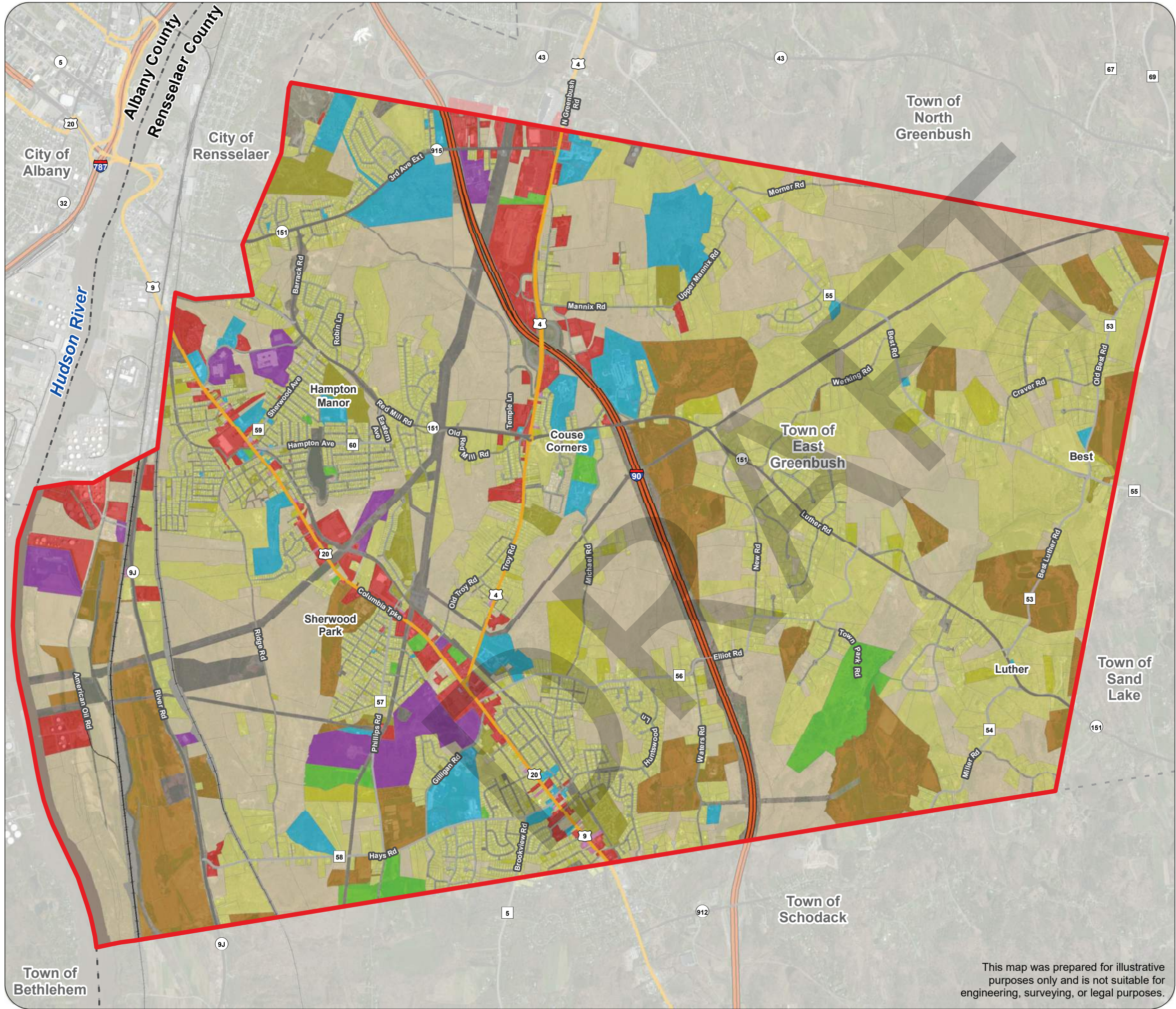
Agricultural-Residential (A-R) – The Agricultural-Residential District is intended to permit agricultural, rural, and open space uses, and also to permit a very low density of residential use (approximately 1 unit per 5 acres) designed to retain the open space and rural character of the district without conflicting with farm operations.

Residential Open Space (R-OS) – The Residential-Open Space District is intended to permit agricultural, rural, and open space uses, and also to permit a low density of residential use (1 unit per 2 acres), designed to retain the open space and rural character of the District. This district encompasses much of the area of the Town east of I-90.

Residential-Buffer (R-B) – The purpose of the R-B district is to support low-density residential, agricultural, rural and open space uses and serve as a transition from the medium-density neighborhoods of East Greenbush to the more rural areas of Town.

Residential District (R-1) – The purpose of the R-1 District is to provide moderate density residential housing opportunities of around 4 residential units per acre of land.





TOWN OF EAST GREENBUSH

Comprehensive Plan

DRAFT
Land Use

May 2019

LEGEND

- Project Area

County Boundary

City/Town Boundary

Railroad

Agricultural

Commercial

Community Services

Industrial

Mixed Use

Parks and Recreation
- Interstates

US Routes

State Routes

County Routes

Residential - High Density

Residential - Medium Density

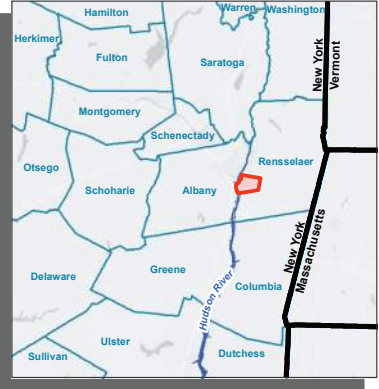
Residential - Low Density

Transportation

Utilities

Vacant Land

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Agricultural	105-170	1537.49	10.7%
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Residential - Medium Density	215, 220	247.08	1.7%
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Utilities	380, 822-835, 853-873	439.55	3.1%
Vacant Land	310-340	4548.21	31.7%



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Esri, NYS ITS,
Town of East Greenbush
Natural Resources Inventory

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Residential District (R-1A) – The purpose of the R-1A is to provide medium density residential housing opportunities of around 5 residential units per acre of land.

Residential District (R-2) – The purpose of the R-2 is to provide higher density residential housing opportunities of around six residential units per acre of land to match some of the older housing development patterns in the area.

Residential District (R-3) – The purpose of the R-3 district is to continue to provide high-density housing opportunities with a mix of one, two and multi-family housing.

Commercial and Industrial District:

Personal/Professional District (PPB) – The intent of the Personal / Professional District is to provide transitional areas where existing single-family home structures can transition or be converted into personal and professional offices, allowing commercial services while maintaining the small-scale community neighborhood.

General Business Mixed-Use District (B-1) – The intent of the B-1 district is to promote redevelopment with high-density, mixed use structures which help define a coherent village atmosphere, providing local goods and services and linking nearby residential neighborhoods with a pedestrian-friendly environment.

General Business District (B-2) – The intent of the B-2 district is to provide contained areas for low to medium density commercial highway development along the traveled corridors which permits uses which would otherwise not be appropriate for the more pedestrian oriented B-1 and residential districts.

Corporate Office Only District (O) – The Corporate Office Only District is intended to encourage a grouping of office uses, easily accessible by major roads, built to a high standard and primarily intended for corporate office centers and office buildings.

Corporate Office/Regional Commercial District (OC) – The Corporate Office/Regional Commercial District is intended to permit and encourage a grouping of office and commercial uses, easily accessible by major roads, and built to a high standard. The intended uses include corporate office centers, tourist accommodations, convention centers, and regional level commercial uses such as a regional shopping center. The regulations are designed to encourage large scale campus-type developments, and to discourage a strip form of development.

Corporate Office/Light Industrial District (OI) – The OI District is intended to permit and encourage the development of light manufacturing, research, offices and warehousing uses which do not require rail or water access.

Coastal Industrial District (CI) – The CI District is intended to permit and encourage the development of light manufacturing and warehousing uses appropriate along the waterfront which require access to the river, rail line or require large quantities of water.



**Overlay Districts and Floating Zones:**

Watercourse Management Overlay District (WMO) – The purpose of the Watercourse Management District includes the following:

1. To preserve and protect natural and cultural resources in the stream corridor.
2. To enhance surface water quality.
3. To control non-point source pollution sources such as erosion and sedimentation.
4. To protect people and structures from flood hazards.

Planned Development District (PDD) – A Planned Development District is intended to encourage creative, compact development while fostering community amenities such as a usable open space system for residents and nearby neighborhoods throughout the Town. Approved Planned Development Districts will address the unique environmental, physical and cultural resources of the project area and neighborhood through a customized, site specific master plan and accompanying regulatory framework.

Opportunities and Challenges – Land Use and Zoning

The areas of the Town east of I-90 contain a considerable amount of rural lands with large tracts of vacant, agricultural and low-density residential lands. Maintaining the rural character of the community, particularly in this portion of the Town has been identified by members of the community as a priority and efforts to protect it should be considered. The large amount of vacant land in the eastern portion of Town presents opportunities for the expansion of agriculture and the protection of open space for recreational and natural resource protection purposes. The protection of open space and agricultural lands can be addressed through a number of land use tools, including conservation and agricultural easements, cluster development and zoning among others. It should be noted that some of the vacant land may be unsuitable for development due to topological and other environmental factors like the presence of wetlands and steep slopes.

Most commercial activity in the Town is clustered along major transportation corridors and laid out in a linear, automobile-oriented fashion that does not prioritize pedestrians or other transportation options like bicycles and public transit. The community has expressed an interest in formalizing a Town Center that is walkable and has a variety of commercial, retail and residential options. There are opportunities to explore locations for a potential Town Center area along the Columbia Turnpike, particularly in the area of the Route 4 and Columbia Turnpike intersection.

Map 3: Zoning illustrates the zoning districts in the Town of East Greenbush.





TOWN OF EAST GREENBUSH Comprehensive Plan

DRAFT Zoning

May 2019

LEGEND

- Project Area

County Boundary

City/Town Boundary

Railroad

Tax Parcels

A-R Agricultural - Residential

R-OS Residential - Open Space

R-B Residential - Buffer

R-1 Residence

R-1A Residence

R-2 Residence

R-3 Residence

PPB Personal/ Professional

PDD Planned Development

O Corporate Office Only

OC Corporate Office/ Regional Commercial

OI Corporate Office/ Light Industrial

B-1 General Business Mixed Use

B-2 General Business

CI Coastal Industrial
- Interstates

US Routes

State Routes

County Routes

Zoning District	Description	Acreage	Percentage
A-R	Agricultural - Residential	1403.43	8.9%
R-OS	Residential - Open Space	4230.66	26.9%
R-B	Residential - Buffer	4931.90	31.3%
R-1	Residence	470.07	3.0%
R-1A	Residence	144.48	0.9%
R-2	Residence	1745.81	11.1%
R-3	Residence	148.57	0.9%
PPB	Personal/ Professional	105.36	0.7%
PDD	Planned Development	589.94	3.7%
O	Corporate Office Only	140.78	0.9%
OC	Corporate Office/ Regional Commercial	593.52	3.8%
OI	Corporate Office/ Light Industrial	167.69	1.1%
B-1	General Business Mixed Use	271.40	1.7%
B-2	General Business	142.19	0.9%
CI	Coastal Industrial	653.93	4.2%

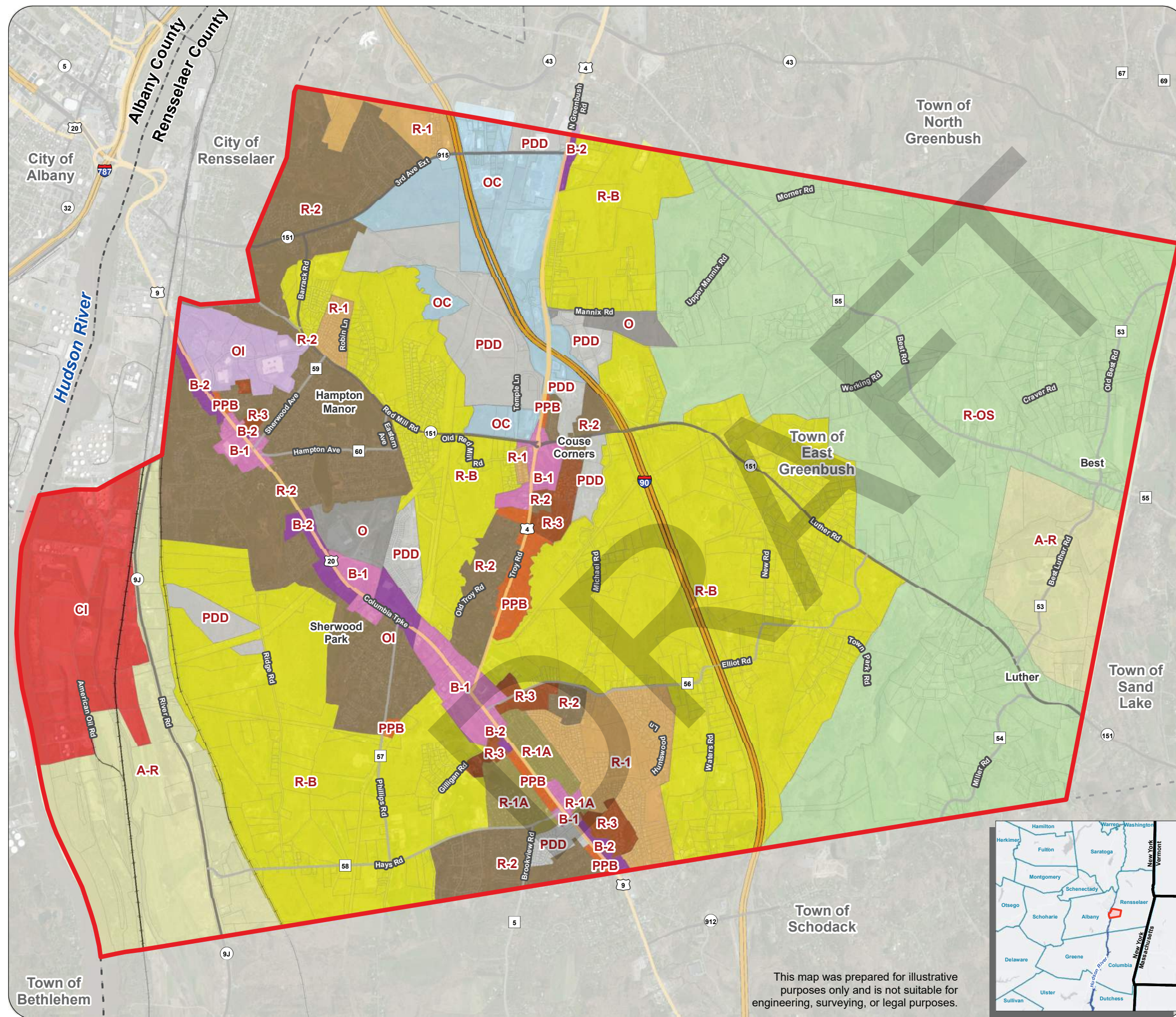
Sources:
Esri, NYS ITS,
Town of East Greenbush
Natural Resources Inventory



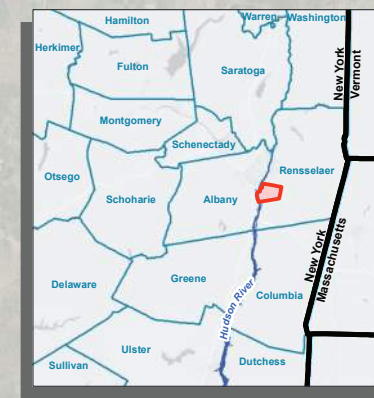
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TRANSPORTATION AND MOBILITY RESOURCES

Transportation corridors in East Greenbush were instrumental in the growth of the community. Columbia Turnpike (Route 9 and 20) was one of the earliest transportation routes in the Town, connecting Albany to Boston. The Hamlet of East Greenbush developed along this route as a stop for those traveling to and from Albany. Prior to and following World War II, significant commercial and residential growth spread along the Town's main transportation corridors as automobiles became more affordable and populations shifted from cities to suburbs. With the addition of I-90 in the late 1950s, further growth occurred along Route 4.



Interstate 90

Vehicular Mobility

The Town of East Greenbush is primarily an auto-dependent suburb where the use of a vehicle is needed for most activities and the availability of mass transit is limited. The Town is comprised of a network of roadways that include I-90, a major interstate highway that travels east to west from Boston, Massachusetts, to Seattle, Washington. Direct access to I-90 creates a direct connection to countless destinations including entertainment and employment centers throughout the Capital Region. U.S. Route 4, and the Columbia Turnpike (U.S. Route 9 and 20), are two other significant roadways in the Town and form the corridors for which most commercial and residential development is located.

A significant number of vehicles pass through East Greenbush on a daily basis. Despite a decline in commercial activity, Columbia Turnpike still contains a significant amount of through traffic with an Average Annual Daily Traffic (AADT) count of 26,999 vehicles at its most highly traveled section between Route 4 and Sherwood Avenue. The most heavily traveled section of Route 4 is located between Route 151 and I-90 with an AADT of 23,973 vehicles. I-90 traverses the Town for a length of approximately 4.5 miles with an





AADT of 54,458 vehicles.⁴ These corridors receive a significant amount of traffic flow, making East Greenbush a key link on the overall transportation system of the Capital Region.

Future vehicular trends include a more significant presence of electric vehicles (EV). As EVs become more prevalent, more charging stations like the ones located at the Residence Inn on Tech Valley Drive and Market 32 on Columbia Turnpike could be considered. As of March 2019, there were 345 EVs registered on the road in Rensselaer County and the number has been climbing since 2013 when Governor Andrew M. Cuomo launched Charge NY, a program administered by the New York State Energy Research and Development Authority to encourage the use of more electric cars and trucks by providing rebates, incentives, tax credits and assistance with infrastructure installation.

Public Transit

Public transportation is limited in East Greenbush, however, bus service is provided by the Capital District Transportation Authority (CDTA) in several locations. CDTA runs two bus routes through East Greenbush, with one that stops directly in Town along Columbia Turnpike and one that crosses through but with no direct stops in Town. Express Route 520 runs from Schodack to the Empire State Plaza in Albany with no direct stops in East Greenbush. Neighborhood route 233 runs on Columbia Turnpike from Downtown Albany to the Schodack Park & Ride. The 233 route has approximately 20 stop locations along Columbia Turnpike in East Greenbush from Regeneron to Sussex Road. While public transportation is limited, the accessibility of ride sharing services, including Lyft and Uber have created more opportunities for those without a car or those who seek to use a car less often.



Route 4 Near Couse Corners





Bicycle and Pedestrian Mobility

Bicycle and pedestrian mobility in East Greenbush is limited. There are currently no dedicated bike lanes in the Town, though certain areas along the Route 4 and Route 151 corridors have wide enough shoulders to accommodate bicyclists. Currently there are few connections from residential neighborhoods to commercial centers along the main transportation corridors for bicyclists and pedestrians.

A significant project that will enhance bicycle and pedestrian mobility is the construction of the Albany-Hudson Electric Trail (AHET). The AHET is a 35-mile, multi-use trail that will follow the right-of-way of the former Albany-Hudson Electric Trolley which connected the City of Hudson to the City of Albany and operated from 1899 to 1929. A significant portion of the trail will run through East Greenbush, parallel to Columbia Turnpike. The completion of this trail will create new opportunities to attract visitors to East Greenbush and will create new transportation alternatives for residents to commute to employment centers like Regeneron and SUNY Albany and to visit local businesses. The AHET project is part of Governor Andrew M. Cuomo's Empire State Trail initiative and provides a key link between the Capital Region and the Mid-Hudson Valley. Construction of the AHET began in the Summer of 2019 with an anticipated completion date of November 2020.

Opportunities and Challenges – Transportation and Mobility Resources

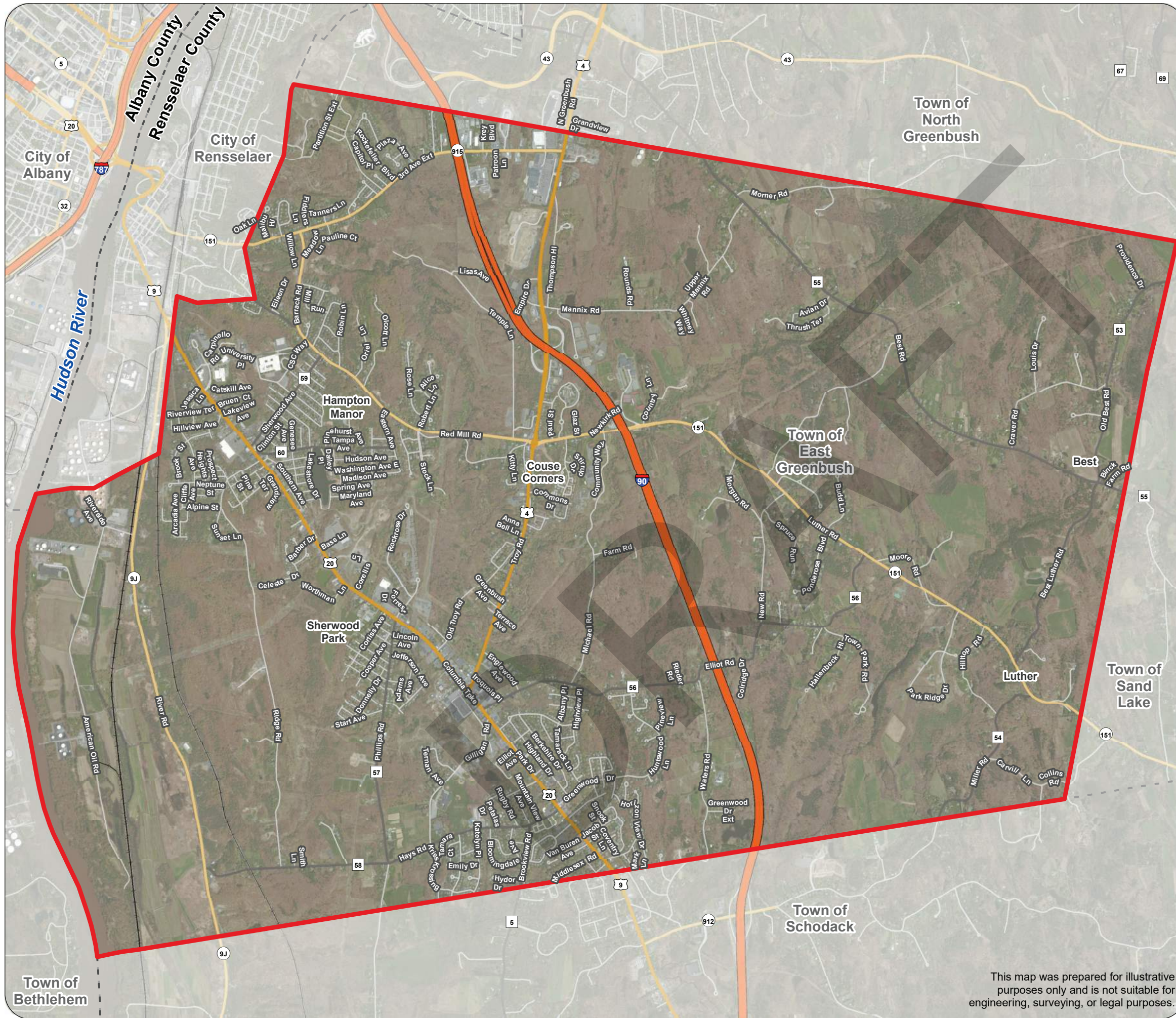
Regarding vehicular mobility, the Town is well connected via major interstates, highways and local road connections. However, the sprawling auto-oriented development that has occurred over the last 50 years has resulted in a significant lack of multi-modal transportation options including pedestrian, public transit and bicycle infrastructure. The Town currently lacks adequate connections between neighborhoods and commercial areas for bicyclists and pedestrians. Improving these connections can enhance the sense of place in the community as well as create opportunities for economic growth among local businesses. The Town has taken steps recently to develop better pedestrian connections along the Columbia Turnpike with the construction of new sidewalks and cross walks. The project included a \$1 million-dollar investment by the New York State Department of Transportation (DOT) to add new sidewalks along Columbia Turnpike.⁵ There are significant opportunities to create better bicycle and pedestrian connections in neighborhoods such as Hampton Manner, Couse Corners and the Hamlet of East Greenbush. With improved bicycle and pedestrian infrastructure in these locations, connections can be made to commercial activity centers along Route 4 and Columbia Turnpike.

The construction of the AHET will create numerous opportunities for improved bicycle and pedestrian mobility. The trail will create a link between many residential neighborhoods and business centers along the Columbia Turnpike and will provide an opportunity to attract visitors to the Town who may patronize local businesses. The trail will also provide a transportation alternative to those commuting to employment centers like Regeneron and SUNY Albany.

Traffic congestion along Route 4 has been noted by the CPSC and by the public as a challenge particularly in the area near The Shoppes at Greenbush Commons. Commercial growth along Route 4 in both East Greenbush and neighboring North Greenbush are likely factors contributing to this increase in traffic.

Map 4: Transportation illustrates the transportation system in the Town of East Greenbush.





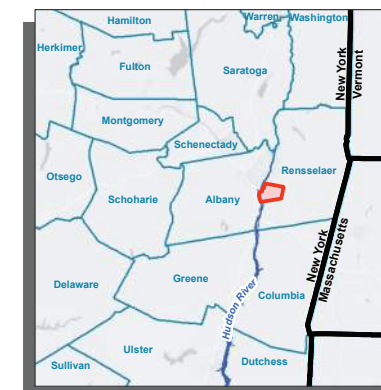
TOWN OF EAST GREENBUSH Comprehensive Plan

DRAFT Transportation

May 2019

LEGEND

- Project Area
- County Boundary
- City/Town Boundary
- Railroad
- Interstates
- US Routes
- State Routes
- County Routes
- Local Roads



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Sources:
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COMMUNITY FACILITIES AND SERVICES

Schools

Public education in the Town is provided by the East Greenbush Central School District (CSD) which serves approximately 4,000 students in five neighborhood elementary schools, one middle school and one high school. The East Greenbush CSD ranked 8th among 84 Capital Region school districts. The district receives a significant amount of public support, having passed 24 consecutive school budgets from 1995 to 2018 and approved several bus propositions and capital projects. The community has also been supportive of the District's \$2.3 million Smart Schools Investment Plan, which will enhance educational technology for students and provide wireless internet in all seven schools. The District had a total budget of \$94.3 million for the 2018-19 school year.

East Greenbush also has two private schools that serve the community Woodland Hill Montessori School and Holy Spirit Catholic School.



Columbia High School

The following is a brief description of each school in the East Greenbush Central School District and supporting schools:





Public Schools

Bell Top Elementary School- is located at 39 Reynolds Road. The original Bell Top School was built in 1866 as a one-room schoolhouse. In 1940 the East Greenbush Central School District held its grand opening for the building now known as Bell Top. Total enrolment in 2017 was 290 students K-5th.

Citizen Edmond Genet Elementary School- was the first East Greenbush Central School District building built in September of 1940. At the time occupied by students in kindergarten through 12th grade. Now a 435 student K-5 school located at 29 Englewood Avenue.

Donald P. Sutherland Elementary School- is in Nassau on John Street The school has been educating children for more than 75 years in the Village of Nassau. The school serves approximately 290 students in grades K-5.

Green Meadow Elementary School- has been educating children since 1955. The school serves 391 students as of 2017 in grades K-5 from portions of the Towns of East Greenbush and Schodack. The school is in Castleton off Schuurman Road

Red Mill Elementary School- is a Blue Ribbon Award winning school, serving 399 students in grades K-5, with about 20-25 students in each class. The school is located at 225 McCullough Place.

Howard L. Goff Middle School- is located on 35 Gilligan Road. The school serves 979 students in grades 6,7, and 8.

Columbia High School- serves 1,280 students in grades 9-12. In 2017, Columbia was ranked #8 in the Capital Region's high school rankings by the Albany Business Review. The school is off Luther Road in East Greenbush.

Private Schools

Holy Spirit School- is a Catholic school in the Diocese of Albany serving students in Pre-K, and Kindergarten through 8th Grade totaling 39 students in 2017. The mission of Holy Spirit School is to provide students with an excellent academic program with Christ-centered moral values.

Woodland Hill Montessori School- is a private school serving toddlers 18 months through 3 years, and Kindergarten through 8th Grade totaling 28 students in 2017. The mission of the school is to nurture a child's love of learning and sense of social and personal responsibility using the child-centered Montessori philosophy and curriculum to develop the intellectual, spiritual, physical, artistic, and academic excellence inherent in each child.

In 2017 the Capital District Regional Planning Commission (CDRPC) reported on school enrollment projections for East Greenbush Central School District through the 2022-23 school year. The 20-year inclination saw a downward trend in overall enrollment. The 20-year enrollment projection for kindergarten shows a stable trend staying at about 300 students. Grades 1-5 are projected to experienced steep declines over the same period. Grades 6-8 and 9-12 have seen slow declines over the 20-year period with some year-to-year increase.

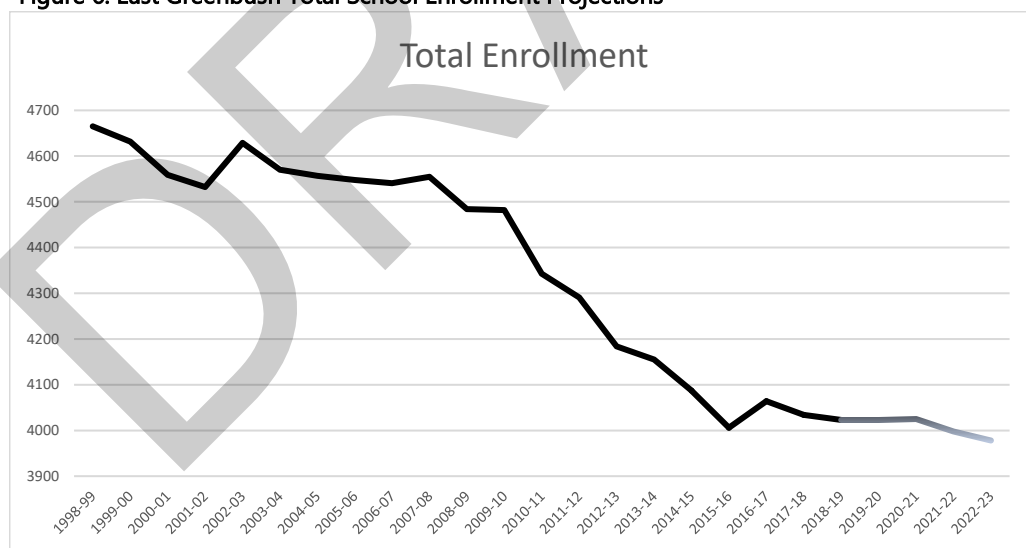




The following is a summary of school enrollment projection trends for the Town through the 2022-23 school year, as projected by the CDRPC:

- Total enrollment is projected to enter a period of stability. After more than a decade of declines, enrollment through the 2022-23 school year is expected to fluctuate very little. By 2022-23, the District's total enrollment is projected to be 3,978, just 56 (1.4%) fewer students than 2017-18.
- Through the 2022-22 school year, enrollment in kindergarten is projected to continue along its very stable course. After a couple years of spikes and contractions to enrollment, kindergarten is projected to stabilize with around 300 students a year.
- Enrollment in grades K-5 is projected to increase slightly throughout the projection period. Enrollment is projected to peak in 2021-22 with 58 (3.2%) additional students over 2017-18, before retreating slightly in 2022-23 to 33 (1.8%) more students.
- Over the next five years, enrollment in grades 6-8 are projected to remain very stable. While there will be a slight decrease in enrollment from 2017-18, the year-to-year change in enrollment is projected to be minimum. By 2022-23, enrollment is projected to be on par with 2017-18.
- Projections for grades 9-12 have been modified slightly. The new projections anticipate that enrollment for the cohort is reaching a short-term crest and will begin to decline beginning in 2018-19. By 2022-23, enrollment is projected to fall by 81 (6.2%) students from 2017-18.

Figure 6. East Greenbush Total School Enrollment Projections



2017 Capital District Regional Planning Commission (CDRPC) Total Enrollment Projections





Higher Education

University at Albany, SUNY – One of the University's three campuses, the Health Sciences Campus, is located in the Town along the Columbia Turnpike near the border with the City of Rensselaer. The campus is located at a former pharmaceutical complex purchased in 1996 and located at One University Place in Rensselaer. The Health Sciences Campus is a significant bioscience research and high-tech center in the region. The School of Public Health and the supporting research facilities include the Cancer Research Center, home to the Gen*NY*Sis Center for Excellence in Cancer Genomics, and the Center for Functional Genomics are an academic anchor in the area.



SUNY Albany, Health Sciences Campus, East Greenbush

Several colleges and universities are also available in proximity to East Greenbush, including

- Albany College of Pharmacy and Health Sciences
- Albany Law School
- Albany Medical College
- The College of Saint Rose
- Maria College
- Rensselaer polytechnic Institute
- The Sage Colleges
- Samaritan Hospital School of Nursing
- Siena Collage
- Skidmore College
- University at Albany – State University of New York
- Union College





Library

The East Greenbush Community Library is located off Community Way sharing a parking lot with the Greenbush YMCA. The building that the library is currently housed was constructed in 2001 to meet the needs of a growing community and a growing number of library offerings. From 2015 to 2016 the library saw a 2% increase in the number of visitors.⁶ As technology changes the library has stayed up to date with current technology and provide visitors with countless resources. The library is a vital resource in the Town, providing year-round programming to adults and children. The library also has a small garden on the property that promotes hands-on workshops for patrons of all ages.



East Greenbush Community Library

Police

The East Greenbush Police Department was established in 1964 by a Town Board resolution and is located in the basement of the Town Hall building on Columbia Turnpike. The Patrol Division covers the entire 24.4 square mile Town and assists neighboring jurisdictions when needed. The East Greenbush Police Department provides a School Resource Officer (SRO) to serve as a resource to school administrators, faculty, staff and students throughout the East Greenbush Central School District. School Resource Officers are certified New York State Police Officers that are employed by the Town of East Greenbush Police Department. SRO's are veteran officers assigned to the Youth Services Bureau of the police department. Certifications include D.A.R.E. Instructor training, School Resource Officer training and various juvenile





related training. They also handle the majority of the juvenile related matters of the department. The Department has four divisions, including the Patrol Division, Communications Division, Detective Division, and the Administrative Division and includes a total of 25 fulltime sworn personnel.⁷

Fire

The Town is protected by three volunteer fire departments, including the East Greenbush Fire Company (East Greenbush Fire District No. 3), the Clinton Heights Fire Department (East Greenbush Fire District No. 1) and the Best-Luther Fire Department. Each of these departments work in conjunction to cover the entire area of the Town. The East Greenbush Fire Company was founded in 1916 with their headquarters located on Phillips Road. The East Greenbush Fire Company operates two additional stations, one Luther Road and another on Hays Road, with a fleet of five apparatus. The Clinton Heights Fire Department was founded in 1911 and is located on Hampton Avenue. The Clinton Heights Fire Department operates a fleet of five apparatus out of two Stations, Station 1 location at the corner of Hampton Avenue and Southern Avenue and Station 2 located on Sherwood Avenue. The Best-Luther Fire Department was established in 1946 and is located on Old Best Road. The department operates a fleet of four apparatus.

Emergency Medical Services

Emergency Medical Services (EMS) in East Greenbush are provided by the W.F. Bruen Rescue Squad (Rescue Squad). The Rescue Squad was established in 1937 and is dedicated to providing advanced life support care in the Town of East Greenbush. The Rescue Squad includes both volunteer and paid personnel, with paid paramedic and EMT staff.

Rensselaer County Search and Rescue

Rensselaer County Search and Rescue (RCSR) is an all-volunteer, nonprofit organization that offers search and rescue services to find missing people in Rensselaer County and beyond. RCSR members are trained in many skills, including search tactics, wilderness survival, cliff rescue and first aid.

Code Enforcement

Code enforcement in the Town of East Greenbush is administered by the Building Department and is responsible for the enforcement of local laws as well as the International Uniform Code and Energy Code.

Building Department responsibilities include but are not limited to:

- Building permits
- Construction inspections
- Certificates of Occupancy and/or compliance upon completion of permitted projects
- Operating permits
- Fire safety and property maintenance inspections
- Investigation of complaints relating to a violation of applicable laws
- Record keeping

The Building Department operates with a staff of three, including a Clerk, Code Enforcement Officer and Assistant Building Inspector/Code Enforcement Officer.





Other Community Services

New York State Office of Children and Family Services Training Center (OCFS) – In 2019 OCFS opened a new training facility in the former K-Mart shopping plaza at 164 Columbia Turnpike. The former K-Mart building was completely renovated and repurposed by OCFS as the Human Services Training Center. The Training Center provides standardized training to human services workers, including state and county case workers, child welfare supervisors, voluntary agency staff, juvenile justice workers, childcare licensors and child abuse specialists.⁸ The 97,000 square foot facility includes classroom space, computer labs and simulation rooms where trainees can participate in hands-on training.

Opportunities and Challenges – Community Facilities and Services

The Town's educational resources present many opportunities to draw new residents and retain existing residents, particularly those with school-age children. East Greenbush Central School District ranked 9th out of 84 school districts in the Capital Region based on the Albany Business Review's 2019 Schools Report.

The new Human Services Training Center which opened in 2019 also presents many opportunities for business growth along Columbia Turnpike. The facility is anticipated to attract nearly 20,000 trainees in 2019. This is a significant number of people traveling to East Greenbush that may contribute to economic growth along the Columbia Turnpike. The Training Center also employs a number of people who may choose to live in East Greenbush.

Map 5: Community Resources illustrates community facilities in the Town of East Greenbush.

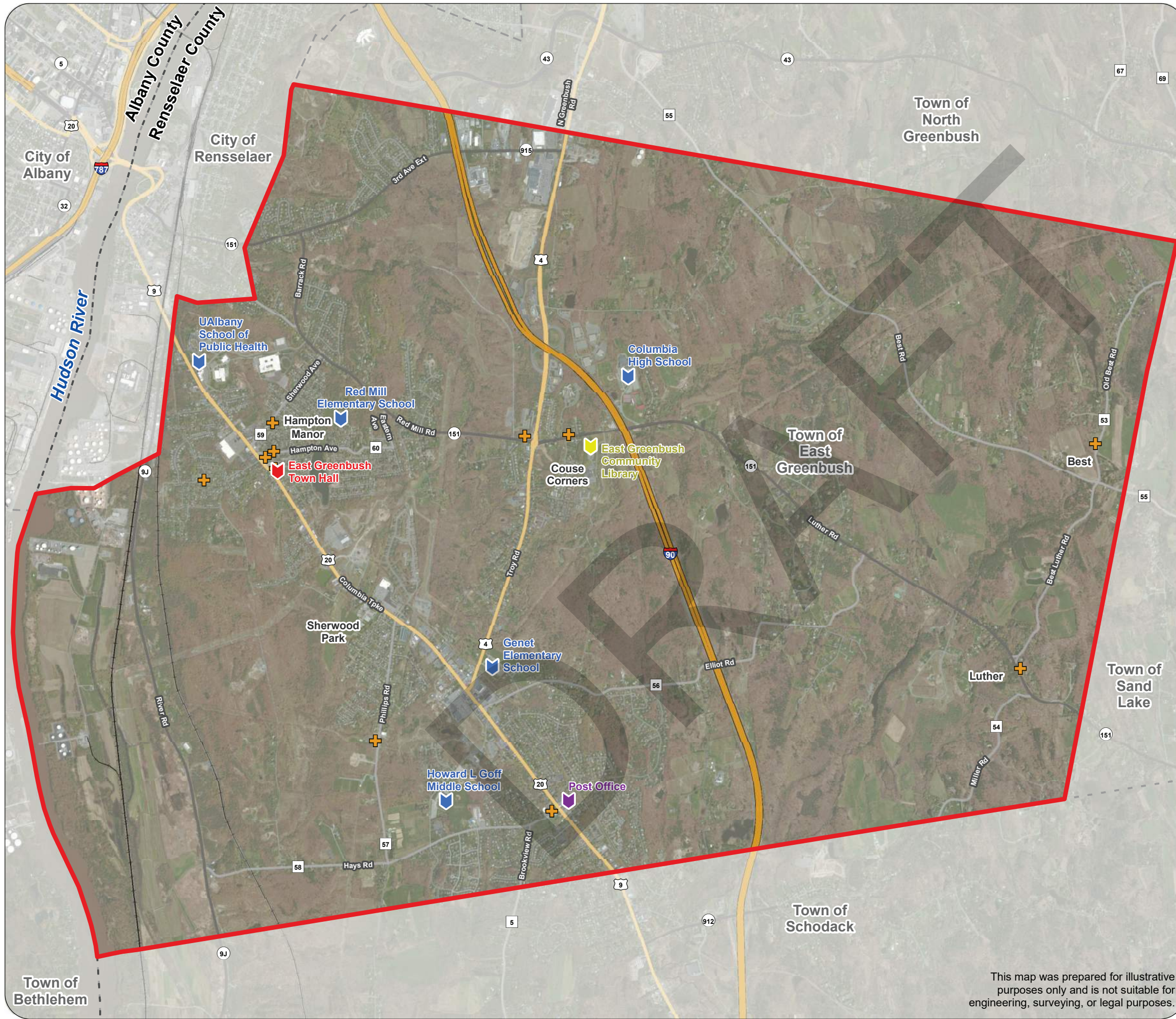
INFRASTRUCTURE AND PUBLIC UTILITIES

Water and sewer infrastructure is primarily available within the area of Town west of I-90 and a small portion east of Route 4. Most public utilities and infrastructure in the Town are overseen by the Department of Public Works, comprised of the highway, water, sanitation and parks divisions. The department operates and maintains the Town's 73.98 miles of highways, four sewer districts, water district, solid waste facility, Town buildings and parks, including Hampton Manor Lake. Electric and natural gas utility services are provided by National Grid. Infrastructure quality is crucial to residents and businesses.

Water

The Town's public water supply is purchased from the City of Troy and provided by the East Greenbush General Water District (General Water District). Prior to 2018, water for the Hampton Manor neighborhood was supplied by the Hampton Manor Water District, which was supplied by an underground well. In 2018, this district was shut down due to aging infrastructure and joined the General Water District. East Greenbush has been purchasing its water from the City of Troy since 1964 and is supplied by the Tomhannock Reservoir, located in the Town of Pittstown. This water source is supplied through a system jointly owned by the Town of East Greenbush and the City of Rensselaer. The General Water District provides water through 4,364 service connections to a population of approximately 11,200 residential and commercial customers with an average daily demand of 3,303,000 gallons. The total water purchased in 2017 was 1,123,856,000 gallons.





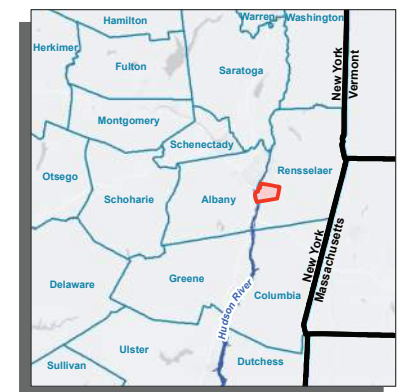
TOWN OF EAST GREENBUSH Comprehensive Plan

DRAFT
Community Resources

August 2019

LEGEND

- | | |
|--------------------|-------------|
| Project Area | Town Hall |
| County Boundary | Post Office |
| City/Town Boundary | Library |
| Railroad | Schools |
| Interstates | Police/Fire |
| US Routes | |
| State Routes | |
| County Routes | |



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with an average annual charge of \$3.70 per 1000 gallons. Recent improvements include the installation of a new water main in the General Water District and additional metering to cut down on water loss.

Sewer

The Department of Public Works is responsible for the Town's four sewer districts, comprised of the Third Avenue Sewer District, General Sewer District, Couse Sewer District and Hampton Manor Sewer District. Wastewater for the Town is treated at a secondary treatment facility located on the southern side of Route 9 and 20 near the Town's border with the City of Rensselaer.⁹

Stormwater

The Town manages stormwater through a Municipal Separate Stormwater Sewer System (MS4) in accordance with the MS4 Permit, issued by the New York State Department of Environmental Conservation (DEC). The MS4 Permit regulates the discharge of stormwater in an attempt to both reduce the amount of stormwater discharge and reduce the amount of pollutants entering nearby water bodies. All MS4 communities located within the boundaries of a Census Bureau defined "urbanized area" are regulated under the EPA's Phase II Stormwater Rule, which requires adherence to the MS4 Permit.¹⁰ Stormwater runoff is generated from rain and snow melt that falls on impervious surfaces like parking lots, paved streets, roof tops and compacted bare soil. When water flows over impervious surfaces it may collect and transport pollutants that are harmful to lakes, rivers, streams, coastal waters and drinking water supplies. Adherence to the MS4 Permit includes the implementation of control measures to reduce the amount of pollutants entering water bodies. The six minimum control measures required by the NYSDEC include:

1. Public Education and Outreach
2. Public Participation/Involvement
3. Illicit Discharge Detection and Elimination
4. Construction Site Runoff Control
5. Post-construction Runoff Control
6. Pollution Prevention/Good Housekeeping

NATURAL RESOURCES AND WATER QUALITY PROTECTION

The Town has recently completed a Natural Resources Inventory (NRI) which was formally adopted by the Town Board in June 2019. The project was a collaborative effort carried out through a partnership with Cornell University and the New York State Department of Environmental Conservation Hudson River Estuary Program with funding from the New York State Environmental Protection Fund. The information presented below is a summary of information from the NRI report.

Topography

The Town of East Greenbush has a maximum elevation of 672 feet in the northeast corner of the Town and decreases to an elevation at sea level on the western boundary of the Town along the Hudson River. Topography has historically been a defining feature of the development of the Town and changes drastically from the rolling hills in the eastern part of the Town to the low-lying marshy areas in the western part of the Town.





The area along Route 9J is generally flat and marshy with elevations from sea level to approximately 10 feet. East of 9J, the land rises abruptly and in many areas, exceeds a slope of 20%. Continuing east in the area along the Columbia Turnpike, the land is more level and forms a plateau with elevations ranging from 200-300 feet. This area of Town is generally the best suited for development and was historically and still is where most of the population resides. The eastern part of the Town rises to elevations over 600 feet with many areas of steep slopes and is less suitable for development.

The elevation of the Town affects the layout of site improvements, stormwater drainage, and the suitability of land that can be developed. Low-lying areas can be prone to flooding, and understanding the absolute elevation as well as elevation change across a site can provide insight into the potential for the existence of floodplains, wetlands, and other sensitive environmental features. Disturbance of areas with steep slopes is regulated under the Town's Comprehensive Zoning Law and Subdivision Regulations.¹¹

Within East Greenbush, the steep bluffs east of Route 9J and ravines located in the northwest corner of the Town bordering the City of Rensselaer may be vulnerable to landslides. Land disturbance to steep slopes with lacustrine glacial deposits should be avoided when planning and permitting new development in the Town.

Geology and Soils

Geology

The eastern and western portions of the Town are roughly divided into two bedrock groups. Underlying the eastern portion of Town are the remnants of ancient mountains and glacial till with a mixture of metamorphic and sedimentary rock types. Underlying the western part of Town is a foundation of sedimentary rock which are remnants of an ancient seabed.

The surficial geology of East Greenbush largely reflects the retreat of glaciers following the last ice age. Glacial ice, as much as 5,000 feet thick, scoured the landscape and deposited boulders, sand, and gravel in its path. The eastern part of Town is dominated by glacial till with a mix of sand, gravel and boulders.

The geological features of East Greenbush are significant because the underlying bedrock and surficial geology impact the location and types of development that can occur in terms of slopes and ground stability to support structures. The geology of an area also impacts the location of major aquifers and groundwater availability. This is particularly important for areas of Town that are not connected to the public water system and rely on private wells.

Soils

Soils are the foundation for both the establishment of natural communities and for determining suitability for land uses including agricultural uses and the types of development that can occur. Consideration of soil properties is important for planning and designing drainage systems; siting of structures; evaluating the potential for septic systems; assessing requirements for constructing foundations, basements, and roads; and determining the feasibility of excavation; among other uses.¹²

The Town of East Greenbush has an abundance of prime agricultural soils, particularly in the areas along Columbia Turnpike, Route 4, Route 9J and scattered across the eastern portion of Town. Prime agricultural lands also tend to be prime lands for development. Much of the land where these soils are located have been developed for residential and commercial uses.

For a full description of soils in East Greenbush, refer to the Natural Resources Inventory in **Appendix G**.





Water Resources

Surface Water

Surface waters include all streams lakes rivers and tributaries that make up a particular watershed. All land within East Greenbush ultimately drains to the Hudson River Estuary. Key surface water resources in East Greenbush include:

Mill Creek – Mill Creek enters East Greenbush from the Town of North Greenbush and flows southwesterly near U.S. Routes 9 & 20 and then turns northerly before draining into the Hudson River. The Mill Creek watershed drains 11.7 square miles in the center of the Town and is classified as a C(TS) stream, capable of trout spawning.

North Branch Moordener Kill – The North Branch Moordener Kill enters East Greenbush along the eastern boundary of the Town at the Hamlet of Best and flows southeast before entering the Town of Schodack where it enters the Hudson River. This stream drains five square miles of land and is classified as a C(T) stream, capable of supporting a trout population.

Hudson River – The Hudson River is the largest water resource in the Town of East Greenbush. The river forms the western border of the Town from the border with the Town of Schodack to the City of Rensselaer.

Papscanee Creek-Hudson River Watershed – The Papscanee Creek-Hudson River watershed drains 6.9 miles of land from U.S. Route 9 & 20 westward to the Hudson River. Papscanee Creek is a tidally influenced creek that flows from the eastern shore of the Hudson River and forms the marsh habitat and island that provides habitat for many plant and animal species.

Quackenderry Creek-Hudson River Watershed – The Quackenberry Creek flows near the northwest portion of the Town along the border with the City of Rensselaer. While the creek does not flow directly within the Town, much of the watershed lies within the Town.

Hampton Manor Lake – Hampton Manor Lake is a man-made lake, 11.7 acres in size. The lake is an important scenic and recreational resource for residents and accepts runoff from the surrounding areas and provides habitat. The lake is primarily spring-fed and is classified as a class C waterbody.

Understanding surface water resources is critical to land use decision making and development considerations. Development can lead to an increase in impervious service cover, resulting in an increase in stormwater runoff, flooding and water pollution.

Groundwater

The Town shares a major aquifer with the Town of Schodack known as the Schodack Terrace and runs primarily along the Moordener Kill near the Town's eastern border and along both sides of Routes 9 & 20, south of Route 4. The southern section of this aquifer where it crosses I-90 is classified as high yield (>100 gallons/minute), while the more developed portion of the aquifer is classified as low yield (<10 gallons/minute). Another major high yield aquifer is located between Route 9J and the Hudson River and runs from the City of Rensselaer south to the Town of Schodack.

All properties located outside of the East Greenbush General Water District rely on individual private wells, drawing from aquifers and other groundwater sources. There is a single active public water supply in East Greenbush serving facilities at the Town Park located on Town Park Road.





Floodplains and Drainage

Floodplains are low-lying areas, often next to streams and rivers, which are inundated during heavy precipitation or snowmelt. Flooding is a natural process and is one way that rivers and streams react to an increase in water and provides the space needed to expand and recede. Building in flood plains increases the risk of property damage and loss of life and should be avoided when planning for future development. If development in a floodplain cannot be avoided, measures should be taken to mitigate potential damage.

In East Greenbush, streams east of Route 4 and north of U.S. Routes 9 & 20 are mostly in rural areas where there has been less development in the floodplains. In other areas of the Town, the streams are in narrow valleys and the floodplains are mostly narrow and close to the stream bed. The exception to this is the Hudson River-Papscanee Creek floodplain, which is covered by the “100-year” floodplain from Route 9J to the river. The Town’s floodplain management law meets the NFIP requirements and gives the Town’s code enforcement office the authority to regulate floodplain development.

Wetlands

Wetlands are areas saturated by surface or groundwater sufficient to support distinctive vegetation adapted for life in saturated soil conditions. There are many types of freshwater wetlands in East Greenbush, including wet meadows, emergent marsh, forested and shrub swamps, vernal pools, floating and submerged vegetation, and open water.

Wetlands at Papscanee Island and Creek are both freshwater and tidal and are considered to be globally rare. In addition to providing critical habitat for many plants and animals, wetlands help to control flooding and reduce damage from storm surge, recharge groundwater, filter and purify surface water, and provide recreation opportunities. The upland area surrounding a wetland is essential to its survival and function; both may diminish when a wetland is surrounded by pavement, buildings, and pollution-generating or other incompatible land uses. Wetlands are found throughout the Town, but primarily located along the Papscanee Creek in the western area of Town, and along Mill Creek and the Moordener Kill.

Map 6: Environmentally Sensitive Areas illustrates the many wetland in Town.

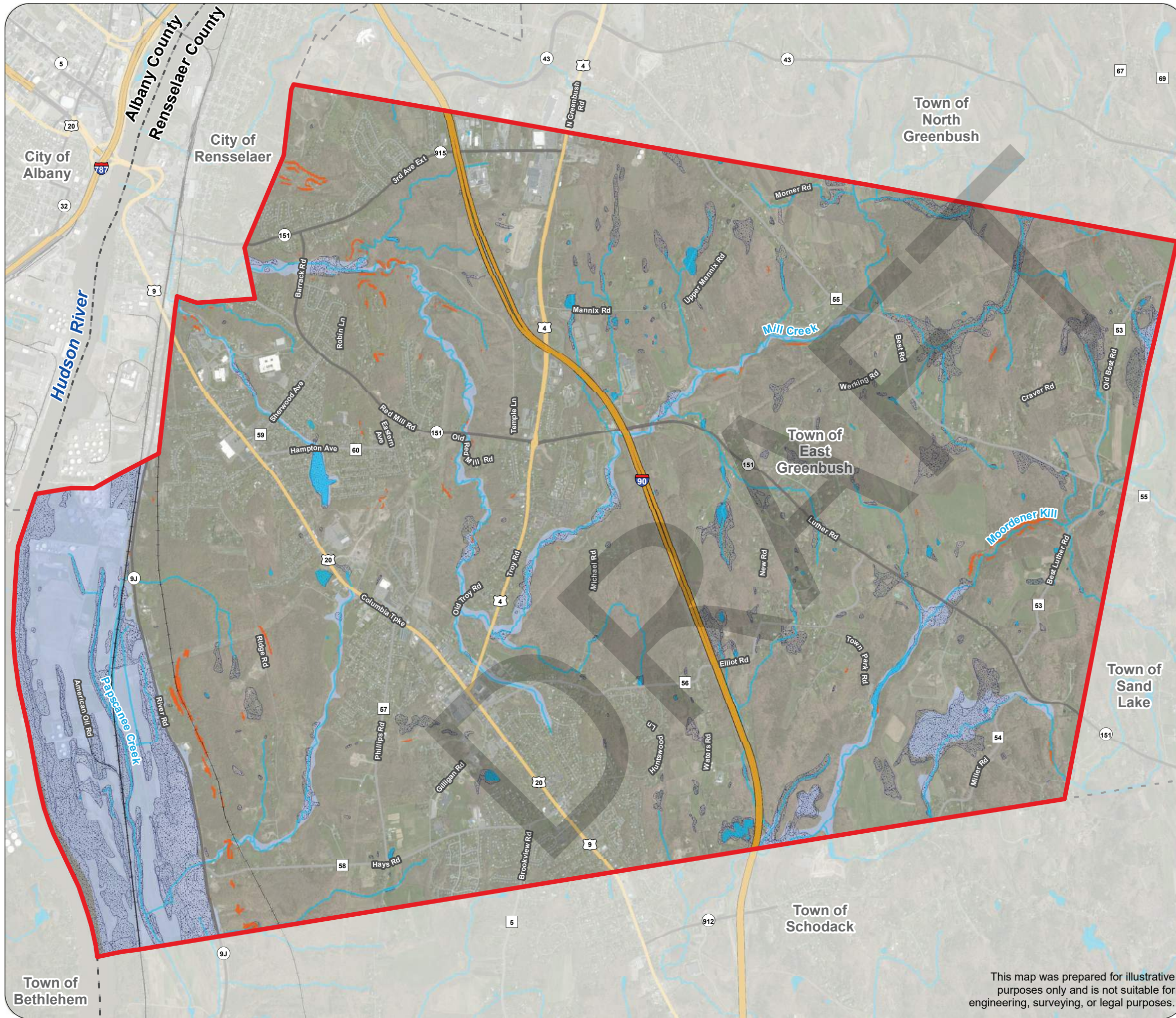
Rensselaer Land Trust’s *Land Conservation Plan* identifies several Important Wetland Complexes in East Greenbush, described in the Significant Ecological Features section. They include Papscanee Island and Creek, Hampton Manor Lake, the Best Road Wetlands complex, and the Moordener Kill Riparian Wetlands.

Opportunities and Challenges - Natural Resources and Water Quality Protection

The Town’s natural resources present a number of opportunities, including significant ecosystems that contribute to the health and wellbeing of the human and natural community. The National Wildlife Federation defines ecosystem services as any positive benefit that wildlife or ecosystems provide to people¹³. These benefits can include clean air, water, food, soil production and recreational benefits. While these benefits can often be difficult to quantify, the loss of these services can be detrimental to the physical and economic health of the community.

The topography of the Town is a significant factor in determining developable land. Steep slopes associated with the Taconic Mountain Range in the eastern portion of the Town presents a number of challenges that have hindered development in that region. Those areas that have a slope greater than 15% may be best suited to open space protection to protect hillsides from erosion and for purposes of biodiversity and water resources protection.





TOWN OF EAST GREENBUSH

Comprehensive Plan

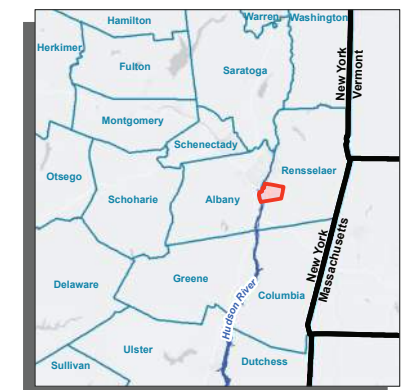
DRAFT

Environmentally Sensitive Resources

May 2019

LEGEND

- | | |
|--------------------|--------------------|
| Project Area | Water Body |
| County Boundary | River/Stream |
| City/Town Boundary | 100-year Floodzone |
| Railroad | Slopes > 15% |
| Interstates | Known Wetlands |
| US Routes | |
| State Routes | |
| County Routes | |



Sources:
Esri, NYS ITS,
Town of East Greenbush

0 0.25 0.5 Miles

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Certain areas of Town, particularly those associated with the Hudson River, Mill Creek, and the North Branch of the Moordener Kill present potential flooding hazards. Due to the potential for flooding, these areas of Town may be better suited for agriculture or open space protection.

Map 6: Environmentally Sensitive Resources illustrates environmental features in the Town of East Greenbush.

PARKS, RECREATION AND OPEN SPACE PROTECTION

The Town owns and operates several parks and recreational facilities. The Department of Public Works maintains the parks while the Community and Recreational Services Department provides recreational programming opportunities to youth and senior residents. Long range planning for the Town's parks and recreational resources is guided by a Town wide Parks and Recreation Master Plan that was completed in 2002.

The Open Space Institute (OSI) and Rensselaer County owns and manages the Papscaene Island Nature Preserve, a 150-acre preserve located in the western part of the Town along the Hudson river. This is an important ecological and recreational resource that offers access to the Hudson River and opportunities for hiking and other passive recreational activities.

The Town owns and operates the following parks and recreational facilities:

East Greenbush Town Park – Located on Town Park Road, East Greenbush Town Park is a scenic 120-acre park with a pond that opens to the Moordener Kill. The park offers trails for biking, hiking and cross-country skiing in the winter. Other offerings include scenic waterfalls, a fenced in dog park, baseball field, basketball court, and playground. The dammed Moordener Kill was used for a swimming area until 2009 when it was closed due to an E.coli contamination from an unknown source. On the northern edge of the park on Luther Road is the Jaime M. Adams Field, the first multi-sport facility in the United States designed specifically for special needs athletes. The field opened in 2009 and was designed to easily accommodate special needs





athletes with wheelchairs, walkers and other physically assistive devices. In October 2017, the Red Barn facility was completed for \$618,000 and was funded through a recreation fee from developers through the Western GEIS. The Office of Community, Recreation, and Parks rents the building year-round and offers a large community gathering space with kitchen space, WiFi connection, projector and screen and surround sound.

David Onderdonk Jr. Memorial Park – David Onderdonk Jr. Memorial Park is located off Hampton Avenue and contains a putting green, shuffleboard court, horseshoes, two bocce courts and a pavilion with restrooms. This is the newest park that has been opened by the Town.

Hampton Manor Park – Hampton Manor Park is located off Lake Shore Drive and offers beachfront access to Hampton Manor Lake. The park contains two asphalt tennis courts, a basketball court, playground equipment, bathrooms and a small gazebo for residents. In the winter the frozen lake can be used for ice skating but due to algae growth residents can no longer swim.

Woodlands Eckman Park – Woodlands Eckman Park is a small park on Philips Avenue with two fenced in tennis courts, a paved basketball court, playground equipment and open lawn area.

Prospect Heights Park – Prospect Heights Park is located between Neptune Street and Highland Street and offers a single basketball court and greenspace in a residential community.

Ontario Park – Ontario Park is located between New York Avenue and New Jersey Avenue and offers a small single Basketball court with adjacent picnic space. Historically, the park area contained a small pond that served as a water source for the East Greenbush Cantonment, the headquarters for the American Army Division of the North during the War of 1812.

The East Greenbush Community and Recreation Department provides recreational programming for youth and senior residents. Recreation opportunities include:

Youth Programming

Summer Camp – The Town summer camp program is a day program held for six consecutive weeks from July through August located at the East Greenbush Town Park off Eliot Road. The camp includes a Junior program for children in grades 1-5 and a Senior Program for children in 6-8 grade. Each week is themed and includes sports clinics, fishing, hiking, arts and crafts, science, music, theater, dance and weekly field trips.

Senior Programming

Senior programming includes the following:

- Mahjong
- Chair Yoga
- Dominoes
- Pinochle
- Bocce
- East Greenbush and Rensselaer Senior Center Golf League





Opportunities and Challenges – Parks Recreation and Open Space Protection

The parks and recreational resources in East Greenbush present a number of opportunities that contribute to the quality of life in the Town. The Town's parks along with other resources like the Papscanee Island Nature Preserve and private recreational facilities create significant opportunities for residents, but also serve as an attraction for outside visitors and those looking to relocate to East Greenbush. Parks and recreation are essential public services because they provide economic value, health and environmental benefits and social importance. Local property values tend to increase when located near parks and recreational facilities and the preserved land associated with parks provides a number of environmental benefits including stormwater retention, groundwater recharge and can greatly improve local air quality¹⁴.

A challenge identified by the public is that there are no swimming opportunities available in East Greenbush. The lake at the Town Park and Hampton Manor Lake used to be open to the public for swimming, but water quality issues have led to the closure of these facilities.

The construction of the AHET is a significant recreational opportunity for the Town. This multi-use path will create opportunities for pedestrians and bicyclists and connect residents and visitors from neighboring communities with local businesses.

Map 7: Parks and Recreation illustrates parks and recreational facilities in the Town of East Greenbush.

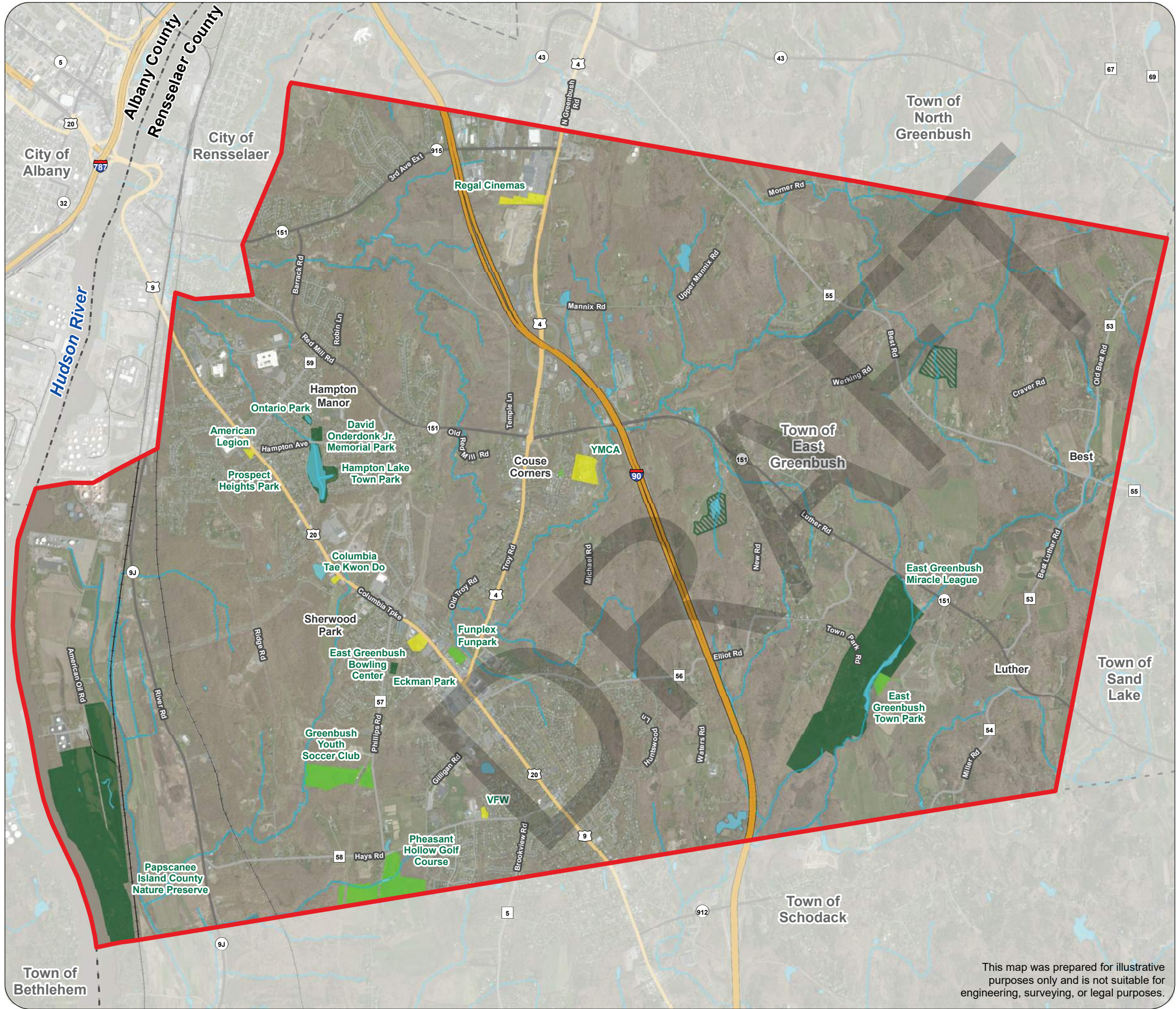
AGRICULTURE

Agriculture played a significant role in the development of East Greenbush through the early-to-mid-20th century. Just before and after World War II, rapid growth took place along the Town's major transportation corridors, including the Columbia Turnpike and later, Route 4 and Interstate 90. Although much of the agricultural land in the Town has been developed for commercial and residential uses, the Town still retains much of the rural character of its agrarian past. Several farm operations still exist today which contributes to the local economy and help maintain the community's rural character.

Currently, there are two areas in the Town zoned as Agricultural-Residential Districts (A-R) in the East Greenbush Comprehensive Zoning Law where agricultural land uses are permitted by right. These zoning districts are located along Route 9J in the eastern portion of the Town and on Best Luther Rd in the western portion of the Town. There are several other farms throughout the Town including areas along Philip's Road, Best Road, Columbia Turnpike and Route 151. Many of these farms are located within Rensselaer County Agricultural Districts, including District 6 and District 2. The County Agricultural Districts were established to protect and promote the availability of land for farming purposes. The ability for counties to establish agricultural districts originates from the New York Agricultural Districts law, Article 25-AA of the Agriculture and Markets Law, enacted by the State Legislature in 1971. The law provides for a locally initiated mechanism at the county level in the creation, modification and approval of Agricultural Districts.

East Greenbush has prioritized the protection of the farming industry by adopting the Town of East Greenbush Agricultural Economic Development Plan Right to Farm Law (Right to Farm Law) in 2005. The purpose of the law is to maintain and preserve the rural traditions and character of the Town, to protect the existence and operation of farms and to encourage the initiation and expansion of farms and agribusinesses. The law protects farmers and the farming industry by limiting the circumstances under which





TOWN OF EAST GREENBUSH

Comprehensive Plan

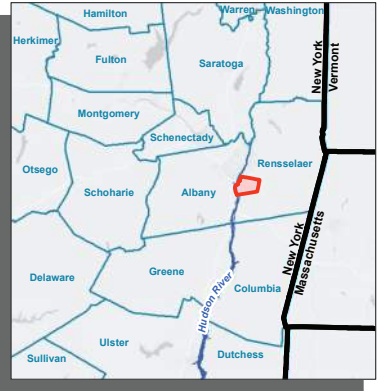
DRAFT
Parks and Recreation

May 2019

LEGEND

- Project Area
- County Boundary
- City/Town Boundary
- Railroad
- Interstates
- US Routes
- State Routes
- County Routes
- Water Body
- River/Stream
- Conservation Easement
- Parks and Conserved Land
- Outdoor Recreation
- Indoor Recreation

Land Use	Acreage	Percentage
Conservation Easement	37.36	0.3%
Parks & Conserved Lands	439.38	3.1%
Outdoor Recreation	82.5	0.6%
Indoor Recreation	31.87	0.2%



Sources:
Esri, NYS ITS,
Town of East Greenbush

0 0.25 0.5 Miles



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farming may be deemed to be nuisance and to allow agricultural practices inherent to and necessary for business of farming to proceed and be undertaken free of reasonable and unwarranted interference or restriction.

East Greenbush is well suited for agriculture with an abundance of prime agricultural soils. Prime soils are those with the soil quality, growing seasons and moisture supply to produce high yield crops.¹⁵ However, much of the prime soils in East Greenbush lie beneath residential and commercial development. The soil conditions that are best suited to agriculture tend to also be best suited to building development.

While land values of farmland tend to be less than commercial or residential lands, the long-term tax implications of farmland can be beneficial to municipalities. Farmland typically requires far less in terms of community services than residential lands. While the land may bring in less tax revenue, it is less of a burden on Town financial resources.

Local farms are crucial for preserving locally grown fresh food. The practice of buying local provides a fresh source of food and supports the local economy. Undeveloped agricultural land also serves a number of ecological functions, including stormwater retention and ground water recharge. Local farms also provide an economic benefit to the community through the sale of both raw goods like milk and produce and through the sale of value-added products like cheese and maple syrup.

From 2007 to 2017 the number of farms in Rensselaer County has decreased by 7%. The Market Value of Products Sold also decreased in this time period by 4.2%, despite an increase in the average size of farms by 4.7%. As of 2017, the majority of farms in Rensselaer County ranged in size from 50 to 179 acres.

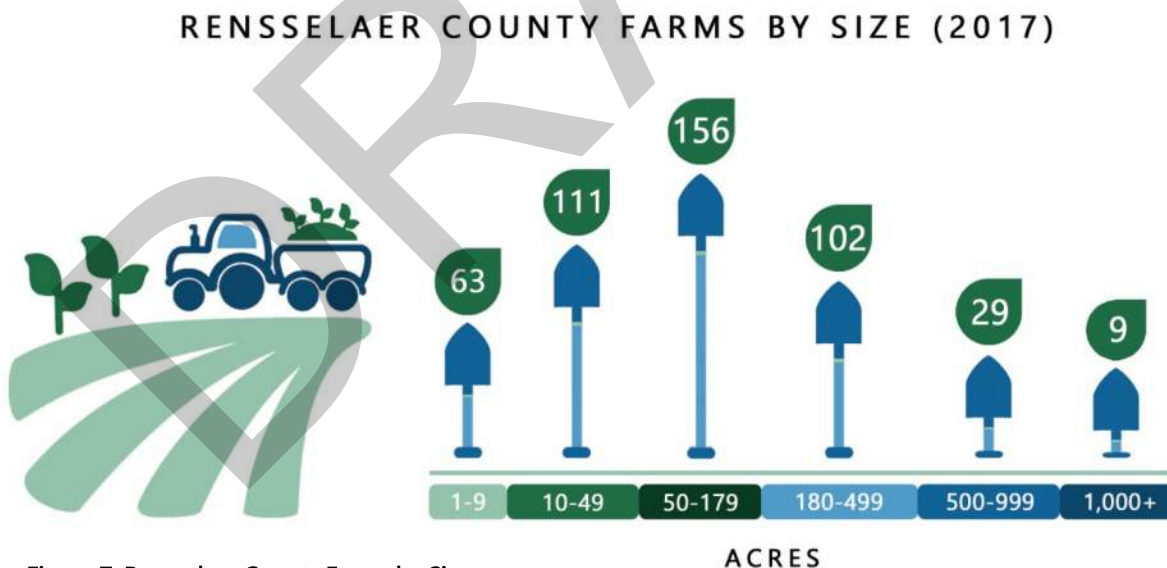


Figure 7. Rensselaer County Farms by Size



**Table 9. Rensselaer County Farms**

Rensselaer County Farms					
	2007	2012	2017	% change 2012-2017	% change 2007-2017
Number of Farms	506	495	470	-5%	-7%
Land in Farms (acres)	85,034	88,763	82,766	-6.7%	-2%
Average Size of Farm (acres)	168	179	176	-1.7%	4.7%
Market Value of Products Sold	\$42,826,793*	\$56,777,789*	\$41,010,000*	-27.8%	-4.2%

USDA Census of Agriculture, Volume 1, Geographic Area Series, 2007, 2012, 2017

*2017 Constant Dollars

The following is a list of agricultural resources and active farms in East Greenbush:

Becker's Farm and Garden Center – Becker's Farm and Garden Center is located at 420 Columbia Turnpike and has been an operating family farm since 1875. The farm has two state of the art greenhouses with computer enhanced environmental controls and computer assisted watering. The total growing area of all greenhouses is currently 75,000 square feet with an additional 35, 000 square feet of outside growing area.

Best Berry Farm – Best Berry Farm is a family owned farm established in 1979, specializing in jams, flowers, and berries and is located at 1078 Best Road.

East Greenbush Library/Greenbush YMCA Farmer's Market – The Farmer's Market is located in the parking lot between the East Greenbush Community Library and the Greenbush YMCA. The market is open to the public Wednesdays from 4:00 PM – 7:00 PM, June 13 through October 3.

Garelick Farms – Garelick Farms has a processing plant located in East Greenbush on 3rd Avenue Extension. Garelick Farms processes and manufactures dairy products, including milk, cream, ice cream, sour cream, cottage cheese and juices. Raw milk is purchased from local dairies in the region. The Company supports over 1,000 farms in Massachusetts, Rhode Island, New Hampshire, Connecticut, Vermont and Maine.

Gold Krest Farm – Gold Crest is located on River Road and has been a family owned farm for 78 years specializing in a variety of vegetables.

Hewitt's Garden Center – Hewitt's Garden Center opened in 1964 and currently has eight stores located in the Capital Region and is the fifth largest independent retail garden center in the country. The East Greenbush location is located on Route 4 and Mannix Road.

McDonough's Farm – McDonough's Farm is a third-generation farm growing Christmas trees and flowers located on Gilligan Road.





There are also several State and County agricultural resources available, including:

Rensselaer County Cornell Cooperative Extension – The Rensselaer County Cornell Cooperative Extension was established in 1913 with a mission to provide education programs, conduct applied research, and encourage community collaborations. The Extension connects people with information on topics like commercial and consumer agriculture, nutrition and health, youth and families, finances, energy efficiency, economic and community development, and sustainable natural resources.

New York State Department of Agriculture and United States Department of Agriculture – consist of several divisions and programs that promote New York agriculture. These programs foster agricultural environmental stewardship and provides protection to the State’s food supply, land and livestock to ensure resiliency and growth of New York’s agriculture industries. Key programs include Farm and Agricultural Services and Natural Resources Conservation Service.

Rensselaer County Agriculture Economic Developer – The Rensselaer County Agriculture Economic Developer works with farmers, governments, not-for-profits and other groups to improve and increase agriculture in Rensselaer County. They work to get funding for programs to help with direct marketing, change and/or addition of product lines, education of governments, communities and farmers.

Opportunities and Challenges - Agriculture

While a number of active farms continue to operate in East Greenbush, much of the land area suitable for agriculture is being converted to residential and commercial uses, specifically along the Columbia Turnpike and Route 4 corridors. Agriculture is a significant part of the history and character of East Greenbush and provides an economic benefit to the community. Agriculture generally requires less community resources than other land uses and may operate as a business that sells goods and contributes to the local economy. To protect the rural and agricultural character of the Town, conservation measures could be utilized to protect existing and future farmland. According to American Farmland Trust, the protection of farmland is vital to protecting the food supply and properly managed farmland can support wildlife and biodiversity, recharge aquifers, clean water and sequester carbon¹⁶.

Agriculture can be a driver of local tourism by creating attractions to draw visitors. Farm to table restaurants, breweries and wineries are a growing market and have seen great success in attracting visitors in other parts of New York State. Agritourism is a growing market with significant opportunities for economic development.

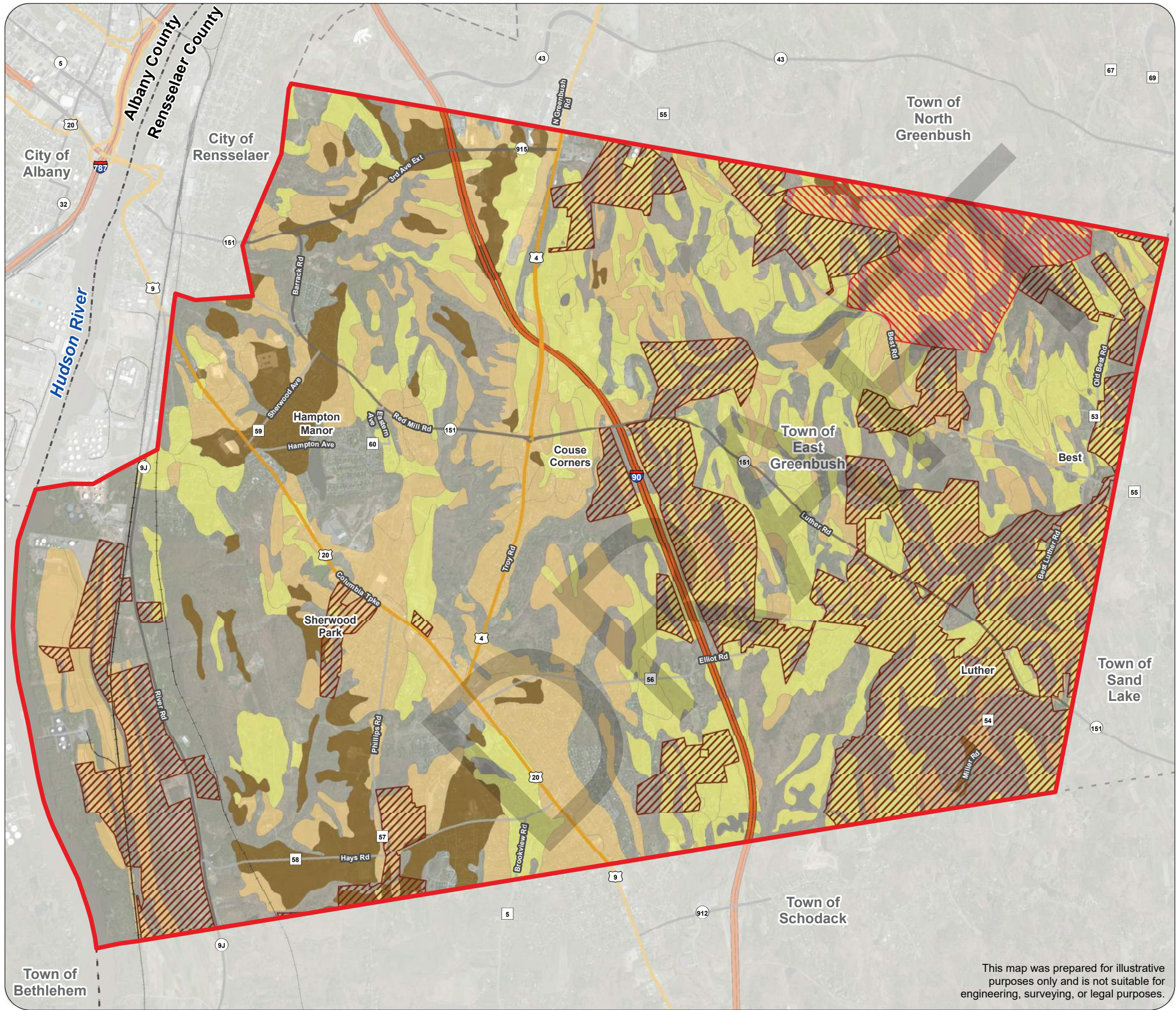
Map 8: Agricultural Resources illustrates agricultural lands and soils in the Town of East Greenbush.

ECONOMIC DEVELOPMENT

The economic development of a region centers on actions that seek to attract new businesses and residents to build up the workforce, enhance and increase housing opportunities and encourage business growth. Economic development can also be described as targeted growth that influences all sectors, including employment and business development, housing, education and recreation.

There are a number of entities that support and promote the economic development of the Town and region, including the Rensselaer County Regional Chamber of Commerce (County Chamber) and the Rensselaer County Industrial Development Agency (IDA). The County Chamber is a member organization





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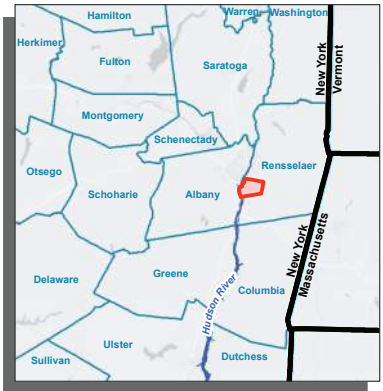
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Agricultural Resources

May 2019

LEGEND

- Project
- County Boundary
- City/Town Boundary
- Railroad
- Interstates
- US Routes
- State Routes
- County Routes
- Agricultural District #2
- Agricultural District #6
- Prime Farmland
- Farmland of Statewide Importance
- Prime Farmland if drained

Agricultural Districts		
	Acreage	Percentage
Agricultural District #2	581.99	4.1%
Agricultural District #6	3507.11	24.4%
Prime Farmland		
	Acreage	Percentage
Prime Farmland	3642.33	25.4%
Farmland of Statewide Importance	4524.01	31.5%
Prime Farmland if drained	1037.38	7.2%



Sources:
Esri, NYS ITS,
Town of East Greenbush

0 0.25 0.5 Miles



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that helps to grow businesses and build a strong workforce in Rensselaer County. The organization provides access to an extensive network of business professionals and helps to promote business opportunities in local municipalities, including East Greenbush. The County IDA is dedicated to promoting economic development and vitality within Rensselaer County. Governed by a seven-member board, the IDA has the authority to offer sales and property tax incentives, and low-cost capital to attract and retain businesses¹⁷. Industrial Development Agencies are public benefit corporations created under New York State General Municipal Law, Title 2, Section 914, to promote, encourage and attract businesses to a region. Working in conjunction with the County IDA, the Rensselaer County Capital Resource Corporation was created in October of 2018 in order to assist the County IDA by providing a mechanism to finance Civic Facility Projects with tax exempt bonds. Civic Facility Projects help increase employment opportunities for Rensselaer County residents and allow local not-for-profit corporations to construct and upgrade facilities at the lowest possible cost, bringing job growth and improved quality of life to Rensselaer County and the region.

Another regional entity that helps to drive economic development is the Rensselaer County Office of Economic Development and Planning (RCEDP). The RCEDP is an economic development agency dedicated to ensuring the long-term economic vitality of Rensselaer County. The office works to attract new businesses, assist existing companies with expansion efforts and create an environment that encourages businesses to stay in Rensselaer County. A range of programs are administered by RCEDP to assist businesses with land and building selection, financing, employee recruitment and training, and permit and regulatory issues. One such program is the Job Development Program (JDP) which is a revolving load fund created to promote employment opportunities by assisting eligible businesses seeking to establish or expand in Rensselaer County.

Anchor Institutions

Anchor institutions may include universities, hospitals, sports facilities, performing arts centers, libraries and large corporations. These institutions are often rooted to a location through an investment in land, facilities or to a particular clientele and provide significant employment opportunities to a region. Anchor institutions are key stakeholders and drivers of economic development. Anchor institutions in the Town of East Greenbush include:

New York State Office of Children and Family Services Training Center – Replacing the previous K-Mart on Columbia Turnpike the 97,000 square foot training center opened April 18, 2019. The facility is expected to host various trainings throughout the year and bring business to East Greenbush.

Regeneron Pharmaceuticals Inc. – Headquartered out of Tarrytown, New York the biotechnology company was founded in 1988. The East Greenbush branch is located on Discovery Drive between Columbia Turnpike and Red Mill Road. The company currently employs approximately 2,600 between the East Greenbush manufacturing complex and offices in North Greenbush. With the help of the New York State Governor's Office, Regeneron is investing \$800 million in the next seven years with the addition of an 800,000 square foot second campus and 1,100 new jobs ranging in salaries of \$40,000 to more than \$100,000 for the top scientists.

UAlbany School of Public Health – The University at Albany School of Public Health was founded in 1985. The faculty includes approximately 40 university-based, full-time professors and over 125 faculty who have primary appointments at the Department of Health.





Integrated Liner Technologies Inc. – Founded in 1993, the company employs a staff of 50. ILT is a leading innovator and manufacturer of unique cap liners, septa and cap lining systems for a variety of industries including chromatography, headspace analysis, environmental testing, diagnostics, chemical packaging, and pharmaceuticals.

CSRA Inc. – CSRA Inc. is an information technology company that was purchased by General Dynamics and is now part of General Dynamics Information Technology. The company works with U.S. government clients in national security, Department of Defense, Homeland Security, civil government, and health markets.

Garellick Farms – Garellick Farms is one of the largest dairies in the northeastern United States, processing milk, cream, ice cream, sour cream, cottage cheese and juices. The company has a large processing facility in East Greenbush off 3rd Avenue Extension.

New York Independent System Operator (NYISO) – NYISO is the organization responsible for managing New York's electric grid and its wholesale electric marketplace. They work with power producers, utility companies and stakeholders to provide power to New York. The NYISO employs nearly 570 people at its headquarters off Krey Boulevard.

FedEx Ground Distribution Center – The FedEx Ground Distribution Center is located at 253 Troy Road in East Greenbush. The 260,000 square foot distribution center processes FedEx packages for ground delivery and employs nearly 200 people.

Port Services

East Greenbush is located approximately 124 nautical miles north of New York City Harbor on the Hudson River. A 32-foot channel through the Hudson River makes the docks at the Port of Albany and Port of Rensselaer accessible from the ocean year-round. The New York State Canal System connects the area with the Great Lakes ports of Buffalo and Oswego. The Port of Albany owns 6.24 acres of property west of Riverside Avenue, 1.74 acres East of Riverside Avenue, and a large 41.47-acre parcel in the southern part of East Greenbush along the border with the Town of Schodack. The Port of Albany plans to acquire more land in the future for expansion of warehousing, distribution facilities, and logistics.

Private commercial dockage in East Greenbush includes:

Buckeye Energy Services – Buckeye Energy Services has a marine and truck port with an 867,000-gallon capacity and handle regular, midgrade, and premium gasoline, Ethanol, ULSD and ULS-HO.

National Gypsum – National Gypsum is one of the largest gypsum board producers in the world and has a small plant located on Riverside Avenue Extension in East Greenbush. The company is one of three that has dockage in East Greenbush. National Gypsum is not currently operational.

International Petroleum Traders (IPT) - IPT has a docking facility and storage tanks for storing fuels located on American Oil Road.

Comprehensive Economic Development Strategy (2018-2022)

East Greenbush lies within the four-county Capital District which includes Rensselaer, Albany, Schenectady and Saratoga Counties. The Capital District Regional Planning Commission serves as the Federal Economic Development District for this region. As part of this district, East Greenbush is included in the Capital District Comprehensive Economic Development Strategy which provides strategic guidance for economic





development activities in the region. Through this effort, East Greenbush is part of a regional economic context that extends beyond the Town borders.

Opportunities and Challenges – Economic Development

The Town of East Greenbush has a number of economic development related opportunities. The Town's location near major employment centers, retail centers and transportation corridors create a locational advantage that is unparalleled to many communities in the Capital Region.

Access to the services provided by organizations like the County Chamber, County IDA, and RCEDP create numerous opportunities for partnerships and the expansion of businesses to help strengthen the local tax base and support economic development activities.

¹ Town of East Greenbush Comprehensive Development Plan Update of 1993

² https://en.wikipedia.org/wiki/Craver_Farmstead

³ Capital Region Indicators, CDRPC

⁴ NYS Department of Transportation Traffic Data Viewer: <https://gis3.dot.ny.gov/html5viewer/?viewer=tdv>

⁵ Times Union, 2019

⁶ https://eastgreenbushlibrary.org/wp-content/uploads/Plan_of_Service.pdf

⁷ NYS Division of Criminal Justice Services, <https://www.criminaljustice.ny.gov/ops/accred/accredited-agencies.htm>

⁸ Albany Times Union, *State Training Center Opens at East Greenbush Strip Mall*, April 2019:

<https://www.timesunion.com/news/article/Human-services-training-center-opens-in-East-13778847.php>

⁹ Town of East Greenbush: Land Use Plan Update and Zoning Study, 2006

¹⁰ New York State Department of Environmental Conservation

¹¹ Town of East Greenbush Natural Resources Inventory, 2019

¹² Town of East Greenbush Natural Resources Inventory, 2019

¹³ The National Wildlife Federation, <https://www.nwf.org/Educational-Resources/Wildlife-Guide/Understanding-Conservation/Ecosystem-Services>

¹⁴ National Recreation and Park Association, www.nrpa.org

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¹⁶ American Farmland Trust, <https://farmland.org/about/whats-at-stake/>

¹⁷ Rensselaer County IDA, <http://www.discoverrensselaer.com/about-the-rcida/>

