COMPREHENSIVE DEVELOPMENT PLAN UPDATE

Town of East Greenbush, New York

January, 1993

Planning Consultants

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ACKNOWLEDGEMENTS

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East Greenbush Central School District

Rensselaer County Sewer and Water Authority

East Greenbush Fire Company

Clinton Heights Fire Company

Best Luther Fire Company

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INTRODUCTION

In 1970 a Comprehensive Development Plan was prepared for the Town of East Greenbush by Murphy & Kren Planning Associates, Inc., with funding from a federal grant by the Department of Housing and Urban Development. This money was made available under the Comprehensive Planning Assistance Program, Section 701 of the Federal Housing Act of 1954.

The 1970 plan was reflective of the goals and planning objectives of the community, in setting forth policies that would guide the future growth and development in East Greenbush. However, with the increase in growth and development that has taken place since 1970, it has become increasingly evident that there is a need to update the existing Master Plan in order to address the major issues that have arisen as a result of this growth. These issues include the increased demands on the Town's infrastructure, the need for preservation of open space and environmentally sensitive areas, and the growing demands on schools and other public facilities.

This update to the 1970 Plan has relied on much of the information contained within the 1970 Comprehensive Development Plan. Specifically, areas which were not subject to significant changes over the last 20 years (e.g., topography, drainage courses) have been summarized and refer to the information contained in the 1970 Comprehensive Development Plan. In other areas where there have been moderate or significant changes, the information has been updated and appropriate exhibits have been compiled.

The primary purpose of this update to the 1970 plan is to establish the general goals and policies to be used in guiding future development in the Town over the next 10 to 15 years. While this plan has proposed specific courses of action for the future, it should also be considered to be a flexible document. As time passes and the socioeconomic conditions within the community change, it may be necessary to amend this plan to meet the new planning objectives of the community.

I. EXISTING CONDITIONS

A. HISTORIC, ARCHAEOLOGICAL AND AESTHETIC RESOURCES:

1. Historic Resources:

In the early part of the 17th century, a diamond merchant from Amsterdam named Killian Van Rensselaer, obtained a large tract of land and the title of patroon from the Dutch West India Company. By promising to establish 50 settlers within 4 years, Van Rensselaer acquired a patroonship of 700,000 acres[1] 1 of land situated around the present cities of Albany and Rensselaer and including the present counties of Albany, Columbia, and Rensselaer.

By 1630, the Dutch had settled at Fort Orange and tenant farmers had settled patroon land on both sides of the Hudson River. The east side of the river was known as Greenen Bosch or Green Bosch, because of the dense pine forests which were the natural landscape cover of the area.

By 1632, a grist mill and 3 farms on the east side of the Hudson River were referred to in a letter from Van Rensselaer to one of his co-directors.[2] 2 The earliest area of the town settlement was near the Hudson River on Papscanee Island and close to Fort Crailo (which is located in the corporate boundaries of the City of Rensselaer).

Native Americans, such as the Mahicans, also occupied East Greenbush and congregated at the mouths of the "kills" or creeks. Their history became intertwined with the colonists who settled farms in the lowland areas near the Hudson River and built grist and saw mills along the Tierken kill (Mill Creek) and the Moordener kill.

As discussed in the 1970 Comprehensive Development Plan, the patterns of Town settlement occurred along the Farmer's Turnpike (now Route 9J) and Columbia Turnpike (now Routes 9 and

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[1]J.M. Fraser, F.T. Tompson, H.M. Whish, Greenen Bosch - The Early Years, City of Rensselaer Historical Society, 1975.

[2]Ibid.

20). The major focus of the community until the early 20th century was agriculture, which shaped the historical land use and social patterns of the Town.

The following list presents key dates in early Town history as identified in the 1987, East Greenbush Historic Sites, driving tour, Office of the Town Historian:

1642 - Passenger and wagon ferry transport starts between Albany and East Greenbush.

1787 - The first church, Reformed Protestant Low Dutch Church, was constructed where the hamlet of East Greenbush exists today, on the site of the present Dutch Reformed Church.

1800 - A turnpike from Albany to Pittsfield and eventually Boston, was established and is currently known as Columbia Turnpike (Routes 9 and 20).

1802 - The first store and hotel were constructed at the intersection of Hays Road and the Albany to Boston Turnpike, across from the first church. These early structures formed the hamlet of East Greenbush.

1855 - The Town of Clinton was established, but by the year...

1858 - An act of the State Legislature was passed to change the name to the Town of East Greenbush.

1878 - The first vehicular bridge between Albany and Greenbush was opened to traffic.

Several historic resources are known to exist within the Town of East Greenbush, however, there are no historic structures listed on the State or National Register of Historic Places. There are approximately 20 sites on file with the NYS Office of Parks Recreation and Historic Preservation (NYSOPRHP), including both structures, eligible for the registers and archaeological sites.

The Town currently has a local Historic Register which is an honor roll of properties. Properties are recommended to the honor roll by the Town Historian's Office. The Town Historic Register currently includes 31 structures which date from 1709 to 1889.

Farm houses, and in many instances, the barns and other agricultural out-buildings represent the greatest number of structures on the Town Register. Most of these resources are in excellent condition and retain the integrity from the period in which they were constructed. Many of these properties are working farms. However, many of the 19th century farm structures which are located along Columbia Turnpike

have little or no relationship to the original physical environment in which they were constructed, and therefore may retain less of their value as an historical resource.

Other resources within the Town are associated with the War of 1812 and with the French diplomat known as Citizen Genet, who established his family in the Town of East Greenbush. The extant structure known as the Cantonment is located next to the Red Mill School on McCulloch Road. This structure is the remaining barracks and is a fragment of a larger area which contained several structures, the parade grounds, and troop headquarters used by the U.S. Army during the War of 1812. The former Genet home is located on Ridge Road and is known as Chartmontot.

One of the criteria of the National Register of Historic Places is that a property be greater than 50 years old. There are several structures within the Town which are greater than 50 years old and may meet other criteria of eligibility for both the National and State Registers. These structures are associated with early 20th century suburban and industrial development. The 1920's residential areas such as Clinton Heights and Hampton Manor and industrial structures such as the Sterling Research Group also contribute to the history of Town development.

Map I-A-1 locates those historic resources which are listed on the Town of East Greenbush Historic Register and others which were also identified as local resources by the Office of the Town Historian and the Rensselaer County Planning Office. Others were identified by field survey. The map is not inclusive of all historic resources within the Town but is primarily based upon existing Town and County publications.

2. Archaeological Resources:

There are several areas identified on the NYSOPRHP "circles and squares" map which fall within the Town boundaries. These areas representing both prehistoric archaeological resources and historic archaeological resources, are generally located along the Hudson River and Papscanee Marsh and Creek. This site is considered to be extremely important to NYS and US history as it represents the earliest new world colonial settlement in the area. Additionally, areas along the southeast and northern area for the Town have been identified as "known" sites on the map.

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HISTORIC RESOURCES
TOWN OF EAST GREENBUSH
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The "circles and squares" shown on the map provides general location within a 1 square mile area. The specific locations are not publicized in order to protect the resource. These are sites which have been reported to NYSOPRHP and to the New York State Museum Office of Anthropological Studies. Circles represent prehistoric and squares represent historic archaeological sites. Since this is not a systematic study of the Town, it is important to note that there are likely to be more sites located throughout the Town. An approximation of the areas of the circle and squares map is also included on Map I-A-1, transferred from a very small scale map (1:250,000).

3. Aesthetic Resources:

The Town of East Greenbush has several picturesque areas due to the variety of topography and land cover, as well as several streams and wetland areas. Many of these areas are located within the least developed areas of the Town such as the eastern area and the Hudson River area.

Several views within the Town are significant because they retain an overall unity, are vivid as compared to adjacent settings, are relatively or completely intact, and have a large number of viewers. The following views are worthy of protection and should be given consideration during site plan reviews.

a. The view eastward from Route 4, between the Interstate Exit 9 ramp and the Albany International building is important to both tourists and commuters. This view is a panorama which includes Olcott and Rysdorph Hills, and the downtown Albany Government complex which includes the Nelson A. Rockefeller Plaza.

   Landcover types which are seen from the Route 4 at close and medium range include small structures, wooded areas and open brushland. The distant view from Route 4 is of the Downtown Albany Government complex, a grouping of modern and historic buildings which form an interesting visual unit because of scale, texture and color.

b. The Town Park picnic and swimming area provides a greenspace setting for Town residents. The views from with Town Park are important to the overall

MAP I-A-1

LEGEND

TOWN OF EAST GREENBUSH

LOCAL HISTORIC SITES

1. Timothy Phillips Farm• - 1709
2. Hendrick Bries House• - 1720
3. Onderdonk House/Maple Hill Farm• - ca. 1820
4. Vandenburg (VandenBergh) House• - 1861
5. East Greenbush Dutch Reformed Church - 1861
6. John Carner Jr. House (Chenot) - Before 1776
7. Charles Earing House (Nittenger) - 1857
8. Van Rensselaer House (Craver Farmhouse, Miller)• - 1790
9. Herrington House* - 1790
10. Knowlton Tavern (East Greenbush Pharmacy) - •1802
11. Phillips Farmhouse (John Phillips House) - •1802
12. Genet House (Charmontot)• - 1806
13. Cantonment Building (Farm) - •1812
14. Gilligan House• - 1814
15. Christopher Yates House (Shapiro-Yates)-Map of 1854[1]
16. Hulsapple House (John Pockman Farm)• - 1830
17. Vandenburgh House• - 1834
18. Loesch Sawmill• - 1860
19. Reynolds House (Prins) - 1840
20. McCulloch House - 1843
21. Sullivan House
22. Dings House (Lasher)• - 1850
23. Newkirk House
24. George Lown House• - 1850
25. School House #5• (Greene-Karner) - Map of 1854
26. School House #6 (Luther) - Map of 1854
27. Hyser House• - 1834
28. Irwin House• - 1859
29. Quigley House• - 1861
30. Bedell House• - 1865
31. Greenbush Methodist Church (Appleland) - 1874
32. Moore House• - 1880
33. Hyser House• - 1854
34. Wm. Sipperly Home (St. Mary's Rectory)• - 1845
35. Newkirk Blacksmith Shop• - 1854
36. School House #4• - Map of 1854
37. Bates Building - Early 20th Century
38. Holy Spirit Church - ca. 1924
39. Dings Farm House• - 1850
40. Traver House• - 1889
41. Former Albany Southern Railroad Station (Apartment House)

42.-52. Other field identified structures ± 100 years old. (not inclusive)

* Listed on Town of East Greenbush Historic Register

[1] All structures identified Map of 1854 were constructed during or prior to 1854.

quality of the recreational resource. Any new development in the area should respect the views both on the road leading into Town Park and views from the picnic and swimming area.

c. Views associated with East Greenbush's Hudson River waterfront should be protected and enhanced. These view are predominated by the naturalistic settings and include:

1) Views looking west along Route 9J are wetlands adjacent to woods in close to medium range, with the woods forming the distant view. Both wetlands and woods provide seasonal color and textural changes and settings for wildlife.

2) The view along the Hudson River, south of the King Fuel's Terminal is of the generally undeveloped river bank and residential structures along the west shore.

3) The view from Hayes Road, from the descent of the hill west to 9J is a view of wetlands, wooded shore and the hills of the west side of the river.

d. Ridge road provides short range views to the winding rural roads with deciduous trees and shrubs close to the road and long range views of ravines and forest.

e. The view from I-90 is an important view for the Town. Many residents travel this route daily. For non-residents this is the only corridor which forms their impressions of East Greenbush. The existing right of way (ROW) along I-90 is relatively unobstructed with manmade landforms in the closer view. Additionally, there are open views of natural vegetation from many areas on I-90. This view is important for the quality of life for residents and for the positive impressions of the Town which it portrays to the passing motorist. View protection would preserve the rural suburban character of the Town and

provide an attractive atmosphere for tourism and other economic development opportunities.

f. Views from Best Luther Road (Route 53) and portions of Best Road (Route 55) are generally of mixed deciduous forest on elevated topography in the medium to distant range, and brushland, and/or farms in the closer range. These views are significant because they portray the rural character which distinguishes the eastern portion of the Town.

B. PHYSICAL CHARACTERISTICS:

1. Topography:

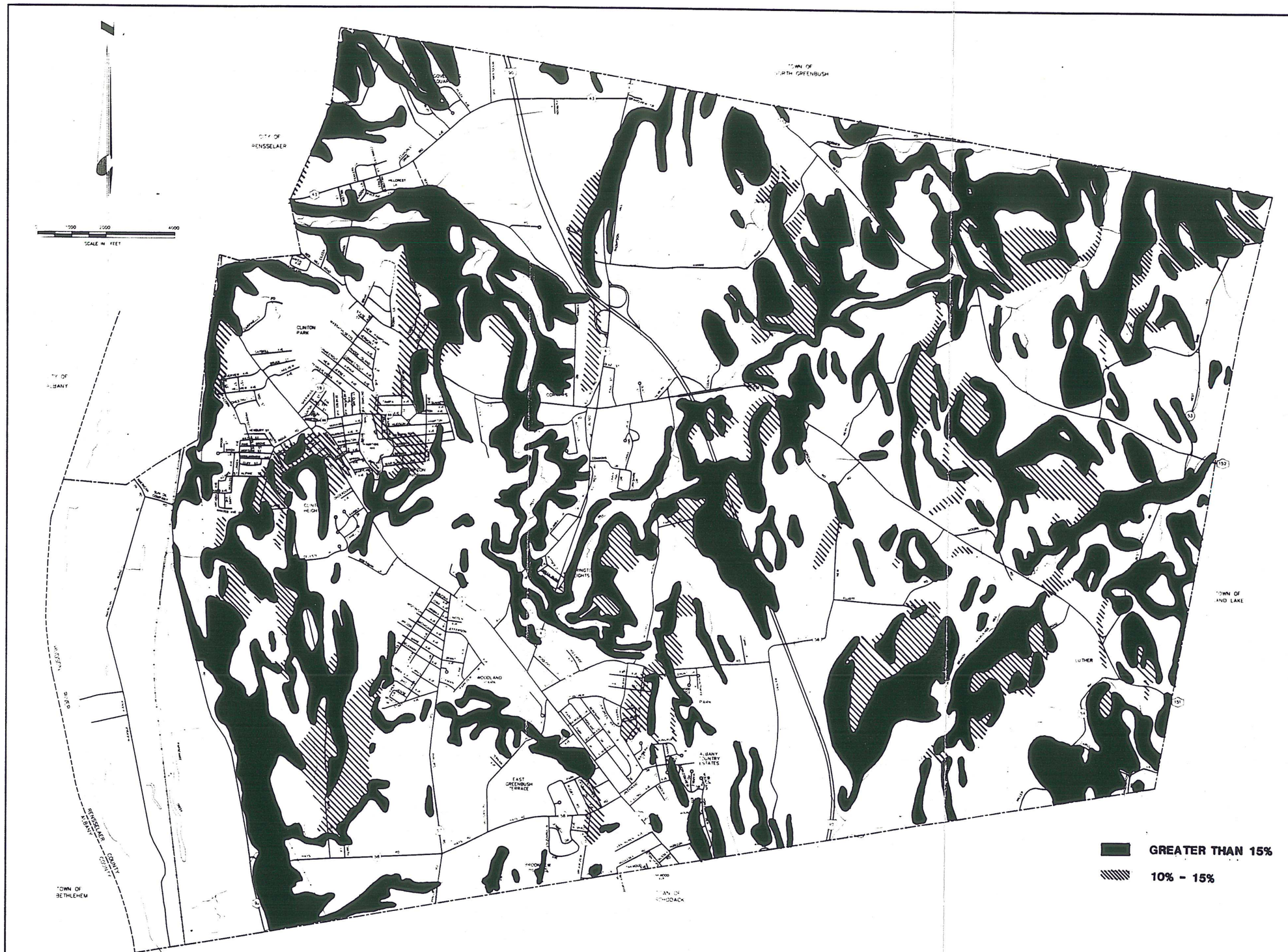
The topography of the Town of East Greenbush continues to be a major factor in dictating development patterns in the Town. As indicated in the 1970 Comprehensive Development Plan, there are three distinct topographic regions which run through the Town in a north south direction, they are:

a. The lowlands of Hudson River floodplain in the eastern portion of Town which are defined on the east by the ridge of a large central plateau;

b. A large plateau in the central portion of Town with gently rolling topography that is traversed by streams which flow west and south all eventually draining into the Hudson River; and

c. Hills in the eastern portion of Town, with the steepest slopes in the northeastern portion of the Town, associated with the Taconic Mountain Range.

Since the completion of the 1970 Comprehensive Development Plan, the topography of the Town has not experienced major alterations. As a result, the topographic mapping within that document is accurate and depicts current conditions. Map I-B-1 presents generalized slopes in the Town.



TOWN OF EAST GREENBUSH

1991 COMPREHENSIVE DEVELOPMENT PLAN

MAP I-B-I

SLOPE

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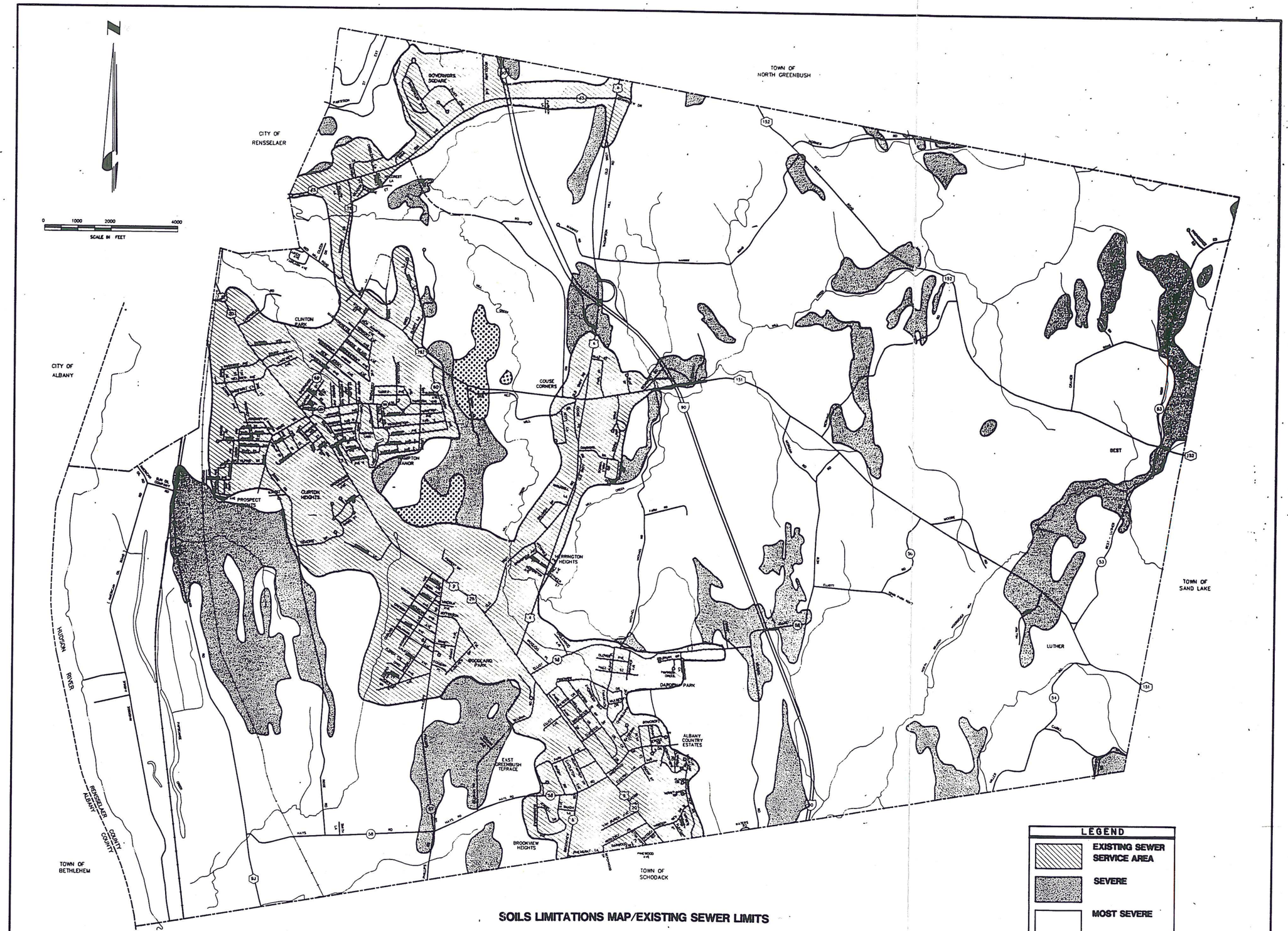
2. Soils:

A general discussion of physical features limiting development was included within the 1970 Comprehensive Development Plan. These physical features included topography, slopes, and swamps but did not include information regarding soils. In 1988, a detailed soil survey of Rensselaer County was completedby the US Department of Agriculture, Soil Conservation Service. Map I-B-1a (Soils Limitation Map for Septic Systems/Existing Sewer Limits) has been developed from data included within this 1988 Soil Survey of Rensselaer County, New York. This map is based on the feasibility of constructing and operating a septic system in a particular soil series. Soils in portions of the Town which are serviced by the Town sewer system were not ranked. The approximate boundaries of existing sewer service are delineated on Map I-B-1a.

The limitations have been ranked as most severe, severe, and slight. Most severe limitations are related to soils which have slow percolation rates or are wet. Severe limitations are related to soils with poor filtering capabilities, steep slopes, or depth to bedrock. Soils ranked as severe due to poor filtering capabilities, which is related to excessive permeability, can be mitigated by requiring larger lot sizes and bringing in suitable fill material to reduce the percolation rates or to reduce the effluent application rate to the leachfield. Those soils with steep slope and shallow depth to bedrock can be mitigated through grading, importing suitable fill or constructing residential units without basements. These limitations are also summarized in Table I-B-1.



SOILS LIMITATIONS MAP/EXISTING SEWER LIMITS

TOWN OF EAST GREENBUSH

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MAP I-B-1a

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NOTE: GENERALIZED BOUNDARIES SHOWN FOR PLANNING PURPOSES ONLY

TABLE I-B-1

TOWN OF EAST GREENBUSH
SOIL LIMITATIONS FOR SEPTIC TANK INSTALLATION

SOIL NAME	LIMITATION			RESTRICTION
	MOST SEVERE	SEVERE	SLIGHT	
ALBRIGHTS	X			WETNESS, PERCS. SLOWLY, SLOPE
ALDEN	X			WETNESS, PERCS. SLOWLY
BRAYTON	X			WETNESS, PERCS. SLOWLY
BUCKLAND	X			WETNESS, PERCS. SLOWLY
CARLISLE	X			PONDING, FLOODING
CASTILE	X			WETNESS, POOR FILTER
ELMRIDGE	X			WETNESS, PERCS. SLOWLY
FLUVAQUENTS	X			WETNESS, FLOODING
UDIFLUENTS	X			FLOODING
HUDSON				WETNESS, PERCS. SLOWLY, SLOPE
LIMERICK	X			FLOODING, WETNESS
LOXLEY	X			PONDING, PERCS. SLOWLY
BESEMAN	X			PONDING, PERCS. SLOWLY
MADALIN	X			WETNESS, PERCS. SLOWLY
PALMS	X			FLOODING, SUBSIDES PONDING
PITS	X			GRAVEL PITS: SPECIAL RESTRICTIONS
PITTSTOWN	X			WETNESS, PERCS. SLOWLY
RAYNHAM	X			WETNESS, PERCS. SLOWLY
RHINEBECK	X			WETNESS, PERCS. SLOWLY

TABLE I-B-1
(Continued)

SOIL NAME	LIMITATION			RESTRICTION
	MOST SEVERE	SEVERE	SLIGHT	
SAPRITS & AQUENTS	X			PONDED, POORLY DRAINED
SCIO	X			WETNESS, POOR FILTER
SCRIBA	X			WETNESS, PERCS. SLOWLY
TEEL	X			FLOODING, WETNESS
BERNARDSTON	X			PERCS. SLOWLY, SLOPE
NASSAU		X		DEPTH TO ROCK, SLOPE
CHENANGO		X		POOR FILTER
GLOVER		X		DEPTH TO ROCK, SLOPE
HAVEN		X		POOR FILTER
HOOSIC		X		POOR FILTER
MACOMBER		X		DEPTH TO ROCK
TACONIC		X		DEPTH TO ROCK, SLOPE
RIVERHEAD		X		POOR FILTER
WINDSOR		X		POOR FILTER, SLOPE
UNADILLA			X	- - - - - -
UDORTHENTS*				*REQUIRES ON-SITE INVESTIGATION
DUMPS*				*NOT SOIL MATTER, REQUIRES ON-SITE INVESTIGATION

Map I-B-1b identifies general areas within the Town which contain probable soils for sand and gravel resources. This map shows general areas for planning purposes only. The map is based upon information in Table 14, "Construction Materials" for the 1988 Soil Survey. The soil series for probable sand or gravel include Windsor, Castile, Chanango, Oredon, Haven, Hoosic, Occum variant, and Barbour variant.

Currently, there are several areas within the Town which are mined for sand and gravel. These include areas in the south west corner of the Town near the Hudson River, an area southwest of Gilligan Road, and an area located east of Hampton Manor and north of Routes 9 and 20.

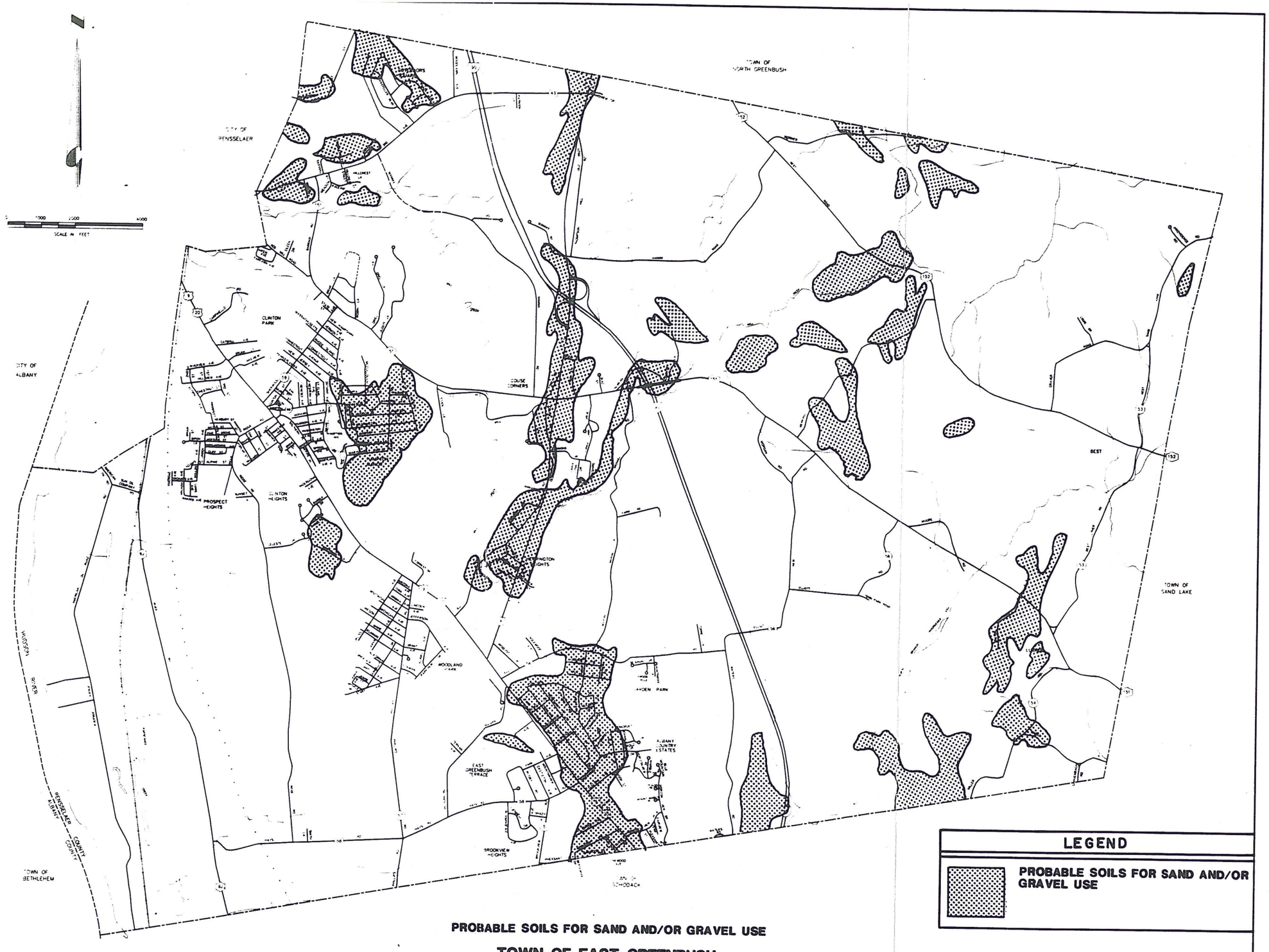
3. Surface Water Resources and Floodplains:

There are several streams and their tributaries within the Town of East Greenbush. All the streams are part of the Lower Hudson River Drainage Basin and are classified by NYSDEC. The New York State Department of Environmental Conservation (NYSDEC) maintains a water quality classification system and monitoring system for the major streams and water bodies in the state. Table I-B-2 lists the five (5) designated water classes, "AA" through "D". These water classes represent the existing characteristics of a specific stream or water body.

TABLE I-B-2

WATER QUALITY CLASSIFICATION SYSTEM

CLASS	EXISTING USE
AA	Used for human consumption and all other uses.
A	Used for human consumption and all other uses.
B	Used for contact recreation and all other purposes except human consumption.
C	Used for fishing and all other purposes except human consumption, food processing, and primary contact recreation.
D	Used for agriculture, industrial use, process water supply and all other purposes except fishing, human consumption ad primary contact recreation.



PROBABLE SOILS FOR SAND AND/OR GRAVEL USE

TOWN OF EAST GREENBUSH

1991 COMPREHENSIVE DEVELOPMENT PLAN

MAP-I-B-1b

SOURCE: U.S. DEPT. OF AGRICULTURE, SOIL CONSERVATION SERVICE, RENSSELAER COUNTY SOIL SURVEY, 1988

NOTE: THIS MAP SHOWS GENERALIZED PROBABLE SOIL AREAS FOR PLANNING PURPOSES ONLY

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Once a stream or water body is classified, it must continue to meet standards whichapply to that classification. The methods used to establish the standards which define the water class are varied and are labeled "A" through "N". The alphabetic names connote the methodology used to establish the standard. Standards utilized for East Greenbush streams include "B" (nononcogenic methodology), "C" (methodology based on aesthetic considerations), and "D" (methodology based on chemical correlations). Additionally, streams with designation (T) and (TS) represent streams supporting trout and trout spawning. Table I-B-3 Major Surface Water lists "Class" in the second column and "Standard" in the third column.

TABLE I-B-3

STREAM/WATERBODY	CLASS	STANDARD	NOTES
North branch of the Moordener Kill	C	C (T)	From Trib. 2 to 11
Tributaries of the North Branch of the Moordener Kill	C	C	
Tributary of the North Branch of the Moordener Kill	C	C (T)	
Tributary of the North Branch of the Moordener Kill	B	B	
Tributaries of the North Branch of the Moordener Kill	D	D	
Tributaries of Papscanee Creek	D	D	
Tributary of Papscanee Creek	C	C (T)	
Subtributary of the Papscanee Creek	D	D	
Tributaries of the Hudson River	D	D	
Hampton Manor Pond	C	C	
Mill Creek	D	D	From mouth to 1.0 mile above Trib. 2
Mill Creek	C	C (TS)	From 1 mile above Trib. 2 to Trib 4
Tributaries of Mill Creek	D	D	

The town is bordered on the west by the Hudson River, which is classified by NYSDEC as Class "C". Further information regarding stream classifications can be found in the Environmental Conservation Law, NYCRR, Title 6, Chapter X, Parts 700-705. As per recent conversations with NYSDEC-Division

of Streams and Waters, many of New York State's streams currently classified as "D" are in the process of being re-evaluated and upgraded to class "C". See Map I-B-2 for the streams and NYSDEC classifications.

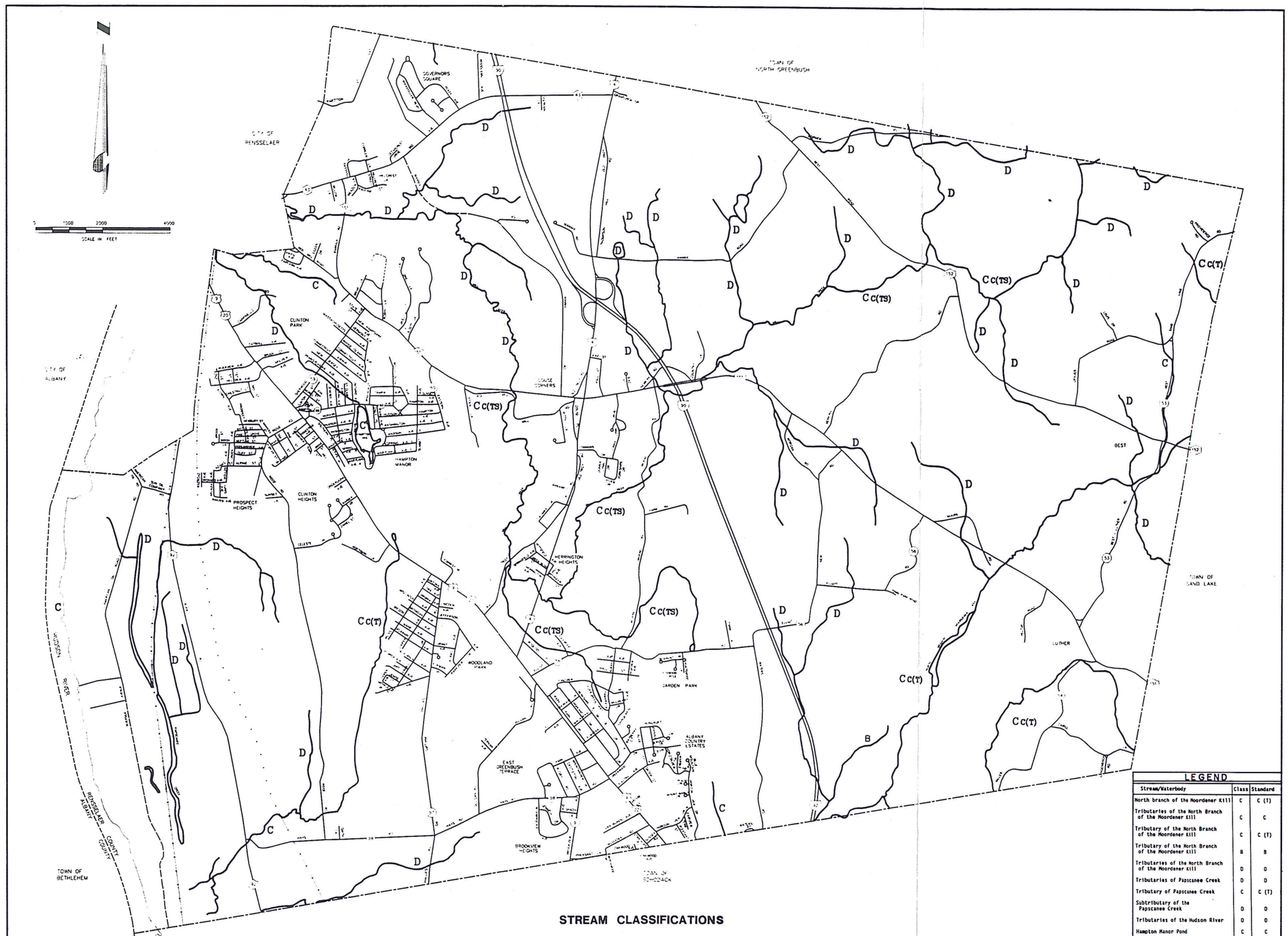
The Federal Emergency Management Agency (FEMA) provides flood hazard maps for communities throughout the country. The most recent maps of the Town of East Greenbush, which indicate approximate floodplain boundaries, were prepared in 1980 through the Department of Housing and Urban Development.

FEMA maps areas that have, at a minimum, a 1 in 100 chance of flooding in any given year. These areas are commonly referred to as the "100 year floodplain". The flood insurance program allows residents to receive federally- backed insurance if their community complies with the program requirements. Compliance by towns is accomplished through adoption and enforcement of a floodplain management ordinance or through FEMA-approved zoning and subdivision standards. The program is oriented towards reducing risks associated with future floods. The program identifies floodways, where flood waters are most rapid and deepest, and flood fringe areas where flood conditions are less severe. Land use in floodway areas is often limited to parklands, marinas, and agriculture. Construction is usually permitted in flood fringe areas if development conforms to the floodplain management ordinance.

The Town of East Greenbush is a participant in the National Flood Insurance Program. There are several significant flood hazard areas within the Town which have been identified by FEMA. These areas are associated with the Hudson River, Mill Creek and tributaries, and the North Branch of the Moordener Kill and tributaries.

4. Groundwater Resources:

Groundwater can be an important source of water for a community to supply both drinking water and water for irrigation purposes. Groundwater reserves are stored in formations called aquifers which are replenished primarily by precipitation and surface water bodies. Replenishment of aquifers is known as recharge. A recharge area is the area of land which contributes water to a particular aquifer and may be distant from the aquifer which it replenishes.



LEGEND		
Stream/Waterbody	Class	Standard
North branch of the Moordener Kill	C	C (T)
Tributaries of the North Branch of the Moordener Kill	C	C
Tributary of the North Branch of the Moordener Kill	C	C (T)
Tributary of the North Branch of the Moordener Kill	B	B
Tributaries of the North Branch of the Moordener Kill	D	D
Tributaries of Papscanee Creek	D	D
Tributary of Papscanee Creek	C	C (T)
Subtributary of the Papscanee Creek	D	D
Tributaries of the Hudson River	D	D
Hampton Manor Pond	C	C
Mill Creek	D	D
Mill Creek	C	C (TS)
Tributaries of Mill Creek	D	D

STREAM CLASSIFICATIONS

TOWN OF EAST GREENBUSH

1991 COMPREHENSIVE DEVELOPMENT PLAN

MAP I-B-2

SOURCE: NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

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Communities can protect their groundwater resources through limiting the density, type, and location of development and through regulation of sources of potential contamination which may include inadequate septic systems, mining, agriculture, landfills, or leaking of underground storage tanks. The primary source of groundwater in the Town of East Greenbush can be found in the unconsolidated, unconfined aquifers primarily located within the eastern portion of the Town. Since this portion of the Town is not served by a community water system, individual wells provide domestic water supplies.

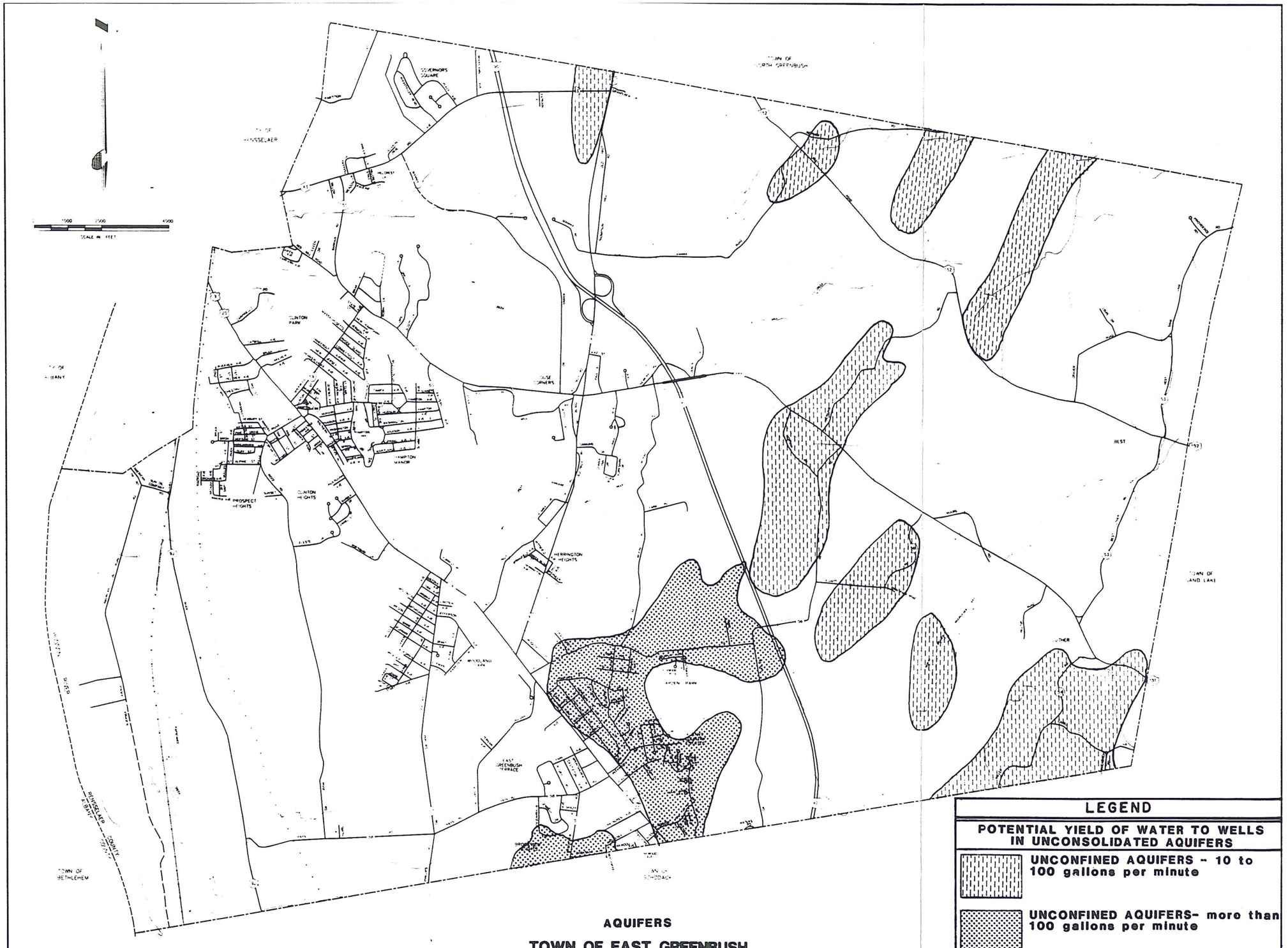
Map I-B-3 identifies the unconfined unconsolidated aquifers in the Town of East Greenbush. The information for Map I-B-3 was obtained from The Water Resources Investigations Report 87-4275, Hudson-Mohawk Sheet by the United States Department of the Interior Geological Survey in cooperation with the NYSDEC. This small scale map (1:250,000) indentifies only general locations of unconsolidated aquifers and is not intended for detailed site evaluations, consequently Map I-B-3 should be used for general location only. The map is intended to provide an awareness on the part of individual private citizens and the Town for potential actions which would affect the groundwater supplies.

Aquifers on the map designated as yielding 10 to 100 gallons per minute are generally areas containing coarse granular subsurface deposits. Aquifers designated as yielding over 100 gallons per minute are areas which are rapidly recharged by water percolating through the permeable overlying material.

5. Wetlands:

Freshwater wetlands are a valuable natural resource. When associated with a stream system, wetlands have the capacity to temporarily store and gradually release large amounts of water. By maintaining a more constant rate of flow, they serve as flood and stormwater control and are integral in erosion prevention. Other benefits derived from wetlands include water purification, wildlife habitat, open space, and recreation.

Wetlands are normally identified on the basis of vegetation. Certain plant species are dominant in wet soils, and are therefore good indicators of wet conditions over time. Pursuant to NYSECL Article 24; 6 NYCRR Parts 662 and 663, freshwater wetlands larger than 5 hectares (approximately 12.4 acres) are protected. Smaller wetlands of unique local significance may also be protected through local ordinance. This "Freshwater Wetland Act", aimed at preventing wetlands from being filled or drained, regulates activities in



LEGEND

POTENTIAL YIELD OF WATER TO WELLS IN UNCONSOLIDATED AQUIFERS

- UNCONFINED AQUIFERS - 10 to 100 gallons per minute
- UNCONFINED AQUIFERS- more than 100 gallons per minute

AQUIFERS

TOWN OF EAST GREENBUSH

1991 COMPREHENSIVE DEVELOPMENT PLAN

CLOUGH, HARBOUR & ASSOCIATES
ENGINEERS & PLANNERS
3 WINNERS CIRCLE ALBANY, N.Y., 12205

SOURCE: WATER RESOURCES INVESTIGATION REPORT 87-4275, ALBANY, N.Y. 1988, U.S. DEPT. OF INTERIOR GEOLOGICAL SURVEY & N.Y.S.D.E.C.

NOTE: MAP SHOWS GENERAL AREAS OF UNCONSOLIDATED AQUIFERS

or within 100 feet of designated wetlands. A permit issued by the New York State Department of Environmental Conservation (NYSDEC), is required for disturbance of wetlands and associated 100 foot buffer areas.

There are approximately 1,200 acres of regulated freshwater wetlands within the Town of East Greenbush (Map I-B-4). Although representing only a small percentage of total land area in the Town, this does not diminish their importance. The largest area of wetlands (± 500 acres) in the Town are located in the Hudson River/Papscanee Creek area. These wetlands are classified by NYSDEC as Class I or II which indicates a high quality wetlands resource. Another area of the Town which supports wetlands is the central area near I-90. These wetlands are associated with the North Branch of the Moordener Kill and its tributaries and also with tributaries of Mill Creek. The eastern portion of the Town contains wetlands both in the north and south corners. The southeastern wetland is associated with tributaries of the North Branch of the Moordener Kill, while the northeastern wetlands are associated with the North Branch of the Moordener Kill and with tributaries of Mill Creek.

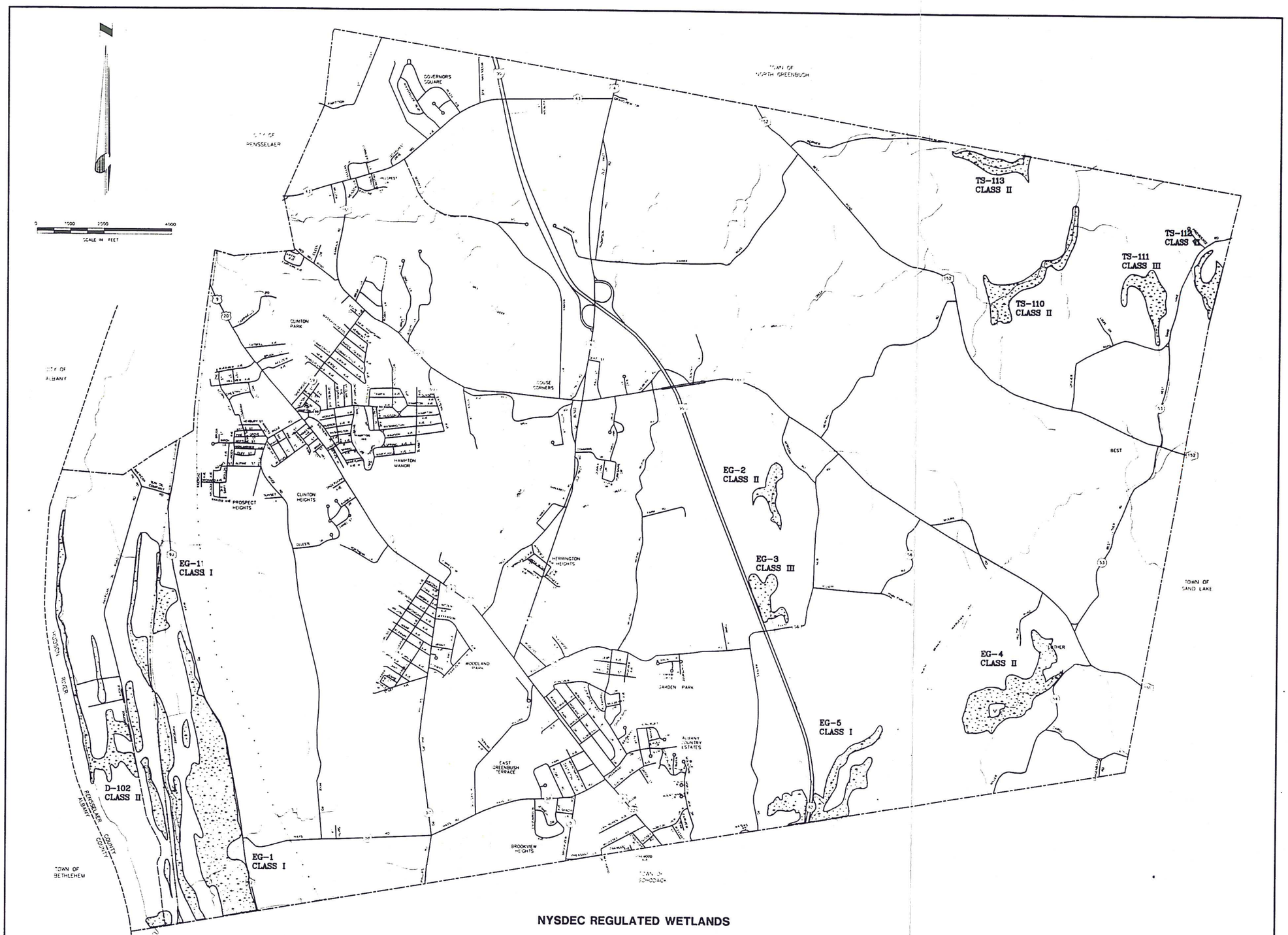
6. Wildlife:

The New York State Department of Environmental Conservation, Wildlife Resources Center conducted a search of their Natural Heritage and Significant Habitat files for the Town of East Greenbush. The files identified one significant habitat area in the Papscanee wetlands which is the location of a waterfowl nesting area. The specific location of this habitat is not identified as a protective measure toward this resource. It is suggested that prior to any potential development within the waterfront area, on-site surveys for any significant habitat be conducted.

It is important to note that the Natural Heritage and Significant Habitat files are not based on a systematic field surveys, but on reported finds only. Therefore, the files are not necessarily representative of all significant habitats within the Town.

C. EXISTING LAND USE:

Since 1970 the population growth of East Greenbush has been moderate but steady. During this 20 year period the population has increased by approximately 40%. In 1969, Interstate 90 was completed in Rensselaer County and subsequently in 1970, Exit 7 in the City of Rensselaer and Exit 9 to Route 4 in East



NYSDEC REGULATED WETLANDS

TOWN OF EAST GREENBUSH

1991 COMPREHENSIVE DEVELOPMENT PLAN

MAP I-B-4

SOURCE: N.Y.S. DEPT. OF ENVIRONMENTAL CONSERVATION, FRESHWATER WETLANDS MAP

NOTE: APPROXIMATE BOUNDARIES ONLY

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3 WINNERS CIRCLE ALBANY, N.Y., 12205

Greenbush were completed. In 1971, the new Dunn Memorial Bridge, spanning the Hudson River at Albany and Rensselaer was also completed. The new and improved transportation network contributed to the population growth, as residents from the Capital District and those employed west of the Hudson River, primarily at the Nelson A. Rockefeller Plaza, found greater access to and from Rensselaer County. Map I-C-1 identifies current land uses in the Town.

Since 1970, both East Greenbush and Rensselaer County have seen moderate growth in local employment opportunities, retail services and increased entertainment options. Specific developments which have contributed to these increased opportunities for local shopping and employment are the Albany International manufacturing and office building on Route 4; the Home and City Savings Corporate offices on Route 4; the Rensselaer Technology Park in North Greenbush; a cinema and a major grocery chain store in the Rensselaer County Plaza at Route 4 and Route 43/Third Avenue; several new restaurants, service, and retail establishments on Columbia Turnpike (Routes 9 and 20); the Columbia Plaza, which houses a major grocery chain store, a department store and several retail and service stores; the Great American Plaza on Columbia Turnpike which also houses a major grocery chain store; and a hotel and restaurant at Route 4 near Exit 9 of Interstate 90. Light industry, such as a moving and storage company, a milk plant and distributor, and a bus and travel company, have expanded or newly located along Route 43 (Third Avenue) since 1970.

The trend from 1970 to 1990 has been that of less reliance on Albany for goods and services, and increased goods and services provided within the Town or County. However, Town residents continue to be dependent upon job opportunities within the City and County of Albany.

Columbia Turnpike continues to serve as the main transportation route through the Town. A large portion of the highway commercial land uses were established in the 1970's to meet the demands of travellers passing through the Town. These commercial uses such as motels, gas stations, and rest areas have been augmented in the past decade with major shopping areas and restaurants which are destinations for both residents of the Town and shoppers throughout the Capital District. Additionally, the fruit stands that existed along the Columbia Turnpike in 1970 are nonexistent. However, larger garden and craft centers such as Becker's Farm and Craft Store and Appleland remain in operation. Exhibit I-C-2 shows trends in land use from 1970 to 1990.