

Regional Planning Commission there may be a need to buy additional equipment in the future. Map I-H-1 presents the locations of various community facilities.

The Bruen Rescue Squad is funded through donations and through the East Greenbush Ambulance District, a special tax district. The tax monies pay for purchase of medical supplies, purchase and maintenance of vehicles, and training. Donations are used to provide an insurance benefit package program and uniforms for the volunteer squad.

The Town of East Greenbush is divided into 2 fire districts and 2 fire protection districts. In the Town of East Greenbush the Town Board has contracted with the Best Luther Fire Company to provide fire protection to the 2 fire protection districts in the Town. The Best Luther Fire Company is owned by its members and is a non-profit organization.

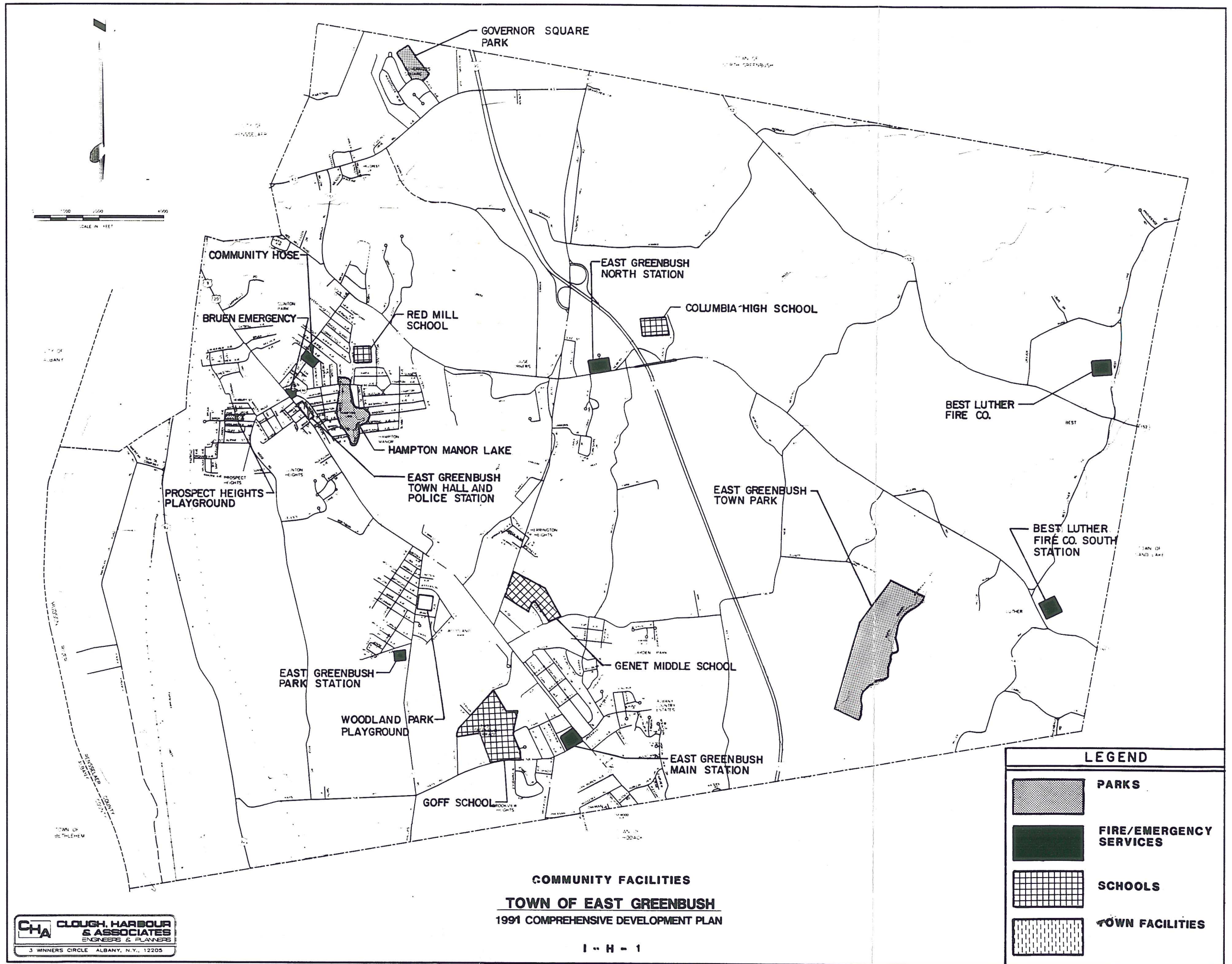
The 2 fire districts in the Town differ from the private, non-profit, fire protection districts in organizational structure. The fire districts are run by an elected commissioner and they are also able to raise money with the assistance of the Town Board by floating bonds for the purchase of fire equipment. The 2 fire companies in the Town of East Greenbush are the Clinton Heights Company and the East Greenbush Fire Company.

As is recommended in the Rensselaer County Master Plan, the Town should consider the potential for establishment of a retirement benefit. The benefit would be based on a designated number of years served on the volunteer fire squad, and at such time as NYS State Law allows, for the rescue squad.

2. Educational Facilities:

The schools in the Town of East Greenbush are located within the East Greenbush Central School District. This district is comprised of students from the five towns of: North Greenbush, East Greenbush, Schodack, Nassau and a small section of the Town of Sand Lake in Rensselaer County.

During the 1970's the East Greenbush Central School District experienced increased enrollments which exceeded the capacity of the existing school system. A tentative plan was developed in 1970 to solve this problem of overcrowding. The plan consisted of construction of a new high school (grades 9- 12) which would house approximately 1,800 students, conversion of the junior high school and Columbia High



School to middle schools (grades 5-8) and the use of the existing elementary schools to serve grades K-4. In addition to the above, a proposal was made for the Clinton Heights Elementary School which is located in the Town of East Greenbush to be converted into an administrative center for the school district. Money was budgeted for the purchase of land for construction of new elementary and middle schools in the East Schodack area. The land has not yet been purchased.

Table I-H-1 illustrates the present use of structures that are owned by the East Greenbush Central School District. To date several elements of the 1970 school district plan have been implemented. The Clinton Heights Elementary School has been sold to the Town of East Greenbush and is now used for town offices. In 1973, the new Columbia High School was built for grades 9-12. This school is currently operating at near capacity in its lower grades (9-10). The junior high students are separated by grade, 5-6 and 7-8, and attend Genet and Goff Schools respectively. One of the wings of the Genet Middle School houses the administrative center for the school district.

TABLE 1-H-1
EAST GREENBUSH CENTRAL SCHOOL DISTRICT BUILDING USE

School Buildings	1970 Use	1990 Use
Belltop	Elementary School	No change
Donald P. Sutherland	Elementary School	No change
Green Meadow	Elementary School	No change
Red Mill	Elementary School	No change
Clinton Heights	Elementary School	Sold to Town of East Greenbush. Buidling no used as town offices.
Genet	Jr. High School	Houses grades 5-6 and administration of school district.
Goff	Used for grades 5-6	Houses grades 7-8.
Junior High	Used for grades 7-9	Eliminated
Columbia High School	N/A	New high school built in 1973.
Holy Spirit	Private School	No change
St. Mary's	Private School	No change

Table I-H-2 shows the changes in the enrollment in the East Greenbush Central School District from 1969 to 1989. Although enrollment in the lower grades (K-4) has declined since 1970, the Belltop and Donald P. Sutherland Elementary Schools are currently at full capacity. This is due in large part to the changing structure of the education system itself.

TABLE 1-H-2
SCHOOL ENROLLMENT IN THE
EAST GREENBUSH CENTRAL SCHOOL DISTRICT
1969 VS. 1989

School	Grades	1969 Enrollment	1989 Enrollment
Belltop	K-4	471	335*
Donald P. Sutherland	K-4	595	334*
Green Meadow	K-4	835	532
Red Mill	K-4	518	459
Clinton Heights	K-4	471	0
Genet	5-6	0	616
Goff	7-8	0	576
Junior High	7-9	1,141	0
Columbia High School	9-12	908	1,235
Holy Spirit	K-6	294	80
St. Mary's	K-8	327	225

* Currently at capacity.

In the 1970's, "special functions" in education, such as art, music and the library were located on small carts which could be transferred from classroom to classroom. However, with the increase in technology and demand for special skills, these functions are now located in individual classrooms (i.e., the computer room), and thus has reduced the actual classroom space available. Another reason that there has been a reduction in the actual amount of available classroom space is the fact that the School District currently rents approximately 13 rooms in the elementary schools to the BOCES Program. Additionally, 9 rooms in the Genet School are presently being used as the District Administrative Center. In order to resolve this problem of overcrowding, elementary pupils are now being bused from their neighborhoods to other East Greenbush schools that can accommodate them. In order to adapt to these demographic changes, the district has recently adjusted its boundary lines for a second time within the last few years.

The East Greenbush Central School District has formed a long-range education committee that is responsible for planning innovative and flexible responses to the enrollment problems that the district currently faces. The committee recently published a comprehensive study of the School District entitled the East Greenbush Central School Study. This report is a summation of a series of technical reports produced by H.C. Planning Consultants, Inc. The technical reports

which were produced were based on the results of a housing survey, a series of enrollment forecasting models, and a facilities assessment analysis. According to this study, the major growth in the next five years will be in the elementary school enrollments, with later growth spreading towards the middle schools as one would expect. According to the report "accelerated subdivision activities in the five towns of the school district harbingers significant growth starting in 1993." School officials have expressed their belief that, through careful planning and the cooperation of the community, they will be able to continue to provide the high level of education which the community has historically experienced.

3. **Recreational Services:**

The largest recreational area in the Town of East Greenbush is the 119 acres that was acquired by the Town in the 1970's, through the use of federal funding (Map I-C-2, Existing Land Use). However, shortly after this land was acquired, funding to develop this centrally located recreational facility was eliminated by the federal government. Thus only 5 acres of the original 119 acres are currently used for active recreation.

When this park was first built it had 2 pavilions. In recent years one of these pavilions has fallen into disrepair due to vandalism and is therefore no longer used. The remaining pavilion is a popular site used by picnickers in the summer months due to its scenic location near the north branch of the Moordener Kill. The facility also contains a small playground and a swimming area which is created by a dam. There are 3 restrooms on the premises but these too have suffered from vandalism leaving only 2 of the 3 functional at present.

During the winter the Town of East Greenbush has historically maintained a network of roughly 5 miles of hiking and cross-country ski trails for recreational use. This past season, due to winter weather conditions and the lack of funds for maintenance, only 1 mile of these trails was kept open.

In the summer months of July and August, the Town of East Greenbush holds a 6 week summer day camp at the Town Park. This camp serves children from ages 6 to 15, with the older children (13+) acting as volunteers and staff for the program. Usually enrollment in this program is approximately 300 children each summer.

On average, the park is used by roughly 50 people per weekend during the summer months. The majority of these visitors come to the park to utilize the swimming area.

Other recreational resources in the Town of East Greenbush include Woodland Park, a 2 acre pocket park which offers a swing set and a basketball area and the 22 acre Hampton Manor Lake Park (Map I-C-2 Existing Land Use) of which 19 of the 22 acres are comprised of a man-made lake. This park offers swimming, shore fishing and playgrounds along a waterfront area. The lake is presently stocked by the Town to enhance the quality of the fishing. One of the problems at the park is underuse of the lake as a swimming area due to the conditions of the water. The lake is fed by natural streams which introduce nutrients and ultimately there is a buildup of weeds in the lake. The Town of East Greenbush currently "harvests" the weeds in the lake on a biannual basis in an attempt to reduce the weed problem.

Since the completion of the 1970 Comprehensive Development Plan, several privately owned recreational facilities have merged to form a sports complex which is located on Gilligan Road (Map I-C-2 Existing Land Use). This complex consists of several baseball fields and play areas which are privately run with some assistance from the Town.

There are also several private overnight camp grounds that are located throughout East Greenbush. These facilities can be rented by various groups for recreational use. Though these private facilities provide excellent recreational resources for the Town, they should not be relied upon indefinitely.

According to Town recreational officials, the Town of East Greenbush is shifting away from the development of local pocket parks because they are costly and difficult to maintain. Rather, efforts should be focused on the upgrading, repair and further development of the centrally located Town Park. Officials have stated that while this park is grossly under utilized at the present, this is due in part to the state of the existing facility rather than to a lack of demand by the community residents. It has also been suggested that there is a need for a centrally located community center that could provide both educational and recreational programs for all age groups of the population.

In the proposed East Greenbush Waterfront Revitalization Report (1990) which was prepared for the Town of East Greenbush, several recommendations were made concerning recreational

resources along the waterfront. At present, most of the land along the waterfront is privately owned, with no available public access. The lands that are publicly owned, such as State and Port lands, are inaccessible to most vehicular and pedestrian traffic. Similarly, there is no public boating access in East Greenbush.

There is a need for public recreational facilities to be developed on the Hudson River within the Town of East Greenbush. The Papscanee Marsh provides a variety of opportunities for game hunting and recreation, however, public use of this area is minimal due to inadequate access. The Town of East Greenbush should consider both expanding access and further developing these recreational resources, in accordance with the recommendations of the above mentioned report. Specifically the Town should consider the acquisition of a 15 acre parcel of land in the southeastern portion of the Town along the Hudson River. This parcel is currently owned by the Albany Port District Commission. This site could be used for a boat launch/community park of low intensity use. Another consideration for further encouraging riverfront recreation may include the development of a bicycle trail along the riverfront, this would also be a means of increasing public access to the area.

Monies for this acquisition may soon become available to the Town through the Environmental Quality Bond Act 1990. Currently under consideration in the State legislature, this act would provide communities with funding for historic preservation, municipal/urban cultural parks and land conservation upon application.

The Hudson Valley Greenway proposal, is a proposal to link public land along the Hudson River together to form a continuous greenbelt in the future. The greenbelt is intended to link parcels, wetlands, wildlife habitats, historic resources, and scenic resources. A Hudson River Valley Greenway Council has been created and is expected to present a plan for the creation of the Greenway to the New York State Legislature by November of 1990. The Town of East Greenbush should participate to the fullest extent possible in this program.

Through environmentally sound planning this unique area could be developed to its full potential for utilization by both current and future residents of the community.

According to National Recreation Standards, there is currently an ample amount of land to adequately meet the needs of the community now and into the future. Nevertheless, consideration should

be given to providing funding which could be used for the rehabilitation of existing Town owned facilities, in order to continue to provide a variety of leisure time opportunities for the residents of East Greenbush.

4. Solid Waste:

The Town of East Greenbush had historically disposed of its municipal solid waste into the Town dump on Ridge Road in Prospect Heights, which was converted to a sanitary landfill operation in the mid-1960's. This landfill was closed and capped in the 1980's under consent order from New York State Department of Environmental Conservation.

Currently, the Town of East Greenbush disposes its municipal solid waste in the City of Troy Landfill. There is a transfer station located on Ridge Road where residents may bring their municipal waste for an annual permit fee of approximately 50 dollars per year, and 25 dollars per year for senior citizens. This waste is then collected from the transfer station and taken to the Troy Landfill. Asphalt shingles, tires, wood and construction debris are not accepted at the transfer station. For those residents who do not utilize the transfer station, solid waste disposal is provided by private refuse haulers. These haulers utilize the Troy Landfill where their trucks are weighed and charged an appropriate fee. According to the 1988 feasibility report published by the Environmental Facilities Corporation, the City of Troy Landfill receives approximately 149.6 tons of municipal waste a day, of which 31.7 tons, or 21%, is generated by the Town of East Greenbush (Table I-H-4).

TABLE I-H-4

COMMUNITY	POPULATION (1988)	LB/CAP/DAY (1988)	MSW GENERATED TPD (1988) ¹	MSW GENERATED TPD (2008) ²
E. Greenbush	14,250	4.46	31.77	45.08
N. Greenbush	11,505	4.46	25.65	36.93
Schodack	10,197	3.77	19.21	25.27
(C) Troy	52,680	5.68	149.60	167.27

* Based on data from the Capital District Regional Planning Commission Municipal Fact Sheets.
1 MSW Generated New of Sludges, Bulky Construction and Demolition Debris.
2 Wast Generated growth due to population increases and per capita generation increase.

In March of 1990, a hearing was held for the City of Troy Landfill regarding the date at which it is slated to close. The City has been granted an extension of their Contest Order, and as such the Troy Landfill will not be closed until 1993. This is only a temporary solution to a complex problem and as such the

Town of East Greenbush, in conjunction with the neighboring municipalities, should strongly consider participating in any solid waste management program that Rensselaer County elects to use in dealing with this complex problem.

The Town of East Greenbush has recently joined a Solid Waste Management Planning Unit which represented the combined efforts of the City of Troy, the Towns of East Greenbush, North Greenbush, Brunswick, Schaghticoke, Schodack, along with the Villages of Schaghticoke and Castleton-on-the-Hudson. This planning unit is committed to the development and implementation of a comprehensive solid waste management plan pursuant to Environmental Conservation Law, and which is also consistent with New York State Solid Waste policies.

The Town should consider studying a variety of sites for possible future use as a town landfill. Additionally the Town currently has voluntary recycling. The current site of the transfer station and recycling drop-off site on Ridge Road should be considered as a possible location of a recycling facility for the community.

II. PRESENT TRENDS AND FUTURE NEEDS:
GOALS AND POLICIES

A. HISTORIC, ARCHAEOLOGICAL, AESTHETIC RESOURCES:

1. Goals:

The following are goals for preservation of community resources:

- a. Identify, protect, preserve, and enhance those places, sites, and buildings which are of unique character or of special interest to the Town of East Greenbush.
- b. Foster harmonious orderly and compatible physical development within the Town of East Greenbush.
- c. Preserve the hamlet character of Best and Luther and establish a focal point which will also be the "gateway" for the Town at the hamlet of East Greenbush.
- d. Protect and enhance the Town's attractiveness to residents and visitors and therefore encourage the support and stimulus to the economy thereby provided.
- e. Safeguard and preserve the historic, cultural, architectural and archaeological heritage of the Town.

2. Policies:

The following policies have been identified as measures which can be implemented to attain the above mentioned goals:

- a. It is suggested that the Town undertake a systematic inventory of all structures built prior to 1940 and evaluate their historic significance to Town history. A reconnaissance level survey, as per NYSOPRHP standards, would entail a literature and map review of Town development, a statement of those themes

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areas of all proposed subdivisions should not be considered as part of the total acreage; areas of steep slopes (greater than 15%); NYSDEC regulated wetlands, U.S. Army Corps wetlands; and surface water bodies. A further description of cluster development is found in Section IV, Implementation, of this plan. The determination to implement a cluster project would be at the discretion of the Planning Board and should be based on, but not limited to, parameters such as the scale of the development, the potential for supplying centralized sanitary sewer and water service and the existing character of the area. Cluster housing in these areas should be limited to single family detached housing. The provision of a cluster concept provides an opportunity for an applicant to reduce upfront capital improvement costs such as infrastructure and roadways.

- c. The rural character of lands along the eastern town boundary and along Route 9J should continue through Agriculture - Low Density residential zoning. In addition, single family attached housing is not in character with the architectural styles of these areas and should be discouraged.
- d. Lands east of I-90 should be considered as Low Density - open space residential lands (1 unit per 3 acres). This will provide a transition from Low Density Buffer residential (1 unit per 2 acres) to Low Density Open Space residential lands. In addition, single family attached housing is not in character with the existing suburban rural construction in these areas and should be discouraged.
- e. Senior citizen housing should be promoted in the Town. A floating zone could be utilized for locating senior housing.
- f. Mass transportation, and community recreation facilities, and retail services should be as accessible to designated senior housing areas as is practicable.

- g. The traditional residential areas along and adjacent to Routes 9 and 20 should be buffered from industrial and commercial use. PPB¹ zones along Route 9 and 20 and Route 4 should be established where residential character exists within B-2 Zones near Clinton Heights, Sherwood Park, within the hamlet of East Greenbush, and Route 4 from the vicinity of Commons Road to Route 151, and the north side of Iroquois Place to the east side of Elliot Road. Appropriate site design including large setbacks, berms, and landscape buffers should be considered between commercial and residentially zoned areas.
- h. A Scenic Corridor designation for I-90 would provide view protection from I-90, therefore preserving the rural suburban character of the Town. The designation would establish a minimum buffer area of 100 feet in which no major disturbance would take place. The buffer area would additionally serve to separate a residential use from the major interstate highway.

2. **Commercial Goals:**

Commercial development in the Town of East Greenbush is mainly concentrated along Routes 9 and 20 in the form of strip development. This type of development has created numerous curb cuts along Columbia Turnpike, which are inefficient and contribute to traffic congestion and are aesthetically less desirable than continuity of a green space strip.

Goals for the commercial area of Routes 9 and 20 are:

- a. Provide a visual harmony along Routes 9 and 20 with transitional areas between residential and commercial land use.
- b. Accommodate traffic in a more efficient manner by reducing the number of curb cuts.

¹Personal and Professional Business – See Commercial Land Use Section III-C.

- c. Create a visually pleasing view from the highway and establish a positive identity for East Greenbush on this main corridor.
- d. Establish the west entry on Routes 9 and 20 as the gateway to the Town of East Greenbush and re-establish the Hamlet of East Greenbush as the identifiable eastern entrance or gateway to the Town.
- e. Other commercial land use goals within the Town are to provide for the increased demands for services such as convenience, video, neighborhood retail services, day care, and professional offices within the Hamlet of East Greenbush. Strict controls for signs, new construction, compatible setbacks, and parking requirements should be established for all nonresidential use within the Hamlet.

Policies:

The following policies are recommended for achieving the commercial goals associated with Routes 9 and 20:

- a. The Town should move towards establishing an identity for this corridor. As an example, a "theme" could be established loosely based on the historical development of the Town due to the influence of the Turnpike. Consistent use of the highway name Columbia Turnpike could be encouraged. The standards and criteria established could be related to this transportation theme. Architectural standards could be required which do not limit modern construction styles but establish certain criteria, such as materials, form, and setbacks, based upon research of the Turnpike history from circa 1800-1890. Town improvements such as street furniture and paving materials, could be consistent with or compatible with a Turnpike theme. Themes should be well researched and carefully considered because they must provide a balance which neither stifles creativity nor encourages a false historical context.

b. Architectural standards should be established for new construction or major rehabilitation. New signs standards should be established which achieve more visual continuity through materials, size, method of illumination, and placement.

c. Setbacks, road frontage, and lot sizes should be increased along Columbia Turnpike with new parking located behind the building facades. A lot size of 1/2 acre and 150 feet of road frontage are suggested as minimum dimensions. A rear access road or interconnection of parking areas for existing commercial properties should be established to alleviate traffic congestion on Routes 9 and 20. New developments should be encouraged to have an internal road system and to connect with a rear access road.

Implementation of many of the above policies could be achieved through overlay districts and/or through a change to site plan review requirements, or within zoning district regulations. For a definition of overlay districts see Section IV, Implementation, of this plan.

d. Pedestrian access should be encouraged whenever possible. Curb cuts should be kept to a minimum along Routes 9 and 20. Together with increased setbacks, a green strip along both sides of the highway should be established with landscaping exclusively allowed within a 20 foot setback. Deciduous trees should be promoted in a continuous row along the highway through the site plan review process.

e. Existing commercial establishments could be encouraged to participate in a tree planting program. Programs could range from informational to subsidized tree purchases as incentive for existing retailers.

As previously mentioned in the residential section of this report, those areas on Columbia Turnpike/Routes 9 and 20 which are zoned commercial but retain existing residential structures should be zoned Personal Professional Business

in order to provide a buffer to neighboring residential areas and to also preserve the character and historical identity of the Town of East Greenbush.

- f. Require quality greenspace on commercial sites to ensure that greenspace is effective for creating an aesthetically pleasing environment as well as providing screening/buffering. Minimum greenspace requirements of 35% should be considered for commercial uses along Routes 9 and 20. Lots approved prior to the adoption of any zoning changes resulting from the preparation of this Master Plan will be considered grandfathered and will not be required to meet these standards.
- g. Adjust zoning to accommodate major commercial areas only along Routes 9 and 20. The Town should consider increasing the commercial zoning district depths up to 1000 feet measured from Routes 9 and 20. This will allow for the implementation of creative site planning techniques.
- h. The Town should provide a zoning district suitable for regional scale commercial growth which will serve to reduce commercial development pressures on Route 9 and 20 and which will direct the transportation access to/from I-90.
- i. Establish the character of the Hamlet of East Greenbush.
- j. Base standards for adaptive reuse and new construction on the existing character and historic character of the crossroads settlement, including considerations for the historic land patterns, setting, and materials.
- k. Discourage incompatible retail and business services along the main arteries.
- l. Require additional land use regulations to achieve the above mentioned policies.

3. Corporate Office, Regional Commercial, Light Industrial, Coastal Industrial, Industrial:

Goals:

Goals for corporate office, regional commercial light industrial and industrial uses in the

Town are:

- a. To promote economic development by encouraging corporate office and light industrial uses in specific areas of the Town, thereby supporting the existing industrial uses through concentration of services.
- b. To promote the harmonious physical development of corporate office/regional commercial uses near I-90 while recognizing I- 90 as a critical viewpoint area within the Town.
- c. Continue and promote industrial uses in existing industrially developed areas within the Town.
- d. Promote a stable employment base in the Town through light industrial/industrial job opportunities.

Policies:

The following policies represent measures which the Town can implement to attain the above stated goals:

- a. The Town should encourage the use of the area near I-90 and in the vicinity of Mannix Road for corporate office/ regional commercial uses. The extreme northern portion of the waterfront area of the Town where the existing Port Facility exists is encouraged for industrial activities including warehouse and water dependent industry. The Town should also establish a Coastal Industrial Zone along the Route 9J corridor which utilizes the river and railroads as

transportation services while protecting the environmentally sensitive portions of this area. This is consistent with the Department of State's Coastal Zone Management Plan.

- b. All new construction, particularly proposed corporate office/regional commercial uses should develop site plans with acknowledgement of the view from I-90. The Town should formulate policies regarding standards which encourage enhancement to the property that faces I-90. To further the goal of view protection and compatible land use, I-90 could be designated a Scenic Corridor. The corridor would establish a minimum setback of 100 feet from the I-90 right of way. No disturbance or only minor disturbances which could be mitigated by berming or landscaping would be allowed within the setback.
- c. Corporate office/regional commercial uses and corporate office/light industrial parks should provide a minimum of 45% green space and landscaping which enhances the overall community open space. Lots approved prior to the adoption of any new zoning criteria resulting from the preparation of this Master Plan will be considered grandfathered and will not be required to meet this criteria.
- d. Corporate office/regional commercial and corporate office/light industrial uses should be linked by pedestrian accessways.
- e. Site design of corporate office/regional commercial and corporate office/light industrial uses should incorporate provisions for mass transportation access.
- f. The Town of East Greenbush should actively promote the Town assets to private corporations, including regional accessibility. The Town should actively participate in regional promotions such as the New York State Department of Commerce Tourism programs and the Rensselaer County Chamber of Commerce.

4. **Agriculture:**

Goals:

Goals for agricultural uses in the Town are:

- a. To preserve the rural character through preservation of agricultural operations within the Town, to the greatest extent practicable.
- b. To recognize and encourage the economic benefits to the Town through agriculture and the industries that support agriculture.
- c. To discourage uses other than agricultural on prime farmland.
- d. To provide support for agricultural education and promotional programs within the Town and County.
- e. To preserve agricultural land through implementation of innovative zoning techniques and tax incentives.

Policies:

The following policies represent measures which the Town can implement to attain the above stated goals:

- a. Lot sizes in R-A and R-G areas should be increased.
- b. The Town should encourage competitive acquisitions by land trusts and the use of conservation easements through such organizations as the Rensselaer-Taconic Land Conservancy or similar non-profit conservation organizations.
- c. The Town should continue to encourage the Agricultural District program and endorse Rensselaer County programs and plans that assist agriculture. Elementary and High Schools should be encouraged to provide agricultural information to their community.

- d. The Town should consider adopting Right-To-Farm Laws which address conflicts between farm and non-farm neighbors who may object to odors, dust, noise, or other similar farming related impacts.
- e. The Town should consider special tax assessments for agricultural land to promote a continuation of farming in the Town.
- f. The Town should adopt general design guidelines for rural development which preserves the character of place such as retention of hedgerows, road widths, and road siting. Site plan reviews should recognize that views, siting of new structures, and massing, scale, materials and color become particularly important, when a non-farm use is introduced to an area of rural character.
- g. Owners of agricultural lands should be encouraged to sell their development rights to non-profit nature conservancy or land trust groups.
- h. Transfer of development rights should be considered as a zoning tool for preservation of farmland. This is further discussed under the Implementation Section.
- i. The Town should encourage land owners' participation with county-wide organizations which promote agricultural issues and resources.
- j. The Town should establish an Agricultural Zone between the Hudson River and Route 9J. This zone will allow only agricultural uses while permitting accessory out-buildings and residences. The Agricultural Zone will promote the continuation of agricultural uses on prime farmland, preserve Route 9J as a scenic corridor, and protect the Hudson River and associated wetlands.

5. Communications and Utilities:

Goals:

Goals of the Town with respect to communications and utilities are:

- a. To provide communication and utility services to meet current and future demands.
- b. To facilitate the use of underground utilities.

Policies:

The following policies represent measures which the Town can implement to attain the above mentioned goals:

- a. The Town should consider more specific controls regarding antennae and satellite dish placement and screening of such for both business, industrial, and residential purposes.

Mobile phone communications, television, and radio require varying sizes of towers for communication. Computer operations require microwave dish for networking of communications. Dish antennae are also used for improved television reception in private residences. The demand for such devices is expected to increase. These devices should be specifically regulated and controlled within the zoning ordinance or by separate ordinance for location within a compatible land use area, siting of the tower or dish antenna or structures on the property, and proper screening, through landscaping at ground level and structural screening on the top of structures. The design of the tower or dish should also be considered for its aesthetic compatibility, as some are less obtrusive than others due to the materials and colors used for

construction. The ability for several commercial enterprises to share tower facilities also may be addressed in the regulation, thereby reducing the number of towers needed.

- b. The Town should require that all new developments provide for underground utility lines, thereby reducing the immediate and cumulative aesthetic impacts on the land.

6. **Waterfront Area:**

Goals:

Goals of the Town of East Greenbush regarding waterfront uses are:

- a. To preserve the environmentally sensitive areas along the Hudson River.
- b. To promote marine and rail related commerce and industry in those waterfront areas which were previously developed for such purposes.
- c. To retain agricultural use within this area.

Policies:

The following policies are proposed to support these goals. These policies are consistent with the Department of State's Local Waterfront Revitalization Program:

- a. Designate the north section of the waterfront area for heavy industry and marine and rail related industry.
- b. Designate existing agricultural lands as agricultural zones and allow only uses which promote agriculture (see Section II C.4 of this report).
- c. Designate the area just south of the northern industrial area as a coastal industrial area to provide a buffer between industry, agricultural and conservation/recreational lands along the river. Based on this designation,

other benefits would include expansion of the Town's commercial tax base and privately financed recreational resources for the Town.

- d. The Town should designate a large part of the Hudson River riverfront as conservation/recreation and acquire the land or provide for conservation easements in the area.

D. TRANSPORTATION:

1. Goals:

The priority for transportation considerations is to provide ease of movement for people and goods within, through, and around the Town of East Greenbush. This can be accomplished by establishing the following goals:

- a. Maintain the integrity of the arterial roadways within the Town (i.e. U.S. Routes 9 and 20, U.S. Route 4, NY Route 43, and NY Route 9J).
- b. Provide for and encourage the construction of new roadways as required by growth.
- c. Encourage the use of mass transportation whenever practical.
- d. Improve pedestrian and bicycle access throughout the Town wherever possible.

2. Policies:

The following policies are suggested to support the transportation goals for the Town:

- a. The following options are available to help maintain the integrity of arterial highways in the Town:
 - 1) Encourage new development along arterial roadways in the Town to be designed with minimal direct access to the arterial. Instead, the

Town should encourage the construction of parallel service roads to these arterials whose function would be to provide direct access to the roadside development. The service roads would then intersect with the arterial roadways at specific well designed, well spaced and mostly signalized locations. The Transportation Research Board recommends that access points be spaced 1/4 mile apart on arterial highways.

- 2) Encourage the consolidation of existing access points along arterial highways. Options for consolidating driveways include provision of shared driveways along common property lines of adjacent developments. Additionally, where development occurs on opposite sides of an Arterial Roadway, the individual access points should be aligned directly opposite each other to allow efficient traffic signal control.
- b. As development occurs in the Town, future roadway corridors should be reserved by negotiating with developers for the donation of R.O.W. as part of the approval process. This will provide the mechanism for the construction of a series of collector streets and a system of service roads to ease the impact on the existing roadways.
- c. As new housing, commercial and industrial development progresses, areas should be set aside for park and ride facilities to encourage increased mass transportation use. These facilities are best located adjacent to arterial streets thereby not requiring buses to detour far from their principal route. Routes operated in low density areas to meet regional service requirements typically do not meet productivity or cost recovery standards.
- d. Redevelopment along existing roadways should include provisions for reserving R.O.W. for the potential widening of these roadways. The amount of additional R.O.W. to be reserved should include enough width to facilitate the

construction of sidewalks and/or bicycle paths if appropriate. With the lack of neighborhood business centers, the commercial stores along the arterials provide the only means to obtain goods and services. The addition of neighborhood connector streets would allow use by pedestrians and bicyclists, preventing their use of arterials where sidewalks and bike paths are not feasible.

Further information on the specific areas in the Town where these policies can be applied is provided in Section III-B; Traffic and Transportation Flow.

E. **DEMOGRAPHICS:**

Goal:

One of the attractions of the Town of East Greenbush is its semi-rural character. Goals of the Town regard to demographics are to preserve the existing character while still allowing for the provision of housing opportunities for all sectors of the population.

Policies:

The following policies represent measures which the Town can implement to attain the above stated goals:

- a. The Town should encourage the preservation and stabilization of such neighborhoods as: Prospect Heights, Clinton Heights, Hampton Manors, and the Hamlet of East Greenbush. These areas should be buffered from any proposed adjacent subdivisions to maintain their sense of identity.
- b. The Town should consider participation in any existing State or Federal housing programs that are aimed at providing rehabilitation funding for older homes, so that they can be used for affordable rental or home ownership units for the growing population of the Town. There are several programs available such as the State

Housing Trust Fund and Federal Community Development Block Grants.

- c. To meet the growing housing demand for senior citizens, the Town should continue to encourage senior citizen housing in the Gilligan Road and Grandview Terrace areas. These areas are currently under consideration for proposed senior citizen housing developments. To further provide opportunities for this unique type of housing opportunity, the Town should establish a floating zoning district which would allow further senior citizen housing in appropriate areas. Specific performance criteria should be established to ensure compatibility between proposed senior housing and other existing land uses.

F. FISCAL CONSIDERATIONS:

Goals:

Goals of the Town with respect to future fiscal concerns are:

- a. To develop and maintain a broad economic base in the Town.
- b. To emphasize development of corporate office and low intensity, light industrial land uses.
- c. To coordinate Town economic development activities with regional economic development efforts.
- d. To plan for capital improvements based on priority and the availability of public revenues.
- e. To determine fiscal impact of moderate and large scale development within the Town.
- f. To maintain the existing balance between exempt and taxable land area.

Policies:

goals:

- The following policies represent measures that the Town can implement to attain the above state
- a. The Town of East Greenbush should specifically encourage office and light industrial development through zoning techniques, capital improvements and emphasis on the Town and regional assets such as accessibility to both urban and rural resources.
 - b. The Town should establish a central committee coordinator, possibly on a volunteer basis, to investigate promotional and economic activities, to coordinate with Town Recreation, Historic, and Community Service agencies, to attend regional meetings of the Chamber of Commerces, and to investigate all State and Federal programs aimed at economic development.
 - c. The Town should establish a priority list of capital improvements to support development based upon the land use recommendations of the Comprehensive Development Plan.
 - d. The Town should consider requiring a fiscal impact analysis from each moderate to large, residential or commercial project in order to determine fiscal impacts associated with demands on water, sewer, roadways, school, fire, etc.
 - e. The Town of East Greenbush Industrial Development Authority and the Rensselaer County Industrial Authority should work to attract marine and rail dependent industry to the northwest corner of the Town, along the Hudson River.

G. PUBLIC UTILITIES:

1. Water:

Goals:

Goals of the Town with respect to the future water supply system are:

- a. To ensure that there is an ample supply of potable water for all residents of the Town of East Greenbush through the monitoring of the existing system and by exploring new sources of water.
- b. To ensure that all new development will have adequate fire flow capacity.

Policies:

The following policies represent measures which can be implemented to attain the above

state goals:

- a. As new development in the Town occurs, water mains should be extended to serve those areas. While it is expected that much of the construction of the new lines will be provided by private developers, the effect of those new service areas on the operation of the existing system must be documented through appropriate engineering studies.
- b. All future waterline extensions should demonstrate adequate fire flow capacity.
- c. If significant future development occurs in the Hamlets of Luther and Best, which are located in the eastern portion of the Town, consideration should be given to providing a centralized water supply and distribution facilities.
- d. All extensions and connections to the existing water system should undergo thorough review to ensure that the Town's engineering standards are adhered to.
- e. In 1987, a study of the East Greenbush water system was undertaken by the Rensselaer County Water and Sewer Authority (RCWSA). This report evaluated both the existing system and needed improvements that would bring the network up to standard. The recommendations of this report should be considered with regards to future improvements of the system.

- f. The Town should consider participating in the county-wide program of water resource protection. This program advocates the development of watershed protection measures for both potable and non-potable water sources, responsible management of highway salt programs, and stream/watercourse protective overlay districts.

2. **Sanitary Sewer:**

Goals:

The sewer system for the Town of East Greenbush has undergone major improvements in order to bring both the treatment plant and the entire collection system into compliance with the New York State Department of Environmental Conservation (NYSDEC) standards. The majority of this work is either completed or under construction. The major goal of the Town with regard to the sanitary sewer system is:

- a. To continue to provide adequate sewer service to the Town during future growth.

Policies:

The following policies represent measures which can be implemented to attain the above stated goals:

- a. In the areas of the Town that are zoned for large lot development or that are separated from the main sewer areas by natural or man made obstacles, individual septic systems should be considered if the soils are suitable. These septic systems should be designed at a minimum, in accordance with all the Rensselaer County Department of Health (RCDH) and NYS Department of Environmental Conservation (NYSDEC) standards, and be approved by the appropriate agencies.

- b. For new development that is located within access of the Village of Castleton and the Rensselaer County Sewer District No. 1, consideration should be given to the possibility of connections to these existing sewer systems, for this may be more cost effective than a connection to the East Greenbush General sewer system.
- c. When the Town is reviewing the impacts that new development will have upon Town services, consideration should be given to the cumulative impacts associated with a series of developments. Therefore, it may be necessary to require that the design specification for utility connections of new developments demonstrate the capacity to handle a cumulative demand.
- d. If adequate public utilities are not available to meet the demands of the new development, then new development should be denied until such time as adequate public utilities are available.
- e. The Town should continue to make an effort to provide sewer services to new developments.

H. COMMUNITY FACILITIES & SERVICES:

1. Police & Emergency Services:

Goals:

Goals of the Town with respect to future police and emergency services are:

- a. To continue to monitor the population growth and development in the Town with regard for future improvement to existing fire houses and additional support needs.
- b. To continue to support fire and emergency service districts through funding, equipment and personnel.

- c. To improve Town-wide police protection through continued cooperation of the Town of East Greenbush Police with the New York State Police and Rensselaer County Sheriff's Department.

Policies:

The following policies represent measures which the Town can implement to attain the above state goals:

- a. The Town of East Greenbush should continue to fund and encourage community education and cooperative programs between the police department and the residents as an effective means of reducing crime in the community.
- b. The Town should strive to develop a successful recruitment strategy in order to maintain the necessary staffing levels of the fire and rescue units that serve the Town. This may include recruitment drives, public interest meetings or an increased benefit package for volunteers.

2. Educational Facilities:

Goals:

According to the recently published East Greenbush Schools Study the East Greenbush School District is expected to experience major growth in elementary school enrollment during the next 5 to 10 year period. With these projections in mind the following goals are set forth:

- a. The Town of East Greenbush, should work with the East Greenbush Central School System to accommodate future growth.
- b. The Town should promote the continued educational opportunities for residents of all ages.

Policies:

The following policies represent measures which the Town can implement to attain the above stated goals:

- a. In order to accommodate the expected growth in the school system there should be a relocation of administrative offices from existing school buildings. Additionally special function programs which occupy classroom space such as music, art, etc. could be relocated or reorganized so as to share existing space. Another consideration is that the school district is in the process of analyzing cost benefits of new construction or rehabilitation. The Town of East Greenbush should work closely with the school district to facilitate the implementation of the findings of the School District's long range development plans which may utilize Town buildings or land to achieve their goals.
- b. If it is determined by the School District's long range planning committee that there is a need for the construction of a new school building, the Town of East Greenbush should work in conjunction with the School District to decide upon the optimum location of this facility. This location should be integrated into the Town's planning and zoning process so as to allow for ease in acquisition of the necessary property.
- c. The Town should encourage the utilization of public buildings such as the Town library for the development of alternate educational programs such as reading sessions for pre-schoolers and films or craft shows for adults.
- d. The Town should continue to promote after school or latch- key programs for the community's children. These programs should continue to be promoted in the existing school facilities or other public building.

3. **Recreational Facilities:**

Goals:

Goals of the Town with regards to future recreational facilities are:

- a. The Town of East Greenbush should increase recreational facilities and opportunities within the Town.
- b. The construction of an indoor pool and community/ recreational center should be considered for the Town.
- c. The Town should continue to develop a network of open space and undeveloped land that will provide the community with passive recreational and scenic resources.
- d. The Town should consider the acquisition of parkland for access to the Hudson River in the southeastern portion of Town.
- e. A long term comprehensive recreation plan should be developed and implemented to meet future recreational demands.

Policies:

The following policies represent measures which can be implemented by the Town to attain the above stated goals:

- a. Existing facilities at the Town Park should be rehabilitated to ensure compliance with recreational and safety standards so as to allow for the full utilization of these facilities by the community.
- b. The Town of East Greenbush should also consider improving access to the lands along the Hudson River, especially Papscanee Marsh which provides a

variety of recreational opportunities. East Greenbush should establish on-going dialogue with adjacent communities with regards to joint efforts designed to protect and enhance these river resources.

- c. The Town should consider the acquisition of land in the southeastern portion of Town along the Hudson River for use as a boat launch/community park. This site is currently owned by private interests and the Albany Port District Commission. Consideration should also be given to the development of a bike trail along the riverfront that would enhance public access and recreational opportunities in this area.
- d. The Town should continue the policy of accepting cash in- lieu of recreational land from any new subdivisions. These monies should be used to upgrade and further develop the existing recreational facilities. In addition, the Town should consider consolidating the existing subdivision fees into a single recreation fee. This fee could also be used for acquisition and upgrading of park land within the Town.
- e. The Town should develop an open space plan which will identify opportunities for passive and active recreational areas and linkages between them (such as bikeways and trail systems).
- f. There is an existing need for a centralized community center. This should be located on land within the Town Park. This community/recreation center would provide activities for all age groups and be a focal point of the community.
- g. For any proposed development near existing recreational resources proper buffer techniques such as landscaping, berms and/or fences should be required. In addition, cluster development techniques should be encouraged with buffer spaces adjacent to the recreational resource.
- h. Consideration should be given to expanding the existing summer bus service

- a. The Town should support and participate in any existing County and State recycling program. As a part of a recycling effort, the Town should encourage recycling through a Town ordinance and a public information campaign.
- b. The Town should undertake a feasibility study for the development of a recycling facility at the location of the municipal site for solid waste collection on Ridge Road. The Town should investigate potential corporate funding sources for such a project.
- c. The Town should consider the development of an educational program with regards to recycling domestic goods. This program should include both school and public workshops on the importance and ease with which a community can recycle its solid waste. Information should be provided as to the "drop-off" locations for disposal of recyclable goods.
- d. The Town of East Greenbush is currently participating in the Solid Waste Management Planning Unit which is a local planning unit formed by neighboring Towns in Rensselaer County to address the issues of solid waste management. The Town should continue to actively participate in this program, and should utilize the recommendations that are produced from this planning process.
- e. Until such time as further solutions to this complex problem are developed, all new developments should be carefully reviewed to ensure that the existing landfill has the capacity to accommodate this potential increase from proposed projects.

III. DEVELOPMENT PLAN:

A. FUTURE LAND USE:

The Future Land Use Map contained in this document is an update of the 1970 Land Use Map. Physical characteristics, demography, historic and aesthetic resources, utilities, community services, transportation systems and existing land use were considered in the preparation of the updated Future Land Use Map (Map III-A-1).

The major land use and development trends in the Town since 1970 include the completion of I-90, the increased density of existing residential areas in the western portion of the Town in both new and older subdivisions, increased commercial and office use on Route 4, increased commercial use on Routes 9 and 20, and an increase in large lot residential land use both through scattered, and subdivisions in the eastern portion of the Town. These trends were projected in the 1970 Comprehensive Development Plan and are not merely Town-wide trends but are reflective regional trends as well.

Based on the physical parameters and historic land use trends discussed above, future land use for the Town was defined. Outlined below is a discussion of the various future land use areas.

1. Agriculture:

The active agricultural lands located west of Route 9J along the Hudson River should remain in active use. In order to preserve the existing natural resources of this area and retain agricultural uses, an Agriculture zone is proposed. This zone would limit uses to agriculture and associated out buildings. Residences should be permitted only as accessory uses to agricultural activities. The agricultural zone would serve to assist the Town in attaining several goals including preservation of the riverfront and significant environmental resources, preservation of agricultural activities within the Town, and promotion of a scenic corridor along Route 9J.

2. Agricultural - Low Density Residential:

The portion of the Town along the eastern Town boundary between the Hamlets of Best and Luther (which is currently shown in the Town's zoning as the R-G District) has constraints due to soil and

