

TOWN OF EAST GREENBUSH COMPREHENSIVE PLAN UPDATE



MEETING SUMMARY

Purpose: Comprehensive Plan Steering Committee (CPSC) Meeting #5

Date and Time: November 25, 2019, 6:00-8:00 pm

Location: Town Hall, 225 Columbia Turnpike, Rensselaer, NY

Attendees: See Attached Sign-in

Agenda Item	Discussion	Key Decisions & Outcomes
<p>Welcome and Agenda Overview</p>	<p>Jaclyn Hakes (MJ) welcomed the members of the committee and the public and provided an overview of the agenda.</p> <p>Comprehensive Plan Steering Committee (CPSC) members present included:</p> <ul style="list-style-type: none"> • John Conway, Jr • Guy Warner • Victoria Manieri • Adam Yagelski <p>The MJ Team members present included:</p> <ul style="list-style-type: none"> • Jaclyn Hakes, AICP, Director of Planning Services • Andrew Gillcrist, Planner <p>The following items were included on the meeting agenda:</p> <ol style="list-style-type: none"> 1. Welcome and Agenda Overview 2. Project Update 3. Survey Highlights 4. Discussion of Draft Guiding Principles, Goals and Key Recommendations 5. Future Land Use Exercise 6. Next Steps 7. Public Comment 	

<p>Project Update</p>	<p>Ms. Hakes provided a project update that included actions that have been completed or are in progress.</p> <p>Actions that have been completed include:</p> <ul style="list-style-type: none"> ▪ Public Engagement <ul style="list-style-type: none"> ○ Community Outreach Plan ○ Public Open House #1 ○ Public Workshop #2 – Speed Round Discussions ○ Online Community Survey ○ Stakeholder Meetings ▪ Community Profile (Inventory) ▪ CPSC Meetings #1-4 <p>Actions that are ongoing/in-progress:</p> <ul style="list-style-type: none"> ▪ Public Engagement <ul style="list-style-type: none"> ○ Online Community Survey Summary ○ Stakeholder Follow-up ○ Public Open House #3/CPSC Public Hearing ▪ Community Profile (Inventory) ▪ Project Webpage / The Monthly e-newsletter ▪ CPSC Meetings ▪ Draft Vision, Guiding Principles, Goals, Recommendations ▪ Technical Investigation Items <p>Ms. Hakes also described next steps for the Project Team and CPSC during the winter and spring of 2020. Next steps include:</p> <ul style="list-style-type: none"> ▪ Refine Draft Vision, Guiding Principles, Goals, Recommendations ▪ Develop Future Land Use Map ▪ Complete Technical Investigation Items ▪ Prepare Draft Comprehensive Plan for CPSC Review 	
<p>Survey Highlights</p>	<p>Mr. Gillcrist then provided an overview of Survey Highlights from the Town of East Greenbush Comprehensive Plan Update Community Survey.</p> <p>The purpose of the online survey was to gather input from community members, business owners and other stakeholders about East Greenbush. This information will help inform the overall vision, goals and strategies for the town and help shape the Comprehensive Plan.</p>	

	<p>The Survey closed on November 1, 2019 with a total number of 783 respondents.</p> <p>The survey included 21 questions covering four topic areas including:</p> <ul style="list-style-type: none"> ▪ Demographic and Background Information ▪ The Way Land is Used ▪ Quality of Life ▪ The Future <p>Survey highlights are available in the attached presentation.</p> <p>The full survey analysis will be available at: https://www.eastgreenbush.org/departments/planning-zoning/2018-comprehensive-plan-update</p>	
<p>Discussion of Draft Guiding Principles, Goals and Key Recommendations</p>	<p>Next, Ms. Hakes guided the Committee in a discussion about the draft Guiding Principles, Goals and Key Recommendations.</p> <p>The Comprehensive Plan is divided into seven topic areas, each with a Guiding Principle, Goals and Key Recommendations to achieve the Vision. The Guiding Principles provide broad direction for each topic area, and the Goals and Recommendations provide more specific and actionable steps to achieve the overall Vision.</p> <p>The draft Guiding Principles, Goals and Key Recommendations were developed with input from the public, stakeholders, Town staff, CPSC members and past planning initiatives.</p> <p>The topic areas of the Comprehensive Plan include:</p> <ul style="list-style-type: none"> ▪ Placemaking ▪ Transportation and Mobility ▪ Economic Growth ▪ Neighborhoods and Housing ▪ Recreation ▪ Natural Resources, Agriculture & the Environment ▪ Governance and Infrastructure <p>Ms. Hakes and Mr. Gillcrist presented the Goals and Key Recommendations for each topic area to the Committee. The purpose of this portion of the meeting was to confirm with the Committee the general direction for the recommendations of the plan. The Committee was asked to provide more specific edits and feedback on the Goals and</p>	

	<p>Recommendations to the Project Team following the meeting.</p> <p>The following is a summary of comments received and topics discussed during the discussion of the draft Guiding Principles, Goals, and Key Recommendations:</p> <ul style="list-style-type: none">▪ Placemaking<ul style="list-style-type: none">○ Need to identify where nodes of activity should be located. Confirm nodes as presented in 2006 Land Use Plan○ Should talk specifically to the challenges and benefits of infill development. May want to include a specific recommendation for infill development ▪ Transportation and Mobility<ul style="list-style-type: none">○ Ms. Hakes provided an overview of Complete Streets. Town has recently adopted a Complete Streets Policy. Discussion of Complete Streets and the new policy should be included in Comprehensive Plan○ Improved public transit is dependent on higher ridership which is supported by higher density residential and commercial development. In the past, the Town has received applications for higher density residential development near commercial areas, but the zoning does not always allow for the higher density uses. There is a need for more mixed-use areas in zoning ▪ Economic Growth<ul style="list-style-type: none">○ 2006 Land Use Plan identifies specific commercial nodes along Route 9/20. These nodes need to be discussed and confirmed with the Committee during the Future Land Use Exercise.○ Regarding the Creative Economy, there are many people who are outgrowing their current spaces. There is a need for more workspace for people to grow small businesses within the Creative Economy. ▪ Neighborhoods and Housing<ul style="list-style-type: none">○ The Town Board has approved the solicitation of proposals to look at the	
--	---	--

	<p>feasibility of changing Lake Shore Drive to a one-way loop and developing a recreational loop path around Hampton Lake. Update the recommendation to reflect this</p> <ul style="list-style-type: none">▪ Recreation<ul style="list-style-type: none">○ Establishing and maintaining partnerships are important for expanding recreational opportunities without the Town having to expend additional resources ▪ Natural Resources, Agriculture & the Environment<ul style="list-style-type: none">○ Mr. Gillcrisp provided an overview of Scenic Roadways that were identified in the 2006 Land Use Plan as important areas to protect viewsheds and other scenic resources. This was discussed with the Committee to determine if the Scenic Roadways presented in the 2006 Land Use Plan should be modified. The Committee noted that these roadways were revisited and updated in the Natural Resources Inventory (NRI) and can be used in the Comprehensive Plan○ Sea level rise and resiliency should be acknowledged and discussed in this section particularly as it relates to waterfront development along the Hudson River○ A more specific recommendation might be appropriate for this section to encourage current landowners to consider long term resiliency along the riverfront that might be impacted by climate change and sea level rise○ Public access to the riverfront is limited. Access to the riverfront as established in the 2008 zoning update is unrealistic and has not been implemented. Whatever change occurs in the next zoning update should be implementable. Zoning for the riverfront should be worded to consider and promote better river access should land uses change in the future. Better access does not have to mean a “promenade”, it can simply just be an access point○ Ms. Hakes discussed a Voluntary Conservation Easement Program that is currently being implemented in the Town of	
--	---	--

	<p>Bethlehem that could serve a model for land conservation in East Greenbush. A voluntary Conservation Easement program allows a property owner to voluntarily enter into a conservation easement that conserves land over a specified period of time. In return the property owner receives a tax benefit over the life of that term</p> <ul style="list-style-type: none"> ○ Agricultural economy might not be the best way to describe agriculture in East Greenbush. Might make sense to reword to reflect a more realistic scale or changes in the scale of agriculture in the future. This might include smaller farms and value-added agricultural businesses ○ The Zoning Board has recently approved Farm Breweries under the definition of agriculture in the Zoning Code <ul style="list-style-type: none"> ▪ Governance and Infrastructure <p>The Committee agreed that the direction of the draft Guiding Principles, Goals and Key Recommendations thus far makes sense based on input from members of the community and stakeholders.</p>	
<p>Future Land Use Exercise</p>	<p>As part of the comprehensive planning process, a Future Land Use Map will be developed that provides broad guidance for the location of potential future land uses. This map provides the direction and justification for any necessary zoning updates following the adoption of the Comprehensive Plan. The Future Land Use Map will be developed using input from the public, stakeholders and members of the CPSC about where future land uses should be located.</p> <p>The purpose of the Future Land Use Exercise at the November 25th meeting was to gather input from the Committee about where future land uses should occur.</p> <p>The Committee members in attendance decided it would be best to postpone the exercise to a later date to ensure full Committee participation.</p>	

	The Committee members in attendance also discussed the possibility of shifting the overall project schedule and adding an additional CPSC meeting given the importance of the Future Land Use Exercise.	
Discussion of Next Steps	<ul style="list-style-type: none"> ▪ MJ Team will coordinate with Core Team to reschedule Future Land Use Exercise and adjust project schedule as needed ▪ CPSC Meeting #6 – Monday, January 27, 2020, 6:00 PM at Town Hall ▪ Stakeholder Follow-up ▪ Draft Comprehensive Plan 	MJ to coordinate with Core Team to reschedule Future Land Use Exercise and modify Project Schedule
Public Comment	<p>One member of the public attended the Committee Meeting. The following is a summary of comments received:</p> <ul style="list-style-type: none"> ▪ There are other areas in the Town that should get some attention including the areas off of Philips Road ▪ There is a need to include more about cultural activities like music, theater, the arts and entertainment. This would be a good topic to include in the Placemaking section ▪ Not many gathering spaces for larger events of 200 or more people ▪ Regarding farmland, there should be more community gardens or sites available for community farming ▪ New construction should be considerate of circulation patters and not creating too many curb cuts for entrances and exits 	
Adjourn	The meeting is adjourned at 8:30PM	

This meeting summary conveys our understanding of the items discussed and agreements reached at this meeting. Please forward any additions, corrections and/or questions to my attention.

Submitted by:
Andrew Gillcrist, MJ Engineering and Land Surveying, PC

cc: Consultant Team, CPSC, Town Planning & Zoning Department



EAST GREENBUSH COMPREHENSIVE PLAN UPDATE

COMPREHENSIVE PLAN STEERING COMMITTEE (CPSC)

Date/Time: November 25, 2019, 6:00 PM - 8:00 PM
Location: East Greenbush Town Hall,

225 Columbia Turnpike,
Rensselaer, NY 12144

Please Sign In

Name	Affiliation	Email
PATRICIA OCONNOR	Resident	palt.oconnor@gmail.com
Victoria Mareri	CPSC / DRUGS	vmareri@nycap.kk.com
NOR WARRER	Resident / Former Board Mbr	nwarrere@nycap.kk.com
John Conway	ZBA	jconway1@aol.com
Andrew Gillchrist	MS Engineering	Agillchrist@MSSELS.COM
Jackie Hakes	MS Engineering	JHakes@MSSELS.COM
Adam Yagelski	Town of East Greenbush	AYagelski@eastgreenbush.org



Engineering and
Land Surveying, P.C.
233 Columbia Road, Rensselaer, NY 12144





TOWN OF EAST GREENBUSH
COMPREHENSIVE PLAN
UPDATE

Comprehensive Plan Steering Committee
Meeting #5
November 25, 2019



Engineering and
Land Surveying, P.C.
1535 Crescent Road - Clifton Park, NY 12065





AGENDA

1. Welcome and Agenda Overview
2. Project Update
3. Survey Highlights
4. Discussion of Guiding Principles, Goals and Key Recommendations
5. Future Land Use Exercise
6. Next Steps
7. Public Comment





PROJECT UPDATE

Completed :

- ✓ Public Engagement
 - ✓ Community Outreach Plan
 - ✓ Public Open House #1
 - ✓ Public Workshop #2 – Speed Round Discussions
 - ✓ Online Community Survey
 - ✓ Stakeholder Meetings
- ✓ Community Profile (Inventory)
- ✓ CPSC Meetings #1-4





PROJECT UPDATE

Ongoing / In-Progress:

- Public Engagement
 - Online Community Survey Summary
 - Stakeholder Follow-up
 - Public Open House #3 / CPSC Public Hearing
- Community Profile (Inventory)
- Project Webpage / The Monthly e-newsletter
- CPSC Meetings
- Draft Vision, Guiding Principles, Goals, Recommendations
- Technical Investigation Items





PROJECT UPDATE

Next Steps: (Winter/Spring 2020)

- Refine Draft Vision, Guiding Principles, Goals, Recommendations
- Develop Future Land Use Map
- Complete Technical Investigation Items
- Prepare Draft Comprehensive Plan for CPSC Review





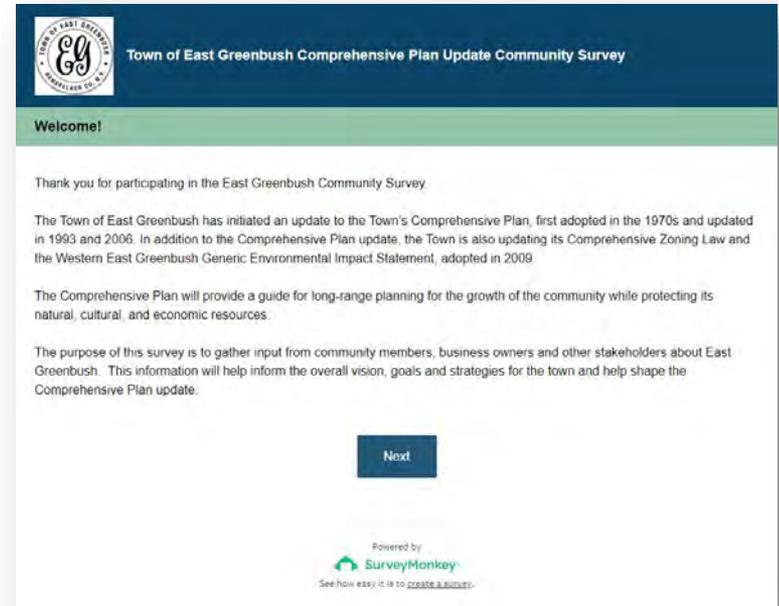
ONLINE SURVEY HIGHLIGHTS





ONLINE SURVEY HIGHLIGHTS

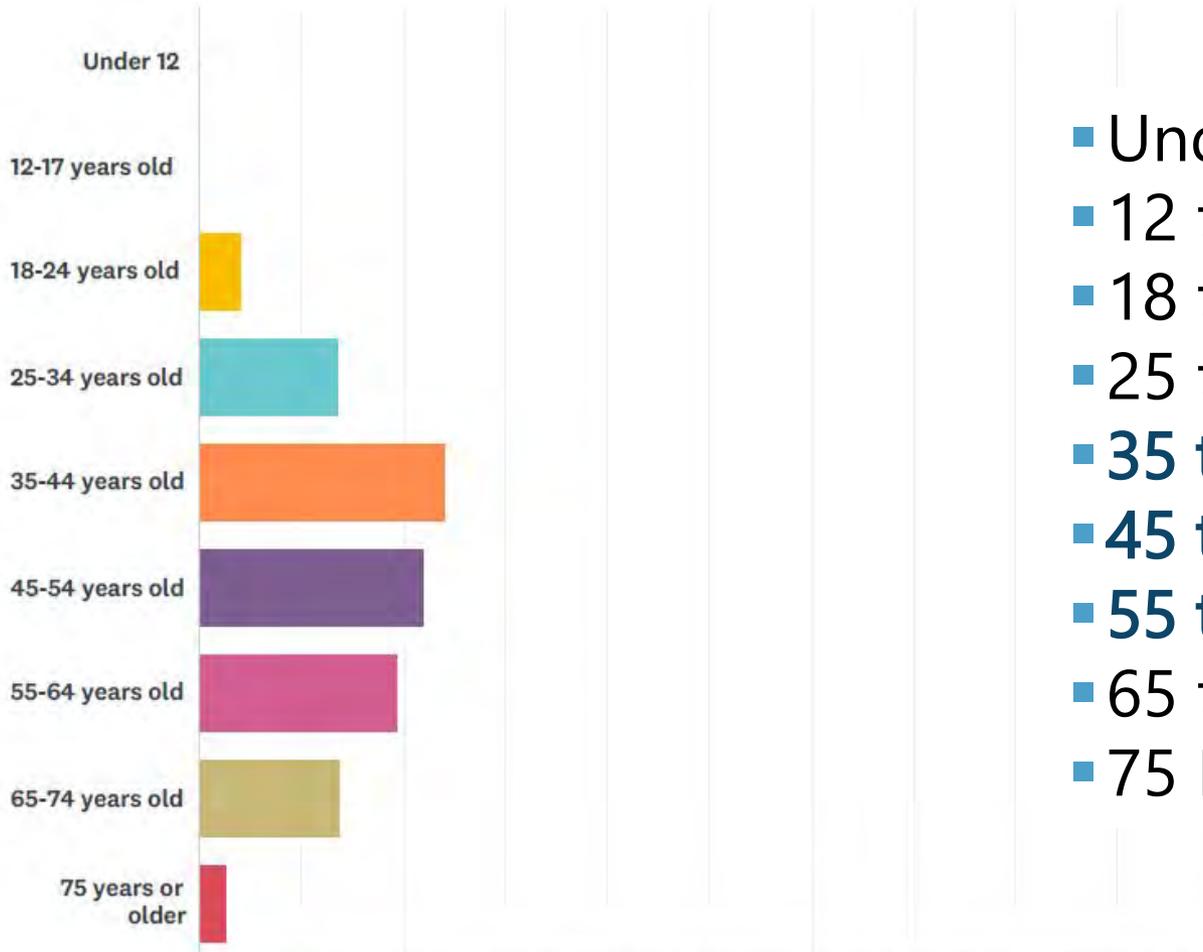
- Total respondents: 783
- Number of questions: 21
- Question categories:
 - Demographic and Background Information
 - The Way Land is Used
 - Quality of Life
 - The Future





ONLINE SURVEY HIGHLIGHTS

Question 2: Please indicate your age.



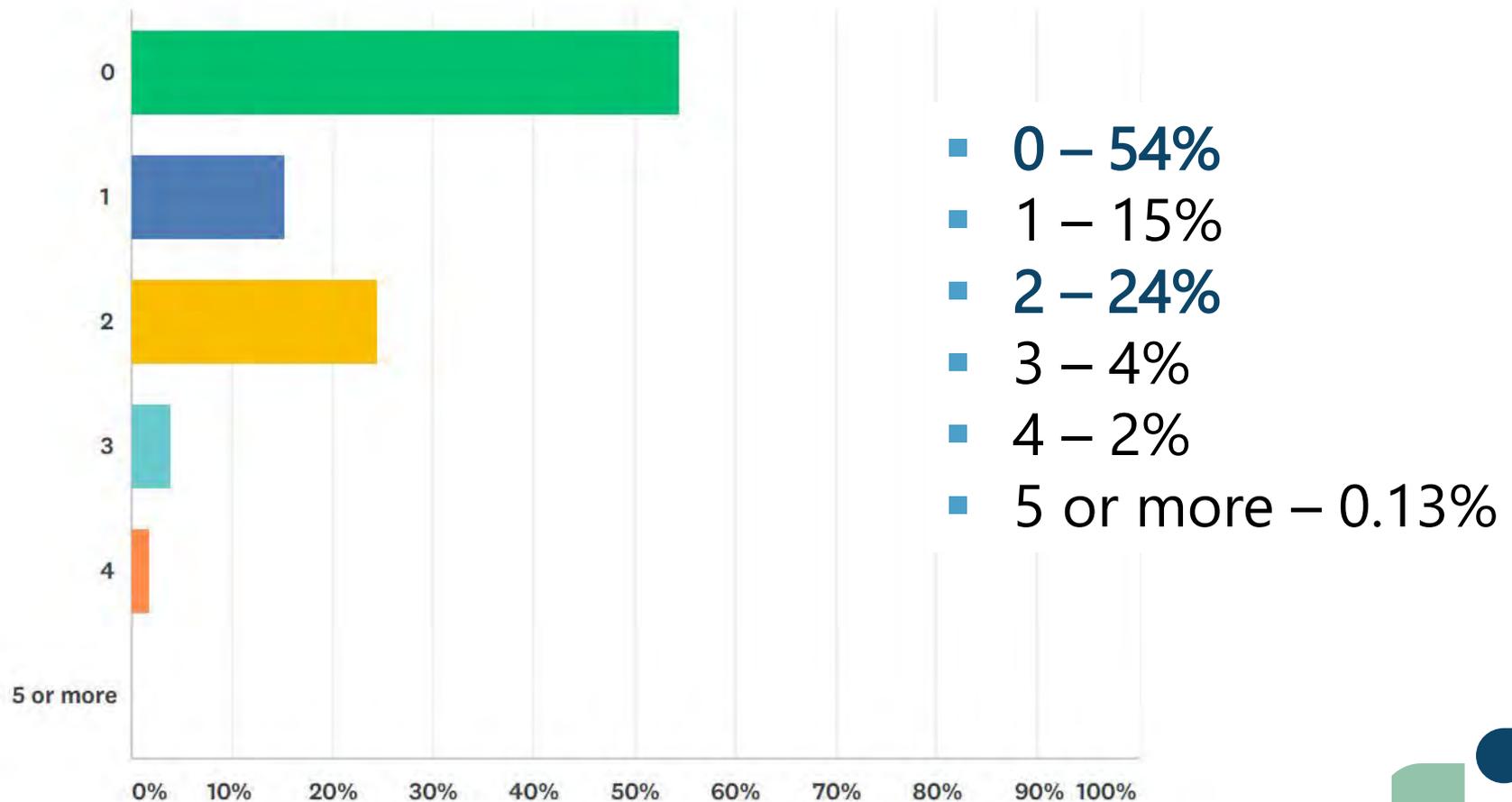
- Under 12 – 0.13%
- 12 to 17 – 0.13%
- 18 to 24 – 4%
- 25 to 34 – 14%
- 35 to 44 – 24%
- 45 to 54 – 22%
- 55 to 64 – 20%
- 65 to 74 – 14%
- 75 Plus – 3%





ONLINE SURVEY HIGHLIGHTS

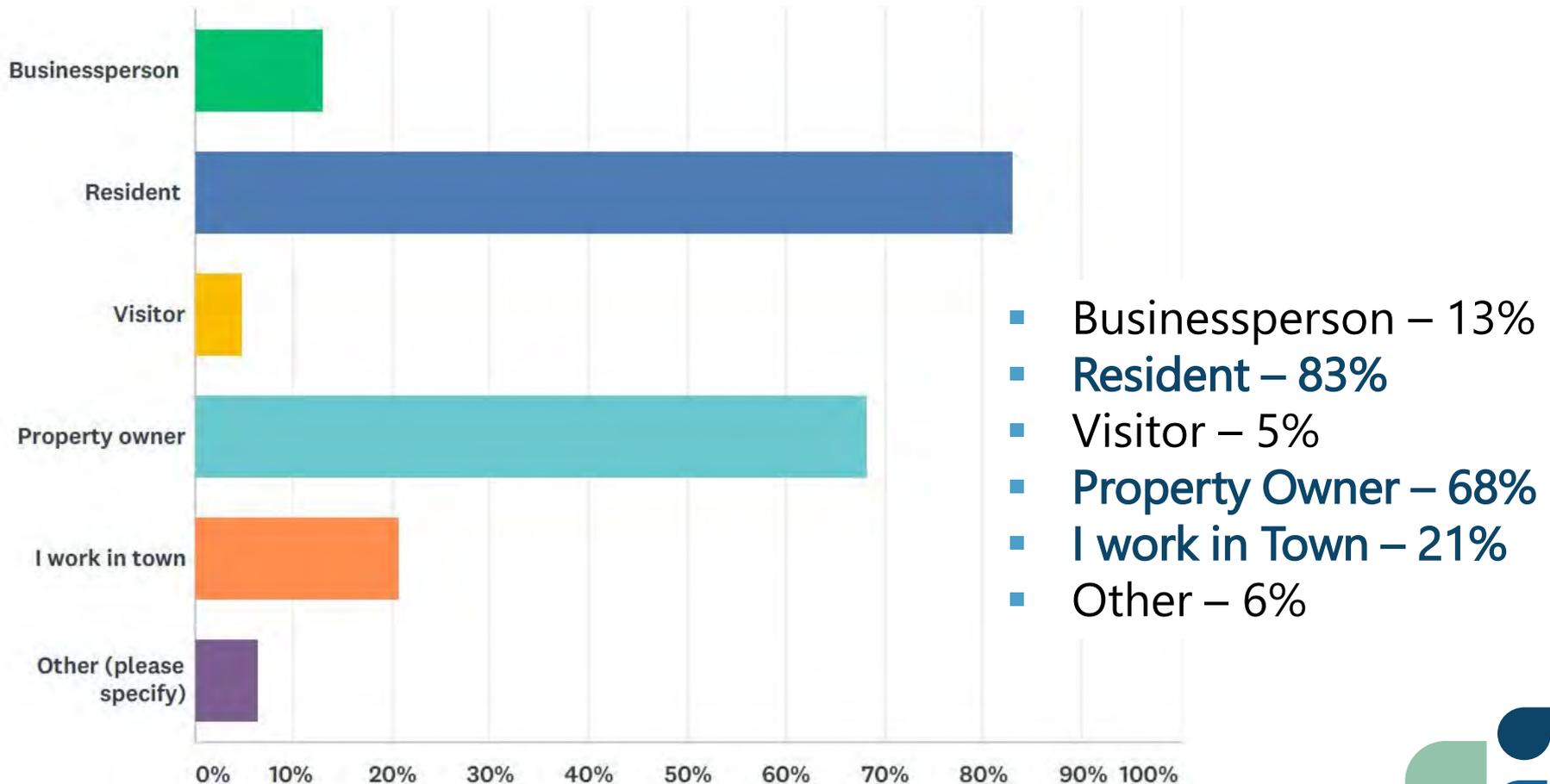
Question 4: Please select the number of people in your household under the age of 18.





ONLINE SURVEY HIGHLIGHTS

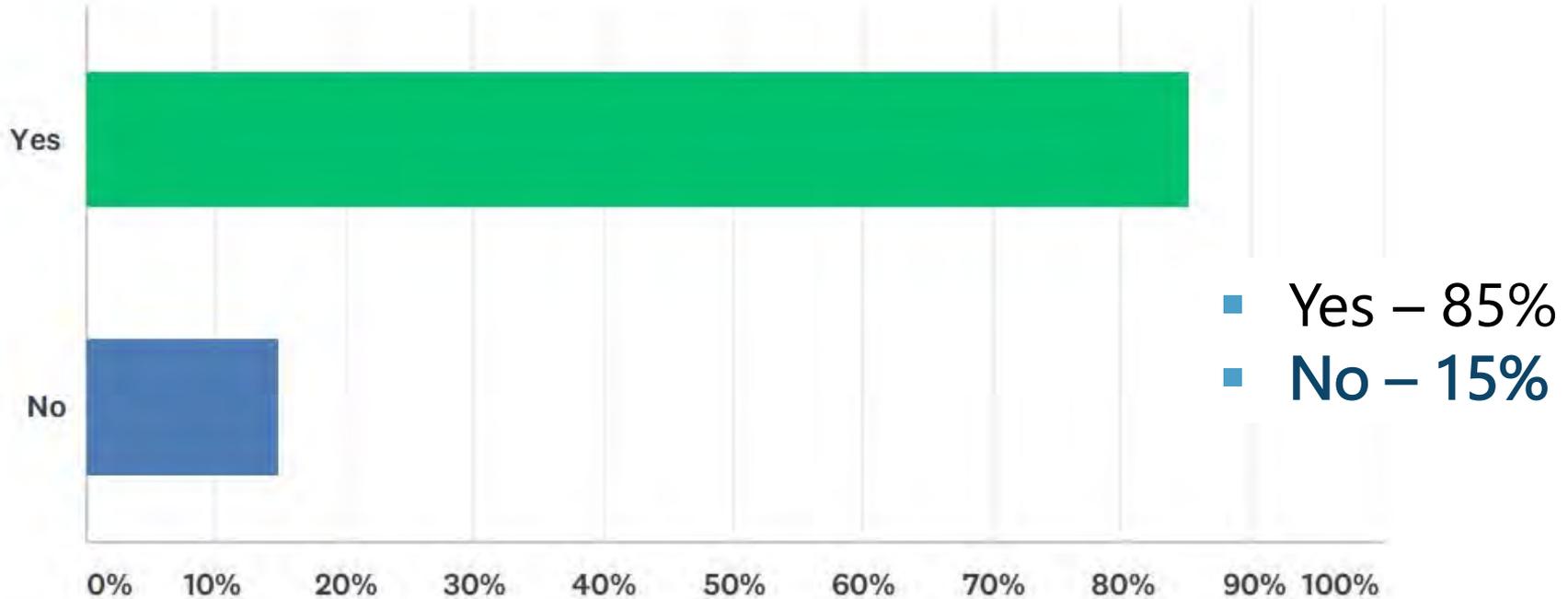
Question 5: Please check all that apply to you:





ONLINE SURVEY HIGHLIGHTS

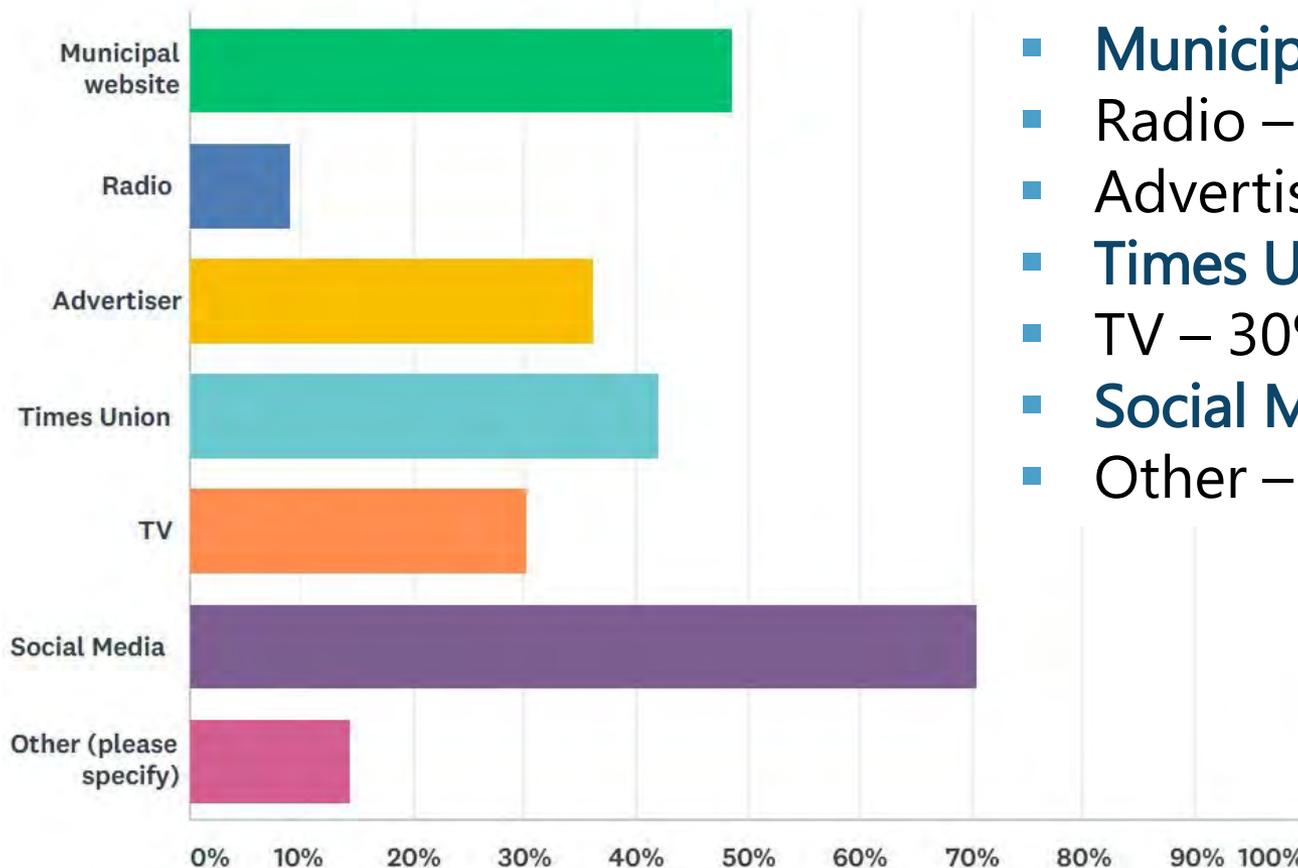
Question 6: Do you live in East Greenbush?





ONLINE SURVEY HIGHLIGHTS

Question 8: How do you get news about the Town?
Check all that apply.



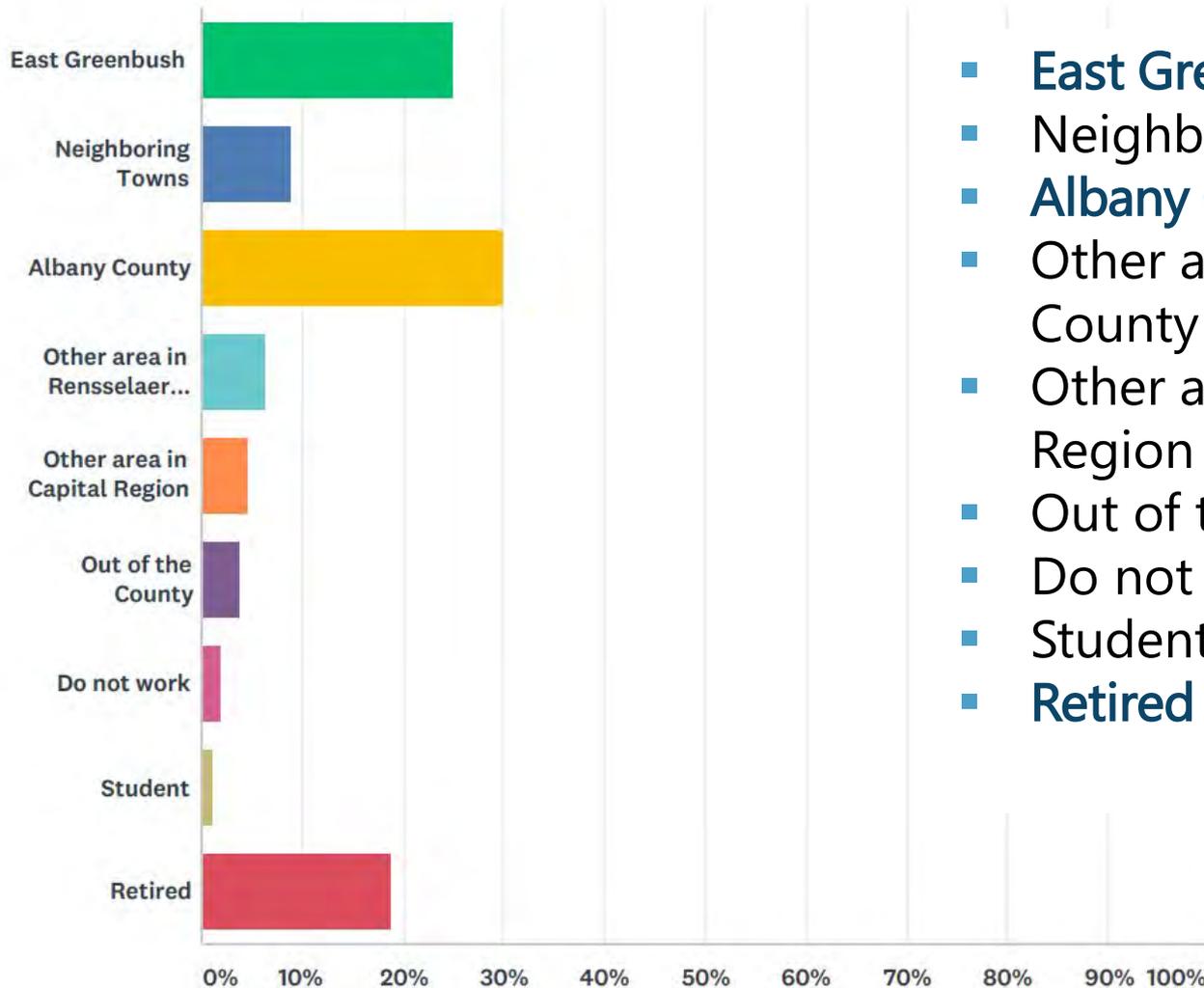
- **Municipal Website – 49%**
- Radio – 9%
- Advertiser – 37%
- **Times Union – 42%**
- TV – 30%
- **Social Media – 71%**
- Other – 15%





ONLINE SURVEY HIGHLIGHTS

Question 9: Where do you work?



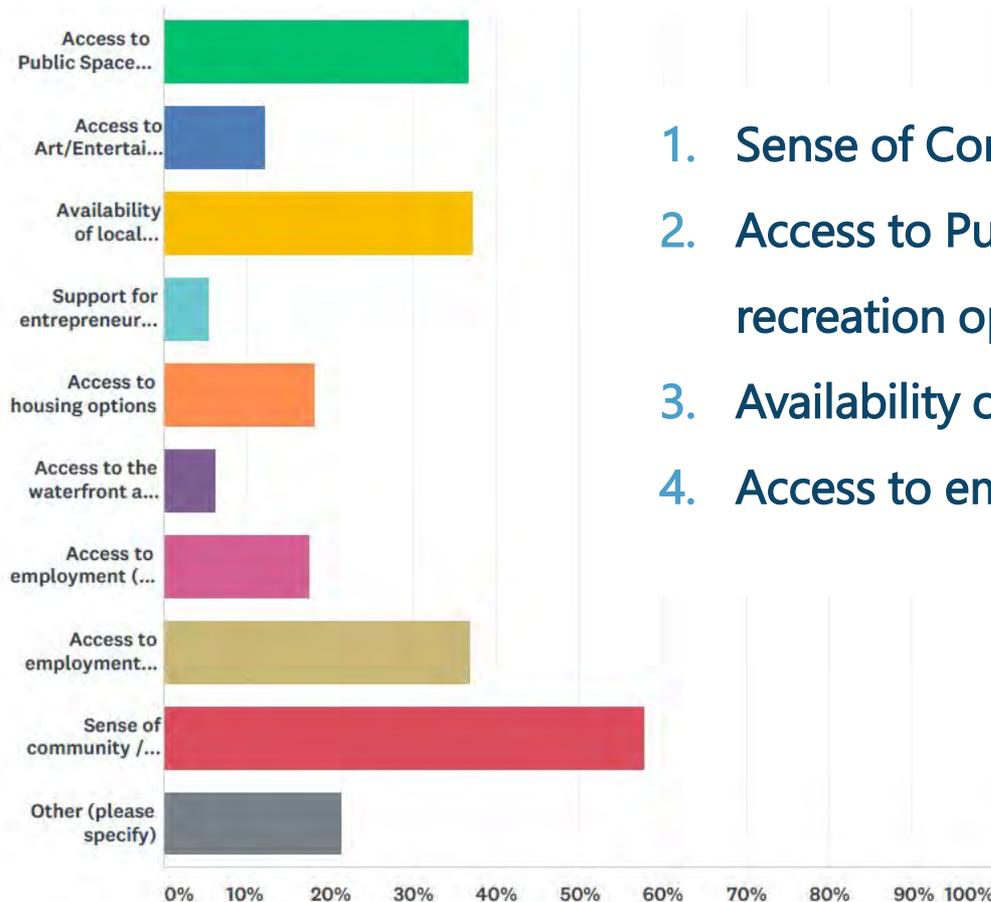
- East Greenbush – 25%
- Neighboring towns – 9%
- Albany County – 30%
- Other areas in Rensselaer County – 6%
- Other areas in Capital Region – 5%
- Out of the County – 4%
- Do not work – 2%
- Student – 1%
- Retired – 19%





ONLINE SURVEY HIGHLIGHTS

Question 15: Which do you value most about East Greenbush? Select top 3.



1. Sense of Community / neighborhood – 58%
2. Access to Public Space (trails, public parks, recreation opportunities) – 37%
3. Availability of local businesses – 37%
4. Access to employment outside town – 37%





ONLINE SURVEY HIGHLIGHTS

Question 18: How would you describe your ideal vision of East Greenbush in 5, 10 or 20 years?

Common Themes

- Businesses/restaurants on Route 9/20
- Walkable/bikeable





ONLINE SURVEY HIGHLIGHTS

Question 19: Please identify the top 3 concerns or challenges for East Greenbush.

Common Themes

- Lack of pedestrian and bicycle infrastructure
- Taxes
- Additional businesses on Route 9/20





ONLINE SURVEY HIGHLIGHTS

Question 20: Please identify the top 3 opportunities you see for East Greenbush in the future.

Common Themes

- Great location
- Good schools
- Opportunities to expand businesses





ONLINE SURVEY HIGHLIGHTS

Question 21: On a scale from Strongly Agree to Strongly Disagree, please select which box matches your opinion the closest. Mark only one per row.

Agree to Strongly Agree

- Expanding Recreation Opportunities in the Town is Important – **94%**
- Protecting natural resources and wildlife habitat is important – **92%**
- Expanding employment opportunities is important – **87%**

Disagree to Strongly Disagree

- The Town is managing growth well – **30% (44% Agree to Strongly Agree)**





DRAFT GUIDING PRINCIPLES, GOALS AND KEY RECOMMENDATIONS





VISION

In the year 2040, the Town of East Greenbush is a desirable live/work community that encourages a thriving walkable central town area surrounded by historic hamlets, well-connected neighborhoods, rural lands and active agriculture.

Balanced, sustainable growth within the community maintains the small town feel while providing a range of employment opportunities, supporting a diverse tax base, encouraging locally owned businesses and promoting emerging business sectors.

A range of quality housing options are available, and the town takes pride in its well-maintained streets, parks, businesses, and neighborhoods.

East Greenbush is a community aware and respectful of its important natural resources and the health of the environment.

This safe, welcoming town has a strong sense of community and is a place for multiple generations to call home.





PLACEMAKING

Guiding Principle:

Encourage a strong sense of place and unique identity, including recognized town and hamlet centers with a mix of land uses, that attract residents, businesses and visitors and are supportive of all generations, while celebrating the Town's history and small-town feel.

Goals:

- **Goal 1:** Create vibrant, active, attractive and functional community gathering spaces within key nodes.
- **Goal 2:** Strengthen community identity by prioritizing and preserving historic resources.
- **Goal 3:** Manage new development in the Town's rural areas to protect the resources and unique rural identity, create new places, and balance cost of providing public services.





PLACEMAKING

Recommendations:

- A1:** Create walkable nodes with unique, identifiable character that have access to services, housing and commercial establishments. (2006 Land Use Plan)
- A2:** Preserve the character of the Town's historic settlements, neighborhoods and hamlets, including Hampton Manor, Clinton Heights, East Greenbush, Best and Luther.
- A3:** Enhance gateways into the Town and hamlets. Gateways can help to demonstrate community pride and define the character of a neighborhood.





PLACEMAKING

Recommendations:

- A4:** Evaluate models for form-based zoning and design guidelines to achieve desired community character, improve development expectations and create predictable review procedures.
- A5:** Formalize locally important historic districts and areas throughout the Town to establish a level of protection for historic buildings and properties.
- A6:** Develop a local history museum and programs to display and showcase significant Town resources.





PLACEMAKING

Recommendations:

- A7:** Work with the Town Historian to increase public awareness of historical resources.
- A8:** Provide more activities for children and teens through the development community gathering places.
- A9:** Establish a town center area that is walkable and connected to neighborhoods where residents and visitors can shop, eat and congregate.





PLACEMAKING

Recommendations:

- A10:** Establish an outdoor music venue in a central location to host events and to create a local attraction.
- A11:** Focus commercial development around key nodes along the Columbia Turnpike and Route 4 and ensure pedestrian and bicycle connections to those areas.
- A12:** Implement conservation subdivision design for large parcels in rural portions of Town that is focused around unique natural, historic, and community elements
- A13:** Identify locations for future development and extend public utilities as needed and in keeping with smart growth principles, recognizing the balance between new development and the cost of providing new services to support that development.





TRANSPORTATION AND MOBILITY

Guiding Principle:

Enhance walking and biking facilities to create better connections between neighborhoods, town and hamlet centers and encourage transit choices. Evaluate and apply methods to improve circulation for people and goods along key commercial and residential corridors.

Goals:

- **Goal 1:** Maintain a safe, reliable and efficient transportation system that provides multi-modal access while maintaining the character of East Greenbush.
- **Goal 2:** Support complete streets and encourage expanded bicycle, pedestrian and public transit options to improve and create connections between residential areas and key commercial centers.



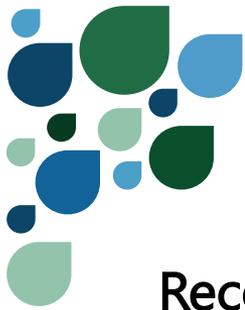


TRANSPORTATION AND MOBILITY

Recommendations:

- B1:** Identify and develop new town-wide connections to help alleviate traffic pressures along Route 4 and connect the town's major nodes and destinations. (2006 Land Use Plan)
- B2:** Work with the Capital District Transportation Authority to expand public transit options to help alleviate traffic and offer transportation alternatives for residents. (2006 Land Use Plan)
- B3:** Provide alternatives for pedestrians including trail, sidewalks, and appropriate road crossings at intersections. (2006 Land Use Plan)





TRANSPORTATION AND MOBILITY

Recommendations:

- B4:** Infill missing sidewalk gaps and provide new sidewalk connections, particularly along Columbia Turnpike and Route 4, to link residential neighborhoods with schools, library and commercial establishments. (2017 Amenities Plan)

- B5:** Prioritize bicycle and pedestrian infrastructure in future transportation improvement plans at local, county and state levels.

- B6:** Leverage the investment in the Albany Hudson Electric Trail by identifying opportunities to create connections to the trail which can act as a key “artery”





TRANSPORTATION AND MOBILITY

Recommendations:

- B7:** Identify options to reduce traffic congestion and improve operations and reliability along the Route 4 corridor.
- B8:** Create pedestrian linkages between core activity centers such as residential areas, schools and businesses.
- B9:** Standardize the approach to new roadway construction in Town to achieve community goals, reduce risk to the land development community, and ensure cost efficiency of installed infrastructure by, for example, adopting road standards and/or evaluating existing local codes.





ECONOMIC GROWTH

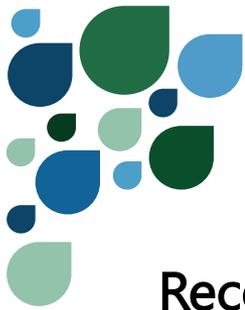
Guiding Principle:

Engage in sustainable, managed growth that balances community character and quality of life with tax-base generating opportunities and increased access to employment. Focus commercial growth along key corridors and support thriving town and hamlet centers with local businesses.

Goals:

- **Goal 1:** Develop and maintain a strong, diversified and sustainable local economy.
- **Goal 2:** Promote investment and re-investment in key areas along the Columbia Turnpike and Route 4.
- **Goal 3:** Foster job growth by retaining existing businesses and attracting new businesses.
- **Goal 4:** Ensure growth occurs in a manner that preserves the quality of life and character of the community.





ECONOMIC GROWTH

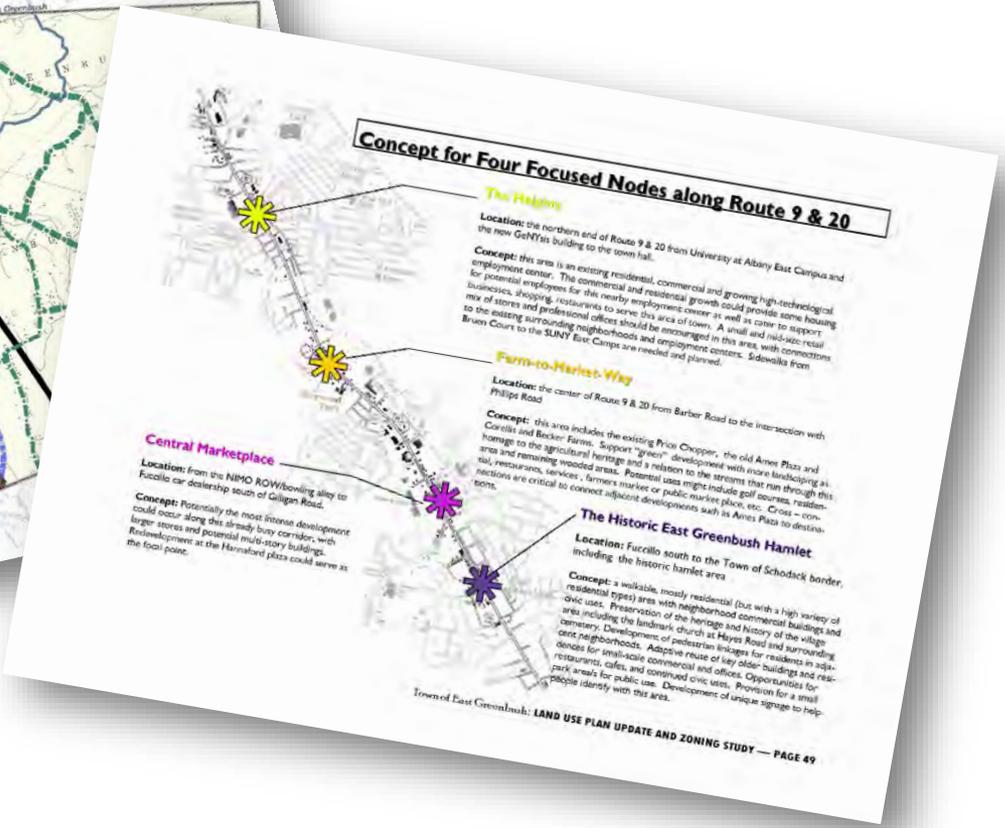
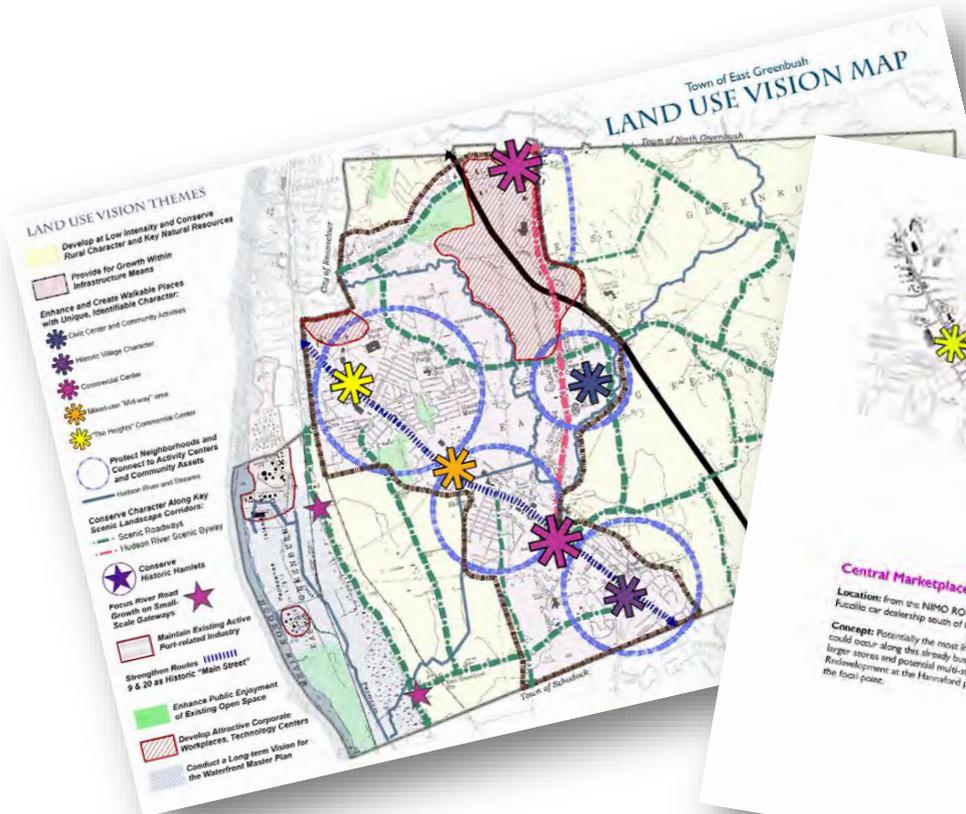
Recommendations:

- C1:** Focus growth within key nodes on Columbia Turnpike, including The Heights, Farm-to-Market-Way, Central Marketplace and the Historic East Greenbush Hamlet. (2006 Land Use Plan)
- C2:** Update zoning to incorporate commercial design guidelines for the four nodes along Columbia Turnpike, using building patterns and architectural elements to unify new designs. (2006 Land Use Plan)
- C3:** Re-evaluate existing zoning of the Town's key commercial areas to ensure placemaking goals are met but that requirements do not create unnecessary uncertainty in the land use regulatory processes and continue to diversify and strengthen the Town's employment and commercial centers in a balanced way that is compatible with existing neighborhoods.





ECONOMIC GROWTH



2006 Land Use Plan Update and Zoning Study





ECONOMIC GROWTH

Recommendations:

- C4:** Conduct site-specific cooperative planning with landowners to redevelop key parcels that can act as catalysts for future redevelopment. (2006 Land Use Plan)

- C5:** Re-use existing buildings with creative, new uses and/or re-utilize/re-develop areas that have previously been developed or disturbed. (2006 Land Use Plan)

- C6:** Support mixed-use buildings and develop form-based design standards along key commercial corridors to help ensure high-quality places for the community. (2006 Land Use Plan)





ECONOMIC GROWTH

Recommendations:

- C7:** Re-evaluate and implement the 2014 Corridor Plan and Design Guidelines for Columbia Turnpike and Troy Road. Work with local partners, including the Rensselaer County Regional Chamber of Commerce, Rensselaer County Industrial Development Agency, Rensselaer County Capital Resource Corporation and the Rensselaer County Office of Economic Development and Planning to find approaches to support local businesses and entrepreneurship.
- C8:** Work with local business and other regional partners to identify creative, collaborative ways to address needs, such as funding of public infrastructure investments and supporting investment along Columbia Turnpike.
- C9:** Develop a contemporary marketing and branding approach supporting comprehensive economic development in Town, and work to “tell the story” of successful investments and their contributions to the local economy.





ECONOMIC GROWTH

Recommendations:

- C10:** Identify and support opportunities to spur growth in the dining and restaurant sector which contribute to a sense of place, provide residents expanded options, and which leverage and attract employees who may travel to Town for work but who are not residents.

- C11:** Evaluate zoning regulations in light of emerging markets and/or businesses, such as the craft brewing sector, artisanal forms of manufacturing, and the creative economy, to ensure flexibility and a right-sized approach which still ensures neighborhood compatibility as well as advancing community goals.





NEIGHBORHOODS AND HOUSING

Guiding Principle:

Preserve the character of existing neighborhoods and historic hamlets while creating new quality housing options. Provide housing options to attract new community members that may work in town or surrounding communities and retain existing residents while providing housing opportunities for residents of all ages.

Goals:

- **Goal 1:** Provide a variety of housing options that are available to a range of income levels.
- **Goal 2:** Provide a variety housing options that meet the needs of multiple generations.
- **Goal 3:** Preserve and Enhance the character of existing neighborhoods and historic hamlets.





NEIGHBORHOODS AND HOUSING

Recommendations:

- D1:** Extend the pattern of existing residential neighborhoods in adjoining new residential development.
- D2:** Create a mix of high-quality residential development in town, with diverse offerings for families and households of all sizes, ages and abilities. (2006 Land Use Plan)
- D3:** Model new neighborhoods upon pedestrian friendly, traditional neighborhood patterns that include appropriate public amenities. (2006 Land Use Plan)





NEIGHBORHOODS AND HOUSING

Recommendations:

- D4:** Ensure new residential development is located in areas with existing sewer and water infrastructure and designed with connected streets and cross-connections to ensure adequate circulation. (2006 Land Use Plan)
- D5:** Actively pursue enhancement, revitalization and reinvestment in existing neighborhoods, particularly the older, more established neighborhoods of town, such as those located along Route 9 & 20. (2006 Land Use Plan)
- D6:** Attract high quality housing project proposals offering contemporary amenities and conveniences attractive to people of all ages, such as maintenance-free amenities, multi-modal transportation options, alternative energy solutions, and integration of natural resource feature protection into development plans and ensure these land development projects are constructed to Town requirements.





RECREATION

Guiding Principle:

Expand inclusive passive and active recreational spaces and programming of all scales throughout the Town. Create gathering places and activity centers which foster community-oriented activities and pride in the Town.

Goals:

- **Goal 1:** Expand active and passive recreation opportunities for the health and enjoyment of all residents and visitors.
- **Goal 2:** Maintain and upgrade existing parks and recreational facilities.
- **Goal 3:** Create or pursue recreation opportunities which connect residents and foster community engagement and identity





RECREATION

Recommendations:

- E1: Implement recommendations from the Town of East Greenbush 2017 Amenities Plan and continue to update the Amenities Plan as projects are completed and new needs are identified.
- E2: Work in cooperation with future development projects to establish a larger Town-wide multi-use path and trail network which will eventually link many neighborhoods and destinations together for walking, biking, jogging or cross-country skiing. (2017 Amenities Plan)
- E3: Continue to work with residents in Hampton Lake neighborhood to identify a pedestrian loop path around the lake. (2017 Amenities Plan)
- E4: Work with property owners in key areas such as Tempel Lane and along the Hudson River to develop plans which integrate attractive public spaces, walking paths or other recreational activities for the enjoyment of all. (2017 Amenities Plan)





RECREATION

Recommendations:

- E5: Improve and increase outdoor recreation opportunities and access to natural and scenic areas Town-wide.
- E6: Consider expanding recreational programming and the addition of staff to support programs.
- E7: Establish or expand partnerships, such as the East Greenbush Youth Baseball League, the Girl Scouts and school district, to expand recreational opportunities.





NATURAL RESOURCES, AGRICULTURE & THE ENVIRONMENT

Guiding Principle:

Embrace, promote and celebrate important natural resources. Maintain and improve water and air quality as well as wildlife habitat. Support active farms, agribusiness, and agritourism.

Goals:

- **Goal 1:** Preserve and protect key natural resources.
- **Goal 2:** Protect farmland and support an agricultural economy.





NATURAL RESOURCES, AGRICULTURE & THE ENVIRONMENT

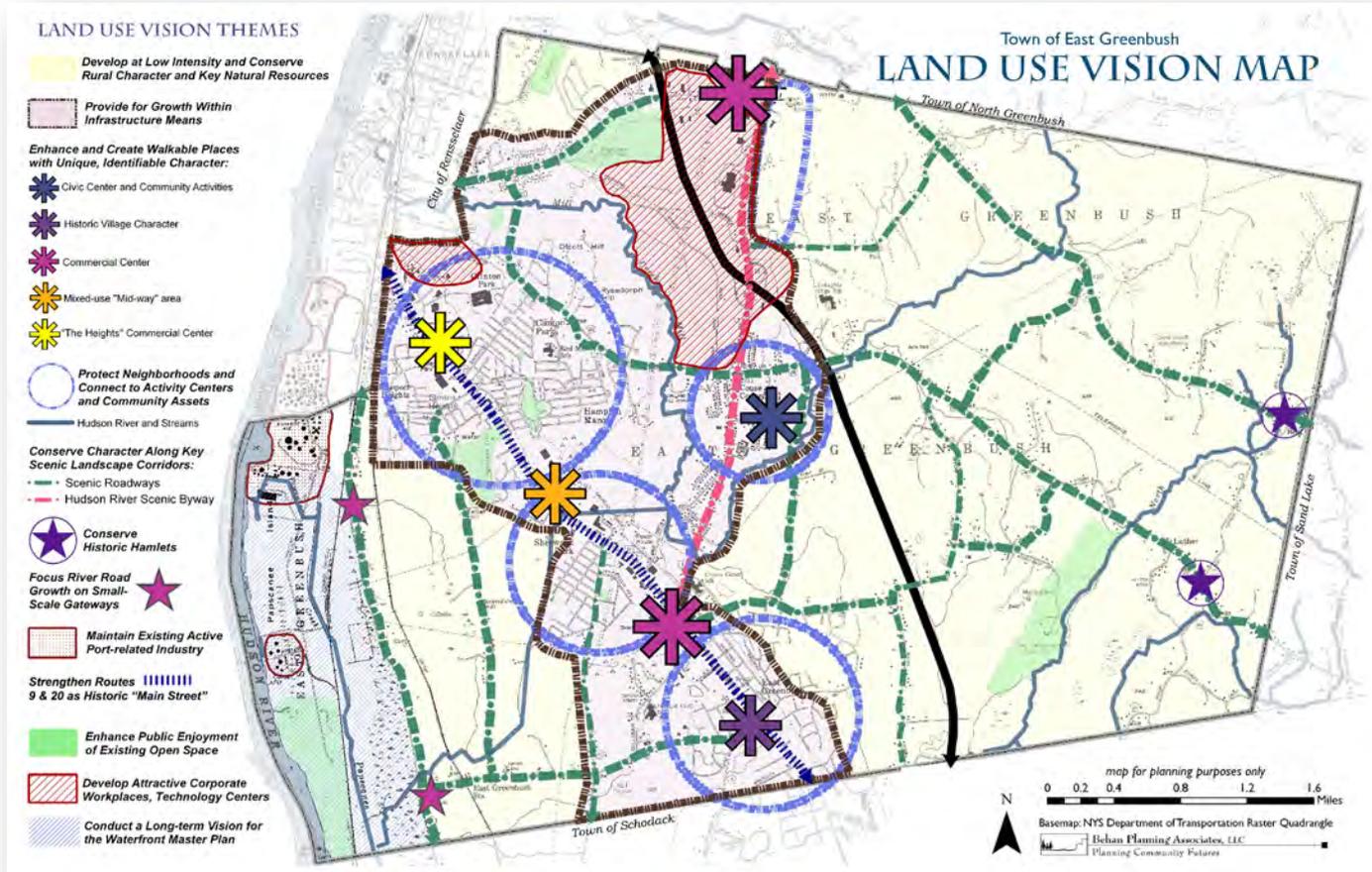
Recommendations:

- F1:** Implement the actions recommended by the Natural Resources Working Group based on work completed through the development of the Natural Resources Inventory.
- F2:** Conserve the rural landscape character, especially in the eastern, rural portion of town and along rural roadways and farmsteads. (2006 Land Use Plan)
- F3:** Protect and conserve viewshed and rural character along scenic roadways as identified by the 2006 Land Use Plan. Provide for vegetation buffers as part of future development. (2006 Land Use Plan)





NATURAL RESOURCES, AGRICULTURE & THE ENVIRONMENT



2006 Land Use Plan Update and Zoning Study





NATURAL RESOURCES, AGRICULTURE & THE ENVIRONMENT

Recommendations:

- F4:** Develop rural design and conservation design guidelines for development in this of Town to be protective of the rural character during site layout and design. (2006 Land Use Plan)

- F5:** Explore future creative land uses at the Hudson River shoreline within the Coastal Industrial District. Any future uses should include a significant component to enhance public access. (2006 Land Use Plan)

- F6:** Encourage and support landowners that are interested in conserving all or some of their lands. Provide landowners options for conservation such as conservation easements with local, regional, and national land trusts and other conservation organizations. (2006 Land Use Plan)





NATURAL RESOURCES, AGRICULTURE & THE ENVIRONMENT

Recommendations:

- F7:** Review existing Town of East Greenbush Conservation Commission Local Law (1971) to revitalize a Conservation Advisory Council (CAC) informed by the NYS model law detailed in the state's 1997 Open Space Planning Guide. The CAC will promote community involvement in natural resource protection. (NRWG)
- F8:** Evaluate zoning and other land use regulations relative to farm viability to allow compatible value-added production, small-scale or artisanal manufacturing, and other activities to increase overall farm income and promote diversification. Work with local and regional partners to develop, expand and/or strengthen farm supporting infrastructure, such as local ag product processing facilities as well as business strategy-related resources, such as marketing and direct sales technical assistance.





GOVERNANCE & INFRASTRUCTURE

Guiding Principle:

Promote fiscal responsibility and enhance governmental efficiencies with a positive service approach. Ensure transparency and equity in decision making. Allocate adequate resources for the community to provide essential services. Upgrade infrastructure to support a growing community and its need to adapt to emerging technologies.

Goals:

- **Goal 1:** Ensure the availability of public facilities, infrastructure and emergency services that adequately serve the present and future needs of East Greenbush.
- **Goal 2:** Maintain fiscal responsibility among all Town departments.
- **Goal 3:** Continue operating a transparent Town Hall that seeks active community involvement.





GOVERNANCE & INFRASTRUCTURE

Recommendations:

- G1:** Evaluate options for relocating Police Station and Town Court to a new location that meets the needs of an expanding police force and current regulatory requirements.
- G2:** Work to ensure that all areas of the community are adequately serviced by fire, police and emergency medical response.
- G3:** Work with emergency service providers to recruit and retain qualified volunteers.





GOVERNANCE & INFRASTRUCTURE

Recommendations:

- G4:** Encourage the use of green infrastructure to address stormwater management and function as streetscape enhancements.
- G5:** Continue to maintain and upgrade sewer and stormwater infrastructure and plan for future maintenance needs.
- G6:** Continue to assess current municipal staffing needs, planning for hiring additional staff, evaluating business process improvement strategies, and balance these needs with financial capacity





GOVERNANCE & INFRASTRUCTURE

Recommendations:

G7: Continue to comply with the MS4 program.

G8: Build on recent e-government initiatives, such as modernizing the Town website and live-streaming board meetings, and to continue to use technology to improve service delivery and stakeholder access to information. Prioritize completion and maintenance of a comprehensive code update and migration to an online platform.





FUTURE LAND USE EXERCISE

LAND USE VISION THEMES

Develop at Low Intensity and Conserve Rural Character and Key Natural Resources

Provide for Growth Within Infrastructure Means

Enhance and Create Walkable Places with Unique, Identifiable Character:

Civic Center and Community Activities

Historic Village Character

Commercial Center

Mixed-use "Mid-way" area

"The Heights" Commercial Center

Protect Neighborhoods and Connect to Activity Centers and Community Assets

Hudson River and Streams

Conserve Character Along Key Scenic Landscape Corridors:

Scenic Roadways

Hudson River Scenic Byway

Conserve Historic Hamlets

Focus River Road Growth on Small-Scale Gateways

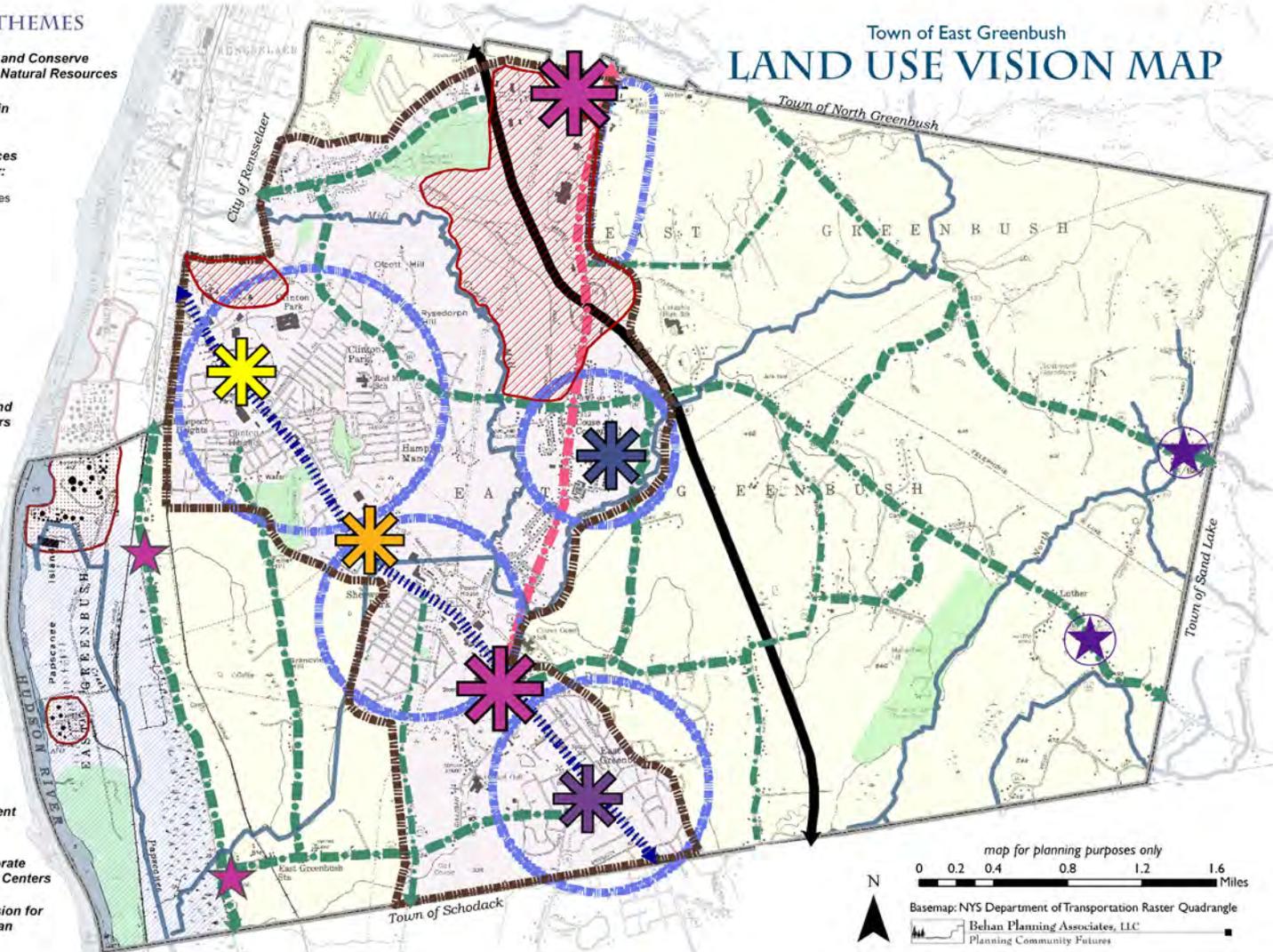
Maintain Existing Active Port-related Industry

Strengthen Routes 9 & 20 as Historic "Main Street"

Enhance Public Enjoyment of Existing Open Space

Develop Attractive Corporate Workplaces, Technology Centers

Conduct a Long-term Vision for the Waterfront Master Plan



map for planning purposes only
 0 0.2 0.4 0.8 1.2 1.6 Miles
 N
 Basemap: NYS Department of Transportation Raster Quadrangle
 Behan Planning Associates, LLC
 Planning Community Futures



NEXT STEPS

- CPSC Meeting #6 – Monday, January 27, 2020, 6:00 PM at Town Hall
- Stakeholder Follow-up
- Draft Comprehensive Plan





PUBLIC COMMENT





Thank You!

- For More Info:

www.eastgreenbush.org

- Email Comments:

CompPlanUpdate@eastgreenbush.org

- *Share photos: **#EGComprehensivePlan**



*By using #EGComprehensivePlan you give the Town of East Greenbush and M.J. Engineering permission to use and display the photo digitally or in print form for planning and public education purposes

