

Comprehensive  
Plan Update for  
the Town of  
East Greenbush

**WELCOME**  
TOWN OF  
**EAST GREENBUSH**

*Est. 1855*

**East  
Greenbush**

Our Vision. Our Community.



# APPENDICES



Engineering and  
Land Surveying, P.C.

Adopted May 19, 2021



## APPENDICES

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# Appendix A

## Community Profile

East  
Greenbush

Our Vision. Our Community.

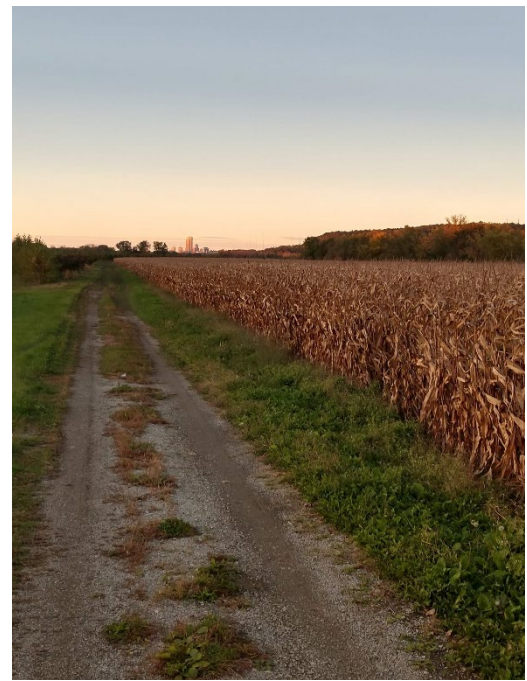








# TOWN OF EAST GREENBUSH



## COMPREHENSIVE PLAN UPDATE

### Community Profile





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## REGIONAL CONTEXT

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

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

In addition, the Town is in close proximity to the Albany-Rensselaer Amtrak Station in the City of Rensselaer, which consistently ranks among the nation's top stations by ridership (806,960 boardings and alightings in 2019), The Albany-Rensselaer station affords access to Syracuse and other cities in western New York to the west, Montreal, Quebec to the north, Boston, MA to the east, and, via one of the busiest rail corridors in the nation, New York City to south. Finally, the Albany International Airport in the Town of Colonie allows for connections to numerous destinations for both people and goods.

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

## HISTORIC AND CULTURAL RESOURCES

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

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

A number of resources within the Town are associated with the War of 1812 and with Edmond Charles Genet, also known as Citizen Genet, the French ambassador to the United States during the French Revolution who established his family in the Town. In May 1812, the U.S. Government purchased 400 acres of land from Stephen Van Rensselaer and established the Greenbush Cantonment as the headquarters for





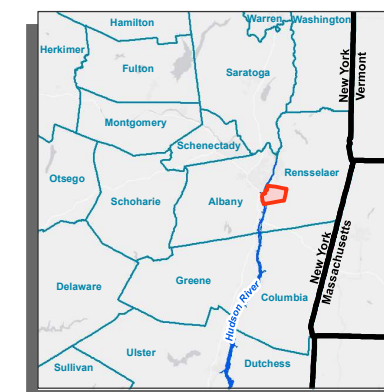


# TOWN OF EAST GREENBUSH Comprehensive Plan

Regional Context  
August 2019

## LEGEND

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

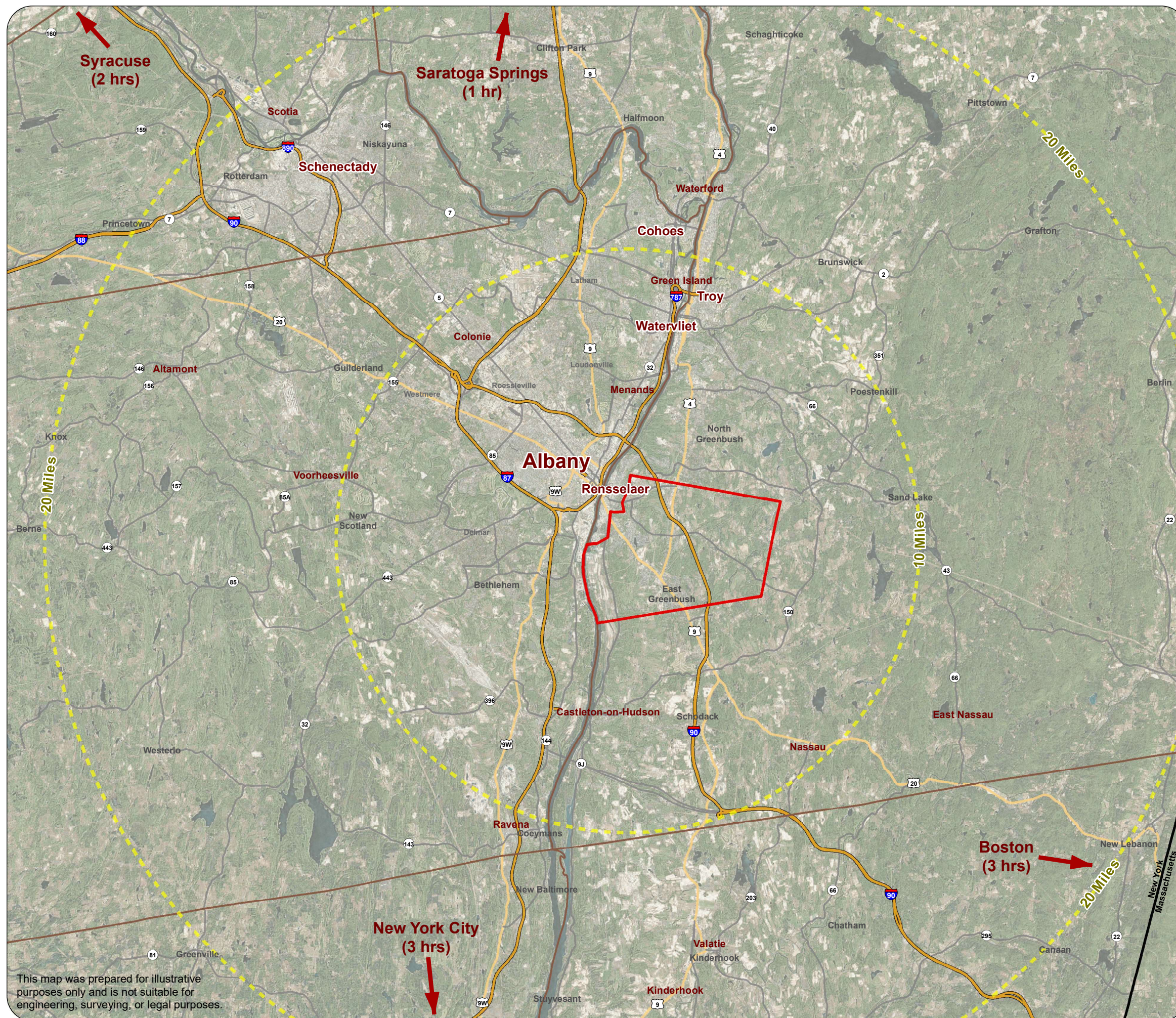


Sources:  
Esri, NYS ITS,  
Town of East Greenbush

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1533 Crescent Road - Clifton Park, NY 12045







the American Army Division of the North. The Cantonment quartered over 4,000 men and was located on the site occupied by Red Mill School today. Facilities at the Cantonment included eight barracks, three Officer's Quarters buildings, two commissary buildings, and an arsenal, armory, guard houses, stables, farrier, and a 100-bed hospital building. The only remaining building is an Officer's Quarters building, now used as a privately-owned residence. The former Genet home is located on Ridge Road and is known as Chartmontot.<sup>1</sup>

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

- **Best Road Corridor** - the northeast part of East Greenbush is a sensitive historic area containing the only two National Register Historic Structures in Town, the Craver Farmstead (1790) and John Craver house (1776), both of which are now private residences. The structures are both situated on a National Historic Site Parcel.
- **Hampton Manor** - located within an identified Sensitive Historic Area that links Columbia Turnpike and Red Mill Road. The former East Greenbush Cantonment grounds that house 4,000 troops in 1812. The area was later developed with Sears Kit Homes.
- **Columbia Turnpike (Route 9/20)** – the main route before Interstate 90, the route was used in the American Revolution for transportation of goods.
- **Papscanee Island and Route 9J** corridor - area has also been identified as a Sensitive Historic Area. The area is known for Native American Settlements Pre-European Contact & 1700s Dutch Houses. Papscanee Island meets eligibility criteria for the National Register of Historic Places based on its archaeological significance.<sup>2</sup>

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

- **John Carner Jr. House (Chenot)** – The John Carner, Jr. House, located at 1310 Best Road, was built prior to the Revolutionary War and was listed on the National Register of Historic Sites in 2004. The House is noted for its Federal style architecture.
- **Craver Farmhouse (Van Rensselaer House)** – The Craver Farmhouse, located at 115 Craver Road in East Greenbush, was built in 1790 and owned by John W. Craver, known as one of the first "Overseers of the Poor" in East Greenbush. The home is an architecturally and historically significant building, providing an excellent example of Federal-style architecture and showcases the agrarian heritage of upstate New York. The home was listed on the National Register of Historic Places in 1996 and remains a private residence today<sup>3</sup>

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

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





Table 1. East Greenbush Historically Significant Buildings

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

Source: Town of East Greenbush Natural Resources Inventory

\* National Register Historic Structure







## Opportunities and Challenges – Historic and Cultural Resources

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

## DEMOGRAPHIC AND SOCIOECONOMIC TRENDS

### Population

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

Figure 1. Population

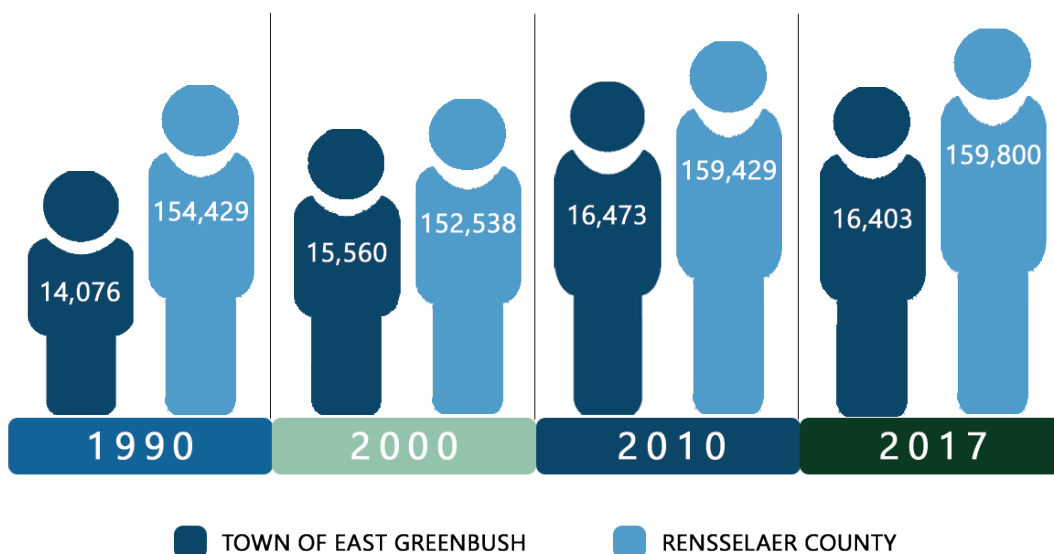




Table 2. Population Change

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

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

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

Table 3. Population Projections

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

Source: U.S. Census Bureau; CDRPC Projections

## Age

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

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

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

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







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

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

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

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





Table 4. Age Cohorts 2000 to 2017

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

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

Table 5. Age Cohorts: Percent Change 2000-2017

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

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



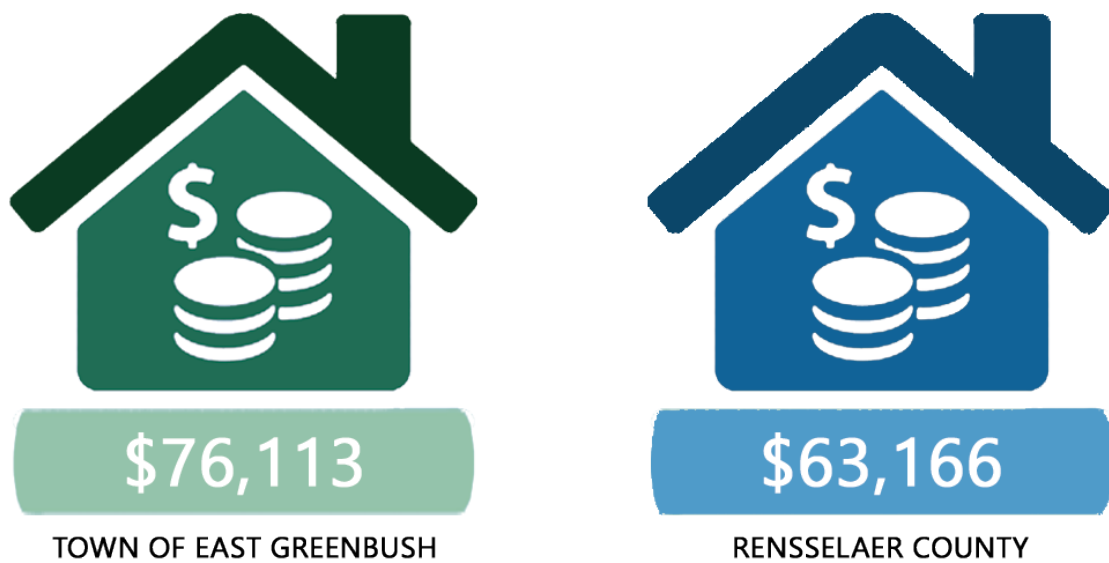




## Income

The median household income represents the mid-point in which half of the measured households have a greater income and half have a lower income.<sup>4</sup> Median household income is a good indicator for understanding several economic factors. Higher median household income usually indicates higher home values, higher levels of educational attainment and lower levels of unemployment. Lower median household income levels can be an indicator of affordable housing and employment needs. In 2017, the median household income in the Town was \$76,113 which is 18% higher than the median household income for Rensselaer County at \$63,166.

Figure 2. Median Household Income





Households are defined as the people living in housing units in Town. (Those living in group quarters are not included in household counts.) Household characteristics affect demand for services and, especially, housing. Household trends, such as total number and average size, affect both the absolute demand for housing units as well as housing types and related characteristics. At the same time, construction of housing of particular types affects household characteristics. For example, a higher number of one-bedroom units would tend to support smaller average household sizes. In East Greenbush, the number of households has increased over the past two decades, and the average size has decreased. These trends are mirrored in Rensselaer County. The greater increase in household numbers in East Greenbush is reflective of higher relative population growth. However, the average size in East Greenbush since 2000 has decreased at a higher rate relative to Rensselaer County. Average size in the County and in Town is also lower than both the New York State size of 2.59 and the Capital Region size of 2.40.

**Table 6. Household Characteristics**

	Rensselaer County				Town of East Greenbush			
	Number of Households	% Change	Avg. Size	% Change	Number of Households	% Change	Avg. Size	% Change
2000*	59,894	-	2.46	-	6,084	-	2.5	-
2010*	64,702	8.0%	2.38	-3.3%	6,702	10.2%	2.41	-3.6%
2005-2010**	63,518	-	2.43	-	6,581	-	2.42	-
2014-2019**	64,906	0.3%	2.36	-0.8%	6,856	2.3%	2.34	-2.9%

\*Source: Decennial Census

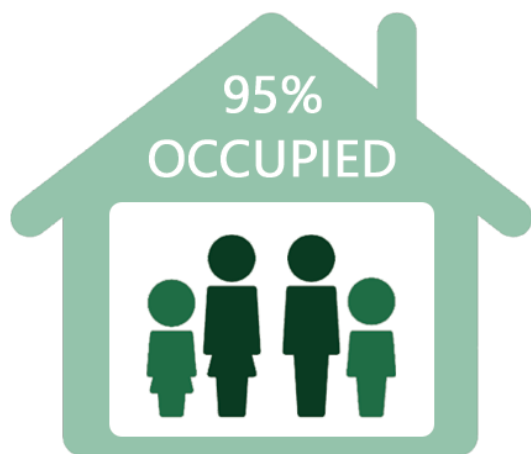
\*\*American Community Survey 5-year estimates

## Housing

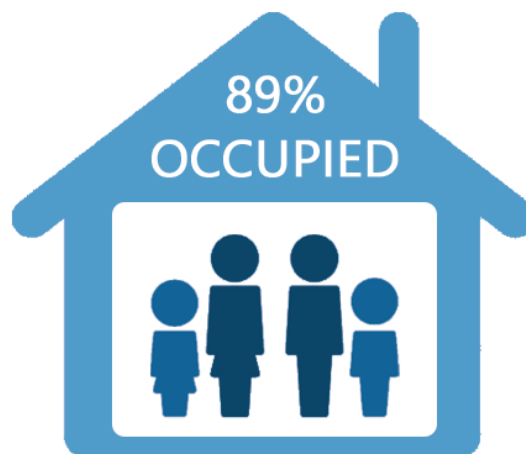
The Town has a total of 7,096 housing units, of which 95% are occupied and 5% are vacant. Owners occupy nearly 78% of the occupied housing units while renters occupy 22%.

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





TOWN OF EAST GREENBUSH



RENSSELAER COUNTY

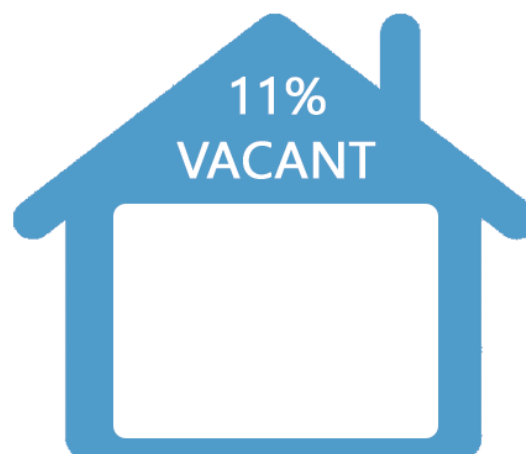
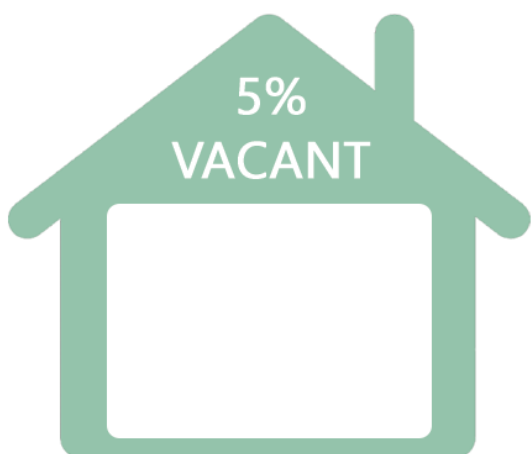


Figure 3. Housing Occupancy







Figure 4. Housing Tenure



Table 7. Housing Type

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

Source: American Community Survey, 2017 Five-Year Estimates





Since 2000, house and rental prices in Town have consistently been higher as compared to Rensselaer County. In 2019 the median house price in Town was \$218,100 and median gross rent was \$1,139. Between 2000 and 2010, house prices also grew faster than in the County and by 2019 had decreased at about the same rate. The decrease between 2010 and 2019 likely reflects the effects of the recession in 2009. Rental rates, in contrast, have continued to rise since 2000, increasing about 15% over this period. In addition, house prices vary within Town. According to 2019 estimates, median prices range from \$193,400 and \$221,000 in the portion of Town roughly west of Route 4; east of Route 4, the median price of \$354,900 is between 60% and 80% higher.

**Table 8. Housing Costs 2000-2019**

Housing Costs 2000-2019			
	2000	2010	2019
Rensselaer County			
Median House Price	\$152,771	\$200,721	\$188,700
% Change	-	31%	-6%
Median Gross Rent	\$812	\$913	\$973
% Change	-	12%	7%
Town of East Greenbush			
Median House Price	\$164,796	\$230,853	\$218,100
% Change		40%	-6%
Median Gross Rent	\$995	\$1,120	\$1,139
% Change		13%	2%

Sources: Decennial Census and American Community Survey. Inflation-adjusted 2019 constant dollars





## Employment

The Town of East Greenbush has an unemployment rate of 3.9%, which is lower than Rensselaer County with a rate of 5.8%.<sup>5</sup> Connections to the region's main transportation corridors, a location affording easy access to the state capital, and a growing commercial and industrial base all contribute to the Town's low unemployment rate. The predominant employment sector for the Town is the Educational Services, Healthcare and Social Services sector at 27.2% of the Town's workforce. Next is Professional, Scientific, Management, Administrative and Waste Management Services at 11.8% followed by Public Administration at 11.3%. Approximately 74% of the workforce in East Greenbush work in the private sector and 26% in the public sector.

**Table 9. Employment Industry Sectors**

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

Source: American Community Survey, 2017 Five-Year Estimates





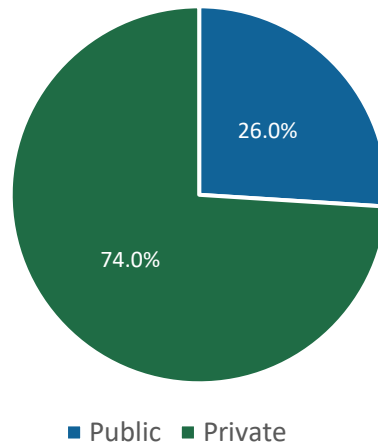


Figure 5. Public and Private Employment

### Opportunities and Challenges – Demographics

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

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

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

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





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

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

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

## LAND USE AND ZONING

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

### Land Use

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

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



**Table 10. Land Use**

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

Source: Town of East Greenbush Natural Resources Inventory

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

## Zoning

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

### Residential Districts:

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

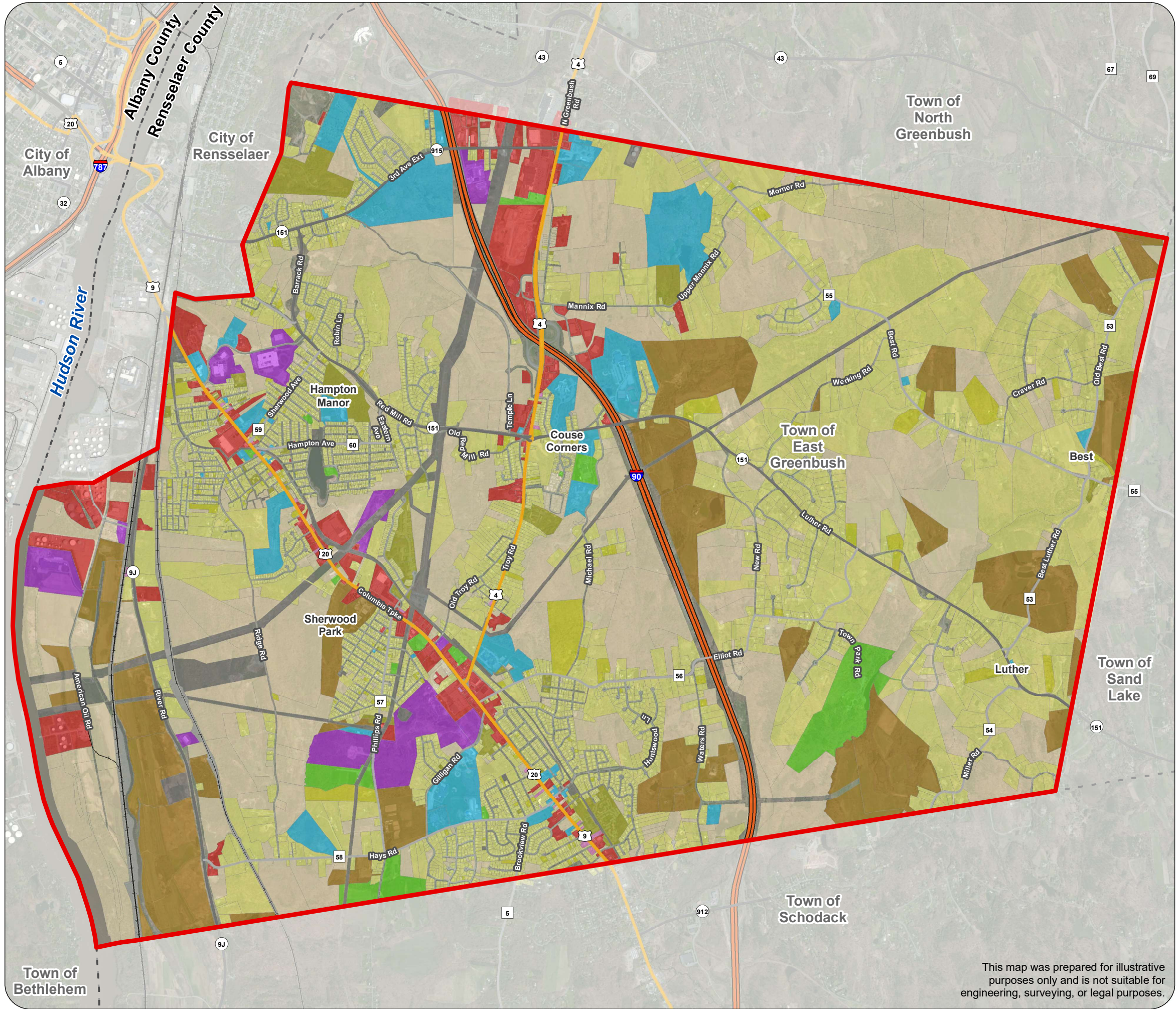
Residential Open Space (R-OS) – The Residential-Open Space District is intended to permit agricultural, rural, and open space uses, and also to permit a low density of residential use (1 unit per 2 acres), designed to retain the open space and rural character of the District. This district encompasses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

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

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







# TOWN OF EAST GREENBUSH

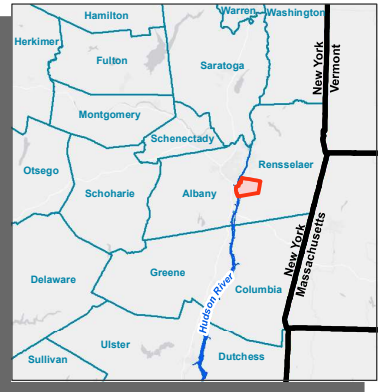
## Comprehensive Plan

Land Use  
May 2019

LEGEND

- Project Area
- County Boundary
- City/Town Boundary
- Railroad
- Agricultural
- Commercial
- Community Services
- Industrial
- Mixed Use
- Parks and Recreation
- Interstates
- US Routes
- State Routes
- County Routes
- Residential - High Density
- Residential - Medium Density
- Residential - Low Density
- Transportation
- Utilities
- Vacant Land

Land Use	Land Use Codes	Acreage	Percentage
Agricultural	105-170	1537.49	10.7%
Commercial	414-472, 484-486	656.87	4.6%
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Vacant Land	310-340	4548.21	31.7%



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

0 0.25 0.5 Miles

Engineering and  
Land Surveying, P.C.  
1533 Crescent Road - Clifton Park, NY 12045

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





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

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

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

**Commercial and Industrial District:**

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

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

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

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

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

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

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



**Overlay Districts and Floating Zones:**

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

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

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

### Opportunities and Challenges – Land Use and Zoning

The areas of the Town east of I-90 contain a considerable amount of rural lands with large tracts of vacant, agricultural and low-density residential lands. Maintaining the rural character of the community, particularly in this portion of the Town has been identified by members of the community as a priority and efforts to protect it should be considered. The large amount of vacant land in the eastern portion of Town presents opportunities for the expansion of agriculture and the protection of open space for recreational and natural resource protection purposes. As identified in the NRI, large, continuous tracts of unfragmented forest interior are located here as well as along Ridge Rd, and these areas provide regionally-significant corridors for the movement of flora and fauna. The protection of open space, creation of connected corridors, and protection of agricultural lands can be addressed through a number of land use tools, including conservation and agricultural easements, cluster development, conservation subdivisions and zoning among others. It should be noted that some of the vacant land may be unsuitable for development due to topographic and other environmental factors like the presence of wetlands and steep slopes. The Town's existing Watercourse Management Overlay district applies to all classified streams. This overlay should be evaluated in light of prior experience implementing it and its relationship to important natural resources identified in the NRI (Appendix X). For example, some watercourses to which it applies may not be mapped, and to implement effectively may require additional information to be developed from, for instance, site visits and/or to be supplied by project sponsors as part of their land development applications.

Most commercial activity in the Town is clustered along major transportation corridors and laid out in a linear, automobile-oriented fashion that does not prioritize pedestrians or other transportation options like bicycles and public transit. The completion of the Albany-Hudson Electric Trail in December 2020 provides an opportunity to increase non-motorized transportation options along the Columbia Turnpike corridor. The community has expressed an interest in formalizing a recognizable and distinctive mixed-use activity node or center that is walkable and has a variety of commercial, retail and residential options. There are opportunities to explore locations for a potential downtown or "Central East Greenbush" area along the Columbia Turnpike. Supporting, enhancing, and diversifying the activity already concentrated in the area of the Route 4 and Columbia Turnpike intersection provides one potential opportunity. Making connections between this already-important area and other distinctive nodes of activity in Town as well as to the Town's







neighborhoods provide additional opportunities to strengthen these nodes as distinctive and attractive places in Town.

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

## TRANSPORTATION AND MOBILITY RESOURCES

Transportation corridors in East Greenbush were instrumental in the growth of the community. Before colonization, the Hudson River corridor and watershed in Town was part of important routes for movement of indigenous people of various nations. Columbia Turnpike (Route 9 and 20) was one of the earliest transportation routes in the Town, connecting Albany to Boston. The Hamlet of East Greenbush developed along this route as a stop for those traveling to and from Albany. The historic trolley line, now part of the Albany Hudson Electric Trail, paralleled Columbia Turnpike and contributed to the settlement of this part of Town. Prior to and following World War II, significant commercial and residential growth spread along the



Interstate 90

Town's main transportation corridors as automobiles became more affordable and populations shifted from cities to suburbs. With the addition of I-90 in the late 1950s, further growth occurred along Route 4, although the development of the region's interstate network also contributed to a regional shift toward development north of the City of Albany, along the I-87 corridor

### Vehicular Mobility

The Town of East Greenbush is primarily an auto-dependent suburb where the use of a vehicle is needed for most activities and the availability of mass transit is limited. This section discusses roadway network characteristics, traffic volumes, and – for the Town-owned system – bridges, culverts, and pavement condition ratings.







# TOWN OF EAST GREENBUSH Comprehensive Plan

**Zoning**  
May 2019

## LEGEND

- Project Area

County Boundary

City/Town Boundary

Railroad

Tax Parcels

A-R Agricultural - Residential

R-OS Residential - Open Space

R-B Residential - Buffer

R-1 Residence

R-1A Residence

R-2 Residence

R-3 Residence

PPB Personal/ Professional

PDD Planned Development

O Corporate Office Only

OC Corporate Office/ Regional Commercial

OI Corporate Office/ Light Industrial

B-1 General Business Mixed Use

B-2 General Business

CI Coastal Industrial
- Interstates

US Routes

State Routes

County Routes

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

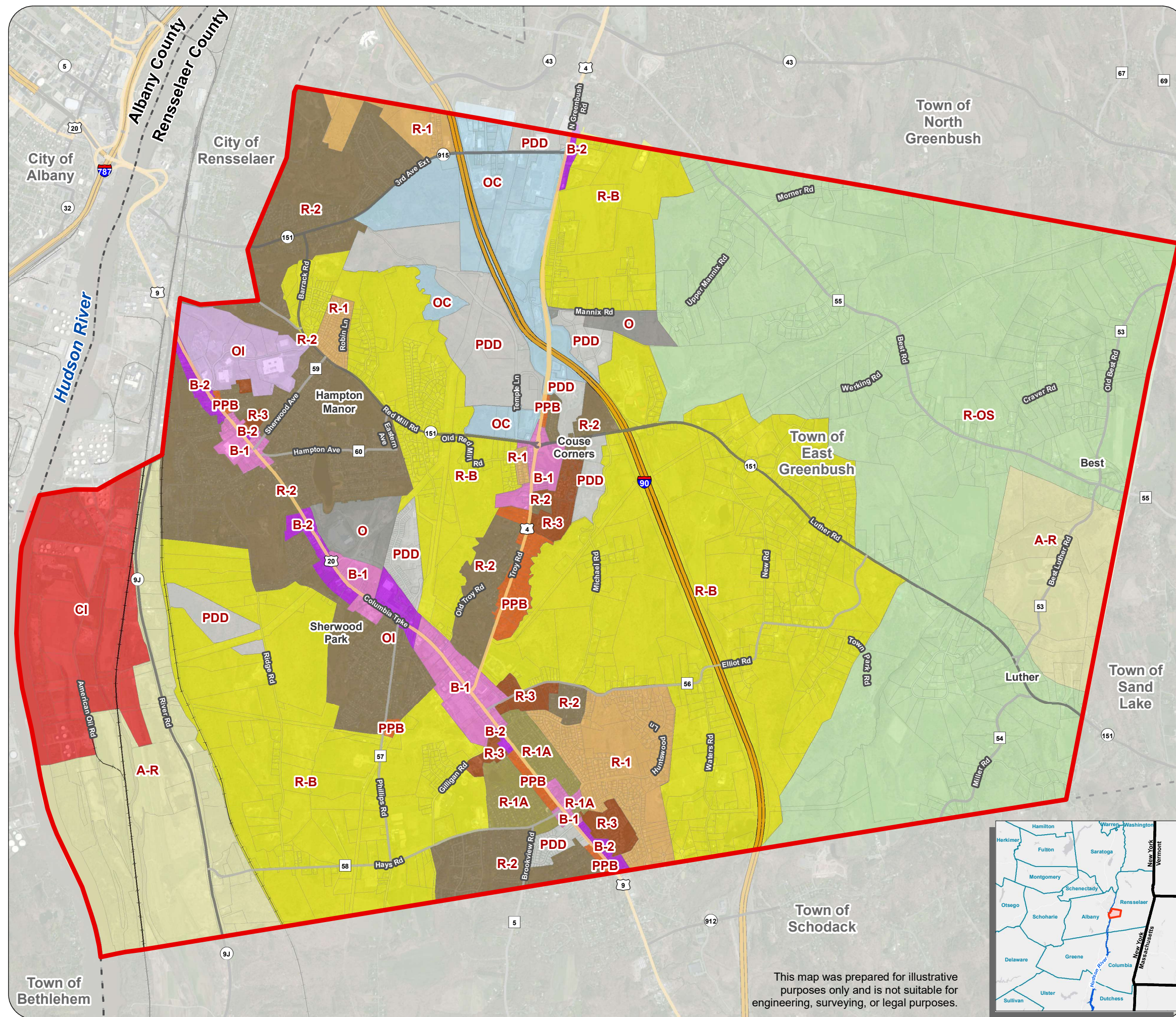
Sources:  
Esri, NYS ITS,  
Town of East Greenbush  
Natural Resources Inventory



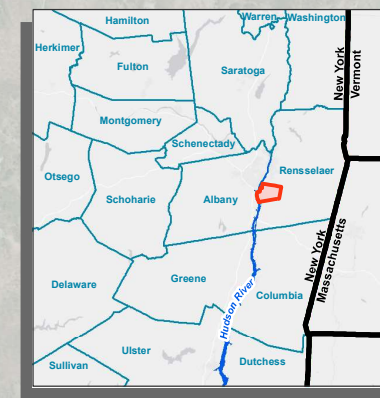
0 0.25 0.5 Miles



Engineering and  
Land Surveying, P.C.  
1533 Crescent Road - Clifton Park, NY 12065



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







### Road Network Characteristics

The Town is comprised of a network of roadways owned and operated by NYSDOT, Rensselaer County, and the Town. NYSDOT owned roadways include I-90, a major interstate highway that travels east to west from Boston, Massachusetts, to Seattle, Washington. Direct access to I-90 creates a direct connection to countless destinations including entertainment and employment centers throughout the Capital Region. U.S. Route 4, and Columbia Turnpike (U.S. Route 9 and 20), are two other significant roadways in the Town and form the corridors for which most commercial and residential development is located. With the exception of a mile-long stretch of NY151 at the Sand Lake Town border, these roadways are part of the federal aid highway system network and, therefore, are eligible for federal aid transportation funding.<sup>1</sup> Rensselaer County owns and operates 31.56 lane miles in Town. The majority of the County-owned system is federal-aid eligible, and includes all of Best Rd, Brookview Rd, Elliot Rd, Hays Rd, and Sherwood Ave.

The Town owns and operates 153.46 lane miles of roadways (81.92 centerline miles), according to the 2020 official roadway inventory. Of these, only Gilligan Rd (approximately 1.74 lane miles) and a portion of American Oil Rd (0.46 lane miles) are federal-aid eligible. The Town has implemented a pavement condition assessment protocol built around a standardized visual assessment survey methodology. This information is used to manage the annual pavement program.

**Table 11. East Greenbush Pavement Rating**

East Greenbush Pavement Rating		
Pavement Rating	Number of Centerline Miles	Percentage
10	19.70	24.0%
9	8.14	9.9%
8	6.74	8.2%
7	11.14	13.6%
6	13.58	16.6%
5	12.73	15.5%
4	5.52	6.7%
3	2.43	3.0%
2	1.94	2.4%
	81.92	100.0%

Source: Town of East Greenbush

According to the above table, as of January 2020, about a quarter of the Town's roadways (measured by centerline miles) received the highest rating of 10. About 50% of roads are in categories 8, 7, 6, or 5 and require preventative maintenance. Roughly 12% of the Town's lane miles are classified as 4, 3, or 2 and are in poor condition and likely to require more extensive reconstruction (i.e., as opposed to preventative maintenance). According to DPW, at the beginning of 2020, the preventative maintenance backlog

<sup>1</sup> <https://www.dot.ny.gov/gisapps/functional-class-maps>

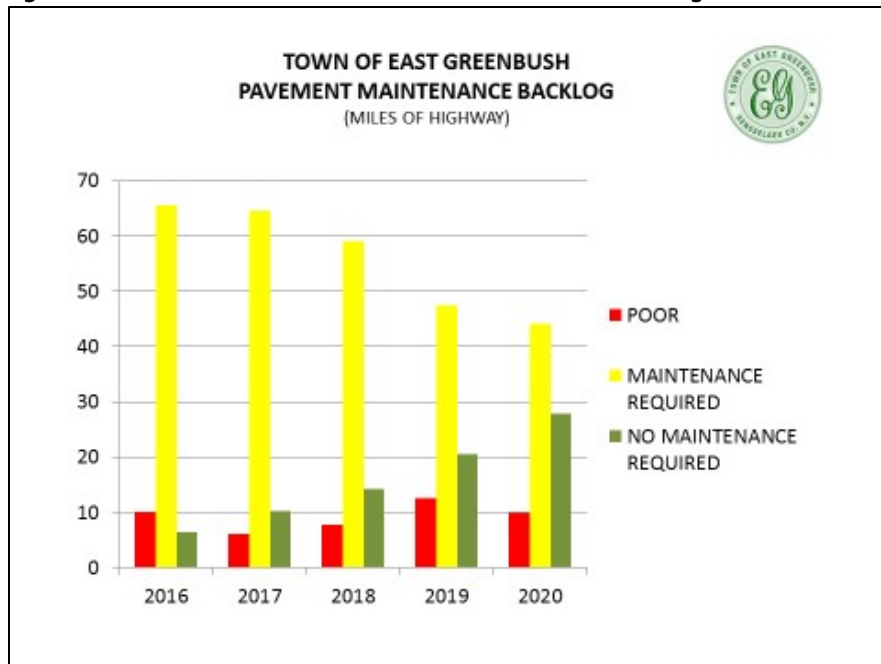






represented roughly \$2.5 M in capital costs; the poor condition backlog, roughly \$1,6 M. As the below figure shows, the Town has been steadily addressing these backlogs.

Figure 6. Town of East Greenbush Pavement Maintenance Backlog



Bridge and culverts are important elements of the Town's road network. NYSDOT is responsible for making sure all the highway bridges in the state are inspected following state and federal mandates. NYSDOT inspects its own highway bridges as well as bridges owned by local entities. Many bridges in NYS were constructed before 1950, and condition ratings affect traffic operations and can lead to costly repairs. These federal ratings are used to identify bridges that are considered "Poor." The fact that a bridge is in poor condition does not imply that it is unsafe or likely to collapse. A poor bridge, when left open to traffic, typically requires posting for weight limits, significant maintenance and repair to remain in service and eventual rehabilitation or replacement to address deficiencies.<sup>2</sup>

According to 2020 NYSDOT bridge inventory information, there are 14 bridges in Town. Of these 12 are owned by NYSDOT and 2 by the Town. No NYSDOT-owned bridges are classified as poor. The two Town-owned bridges are those carrying Old Red Mill Road and Old Troy Road where each crosses Mill Creek. The Old Troy Rd bridge was built in 1938 and is rated Poor. In August 2020, this bridge received a "yellow flag" from NYSDOT, which requires the Town to take measures to address its condition.

Culverts allow watercourses and drainage to flow underneath roadways. Culverts are officially defined as structures having an opening underneath a roadway (i.e., span) of 20 feet or less. (Structures larger than 20 feet are defined as bridges.) Map 17 of the NRI highlights locations where watercourses cross roadways and is one indication of the number of culverts in Town. NYSDOT also maintains an inventory of "large culverts"

<sup>2</sup> <https://www.dot.ny.gov/main/bridgedata>





(i.e., those with an opening parallel with the watercourse of 5 feet or larger). After receiving grant funding from NYS, the Town is in the process of replacing the large culverts carrying Mannix Road over a tributary of Mill Creek and Morner Rd over Mill Creek.

### **Traffic Volumes**

A significant number of vehicles pass through East Greenbush on a daily basis. Despite a decline in commercial activity, Columbia Turnpike still contains a significant amount of through traffic with an Average Annual Daily Traffic (AADT) count of 26,999 vehicles at its most highly traveled section between Route 4 and Sherwood Avenue. The most heavily traveled section of Route 4 is located between Route 151 and I-90 with an AADT of 23,973 vehicles. I-90 traverses the Town for a length of approximately 4.5 miles with an AADT of 54,458 vehicles.<sup>6</sup> These corridors receive a significant amount of traffic flow, making East Greenbush a key link on the overall transportation system of the Capital Region.

On the local system, AADT counts are available for County-owned roadways Hays Rd (1834), Elliot Rd (1079), Best Rd (3191), Brookview (2564) Eastern and Hampton avenues (1452), and Sherwood Ave (4195). Counts on the local system show that Gilligan Rd has an AADT of 2009, and the portion of American Oil Rd from the Rensselaer city line to Sun Oil Rd is 1,149.

### **Future Trends**

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





## Public Transit

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



Route 4 Near Couser Corners

In addition to connecting the Town with the City of Albany and the system hubs located there, transit service provides access to some of the Town's most important activity centers, including Discovery Drive and other commercial clusters along Columbia Turnpike, and the Route 4 regional commercial activity center, with the stop at the Wal-Mart shopping center having the highest level of ridership. Access to neighborhoods along Columbia Turnpike, like Hampton Manor, Clinton Heights, Sherwood Park, Park South area, and Albany Country Estates, There is currently no service linking Columbia Turnpike and Route 4 area, requiring a lengthy trip and connection via the City of Albany to travel between these destinations. The majority of stops in Town lack accommodations, like shelters, bike racks, or other amenities. Bus shelters are planned for stops on Columbia Turnpike at Route 4 and Discovery Drive.

The Town is also located in close proximity to Amtrak's Albany-Rensselaer Station. This station is perennially among the nation's 10 busiest, with 806,960 boardings and alightings in 2019. Accessible via CDTA's system, this station allows riders to travel routes including Lakeshore Limited (daily Chicago-







Cleveland-Buffalo-Boston/New York), Ethan Allen (three daily round trips New York-Albany-Rutland), and the Empire Corridor (multiple frequencies New York-Albany-Syracuse-Buffalo-Niagara Falls). The Empire Corridor between Albany and New York City carried 1,183,000 riders in 2019. Amtrak shares track with CSX, which moves freight through the Town in the port area.

### Bicycle and Pedestrian Mobility

Bicycle and pedestrian mobility in East Greenbush is limited. Dedicated bike lanes in Town are found exclusively along the Albany Hudson Electric Trail (AHET) corridor, and certain areas along the Route 4 and Route 151 corridors have wide enough shoulders to accommodate bicyclists. Currently there are few connections from residential neighborhoods to commercial centers along the main transportation corridors for bicyclists and pedestrians.

A significant project that has enhanced bicycle and pedestrian mobility is the construction of the Albany-Hudson Electric Trail (AHET). The AHET is a 35-mile, multi-use trail that generally follows the right-of-way of the former Albany-Hudson Electric Trolley, which connected the City of Hudson to the City of Albany and operated from 1899 to 1929. A significant portion of the trail will run through East Greenbush, parallel to Columbia Turnpike.

The completion of this trail will create new opportunities to attract visitors to East Greenbush and will create new transportation alternatives for residents to commute to employment centers like Regeneron and SUNY Albany and to visit local businesses. The AHET project is part of Governor Andrew M. Cuomo's Empire State Trail initiative and provides a key link between the Capital Region and the Mid-Hudson Valley as well as strengthening connections to the west in the Mohawk Valley and to the north. Construction of the AHET began in the Summer of 2019 and the trail officially opened in December 2020.

The Town's sidewalk and non-motorized transportation network has been undergoing an expansion over the past decade, with several projects having been completed or in the planning phases. Among those completed are the construction of sidewalks. In addition, NYSDOT is in the midst of a multi-year project to address accessibility and ADA compliance along Columbia Turnpike. Some new sidewalks were added between the City of Rensselaer boundary and Route 4 in 2019, and in 2020, this effort continued, with some new facilities installed between Route 4 and Hays Rd. A spur was also added to connect Genet Middle School with the AHET and to Columbia Turnpike. Throughout the corridor, NYSDOT also addressed compliance with ADA standards, reconstructing sidewalks and intersections not in compliance. Future phases will extend this effort to at least Miller Rd, in the Town of Schodack, resulting in an upgraded and connected network along this important corridor. The Town has an ongoing federally funded project to install As well, private development, including the FedEx site, Fuccillo Ford, and Pinecrest Commercial Park also contributed, installing sidewalks along their Route 4 and Columbia Turnpike frontages. Maintenance of sidewalks along the state-owned roadways falls to the Town. Along Town-owned roads, maintenance falls to the property owner.

Finally, the Town is currently pursuing projects to enhance complete streets. To evaluate options to make Lakeshore Drive more accessible for pedestrians and bicyclists, the Town is evaluating transforming this nearly mile long Town roadway that encircles Hampton Lake into a permanent one-way street as part of a planned multi-phase effort. Installation of a separate non-motorized facility here has long been included in various planning studies. Along Gilligan Road, one of the busiest Town roads, the Town has partnered with the East Greenbush Central School District to construct a side path and crossing treatments to connect the School with the Ternan Avenue neighborhood and the ball fields complex. Also, a multi-phase effort, the





feasibility of connecting to Columbia Turnpike and, using utility rights of way, Park South and Sherwood Park are also being evaluated. The extension of Tempel Lane to 3<sup>rd</sup> Ave Extension also provides opportunities for multimodal accessibility. The Town is in the process of designing a roadway section, including evaluating installation of a multi-use path, and a repaving project along the existing Tempel Lane is planned to include striping to narrow travel lanes and create shoulders to accommodate all modes.

### FREIGHT AND GOODS MOVEMENT<sup>3</sup>

A Freight Base Map for the Town of East Greenbush was developed by CDTC and is provided below as **Map 4 – East Greenbush Freight Base Map**. The map shows NYSDOT's and CDTC's designated freight networks, and the locations of major freight facilities. The numbers shown on the graphic are heavy vehicle volumes and percent heavy vehicles, derived from the 2018 NYSDOT Roadway Inventory System (RIS) database. The heavy vehicle volumes shown are for Federal Highway Administration (FHWA) vehicle classes F4-F13.<sup>7</sup> The NYSDOT RIS count data is from years 2004 to 2018; some of the counts may be outdated. In addition, the Hudson River has been designated by USDOT as Marine Highway Route M-87 in view of its importance to national goods movement.<sup>8</sup>

Freight data discussed in the remainder of this section are for calendar year 2018, and were extracted from the HIS Markit TRANSEARCH data, a proprietary database that estimates freight flows. It is important to note that the TRANSEARCH data:

- a) are at county-level, the smallest unit of geographic disaggregation available with this data set, in this case, Rensselaer County. We have no way of knowing what portion of the freight goes to/from/through the Town of East Greenbush; and
- b) do not include local residential deliveries, freight shipped by primarily passenger airlines (known as "belly freight"), or pipelines.

The remainder of this section provides an overview of freight flows into, out of, and within Rensselaer County broken down by mode, commodity, value and weight.

#### Rensselaer County Inbound and Outbound Freight

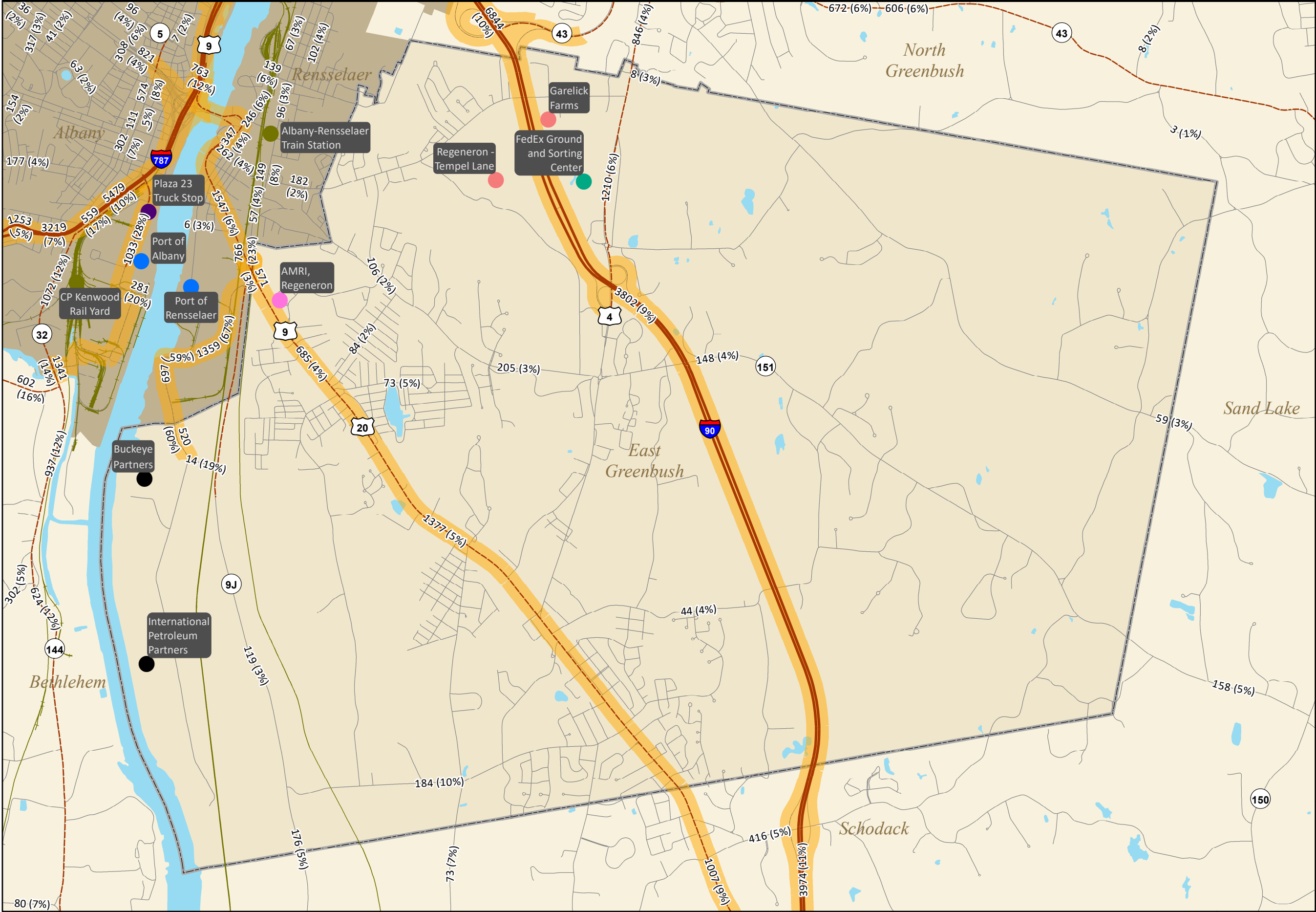
As in the Capital Region, the majority of freight moves by truck when measured by both weight and value. However, there are differences in inbound and outbound mode share. Over two-thirds of inbound freight moves by truck when measured by value and weight. And reflecting connections to the Hudson River, a significant amount of freight moves by water. A smaller amount moves by rail.

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<sup>3</sup> This section was substantially developed by the Capital District Transportation Committee (CDTC). It includes content supplied by IHS Markit or its third-party provider; Copyright © IHS Markit or its third party provider, 2020. All rights reserved.



Town of East Greenbush Freight Base Map - DRAFT not for distribution



Freight Networks:

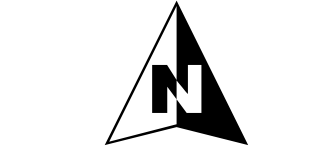
- NYS DOT Qualifying Highway
- NYS DOT Access Highway
- CDTC Freight Priority Network

123 (4%) = F4-F13 Heavy Vehicle AADT (Percent Heavy Vehicles %), 2004 - 2018

Data Source: NYS DOT RIS (2018)

Freight Facilities:

- Airport
- Distribution Center
- Industrial Park
- Manufacturing
- Mining
- Petrochemicals
- Port
- Rail
- Tech Zone
- Truck Rest Area
- Airport Runways
- Railroad

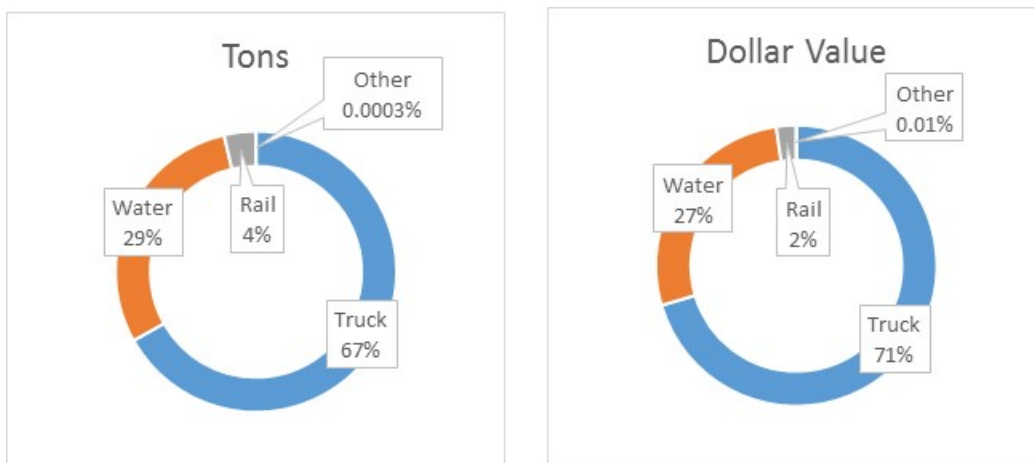


0 0.2 0.4 0.8 Miles  
1 inch = 3,000 feet

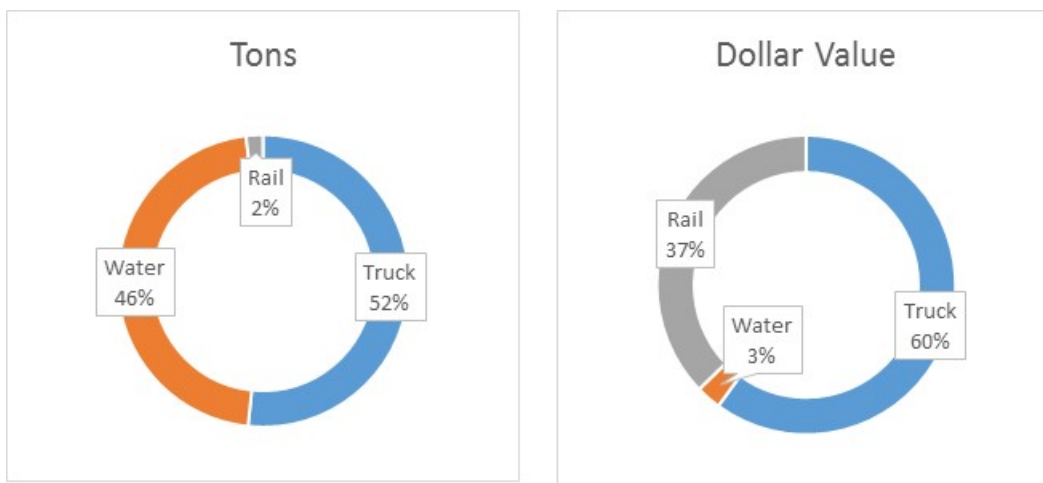


Created by: Chris Bauer, CDTC  
Last Updated: 12/17/2020



**Figure 7. Inbound Mode Share of Freight by Weight and Value (TRANSEARCH, 2018)**

However, trucks move comparatively less freight leaving the County, again reflecting the importance of the County's connections to the Hudson River and freight railroads. However, it is likely that trucks carry the bulk of freight leaving East Greenbush because the Town lacks a direct freight rail connection, and water access in Town is limited to the petroleum terminals along American Oil Rd, which are primarily import-based, and National Gypsum, which did not operate in 2018.

**Figure 8. Outbound Mode Share of Freight by Weight and Value (TRANSEARCH, 2018)**

The following tables show the County's top trading partners and commodities. The County primarily has relationships with neighboring states and other parts of New York State. Gasoline, diesel, and other refined petroleum products represent a third of inbound freight by weight and value, and this category is ranked 3<sup>rd</sup> in terms of outbound freight, highlighting the importance of the American Oil Road corridor terminals located in Town as regional freight hubs. In addition, the rank of dairy produced on the farm coming into the County and processed milk leaving the County suggest that Garelick Farms plays an important role in local and regional economies. The rank of gravel, riprap, cement, and concrete products reflect the importance of the County as a mining and materials processing center, though the Town plays a limited role in this activity. Finally, the roughly \$1.8 billion in drugs leaving the County reflect the role of Regeneron as a major freight generator in the County and the region.




**Table 12. Rensselaer County Top Trading Partners by Weight and Value for Inbound and Outbound Goods Movement**

Top Trading Partners	Inbound				Outbound			
	Weight		Value		Weight		Value	
	Tons (MM)	% of Total	\$ (MM)	% of Total	Tons (MM)	% of Total	\$ (MM)	% of Total
Elsewhere in New York	1.48	39%	\$854.30	31%	2.28	62%	\$953.28	19%
New Jersey	1.10	29%	\$958.50	34%	0.22	6%	\$265.94	5%
Pennsylvania	0.21	6%	\$146.46	5%	0.11	3%		
Massachusetts	0.20	5%	\$136.92	5%	0.42	11%	\$553.29	11%
Vermont	0.16	4%					\$1,954.15	38%
Michigan			\$75.37	3%				
Connecticut					0.21	6%	\$312.78	6%
Totals	\$3	83%	\$2,172	78%	\$3	88%	\$4,039	79%
Rank	1st	2nd	3rd	4th	5th			

Source: TRANSEARCH, 2018 for Rensselaer County

**Table 13. Top Commodities by Weight and Value for Inbound and Outbound Goods Movement in Rensselaer County**

Top Commodities	Inbound				Outbound			
	Weight		Value		Weight		Value	
	Tons (MM)	% of Total	\$ (MM)	% of Total	Tons (MM)	% of Total	\$ (MM)	% of Total
Petroleum Refining Products	1.23	33%	78.99	31%	0.38	10%	260.09	5%
Broken Stone or Riprap	0.55	15%			0.52	14%		
Gravel or Sand	0.30	8%			1.11	30%		
Warehouse & Distribution Center	0.30	8%	366.84	13%				
Dairy Farm Products	0.22	6%	72.70	6%				
Misc. Waste or Scrap	0.21	6%						
Drugs			409.45	15%			1,801.51	35%
Motor Vehicles			123.13	4%				
Misc. Plastic Products			71.41	3%			120.69	2%
Concrete Products					0.22	6%		
Portland Cement					0.21	6%		
Special Commodities							1,888.89	37%
Processed Milk							113.38	2%
Totals	2.83	76%	1,122.52	72%	2.44	66%	4,184.56	81%
Rank	1st	2nd	3rd	4th	5th	6th	N/A	

Source: TRANSEARCH, 2018 for Rensselaer County

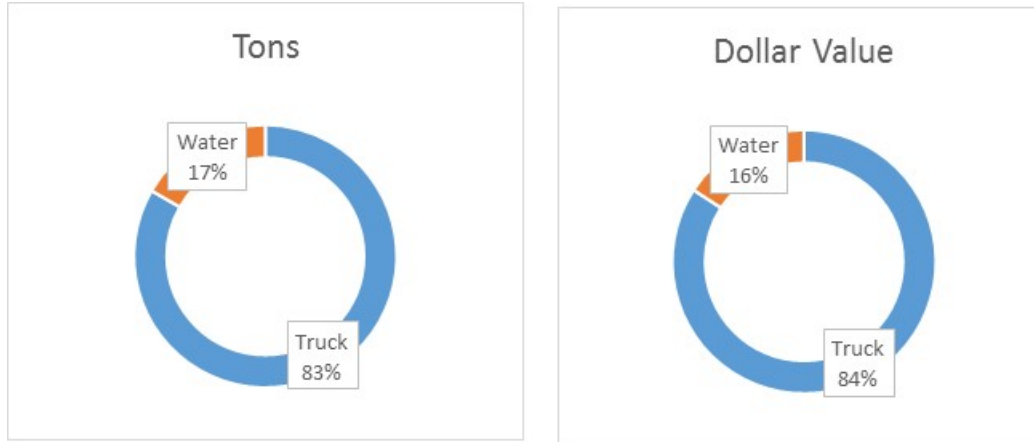




## Freight Within Rensselaer County

A smaller amount of freight moved completely within the County's boundaries. Again, trucks moved most of the freight within Rensselaer County, in terms of tons and value.

Figure 9. Mode share of freight moving within Rensselaer County (TRANSEARCH , 2018)



Top commodities moving within the County reflect many of the same commodities coming into and being sent from the County. Of note is the relatively high dollar value of drugs moving with the County.

Table 14. Top Commodities by weight and Value Within Rensselaer County

Top Commodities	Within Rensselaer County			
	Weight		Value	
	Tons (MM)	% of Total	\$ (MM)	% of Total
Petroleum Refining Products	0.03	28%	20.53	14%
Broken Stone or Riprap	0.02	19%		
Gravel or Sand	0.01	14%		
Bread or Other Bakery Products			3.28	2%
Ready-mix Concrete, Wet	0.02	15%		
Misc. Waste or Scrap	0.01	7%	1.73	1%
Drugs			105.59	72%
Processed Milk			3.55	2%
Totals	0.09	83%	134.67	91%
Rank	1st	2nd	3rd	4th
	5th	N/A		

Source: TRANSEARCH, 2018 for Rensselaer County







## Opportunities and Challenges – Transportation and Mobility Resources

Regarding vehicular mobility, the Town is well connected via major interstates, highways and local road connections. However, the sprawling auto-oriented development that has occurred over the last 50 years has resulted in a significant lack of multi-modal transportation options including pedestrian, public transit and bicycle infrastructure. The Town currently lacks adequate connections between neighborhoods and commercial areas for bicyclists and pedestrians. Improving these connections can enhance the sense of place in the community as well as create opportunities for economic growth among local businesses.

A review of the 2018 County-level estimated freight flows from TRANSEARCH in the context of Town freight-related facilities and businesses shows that the Town likely plays an important role in several industries and supply chains, including refined petroleum products, dairy farming and dairy processing, and pharmaceuticals. The Town's Hudson River access provides intermodal options, though most freight – like in the Capital Region and in the State – moves by truck.

The Town has taken steps recently to develop better pedestrian connections along the Columbia Turnpike with the construction of new sidewalks and cross walks. This includes the \$1 million-dollar investment by the New York State Department of Transportation (DOT) to add new sidewalks along Columbia Turnpike.<sup>9</sup> There are significant opportunities to create better bicycle and pedestrian connections in neighborhoods such as Hampton Manner, Couse Corners and the Hamlet of East Greenbush. With improved bicycle and pedestrian infrastructure in these locations, connections can be made to commercial activity centers along Route 4 and Columbia Turnpike.

The construction of the AHET will create numerous opportunities for improved bicycle and pedestrian mobility. The trail will create a link between many residential neighborhoods and business centers along the Columbia Turnpike and will provide an opportunity to attract visitors to the Town who may patronize local businesses. The trail will also provide a transportation alternative to those commuting to employment centers like Regeneron and SUNY Albany. Future connections to the AHET, such as those identified during site plan review, must be approved by National Grid and the Hudson River Valley Greenway (the Greenway). The Greenway constructed the trail and is responsible for capital maintenance while the Town has entered into an agreement with the Greenway to perform routine maintenance, such as mowing, trash removal, and signage along Town rights of way,

Traffic congestion along Route 4 has been noted by the CPSC and by the public as a challenge particularly in the area north of Mannix Road extending north to 3<sup>rd</sup> Ave Extension and the North Greenbush town line, The Shoppes at Greenbush Commons. Commercial growth along Route 4 in both East Greenbush and neighboring North Greenbush as well as ongoing and planned developments along Tech Valley Drive and Tempel Lane, including Regeneon's Tempel Lane Campus are likely factors that are or will soon be contributing to this increase in traffic. The Town has applied for funding from CDTC to update the 2006 Route 4 Corridor Study. The Town will serve as the sponsor in partnership with the Town of North Greenbush, which supported the Town's application. Should this funding be awarded, there is a distinct opportunity to integrate the recommendations into any future zoning updates.

Maintaining existing roadway infrastructure is an ongoing challenge. As noted above, approximately 75% miles of the Town's roadway network are in need of maintenance, with 12% in poor condition and beyond the point of applying less expensive preventative maintenance strategies. An important objective is for the Town to move toward an asset management approach in which will proactive maintenance interventions are implemented before road conditions deteriorate to the point at which more extensive and costly repairs





are necessary. The Town-owned network includes 2 regulated bridges and an unknown number of small and large culverts. The Town has aggressively pursued grant funding to replace large culverts. Given the effects of climate change, increasing development within the Town's watersheds, relationship to biodiversity (discussed in the Natural Resources and Agriculture section) and age of much of the storm drainage system, development of an inventory and application asset of asset management strategies will be needed to manage these structures. In addition, there is a need to balance installation of new infrastructure, like sidewalks, with maintenance costs, such as snow removal,

**Map 5: Transportation** illustrates the transportation system in the Town of East Greenbush.

## COMMUNITY FACILITIES AND SERVICES

### Schools

Public education in the Town is provided by the East Greenbush Central School District (CSD) which serves approximately 4,000 students in five neighborhood elementary schools, one middle school and one high school. The East Greenbush CSD ranked 8th among 84 Capital Region school districts<sup>10</sup>. The district receives a significant amount of public support, having passed 24 consecutive school budgets from 1995 to 2018 and approved several bus propositions and capital projects. The community has also been supportive of the District's \$2.3 million Smart Schools Investment Plan, which will enhance educational technology for students and provide wireless internet in all seven schools. The District had a total budget of \$94.3 million for the 2018-19 school year. The Town and the District have partnered on a range of initiatives, including supplying school resource officers and, as noted above, complete streets initiatives. School facilities also contribute community and recreation amenities, such as the Gilligan Road ball fields complex.

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

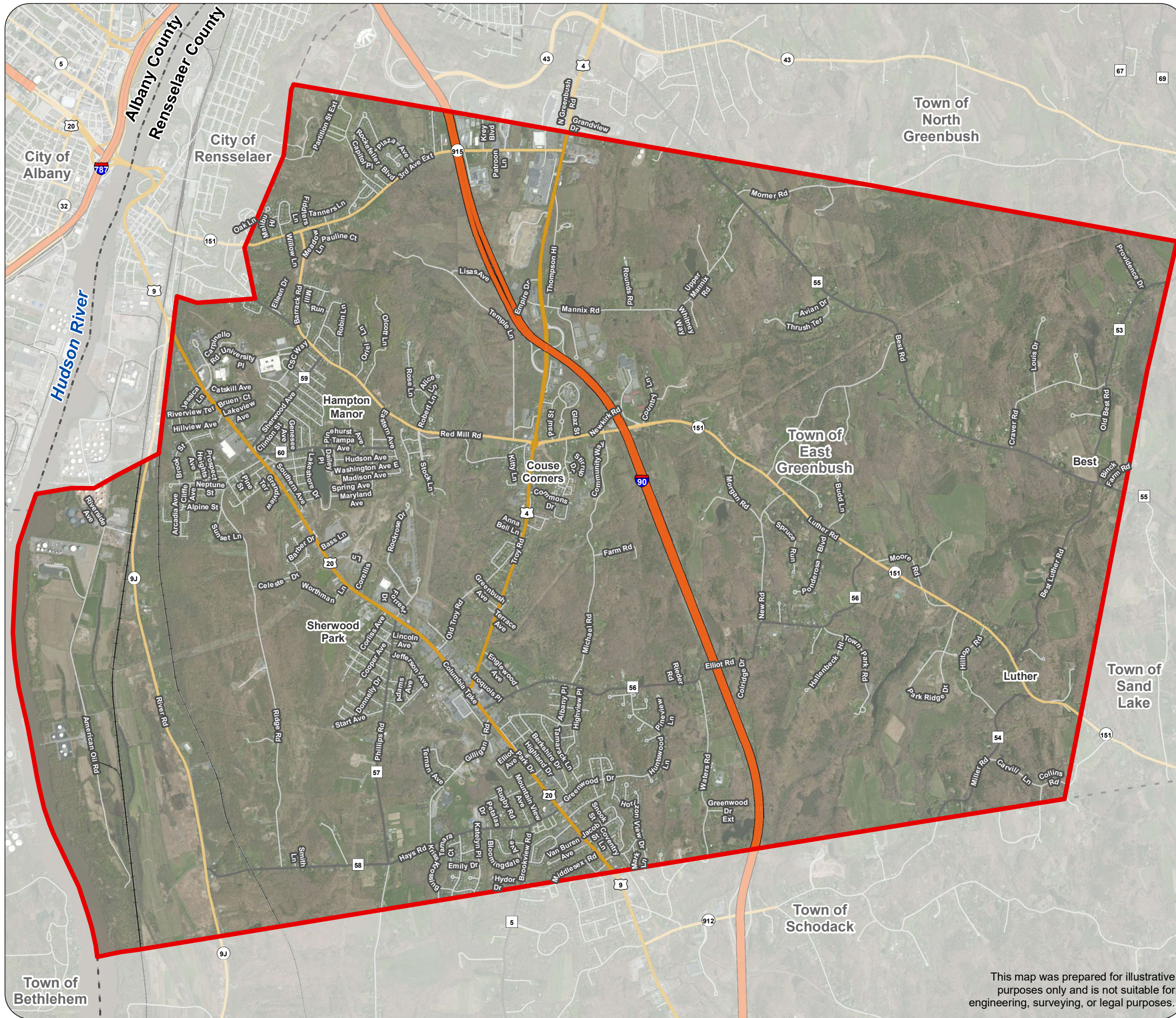
**Table 15. Educational Attainment**

Educational Attainment	East Greenbush		Rensselaer County		Capital Region	
	Total	% of Total	Total	% of Total	Total	% of Total
Total Population 25 and older	12,332	100%	111,735	100%	608,647	100%
Less Than 9th Grade	224	2%	2,852	3%	14,999	3%
9th to 12th, No Diploma	308	3%	6,219	6%	32,135	5%
High School Graduate (incl. equiv.)	2,898	24%	32,369	29%	159,409	26%
Some College, No Degree	1,862	15%	19,278	17%	98,708	16%
Associate Degree	1,606	13%	15,241	14%	75,219	12%
Bachelor's Degree	2,814	23%	20,121	18%	125,071	21%
Graduate or Professional Degree	2,620	21%	15,655	14%	103,106	17%

Source: American Community Survey Five-Year Estimates, 2019





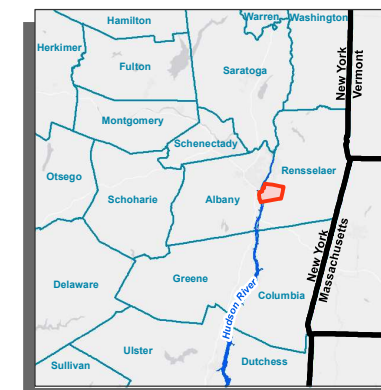


# TOWN OF EAST GREENBUSH Comprehensive Plan

Transportation  
May 2019

## LEGEND

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



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



Sources:  
Esri, NYS ITS,  
Town of East Greenbush

0 0.25 0.5 Miles



Engineering and  
Land Surveying, P.C.  
1533 Crescent Road - Clifton Park, NY 12065





Columbia High School

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

#### *Public Schools*

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

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

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

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





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

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

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

#### *Private Schools*

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

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

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

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

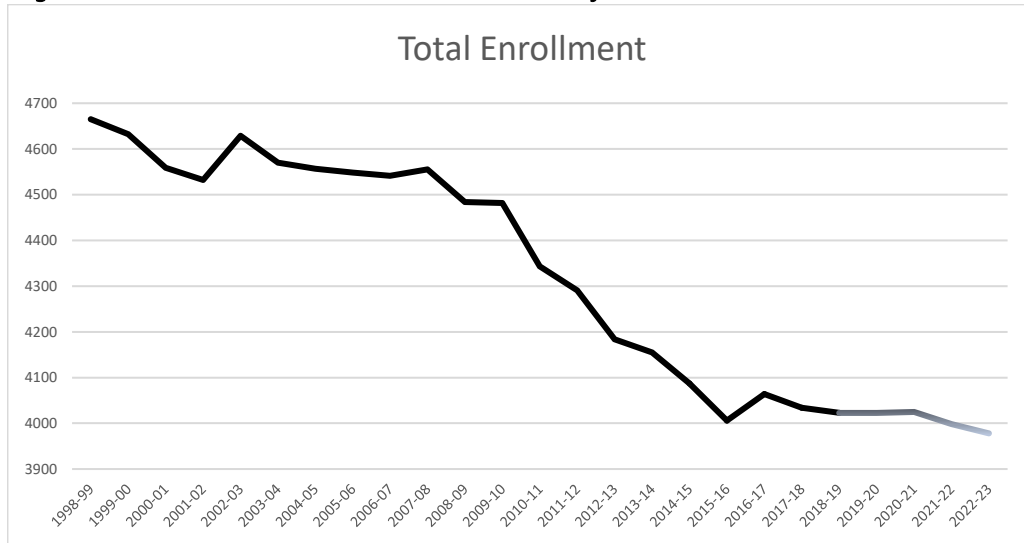
- Total enrollment is projected to enter a period of stability. After more than a decade of declines, enrollment through the 2022-23 school year is expected to fluctuate very little. By 2022-23, the District's total enrollment is projected to be 3,978, just 56 (1.4%) fewer students than 2017-18.
- Through the 2022-22 school year, enrollment in kindergarten is projected to continue along its very stable course. After a couple years of spikes and contractions to enrollment, kindergarten is projected to stabilize with around 300 students a year.
- Enrollment in grades K-5 is projected to increase slightly throughout the projection period. Enrollment is projected to peak in 2021-22 with 58 (3.2%) additional students over 2017-18, before retreating slightly in 2022-23 to 33 (1.8%) more students.





- Over the next five years, enrollment in grades 6-8 are projected to remain very stable. While there will be a slight decrease in enrollment from 2017-18, the year-to-year change in enrollment is projected to be minimum. By 2022-23, enrollment is projected to be on par with 2017-18.
- Projections for grades 9-12 have been modified slightly. The new projections anticipate that enrollment for the cohort is reaching a short-term crest and will begin to decline beginning in 2018-19. By 2022-23, enrollment is projected to fall by 81 (6.2%) students from 2017-18.

Figure 10. East Greenbush Total School Enrollment Projections



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

## Higher Education

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



SUNY Albany, Health Sciences Campus, East Greenbush

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

- Albany College of Pharmacy and Health Sciences
- Albany Law School
- Albany Medical College







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

## Library

The East Greenbush Community Library is located off Community Way sharing a parking lot with the Greenbush YMCA. The building that the library is currently housed was constructed in 2001 to meet the needs of a growing community and a growing number of library offerings. From 2015 to 2016 the library saw a 2% increase in the number of visitors.<sup>11</sup> As technology changes the library has stayed up to date with current technology and provide visitors with countless resources. The library is a vital resource in the Town, providing year-round programming to adults and children. The library also has a small garden on the property that promotes hands-on workshops for patrons of all ages and also hosts community events, like the farmers market.



East Greenbush Community Library





## Police

The East Greenbush Police Department was established in 1964 by a Town Board resolution at which time the department consisted of only one full time Constable. Today the Department has 25 full time sworn police officers who work throughout the Patrol Division and Detective Divisions. These officers provide 24/7 patrol coverage while answering over 20,000 calls for service per year. In addition to their patrol and investigatory assignments they act as School Resource Officers, Evidence Technicians, Accident Reconstruction Investigators, Firearms, Taser and Defensive Tactics Instructors, Car Seat Technicians, Community Policing and Crime Prevention Officers and as Social Media Administrators. In addition, the department has a Bicycle Patrol Unit, a K-9 team, a UAS (DRONE) Unit and is part of a Shared Services Response Team with surrounding agencies.

The department's Administrative Division is responsible for maintaining the training, personnel and departmental records. In addition, this Division is responsible for the department's accreditation program. In 2017 the Administrative Division was credited with receiving the Department's Certificate of Accreditation awarded by the Department of Criminal Justice Services. This program provides formal recognition that an organization meets or exceeds general expectations of quality in the field. Accreditation acknowledges the implementation of policies that are conceptually sound and operationally effective.

The Communication Division is responsible for all public safety communications in the Town of East Greenbush. It is staffed 24/7 by 8 full-time Dispatchers and 9 part-time Dispatchers. Communications receives requests and information that must be processed and prioritized and then dispatched to Police, Fire and Emergency medical units via a computer aided dispatch system. All dispatchers undergo extensive, ongoing training that includes cardio pulmonary resuscitation (CPR), Emergency Medical Dispatch (EMD) and critical incident dispatch. In 2020 the Town of East Greenbush signed a Memorandum of Agreement with Rensselaer County to provide backup 911 and radio communications for the county.

## Fire

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

## Emergency Medical Services

Emergency Medical Services (EMS) in East Greenbush are provided by the W.F. Bruen Rescue Squad (Bruen Rescue). The Rescue Squad was established in 1937 and is dedicated to providing advanced life support





care in the Town of East Greenbush. The Bruen Rescue includes both volunteer and paid personnel, with paid paramedic and EMT staff, and offers basic and advanced life support services

### Rensselaer County Search and Rescue

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

### Code Enforcement

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

Building Department responsibilities include but are not limited to:

- Building permits
- Construction inspections
- Certificates of Occupancy and/or compliance upon completion of permitted projects
- Operating permits
- Fire safety and property maintenance inspections
- Investigation of complaints relating to a violation of applicable laws
- Record keeping
- Floodplain Management and Administration
- MS4 program support

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

### Other Community Services

**New York State Office of Children and Family Services Training Center (OCFS)** – In 2019 OCFS opened a new training facility in the former K-Mart shopping plaza at 164 Columbia Turnpike. The former K-Mart building was completely renovated and repurposed by OCFS as the Human Services Training Center. The Training Center provides standardized training to human services workers, including state and county case workers, child welfare supervisors, voluntary agency staff, juvenile justice workers, childcare licensors and child abuse specialists.<sup>12</sup> The 97,000 square foot facility includes classroom space, computer labs and simulation rooms where trainees can participate in hands-on training.

### Opportunities and Challenges – Community Facilities and Services

The Town's educational resources present many opportunities to draw new residents and retain existing residents, particularly those with school-age children. East Greenbush Central School District ranked 9<sup>th</sup> out of 84 school districts in the Capital Region based on the Albany Business Review's 2019 Schools Report. East Greenbush Central School District (EGCSD) operates facilities that serve uses beyond the educational needs of students and provide important recreation and other community amenities. There are opportunities to build upon existing public safety and complete street initiative partnerships. Also, with a recent uptick in land development and housing, declining enrollment trends have stabilized or reversed; continued coordination with EGCSD will be important to addressing some of these challenges. As it does







for many districts, the contribution of EGCSO to the Town's recreation and other community amenities constitutes a deviation from core mission elements that relate to education of students. For example, use of space by the community presents costs in terms of facility maintenance and use. Coordinating programming, capital investments, and communication with residents can help the Town work with EGCSO to address such challenges.

Other educational resources in the region in close proximity to the Town are important partners in regional economic development strategies and are part of emerging clusters of economic activity. These resources support major employers in Town, such as Regeneron, and institutions located in Town, like the UAlbany Biosciences Development Corporation (UABDC), have partnered with Regeneron and other employers on activities ranging from facilities and land development to research and development. The Town provides important services to institutions like UABDC, which has, in turn, entered into a host benefit agreement with the Town. UABDC also owns significant developable land along Discovery Drive and was an important partner in the construction of Discovery Drive Extension in the mid-2000's. There are opportunities to build from these partnerships. Challenges in this regard relate, in particular, to land development, such as finding suitable sites for expansion. As well, coordinating facility master planning for these institutions (and the private sector actors involved in these economic clusters) can help proactively address environmental impacts, stormwater regulations, greenspace requirements, and traffic operational needs. The Town's first responders are a core element of the essential services the Town provides to East Greenbush residents and businesses, and the Town provides a high level of service in this regard. Many of the involved organizations provide mutual aid in collaboration with other jurisdictions, and there are opportunities to enhance or expand services using the shared services model. EGPD faces particular challenges when it comes to facilities, and there are regulatory aspects of this challenge. Increasing the size of the station or relocating to a new, contemporary facility is a significant financial and logistical challenge. As well, the Town Court regularly processes a high volume of cases. The Court Room, which also serves as the primary meeting space of the Town Board, has been upgraded, but activity levels and particular space needs, such as conference areas, are ongoing challenges. The Town's three fire companies conveyed an acute need for volunteers. The Building and Code Department participates in emergency services calls, and has also seen a marked uptick in building permit activity over the past five years.

Another opportunity lies in creating synergies between law enforcement, land development, and codes enforcement involves a variety of strategies relating to the design and maintenance of physical spaces. Crime prevention through environmental design (CPTED) is an agenda for manipulating the built environment to create safer neighborhoods. It originated in America around 1960, when urban renewal strategies were felt to be destroying the social framework needed for self-policing. Architect Oscar Newman created the concept of 'defensible space', developed further by criminologist C. Ray Jeffery who coined the term CPTED. Growing interest in environmental criminology led to detailed study of specific topics such as natural surveillance, access control and territoriality. The "broken window" principle demonstrated how neglected zones invite crime, and reinforced the need for good property maintenance to assert visible ownership of space. Appropriate environmental design can also increase the perceived likelihood of detection and apprehension, known to be the biggest single deterrent to crime. And there has been new interest in the interior design of prisons as an environment that significantly affects decisions to offend. In addition to its design, other related work on the relationship of the built environment to crime suggests that maintenance and appearance of property and public space can invite crime. Good property maintenance helps assert visible ownership of space, and CPTED incorporates some of these principles as well. Wide-ranging recommendations to architects include the planting of trees and shrubs, the elimination





of escape routes, the correct use of lighting, and the encouragement of pedestrian and bicycle traffic in streets. Tests show that the application of CPTED measures overwhelmingly reduces criminal activity. CPTED can be part of a multi-pronged strategy involving community policing concepts, like partnering with business owners, and crime data analysis.

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

**Map 6: Community Resources** illustrates community facilities in the Town of East Greenbush.

## INFRASTRUCTURE AND PUBLIC UTILITIES

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

### Water

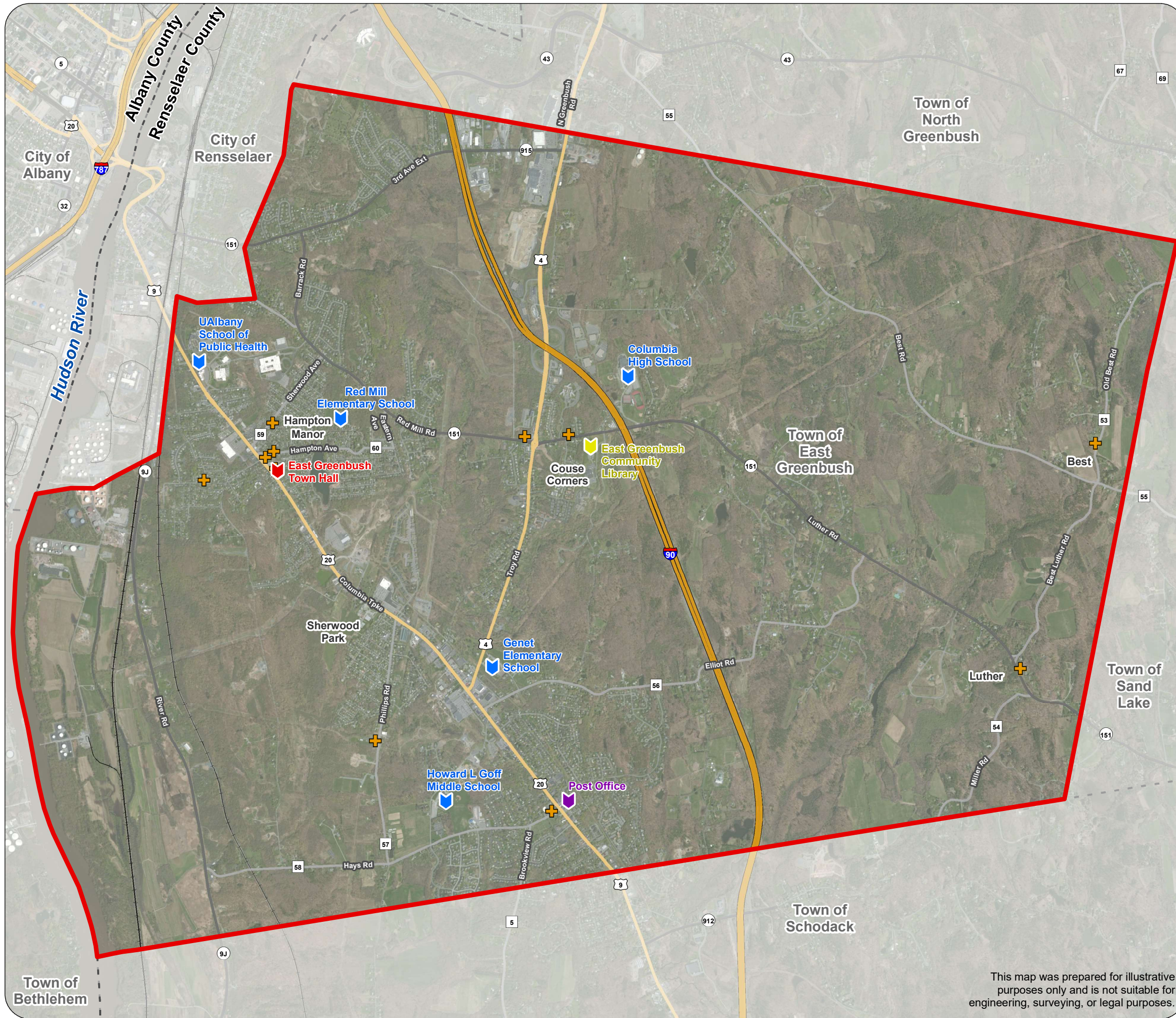
The Town's public water supply is purchased from the City of Troy and provided by the East Greenbush General Water District (General Water District). Prior to 2018, water for the Hampton Manor neighborhood was supplied by the Hampton Manor Water District, which was supplied by an underground well. In 2018, this district was shut down due to aging infrastructure and joined the General Water District. East Greenbush has been purchasing its water from the City of Troy since 1964 and is supplied by the Tomhannock Reservoir, located in the Town of Pittstown. This water source is supplied through a system jointly owned by the Town of East Greenbush and the City of Rensselaer. The General Water District provides water through 4,364 service connections to a population of approximately 11,200 residential and commercial customers with an average daily demand of 3,303,000 gallons. The total water purchased in 2017 was 1,123,856,000 gallons with an average annual charge of \$3.70 per 1000 gallons. Recent improvements include the installation of a new water main in the General Water District and additional metering to cut down on water loss.

### Sewer

The Department of Public Works is responsible for the Town's four sewer districts, comprised of the Third Avenue Sewer District, General Sewer District, Couse Sewer District and Hampton Manor Sewer District. Wastewater for the Town is treated at a secondary treatment facility located on the southern side of Route 9 and 20 near the Town's border with the City of Rensselaer.<sup>13</sup>





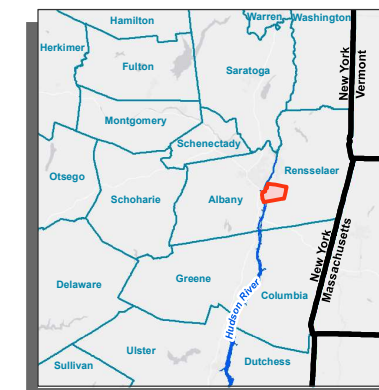


# TOWN OF EAST GREENBUSH Comprehensive Plan

## Community Resources August 2019

### LEGEND

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



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



Sources:  
Esri, NYS ITS,  
Town of East Greenbush

0 0.25 0.5 Miles



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## Stormwater

The Town manages stormwater through a Municipal Separate Stormwater Sewer System (MS4) in accordance with the MS4 Permit, issued by the New York State Department of Environmental Conservation (DEC). The MS4 Permit regulates the discharge of stormwater in an attempt to both reduce the amount of stormwater discharge and reduce the amount of pollutants entering nearby water bodies. All MS4 communities located within the boundaries of a Census Bureau defined “urbanized area” are regulated under the EPA’s Phase II Stormwater Rule, which requires adherence to the MS4 Permit.<sup>14</sup> Stormwater runoff is generated from rain and snow melt that falls on impervious surfaces like parking lots, paved streets, roof tops and compacted bare soil. When water flows over impervious surfaces it may collect and transport pollutants that are harmful to lakes, rivers, streams, coastal waters and drinking water supplies. Adherence to the MS4 Permit includes the implementation of control measures to reduce the amount of pollutants entering water bodies. The six minimum control measures required by the NYSDEC include:

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

The Town’s MS4 system consists of privately and publicly owned conveyances (e.g., ditches and pipes), treatment practices (e.g., bioretention areas), and outfalls (i.e., points of discharge to surface waters or to another MS4). Most of the Town-owned system was constructed as part of land development activities, and this part of the system, including pipes, stormwater ponds, and outfalls, is operated and maintained at taxpayer expense.

## Broadband Availability

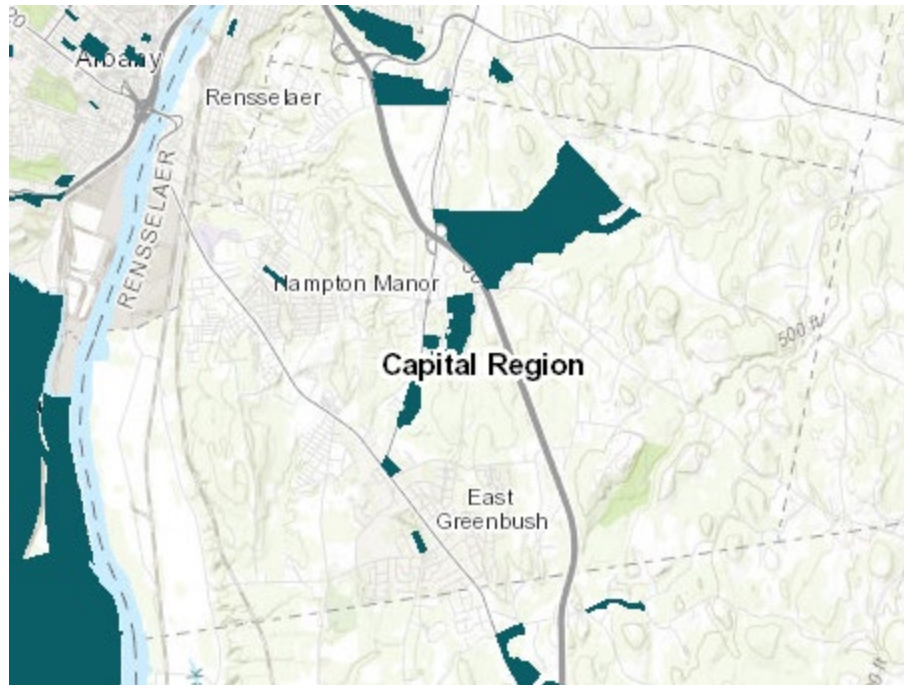
The Federal Communications Commission (FCC) requires certain broadband service providers to file data on where they offer Internet access, with specific filing standards for services with speeds in excess of 200 kbps, fixed service to census blocks, and mobile broadband coverage areas. The FCC defines broadband as 25 Mbps download speed/3 Mbps upload speed,<sup>15</sup> Speeds of 25 Mbps are generally sufficient for general household needs. These data are mapped by the Broadband Program Office (BPO) within NYS Empire State Development. According to BPO’s most recent mapping, fixed broadband service (e.g., fiber, cable, DSL) with speeds of at least 25 Mbps is available throughout Town (except a small portion of American Oil Rd and the Papscanee Preserve).

Higher speeds and, in particular, fiber service can support m. The below map shows locations in Town with fiber service of 100 Mbps or more. This level of service is arguably the future: The FCC’s 2010 National Broadband Plan identified a goal of providing 100 Mbps to 100 million US homes. There are a range of economic, public service, environmental, education, and healthcare benefits to increased broadband access. In Town, service of at least 100 Mbps exists but is limited to certain areas, including Krey Blvd, the Upper Mannix Road corridor, including Tech Valley Drive, and portions along the eastern Route 4 corridor between Columbia Turnpike and I-90.





Figure 11. East Greenbush Fiber Service: 100Mbps or More



Source: New York State Broadband Program Office

## CHALLENGES AND OPPORTUNITIES

The Town's infrastructure is a pillar of the essential services provided to residents, businesses, and other users. Operating this infrastructure presents a challenge when faced with limited resources. A more detailed discussion of challenges and opportunities is provided in Appendix F. As the broadband section notes, fixed location broadband service is widely available in Town. There are several areas with superfast (100 Mbps or greater) service, and opportunities likely exist to expand this service, which represents the future of broadband speed and should promote economic development and other important services.

Another important dimension is the relationship of infrastructure services to land use and development patterns. Extension of utilities like water, sewer, and drainage as well as roadways also causes changes in how communities develop. In the long run, these utilities also cost taxpayers and ratepayers money to maintain. And if not properly constructed, these utilities and roadways may burden the Town with lifecycle costs that exceed the average for these types of installations. Among the core tenets of smart growth is that development is directed toward existing communities and areas, under the premise that prior investments in utilities and roadways should be leveraged to support future development. In addition to these fiscal challenges, unplanned extension of infrastructure can also affect land use and development goals. Conversely, by providing a framework within which to make these decisions, the Town can balance growth and development with fiscal constraints and making progress toward achieving land use goals.

The Town has partnered with a number of jurisdictions to leverage shared service efficiencies. With Rensselaer County and other County municipalities in 2017 and again in 2020, the Town has participated in County-led shared services initiatives. In the most recent plan,<sup>16</sup> a number of DPW-led initiatives are included and should be eligible for NYS grant reimbursement. The Town has also partnered with the City of Troy and Town of Bethlehem to offer household hazardous waste (HHW) events in 2021. In many cases, especially relating to emergency services and public works, shared services have been common practice.





Formalizing and building from these initiatives represent both challenges in terms of program administration and opportunities in terms of grant reimbursement and finding additional partnerships.

## NATURAL RESOURCES AND WATER QUALITY PROTECTION

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

### Topography

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

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

The elevation of the Town affects the layout of site improvements, stormwater drainage, and the suitability of land that can be developed. Low-lying areas can be prone to flooding, and understanding the absolute elevation as well as elevation change across a site can provide insight into the potential for the existence of floodplains, wetlands, and other sensitive environmental features. Disturbance of areas with steep slopes is regulated under the Town's Comprehensive Zoning Law and Subdivision Regulations.<sup>17</sup>

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

### Geology and Soils

#### Geology

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

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







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

### *Soils*

Soils are the foundation for both the establishment of natural communities and for determining suitability for land uses including agricultural uses and the types of development that can occur. Consideration of soil properties is important for planning and designing drainage systems; siting of structures; evaluating the potential for septic systems; assessing requirements for constructing foundations, basements, and roads; and determining the feasibility of excavation; among other uses.<sup>18</sup>

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

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

## Water Resources

### *Surface Water*

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

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

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

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

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

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





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

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

#### *Groundwater*

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

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

#### *Floodplains and Drainage*

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

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

#### *Wetlands*

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

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





**Map 7: Environmentally Sensitive Areas** illustrates the many wetland in Town.

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

### Opportunities and Challenges - Natural Resources and Water Quality Protection

The Town's natural resources present a number of opportunities, including significant ecosystems that contribute to the health and wellbeing of the human and natural community. The National Wildlife Federation defines ecosystem services as any positive benefit that wildlife or ecosystems provide to people<sup>19</sup>. These benefits can include clean air, water, food, soil production and recreational benefits. While these benefits can often be difficult to quantify, the loss of these services can be detrimental to the physical and economic health of the community.

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

In addition, the NRI identifies a number of unfragmented locally and regionally important forest habitats. Some of these features contribute to larger, landscape level functions, such as providing corridors for the movement of plants and animals. Some of these areas overlap with the Town's major stream corridors, which in their own right are important landscape and conservation features. Town's Development can impact the quality and quantity of these features and the degree of connectivity between them. Contemporary development practices, like conservation subdivisions, can help minimize impacts by encouraging development to be designed around sensitive resources; these practices also create open space and recreation opportunities and help minimize the amount of infrastructure installed and required to be maintained.

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

**Map 7: Environmentally Sensitive Resources** illustrates environmental features in the Town of East Greenbush.

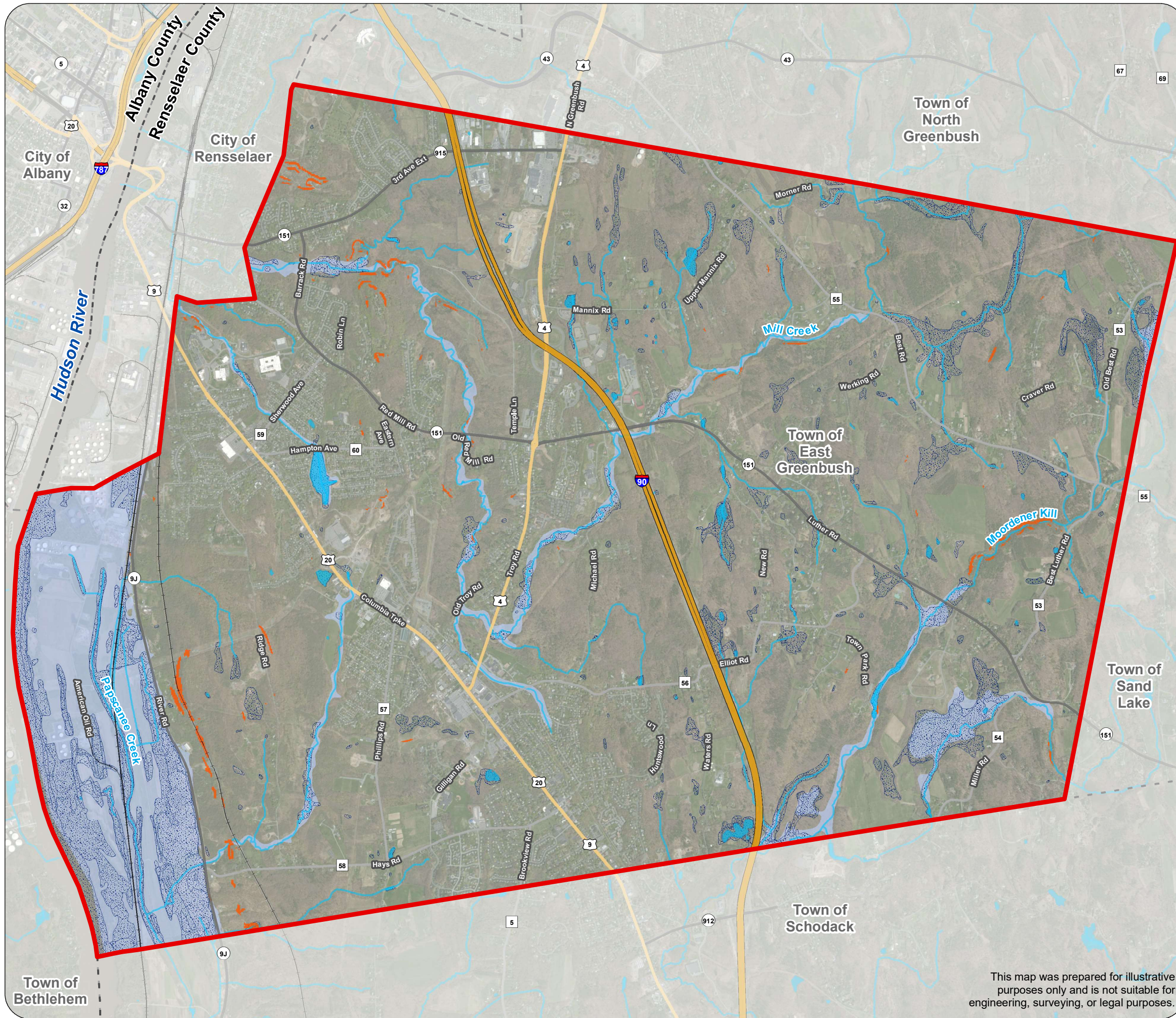
### PARKS, RECREATION AND OPEN SPACE PROTECTION

The Town owns and operates several parks and recreational facilities. The Department of Public Works maintains the parks while the Community and Recreational Services Department provides recreational programming opportunities to youth and senior residents. Long range planning for the Town's parks and recreational resources is guided by a Town wide Parks and Recreation Master Plan that was completed in 2002 and the Amenities Plan, last updated in 2017.

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





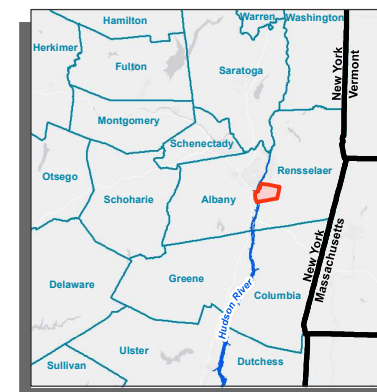


# TOWN OF EAST GREENBUSH Comprehensive Plan

## Environmentally Sensitive Resources May 2019

### LEGEND

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



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



Sources:  
Esri, NYS ITS,  
Town of East Greenbush

0 0.25 0.5 Miles



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Land Surveying, P.C.  
1533 Crescent Road - Clifton Park, NY 12065





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

East Greenbush Town Park – Located on Town Park Road, East Greenbush Town Park is a scenic 120-acre park with a pond that opens to the Moordener Kill. The park offers trails for biking, hiking and cross-country skiing in the winter. Other offerings include scenic waterfalls, a fenced in dog park, baseball field, basketball court, and playground. The dammed Moordener Kill was used for a swimming area until 2009 when it was closed due to an E.coli contamination from an unknown source. On the northern edge of the park on Luther Road is the Jaime M. Adams Field, the first multi-sport facility in the United States designed specifically for special needs athletes. The field opened in 2009 and was designed to easily accommodate special needs athletes with wheelchairs, walkers and other physically assistive devices. In October 2017, the Red Barn facility was completed for \$618,000 and was funded through a recreation fee from developers through the Western GEIS. The Office of Community, Recreation, and Parks rents the building year-round and offers a large community gathering space with kitchen space, WiFi connection, projector and screen and surround sound. Construction on a new bathroom facility began in 2020. When complete this facility will provide year-round accommodations for park visitors and additional storage space for the Parks department. In 2020, the Town accepted the gift of 80 acres adjoining Town Park to the south and east from a property owner and is currently in the early stages of planning for the future of these lands.



The Red Barn at East Greenbush Town Park

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

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





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

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

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

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

#### *Youth Programming*

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

#### *Senior Programming*

Senior programming includes the following:

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

### **Opportunities and Challenges – Parks Recreation and Open Space Protection**

The parks and recreational resources in East Greenbush present a number of opportunities that contribute to the quality of life in the Town. The Town's parks along with other resources like the Papscanee Island Nature Preserve and private recreational facilities create significant opportunities for residents, but also serve as an attraction for outside visitors and those looking to relocate to East Greenbush. Parks and recreation are essential public services because they provide economic value, health and environmental benefits and social importance. Local property values tend to increase when located near parks and recreational facilities and the preserved land associated with parks provides a number of environmental benefits including stormwater retention, groundwater recharge and can greatly improve local air quality<sup>20</sup>. Town Park itself is about 190 acres, located on the Moordenerkill Creek, and about 16% is undeveloped open space. Recently, the Town acquired an additional roughly 80 acres that border Town Park to the south and is in the process of planning for the future of these lands.

The Town's six parks provide a total of roughly 198 acres of Town-owned parkland (defined as maintained areas as well as open spaces) in East Greenbush. The National Recreation and Park Association (NRPA) reports annually on the performance of US park and recreation agencies. According to the 2020 report, the







median amount of parkland per 1,000 residents for all agencies was 9.9 acres. The median number of residents per park was 2,281.<sup>21</sup> In comparison, East Greenbush-owned parkland provides 12 acres per 1,000 residents and about 2,734, residents per park. When compared nationally, the Town, provides more acres of parkland but fewer parks per unit of population than other agencies. There is an opportunity, therefore, to increase the number of parks. A challenge identified by the public is that there are no swimming opportunities available in East Greenbush. The lake at the Town Park and Hampton Manor Lake used to be open to the public for swimming, but water quality issues have led to the closure of these facilities.

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

**Map 8: Parks and Recreation** illustrates parks and recreational facilities in the Town of East Greenbush.

## AGRICULTURE

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

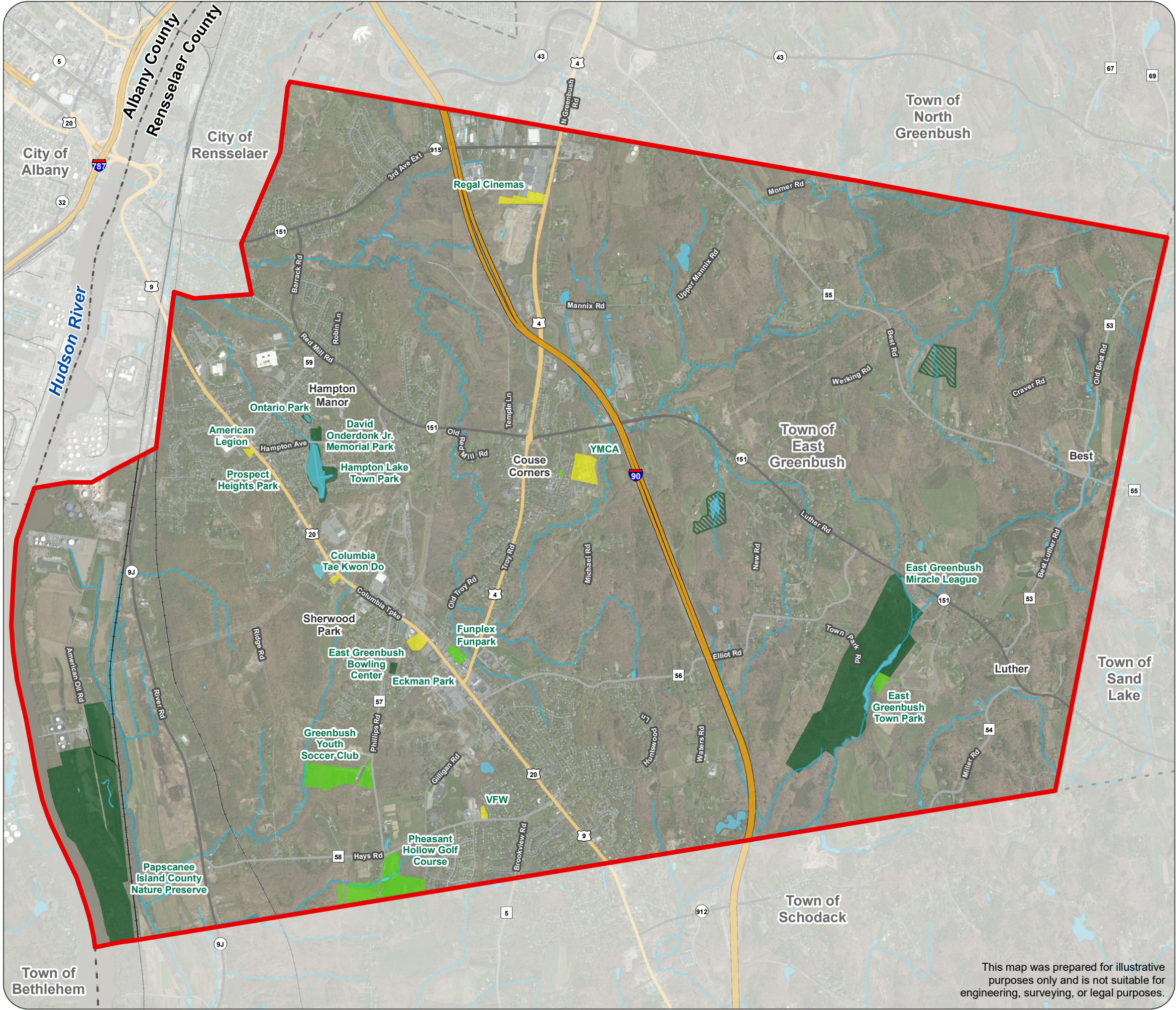
Currently, there are two areas in the Town zoned as Agricultural-Residential Districts (A-R) in the East Greenbush Comprehensive Zoning Law where agricultural land uses are permitted by right. These zoning districts are located along Route 9J in the eastern portion of the Town and on Best Luther Rd in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

East Greenbush has prioritized the protection of the farming industry by adopting the Town of East Greenbush Agricultural Economic Development Plan Right to Farm Law (Right to Farm Law) in 2005. The purpose of the law is to maintain and preserve the rural traditions and character of the Town, to protect the existence and operation of farms and to encourage the initiation and expansion of farms and agribusinesses. The law protects farmers and the farming industry by limiting the circumstances under which farming may be deemed to be nuisance and to allow agricultural practices inherent to and necessary for business of farming to proceed and be undertaken free of reasonable and unwarranted interference or restriction.

East Greenbush is well suited for agriculture with an abundance of prime agricultural soils. Prime soils are those with the soil quality, growing seasons and moisture supply to produce high yield crops.<sup>22</sup> Certain







# TOWN OF EAST GREENBUSH

## Comprehensive Plan

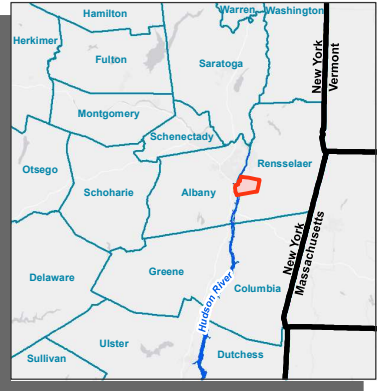
### Parks and Recreation

May 2019

LEGEND

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

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



Sources:  
Esri, NYS ITS,  
Town of East Greenburgh

0 0.25 0.5 Miles



Engineering and  
Land Surveying, P.C.  
1533 Crescent Road - Clifton Park, NY 12045

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





types of farming activities can be less costly with the availability of prime soils (e.g., due to lower costs to drain the land and fewer fertilizer inputs required). However, much of the prime soils in East Greenbush lie beneath residential and commercial development. The soil conditions that are best suited to agriculture tend to also be best suited to building development.

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

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

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

### RENSSELAER COUNTY FARMS BY SIZE (2017)

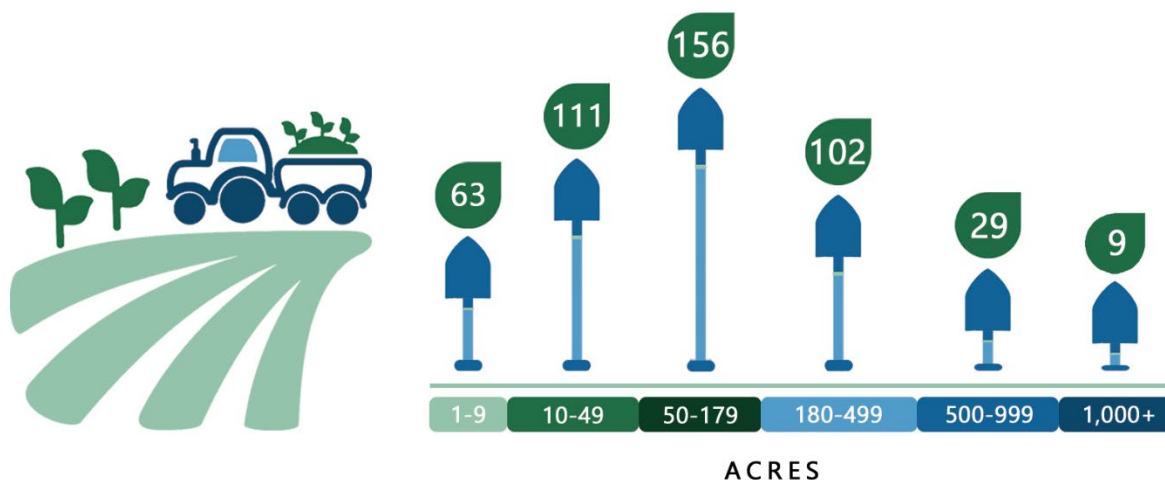


Figure 12. Rensselaer County Farms By Size (2017)







Table 16. Rensselaer County Farms

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

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

\*2017 Constant Dollars

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

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

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

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

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

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

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

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

Rerun, Inc. – Rerun is was founded in 1996 in KY and is one of the oldest thoroughbred retraining and adoption programs in the country providing aftercare and retirement. With a continued presence in New York since 2002, Rerun is now the largest Thoroughbred rehab and adoption program in New York, based on the number of horses accepted into the program and placed in second careers,. Rerun has a facility on Waters Road.





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

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

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

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

### Opportunities and Challenges - Agriculture

While a number of active farms continue to operate in East Greenbush, much of the land area suitable for agriculture is being converted to residential and commercial uses, specifically along the Columbia Turnpike and Route 4 corridors. Agriculture is a significant part of the history and character of East Greenbush and provides an economic benefit to the community. Agriculture generally requires less community resources than other land uses and may operate as a business that sells goods and contributes to the local economy. To protect the rural and agricultural character of the Town, conservation measures could be utilized to protect existing and future farmland. According to American Farmland Trust, the protection of farmland is vital to protecting the food supply and properly managed farmland can support wildlife and biodiversity, recharge aquifers, clean water and sequester carbon<sup>23</sup>.

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

**Map 9: Agricultural Resources** illustrates agricultural lands and soils in the Town of East Greenbush.

## ECONOMY AND ECONOMIC DEVELOPMENT

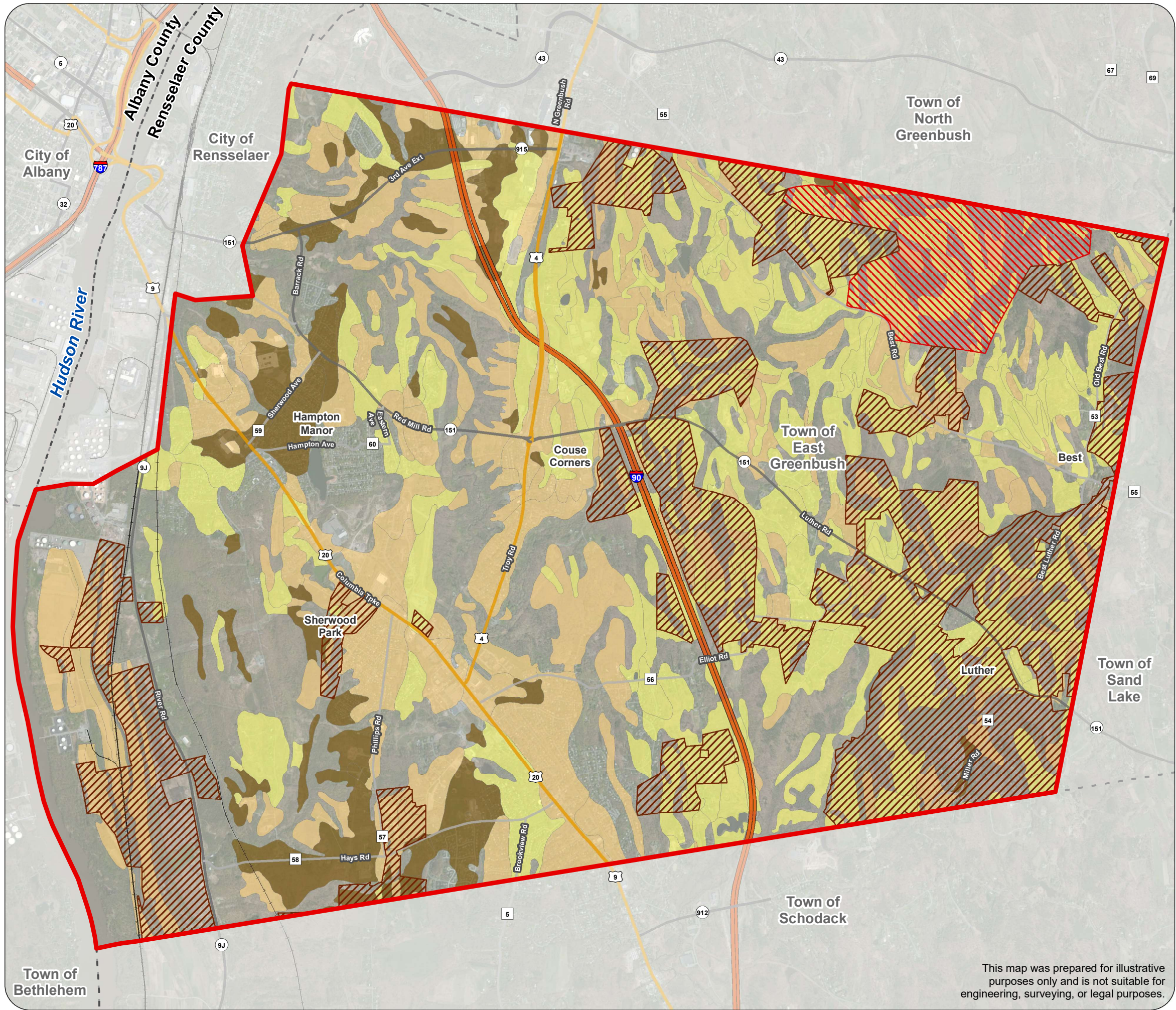
### Regional Context

Town of East Greenbush is located in New York State’s Capital Region, comprised of Rensselaer, Albany, Schenectady, and Saratoga Counties. The Region lies at the confluence of the Hudson and Mohawk Rivers and contains the New York State Capitol. A well-developed transportation system, including Interstates 87 and 90, the Albany International Airport, passenger and freight rail systems, and the Hudson River port facilities located on it, connects the Region to other metropolitan areas to the north, east, south, and west.

According to the CDRPC Comprehensive Economic Development Strategy for the Capital District: 2018-2022, the Capital District’s economy has had three traditional pillars: government, heavy industry, and







# TOWN OF EAST GREENBUSH

## Comprehensive Plan

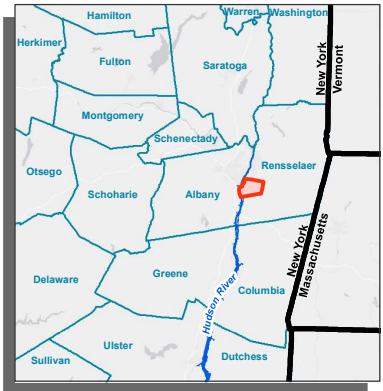
### Agricultural Resources

May 2019

**LEGEND**

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

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



Sources:  
Esri, NYS ITS,  
Town of East Greenbush

0 0.25 0.5 Miles



Engineering and  
Land Surveying, P.C.  
1533 Crescent Road - Clifton Park, NY 12045

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





education. Recently, mirroring national trends, traditional manufacturing activity has declined in the Region, and the top three “traded clusters,” or geographic concentrations of related industries that sell to other regions and nations, by employment in the Region are related to education and knowledge creation, business services, and distribution and electronic commerce. Traded clusters comprise approximately 32% of the Region’s clusters, with the majority of 68% being focused locally and common in virtually all regions, known as “local clusters.”

The Capital District Regional Council 2015 report notes that public sector employment, traditionally a strong contributor to the Region’s economy, is in a process of transition and will likely continue to decrease in terms of employment; the Report notes that the private sector will increasingly be the locus of employment and regional economic growth. The Report notes that this transition faces challenges, such as slow population growth and an aging population.

Among the Strategy’s goals are to leverage the Region’s highly educated workforce, education facilities, and location on major transportation routes to increase the Region’s national and international competitiveness, and to retain existing businesses and support their expansion within their home communities. The REDC Report also suggests that the Region will need to build on its human capital and location assets, as well as its diversified economy with a range of sectors and industries contributing to growth and its existing system of support for entrepreneurs and new business ventures.

#### *Local Context*

In terms of demographics and employment, as shown above, the Town has a comparatively high median income, low unemployment, a growing population, and a relatively highly educated population. But like the Region as a whole, the population is older and there are relatively fewer people aged 18 to 35 in Town. By employment the Town is similar to Rensselaer County as a whole and the Region, more generally, with about 50% of employment concentrated in the Educational Services, Healthcare and Social Services, Professional, Scientific, Management, Administrative and Waste Management Services and Public Administration sectors. Approximately 74% of the workforce in East Greenbush work in the private sector and 26% in the public sector.

#### *Anchor Institutions*

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

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

Regeneron Pharmaceuticals Inc. – Headquartered out of Tarrytown, New York the biotechnology company was founded in 1988. The East Greenbush branch is located on Discovery Drive between Columbia Turnpike and Red Mill Road. The company currently employs approximately 2,600 between the East Greenbush manufacturing complex and offices in North Greenbush. With the help of the New York State Governor’s Office, Regeneron is investing \$800 million in the next seven years with the addition of an 800,000 square







foot second campus and 1,100 new jobs ranging in salaries of \$40,000 to more than \$100,000 for the top scientists.

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

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

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

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

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

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

#### *Port Services*

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

Private commercial dockage in East Greenbush includes:

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

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

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





### *Expansion and New Business Location*

Since the 2006 Land Use Plan was written, commercial and industrial development in East Greenbush has seen a notable uptick, with some existing firms undertaking substantial expansions and new firms locating to the area.

The most significant expansion in the Town is that of Regeneron Pharmaceuticals, a leading biotechnology company. Regeneron's facilities in East Greenbush comprise its primary manufacturing plant in the US. (The company also has developed an overseas manufacturing facility in Northern Ireland.) Regeneron is known for a drug development platform consisting of a group technologies that allows the company to produce human antibodies in the lab. In addition to drugs approved to treat blindness from macular degeneration, the company has also developed medicines approved to address the Ebola virus and novel coronavirus causing the COVID-19 pandemic. Regeneron is also consistently listed in the 100 Best Companies to Work For by Fortune Magazine, and has been ranked as the #1 employer in the global biopharmaceutical industry in Science magazine's Top Employers Survey.

In East Greenbush, Regeneron has its main campus on Discovery Drive. Over the past several years, Regeneron has added new facilities to this campus, most recently including a multi-level parking garage and approximately 50,000 square feet of new office and lab space. With this most recent expansion, there are approximately 2,200 employees at this campus. Regeneron also has an existing facility on Tech Valley Drive.

In 2017, Regeneron broke ground on a new development designed to provide climate-controlled storage and warehousing space, fill and finish of product, and attendant office and lab space. In addition to a 7-level parking garage, the new Tempel Lane Campus will provide nearly 800,000 square feet of new building space and employ up to 1,500 people. The project has received financial support from Empire State Development, including awarding to the Town a grant of \$2.0 M to, in partnership with Regeneron, improve and upgrade infrastructure valued at \$10.0 M in support of its development on Tempel Lane. At the time of this writing, this project is the largest construction underway in the Capital Region by estimated value. The Tempel Lane Campus is also receiving support from ESD under the Life Science Initiative and New York Works programs totaling \$70 M in support of Regeneron's expansion activities in NYS, including at Tempel Lane. In return the company has committed to increasing employment from about 4,800 in 2018 to over 6,000 by 2025.

In 2018, the Town approved a second phase of the East Greenbush Technology Park, located on Discovery Drive. At full build out, the Technology Park (Parts 1 & 2) can accommodate a total 692,300 square feet (and up to 850,000 square feet of lower intensity uses which include large assembly area and storage) of office/research/light industrial buildings on a total of 13 separate parcels, with a gross site area of 86 +/- acres. Extensions of the roadway and utilities were completed in 2019.

The first businesses in this second phase include the global information technology services provider Datto, Inc., at 33 Tech Valley Drive, as well as the planned expansion into that same building of the neighboring Center for Internet Security (CIS). CIS is a non-profit provider of best practices and solutions for securing IT systems and data. It is also home to an intergovernmental resource center providing internet security to state, local, tribal and territorial government entities as well as US elections offices. Other businesses located in the Tech Park include XOS, a manufacturer of application-specific X-ray analyzers and a local office of the digital marketing firm Epsilon Data Management, LLC.







Availability of suitable sites is an important factor in economic development. A review of vacant parcels and approved developments shows the following sites related to the Town's technology, biopharmaceutical, and port-related sectors:

- East Greenbush Technology Park – In 2018, the Town approved an expansion to the existing development on Tech Valley Drive. This approval included a 37,000 sf building at 37 Tech Valley Drive and extension of Tech Valley Drive and utilities, which have been constructed; the roadway and public utilities have been deeded to the Town. Permitted uses include: Corporate offices, Research laboratories, Light Assembly and fabrication, Professional offices, Government offices, Printing and publishing, Motels and hotels, Child Care/Day Care, Restaurants, Parking lots or garages for private vehicles. Accessory uses include: Personal service establishments accessory to permitted, among others,

The 2018 expansion involved up to 381,000 square feet of office/research/light industrial buildings (including 37 Tech Valley Drive). At full development the Technology Park (Parts 1 & 2) can accommodate a total 692,300 square feet (and up to 850,000 square feet of lower intensity uses which include large assembly area and storage) of office/research/light industrial buildings on a total of 13 separate parcels (gross site area of 86 +/- acres). There will be Parking for 1776 +/- vehicles.

- Tempel Lane – As part of Regeneron's expansion, substantial investments in roadway and public utility infrastructure, including extension of Tempel Lane to Third Avenue Extension, will likely transform this corridor. Beyond Regeneron's Tempel Lane Campus, there are several vacant parcels which might contribute suitable sites for future development. Among these is the Village at Tempel Farms Planned Development District. Approved in 2007 for up to approximately 325 residential multi-family units and a combined total of 380,000 square feet of retail and office space, a hotel has been constructed as part of a first phase. While planned expansion and upgrades of public utilities are in progress, additional investments will likely be required as part of future development.
- Discovery Drive – This corridor is the site of Regeneron's main industrial operations facility, which has seen waves of expansion, most recently of a 50,000 sf office/lab building located with frontage on Discovery Drive. The UAlbany Health Sciences Campus, UAlbany Biosciences Development Corporation facility, Integrated Liner Technologies, and Taconic Biosciences all have a presence here. In addition, there are three vacant parcels totaling 48 acres, about 42 acres of which is owned by UAlbany. This corridor is well-served by public utilities.
- American Oil Road Corridor – Along this corridor South of Sun Oil Rd, are roughly 220 acres of land either vacant or under agricultural use. As the Agricultural Resources Map shows, a significant amount of this corridor is covered by Rensselaer County Agricultural District #6, and as the Existing Land Use map shows roughly half of this land is currently assessed for ag use. In addition, the 49 acre National Gypsum site has been vacant for a decade or more. Public water supply is available at Sun Oil Road but would need to be extended, as would sanitary sewer service, to support intensive developments. The National Gypsum site offers direct water access, and access to the Hudson River Line, owned by CSX Transportation, Inc., is available to the east.





- Columbia Turnpike – There are comparatively fewer large vacant parcels on Columbia Turnpike. There are a combination of two parcels adjacent to the Columbia Plaza site. There remain opportunities for infill development. As part of the adaptive re-use of the former K-Mart (now OCFS) and Ames Plaza (now General Dynamics), the site plans retained the large parking areas which could be redeveloped into other uses.

### Future Needs and Strategies

The economic development of a region centers on actions that seek to attract new businesses and residents to build up the workforce, enhance and increase housing opportunities and encourage business growth. Economic development can also be described as targeted growth and public sector interventions that influences all sectors, including employment and business development, housing, education and recreation. Among the factors influencing economic development and the location decisions of businesses is the provision of essential services, such as water, wastewater, drainage, and transportation infrastructure. There are a number of entities that support and promote the economic development of the Town and region. Business expansion activities, such as those at the Regeneron Tempel Lane Campus, have been supported by incentives from Empire State Development (ESD), and ESD's activities have helped catalyze a public-private partnership approach to support Regeneron's expansion. Given the needs placed on existing infrastructure by expansion activities, and the fact that the businesses they support operate beyond the Town to affect regional, state, national, and international economic activity, this approach serves as a model to address impacts and needs operating at the local and regional level.

East Greenbush lies within the four-county Capital District which includes Rensselaer, Albany, Schenectady and Saratoga Counties. The Capital District Regional Planning Commission (CDRPC) serves as the Federal Economic Development District for this region. As part of this district, East Greenbush is included in the Capital District Comprehensive Economic Development Strategy, last updated in 2017 and covering the period 2018 to 2022. This Strategy provides strategic guidance for economic development activities in the region. Through this effort, East Greenbush is part of a regional economic context that extends beyond the Town borders.

Within the County, several organizations supporting economic development exist, including the Rensselaer County Regional Chamber of Commerce (County Chamber) and the Rensselaer County Industrial Development Agency (IDA). The County Chamber is a member organization that helps to grow businesses and build a strong workforce in Rensselaer County. The organization provides access to an extensive network of business professionals and helps to promote business opportunities in local municipalities, including East Greenbush. Industrial Development Agencies are public benefit corporations created under New York State General Municipal Law, Title 2, Section 914, to promote, encourage and attract businesses to a region. The County IDA is dedicated to promoting economic development and vitality within Rensselaer County. Governed by a seven-member board, the IDA has the authority to offer sales and property tax incentives, and low-cost capital to attract and retain businesses<sup>24</sup>. Another regional entity that helps to drive economic development is the Rensselaer County Office of Economic Development and Planning (RCEDP). RCEDP aims to attract new business and support expansion of and retain existing businesses by administering programs relating to site selection, financing, workforce development, and regulatory assistance,

Regional strategies pursued by CDRPC and the REDC relating to retention, expansion, and attraction of business will continue to have local implications. CDRPC's strategy references the concept of clusters, and







in this regard one instructive model can be found in the Boston Biopharmaceutical Cluster.<sup>25</sup> Revolving around biopharma and biological production activities are companies, suppliers, and service providers, as well as government agencies and other institutions providing specialized training and education, information, research, and technical support. Because activities in the cluster are defined by location, and because this model has already seen substantial regional support, economic development in Town can be targeted to the types of businesses – and land uses – supporting a biopharmaceutical cluster.

While traded clusters are important to regional competitiveness, local clusters provide the bulk of regional employment and at least half of regional wages. Cluster dynamics play a less important role and are typically proportional to the local population size and local market factors. This suggests that, to some extent, the Town's role is limited by dynamics operating at scales beyond the Town as well as other factors like geography, transportation, and housing.

Retaining existing businesses and supporting their expansion, in addition to attracting new businesses, will continue to place demands on the Town in terms of essential service delivery and land use, among other areas. Finding suitable sites to allow expansion and location of new businesses will be an important need. Given the substantial regional investments in biotech, anticipating the land use and service delivery needs of industries involved in this traded cluster is another strategy. A different set of strategies is needed to affect location decisions and sustainability of businesses operating in local clusters, from the level of distribution and retail to services and hospitality.

### Opportunities and Challenges – Economic Development

The Town of East Greenbush has a number of economic development related opportunities. The Town's location near major employment centers, retail centers and transportation corridors create a locational advantage that is unparalleled to many communities in the Capital Region. Within the context of regional economic development, there are opportunities to attract new businesses and institutions, especially those related biotechnology. The Town's highly educated population is an asset, and the ongoing expansion of businesses, like Regeneron, provides employment opportunities for multiple generations of Town residents. At the same time, there are challenges relating to finding suitable sites for business expansion and for new businesses to locate in Town. Certain existing sites, like the East Greenbush Technology Park, offer infrastructure and building sites suitable for new facilities. Land available along the American Oil Road corridor is well-served by transportation routes but will most likely need extension of other public utilities to support certain types of development. The Tempel Lane corridor will soon have the infrastructure necessary to support further development and may play a stronger role in support of the region's emerging biotechnology cluster.

The Town offers businesses involved in local clusters a range of opportunities. The Columbia Turnpike corridor has witnessed a recent uptick in investment, with new restaurants and other service-oriented businesses, as well as redevelopment and expansion of existing sites and businesses. The age and auto-orientation of this corridor, and the fact that many properties are small and structures may not meet contemporary needs, presents opportunities in terms of lower cost space but also challenges relating to redevelopment and reuse of smaller sites.

There are numerous opportunities for partnerships and the expansion of businesses to help strengthen the local tax base and support economic development activities. Existing partnerships can be built upon to address local needs arising from regional economic activities. The Town will need to work with partners at





multiple levels based on the type of economic development activity. Regional partnerships have played and will continue to play a role relative to the emerging biopharmaceutical cluster in the Capital Region, and these partnerships will be important to the Town's ability to sustain growth in the sectors involved. Understanding the market dynamics and the needs of businesses engaged in local cluster activity will be important to tailoring strategies for retention and to ensure local service needs are met.

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<sup>1</sup> Town of East Greenbush Comprehensive Development Plan Update of 1993

<sup>2</sup> For more information, see Appendix C: Papscaene Island Statement of Significance of the 2019 Natural Resources Inventory Final Report.

<sup>3</sup> [https://en.wikipedia.org/wiki/Craver\\_Farmstead](https://en.wikipedia.org/wiki/Craver_Farmstead)

<sup>4</sup> Capital Region Indicators, CDRPC

<sup>5</sup> American Community Survey 5-Year Estimates, 2017

<sup>6</sup> NYS Department of Transportation Traffic Data Viewer: <https://gis3.dot.ny.gov/html5viewer/?viewer=tdv>

<sup>7</sup> <https://www.avcog.org/DocumentCenter/View/3244/FHWA-Vehicle-Classification-Chart-PDF>

<sup>8</sup> <https://www.maritime.dot.gov/grants/marine-highways/marine-highway>

<sup>9</sup> Times Union, 2019

<sup>10</sup> Albany Business Review

<sup>11</sup> [https://eastgreenbushlibrary.org/wp-content/uploads/Plan\\_of\\_Service.pdf](https://eastgreenbushlibrary.org/wp-content/uploads/Plan_of_Service.pdf)

<sup>12</sup> Albany Times Union, *State Training Center Opens at East Greenbush Strip Mall*, April 2019:

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

<sup>13</sup> Town of East Greenbush: Land Use Plan Update and Zoning Study, 2006

<sup>14</sup> New York State Department of Environmental Conservation

<sup>15</sup> <https://nysbroadband.ny.gov/new-york-state-broadband-availability-map>. According to the FCC 25 Mbps is sufficient for most household general use activities.

<sup>16</sup>

<sup>17</sup> Town of East Greenbush Natural Resources Inventory, 2019

<sup>18</sup> Town of East Greenbush Natural Resources Inventory, 2019

<sup>19</sup> The National Wildlife Federation, <https://www.nwf.org/Educational-Resources/Wildlife-Guide/Understanding-Conservation/Ecosystem-Services>

<sup>20</sup> National Recreation and Park Association, [www.nrpa.org](http://www.nrpa.org)

<sup>21</sup> <https://www.nrpa.org/siteassets/nrpa-agency-performance-review.pdf>

<sup>22</sup> <https://www.rensco.com/wp-content/uploads/2021/01/Rensselaer-County-CWSSI-Adopted-Plan-Public-Presentation.pdf>

<sup>23</sup> American Farmland Trust, <https://farmland.org/about/whats-at-stake/>

<sup>24</sup> Rensselaer County IDA, <http://www.discoverrensselaer.com/about-the-rcida/>

<sup>25</sup> <http://clustermapping.us/content/clusters-101>







# Appendix B

## Community Outreach Process and Plan

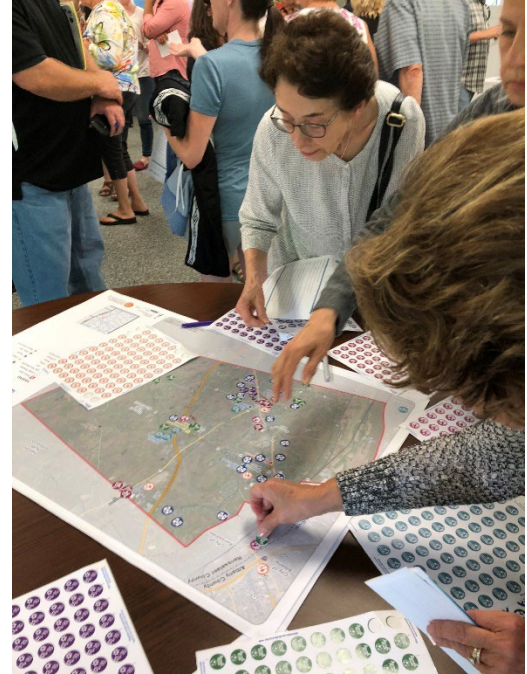
**East  
Greenbush**

Our Vision. Our Community.





# TOWN OF EAST GREENBUSH



DRAFT July 2019

## COMPREHENSIVE PLAN UPDATE

Community Outreach Process and Plan Plan



Engineering and  
Land Surveying, P.C.

RIVER STREET  
PLANNING & DEVELOPMENT





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<b>2. Scope of Work .....</b>	<b>1</b>
<b>3. Community Participation .....</b>	<b>2</b>
<b>4. Schedule.....</b>	<b>4</b>

Appendix A: Comprehensive Plan Steering Committee

Appendix B: Project Schedule (subject to change)



Engineering and  
Land Surveying, P.C.

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RIVER  STREET  
PLANNING & DEVELOPMENT





## 1. Introduction

### *Background*

The Town of East Greenbush (Town) has initiated an update to the Town's Comprehensive Plan, first adopted in 1993 and last updated in 2006. In addition to the Comprehensive Plan update, the Town is also updating its Comprehensive Zoning Law and the Western East Greenbush Generic Environmental Impact Statement, last updated in 2009.

The Comprehensive Plan will provide a guide for long-range planning for the growth of the community while protecting its natural, cultural, and economic resources.

The planning process will involve leaders from the Town including municipal officials, Planning and Zoning Board members, community organizations and residents in visioning sessions to help the community identify major challenges and opportunities.

The process will include research to evaluate present circumstances and future potential; establishment of goals and policies; and the development of a comprehensive plan. The plan will be a comprehensive document with background information and findings, a plan vision, land use patterns to be achieved by the plan implementation, goals and recommendations, and an implementation program.

A Comprehensive Plan Steering Committee (CPSC) has been established to guide the comprehensive planning process. The CPSC includes a broad range of stakeholders including residents, property owners, and business

owners from the Town. For a complete list of CPSC members and affiliations, see Appendix A.

### *Project Team*

MJ Engineering and Land Surveying, P.C. (MJ) has been selected to work with the Town and CPSC to facilitate the planning process. Joining MJ's team of professionals is River Street Planning and Development (River Street) and Environmental Design & Research, Landscape Architecture, Engineering, & Environmental Services, D.P.C. (EDR).

### *Community Outreach Process and Plan*

A community outreach process and plan provides an opportunity to gather information from members of the public and stakeholders about the study area. Input received is critical to making informed decisions about the future of the Town.

This community outreach process and plan has been developed to establish a communication channel between the public, the Town, the CPSC, applicable regulatory agencies, and the Project Team throughout the planning process. This plan aims to achieve this communication channel by sharing information with the public regarding the planning process, and by providing occasions for the public to provide input regarding potential issues, concerns, and opportunities.

## 2. Scope of Work

### *Project Scope*

This effort involves the following work tasks:

- CPSC Meetings
- Community Profile and Environmental Inventory







- Existing Plans Review and Community Leaders Meetings
- Public Involvement
  - Key stakeholder interviews
  - Public workshops
  - Online survey
  - Web/Social Media Outreach
  - Monthly Town Board and Committee Updates
- Development of Plan Vision and Goals
- Draft of Comprehensive Plan
- Final Draft of Comprehensive Plan
- Comprehensive Zoning Law Map and Text Amendments
- General Environmental Impact Statement Update
- Draft Subdivision Regulation Amendments

Upon a Final Draft comprehensive plan being accepted by the CPSC, the Town Board will have the opportunity to adopt the comprehensive plan.

The comprehensive plan will be developed and the subsequent adoption process will be in accordance with the following:

- Town Law §272-a Town Comprehensive Plan
- State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617

### 3. Community Participation

Community participation for this effort includes a variety of outreach and engagement activities designed to inform the public and gather input to guide the update. The following community participation activities are included in this effort:

- Key Stakeholder Outreach
- Public Meetings/Workshops
- Public Survey
- Digital Outreach
- Monthly Town Board and Committee updates
- Other Community Activities

Additionally, public notice procedures and information repositories are also discussed.

#### *Stakeholder Outreach*

Community participation begins with an understanding of the needs of stakeholders within the Town. The Project Team will work with the CPSC to organize meetings with key stakeholders, including property owners, business owners and neighborhood groups. The CPSC will provide the list of stakeholders to the Project Team. Fulfilling this outreach will allow the CPSC and the Project Team to know about potential plans underway, needs, and opportunities for the Town

As these meetings are organized and conducted, findings will be summarized, reviewed, and discussed with the CPSC. Ultimately, these conversations are anticipated to help shape the recommendations identified in the comprehensive plan.

#### *Public Meetings/Workshops*

It is critical to have robust community engagement to identify a shared vision for the future for East Greenbush and gather support for comprehensive plan recommendations. In addition to direct stakeholder outreach to be conducted by the Town staff, there will be three (3) opportunities to learn about the project, share ideas, provide input on recommendations through public meetings and/or workshops.





Each public meeting is set to occur at key milestones of the project schedule.

The format for each of the public meetings will be determined cooperatively with the CPSC. Each meeting will be organized to maximize public involvement. Public meeting formats may include:

- A traditional public meeting with a formal presentation followed by a question and answer period;
- An interactive public workshop with a brief presentation followed by small group break-out sessions;
- An open house-style engagement event with facilitated stations;
- Or a combination of formats that best meets the engagement needs of the public for this effort.

The Project Team will work with the CPSC to identify an appropriate meeting location for each meeting. Meeting participants will have the opportunity to weigh in about issues and opportunities identified.

### ***Digital Outreach***

Digital outreach includes use of a website and digital media to share project information with the public and notify the public of opportunities to participate in the process. The intent is to reach all interested stakeholders using a variety of outreach methods. Digital media is a preferred method of sharing and gathering information by many.

### ***Website***

The project will have dedicated page on the Town website and will include a variety of materials to keep the public informed of the study progress. Materials available on the

website may include, but not be limited to the following:

- An inventory of applicable plans, studies, and policies
- Meeting presentations, handouts, and summaries
- Mapping

The website is located at the following link:

[www.eastgreenbush.org/departments/planning-zoning/2018-comprehensive-plan-update](http://www.eastgreenbush.org/departments/planning-zoning/2018-comprehensive-plan-update)

There is also an email address dedicated to the comprehensive planning process that allows the public to submit comments and ideas at any time throughout the process.

The project email is as follows:

[CompPlanUpdate@eastgreenbush.org](mailto:CompPlanUpdate@eastgreenbush.org)

### ***Social Media***

The Town will utilize its social media outlets, Twitter and Facebook, to advertise public engagement activities. The hashtag #EGComprehensivePlan will be utilized across social media outlets to help promote events and to collect photos as part of a Photo Survey of community member's favorite places in East Greenbush.

The Town will also use other digital public information platforms available, such as the Town's newsletter distribution list and Nixle, the Town's emergency and community notifications system.

### ***Other Town Activities***

In addition to formal flyers and announcements, materials may also be distributed at existing community events like







farmers markets and festivals. These may also be opportunities to gather unique public input. At these events, the CPSC can serve as project ambassadors to engage with their neighbors.

#### ***Public Notice Procedures***

Public notice and meeting materials will be prepared by the Project Team and provided to the Town at least two (2) weeks in advance of public meetings. The Town will be responsible for distributing those materials to CPSC members.

Meeting announcements will be the responsibility of the Town and are suggested to be posted on the project website as well as in local news outlets, per the Town's discretion and as per the Town's meeting noticing requirements.

#### ***Information Repositories***

Information about this project will be available on the project website and at the East Greenbush Town Hall.

The website is located at the following link:

[www.eastgreenbush.org/departments/planning-zoning/2018-comprehensive-plan-update](http://www.eastgreenbush.org/departments/planning-zoning/2018-comprehensive-plan-update)

The East Greenbush Town Hall is located at:

225 Columbia Turnpike  
Rensselaer, NY 12144

#### ***Contact***

The following information provides contact information for the Town of East Greenbush.

#### **Town of East Greenbush**

Adam Yagelski  
Director of Planning and Zoning  
225 Columbia Turnpike

Rensselaer, New York 12144  
518-694-4011  
AYagelski@eastgreenbush.org

#### **4. Schedule**

Appendix B identifies a tentative project schedule. Please note that this schedule is based upon an assumed review time by involved agencies and is approximate. If review times exceed the assumed task duration, the schedule will be adjusted accordingly. Revised schedules, as needed, will be provided on a regular basis to the CPSC and members of the public.







# Appendix C

## Stakeholder Meeting Summaries

**East  
Greenbush**

Our Vision. Our Community.





# TOWN OF EAST GREENBUSH COMPREHENSIVE PLAN UPDATE



## STAKEHOLDER MEETING SUMMARY

**PURPOSE:** History, Culture and Education

**DATE/TIME:** September 17, 2019, 8:30AM-9:30 AM

**LOCATION:** East Greenbush Town Hall, 225 Columbia Turnpike Rensselaer, NY 12144

**ATTENDEES:** See Attached Sign-in

The Town of East Greenbush, as part of the engagement component of the 2019 Comprehensive Plan Update process, held a series of Stakeholder meetings on Tuesday and Wednesday, September 17 and 18, 2019 at the East Greenbush Town Hall. The purpose of this meeting was to speak with the History, Culture and Education stakeholders to gather input on a variety of topic areas.

All stakeholders were also encouraged to participate in the ongoing planning process and help spread the word about public engagement opportunities.

### **History, Culture and Education 9/17/2019 8:30- 9:30AM**

- Larry Edson – has been at the finance center for 18 years
  - Biggest issue he sees is Columbia Turnpike
  - Participated in the complete streets
- Jill Hughes - 4 years at the library
  - People come from surrounding areas
  - Youth and senior groups
  - Sidewalk improvements have helped significantly
  - Day-hab groups and adults with special needs/ high functioning use the library often
- Walkable community
- Areas for families
- Swimming area
- The town park could be a center point
- Connection of neighborhoods
- Events like tree lighting ceremony Memorial Day parade help create traditions for people
- Schools are always looking for projects so partnering with schools to get the word out about events and activities would be helpful
- Town wide service day for schools, businesses, and residents
- Regeneron is a resource that could be used towards this
- Biggest area of growth for the library is in programing

- High demand for meeting spaces of all sizes
- Tutoring is growing and a big user of the library meeting spaces
- Schools in the area are seeing growth especially in North Greenbush
- A rise in different cultures in the area
  - Both school and library seeing different backgrounds
  - Racial and ethnic backgrounds are changing
- There is an uptick in free and reduced lunches
  - This could be because the new enrolment system auto enrolls families
- Water and sewer
  - Make people aware of what is available and what services they are paying for
- Outreach could be done through churches
- There is a need for athletic fields
  - Currently the community wants to use the fields at the school, but they are at capacity
  - Make the availability free or low cost
  - The YMCA is expensive to use for this because some groups have a hard time coming up with money to get an insurance certificate
- The current tax cap is forcing the schools to do a lot with very little funding
- Opportunities for shared resources in all aspects i.e. schools, churches raising awareness for causes
- Public transportation doesn't go to the library so that's an untapped resource
- More athletic fields could be used ¾ seasons because there is such a high demand for them
- The addition of a pool would be good for community gatherings like the community pool in Colonie
- The library currently has an undeveloped lot
- Its been mentioned to put town government there but the town hall needs to stay on Columbia Turnpike
- Library does more than just lending books
  - It's like a community living room
  - The meeting spaces are always booked so they have considered getting rid of books to make more space for meetings
- Suggested using organizations that reach multiple communities to pull various people together '
  - Community shared resources
- Use the school website as a resource
  - The parents are active and involved
  - Student group is active and looking for projects \*student survey?
  - Town wide mailings work with the school to save money
- Community beautification
  - Decorations like the banners in Troy
  - Encourage businesses to participate
  - Painting under bridges by students
  - Community pride



# TOWN OF EAST GREENBUSH COMPREHENSIVE PLAN UPDATE



## STAKEHOLDER MEETING SUMMARY

**PURPOSE:** Open Space, Recreation and Agriculture

**DATE/TIME:** September 17, 2019, 10:00AM-11:00 AM

**LOCATION:** East Greenbush Town Hall, 225 Columbia Turnpike Rensselaer, NY 12144

**ATTENDEES:** See Attached Sign-in

The Town of East Greenbush, as part of the engagement component of the 2019 Comprehensive Plan Update process, held a series of Stakeholder meetings on Tuesday and Wednesday, September 17 and 18, 2019 at the East Greenbush Town Hall. The purpose of this meeting was to speak with the Open Space, Recreation and Agriculture stakeholders to gather input on a variety of topic areas.

All stakeholders were also encouraged to participate in the ongoing planning process and help spread the word about public engagement opportunities.

### **Open Space, Recreation and Agriculture 9/17/2019 10:00-11:00AM**

- Balance of development and wanting to preserve green space
- More solar energy
- Showcase natural resources like Dutchess
- Go above and beyond with regulations
- The reason originally moved to East Greenbush was for the green space
- There is a big increase in the need for more rec space
- Little league space is a premium
  - No indoor space available
  - Gilligan Rd complex ½ school ½ town owned (great space to use)
  - Currently made up of 26 board members
  - About 400 participants 4 to 12 years of age
  - The age kids/parents want to participate has come down
  - Kids from Schodack and Castleton also play
- Being a volunteer for anything you get pulled in many directions and you see the same group of individuals volunteer for multiple things
- The addition of pocket parks could be considered
  - They currently have a hard time giving them the attention they need
  - The spaces should be multi use

- Not just for the kids but for the older generations as well
- East Greenbush YMCA
  - Use charitable and business model
  - Senior exercise activities
  - Pickle ball
  - Growing active adults
  - 1200-1500 swipes per day
  - Parking seems to be an issue and they encourage people not to park on the road
  - They are starting to encourage off site programs i.e. using new Regeneron facilities
  - Diversity and inclusion for teens
  - Not just high school but middle school as well
  - They have a leader's club for teens
  - Open to partner with other organizations
  - Need to work with neighbors to redo the road Community Way
  - Drainage issues on the road
  - Long-term growth is looking at rural urban demographic
  - East Greenbush Y might be the biggest in the area
  - Growing rapidly
  - Held the capital campaign to gather resources for the Y
- Town of East Greenbush Parks
  - A connection between the different groups and rec programs would be helpful
  - There isn't collaboration on the use of the spaces
  - community programs feel separated
  - parks sometimes feel forgotten about and only in the last few years there has been progress on improvements
  - Trying to keep up with what the people want
  - People are more likely to go to Hampton Manor than the Town park to walk around the lake
  - Pocket parks need attention, but the employees and budget are already stretched thin
  - The town park doesn't feel accessible to some so changing the entrance to Luther Rd would help
  - Amenities mentioned by the planning board are pull offs for people to enjoy the views because East Greenbush has some areas that are really good for that
- Has been mentioned to get rid of pocket parks or let clubs run them so more maintenance and upkeep is done
- Families are concerned just letting kids run free
- Winter workout space availability
  - Groups try to use the YMCA, but they have to cater to their paying customers first
  - A community center could support this
- Grants are far and few, so the community looks at some big businesses coming in to help support some of the amenities
  - Amenities fee on new development is in place now
- East Greenbush and Castleton
  - Some leagues have restrictions
  - Organized leagues
  - There is room for growth just need more funding



- The Clifton Park commons are an example because you can use the area for multiple purposes
- Capital Campaign – mentioned a sports bubble this could be used all year round or other forms of indoor fields
- The Y isn't on the bus route this is an untapped resource that limits the employee base Walmart is the closest stop
- Programing at the YMCA
  - Senior groups slowed down but are back on the rise
  - They have ideas to expand in programs but there isn't enough space
  - Clubs are unwilling to change locations
- Paint and Punch, art, and yoga classes all free for seniors
- Offer bowling after school and that's popular in March
- Fishing and hiking program
- Summer camp program open to the whole school district
- Easter egg hunt is popular
- People have enquired about a preschool camp
- Renting of the EG facilities is much easier now than in the past the soft ball fields now have signups because of popularity
- Lack of arts and craft spaces
- No gallery
- No theater in the community
- Seeing an increase in younger families with kids coming into town.

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

Submitted by: Andris Blumbergs/ Jaclyn Hakes, MJ Engineering and Land Surveying, P.C.

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

# TOWN OF EAST GREENBUSH COMPREHENSIVE PLAN UPDATE



## STAKEHOLDER MEETING SUMMARY

**PURPOSE:** Infrastructure, Mobility and Transportation

**DATE/TIME:** September 17, 2019, 11:30AM-12:30 PM

**LOCATION:** East Greenbush Town Hall, 225 Columbia Turnpike Rensselaer, NY 12144

**ATTENDEES:** See Attached Sign-in

The Town of East Greenbush, as part of the engagement component of the 2019 Comprehensive Plan Update process, held a series of Stakeholder meetings on Tuesday and Wednesday, September 17 and 18, 2019 at the East Greenbush Town Hall. The purpose of this meeting was to speak with the Infrastructure, Mobility and Transportation (Sewer, Water, Streets, Transit, etc.) stakeholders to gather input on a variety of topic areas.

All stakeholders were also encouraged to participate in the ongoing planning process and help spread the word about public engagement opportunities.

### **Infrastructure, Mobility and Transportation**

**(Sewer, Water, Streets, Transit, etc.) 9/17/2019 11:30AM-12:30PM**

- 4 studies have been done on 4/20
- When a town is on the verge of development it's very important to protect the green space
- Projects that haven't been incorporated
  - Walkability
  - Have been hearing more from the port community especially now that there is development in the Schodack area
- The CDTA did a complete street and suggested to do one for this as well
- The Albany Hudson trail design work is all being led by the main office
- The coming season the DOT is redoing the sidewalk from Rt 4 to Hays Rd
- CDTA has 2 routes through EG
  - 5 days a week
  - In the middle on ridership buses are not packed but not empty
  - Adding a bus stop in the town center and having a stop on a intersection
  - Stop by Regeneron and SUNY
- Possibility of a bikeshare in the area
- Town plans to extend Temple Ln
- Tech park on Rt 4 the library and the Y are trip generators that should be considered

- Best Rd is not great for development because of big transmission lines that would be too expensive to move
  - Alt for Rt 4 and 9/20
- Sewer and sewer have the capacity to support the development
- The Comp Plan needs to address where the infrastructure should be extended
- Region freight plan on CDTA website
  - Discuss complete streets
  - Community quality of life
  - Regeneron packing plant
  - Amazon packing plant
- On the Rt 4 the round about could become a problem with future development
- The traffic lights don't have a push to walk button
- Regeneron employees will probably need to do travel share programs to help the alleviate some traffic
- Service crews will probably need public transit
- Regeneron
  - Electric vehicle infrastructure
  - Smart signals

The streetlights are replaced when needed not a comprehensive approach

The town doesn't own any of the lights
- The water and sewer system is getting "smarter" to collect more data
- Access management
- Walkability
- Mobility
- Town doesn't have the employees to maintain additional parks

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

Submitted by: Andris Blumbergs/ Jaclyn Hakes, MJ Engineering and Land Surveying, P.C.

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



# TOWN OF EAST GREENBUSH COMPREHENSIVE PLAN UPDATE



## STAKEHOLDER MEETING SUMMARY

**PURPOSE:** Economic Growth, Land Development and Business

**DATE/TIME:** September 17, 2019, 1:30PM-2:30 PM

**LOCATION:** East Greenbush Town Hall, 225 Columbia Turnpike Rensselaer, NY 12144

**ATTENDEES:** See Attached Sign-in

The Town of East Greenbush, as part of the engagement component of the 2019 Comprehensive Plan Update process, held a series of Stakeholder meetings on Tuesday and Wednesday, September 17 and 18, 2019 at the East Greenbush Town Hall. The purpose of this meeting was to speak with the Economic Growth, Land Development and Business stakeholders to gather input on a variety of topic areas.

All stakeholders were also encouraged to participate in the ongoing planning process and help spread the word about public engagement opportunities.

### Economic Growth, Land Development and Business

- New York Independent System Operator (NYSIO)
  - Manages New York's power grid and energy markets
  - GIG ring runs around East Greenbush. The Town has a locational advantage due to its location within this ring
- Tech Park
  - Availability of land is what initially attracted to develop the tech park in East Greenbush
  - Many employees and employers, particularly high-tech companies look for areas with natural surroundings and walking trails to locate. Good quality of life for employees
  - The location between Rensselaer Polytechnic Institute (RPI) and SUNY Albany creates opportunities for retaining potential employees
  - Current vacancies at tech park
    - 60,000 SF currently vacant with 30,000 SF spoken for and awaiting funding
- BBL
  - Involved in the design and construction of buildings and commercial real estate
  - Projects include Holiday Inn Express, Harney's
  - Focus should be on commercial development along Columbia Turnpike
- Regeneration
  - Headquarters locate in Tarrytown

- Company expanded to East Greenbush when business grew
- Regeneron is invested in East Greenbush community and stays for reasons, including:
  - Availability of workforce
  - Support services
  - Positive relationship with community
  - Enough property available
  - Knowledgeable, well educated workforce
  - Easier to build off of base knowledge then to relocate to a new region
  - Grow your own mentality – invest in internship program and recruit college graduates
- Committed to generating 1,500 new jobs over the next 7 years
- Workforce is a mix of East Greenbush residents and people from around the region
- Regeneron looks to hire local employees because they are more likely to stay in the area
- Most residents are looking for live, work, play opportunities in close proximity to home
- The Town of East Greenbush is very segmented with no anchor attractions
- Young people want more sustainability
- Not many good locations for a town center
- There should not be so many barriers to development
- Getting through the local approval process is difficult. Takes a long time and increases applicant costs
- Cost to do business in East Greenbush makes project non-competitive
- Tech parks can help spur development like in Johnstown, Pennsylvania
- Regeneron is a catalyst for additional growth in the community
- Commercial and tech companies develop at faster pace than municipalities
- The land use approval process often gets in the way of development
- East Greenbush needs to be more business friendly. Very slow to get through the system
- Existing zoning is not conducive to growth. Many PDDs. Need for flexible zoning tools
- East Greenbush has slower land use approval process than other municipalities in the region
- Companies are being held back by slow regulatory process
- At times there is a disconnect between the Planning Board and Town Board
- Predictability is key for Town and developers
- There are a lot of users who will not spend the time or money to do business
- The process slows down at the Planning Board
- Communication is key. Feels as though Town has to have all concerns addressed before the shovel goes in the ground
- TDE is part of the issue
- Land use process should be better mapped

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

Submitted by: Andris Blumbergs/ Jaclyn Hakes, MJ Engineering and Land Surveying, P.C.

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

# TOWN OF EAST GREENBUSH COMPREHENSIVE PLAN UPDATE



## STAKEHOLDER MEETING SUMMARY

**PURPOSE:** Health, Human Services and Emergency Services

**DATE/TIME:** September 17, 2019, 3:00PM-4:00 PM

**LOCATION:** East Greenbush Town Hall, 225 Columbia Turnpike Rensselaer, NY 12144

**ATTENDEES:** See Attached Sign-in

The Town of East Greenbush, as part of the engagement component of the 2019 Comprehensive Plan Update process, held a series of Stakeholder meetings on Tuesday and Wednesday, September 17 and 18, 2019 at the East Greenbush Town Hall. The purpose of this meeting was to speak with the Health, Human Services and Emergency Services stakeholders to gather input on a variety of topic areas.

All stakeholders were also encouraged to participate in the ongoing planning process and help spread the word about public engagement opportunities.

### **Health, Human Services and Emergency Services 9/17/2019 3:00-4:00PM**

- With growth comes a need for more emergency services
- Challenges related to Police services
  - There is a need for a new facility
  - Current facility is too small
  - Sergeants have to share desks or go without
  - New facility should still be centrally located
  - The station gets approximately 20,000 calls per year which is high compared to number of officers
  - Not enough parking at existing facility
  - Need for a better security camera system
  - Need for proper records storage
  - Regularly a bad sewage smell in the cross-examination room
  - Difficult to recruit new officers. Much fewer trying out for the physical fitness phase of training
- Current staffing
  - 25 officers including the Chief of Police
  - Ideally there should be about 33 officers
- The Police Station need their own impound yard and gated facility for patrol cars



- Currently, people leaving court park in the same lot as patrol cars. Have had vandalism to police cars in the past
- Clinton Heights Fire Department
  - All volunteer
  - Typically 25 fire fighters to an alarm
- Challenges related to Fire services
  - Most of the active volunteers are aging
  - Equipment is not an issue
  - Recruiting new volunteers is a significant challenge and is common across the United States. This is also true for emergency medical services and police recruitment. The time commitment may be a reason for recruitment challenges in terms of the time for training and on-call expectations
  - Town infrastructure is a challenge. Poor road conditions and small roads in older neighborhoods
  - Clinton Heights has some of the oldest streets
- East Greenbush is an urbanized suburbia. Residents expect 24-hour services which didn't used to be available in suburban and rural areas.
- Police are stretched further and further with every new development
- Police have gone from 6 per shift in the past to 4 per shift
- Staffing issues leads to reactive policing instead of proactive
- East Greenbush has the busiest court in Rensselaer County behind Troy
- The police department needs more detectives
- A significant amount of calls stem from Walmart. Most calls are for people outside the community
- Intersection of Route 4 and 3<sup>rd</sup> Avenue Extension has a significant traffic problem
- Traffic Safety
  - Traffic circle is needed at 3<sup>rd</sup> Avenue Extension
  - Left hand turn at Stewarts on Route 4 is an issue
- Sherwood Avenue has gone from a small residential street to more of a thoroughfare
- Traffic on Route 4 makes emergency calls more of a challenge
- Columbia Turnpike used to be busy after 5pm. Used to be called Thunder Road
- East Greenbush population increases substantially during the workday
- 911 Call Process
  - East Greenbush is backup for County
  - Working on MOA with County
  - East Greenbush has own 911 center
  - Working on grant for Computer Aided Dispatch (CAD) system
  - Current system is in conjunction with Saratoga and Albany

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

Submitted by: Andris Blumbergs/ Jaclyn Hakes, MJ Engineering and Land Surveying, P.C.

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

# TOWN OF EAST GREENBUSH COMPREHENSIVE PLAN UPDATE



## STAKEHOLDER MEETING SUMMARY

**PURPOSE:** Regional Partners

**DATE/TIME:** September 18, 2019, 8:30AM-9:30 AM

**LOCATION:** East Greenbush Town Hall, 225 Columbia Turnpike Rensselaer, NY 12144

**ATTENDEES:** See Attached Sign-in

The Town of East Greenbush, as part of the engagement component of the 2019 Comprehensive Plan Update process, held a series of Stakeholder meetings on Tuesday and Wednesday, September 17 and 18, 2019 at the East Greenbush Town Hall. The purpose of this meeting was to speak with the Regional Partners (CDRPC, County, Adjoining Communities, etc.) stakeholders to gather input on a variety of topic areas.

All stakeholders were also encouraged to participate in the ongoing planning process and help spread the word about public engagement opportunities.

### **Regional Partners (CDRPC, County, Adjoining Communities, etc.) 9/18/2019 8:30-9:30AM**

- Schodack
  - Hope to see Route 9/20 reborn in the next 5 years
  - Amazon is willing to put in a lot of infrastructure in Schodack
  - There are many people against the Amazon development in Schodack
  - Amazon and Regeneron create two commercial anchors along Route 9/20
  - Columbia Turnpike should be a key focus for growth
  - Traffic on Route 4 is a challenge
  - Columbia Turnpike is set up well to accommodate more growth
  - Growth in East Greenbush and Schodack is good for both communities
  - Schodack has seen commercial growth but not as much residential growth. A lack of sewer and water infrastructure is a significant factor for slow residential growth in the Town
  - There is a lot of land in Schodack available
  - There are three exits off of I-90 in the Town of Schodack, providing opportunities for both residential and commercial growth

- Potential parties interested in rehabilitating the old Fort Orange Paper Mill in Schodack. Could connect to sewer lines in Castleton-on-Hudson
- Once sewer lines are extended, growth will occur
- Schodack a good candidate for a Generic Environmental Impact Statement (GEIS)
- Term for Schodack Supervisor is only two terms, making it challenging to accomplish longer-term goals
- Working on zoning update; 95% complete
- The Town has recently put together a committee to update an old LWRP to seek opportunities along the riverfront. There is no funding yet for this project
- Ideas have been discussed for establishing a local IDA between Schodack and East Greenbush that could include retail development. County IDA does not focus on retail
- Schodack is in need of a comprehensive plan update
- Shared services in Rensselaer County
  - East Greenbush and Schodack sometimes share equipment between Highway Departments and for snow removal
  - All highway departments help each other out when needed
  - There are no formal agreements for these services
  - Rensselaer County provides engineering services for some projects in municipalities in the county
  - Police: East Greenbush, North Greenbush and Schodack have tactical squad team together
  - Someday a County-wide fire district may make sense
  - Entire emergency services sector is facing challenges
    - Fewer recruits
    - Fewer volunteers
    - Need for more specialized personnel than there used to be
    - The more communities grow the more emergency services they will need
    - Families have less time to devote to volunteering
    - With better building codes there are also less fires than there used to be, but more emergency calls overall
- Rensselaer County
  - Retail has had a resurgence in Rensselaer County
  - Need more of a variety of stores in stead of just big-box stores
  - Columbia Turnpike has the capacity to grow
  - Many opportunities in neighboring communities
    - Hudson River Foods, Castleton, NY
      - Food processing
      - Organic foods
    - Sand Lake – higher income community
      - Affordability of housing an issue
    - City of Rensselaer



- Positioned well to take off
  - Affordable rentals and home prices
- Expensive houses being built on Philips Road near Schodack
- More Saratoga County Developers are coming to Rensselaer County
- Castleton was a booming Village at one time. The Village decline after deindustrialization and the construction of I-90 which diverted traffic away from Village
- Papscanee Preserved
  - Owned by Open Space Institute and maintained by Rensselaer County
  - Needs a friends of group for better maintenance
- Development along the riverfront is a challenge
  - Limited sewer and water infrastructure
  - Environmental barriers
  - Former and existing industrial sites
- Riverfront Opportunities
  - Unique tidal freshwater wetlands
  - Underwater wetlands
  - Rensselaer County is working plans for a waterfront trail from Troy to Rensselaer. Potential opportunity to connect to Papscanee Preserve in future
- Agriculture
  - Significant hay business in the area
  - Chickens are very popular. It is easy for residents in Troy and North Greenbush to own chickens
  - Biggest challenge for agriculture is development pressure

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

Submitted by: Andris Blumbergs/ Jaclyn Hakes, MJ Engineering and Land Surveying, P.C.

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

# TOWN OF EAST GREENBUSH COMPREHENSIVE PLAN UPDATE



## STAKEHOLDER MEETING SUMMARY

**PURPOSE:** Service and Community Organizations

**DATE/TIME:** September 18, 2019, 10:00AM-11:00 AM

**LOCATION:** East Greenbush Town Hall, 225 Columbia Turnpike Rensselaer, NY 12144

**ATTENDEES:** See Attached Sign-in

The Town of East Greenbush, as part of the engagement component of the 2019 Comprehensive Plan Update process, held a series of Stakeholder meetings on Tuesday and Wednesday, September 17 and 18, 2019 at the East Greenbush Town Hall. The purpose of this meeting was to speak with the Service and Community Organizations (Neighborhood groups, churches, charitable organizations, etc.) stakeholders to gather input on a variety of topic areas.

All stakeholders were also encouraged to participate in the ongoing planning process and help spread the word about public engagement opportunities.

### Service and Community Organizations

**(Neighborhood groups, churches, charitable organizations, etc.) 9/18/2019 10:00-11:00AM**

- Girl Scouts
  - Working on expansion on Mannix Road
  - Girls Scouts have five camps and three offices in the area. East Greenbush is the Largest facility
  - Girl Scouts have been located in East Greenbush since 1948
  - East Greenbush site is 105 acres
  - Challenges
    - Condition of road into facility
    - Earth dam – cannot drive buses across
  - They host volunteer dinners throughout the year
  - During the summer, the facility is used seven days per week for camps, but during the off season the facility is only used on the weekend. Opportunities may exist for community use during the week in the off season
  - Most scouts live within a 25-35-minute radius of the camp
  - The camp offers a variety of activities, including a low ropes course

- The camp has space available that could be used as a space for community meetings when not in use for Girl Scout related activities
- The camp can accommodate groups up to about 20 people
- Looking to expand camp facility to accommodate up to 250 people
- There are opportunities to partner with local schools to use the facility for field trips, outdoor experiences, water quality courses, etc.
- With the Development of Carver Court, a 120-unit cluster subdivision, there may be an opportunity to connect to water and sewer and expand trail system
- Regeneron is looking to have volunteer group help with trail maintenance 2-3 hours per week. An opportunity to give back to the community
- The camp has a swimming pond that is regulated by the Rensselaer County Department of Health. Potential facility for community members to use when not in use for Girl Scout related activities
- The swimming pond is supervised by lifeguards. Some lifeguards are previous scouts, and some are only there for one season. They also employ some international staff through Camp America
- The camp facility has about 2-3 miles of nature trails that are not open to the public. Outside groups, however, can schedule times to use the trails. More trails would be ideal, but capacity for maintenance is limited. Currently have 2 year-round staff for maintenance
- 1 additional seasonal maintenance staff person just for the summer for landscaping and general maintenance
- The Girl Scout Camp would be interested in working and partnering with conservation organizations like the Rensselaer Land Trust
- There are currently no conservation easements on the property
- There are a number of important natural features in the area

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

Submitted by: Andris Blumbergs/ Jaclyn Hakes, MJ Engineering and Land Surveying, P.C.

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



# TOWN OF EAST GREENBUSH COMPREHENSIVE PLAN UPDATE



## STAKEHOLDER MEETING SUMMARY

**PURPOSE:** Planning, Zoning and Land Use

**DATE/TIME:** September 23, 2019, 4:30PM-5:30 PM

**LOCATION:** East Greenbush Town Hall, 225 Columbia Turnpike Rensselaer, NY 12144

**ATTENDEES:** See Attached Sign-in

The Town of East Greenbush, as part of the engagement component of the 2019 Comprehensive Plan Update process, held a series of Stakeholder meetings. The purpose of this meeting was to speak with the Planning, Zoning and Land Use stakeholders to gather input on a variety of topic areas.

All stakeholders were also encouraged to participate in the ongoing planning process and help spread the word about public engagement opportunities.

### **Planning, Zoning and Land Use 9/23/2019 4:30PM-5:30PM**

- Challenges related to Planning and Zoning Boards
  - Site plan being approved by the Town Boars. Slows process
  - In Bethlehem, Planning Board approves site plans
  - Zoning works for the most part. Biggest issue is that many applicants are not prepared for appeal
  - SEQR process could be improved. Currently, Zoning Board is lead agency for SEQR but could be handled by Planning Board
  - Most projects are Type 2 or Unlisted under SEQR
  - Regeneron – SEQR to be completed before approval process. Can add up to four months onto approval process
- BRT Meetings
  - Have been a good practice, particularly good when someone is proposing land uses that are not well defined in the zoning code
  - Currently held monthly, but could be held bi-monthly
  - Meetings are open to the public and applicants
- Subdivision regulations are outdated
- Subdivision regulations should be consolidated within the zoning code
- Zoning code is ambiguous in many places

- Bethlehem Zoning
  - Doesn't leave a lot of discretion to Planning Board
  - Bethlehem is flexible from a land use standpoint
- Code may need more flexibility built in. Current code states that any use not in the code is not allowed
- Need to address preexisting undersized lots
  - Hampton Manor
  - Route 4
  - Philips Road
- Variances
  - Mostly area variances
  - Front yard fence issues
  - Not as many use variances. There have been a few on 3<sup>rd</sup> Avenue Extension
  - Single story issue on Columbia Turnpike
- Create some hamlet areas
- Could add elements that promote walkability into the code
- Columbia Turnpike
  - Underutilized sites
  - Many small parcels
  - Larger projects are difficult because of smaller lots
  - Albany-Hudson Electric Trail will improve walkability
- Route 4
  - Traffic volume is high
- A challenge is trying to get away from auto-oriented development
- Need a lot of residential development close to commercial areas to improve walkability
- Definition of habitable space in code is a challenge
- Safety on Columbia Turnpike has improved but speeding is still an issue
- A new issue will emerge when Schodack adds new sewer hookups
- Locations where water and sewer hookups should be extended:
  - R-B zone
  - Route 4 Corridor
  - Have had many development proposals in these areas
- The comprehensive plan needs to contend how to handle infrastructure extensions and where to put them in connection with the GEIS
- East Greenbush could become like Clifton park or Halfmoon if sewer and water infrastructure are extended east of I-90
- Development can be clustered to help preserve land
- Many community members are interested in more commercial development as opposed to residential development
- Some cluster development has occurred in Town but there has not been a strong emphasis on greenspace open to the public

- No residential land uses are allowed in the B-1 District excepts for mixed-use buildings
- There should be more flexibility in allowed uses, at least with special use permits
- R-2 zone can include as much as 6 units attached
- Planned Development Districts (PDDs)
  - PDDs were more commonly used in the mid-late 2000s
  - Fed-Ex
  - Spring Hurst – good PDD example
  - PDDs may have been used in the past to circumvent zoning. Not so much recently
- Town Center – Looking for residential behind Route 9/20 to encourage commercial growth
- PDDs have not been a very useful too generally
- R-B zone should not touch Route 4. This should change
- Better way to strengthen language to not allow PDD. More formal process needed for the Town to be able to reject certain PDD proposals
- The Town has struggled with the implementation of incentive zoning requirements for PDDs
  - Bethlehem – incentives are open space based
  - Focus on community need
  - East Greenbush does not have a schedule
- Conservation overlay would be good in certain areas of town
  - Areas along 9J
- Michael Road – good opportunity for infill development
- Community members have an appetite for development on Columbia Turnpike

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

Submitted by: Andris Blumbergs/ Jaclyn Hakes, MJ Engineering and Land Surveying, P.C.

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



# TOWN OF EAST GREENBUSH COMPREHENSIVE PLAN UPDATE



## STAKEHOLDER MEETING SUMMARY

**PURPOSE:** Rosewood Rehabilitation and Nursing

**DATE/TIME:** September 11, 2019, 11:30AM

**LOCATION:** Via phone

**ATTENDEES:** Kelly Ann Anderson, Administrator

The Town of East Greenbush, as part of the engagement component of the 2019 Comprehensive Plan Update process, held a series of Stakeholder meetings. On September 11, 2019 a phone conversation with Kelly Ann Anderson, the Administrator occurred.

The following is an overview of discussion items:

- Privately owned and operated
- Offer short term rehab and long-term nursing
- Work with Albany Med
- 80 bed facility with 150 employees
  - In order to purchase more beds a community assessment needs to be done with NYS Moratorium (Certificate of Need)
- About 10 acres of property that has its own gardens and walking spaces
- A lot of money has been put in to update facilities.
  - Lobby was updated
  - Admin updates
  - Lighting
  - Addition of propane heat to help offset the electric heat that is extremely expensive
- Building is 48 years old and has outdated electrical
  - Currently has a waiver till Feb 2020 at that point everything will need to be up to the current code
- Head of maintenance and has been there for 20 years and said the improvements are much needed, and they are slowly getting the electrical up to code
- Big issue they are concerned with is the federal health insurance programs. Not getting enough money and support to maintain the facilities.
- They have an issue with keeping good employees and recruiting reliable educated CNAs
- Try to encourage free education to the employees but when they get more education they seem to leave to go make more money

# TOWN OF EAST GREENBUSH COMPREHENSIVE PLAN UPDATE



## STAKEHOLDER MEETING SUMMARY

**PURPOSE:** Department Head Stakeholder meeting

**DATE/TIME:** August 15, 2019, 10:00AM-12:00 PM

**LOCATION:** East Greenbush Town Hall, 225 Columbia Turnpike Rensselaer, NY 12144

**ATTENDEES:** See Attached Sign-in

The Town of East Greenbush, as part of the engagement component of the 2019 Comprehensive Plan Update process, held one of a series of Stakeholder meetings on Thursday, August 15, 2019 at the East Greenbush Town Hall. The purpose of this meeting was to speak with the Heads of Town Department of to learn about the local government and to gather input on a variety of topic areas. Topic areas included History and Culture, Education, Open Space and Recreation, Economic Development, Building, Development and Housing, Agriculture, Infrastructure, Mobility and Transportation. The department s that were represented at this meeting included the Assessor's Office, Department of Public Works, Department of Finance, Building Department, the Town Historian, ad the Department of Planning and Zoning.

All stakeholders were also encouraged to participate in the ongoing planning process and help spread the word about public engagement opportunities.

The following stakeholders were present:

Susan McCarthy, Assessor

Scott Gallerie, Commissioner of Public Works

Dan Fiacco, Deputy Commissioner of Public Works

Meaghan Hart, Director of Finance

Kevin Hitchcock, Code Enforcement Officer

Roberta "Bobbie" Reno, Town Historian

George Phillips, Comptroller

Adam Yagelski, Director of Planning and Zoning

Jack Conway, Town Supervisor

The following is an overview of discussion items relate to each department:

### **Assessor**

- Assessor is responsible for identifying and estimating the value of real property located within the town.
- The Assessor Analyzes property values and sales and keeps records per Local, State, Federal regulations.
- On a schedule through the State which includes a 4-5-year reassessment program. The last one completed last year.
- The Assessor's Office is a standalone system with no county assistance for processing.
- Quality customer service is a priority.

### **Department of Public Works**

- DPW includes 31 employees with the clerk
- Oversees maintenance of 80 miles of East Greenbush Roads
  - 50% residential
  - 45% rural
  - 5% commercial/ industrial
- Maintains all town owned properties
- In the process of upgrading 2 water pump stations that are paid for by Regeneron
- Commons are getting a new above ground pump station
- Invested \$15 million on the wastewater treatment plant and cut 95% of the odor
- Wastewater upgrades included capacity increase from 2.2 million gallons to 4.3 million currently using 3.3 million
- Regeneron and Garelick Farms are the biggest users of the treatment facility
- In an agreement with Rensselaer and Schodack for water and sewer
- City of Rensselaer and East Greenbush share water transmission lines
- Schodack uses East Greenbush sewer system through an intermunicipal agreement which allows up to 45,000 gallons per day. The Town is in the process of renegotiating that agreement because Schodack is growing and needs more capacity
- It is important to hold developers accountable from the start of a project to completion in order to alleviate infrastructure challenges in the future
- Last year invested \$1.1 million on equipment
- East Greenbush is growing at a much faster rate than the infrastructure can keep up with so there is an important balance of fixing the old and making the new as reliable as they can
- Water districts were consolidated to one district. Plan is to consolidate four current sewer districts to one district as well. This will include a revaluation of user rates with redistricting
- Highway and storm/ sewer water are the biggest expenditures
- The Town completed a \$1.1 million new equipment package for the sewer treatment facility 2.5 years ago. In good shape for equipment
- The next biggest project is repaving. The Town is currently back logged by \$4.5 million for repaving
- A number of storm sewer structures will need to be replaced soon
- Highway is the next highest priority followed by storm sewers



- The City of Troy is undergoing a \$40 million water line replacement. East Greenbush and Rensselaer is responsible for \$10 million of that. This will be a significant capital cost coming up. Funding for this project yet has not yet been determined. Two-year timeframe for the project. First payment would be in 2021.
- The town has grown at a faster rate than the infrastructure to support it.

### **Building Department**

- Responsible for enforcement of local, state and federal laws
- Governed by EPA, DEC, NYSDOS
- 2 enforcement officers, 1 clerk
- Responsible for Building inspections, permits, fire inspections
- Want to make the process thorough yet easy enough that people will not try to avoid
- Promote see something say something because the department does not have the capacity to patrol for enforcement issues
- The department generally needs more staff capacity for enforcement, particularly with the new Regeneron developments
- In the past, enforcement of local code was more lenient
- Manage expectations of the residents
- Work done by the state and highway on sidewalks is very minimal
- Come to an understanding with residents on their expectations of what can be done for the budget they have
- Enforcement of weed trimming is a challenge. Town Code mandates that weeds not be higher than ten inches
- The department enforces the removal of signs on utility poles
- A key challenge is balancing residential and commercial growth with limited resources the Town has
  - More help from state and county would help

### **Town Historian**

- Role of the Town Historian is to educate and promote the preservation of local history
- Works with people to find history on their homes by looking at deed histories and mortgage history
- There is a conflict between preservation and progress

### **Finance Department**

- Responsible for audited financial statements and day to day payment of bills
- Integrity of employees is crucial
- The department understands that the town is growing rapidly, and changes need to be made in multiple areas like infrastructure
- Accountability of all Town departments is very important
- Currently working on the budget. A challenge to meet the needs of all departments while staying within tax cap.
- School taxes have increased 8% in the last 2 years
- Town taxes account for only 21% of the local tax burden. School tax is high

- Suggested that part of the Comprehensive Plan could be changing the perception of where the taxes go and who has control of expenditures

### **Department of Planning and Zoning**

- Planning office is where most town departments intersect
- Reputable, fair/ effective process
- The Department of Planning is in a mostly land management role. Very little long-range planning occurs due to the heavy volume of administrative work related to MS4 program, issues with the Town Code and lack of resources
- Regeneration requires a lot of resources from the Department of Planning
- New housing units are being built for the first time in many years. Long range planning is very important to ensure the Town is not always in a reactionary role with regard to land management
- Stormwater problems have come up and need to be fixed
- The growth of the town pushes land development
- The Town has engaged in many past planning efforts, but they were not utilized
- Ideas from past planning initiative can be revived through the comprehensive planning process

### **Police Department**

- First female police chief
- East Greenbush is a safe community
- Bike patrol will need be necessary with the Albany-Hudson Electric Trail
- The Police Department encompasses a larger percent of the Town Budget

The next portion of the meeting included an interactive exercise to gather input about needs and opportunities related to particular topic areas. Using the five colored dots that were provided, each stakeholder identified the top 5 key issues facing the Town of East Greenbush now and into the future.

The following is a list of topic areas included in the exercise with the number of dots received for each topic, followed by a summary of the discussions held related to each topic.

Transportation & Mobility – 10

History, Culture & Education – 7

Route 9/20 Corridor (Columbia Turnpike) – 6

Infrastructure – 6

Economic Growth – 5

Recreation, Open Space & Environment – 5

Community Character & Neighborhoods – 4

Route 4 Corridor – 3

Housing – 2

Agriculture – 2

## **Topic Area Discussion**

### **Transportation and Mobility**

- Traffic from Mannix Road Roundabout to Rt. 4 at 3<sup>rd</sup> Avenue Extension is a challenge
- No traffic signal at Temple Lane. Traffic will continue to increase here with Regeneron Development
- Accessibility and connectivity
  - Better access to alternative modes of transportation are needed to get to key destinations (Bike/pedestrian/transit)
  - Many people choose to bypass Route 4 by getting on I-90 at exit 8 and getting off at exit 9
  - Truck traffic is heavy along Route 4 due to location of FedEx distribution center and Garelick Farms
  - There is no bus service along Route 4 in Town
  - Better traffic signal timing could help traffic congestion

### **Arts, Culture and Education**

- Culture of the Town should prioritize integrity
- Elementary schools were redistricted this year
- Beltop has maxed out and children on a waiting list to enter. Children bussed to other schools
- Challenge with residential growth. Redistricting impacts residents who choose where to purchase a house based on the schools.
- Work with school districts
- More acceptance of diverse residents and diversity of neighborhoods

### **Infrastructure**

- Infrastructure is a limiting factor to growth
- Maintenance a long-term challenge
- Residents don't always realize when they are responsible for the maintenance of sidewalks
- Walkability - Forest Point has sidewalks within neighborhood but does not connect to Route 9/20
- Existing sidewalks in town have been mapped
- ADA compliance a challenge in many areas with sidewalks
- Safety of school bus pickups an issue. Town is planning a meeting with county and school district to discuss
- Extreme separation of uses. A vehicle is needed for most activities.

### **Rt. 9/20 Corridor**

- Used to be called "Thunder Road" in the 1950s
- Was main transportation route prior Exit 8 on I-90



- Reestablish as focus of town
- Update and maintain older structures
- Redevelop vacant buildings and properties
- Re-use what's there
- Slowly coming back
- Center turning lane made it much safer
- Interspersed residential
- Walkability/ connectivity is an issue and concern from the town
- Type of business makes a difference (auto oriented businesses people aren't walking to)
- Weathervane issue

### **Recreation/ open space**

- Nothing for teenagers to do
- Great town park
- No amenities/ pocket parks for apt buildings (require for new ones)
- Many developments don't have playgrounds
- Maintenance over time is an issue
- Town park
  - Public swimming
  - Splash park
  - Splash pad
- Hampton Lake/Town park used to have swimming
- Water quality of lakes
- Environment: NRI implementation unique ecologies

### **East Greenbush**

- Too much Rt. 4
- Need more Rt. 9/20
- Need more quality commercial
- Keep the money in town
- 10 year high of construction
- Culture of society – people don't want to stop on 9/20
- Need to get people to support the town
- Smaller food restaurants can't make it
- Regeneron has a cafeteria, so it keeps people in house and that isn't supportive of the town
- Loosing open space – less agriculture and wildlife displacement

# TOWN OF EAST GREENBUSH COMPREHENSIVE PLAN UPDATE



## STAKEHOLDER MEETING SUMMARY

**PURPOSE:** Student Advisory Council

**DATE/TIME:** October 2, 2019, 9:30 AM-11:00 AM

**LOCATION:** East Greenbush Town Hall, 225 Columbia Turnpike Rensselaer, NY 12144

**ATTENDEES:** See Attached Sign-in

The Town of East Greenbush, as part of the engagement component of the 2019 Comprehensive Plan Update process, held a series of Stakeholder meetings, including engagement with local students from East Greenbush Central School District. Student engagement included a meeting with Student Advisory Council, which includes 36 student representatives (grades 5-12) from each of the district's seven schools. The purpose of this meeting was to learn about needs and opportunities in the Town of East Greenbush from the perspective of the younger generation of town residents and local community members.

Jaclyn Hakes provided a brief overview of a Comprehensive Plan and the process to update. At the meeting, students had the opportunity to be Town Board members for the day and help plan the future of the community. Students divided into six discussion groups and were given a set of questions that discussed needs and opportunities in the Town. A representative was chosen from each group to take notes and report back to the full group about the discussions.

The following is a summary of comments received from the students:

### **Question 1: Where do you and your friends go after school?**

- Sports practice
- Go home, if meeting friends, meet in the middle – at Red Mill – both walk and drive
- Movie theater
- Mall
- YMCA
- Home/homework
- Practice/sports
- YMCA
- Home/outside

- Home, school, sports and YMCA
- Practice or home
- Sports
  - School and recreation league
  - Basketball
  - Dance
  - Field hockey
  - Lacrosse
  - Horseback riding
  - Track
  - Soccer
  - Softball
  - Volleyball
- Out for food with friends
- Target plaza

**Question 2: Your friend is visiting you for the weekend, where would you take them? What would you do?**

- Sleepover at home
- Mini golf – Funplex
- Sporting events at Columbia High School or in Albany
- Bowling alley
- Movie theater
- Restaurants – all over Town, Juniors in North Greenbush
- Vacation in Lake George
- Movies
- Food
- Golfing – Pheasant Hollow
- Funplex
- Bowling
- Home
- Movies
- Mini golf
- Home
- School activities (games)
- Other activities (bowling, movies, shopping, mini golf)
- Depends on the season
- Parks
- Shopping (North Greenbush Plaza)
  - Mall



- Target
- Food
  - Selena's counter
  - Chipotle
  - Panera
  - Recovery room
- Movies
- Funplex
- Bowling
- Roller skating
- School playgrounds

**Question 3: What do you like best about the Town?**

- Close proximity of a variety of destinations, for example, Target, restaurants
- Open space/green space
- Mix of residential, commercial, industrial uses is about right – suburban
- Several shopping complexes
- Plenty of restaurants – Chipotle, Wendy's, Subway, fast food chains
- Easy access to parks, sports facilities like Red Mill Elementary School and the Town Park
- YMCA and Library
- Town Park – trails, dog park
- Baseball complex
- Soccer fields
- Sports opportunity
- Lots of land
- Places that are walkable
- Easily accessible – close to Albany
- Target/Walmart complexes
- Library, home
- Not too crowded
- Community feel
- Not a city, but close enough to mall/good restaurants
- Big enough to have space, but small enough to get to know people
- Good mix of city/county
- Suburban feel
- Target Plaza
- Parks/nature
- Easy to get things (gas stations)
- Open space and animals
- Like that its not in a city but close

- Variety of stores/options
- Houses not too close together
- Still have farms
- Quiet neighbors
- Family friendly neighborhood

**Question 4: What do you think needs to be fixed in the Town? What's missing?**

- Need more mom and pop restaurants
- More crosswalks and pedestrian facilities on 9/20, near Town Hall and Best Luther Road
- Bike share
- Chic-Fil-A
- Town Pool
- More walkable – sidewalks
- Sidewalks to nowhere
- Repair roads in poor condition
- Apple picking
- More parks like Town Park
- Locally owned restaurants
- Park like the Crossings in Colonie
- Timing of stoplights on Route 4
- Need an ice hockey facility
- More locally made products
- Bigger farmer's market
- Outdoor music venue
- New Unique restaurants to increase foot traffic, therefore, causing an increase in cashflow toward other local businesses
- Chic-Fil-A, DiBella's Subs
- Places for teenagers to hang out (near schools)
- Teen nightclub
- Laser tag, roller skating
- Make Hannaford Plaza look clean
- Less car places
- More small businesses
- Roads to be paved
- High taxes – no large company/businesses to stimulate town economy
- Sidewalks in busy areas
- Not many fun activities, always end up doing the same things
- Better lights/stop signs/road control
- Need better intersections (151 intersection)
- Bus safety

- Ability for school sports to travel (not many facilities near here)
- Chic-Fil-A
- Sidewalks
- Bike lane/path
- Place to roller skate
- Another playground in park
- Dog parks
- Potholes
- Storefronts on Columbia Turnpike
- More variety of restaurants
- More pharmacies
- Sports dome
- Festivals
- Garbage cleanup day
- More parking at dance
- Sledding areas
- Chick-Fil-A
- Views
- Fix Funplex
- More sidewalks
- More teen sports
- More clothing stores
- Electric scooters
- 6<sup>th</sup> grade modified sports
- More Town activities



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

Submitted by: Andris Blumbergs/ Jaclyn Hakes, MJ Engineering and Land Surveying, P.C.

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

DRAFT



## Town of East Greenbush Comprehensive Plan Update



Department Head Stakeholder Meeting

Thursday, August 15, 2019, 10:00am-12:00pm

Town Hall, 225 Columbia Turnpike, Rensselaer, NY

Please Sign In

Name	Affiliation	Email
Scott Gallerie	DPO Commissioner	sgallerie@eastgreenbush.org
Dan Finco	Deputy DPO Commissioner	dfinco@eastgreenbush.org
Gobbie Doro	Historian	grobodora@eastgreenbush.org
Kevin Hrabalock	Code Official	khhraboc@eastgreenbush.org
Sue McCreary	Assessor	smcgreary@os.ny
Andrew Gilchrist	NY Engineering Town, Planning, Zoning	agilkrist@nysdls.com
Adam YAGELSKI		ayagelski@eastgreenbush.org
Maughan Hart	Director of Finance	mhart@eastgreenbush.org
Jack Conway	Town Supervisor	jconway@eastgreenbush.org
GEORGE PHILLIPS	TOWN COMPTROLLER	gphillips@eastgreenbush.org

Sam Moreale

Planning

smoreale@eastgreenbush.org



# EAST GREENBUSH COMPREHENSIVE PLAN UPDATE

## HISTORY, CULTURE AND EDUCATION STAKEHOLDER GROUP



Date/Time: September 17, 2019/ 8:30 AM - 9:30 AM

Location: East Greenbush Town Hall (Court Room),

225 Columbia Turnpike,

Rensselaer, NY 12144

Please Sign In

Name	Affiliation	Email
Julianne Hughes	EGC Library	Director@eglibrary.org
Larry Edson	EG Central School District	Asst. Superintendent for School Business Finance
Adam Targelski	Town of EG	
Anders Blumbers	MS	
Jackie Hakes	MS	



Engineering and  
Land Surveying, P.C.  
333 COLUMBIA TURNPIKE, RENSSELAER, NY 12144



RIVER STREET  
PLANNING & DEVELOPMENT





# EAST GREENBUSH COMPREHENSIVE PLAN UPDATE

## OPEN SPACE, RECREATION AND AGRICULTURE STAKEHOLDER GROUP



Date/Time: September 17, 2019/ 10:00 AM - 11:00 AM

Location: East Greenbush Town Hall (Court Room),

225 Columbia Turnpike,

Rensselaer, NY 12144

Please Sign In

Name	Affiliation	Email
Adam Yabsse	Town of East Greenbush	ayabsseki@eastgreenbush.org
Jessica Lansing	Town of East Greenbush	jlansing@eastgreenbush.org
Shannon Romanowski	Greenbush YMCA - Coymca	sromanowski@coymca.org
Scott Mocerine	East Greenbush - Cattleman Little League	scmocerine@aol.com
Nancy Kupiec	EGB NEI Works Grp.	nancy.kupiec@quail.com
Anders Blumberg	MS	
Jackie Heles	MS	



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RIVER STREET  
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# EAST GREENBUSH COMPREHENSIVE PLAN UPDATE

## INFRASTRUCTURE, MOBILITY AND TRANSPORTATION STAKEHOLDER GROUP



Date/Time: September 17, 2019/ 11:30 AM - 12:30 PM

Location: East Greenbush Town Hall (Court Room),

225 Columbia Turnpike,

Rensselaer, NY 12144

Please Sign In

Name	Affiliation	Email
ADAM YHEISIT	TOWN OF EAST GREENBUSH	ayheisit@eastgreenbush.org
Sandy Misiewicz	CDTC	smisiewicz@cdtcmpo.org
Brent Ivinig	CDTA	brenti@cdta.org
Michael Williams	CDTA	michaelw@cdta.org
Audrey Brunson	NYS DOT P1	audrey.brunson@dot.ny.gov
Brian Kirch	NYS DOT P1 PLANNING	brian.kirch@dot.ny.gov
Dan Fracco	East Greenbush	dfracco@eastgreenbush.org
Andris Blumbergs	NYT	
Jackie Hakes	NYT	



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# EAST GREENBUSH COMPREHENSIVE PLAN UPDATE

## ECONOMIC GROWTH, LAND DEVELOPMENT AND BUSINESS STAKEHOLDER GROUP



Date/Time: September 17, 2019/ 1:30 PM - 2:30 PM  
Location: East Greenbush Town Hall (Court Room),

225 Columbia Turnpike,  
Rensselaer, NY 12144

Please Sign In

Name	Affiliation	Email
Adam Yablonski	Town of East Greenbush	ayabl@eastgreenbush.org
GARY WIELAND	NYISO (NEW YORK INDEPENDENT SYSTEM OPERATOR)	GWIELAND@NYISO.COM
Art Dombrowski	Greenbush Assoc.	ARTD@HOFFMANLUTHERPRAISES.COM
Steve Obermayer	BBJ Companies	SObermayer@bbjinc.com
Kate Manley	Rensselaer County Regional Chamber of Commerce	kmanley@renscochamber.com
Spencer Jones	Dawn Hous Management	sjones@dawnhous.com
DAVID CRENSHAW	REGENERON PHARMACEUTICALS, INC.	david.crenshaw1@regeneron.com
Kyle Crites	REGENERON	kyle.cherry@regeneron.com
Andrew Gillcast	MS Engineering	Agillcast@mjels.com
Jackie Hakes	MS Engineering	Jhakes@mjels.com



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# EAST GREENBUSH COMPREHENSIVE PLAN UPDATE

## HEALTH, HUMAN SERVICES AND EMERGENCY SERVICES STAKEHOLDER GROUP



Date/Time: September 17, 2019/ 3:00 PM - 4:00 PM  
Location: East Greenbush Town Hall (Court Room),  
225 Columbia Turnpike,  
Rensselaer, NY 12144

Please Sign In

Name	Affiliation	Email
Andrew Gillcast	MS Engineering	Agillcast@migs.com
Robert J. Reiners	Cristau Hets Fire	reinersc@tonheightsfire.com
Claire Rudzinski	East Greenbush Police Dept.	chief@epdca.org
Adam Yagelski	East Greenbush	AYagelski@eastgreenbush.org
Jackie Hayes	MS Engineering	Jhayes@MSFLS.com



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# EAST GREENBUSH COMPREHENSIVE PLAN UPDATE

## REGIONAL PARTNERS STAKEHOLDER GROUP



Date/Time: September 18, 2019/ 8:30 AM - 9:30 AM  
Location: East Greenbush Town Hall (Court Room),  
225 Columbia Turnpike,  
Rensselaer, NY 12144

Please Sign In

Name	Affiliation	Email
Linda Van Der Heide	Rensselaer County Planning	
David Harris	Schobeck Town Supervisor	
Andrew Gilchrist	MS Engineering	A.gilchrist@MSELS.com
Jordan Hakes	MS Engineering	Jhakes@MSELS.com
Adam Yagelski	Town of East Greenbush	Ayagelski@eastgreenbush.org



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# EAST GREENBUSH COMPREHENSIVE PLAN UPDATE

## SERVICE AND COMMUNITY ORGANIZATIONS STAKEHOLDER GROUP



Date/Time: September 18, 2019/ 10:00 AM - 11:00 AM  
Location: East Greenbush Town Hall (Court Room),

225 Columbia Turnpike,  
Rensselaer, NY 12144

Please Sign In

Name	Affiliation	Email
Chris Allen	Girl Scouts of NENY	calendgirlscoutseny.org
Dennis Williams	GSNENY	Dwilliams@gsneny.org
Andrew Gillcast	MS Engineering	Ajillcast@MSELS.com
Jackie Hokes	MS Engineering	Jhokes@MSELS.com
Adam Yagelski	Town of East Greenbush	Ayagelski@EastGreenbush.com



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Canton, NY 12020



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# EAST GREENBUSH COMPREHENSIVE PLAN UPDATE PLANNING, ZONING AND LAND USE STAKEHOLDER GROUP



Date/Time: September 23, 2019/ 4:30 PM - 5:30 PM

Location: East Greenbush Town Hall,

225 Columbia Turnpike,

Rensselaer, NY 12144

Please Sign In

Name	Affiliation	Email
Tina Tierney	EG Town Board	ttierney@eastgreenbush.org
John Conway	Camp Plan Committee	JConway1@aol.com
Jeff Rancaburn	EG ZBA	ZONING CHAIR @ EASTGREENBUSH RANCABURN@EASTGREENBUSH.ORG
Bill Hennessey	EG ZBA	whennessey@eastgreenbush.org
Joe Slater	EG Planning Board	jslater@eastgreenbush.org
Matt Mastin	EG Planning Board	Planning Chair @ Eastgreenbush.org
Andrew Gillkast	MS Engineering	Agillkast@MTEL5.COM
Jackie Hakes	MS Engineers	JHakes@MTEL5.com



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**Location:** East Greenbush Town Hall,

## 225 Columbia Turnpike,

**Rensselaer, NY 12144**

**Please Sign In**

[illegible]

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1431 Glenhurst Road, Channahon, IL 61015



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# Appendix D

## Public Workshop

## Summaries

**East  
Greenbush**

Our Vision. Our Community.





# TOWN OF EAST GREENBUSH COMPREHENSIVE PLAN UPDATE



## MEETING SUMMARY

**PURPOSE:** Public Open House & Visioning Workshop

**DATE/TIME:** June 17, 2019, 6:00-8:00 PM

**LOCATION:** Red Barn, 100 Town Park Road, East Greenbush Town Park

**ATTENDEES:** See Attached Sign-in

Agenda Item	Discussion
<b>Overview</b>	<p>The Town of East Greenbush has initiated an update to the Town's Comprehensive Plan, first adopted in the 1970s and updated in 1993 and 2006. In addition to the Comprehensive Plan update, the Town is also updating its Comprehensive Zoning Law and the Western East Greenbush Generic Environmental Impact Statement, adopted in 2009. The Comprehensive Plan will provide a guide for long-range planning for the growth of the community while protecting its natural, cultural, and economic resources.</p> <p>On Monday, June 17, 2019 the Comprehensive Plan Steering Committee (CPSC) held the first public open house and visioning workshop for the Town Comprehensive Plan update. The event was held from 6:30-8:00 PM at the Red Barn in the East Greenbush Town Park. Over 100 residents, property owners, business owners, and other stakeholders participated in the event.</p> <p>The schedule included:          6:30 PM to 7:00 PM – Open House          7:00 PM to 7:30 PM – Presentation by Consultant Team          7:30 PM to 8:00 PM – Open House</p> <p>The open house component of the event allowed participants to informally walk through eleven (11) activity stations to learn about the project at their own pace and provide their input and ideas. A Participant Guide was provided to attendees to guide them through the stations.</p>

	<p>The activity stations included:</p> <p>Station 1 – Project Overview  Station 2 – Community Profile  Station 3 – Community Vision  Station 4 – Challenges &amp; Opportunities  Station 5 – Places We Gather  Station 6 – Serving the Generations  Station 7 – Mapping the Future  Station 8 – Idea Station  Station 9 – Kid’s Corner  Station 10 – Take the Survey  Station 11 – Other Thoughts and Ideas</p> <p>Additionally, participants had the opportunity to speak with Town staff, CPSC members and the Project Team and also, share written ideas and/or comments on comment cards.</p> <p>Workshop materials are provided as attachments to this summary. Attachments include:</p> <ul style="list-style-type: none"> <li>• Participant Guide for Activity Stations</li> <li>• Open House Stations</li> <li>• PowerPoint Presentation</li> <li>• Sign In</li> </ul> <p><b>Common themes arising from all input received include: (in no particular order)</b></p> <ul style="list-style-type: none"> <li>• Transportation and traffic improvements</li> <li>• Active Recreation Facilities</li> <li>• More walkable and bikeable community</li> <li>• Focus on Town Center</li> <li>• Environmental health and sustainability</li> </ul>
<b>Activity Station 1: About the Project</b>	<p>This station provided information about the Comprehensive Plan Update. This station provided an overview of the program as well as its intended purpose, outcome, and the CPSC members.</p>
<b>Activity Station 2: The East Greenbush Community</b>	<p>This station provided an overview of current demographic and socioeconomic trends of the Town displayed in charts. An overview of the current land use, zoning, agriculture, and recreation were illustrated in maps.</p>
<b>Activity Station 3: What’s your Vision?</b>	<p>The Vision station provided an opportunity for participants to share their Vision for the Town of East Greenbush over the next 5, 10 and 20 years.</p> <p><b>Common themes included:</b></p> <ul style="list-style-type: none"> <li>• Active recreation facilities</li> <li>• More walkable and bikeable community</li> </ul>

	<ul style="list-style-type: none"> <li>• Focus on Town center</li> <li>• Scalable development</li> </ul> <p><b><i>Ideas expressed through this exercise include (in no particular order):</i></b></p> <ul style="list-style-type: none"> <li>• Athletic Fields</li> <li>• Local bagel/coffee shop</li> <li>• Sidewalks 3rd Ave Ext</li> <li>• Town zoning more in line with what developers will build</li> <li>• Make it easier for developers to work with the town to develop the town</li> <li>• Community support</li> <li>• Youth sports local venues</li> <li>• Repair all asphalt at tennis courts</li> <li>• Outdoor + Green spaces</li> <li>• Trails</li> <li>• Sidewalks</li> <li>• Small apartment complexes</li> <li>• Need more green space</li> <li>• Sidewalks, bike lanes, good food and music</li> <li>• CDTA bus from East Greenbush to Troy along Rt 4</li> <li>• Lacrosse Field Complex</li> <li>• Environmentally responsible, green energy, composting and recycling (+1)</li> <li>• A town with a human scale: i.e. no sprawl, no mega-malls, yes to smaller developments, walkability, transportation (+1)</li> <li>• More vibrant and attractive 9/20. Perhaps more defined town center area.</li> <li>• Pool</li> <li>• Town center with dinning, walking trails, pub, sidewalks, bike trails, small shops.</li> <li>• Sidewalk for Sherwood Ave.</li> <li>• Remain rural esp. around my house</li> <li>• Make pickle ball courts large growing interest in the retirement community</li> <li>• Develop a town center, a focal point of the community</li> <li>• Make pickle ball courts</li> <li>• Year-round party/ entertainment for kids (tax \$ going across river)</li> <li>• Increased tax base</li> <li>• Better services +/- or lower taxes</li> <li>• Locally owned businesses and restaurants. Local coffee shops. Bars/ restaurants w/ live music and outdoor seating.</li> <li>• Lacrosse fields with concessions and bathrooms</li> <li>• Need more business less apartment complexes</li> <li>• Need senior apartments</li> <li>• Growth like Rt 9 / Latham</li> <li>• More businesses that is geared for kids</li> <li>• Clear/ defined town center (walkable)</li> <li>• Sidewalks, bike lanes, sustainability</li> </ul>
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	<ul style="list-style-type: none"> <li>• Create a compact walkable "downtown"</li> <li>• Other nice family restaurant non-chain</li> <li>• Community pool like Bethlehem</li> <li>• Multiple Tech companies</li> <li>• Green space</li> <li>• Recreation activities</li> <li>• Attractive buildings</li> <li>• Top ranked schools</li> <li>• I think we need a 9+20 – Rt 4</li> <li>• Roundabout and improved traffic flow at Rt 4 3rd Ave Ext (Walmart+ Target)</li> <li>• CDTA improvements along 9 + 20 + 4 corridors</li> <li>• Green focus, walkable and bikeable</li> <li>• Social places to gather</li> <li>• Need town center to be built</li> <li>• Have community feel w/ com. / family events. Music?</li> <li>• Luther Rd seems excluded from the rest of the town. No water, sewer, spotty cable service – we just pay taxes!</li> <li>• Community garden</li> <li>• Bike lanes and sidewalks</li> <li>• More local businesses</li> <li>• Green energy wind, solar, geothermal + tax incentives to go green</li> <li>• More sidewalks and shops / restaurants along 9/20</li> <li>• A nice bike path</li> <li>• Would like to see the town lead the way to renewable energy..... and find ways to support private homes to follow that lead.</li> <li>• Stop Signs/ traffic control on Phillips Road</li> <li>• Development of a lacrosse Complex</li> <li>• Improvement of Eckman Pk.</li> <li>• Pickle ball courts -&gt; the largest growing sport in the community can have adjustable tennis nets for pickle ball and play on lined (pickle ball lined) Court.</li> <li>• Sidewalks</li> <li>• Bike lanes</li> <li>• Welcoming/ district, gateway to the town</li> <li>• (equal access) Athletic facilities for all sports and genders</li> <li>• (very) accessible by all forms of transport (walkable)</li> </ul>
<b>Activity Station 4: Challenges &amp; Opportunities</b>	<p>This station encouraged participants to share their insight about challenges and opportunities for the Town.</p> <p><b><i>Common challenges and concerns raised included:</i></b></p> <ul style="list-style-type: none"> <li>• Traffic, transit and transportation</li> <li>• Walkability</li> <li>• Dining options along the main corridors</li> <li>• Becoming a "company" town</li> </ul>

	<p><b>Challenges identified by participants include (in no particular order):</b></p> <ul style="list-style-type: none"> <li>• Lacrosse sports complex, fields, bathrooms, concession</li> <li>• Remove vacant zombie homes</li> <li>• Clean up lakes at Hampton Manor and Town Park for swimming</li> <li>• Continued RCIDA Pilots being granted to Regeneron</li> <li>• Town being overrun by Regeneron</li> <li>• No pocket parks in North end/ third Ave area</li> <li>• Vacant buildings on Columbia Tpike.</li> <li>• Let's not become a mega-suburb like those surrounding major cities – or, with all due respect let's not be Clifton Pk. Or Latham, with acres of asphalt and sprawl</li> <li>• Avoid light pollution from businesses into homes. Example: Regeneron – invasive lighting toward New York Ave.</li> <li>• Neighborhoods are very disconnected</li> <li>• Lack of bicycle infrastructure</li> <li>• Aging demographic resistant to change</li> <li>• Lack of rentals/ nightlife/ dining to attract millennials</li> <li>• Taking too long to get anything done</li> <li>• Traffic Phillips Rd Columbia Turnpike</li> <li>• Drainage problems and sewer system upgrades</li> <li>• More small shops will succeed if local community will support it. My history says many local folks do not stop in Sweater Venture – Country Trunk</li> <li>• Why old Sports Grill w/ great views sits empty?</li> <li>• Need more good restaurants</li> <li>• Traffic on Rt 151 – August Gate – hard to get out of development at times</li> <li>• Traffic</li> <li>• Too large of tax breaks for large companies, Regeneron, Fed Ex, etc.</li> <li>• Poor location of the sewer treatment plant, (right at the town entrance) smell is negative</li> <li>• Growing congestion Rt. 4 / 3rd Ave area getting intolerable</li> <li>• Competing with other communities for business growth</li> <li>• Lack of sidewalk continuity (gaps)</li> <li>• Traffic light at Barber + Columbia Tpk</li> <li>• Need new paved roads in my development Behind Hoffman Car Wash. Have weed growing up near curbs.</li> <li>• Traffic congestion on Third Ave Ext.</li> <li>• Need for more sidewalks</li> <li>• Traffic congestion on Route 4</li> <li>• Independent living like Spinney</li> <li>• Better recycling</li> <li>• Would like to see an enforceable noise ordinance – including barking dogs during certain hours</li> <li>• East Greenbush is a car centric town need to make it more walker/ biker friendly in the more densely populated areas</li> <li>• Competing w/ other local municipalities Clifton Park, Delmar, Saratoga</li> <li>• Lack of public transportation, all the closed stores, no fast food places</li> </ul>
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	<ul style="list-style-type: none"> <li>• Not to have a chemical plant take over E.G.</li> <li>• Lack of shopping on Rts 9 + 20</li> <li>• Downtown seems to be stuck in the 50s/60s – long, “touring” rather than compact and cute</li> <li>• Disappearance of rural areas</li> <li>• Rt 4 traffic by Walmart + FedEx!</li> <li>• Traffic X3</li> <li>• Taxes too high for services we get (or don’t)</li> <li>• We need double lanes in Rte 4 near 3rd Ave Ext. Traffic is too heavy</li> <li>• Property owners on 9+20 clean up lots that are undeveloped</li> <li>• Ordinances enforcement of existing and/ or updating e.g. as relating to property maintenance (decrepit garages, etc.) Unregistered vehicles on property</li> <li>• More sidewalks + walking trails</li> <li>• 3rd Ave Ext Rt 4 traffic @ intersection</li> <li>• Family style restaurant/ Diner with, we currently have to travel to Valatie to find a decent all-around restaurant</li> <li>• Anything to go into Burger King, Pizza Hut, Friendly’s?</li> <li>• No more new strip malls</li> <li>• Aesthetically pleasing designs for buildings</li> <li>• Decrease geese population @ Hampton Lake Make Ring Rd one way with separate walking paths</li> <li>• Traffic on Rt 4</li> <li>• Develop Hudson River frontage for recreation</li> <li>• Town Hall needs to be refurbished inside + out, including the back of the building facing Hampton Manor</li> <li>• Regeneron is great, but we must take care not to become a “company town”</li> <li>• Lack of incentives for small business development</li> <li>• Lower speed limit on route 4/ circle and increase law enforcement (maybe)</li> <li>• Highway noise</li> <li>• Lack of affordable housing</li> <li>• Town lack of mixed-use transit-oriented development</li> <li>• Speeding traffic on Elliot Road animals and people getting hit</li> <li>• Rensselaer County worked on the road (Elliot) years ago, and did terrible, expanded, tipped it , and did not put small trench for water so it flows across and causes accidents, also the county said they know what they did was bad + wrong but all the \$ goes to Troy! Also, terrible plowing + speeding!</li> <li>• Traffic West no Rt 4</li> <li>• People walking at dusk (sidewalks)</li> </ul> <p><b><i>Common opportunities raised included:</i></b></p> <ul style="list-style-type: none"> <li>• Great location, close to everything</li> <li>• Good schools</li> <li>• Active recreation</li> </ul>
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	<p><b>Opportunities identified by participants include (in no particular order):</b></p> <ul style="list-style-type: none"> <li>• Location</li> <li>• Historical significance</li> <li>• More change! More millennials and youth!</li> <li>• Good schools</li> <li>• Location near Albany</li> <li>• 1812 + colonial history</li> <li>• Safe community</li> <li>• Close to Albany + more rural places (great balance) (+1)</li> <li>• Music venue! (+1)</li> <li>• Location/ commute to Albany</li> <li>• Movie nights in park</li> <li>• WE have a great town supervisor who puts needs over politics</li> <li>• (expand access)</li> <li>• Awesome town parks and public amenities</li> <li>• Vicinity to employment hubs (stable)</li> <li>• Access to major routes and highways</li> <li>• Main bus routes and transit</li> <li>• (rail trail) Albany-Hudson electric Trail (future)</li> <li>• Strength proximity to workplace low traffic</li> <li>• New town board good town government</li> <li>• Location</li> <li>• Good schools</li> <li>• Diversity of income</li> <li>• Good snow removal/ town maintenance</li> <li>• Location</li> <li>• Great schools and teachers!</li> <li>• Well educated population, home ownership, green space, good schools/ library, YMCA, sports fields, many faith communities</li> <li>• Good schools</li> <li>• Upscaled dining</li> <li>• Our current Town Board</li> <li>• Attractive place to live</li> <li>• Variety of shopping/ dining</li> <li>• Proximity to downtown Albany</li> <li>• Easy access to thruway/ neighboring towns / cities</li> <li>• Attractive housing prices/ property values</li> <li>• A safe place to live!</li> <li>• Privileged location</li> </ul>
<p><b>Activity Station 5: Places We Gather</b></p>	<p>Participants used stickers representing a variety of activities to identify the places they gather in the community and what they are doing there. The activities represented education, religious &amp; spiritual, shopping, recreation, socializing, dining, and neighborhood.</p> <p><b>The following highlights locations for where attendees gather most:</b></p> <ul style="list-style-type: none"> <li>• Shopping: clustered along Columbia Turnpike and the northern part of Troy Road</li> </ul>

	<ul style="list-style-type: none"> <li>• Dining: concentrated on Columbia Turnpike</li> <li>• Socializing: the YMCA was a common location</li> <li>• Recreation: large cluster at the Town Park and also the YMCA</li> </ul>
<p><b>Activity Station 6: Serving the Generations</b></p>	<p>This station encouraged participants to share their insight about generational needs. Generations tend to share similar characteristics and have similar needs for services, housing, shopping, learning, healthcare, transportation. The generations are categorized by birth year and include Traditionalists or Silent Generation: Born 1945 and before; Baby boomers: Born 1946- 1964; Generation X: Born 1965- 1976; Millennials or Generation Y: Born 1977- 1995; and Generation Z: Born after 1996.</p> <p><b>Common themes identified in multiple generations include:</b></p> <ul style="list-style-type: none"> <li>• More dining options</li> <li>• Improve walkability and bikeability throughout the community</li> <li>• Active recreation</li> </ul> <p><b><i>Traditionalists or Silent Generation: Born 1945 and before:</i></b></p> <ul style="list-style-type: none"> <li>• More better-quality dining</li> <li>• Improve old rail trail for cycling, walking, skateboarding, and rollerblading</li> </ul> <p><b><i>Baby boomers: Born 1946- 1964:</i></b></p> <ul style="list-style-type: none"> <li>• Sidewalks Brookview to Hydon, Gilligan Rd, Columbia Tpke -east</li> <li>• Bike lanes</li> <li>• Quality dining</li> <li>• Pickle ball court</li> <li>• Senior housing (higher end)</li> <li>• Sidewalks</li> <li>• A community that supports aging community</li> <li>• Public transportation</li> <li>• More dining opportunities</li> <li>• Sidewalks Sherwood Ave</li> <li>• Sidewalk / bike lane 3rd Ave Ext</li> <li>• Walkable community</li> <li>• Need town center to be built</li> <li>• Luther Rd – better cable service, sidewalks, water/sewer, lower speed limits</li> <li>• What happened to Michael Road housing Project? Why did developer Quadrini back out?</li> <li>• Sidewalk re-de should NOT stop at Hayes need to extend at least to Pinecrest development area (Springhurst)</li> <li>• Need pickle ball courts</li> <li>• Sidewalks- Gilligan, Hayes Rd., Greenwood Ln., Elliott Rd., Phillips, need especially near commercial, schools, dense housing.</li> <li>• “Granny Pods” or micro housing, in law apartments</li> <li>• Walkable community</li> </ul>

	<p><b>Generation X: Born 1965- 1976:</b></p> <ul style="list-style-type: none"> <li>• Side walks</li> <li>• Bike paths</li> <li>• Multi-generation homes to help support aging parents</li> <li>• Lacrosse fields with bathrooms and concessions</li> <li>• Invest in public gathering spaces (picnic)</li> <li>• Increase tax base to help lower taxes</li> <li>• More independently owned businesses less big box</li> </ul> <p><b>Millennials or Generation Y: Born 1977- 1995;</b></p> <ul style="list-style-type: none"> <li>• Breweries</li> <li>• Trendy shops</li> <li>• Restaurants</li> <li>• Bike and walking paths</li> <li>• More restaurants/ dining w/ local food</li> <li>• More bike and pedestrian infrastructure in neighborhoods</li> <li>• Affordable homes</li> <li>• Walking access for exercise and meeting neighborhoods</li> <li>• Affordable homes walkable sidewalks/ bike paths</li> </ul> <p><b>Generation Z: Born after 1996;</b></p> <ul style="list-style-type: none"> <li>• Nice playground</li> <li>• Need sidewalks to “all” the schools in town</li> <li>• Places for kids to go (other than the library) after school for activities, classes, socializing</li> </ul>
<p><b>Activity Station 7: Mapping the Future</b></p>	<p>Participants were asked to identify on a map, where they want certain types of land uses in the future, such as recreation, commercial, residential, agricultural, and mixed use.</p> <p><b>Comments provided on the map include (in no particular order):</b></p> <ul style="list-style-type: none"> <li>• Preserve Papscanee Preserve/ Open space here</li> <li>• Indoor turf for sports</li> <li>• New development</li> <li>• More recreational opportunities</li> <li>• Extend sewer line</li> <li>• Preserve Ridge Road open space if possible</li> <li>• Keep riverfront area around 9J an AG and enviro conserve</li> <li>• More retail – less car dealers, oil changers etc.</li> <li>• Community center for teens (in old Burger King)</li> <li>• High density in blue outline here</li> <li>• Be careful of businesses that are not family friendly – Ex: adult world, tattoo parlors, buying + selling silver</li> <li>• Bike Lane</li> <li>• Walkable commercial mixed use</li> <li>• Housing options affordable – in sand/ gravel area</li> <li>• Clearly distinct defined town center</li> <li>• No vacant buildings left in disrepair – hold owners accountable</li> <li>• Good dining choices</li> </ul>



	<ul style="list-style-type: none"> <li>• Bike lanes</li> <li>• Keep min. 100 ft buffer along water ways</li> <li>• Work with city of Rensselaer to develop commerce</li> <li>• Pickle ball courts</li> <li>• Bike path to Reg</li> <li>• Community center</li> <li>• Keep Businesses to a scale reflecting our community- Example FedEx, no more business to the extent of FedEx</li> <li>• Maintain AG buffer zone</li> <li>• Dog park</li> <li>• Keep rural</li> <li>• Limit industry keep it rural</li> <li>• Capital view park</li> <li>• Bike lane and / or sidewalk</li> <li>• Pocket park</li> <li>• Finish connection</li> <li>• Nature Area</li> <li>• Make walkable</li> <li>• Keep residential</li> <li>• More businesses for jobs and taxes</li> <li>• Pool</li> <li>• Improve town park</li> <li>• Limit large apartment complexes</li> <li>• Preserve agriculture East of Rt 55</li> <li>• Preserve open space/ rural character in Best-Luther if possible</li> <li>• Preserve agriculture south of Route 54/ 53</li> <li>• Mixed use bldg. housing/ business on 9/20</li> </ul>
<b>Activity Station 8: Idea Station</b>	<p>At the Idea Center, participants were asked to share ideas about a variety of topic areas including:</p> <ul style="list-style-type: none"> <li>• Recreation, Open Space and Environment</li> <li>• Agriculture</li> <li>• Infrastructure (electric, water, sewer, etc.)</li> <li>• Transportation and Mobility (bicycles, pedestrians, vehicles, transit, accessibility and connectivity, etc.)</li> <li>• History, Culture and Education</li> <li>• Economic Development (retail, commercial, business)</li> <li>• Community Character, Neighborhoods and Housing</li> </ul> <p><b>Themes in recreation, open space and the environment:</b></p> <ul style="list-style-type: none"> <li>• Active recreation areas</li> <li>• Parks and open space preservation</li> <li>• Sustainability and environmental health</li> </ul> <p><b>Input received about recreation, open space and the environment include (in no particular order):</b></p> <ul style="list-style-type: none"> <li>• Composting</li> <li>• Sports venues</li> </ul>

	<ul style="list-style-type: none"> <li>• Food scraps collection at transfer station</li> <li>• Pool at Town Park</li> <li>• NO pipeline!</li> <li>• Ban Styrofoam</li> <li>• Create nature spaces w/ minimal upkeep (gravel not paved)</li> <li>• Keep availability of open fields</li> <li>• Our waters are polluted – no swimming – we need a great water activity park for kids + families</li> <li>• Pipeline!</li> <li>• No pipeline</li> <li>• Hampton Manor the lake needs more maintenance. Not looking good</li> <li>• Lake Shore Drive needs to be redone, again! Erosion at Lake Shore Dr + Madison Ave West for example (+1)</li> <li>• Winery overlooking Albany skyline</li> <li>• Music venue, music in park</li> <li>• Lots of green space everywhere</li> <li>• Walking/ biking trails</li> <li>• Town center</li> <li>• A sunset watching park</li> <li>• No pipeline!!</li> <li>• Compost/ green energy</li> <li>• Splash pad water feature</li> <li>• Dual stream recycling</li> <li>• Compost facility at transfer station</li> <li>• Walking trail</li> <li>• Making Hampton Manor swimmable</li> <li>• Town pool/ swim pads</li> <li>• Bike paths</li> <li>• Nature preserves+ green spaces</li> <li>• Please clean up our water</li> <li>• No pipeline</li> <li>• Pickleball court where dilapidated tennis court is</li> <li>• Town pool/ community center</li> <li>• Sports fields – stop sending our money and kids to Latham</li> <li>• Long walking trail</li> <li>• Better park(s) (maybe a pool)</li> <li>• Lacrosse sports complex (see Guilderland, Saratoga Springs, Scotia / Glenville)</li> <li>• Splash pads for summer</li> <li>• Clean up lake at Hampton Manor</li> <li>• Walking trails</li> </ul> <p><b>Themes in agriculture include:</b></p> <ul style="list-style-type: none"> <li>• Preserve agriculture in East Greenbush</li> <li>• Allow chickens</li> </ul>
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	<p><b><i>Input received about agriculture include (in no particular order):</i></b></p> <ul style="list-style-type: none"> <li>• Maintain ability for light use Ag. In current buffer zones. i.e. Farm structures, animals, and crops</li> <li>• Change zoning for keeping chickens</li> <li>• Regulate beehives near property lines</li> <li>• Preserve a portion of EG as agriculture</li> <li>• Chickens</li> <li>• Chickens + goats!</li> <li>• The right to raise hens</li> <li>• No more industry keep it rural (+1)</li> <li>• Community gardens</li> <li>• Allow micro stock everywhere</li> <li>• Encourage Agri-tourism, local food, food safety at farmers markets</li> </ul> <p><b><i>Themes in infrastructure include:</i></b></p> <ul style="list-style-type: none"> <li>• No National Grid pipeline</li> <li>• Improvements in infrastructure</li> <li>• Environmental health and sustainability</li> </ul> <p><b><i>Input received about infrastructure include (in no particular order):</i></b></p> <ul style="list-style-type: none"> <li>• 9+20 underground wiring</li> <li>• Support Rensselaer in keeping garbage processing facility out</li> <li>• Extend sewer lines (e.g. Van Buren Ave)</li> <li>• Do something with smell from sewer treatment plant</li> <li>• Composting at landfill for residents</li> <li>• Drainage problems</li> <li>• Sewer infrastructure improvement</li> <li>• No pipeline</li> <li>• Use of simple, holistic use of smart city technologies</li> <li>• Water and sewer on Michael</li> <li>• Clear recycling and garbage in public spaces.</li> <li>• Roadways are gross!</li> <li>• Green energy – more solar</li> <li>• Support moratorium on dump</li> <li>• Green energy</li> <li>• Walkable downtown</li> <li>• Create a truly walkable downtown! Not 9820! (see examples like: Mill Creek, WA)</li> <li>• No pipeline</li> <li>• Fire protection establish one town wide fire dept/ district in order to save money for community projects</li> <li>• Transfer station open Monday nights for weekend town clippings</li> <li>• No pipeline!</li> </ul> <p><b><i>Themes in transportation and mobility include:</i></b></p> <ul style="list-style-type: none"> <li>• Improve walkability</li> <li>• Traffic improvements</li> <li>• Connecting neighborhoods</li> </ul>
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	<p><b><i>Input received about transportation and mobility (bicycles, pedestrians, vehicles, transit, accessibility and connectivity, etc.) include (in no particular order):</i></b></p> <ul style="list-style-type: none"> <li>• Better connections with the different neighborhoods</li> <li>• Bike paths and nature trails</li> <li>• Transportation better speed/ traffic control on Phillips Road</li> <li>• CDTA bus has route from 4+20 to Troy</li> <li>• I like the sidewalks + electric trail</li> <li>• Create larger shoulder for walk/ bike access</li> <li>• More public transportation such as Taxis</li> <li>• Utilize current infrastructure as much as possible</li> <li>• Take advantage of electric trail with small businesses</li> <li>• Traffic light on 9+20 at Horizon View Drive West</li> <li>• Sidewalks to Schodack town line</li> <li>• Sidewalks on Rt 4</li> <li>• Sidewalks on Bridge over I90</li> <li>• Make EG a more walkable town</li> <li>• Sidewalks on Phillips Rd</li> <li>• Trolleys up + down Rt 4+9+20</li> <li>• Monorail!</li> <li>• Sidewalks</li> <li>• Alternative transportation bus, bike, walk</li> <li>• Safer bike lanes everywhere</li> </ul> <p><b><i>Themes in history, culture and education include:</i></b></p> <ul style="list-style-type: none"> <li>• Highlight East Greenbush history</li> <li>• Need for a town center</li> <li>• Beautification</li> </ul> <p><b><i>Input received about history, culture and education include (in no particular order):</i></b></p> <ul style="list-style-type: none"> <li>• Town center – outdoor restrooms</li> <li>• Making East Greenbush’s history more visible (historic markers, programs, etc.) (+1)</li> <li>• Culture: need an East Greenbush identity (+1)</li> <li>• Be proud to say we live here</li> <li>• We need a town center more arts events</li> <li>• Need performance venue at town park</li> <li>• Make history visible! + Encourage remodel over rebuild</li> <li>• Office support for entrepreneurs</li> <li>• Rehab old big box?</li> <li>• Outdoor concert venue</li> <li>• Add a history/ art culture center</li> <li>• Beautification, flags, flowers, signs</li> <li>• More information on history and historic landmarks</li> <li>• High School entrance road needs a sidewalk for kids who walk to/ from, YMCA and library</li> </ul>
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	<p><b>Themes in economic development include:</b></p> <ul style="list-style-type: none"> <li>• Improved Route 9 and 20 corridor</li> <li>• More dining options</li> <li>• More shopping options</li> </ul> <p><b>Input received about economic development (retail, commercial, business) include (in no particular order):</b></p> <ul style="list-style-type: none"> <li>• No more fulfillment centers! *No future</li> <li>• Not too many apartments – they don't pay for their school \$ / taxes</li> <li>• Independently owned restaurants not chains + not chain stores</li> <li>• More small business on 9/20 (commercial taxes)</li> <li>• Ask developers to maintain property on 9+20 undeveloped lots look terrible</li> <li>• Theater or arts venue</li> <li>• Welcome signs</li> <li>• Variety of business on 9/20</li> <li>• Entertainment / eating business district without cars</li> <li>• Increase transparency</li> <li>• Ease the burden of doing business</li> <li>• Reasonable taxes</li> <li>• Trader Joes +2</li> <li>• Consider colonial architecture look for business buildings</li> <li>• 9+20 Restaurants</li> <li>• More Shopping</li> <li>• Recreation center similar to the Crossings</li> <li>• Enough tattoo parlors!</li> <li>• Keep commercial on main roads</li> <li>• Restaurants on 9+20</li> <li>• Entertainment</li> <li>• Department stores</li> <li>• Breweries plural</li> <li>• Need food court with indoor/ outdoor dining</li> <li>• Tax breaks for start-ups</li> <li>• Coffee shop</li> <li>• Incentive for businesses</li> <li>• Need a transit center</li> <li>• Better restaurants and places to go out on weekends</li> <li>• Taxes</li> </ul> <p><b>Themes in community character include:</b></p> <ul style="list-style-type: none"> <li>• Town center</li> <li>• Addition of retail to the 9/20 corridor</li> <li>• Improved walkability</li> <li>• Attractive housing for all generations</li> <li>• Environmental health and sustainability</li> </ul>
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***Input received about community character, neighborhoods and housing include (in no particular order):***

- Do something about old abandoned buildings
- New construction to maintain town charm
- Phillips Rd.
- Would like more sidewalks! Especially on collector roads such as Gilligan, Greenwood Ln, Elliot, Hayes Rd. (+1)
- Small town charm
- It's hard to find charm when 4 lane highway runs through
- Smaller town charm no Clifton Park!
- Eco friendly buildings
- No town center like in Loudonville Rt 378
- Sidewalks along main through fares
- No high-density developments
- Adhere to zoning
- More sidewalks for middle school (Gilligan)
- Allow multi-gen homes
- Walkable roads (sidewalks)
- Recycle bin in middle of town
- Sidewalks
- East Greenbush NOT East Pavement!
- Town Center
- Lacrosse sports complex with Bathrooms and concessions
- Need a local town center clustering of dining shops, residence
- Traffic safety (especially on Phillips Road)
- More retail – clothing shoes, bookstores, etc. Less auto lots
- Duplexes
- Encourage small independent businesses
- Affordable nice!! Apartments
- Town green
- For Rt 4 + Columbia Tpike – Mixed use commercial office/ banks w/ apartments above etc.
- Promote sustainability + climate smart planning
- Clean up Town Hall curb appeal
- Traffic light at Barber + Columbia Tpike
- More organic neighborhoods for families to grow together
- Minimize large commercial enterprises like box stores (+1)
- Although the area is mostly residential buffer zone, I think more enforcement or guidelines are needed or to re-zone
- Sync lights at 3rd Ave Ext + Rt 4
- Keep local flavor, NOT Clifton Park
- Extend Temple Lane to 3rd Ave Ext with sidewalks
- Add trails into woods + Mill Creek
- Make 9/20 more aesthetic or aesthetic theme for businesses to follow
- No more apartment housing



<b>Activity Station 9: Kid's Corner</b>	This was a place for kids to be creative and share their ideas. No comments were received.
<b>Activity Station 10: Take the Survey</b>	The station included a tablet enabling participants to take the online community survey. Which is available at <a href="https://www.surveymonkey.com/r/EGCompPlan">https://www.surveymonkey.com/r/EGCompPlan</a>
<b>Activity Station 11: Other Thoughts and Ideas</b>	<p>This station included an opportunity for any additional thoughts and ideas. The thoughts shared are listed below:</p> <ul style="list-style-type: none"> <li>• Zone for growth and economic stagnation – Do not rely on one employer!</li> <li>• Embrace the use of standard, scalable technology to cut cost, increase security, and transparency</li> <li>• Create a real, human scaled downtown! No more big box stores and fulfillment centers.</li> </ul>
<b>Presentation</b>	<p>The presentation included a welcome introduction by (Town Supervisor) Jack Conway and Adam Yagelski the Director of Planning and Zoning. Project Manager, Jaclyn Hakes from MJ Engineering and Land Surveying, P.C. (MJ) introduced the CPSC and project team. Ms. Hakes lead an overview of the Comprehensive Plan process which included project goals, scope, process, and schedule. The presentation also included a review of the next steps for the project and how the public can stay involved.</p> <p>Attendees were encouraged to continue sharing ideas at the activity stations after the presentation to provide their input and vision for East Greenbush.</p> <p>For more information please visit: <a href="https://www.eastgreenbush.org/">https://www.eastgreenbush.org/</a></p> <p>To participate in the East Greenbush Community Survey please visit: <a href="https://www.surveymonkey.com/r/EGCompPlan">https://www.surveymonkey.com/r/EGCompPlan</a></p> <p>Written comments can be sent to: <a href="mailto:CompPlanUpdate@eastgreenbush.org">CompPlanUpdate@eastgreenbush.org</a></p> <p>To participate in the East Greenbush Photo Survey please use #EGComprehensivePlan on Facebook, Twitter, and Instagram. Take photos of your favorite places in East Greenbush and share with us!</p>

<p><b>Input Provided on Written Comment Cards</b></p>	<p>In addition to gathering input via maps and station boards, participants had the opportunity to provide input on written comment forms. Below is a list of written comments received:</p> <ul style="list-style-type: none"> <li>• Open space- Lacrosse fields complex with bathrooms and concessions. (look at Guilderland, Saratoga Springs, Scotia/ Glenville)</li> <li>• Transportation – traffic safety – lower speed limit on Phillips Road to 20 MPH during school bus pick-up and drop-off times.</li> <li>• Park improvement – Eckland Park -picnic benches, BBQ grill</li> <li>• Please be transparent w/ survey and Post-It board results! Post online!</li> </ul> <p>Thank you! Ps Some comments will be crazy we know it</p>
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This meeting summary conveys our understanding of the items discussed and input received. Please forward any additions, corrections and/or questions to my attention.

Submitted by: Andris Blumbergs/ Jaclyn Hakes, MJ Engineering and Land Surveying, P.C.

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

# TOWN OF EAST GREENBUSH COMPREHENSIVE PLAN UPDATE



## MEETING SUMMARY

**PURPOSE:** Public Open House #2

**DATE/TIME:** September 30, 2019, 6:00-8:00 PM

**LOCATION:** Red Barn, 100 Town Park Road, East Greenbush Town Park

**ATTENDEES:** See Attached Sign-in

The Town of East Greenbush, as part of the public engagement component of the 2019 Comprehensive Plan Update process, held their second public open house on Monday, September 30, 2019 at the East Greenbush Town Park. The meeting was attended by over 70 residents and stakeholders making up multiple generations. The meeting was started with Jack Conway the Town Supervisor introducing Jaclyn Hakes (M.J. Engineering and Land Surveying, P.C.) followed by a brief update on the comprehensive plan and the introduction to the round table discussion. The attendees then proceeded to one of five tables for an open discussion on a relevant subject going over three main questions. Each facilitated table discussion lasted 10 minutes and the participants moved to all 5 tables throughout the evening. Below are each of the subjects with corresponding questions and participant remarks from the 5 rounds.

All participants were also encouraged to participate in the ongoing planning process and help spread the word about public engagement opportunities and the ongoing survey.

### Transportation & Mobility Table #1:

**1. Should there be better pedestrian connections from neighborhoods to commercial nodes along Route 9/20 and Route 4? Where and how?**

- Resounding yes. Residents feel there is currently no dedicated pedestrian space and that access to future and existing trails is important.
- Lighting improvements (or new installations) are needed both in neighborhoods and along the major corridors,
- Complete streets – residents feel that implementation is best suited for the 9/20 corridor (for now).



- Support was voiced for sidewalks on Gilligan Road – at least between Rts 9/20 and the Middle School. Residents feel that pedestrians do not have safe access to the baseball fields.
- Sidewalks are needed on 9/20. Pedestrian travel is especially dangerous at night due to lack of dedicated space and lack of lighting.
- No opposition to increase connections.
- Pedestrian signals and sidewalks are needed – there are currently none on Routes 4 or 9/20
- Access to existing bike facilities should be considered – including the proposed Albany Hudson Electric Trail
- 9/20 SW: Fucillo
- Residents were concerned and curious who would be responsible for maintenance and ownership of sidewalks, should they be installed.
- Yes, connections are needed to the Rts. 4 and 9/20 corridors, and also to 3rd Avenue Extension.
- Support was voiced for bike and pedestrian accommodations along – Elliot Road, Michael Road and Community Way since people frequent travel these roadways to access the YMCA, Library and Town Park.
- Support for connections was provided.
- When discussing bike lanes along the 9/20 corridor, safety concerns were voiced.
- Neighborhood connections to the commercial corridor can only be made if pedestrian accommodations are installed on 9/20 first.

## 2. What areas of Town could be better serviced by public transportation?

- A Park & Ride within East Greenbush could be utilized
- Shelters are needed along the existing 9/20 CDTA route
- A Town-operated or privately-owned shuttle running between 9/20 to the north would be very helpful for the elderly and disabled, and possibly others.
- The existing CDTA line does not run full time. Can service be extended to the full day? (Correction – service runs intermittently throughout the day).
- Some type of public transportation, likely bus route, would be useful on Rt. 4.
- A Town-oriented shuttle service would be utilized by residents to extend beyond where the CDTA route travels.
- The need for public transportation was suggested between Route 4 and the YMCA
- Varying levels of support for an East Greenbush park and ride was heard
- Suggestion: Could Regeneron be asked to sponsor a shuttle service or host park and ride on their property?
- Support was voiced for a senior bus service within the Town
- A CDTA employee and resident that has occasionally used the CDTA bus service in Town noted that CDTA ridership is somewhat low. An increase in CDTA services (routes or frequency of stops) would need to be justified by increased ridership.

- If a new Park and Ride lot is considered, it should be coordinated with an existing or new bus stop.
- Public suggested that CDTA timelines/ schedules could be adjusted to better fit commuter's needs.
- Public transit would be useful in the north/south direction to access the Library/ YMCA area.
- A new park and ride within the Town would likely benefit neighboring towns (North Greenbush Park and Ride is heavily used)
- Consider a park and ride at Price Chopper on 9/20 (Columbia Plaza)

### 3. How can traffic along Route 4 be improved?

- The roadway should be widened to increase capacity
- There is a need to synchronize the traffic light operations
- The existing roundabout at Mannix Road has helped but traffic is still backed up at rush hours
- 4 lanes should be extended through the entire corridor
- Egress / ingress improvements are needed at FedEx
- Future planning and designs should have consideration for back access to commercial areas/plazas – especially to Rt 4. Back connections between commercial areas would remove traffic from Rt 4.
- The most significant traffic delays were noted between the Mannix Road roundabout to Route 43.
- Concerns were raised regarding the Regeneron development. Was there a traffic study done? Will there be alternate access to the property?
- 4 lanes should be extended through the entire corridor
- The corridor would benefit from public transit and bike infrastructure
- There is an existing bottleneck at the 3rd Street Extension intersection
- Add turning lanes
- 4 lanes should be extended through the entire corridor
- Coordinate signal phases
- Not on Route 4, but students and other residents noted that there is a need to improve capacity at the Route 151 intersection with the Columbia High School entrance.

## Economic Growth Table #2:

### 1. Should the Town focus on creating a Town Center? Where?

- Like the idea of smaller centers because they have identity
- One center gives sense of community
- One main w/ several smaller
- Rt. 4 / Columbia: historic center
- Structure supports smaller centers
- Make a town center with small centers

- Rt. 4/20
- Hayes / 20
- Sherwood Ave
- Big town center
- Surrounding neighborhoods can come together
- Recreation "The crossings" example
- Fire house was a hub years ago
- Commercial hub – along bike path
- One main town center would be difficult
- Hannaford plaza
- Develop places that are already developed
- (to support D.S.)
- Sherwood Ave – making a comeback
- Kmart (future)
- 9/20 near weathervane
- Other things need to come 1<sup>st</sup>
- More dev. On 9/20
- Mixed use
- Self contained seniors
- Town center – one center
- 9/20
- Bring people together
- Library and YMCA
- Connect to surrounding neighborhoods
- Would like to see at center
  - farmers market
  - tourism/ info kiosk
  - bike racks

**2. If economic growth occurs, where should that growth be focused?**

- More growth 9/20
- Traffic Rt. 4 daunting
- Need to improve 9/20
- Small property sizes make difficult
- Old buildings
- Beautification can help attract growth
- Keep agriculture
- Columbia turnpike
- 9/20 and Rt.
- Vacant properties
- Anchors P.C. and Hannaford
- More business near pnt

**\*\*Nobody knows where East Greenbush is. Signage; visualization**

- Columbia turnpike



- Rt. 4 (near soccer fields)
- Near library and YMCA
- Performing arts
- Temple lane
- Keep where growth is
- River and industrial
- Along 9/20 (reduce taxes)
- More restaurants, etc.
- End of Rt. 4
- Keep concentrated
- Concentrate growth
- More vibrant
- Protected open space
- Reuse existing
- Hampton Manor
  - sense of community
  - dense
  - connected
- Port is untapped for more industrial
- Keep rural area rural

### 3. How should the Town foster local business growth and entrepreneurship?

- Partner with county IDA
- Create own town IDA
- Target focus on business
- Person/ office to support business + encourage business
- Business hub/ incubator
- tax breaks
- Improve development review process
- Up front costs to develop
- Incentivize re-use + historic preservation
- Reduce light
- Pilots
- German bakery
- Create predictable process
- Easily repeatable
- Defined timeline
- Encourage more variety (not more auto oriented business/ repair shops)
- Wayfinding/ gateway

## Neighborhoods & Housing Table #3:

### 1. What challenges exist related to housing? (Supply? Quality? Type? Cost? Location?)

- Maintain rural feel
- Provide affordable housing
- Balance encroachment of community into residential neighborhoods
- Maintain quality of neighborhoods – despair Hayes Rd. area
- Affordability – for younger generations
- Proper maintenance – enforcement
- Regeneration driving up the cost of living
- Not enough variety – need more townhomes
- Build where there is more infrastructure
- Lack of new inventory
- Property maintenance / code enforcement
- Need more affordable housing for young people – residential
- Students coming back after college
- Need more senior housing
- Townhomes and condos
- Have enough housing
- Smart commercial development
- Need for community spaces
- Job opportunities for young people (teens)
- Type – not enough mixed use or apartment rentals
- Mix of quality housing
- Property maintenance
- No sense of community
- Small community center
- Empty housing – owned but vacant
- Taxes too high – cost of development
- More apartments
- Walkability

**2. What types of housing should be prioritized? (Rental apartments, multi-family, single-family, senior housing, etc.)**

- Variety of senior housing – (rentals and condos)
- Single family – smaller houses
- Variety of all types
- Town center
- Mixed use on 9/20
- Not a need for more high-density rentals
- Need community-based housing
- Higher density rental apartments
- Transitional housing – age in place
- The Spinney at Van Dyke – Delmar – combination of rental / owned
- Mix of housing
- Multi-generational

- Variety
- Walkability around schools / neighborhoods

### 3. Where should new residential development be concentrated?

- Need transportation
- Western East Greenbush- keep eastern area rural
- Southern portion of 9/20
- rental apartments
- Michael Rd. – townhouses/ row houses
- Higher density – Columbia/ Rt. 4
- 9/20 – 4 corridor apartments
- Ridge Rd down to 9J – trail system

## Recreation, Agriculture & Natural Resources Table #4:

### 1. Should open spaces, agricultural lands or natural areas in the Town be conserved?

#### Where?

- Yes – all should be conserved
- Conservation should be balanced with Industrial, Commercial and Recreation
- Town should discuss conservation with landowners
- Preserve Papscanee and Eastern part of Town
- Public access to Papscanee should be improved
- Preserve aquifers
- Work with schools to utilize existing facilities
- Preserve forest and wildlife habitat
- Consider conservation easements
- Golf course on pheasant hollow

### 2. What recreational opportunities/facilities are missing?

- More and larger recreation areas
- Pools
- Swimming
- Walking course
- Dine-in theatre
- Pocket parks along the new planned trail
- Historical points along the new planned trail
- Recreation fields incorporated
- Have businesses donate to recreation areas
- Extend the Town park
- Sensory garden
- Restore swimming at the Town Park river



- Town owned intramural sports field (track, football, lacrosse, track) that is open year round
- Bike and walking trails for all abilities
- Affordable indoor recreation
- Park similar to the Crossings with athletic/basketball fields
- Tennis
- Farmers markets
- Teen center
- Senior center
- Community center for all ages
- Improve exiting trails
- Cross country skiing trails
- Town support for biking along bike trails (such as free air station, fix-a-flat, bike racks, etc)
- Roller rink
- Campground
- Build more playgrounds in existing parks
- Build Environmental Center with educational displays at current open areas
- Drive-in theatre
- Create a centralized inventory of the parks and recreation opportunities in town
- More places for kids to play
- Cicadi center?

**3. Should the Town focus on developing new recreational facilities, focus on improving/expanding existing recreational facilities, partnering with others, or a combination?**

- Improve facilities at existing town parks
- Develop new facilities
- Foster partnerships
- Partner with Regeneron to conserve land and create bike/ped trails similar to Rensselaer Tech Park and Global Foundries in Malta
- Centralized vs fragmented sports complex
- Farmers market that's larger and better advertised
- Partner with Hudson Valley Community College
- Work with YMCA to bring pool and hockey rink
- Improve public relations – advertise activities better
- Better access to Town Park

## Governance & Infrastructure Table #5:

### 1. Are there current gaps in needed services locally? If yes, what services?

- Waste management
  - Battery disposal
  - Hazardous waste day
- Recycling options around town
- Chemical recycling
- Garbage company control
- Electronics recycling
- Storm water/ flooding is concerning
- Sidewalk expansion - make more walkable
- Yard waste collection (more frequent)
- Leaf pickup
- Town engineer is needed
- Stormwater capacity is deficient – flooding occurs frequently
- Population at schools/ parking at Red Mill school
- Lawn waste pickup
- Ensure sewer system is adequate for development
- Storm sewer separation
- Repairs to aging water system
- Internet costs - negotiate lower
- Underground infrastructure is aging and a long-term plan should be considered
- Cleanup of Hampton Lake
- Green infrastructure
- Fiber around town
- Adequate street lighting in neighborhoods is desired
- Enhance pride in greenspace in East Greenbush
- Tree inventory program would be beneficial
- Teen center
- Senior center
- Garbage service
- Fiber
- Stormwater improvements need on Luther Rd. and Haze Rd.
- Old storm systems in older neighborhoods
- Maintenance of storm ponds
- Cellular service needs improvement on Miller/ Luther Roads
- Public safety (fire, EMS, police)

### 2. Should water/sewer service be extended? Where?

- Water and sewer services should be provided in the same locations

- Quality of wells in some areas is not acceptable
- Some desire for water and sewer expansion
- Water/sewer extension is needed in portions of the town
- Low well yield in places
- Safety/ walkability to schools
- Consider water and sewer extension
- Extend water/ sewer up Luther rd.

### 3. Should the Town consider design guidelines for the Route 9/20 Corridor?

- Make area inviting for visitors
- Sign guidelines would be beneficial
- Code enforcement of existing businesses is important to improve aesthetic of primary business/retail areas
- Tree requirements
- Design
  - Public square
  - Places to gather
  - North portion of 9/20 corridor should be more residential and walkable
  - South portion of 9/20 corridor should be commercial
  - Attract more unique businesses
  - Current lack of planning – the Town seems RANDOM
  - Bikability
  - Street crossings are needed to improve pedestrian safety
- Road diet on 9/20
- Code enforcement of existing properties would be beneficial
- Yes - build character but consider developers cost
- Keep any requirements simple/ clean
- Economic balance
- Yes!
- Need consistency
- Code enforcement is paramount
- Trees are needed
- Green Bushes
- Design Guidelines should include:
  - Lighting
  - Sidewalks
  - Landscape/ greenspace
  - Safety
  - Snow storage

All additional comments left in the comment box included the following.



- Good gathering of various age groups. Lots of great ideas.
- No one addressed how "pay" for all the improvements.
- Town currently needs to "address" business owners or apartment owners to keep their properties up to snuff! For example the corner of Greenwood Dr + 9&20 – Elia's Pizza weeds along sidewalk.
- Code enforcement needed now!
- We need lots more support to promote walkability
  - More sidewalks/ bike paths
  - More streetlights
- How about starting by adding sidewalks in neighborhoods directly adjacent to our public schools and also linking neighborhoods to 9/20 & Rt. 4
- Consider, in addition to better CDTA service, having the town invest in a "trolley" to transport residents and visitors among town highlights – (YMCA, library, town, park, ball fields, malls) The goal would be to reduce car use.
- Along these lines, really working forward to the new bike trail. It would be great if the new trail could link to these community sites.
- Traffic on Rte 4 could be improved if there were better public transportation throughout the area. Maybe people could take a shuttle from store to store along Rte 4 and have their large parcels shipped to them at home – thinking ahead, in fact, retail is changing so fast, it is hard to predict how traffic along Rte 4 will change.
- We need more commercial tax base, to lower residential taxes.
- Get developer to widen Rt 4 near Target (northbound)
- Roundabouts! Love couse Corners & Mannix
- I like my well water – off of Best Rd
- Preserve the agricultural land and avoid building on the land used for those purposes.
- Anchor institutions seem to be tax exempt status or big tax breaks for several years – at the expense of tax paying residents.
- Retail is pretty much non-existent along Rts 9+20. Bookstore, shoe store, convenient store, etc seem to be pretty much out of the question so far.
- Too many banks, car service areas, gas stations, drugstores, markets not much else. We need more restaurants – not chains, but independently owned.
- Senior housing seems exclusive – no moderately affordable areas for long term residential.
- Regeneron has exploded – yet our taxes haven't gone down. If it weren't for senior Star exemptions, we couldn't live here – after 48 years it is outpricing us.
- We are a white bread ton – we need to encourage more diversity – we need to be more welcoming and encourage new families from all ethnicities

- We need retail!
- Town park – getting there – but so much more could be done – Water in lake is polluted, we could use a theater type area for summer programs, swimming Etc.

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

Submitted by: Andris Blumbergs/ Jaclyn Hakes, MJ Engineering and Land Surveying, P.C.

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



Engineering and  
Land Surveying, P.C.  
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RIVER STREET  
PLANNING & DEVELOPMENT





# Appendix E

## Review of Past Planning Initiatives

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## PAST PLANNING EFFORTS

The Town of East Greenbush has completed and is working on a series of planning efforts that support revitalization and community growth. A summary of each relevant plan follows below.

### TOWN OF EAST GREENBUSH COMPREHENSIVE DEVELOPMENT PLAN UPDATE (1993)

The primary purpose of the Town of East Greenbush Comprehensive Development Plan Update is to establish the general goals and policies to be used in guiding future development in the Town over the next 10 to 15 years. The update relied on much of the information contained within the 1970 Comprehensive Development Plan.

#### **Relevant Recommendations:**

- 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.
- Foster harmonious orderly and compatible physical development within the Town of East Greenbush.
- Establish the west entry on Routes 9 and 20 as the gateway to the Town of East Greenbush and re-establish eastern entrance or gateway to the Town.
- Preserve the environmentally sensitive areas along the Hudson River.

### TOWN OF EAST GREENBUSH PARKS AND RECREATION MASTER PLAN (2002)

The Parks and Recreation Master Plan is designated to develop a future use and expansion of the town parks and recreation system. The plan observes current conditions of the parks and recreation areas and defines short to long-term goals. With achievable goals that coincide with the town's visions the plan gives some generalized recommendations.

#### **Relevant Recommendations:**

- Continue to maintain the current parks and recreation areas.
- Use the parks as areas that preserve the environment.
- Create a safe network that would connect the parks for easy access by pedestrians.

### NYS ROUTE 151 CORRIDOR STUDY (2004)

The study was conducted in 2003 and came out in 2004 with assistance from the Capital District Transportation Committee (CDTC). The purpose of the study was to determine key actions that provide safety to pedestrian, bicycle, and vehicular mobility. The focus on reducing vehicular congestion on Route 151 during rush hour. With further attention to pedestrian safety between Columbia High School, Public Library, and YMCA facility.

#### **Relevant Recommendations:**

- Pedestrian Access Improvements
- Bicycle Access Improvements
- Vehicular Access and Safety Improvements



## TOWN OF EAST GREENBUSH LAND USE PLAN UPDATE AND ZONING STUDY (2006)

This land use plan update and zoning study is focused on land use resources and produces a useful culmination of town-wide and specific area land use and zoning recommendations. It provides a summary of the existing conditions and issues pertaining to the town-wide land-use vision, as checked with the 1993 Town of East Greenbush Comprehensive Plan. This study offers a refined land use element of the comprehensive plan, as well as provides practical planning and zoning recommendations at the town-wide level and for specific focus areas.

### **Relevant Recommendations:**

- Protect/conservate landscape views and rural character along scenic roadways.
- Develop rural design/conservation design guidelines for development in the rural areas of town to be protective of the rural character during site layout and design.
- Reutilize and ramp-up the marketing of previously developed areas and opportunities on Route 9 & 20.
- Conduct site-specific cooperative planning with landowners to redevelop key parcels on 9/20 that can act as catalysts for future redevelopment.

## ROUTE 4 CORRIDOR STUDY (2006)

Route 4 corridor has seen multiple changes in past and with rising commercial space in the northern section, and residential areas in the south the increased traffic is a concern. The adverse effects of the developments are not only a concern for East Greenbush but for surrounding areas. The study was funded by CDTC's Community and Transportation Linkage Planning Program and closely linked to Land Use Plan and Zoning Study. The study looked at current conditions and traffic and future development and land use in the route 4 corridor.

### **Relevant Recommendations:**

- Improve Route 4 over time to ensure it provides safe and efficient access for pedestrians, bicyclists and motor vehicles.
- Create a walkable corridor along Route 4 to develop a strong network of walkable corridors connecting surrounding neighborhoods to major destinations.

## WESTERN EAST GREENBUSH FINAL GENERIC ENVIRONMENTAL IMPACT STATEMENT (2009)

The primary purpose of the Generic Environmental Impact Statement (GEIS) is to evaluate the cumulative impacts of growth on the Town of East Greenbush and provide suitable mitigation to minimize the affect of development. Once established, the mitigation process provides guidance to the Town during the project review process and clearly defines responsibility for developers. The resulting mitigation fees help to provide an equitable means of distributing the cost of the improvements identified in the GEIS. Developers are able to contribute to their fair share of the development impact, without carrying an unnecessary burden often associated with capital improvement costs.



### ALBANY-HUDSON ELECTRIC TRAIL FEASIBILITY STUDY (2011)

The study was conducted by East Greenbush and neighboring towns including Schodack, Nassau and the Village of Nassau. The purpose of the study was to see the possibility of connecting the different municipalities with a multi-use recreational trail. The trail is expected to follow a historic electric trolley line owned by National Grid. The trail when finished, would extend from Rensselaer through East Greenbush to Hudson approximately 35 miles in length. Since 2011 multiple updates have come out from Albany-Hudson Electric Trail with the latest stating construction will begin in Spring 2019 and be completed in 2020.

#### **Relevant Recommendations:**

- Construction of the trail should be done in segments to get funding and support as the process advances.
- From the study no major historical or environmental obstacles impede the completion of the trail.
- It is recommended to advance Segment 2 from US route 4 to the Schodack town line as the first section of trial.

### COLUMBIA TURNPIKE AND TROY ROAD CORRIDOR CONCEPT PLAN AND DESIGN GUIDELINES (2014)

The Columbia Turnpike (Route 9/20) and Troy Road (Route 4) are the Town of East Greenbush's key commercial and transportation corridors. The concept plan and guidelines are designed to be functioning plans for revitalizing the study area. Improvements would make the area a safe place for all the modes to move in conjunction, people could commute and traverse on foot, bike, bus or car.

#### **Relevant Recommendations:**

- Pedestrian and ADA compliant elements like sidewalks, crosswalks, curb ramps, accessible pedestrian signals, and longer traffic signals.
- Bicycle elements that make the area more cyclist friendly. Bike lanes, signage, and bike racks and pavement markings would be a great start.
- Streetscape that allows for green space and impervious surfaces along with buffer zones to separate pedestrians and vehicles.
- Traffic calming and access management for improved traffic flow and safety of pedestrians.
- Transit and parking elements that allow park and ride and create a transportation hub for the area.

### AN AGRICULTURAL AND FARMLAND PROTECTION PLAN FOR RENSSELAER COUNTY (2015)

Originally adopted in 2001 and updated in 2015, the mission of the plan is to support, preserve, and enhance Rensselaer County's agricultural industry. With funding from the Hudson River Valley Greenway Communities Council multiple agencies came together to create the plan update. Groups that provided aid in completion were Rensselaer County



Economic Development & Planning, Rensselaer County Cooperative Extension, Rensselaer County Soil and Water Conservation District, USDA Farm Agency, USDA Natural Resources Conservation Service and the Agricultural Stewardship Association.

**Relevant Recommendations:**

- Provide tax easements for active farmland to provide incentives to the agriculture community.
- Pursue grant funds for agribusiness development and farmland protection.
- Create a website and use social media to provide information on sales, business development, employment, and opportunities for farmers.
- Give elected officials information of farmers needs and tax base impacts.
- Maintain training regiments for tax assessors to ensure consistent standards are used in assessing farmland and structures.
- Provide information to the public on the dangers of trespassing on farmland.
- Encourage local schools to host gardens for the students to learn how food is grown and harvested.
- Provide farm owners with applicable information on Agricultural Assessment.
- Advertise effectively the importance of farmland and its benefits to the community especially tailored to non-farmers.
- Encourage the area to ensure roads and bridges comply with farm vehicle standards.

### THE TOWN OF EAST GREENBUSH AMENITIES PLAN (2012-2017)

The Amenities Plan was designed to crate an atmosphere in East Greenbush of a healthy, attractive and fun place to live. These factors would bring in both businesses and families. Updated in 2016, with the end goal of having an overall network of parks and recreation. The plan discusses the new commercial and residential development in the town facilitating the adoption of the plan. The key areas discussed in the plan include:

- William Morris Park
- Woodland's Eckman Park
- Hampton Lake Park
- Onderdonk Memorial Park
- Ontario Park
- Prospect Heights Park
- Town Park
- Sidewalks & Bike Lanes
- Multi-Use Trails
- Nature Trails
- Columbia Turnpike
- Hudson River Waterfront
- Water Tower Property

**Relevant Recommendations:**

- Work in conjunction with future developments and improvements to create a town wide multi use trail system linking neighborhoods, parks and destinations.





- Start the “East Greenbush Parks Day” where park staff and volunteers come together annually to make improvements to one of the chosen town parks.
- With help from grant funding, develop the Albany-Hudson Electric Trolley line. This would be a multi-use trail that would network the town trails.
- Start the planning processes for a pedestrian path around Hampton Lake.
- Link the sections of missing sidewalk to link neighborhoods, schools and parks.
- Create a multi-use path that links the southern end of the Town Park.
- Work with property owners along the Hudson River to develop multi use trails along the river.

### COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (2018-2022)

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

#### **Relevant Recommendations:**

- When making decisions on planning, economic development, and infrastructure investments ensure resiliency is tied in as an important driver.
- Support the local economy to create a diversity of industries in the area.
- Continue to enhance public and private partnerships to foster communication.
- The governance structure should be trusted and transparent while engaging stakeholders including residents.
- Enhance walkability to the Columbia High School, Library, YMCA, and existing commercial buildings and properties, uses of the Fire Station and Rescue Squad.

### TOWN OF EAST GREENBUSH NATURAL RESOURCES INVENTORY (2019)

The purpose of the NRI is to identify and document naturally occurring resources located within the Town including geology and soils; water resources; habitats and wildlife; sites of cultural, historic, recreational, and scenic importance; existing land use; and climate conditions. The NRI is comprised of a series of 25 maps as well as an accompanying report with narrative descriptions, supporting data tables, and recommendations. By proactively considering the community's land and water resources, the NRI provides a foundation for comprehensive and open space planning, zoning updates, potential conservation overlay districts, identifying critical environmental areas, climate adaptation strategies, and other municipal plans and policies for the Town of East Greenbush. The NRI can also inform land stewardship and conservation in the Town.

#### **Relevant Recommendations:**

- NRI provides property owners, developers, and their consultants with information on East Greenbush's natural resources.
- Best suited for municipal scale planning but may be used as a screening tool at the site scale to raise questions or identify the need for additional site assessment.





# Appendix F

## Technical Investigation Memorandums

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# EAST GREENBUSH COMPREHENSIVE PLAN UPDATE

## TECHNICAL MEMORANDUM: ZONING

### OVERVIEW

The Town's Comprehensive Zoning Law was adopted in 2008 and incorporated a number of changes to the Town's zoning. Since that time, several planning efforts have identified recommended land use and zoning changes to help the Town prosper and to enhance the Town's major transportation corridors and neighborhoods. The purpose of this technical memorandum is to validate the recommendations offered in these plans and provide a series of land use and zoning recommendations to be included as part of the Comprehensive Plan Update. The recommendations that have been brought forward in this exercise are those that align with the feedback that has been received throughout the Comprehensive Plan Update process from the public, stakeholders, Town staff and the Comprehensive Plan Steering Committee (CPSC).

### PAST PLAN CONSIDERATIONS

Over the last 20 years the Town has engaged in a number of planning efforts to plan for future development, population change and to improve the community. While a number of projects have been implemented, there is a need for changes to zoning and land use practices to fully realize the Community's vision. The 2006 Land Use Plan Update and Zoning Study and Final Draft 2014 Corridor Plan and Design Guidelines for Columbia Turnpike and Troy Road are two key documents that offered land use and zoning recommendations throughout the Town that are still relevant today. Following is a description of each of these planning efforts and relevant zoning and land use recommendations in be included as part of the current Comprehensive Plan Update.

#### **2006 Land Use Plan Update and Zoning Study**

The 2006 Land Use Plan and Zoning Study (2006 Plan) was an update of the Town's 1993 Comprehensive Plan and focused on Town-wide and area specific land use and zoning recommendations. The plan divided the Town into six character areas and offered recommendations based on each of those areas.

The six character areas included:

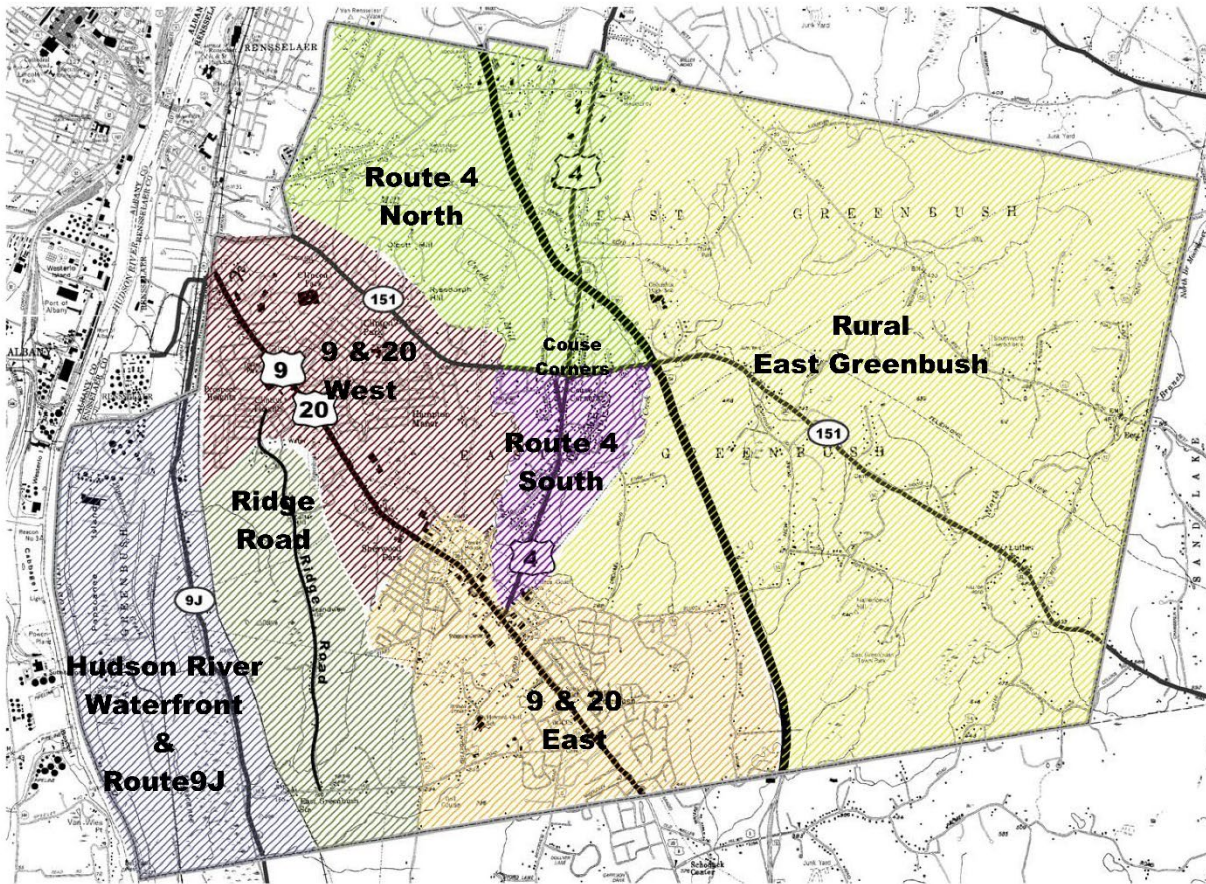
- Rural East Greenbush
- Hudson River Waterfront & Route 9J
- Ridge Road
- Columbia Turnpike (Route 9 and 20) West
- Columbia Turnpike (Route 9 and 20) East
- Route 4: North and South

In discussions with the Town and CPSC as part of the current Comprehensive Plan Update process, it was determined that the character areas established in the 2006 Plan do not necessarily reflect what is happening in the Town today and that the character area concept should not be brought forward. However, while the areas established in the 2006 Plan may not be relevant still, many of the proposed



recommendations still are. Following is a description of each of these areas along with recommendations that are still relevant today.

**Map 1: Character Areas of East Greenbush**



Character Areas from the 2006 Land Use Plan Update and Zoning Study

### **Rural East Greenbush**

Rural East Greenbush included that area of Town primarily east of I-90 in the south and Route 4 in the north. This is the area of Town that is primarily rural with scenic landscapes, low-density residential and agricultural land uses. Several recreational resources also exist in this area, including the East Greenbush Town Park and Camp Is-Sho-Da, a long running camp that is owned and operated by the Girl Scouts of North Eastern New York. Much of the focus for this area in the 2006 Plan and today is on the protection of natural, scenic and agricultural resources.

#### ***Relevant Recommendations:***

- Protect/conservelandscape views and rural character along scenic roadways. Provide for vegetation buffers as part of future development
- Improve the cluster subdivision regulations and/or create a conservation subdivision incentive zoning regulation that will be applicable for RB; R-OS; and AR zoning districts. Develop a clear conservation design and site layout process to define and achieve the important open space lands to be protected/conserved





- Develop rural design/conservation design guidelines for development in this area of town to be protective of the rural character during site layout and design
- Particularly within the R-OS zoning district, analyze the potential build-out and impacts to the existing character to determine whether the build-out will be able to sustain the desired vision for rural character

#### **Hudson River Waterfront & Route 9J**

This area includes the Town's Hudson River shoreline from the border with the City of Rensselaer south to the border with the Town of Schodack. From east to west this area extends from the Hudson River east just beyond Route 9J. This area includes a variety of land uses, including waterfront industrial, small scale commercial, low density residential and agricultural lands and open space. Much of this area also lies within a floodplain or among protected lands in the Papscanne Creek Preserve limiting the types of development that can take place in this area.

#### ***Relevant Recommendations:***

- Regulate large-scale commercial development through establishment of building caps and gateway areas for focused growth
- Pursue remediation and high-level restoration of brownfields for future re-use of this landscape
- Strengthen Town review of any proposed development in the Coastal Industrial zoning district as the Town transitions to a less industrial vision for its Hudson River waterfront, and to a restored waterfront area with new opportunities for public access and publicly oriented uses. Require port-related uses and special permit process for any proposed new development in the Coastal Industrial zoning district. Do not allow for new coastal industrial growth unless it is directly related to Hudson River shipping and port-related needs or other major water-dependent land uses that are essential to the area
- Pursue creative opportunities for safe, public waterfront access in addition to the Papscanee Island Nature Preserve
- Encourage the protection of additional open spaces in this area, creatively in concert with conservation organizations and other governmental support

The proximity of this area of Town to the Hudson River presents a number of challenges. The 2019 Town of East Greenbush Natural Resources Inventory identifies rising sea level causes by climate change as a significant concern for this area of Town. In the future East Greenbush and the northeast region as a whole is expected to experience an increase in temperatures, shifting precipitation and sea-level rise. This will have an impact on any riverfront activity and will play a role in land use decision making in the future. Under the 2008 Comprehensive Zoning Law, approximately half of the Papscanee Island floodplain is located within the Coastal Industrial zoning district. According to the zoning, "The CI District is intended to permit and encourage the development of light manufacturing and warehousing uses appropriate along the waterfront which require access to the river, rail line or require large quantities of water." Much of this area remains vacant or in agricultural use, with the potential for significant new development. Under the current zoning, development plans are required to minimize conflict with adjacent agricultural operations by providing a 100' buffer. In light of the risks posed by sea level rise and coastal flooding the Town should evaluate the potential cumulative impact of buildout in the Papscanee Island floodplain and identify mitigation options.



### Ridge Road

This area centers around Ridge Road, located between Route 9J and Route 9 and 20 and is characterized by some of the Town's most significant scenic and natural resources. This area contains a number of environmental constraints, including steep slopes and critical habitat that limits the amount of development that can occur here. This also creates an opportunity to protect many of the Town's natural and scenic resources. Another limiting factor to development here is the lack of water and sewer infrastructure.

#### *Relevant Recommendations:*

- Develop scenic roads/landscape buffer guidelines for applicability with site plans and subdivisions to help conserve scenic character and natural resources along Ridge Road, and other scenic roadways
- Strengthen the town's subdivision regulations to clarify designing for areas such as along Ridge Road with significant natural and scenic resources

### Columbia Turnpike (U.S. Route 9 and 20)

#### *West*

This area represents the western portion of Route 9 and 20 from the border of the City of Rensselaer to the intersection of Route 4. Land uses vary greatly in this area and include commercial, residential, light industrial, education and community services. Several of the Town's older neighborhoods are located off this corridor and include Hampton Manor, Clinton Heights and Prospect Heights. A primary concern for this area is the infill and redevelopment of commercial spaces as well as transportation related improvements that include better access management and pedestrian and bicycle connections between neighborhoods and commercial areas.

#### *East*

This area represents the eastern portion of Route 9 and 20 from the Route 4 intersection to the border with the Town of Schodack. The historic settlement of the community was focused in this area in the hamlet of East Greenbush with the focal point being the Dutch Reformed Church and other historic buildings. The hamlet of East Greenbush has a more traditional development pattern with two-story, mixed-use buildings set close to the roadway and sidewalk-lined streets. This area also includes a number of single-family homes that have been converted to professional offices and services.

#### *Corridor-Wide*

The 2006 Plan included a series of land use concepts to help guide future development and land use regulations along the Route 9 and 20 corridor. This included the concept of focused areas or "nodes" along the Route 9 and 20 corridor. These nodes focus on the redevelopment of existing commercial areas and new growth as part of identifiable, distinct, "destinations" or "places" that each have a mix of uses. This concept is encouraged and has been included as part of the current Comprehensive Plan Update.

The four nodes described in the 2006 Plan are as follows:

- **The Heights** - This area is an existing residential, commercial and growing high-technological employment center. The commercial and residential growth could provide some housing for potential employees for this nearby employment center as well as cater to support businesses, shopping, restaurants to serve this area of town. A small and mid-size retail mix of stores and



professional offices should be encouraged in this area, with connections to the existing surrounding neighborhoods and employment centers.

- **Farm-to-Market Way** - This area includes the existing Price Chopper, the old Ames Plaza and Corellis and Becker Farms. Support "green" development with more landscaping as homage to the agricultural heritage and a relation to the streams that run through this area and remaining wooded areas. Potential uses might include golf courses, residential, restaurants, services, farmers market or public marketplace, etc. Cross – connections are critical to connect adjacent developments such as the former Ames Plaza to destinations.
- **Central Marketplace** - Potentially the most intense development could occur along this already busy corridor, with larger stores and potential multi-story buildings. Redevelopment at the Hannaford plaza could serve as the focal point
- **Historic East Greenbush Hamlet** - A walkable, mostly residential (but with a high variety of residential types) area with neighborhood commercial buildings and civic uses. Preservation of the heritage and history of the hamlet area including the landmark Dutch Reformed Church at Hayes Road and surrounding cemetery. Development of pedestrian linkages for residents in adjacent neighborhoods. Adaptive reuse of key older buildings and residences for small-scale commercial and offices. Opportunities for restaurants, cafes, and continued civic uses. Provision for a small park area/s for public use. Development of unique signage to help people identify with this area

***Relevant Recommendations:***

- Encourage the tradition of mixed-use buildings (with appropriate design)
- Development should create internal road systems, pedestrian paths and sidewalks and cross-connections to adjacent parcels and side streets off of Route 9 and 20
- Allow for moderate increases in density of residential and commercial development (up to a cap) only through an incentive zoning process and the exchange for community amenities of comparable value. New development could help pay for upgrades to existing infrastructure. Some additional density in balance with amenities will help create a sense of place
- Aesthetically enhance this central "main street – great street" of the community through quality site layout and building design, signage, landscape and streetscape features
- Extend the traditional pattern of existing residential neighborhoods in adjoining new residential neighborhoods
- Develop commercial design guidelines and tie them into the four different identifiable places (or nodes) along Route 9 and 20, using settlement and building patterns and architectural elements to unify new designs
- Conduct site-specific cooperative planning with landowners to redevelop key parcels that can act as catalysts for future redevelopment
- Revisit parking requirements for commercial uses within the zoning code and allow for reduced parking and shared parking options



- Revise greenspace requirements to create useable, formal park space and to allow for better site design

#### Route 4: North and South

This area includes the Route 4 corridor from the border with the Town of North Greenbush to the Route 9 and 20 intersection. For much of the Town's history the Route 4 corridor was a rural road with some moderate development around Couse Corners. In the mid-twentieth century development started to expand particularly with the construction of I-90. The southern portion of Route 4 is primarily residential with some areas of small-scale commercial and offices. North of Couse Corners, the corridor becomes increasingly commercial and characterized by larger scale commercial development, offices and industrial development, as well as smaller strip malls with a combination of retail and restaurants.

#### Relevant Recommendations:

- Create development design guidelines for commercial development uses
- Update the existing cluster regulations and/or develop a conservation subdivision ordinance that helps to create well-designed development that protects sensitive environmental features

#### Town-Wide

The 2006 Plan also offered Town-wide land use and zoning recommendations, many of which are still relevant today. Town-wide recommendations include:

- Ensure a high-quality design and layout of all new and re-used places and structures in Town
- Reuse existing buildings with creative, new uses and/or reutilize/redevelop areas that have previously been developed or disturbed
- Support mixed-use buildings and places and develop form-based design standards to help ensure high-quality places for the community
- Create new corporate offices and commercial centers that provide a mix of interconnected and complementary uses
- Conserve the rural landscape character, especially in the eastern, rural portion of town and along rural roadways and farmsteads
- Develop town-wide design guidelines for commercial and residential development, and with specific guidance per character area. Include guidance on green space design and open space conservation area design as well

#### *Zoning Specific Recommendations:*

- Refine the allowed uses in the zoning code within B-2 (limit new auto-related businesses and storage businesses)
- Implement a stronger measure to ensure that auto-related businesses are allowable currently where they exist, but do not continue and become any more predominant as a land use along 9 and 20
- Refine the existing parking regulations for B-2 Commercial Zoning District to consider decreasing parking space requirements.





- Foster shared parking arrangements even among neighboring separate parcels and require increased future shared access management planning and designing for existing and new development projects to mitigate traffic impacts.
- Create a new mixed-use zoning overlay map (starting with the concept map within this report) that shows where the four focused areas are proposed for 9 and 20

### 2014 Corridor Plan and Design Guidelines

The 2014 Corridor Plan and Design Guidelines (Corridor Plan) report provided a series of recommendations and design guidelines to improve the physical form along Route 9 and 20 and Route 4. The goal of the plan was to improve the quality of life and community character for East Greenbush residents by enhancing the aesthetics of the built environment and fostering vibrant, pedestrian-friendly and accessible land use patterns.<sup>1</sup> The intention of this plan was to complement to Town's existing zoning law and provide direction for necessary zoning changes to achieve the community's vision. A key focus of the Corridor Plan is on the use of form-based code (FBC) which focuses on building form rather than use of a building. FBC establishes zones of building type and allows building owners to determine the uses. The look and layout of a street is carefully designed to reflect neighborhood scale, parking standards, and pedestrian accessibility, but building owners and occupants are allowed flexibility to determine how the buildings will be used.<sup>2</sup> The following is an overview of the concepts and recommendations for zoning and land use that were discussed in the Corridor Plan that are still relevant today and should be incorporated into the current Comprehensive Plan Update.

The Corridor Plan provides an explanation of general planning and design concepts that are recommended to be incorporated into the Town's Comprehensive Zoning Law. These general concepts include:

- **Build-to Zone** - Build-to zone establishes the area on the lot between a minimum and maximum setback where principal buildings must be located
- **Street Width-to-Building Height Ratio** - The street width-to-building height ratio measures a building's setback from the road centerline in relation to the height of the building
- **Rural-to-Urban Transect** - The rural-to-urban transect recognizes the full range of environments from densely developed urban cores to undeveloped natural areas. This system supplements or replaces conventional zoning systems that have encouraged a car dependent culture and land-consuming sprawl. Transect zones provide the basis for real neighborhood structure, which requires walkable streets, mixed uses, transportation options, and housing diversity. Transect zones provide the basis for real neighborhood structure, which requires walkable streets, mixed uses, transportation options, and housing diversity. The urban-to-rural transect is commonly divided into six zones that vary by the ratio and intensity of their natural and built components. The Corridor Plan applied three of those six zones to the highway corridors - T3, T4 and T5

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<sup>1</sup> Corridor Plan & Design Guidelines for Columbia Turnpike and Troy Road, 2014

<sup>2</sup> Planner's Dictionary, American Planning Association



- **Site Design Standards** – The plan offered a series of recommended site design standards related to access management, walking, biking and transit, landscaping and greenspace, parking, signs and lighting

The Corridor Plan presented a Concept Plan and Transect map that illustrate the recommendations for Route 4 and Route 9 and 20.

- **Concept Plan** - The concept plan incorporates proposed trail opportunities, including along the former trolley line and around Hampton Lake, and existing transit locations. It also illustrates where stronger pedestrian connections to adjoining neighborhoods are desired/needed
- **Transect Map** - The transect zone map illustrates the transects (from T3 to T5) along Columbia Turnpike and Troy Road, as well as two special areas – the SUNY Albany East Campus and the land around Exit 9. The Town of East Greenbush could use this transect map in several ways depending on the degree to which the town wants to pursue further revisions to its zoning law:
  - As the foundation for a complete form-based code for the study area, which would replace the current zoning districts and standards
  - As an overlay district, which would supplement the current zoning districts and standards.
  - As an accompaniment to the design guidelines without making it a regulatory map.



# EAST GREENBUSH COMPREHENSIVE PLAN UPDATE

## TECHNICAL MEMORANDUM: HOUSING

### OVERVIEW

As part of the Comprehensive Plan Update, the Town has identified several high priority issues to be addressed through specific investigations. Housing needs throughout the Town were identified as one of the high priority issues to be addressed through this effort.

Over the last 10-15 years, the national and regional housing market has trended towards multi-family housing development while single-family detached housing has slowed. The quality and types of housing available in a community can have a significant impact on how the community functions. Communities with more single-family development may see a higher percentage of families with children, while renter-occupied multi-family units may trend towards young professionals and empty nesters.. Housing type can also have an impact on land use patterns and demographics as well. For example, multi-family residential units typically result in a higher population density. When located near a commercial center, a higher population density can help support local businesses and helps support public transportation options. Housing affordability is also a key factor that impacts the wellbeing of a community.

In this exercise, a number of factors were examined to learn more about housing needs in East Greenbush. Housing data from the U.S. Census Bureau was analyzed over a series of time utilizing data from the 2000 and 2010 Decennial Census and American Community Survey 5-Year Estimates. This includes current information about the Town's housing stock compared with neighboring communities. The neighboring communities that were included as part of this analysis include the Towns of North Greenbush, Sand Lake, Schodack, Bethlehem and City of Rensselaer. An overview of regional trends in the Capital Region and Rensselaer County was also explored as well as relevant housing related recommendations from past planning efforts.

### RESIDENTIAL HOUSING UNITS OVER TIME

As of 2018, the Town of East Greenbush had a total 7,217 housing units which represents a 15% increase in total units since the year 2000<sup>1</sup>. When compared to neighboring communities, East Greenbush was neither the highest nor lowest rate of increase in total housing units during that time. The Town of Schodack had the lowest increase in total housing units at 9%, while the City of Rensselaer had the highest increase in units at 26%. In terms of total units, the Town of Bethlehem had the highest number of housing units in 2018 at 14,830, followed by East Greenbush at 7,217 and Schodack at 5,394 units. Overall, East Greenbush developed housing units at a higher rate than Rensselaer County which experienced an increase in units by 10% during the same time period.

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<sup>1</sup> Decennial Census, 2000, 2010; American Community Survey 2018 5-Year Estimates



Total Housing Units 2000-2018				
	2000	2010	2018	% Change
Town of East Greenbush	6,281	7,006	7,217	15%
Town of North Greenbush	4,336	5,103	5,203	20%
Town of Sand Lake	3,277	3,673	3,713	13%
Town of Schodack	4,942	5,372	5,394	9%
Town of Bethlehem	12,459	14,029	14,830	19%
City of Rensselaer	3,713	4,695	4,684	26%
Rensselaer County	66,120	71,475	72,852	10%

Source: Decennial Census, 2000, 2010; American Community Survey 5-Year Estimates, 2018

## HOUSING TYPE

Housing types are categorized based on the number of units in a residential building. This includes a single unit, both detached and attached, 2-units, 3-4-units and 5 or more units. The type of housing available can impact how the residential needs of the community are accommodated. American Community Survey 5-Year Estimates were utilized to examine housing types in East Greenbush from 2010 to 2018. It is important to note that these are estimates and not exact counts. The information gathered should be utilized to provide an overall representation of the type of residential development that occurred in the Town over a certain period of time and not an exact number of units of each housing type.

In the eight-year period from 2010 to 2018, multi-family buildings with two units increased by 20%. This is the highest rate of increase during this time period followed by buildings with 5-units or more at 9% and single-family, detached units at 7%. During this time period buildings with 3 or 4 units decreased by 36%.

East Greenbush Housing Types 2010-2018			
	2010	2018	% Change 2010-2018
1-Unit, Detached	4,597	4,900	7%
1-Unit, Attached	618	615	-0.5%
2-Units	318	381	20%
3 or 4 Units	278	177	-36%
5 Units or More	1,042	1,139	9%

Source: American Community Survey 5-Year Estimates, 2010, 2018





## HOUSING TENURE

Housing tenure describes renter and homeowner-occupied housing units. In 2018, 76% of occupied housing units in East Greenbush were owner-occupied and 24% were renter-occupied. East Greenbush has a higher rate of owner-occupied units and a lower number of renter-occupied units compared to Rensselaer County. East Greenbush is similar in housing tenure to neighboring towns like Bethlehem, Schodack and North Greenbush. The only neighboring community to have more renter-occupied units than owner-occupied is the City of Rensselaer. However, urban areas commonly have more rental units available than homeowner-occupied units.

	Housing Tenure 2018	
	Owner Occupied Units	Renter Occupied Units
Town of East Greenbush	76%	24%
Town of North Greenbush	71%	29%
Town of Sand Lake	88%	12%
Town of Schodack	79%	21%
Town of Bethlehem	75%	25%
City of Rensselaer	39%	61%
Rensselaer County	63%	37%

Source: American Community Survey 5-Year Estimates, 2018

## HOUSING AFFORDABILITY

Housing affordability is a complex issue that many communities across the country continue to try and address. In today's world, many segments of the population face challenges making ends meet and paying for housing related costs. It is not only low-income workers who face affordability challenges. It is also young professionals with student debt and seniors on fixed incomes.

Affordable housing includes many different housing types and may include workforce housing or subsidized housing. Workforce housing refers to housing that is affordable to the average worker. This may include owner or renter-occupied housing units and can be located in single-family or multi-family units. One way to measure affordability is to use the Federal Housing and Urban Development Department guidelines for affordability, state that housing costs should consume no more than 30% of household income. Households spending more than 30% of their income on housing are considered cost-burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care.<sup>2</sup>

The following table shows the percentage of households spending 30% or more of their household income on monthly housing costs. This has been separated into three categories, including Owner-Occupied with a Mortgage, Owner-Occupied without a Mortgage and Renter Occupied units. In 2018 25% of owner-occupied units with a mortgage and 7% of owner-occupied units without a mortgage were spending 30% or more of their household income on monthly housing costs. At this time, 41% of renter occupied households were spending 30% or more of their household income on monthly housing costs. When

<sup>2</sup> Capital Region Indicators, CDRPC 2016



compared to other peer communities and Rensselaer County as a whole, East Greenbush has a similar breakdown of housing affordability

	Percent Households Spending 30% or More on Monthly Housing Costs		
	Owner Occupied with Mortgage	Owner Occupied without Mortgage	Renter Occupied
Town of East Greenbush	25%	7%	41%
Town of North Greenbush	23%	13%	39%
Town of Sand Lake	23%	13%	40%
Town of Schodack	21%	7%	38%
Town of Bethlehem	20%	10%	44%
City of Rensselaer	13%	15%	46%
Rensselaer County	25%	13%	47%

Source: American Community Survey, 5-Year Estimates, 2018

There are two additional ways to measure affordability of owner-occupied housing units. One indicator of affordability is the ratio of house value to income. Nationally, a ratio of 2 or less is considered affordable. In 2019, median household income in Town was \$91,127 and median house price was \$218,100, resulting in a ratio of 2.39. According to 2010 estimates, median household income was \$70,111 and median house price was \$230,853 yielding a ratio of 3.29. By this measure, housing, while still less affordable than national standards would suggest, has likely become more affordable in Town.

A second way to measure owner-occupied affordability is to use the purchase price multiplier. This statistic represents the maximum mortgage approval amount likely to be given to potential homebuyers—usually about 2.25 times annual income. Based on the 2019 median income estimate included in Appendix A of \$91,127, this approach indicates the median income household could afford a house costing \$225,500, assuming a 10% down payment. This is higher than the ACS estimated median home price in the same period, \$218,100.

Taken together, the picture of affordability in East Greenbush is complex. For those owning their own homes, housing in Town, by most measures, is affordable. Median house prices have declined since 2010 but not as much as in Rensselaer County. And anecdotally, starting in 2018, the housing market in Town has seen an uptick in activity, with current prices likely higher than the 2019 ACS 5-year estimates reflect. However, as indicated in Appendix A, house prices vary considerably in Town, with homes east of Route 4 costing 50% or more than homes in the western part of Town. The picture for renters is slightly different. Over one third of households renting in Town spend 30% or more on monthly housing costs. Also, as shown in Appendix A, rental prices did not decline between 2000 and 2019 and posted a modest increase of 6% in 2019 constant dollars.

## HOUSING TRENDS

### Capital Region Trends

The Town of East Greenbush is influenced by trends in housing both locally and across the Capital Region. The Capital District Regional Planning Commission (CDRPC) provides yearly updates of building permit



activity and housing market trends for the Capital Region. This information can help to provide context for individual municipalities to gain a better understanding of what is taking place in and around their communities.

In both the Capital Region and across the Country, both sales and inventory of existing homes are down. Over the last few years, a lack of home inventory has led to high home prices and fewer homes available on the market. This type of trend makes it more difficult for first-time home buyers to purchase a home. The lower inventories and increased demand for homes may increase demand for new residential construction in the region.

According to the most recent data provided by CDRPC, there was a slight decrease in building permit issuance and a decline in the share of multi-family permits issued from 2017 to 2018 across the Capital Region. Overall, permit issuance, particularly for multi-family permits, have continued to decline since a 15-year high in 2015. Since 2012 single-family permit issuance has increased by 7.8%. While overall permit issuance is below levels seen in the early 2000s, current levels are still higher than in the early 2010s.<sup>3</sup>

When evaluated by county, Rensselaer County issued the smallest number of building permits from 2007-2018 when compared with Saratoga, Albany and Schenectady Counties. During this time Rensselaer County made up 11.8% of the total share of building permit issuance in the four-county Capital Region. Of that, 7.1% were single-family and 4.7% were multi-family.

## **Generational Trends**

Beyond trends in the regional housing market, communities should take into consideration the needs of individuals and families across generations. Different age cohorts may seek different types of housing depending on family size, employment, or lifestyle. According to 2015 National Association of Realtors survey, young professionals and baby boomers desire similar amenities and housing types.<sup>4</sup> Communities that succeed in attracting and retaining these groups are ones that focus on the quality of place and access to amenities. This includes access to restaurants, shops within walking distance, entertainment and public transportation. Those in the baby boomer generation may be empty nesters looking to downsize from a large single-family home to a more maintenance-free lifestyle. Young professionals may be looking for transitional housing while saving to buy a home or start a family. A community should include a range of housing options that allow individuals and families to remain in the community through each stage of their lives.

Housing in East Greenbush is primarily oriented towards single-family, owner-occupied units. There are some areas of multi-family, apartments, and senior living communities, and most of these housing options are not located within walking distance to commercial and activity centers. There are significant opportunities to attract and retain young professionals and baby boomers in East Greenbush by providing additional housing opportunities in key locations of town.

## **Smaller-Scale Infill Development**

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<sup>3</sup> Capital District Regional Planning Commission, 2018 Building Permit Update

<sup>4</sup> American Planning Association PAS Report: "Downtown Revitalization in Small and Mid-sized Cities"



Among the housing trends in Town is construction of new housing, primarily single-family dwellings, within some of the Town's established neighborhoods. Since 2018, at least 10 new units have been approved or constructed across many of the Town's existing neighborhoods. Several lots have been created through subdivision activity but existing vacant lots have also been built upon recently, sometimes after relief from area and bulk standards has been granted from the Town. This type of infill development – constructing new buildings in areas with existing structures and infrastructure – presents opportunities and challenges.

Among the challenges include ensuring compatibility with existing neighborhoods and community character. Building form and site configuration – down to details such as in which direction the front door will face – establish how new structures relate to their surroundings, requiring a framework to assess these factors flexible enough to account for the context created by the existing built environment. A related challenge is associated with the age of development. The Town's established neighborhoods, developed decades ago, reflect subdivision design and layout of the time and not necessarily reflective of present building needs, like average home sizes which have grown. Prior development having occurred, some sites have unique dimensions and lot frontages which may not allow for typical lot layouts – for example, a rear yard. In Hampton Manor the street grid was laid out in the 1920s and 1930s and consisted of lots with much smaller frontages (e.g., 30') than are needed to meet today's home building, building code, zoning, and home buyer tastes. In addition, drainage and connection to public utilities present challenges unique to each building site. While tear-down-style projects have been relatively rare, communities experiencing waves of this type of investment confront rising property values and neighborhood socio-economic change in addition many of the forgoing challenges.

However, infill residential construction presents several distinct opportunities. From a smart growth standpoint, building new units where infrastructure, such as roads, water, sewer, storm drainage, and recreation amenities, already exist leverages prior investment in these systems, creating local government and taxpayer efficiencies. As well, new construction constitutes new investment, which contributes to neighborhood vitality. Properly laid out and designed, smaller scale infill construction can help enhance the overall unity of a street, reinforce defining neighborhood building styles, and contribute to diversity of building forms. As well, the smaller lots often found in neighborhoods developed and designed according to prior norms and tastes are conducive to residential construction that adds diversity to the Town's housing options.

## COMMUNITY HOUSING NEEDS AND CONSIDERATIONS

The population of the Town has increased by approximately 16.5% over the last 30 years. During that same time, major employers like Regeneron have continued to expand and locate in East Greenbush. As the population continues to increase and major employers expand, housing options will need to diversify to meet the needs of a residents of all ages, income levels and lifestyles. To ensure that the needs of existing and future residents are being met, a variety of housing options will be necessary, including affordable, workforce and market rate housing. Housing both reflects characteristics of the households and people who live in Town and, at the same time, helps shape local demographics. Trends, such as smaller households, a relatively older population, and less affordable rental housing, combined with desires, such as to provide options meeting the needs of younger ("Millennial") households, point toward increasing diversity of the housing stock.

Workforce housing is a type of housing that is affordable for middle income earners and may include such professions as police officers, firefighters, teachers, health care workers, retail clerks, etc. Over the last 20





# EAST GREENBUSH COMPREHENSIVE PLAN UPDATE

## TECHNICAL MEMORANDUM: TRANSPORTATION NEEDS

### OVERVIEW

An efficient and effective transportation system is about more than just moving vehicles. It is about providing a system that works for all people and all modes in a safe and efficient manner. This technical memorandum focuses on the transportation needs for the Town of East Greenbush and explores the challenges and potential solutions to developing a safer and more efficient transportation system. Several past planning efforts have been completed by the Town that offer ideas and recommendations that are still relevant today and are discussed in the subsequent sections of this report. It is important to note that the effectiveness of transportation systems closely correlates with land use. Many of the past planning efforts offer recommendations not just for the roadway, but for development and redevelopment of properties as well. The following discussion explores different modes of transportation including vehicular mobility, public transit, bicycle and pedestrian mobility, priority corridors in Town and a discussion of Complete Streets.

### VEHICULAR MOBILITY

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

A significant number of vehicles pass through East Greenbush on a daily basis. Despite a decline in commercial activity, Columbia Turnpike still contains a significant amount of through traffic with an Average Annual Daily Traffic (AADT) count of 26,999 vehicles at its most highly traveled section between Route 4 and Sherwood Avenue. The most heavily traveled section of Route 4 is located between Route 151 and I-90 with an AADT of 23,973 vehicles. I-90 traverses the Town for a length of approximately 4.5 miles with an AADT of 54,458 vehicles.<sup>1</sup> These corridors receive a significant amount of traffic flow, making East Greenbush a key link on the overall transportation system of the Capital Region.

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

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<sup>1</sup> NYS Department of Transportation Traffic Data Viewer: <https://gis3.dot.ny.gov/html5viewer/?viewer=tdv>



## PUBLIC TRANSIT

Public transportation is limited in East Greenbush, however, bus service is provided by the Capital District Transportation Authority (CDTA) in several locations. CDTA runs three bus routes through East Greenbush, with two that stop directly in Town along Columbia Turnpike and one The stops along Route 4 at the Rensselaer County Plaza. Express Route 520 runs from Schodack to the Empire State Plaza in Albany with no direct stops in East Greenbush. Neighborhood Route 233 runs on Columbia Turnpike from Downtown Albany to the Schodack Park & Ride. The 233 route has approximately 20 stop locations along Columbia Turnpike in East Greenbush from Regeneron to Sussex Road. Route 214 connects East Greenbush with Downtown Albany and includes a stop at the Rensselaer County Plaza. Regeneron operates a shuttle service that traels between its various facilities in East Greenbush and North Greenbush. While public transportation is limited, the accessibility of ride sharing services, including Lyft and Uber have created more opportunities for those without a car or those who seek to use a car less often.

## BICYCLE AND PEDESTRIAN MOBILITY

A community's bicycle and pedestrian infrastructure are key public amenities that create healthy, walkable, safe and desirable places to live, work and play. Pedestrian infrastructure can also aid in the economic development of a community by creating connections to businesses and commercial areas. The Town has made a number of pedestrian improvements over the last several years, but significant gaps still exist in neighborhoods and commercial areas and the connections between them. In order to create a safer and more inviting community for residents and visitors, improvements to bicycle and pedestrian infrastructure should be prioritized.

### **Sidewalks and Bike Lanes**

Bicycle and pedestrian infrastructure are limited in many areas of Town. Sidewalks are primarily located along U.S. Route 9 and 20, NY Route 151 between Couse Corners and Columbia High School, in some neighborhood areas, and along U.S. Route 4 in the northern part of the Town. Recent investments have been made to improve sidewalks along Route 9 and 20. In 2019, the New York State Department of Transportation (NYSDOT) began work on a nearly \$1 million project to add new and repair old sidewalks along both sides of the road up to Hays Road. The sidewalk project is expected to be completed by Fall of 2020. The long-term goal of NYSDOT is to complete the sidewalk connections through to Schodack along Route 9 and 20. These improvements have laid the groundwork to continue creating connections between neighborhoods, schools and recreation centers to major commercial areas in the Town.

There are currently no dedicated bike lanes in the Town, though certain roads have wide enough shoulders to accommodate bicyclists. State Routes 9J and 151 are State Designated Bike Routes, however neither have any bicycle amenities. Route 9J has significantly wide shoulders throughout the entire East Greenbush corridor making it a good option for bicyclists. Route 151 has wide shoulders throughout much of the corridor along Red Mill Road, but quickly narrows once it transitions to Luther Road. Areas with relatively narrow shoulders could be difficult for less experienced cyclists to safely and comfortably share the road with vehicular traffic.

The 2017 Town of East Greenbush Amenities Plan offers several recommendations related to improving bicycle and pedestrian infrastructure. Those recommendations include:



- **Fill in sidewalk gaps along Columbia Turnpike:** The Amenities Plan discusses two large gaps along Columbia Turnpike where no sidewalks exist: from the intersection of U.S. Route 4, south to Elmwood Drive and from the Rensselaer border south to Riverview Terrace. These gaps are approximately two-thirds and one-half of a mile, respectively. Segments of the road should be a priority as this is the primary corridor through the developed portion of East Greenbush and should serve as the spine for pedestrian connections, both along the corridor and to surrounding neighborhoods.
- **Complete sidewalks along Route 4:** This area serves as a major North-South connection in the Town and currently there are only isolated sections of sidewalk. A sidewalk or multi-use trail between Route 9 and 20 and Couse Corners would provide a critical link between many of the Town's neighborhoods.
- **Create a sidewalk linking Prospect heights and Hampton Manor:** Crossing at Columbia Turnpike could either be at the existing light at the intersection with Sherwood Avenue, or perhaps a new pedestrian activated signal could be installed closer to Ridge Road.
- **Create a sidewalk linking Eckman Park to Columbia Turnpike and the Albany Hudson Electric Trail:** There is a short run of sidewalk on Gilligan Road off of Columbia Turnpike that could be extended to Goff Middle School allowing connections to the Turnpike, the future Albany-Hudson Electric Trolley trail, and the surrounding neighborhoods.
- **Improve signage/markings for bike routes:** The Town could work with NYSDOT to add bike route signs and pavement markings on Route 151 and 9J to improve bicycle safety and raise awareness to these important linkages within the state's bike route system.

### Multi-Use Trails

There are currently no existing multi-use trails in the Town. However, work has begun on the Albany-Hudson Electric Trail (AHET), a 35-mile, multi-use trail that will follow the right-of-way of the former Albany-Hudson Electric Trolley which connected the City of Hudson to the City of Albany and operated from 1899 to 1929. A significant portion of the trail will run through East Greenbush, parallel to Route 9 and 20. The completion of this trail will be a significant amenity to residents and will create new opportunities to attract visitors to East Greenbush. The trail will also create new transportation alternatives for residents to commute to employment centers like Regeneron and the SUNY Albany Health and Sciences Campus and to visit local businesses. The AHET project is part of Governor Andrew M. Cuomo's Empire State Trail initiative and provides a key link between the Capital Region and the Mid-Hudson Valley. Construction of the AHET began in the Summer of 2019 with an anticipated completion date of November 2020.<sup>2</sup>

In addition to the AHET, the 2017 Town of East Greenbush Amenities Plan offers several recommendations related to the development of multi-use trails. Those recommendations include:

- **Create a multi-use trail adjacent to Michael Road and Elliot Road:** A multi-use trail should be created along these important town roads that would link the primary commercial and residential areas of Town to the high school, elementary school, YMCA, Library and the Town Park.

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<sup>2</sup> Albany-Hudson Electric Trail Feasibility Study, 2011



- **Create a connection between the Albany-Hudson Electric Trail and the Town Park:** There are currently no trails leading to the Town Park. One potential trail could be created into the south end of the park. While the exact route would need to be determined, conceptually the trail could extend from the future trolley trail near Horizon View Drive, east along roads and easements to a right-of-way passing underneath I-90 at the end of Greenwood Drive, then along the edge of NYSDEC regulated wetlands located on private property and then north into the Town Park.
- **Create a multi-use trail loop around Hampton Lake:** A pedestrian loop path around the lake connecting to and/or through Hampton Lake Park is recommended. The Hampton Lake Loop Path would provide nearby residents with a safe and attractive walking and jogging path around the water, which would also serve to provide safe pedestrian access to the park.
- **Create a multi-use trail adjacent to Tempel Lane:** Possibly as part of a development amenity, a multi-use trail could be constructed along the length of Tempel Lane—linking the Couse Corners area to the town's northern neighborhoods. In addition, with potential bicycle improvements along Route 151, a bicycle loop trail would effectively be created. Such a trail would most likely be developed in cooperation with developers seeking to develop this site.
- **Create a multi-use trail connection between Papscanee Island and the Albany-Hudson Electric Trail:** The Rensselaer County trail vision map indicates a desired trail paralleling the Hudson River, which would incorporate existing trails located within the Papscanee Island Nature Preserve, and would eventually link up with the future Albany-Hudson Electric Trail. A trail connection north of the preserve could be completed along easements paralleling the active rail line and/or along existing road right-of-ways. The northern-most portion of this connector trail would be located within the City of Rensselaer and could be an opportunity for intermunicipal cooperation.

The Capital District Transportation Committee (CDTC) recently completed the Capital District Trails Plan (Trails Plan) which provides a regional approach to multi-use trails planning to help communities throughout the Capital Region access, plan for and continue to develop a seamless, connected, regional trail network. The Trails Plan overs several recommended trail networks and trail connections, including the AHET which serves as a core trail in the regional trail network. The Town also received technical assistance from CDTC and the Capital District Regional Planning Commission (CDRPC) to conduct a feasibility study to construct a side path along Gilligan Road, with the first phase linking Goff Middle School and the ball fields and the Tiernan Avenue neighborhood.

## FREIGHT MOBILITY

Freight mobility refers to the transportation systems that contribute to the movement of goods into and out of a region. This may include truck transportation, rail transportation and water transportation. The Town of East Greenbush includes a number of industries that rely on a safe, efficient and reliable freight transportation systems. Facilities including the FedEx Distribution Center, Regeneron, the port area, shopping areas, as well as, residential package delivery and garbage pickup illustrate the diversity of freight and movement of goods in the Town. American Oil Road is a significant route that serves the industrial port area of Town. The Town has initiated communication with the CDTC to designate the road as federal-aid eligible due to the significance of the road as a regional freight route. The expansion of Regeneron's Tempel Lane Campus will have an impact on freight mobility with a significant increase of truck traffic into and out of the facility.





## PRIORITY CORRIDORS

There are several key transportation corridors that are in need of improvement in the Town, including Routes 9 and 20, Route 151 and Route 4. Each of these corridors experiences challenges related to traffic, walkability or a need for revitalization. Following is an overview of each of these areas along with priority recommendations from past planning efforts that focused on these corridors.

### U.S. Route 9 and 20

Columbia Turnpike (U.S. Route 9 and 20) runs northwest-southeast from the City of Rensselaer line to the Schodack town line. From Rensselaer south, land use transitions from residential to small-scale commercial and large-scale commercial strip development. The corridor is primarily auto-oriented and has been described in past studies as “sterile, non-descript and unfriendly to pedestrians”.<sup>3</sup> Historically, this was the main commercial strip and transportation corridor from Boston to Albany prior to the construction of I-90 with most of the Town’s early development stemming from this roadway. Over the years as traffic was diverted to the interstate this area saw a decline in traffic and commercial activity.

In the early 2000s, a NYSDOT reconstruction project was completed along the corridor that was intended to improve traffic safety. While this project did provide certain traffic safety improvements, it also had several negative impacts that contributed to the challenges that this area faces today. As a result of that project, street trees were removed, the road was widened, and a turning lane was added. While the intent of the project was to improve safety, it resulted in a significant loss of a sense of place and pedestrian safety. Planning efforts since that time have focused on improving the corridor and making it a safer and more inviting place to visit and do business.

The 2014 Corridor Plan and Design Guidelines (Corridor Plan) report provided a series of recommendations and design guidelines to improve the physical form along Route 9 and 20 and improve safety from a vehicular, pedestrian and bicyclist standpoint. The following concepts were recommended for the Route 9 and 20 Corridor:

- **Access Management:** Adjoining lots should share access and provide internal vehicular and pedestrian access between lots whenever possible. Additional curb cuts along Route 9 and 20 should be avoided and eliminated whenever possible.
- **Walking, Biking, Transit:** Sidewalks and walkways should be constructed along public rights-of-way, internal parking areas, between pedestrian spaces, and to adjoining land uses. Walkways from sidewalks should connect to pedestrian oriented building entrances. Features such as crosswalks, pedestrian islands, and parking lot medians with sidewalks should be incorporated throughout a site design. All crosswalks and walkways should be distinguished from driving surfaces through the use of textured and painted surfaces. Bicycle racks and transit stop accommodations should also be provided where appropriate.
- **Landscaping and Greenspace:** Attractive and well-planned landscaping and greenspace should be incorporated into site designs. Street trees should be provided along the frontage adjacent to the sidewalk. Existing landscaping standards within the town’s zoning should be revised to increase the number of landscape perimeter islands required within parking lots. Additional landscaping and

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<sup>3</sup> Corridor Plan & Design Guidelines for Columbia Turnpike and Troy Road, 2014



greenspace should be considered in an effort to manage stormwater through low impact development techniques.

- **Parking:** Parking should primarily be located along the side and in the rear of buildings. A minimum amount of parking may be located between the building and street as specified in the guidelines for each transect zone. Existing off-street and shared parking standards within the town's zoning should be enforced. However, this plan recommends that the town provide additional flexibility to allow for a limited amount of parking in front of buildings within the B-2 zoning district as described in the guidelines. For larger parking lots, landscape median islands with sidewalks should be required for a select number of single parking bays. Medians with sidewalks should align with pedestrian site access and building entrances. Infrastructure for electric vehicle charging stations should also be considered for existing and new parking lots.

The Corridor Plan also recommends a more traditional network of walkable roadways and land use patterns to be developed in adjoining areas along Route 9 and 20. This type of network typically includes a system of parallel connectors that provide multiple and direct routes between origins and destinations.<sup>4</sup> The goal of this type of roadway system is to provide a high degree of connectivity and accessibility between neighborhoods and activity centers.

Advantages of a more traditional, walkable road network include:

- Reduced concentrations of traffic on a limited number of thoroughfares.
- Reduced vehicle miles of travel due to more direct routes.
- Increased pedestrian and multi-modal travel options along low and high-volume roadways.
- More direct walking routes to nearby transit systems.
- Increased densities and more flexible phasing for developers.
- Improved emergency vehicle access via redundant road networks.

#### **U.S. Route 4**

U.S. Route 4 (Route 4) runs north-south from the North Greenbush town line to the intersection with Route 9 and 20. Land uses vary greatly along Route 4 and transitions from residential to more commercial as one moves north from Route 9 and 20. Land uses include single-family residential, large apartment complexes, small scale offices, office parks and intense large-scale retail near the North Greenbush town line. The character of the roadway changes from north to south as well. In the southern part of the corridor the road is primarily a two-lane roadway with access to adjacent residential neighborhoods. North of Couse Corners, the road alternates between four and five lanes, similar to Route 9 and 20. This road generally serves vehicular traffic well but is not well suited to pedestrians and bicyclists. Traffic congestion at peak times has also become a challenge in the northern section of the corridor as one approaches North Greenbush. Rapid development along Route 4 in North Greenbush is a likely contributing factor to the increased traffic congestion.

The Corridor Plan offers a number of recommendations to improve the transportation system along Route 4. Much of these recommendations parallel the recommendations stated above for the Route 9 and 20

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<sup>4</sup> Corridor Plan & Design Guidelines for Columbia Turnpike and Troy Road, 2014



corridor, including improvements to access management, walking, biking and transit, landscaping and greenspace and parking.

Another study that looked at ways to improve the Route 4 corridor was the 2006 Route 4 Corridor Study, prepared by the Capital District Transportation Committee. The goal of this study was to develop conceptual transportation improvements and management actions for the Route 4 corridor.

Transportation related recommendations from this study include:

- Facilitate a multi-modal future and preserve and improve the capacity and safety of Route 4 through:
  - Good access management, including raised and flush medians
  - Providing inter-parcel connections and reductions in driveways
  - Innovative treatments at intersections, including signal coordination and roundabout designs
  - Pedestrian and bicycle treatments, including signalized crosswalks, sidewalks and bicycle lanes
  - Bus stops where the combination of buss service and safe pedestrian accommodation to a desired destination occurs
  - Traffic calming to promote vehicle travel speeds more appropriate for a multi-modal corridor

A number of improvements have taken place since this study, including the construction of roundabouts at Couse Corners and the intersection of Route 4 and Mannix Road.

### **NY Route 151**

NY Route 151 is a major collector road that extends west to Broadway in the City of Rensselaer and east to Route 150 in the Town of Schodack. The first section of Route 151 from 3<sup>rd</sup> Avenue Extension to Couse Corners is a two-lane roadway with wide shoulders that can safely accommodate bicycle and pedestrian activity. From Couse Corners to Route 150 along Luther Road, the roadway transitions from a wide two-lane highway to a two-lane winding country road with narrow shoulders. The entirety of Route 151 is part of the NY State Designated Bike Route #5 which extends from New Lebanon in the east to Niagara Falls in the west. While Luther Road is part of this bike route, it poses safety challenges for bicyclists due to the narrow shoulders and blind curves along the roadway.

Past planning efforts for Route 151 have focused on improvements to pedestrian, bicycle and vehicular access as well as general safety improvements. The 2004 NYS Route 151 Corridor Study focused on the Luther Road area from Couse Corners to Columbia High School. The goal of the study was to identify recommendations that would improve pedestrian, bicycle and vehicular mobility in the corridor, with particular concern being pedestrian safety between the High School, Library and the YMCA.<sup>5</sup>

A significant amount of work has gone into the implementation of this plan since its development in 2004. Since that time, a roundabout was constructed at the Route 4 and Route 151 intersection. A sidewalk has also been constructed from Columbia High School along Luther Road to Route 4 creating an important

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<sup>5</sup> NYS Route 151 Corridor Study, 2004



connection to the Couse Corners Roundabout. This sidewalk has improved walkability for those attending Columbia High School as well as those visiting the East Greenbush Public Library and YMCA.

### **Tempel Lane Corridor**

The expansion of Regeneron into the Tempel Lane area presents a number of challenges and opportunities for the Town. The project includes the construction of a new facility to support an expansion of its pharmaceutical manufacturing business, known as the Tempel Lane Campus. The development of this campus on Tempel Lane is a significant change from the existing land use which consists of vacant and undeveloped forested land. This campus will also create significant changes to traffic flow through this area. Vehicular travel will increase due to the commutation of employees and there will be a significant increase in freight transport into and out of this area. A Traffic Impact Study (TIS) was developed in March 2018 which evaluated potential impacts to the transportation network and adjacent roadways. The TIS evaluated a number of intersections that may be impacted by the project and identified mitigation measures to reduce those impacts. Major impacts include a significant increase in vehicular and truck traffic on Tempel Lane and roads in proximity to the project and an overall decrease in the levels of service due to the increase in traffic. Mitigation includes the extension of Tempel Lane to 3<sup>rd</sup> Avenue Extension along the discontinued Town right-of-way and aligning with Cedar Crest Drive. This traffic mitigation effort also appears in the Mill Creek Commerce Park Planned Development District (PDD) State Environmental Quality Review Act (SEQRA) documentation, in the Tempel Farms PDD SEQRA documentation and in the 2009 Western East Greenbush Final Generic Environmental Impact Statement (WGEIS). This improvement is a necessary link to connect the Regeneron Project with the Tempel Farms PDD. Other traffic mitigation measures related to this project include:

- N.Y. Route 151/Tempel Lane Intersection - Monitor for the installation of a traffic signal (Phase I and Phase II). Construct an eastbound left-turn lane on N.Y. Route 151, a westbound right-turn lane on N.Y. Route 151 and a southbound left-turn lane on Tempel Lane (Phase III).
- U.S. Route 4/N.Y. Route 151 intersection - Expand the roundabout to two lanes northbound/southbound and modify the eastbound approach so that left turns can be made from both lanes (Phase III).
- U.S. Route 4/3rd Avenue Extension intersection - Optimize existing traffic signal timing (Phase III).
- U.S. Route 4/Grandview Drive intersection - Optimize existing traffic signal timing (Phase III).
- U.S. Route 4/Hotel Access Road intersection - Construct a south-bound right-turn lane on US Route 4 (Phase III).
- 3rd Avenue Extension/Cedar Crest Drive/Tempel Lane intersection - Construct a two-way left turn lane for eastbound and westbound left-turn movements and provide a shared northbound left-turn/through lane and a separate right-turn lane. Monitor for the installation of a traffic signal (Phase III).
- Provide spot repairs on Tempel Lane from the Regeneron Site Driveway to N.Y. Route 151 where pavement is currently crumbling. (Phase I and Phase II).
- Provide a full depth pavement reclamation and/or new courses on Tempel Lane after build-out of the site and construction vehicles have finished using the road.





- Tempel Lane/Regeneron Site Driveway - Construct a southbound left turn lane.

## COMPLETE STREETS

Complete streets design is defined as roadway design features that accommodate and facilitate convenient access and mobility by all users, including current and projected users, particularly pedestrians, bicyclists, transit users, and individuals of all ages and abilities. Complete streets may also play a role in making a community healthier, reducing environmental impact, and leading to private investment in a corridor. The concept of Complete Streets encompasses many approaches to planning, designing, and operating roadways and rights of way with all users in mind to make the transportation network safer and more efficient. Complete Street policies are set at the state, regional, and local levels and are frequently supported by roadway design guidelines.

Several past planning efforts initiated by the Town have resulted in recommendations for a complete streets policy and design standards, including the 2006 Land Use Plan Update and Zoning Study, 2009 Western East Greenbush GEIS and the 2014 Corridor Plan and Design Guidelines for Columbia Turnpike and Troy Road.

In September 2018, the Town held a Complete Streets Implementation Workshop to inform the public and any interested stakeholders about Complete Streets. The workshop was focused on potential future project opportunities, design options and opportunities, and coordination opportunities developed through discussions with Town staff, and a review of prior studies.

In November 2019, the East Greenbush Town Board adopted a Complete Streets Policy which ensures that Town departments, including Planning and Zoning, and Public Works "*shall consider the safe and efficient accommodation of bicyclists, pedestrians, transit users, and those involved in goods movement in all new street construction and street reconstruction undertaken by the Town of East Greenbush. In addition, where the need for bicyclist and pedestrian facilities has been established or is defined in Town planning documents, the Commissioner of Public Works shall consider the addition of safe bicyclist and pedestrian facilities in new street construction and street reconstruction undertaken by the Town of East Greenbush*".<sup>6</sup>

The guidelines recommended in the 2014 Corridor Plan and Design Guidelines described several elements that should be included when considering complete streets design for development and redevelopment projects. Those elements include:

- **Pedestrian and ADA Compliant Elements:** Sidewalks, crosswalks, curb ramps, accessible pedestrian signals, detectable tactile cues and warnings, and longer walk intervals at traffic signals.
- **Bicycle Elements:** Bicycle routes and lanes, signage and pavement markings, and bicycle racks.
- **Streetscape Elements:** Street trees, landscaping, rain gardens, permeable paving material and buffers between vehicles and people
- **Traffic Calming and Access Management:** Intersection bump-outs, curb extensions, textured material and center refuge islands. Driveway consolidations, modifications and closures and shared site access.

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<sup>6</sup> Town of East Greenbush Resolution 243-2019, "A Resolution Adopting a Complete Streets Policy for the Town of East Greenbush"



- **Transit and Parking Elements:** Accessible bus stops, shelters and pull-outs integrated with pedestrian enhancements. Delineated on-street parking spaces and curb/sidewalk bump-outs.



# EAST GREENBUSH COMPREHENSIVE PLAN UPDATE

## TECHNICAL MEMORANDUM: COMMUNITY INFRASTRUCTURE

### OVERVIEW

Infrastructure related to stormwater, wastewater and the drinking water supply are critical for a community's health and wellbeing. This infrastructure is also directly related to the pattern of development and types of land uses that occur within a community. The Town owns and operates a wastewater treatment system. Upgrades to the Town-owned wastewater treatment plant were recently completed, and the Town is currently investing in the conveyance system, including pump stations and sewer pipe improvements. The following includes an overview of the Town's existing stormwater, wastewater and drinking water supply, an identification of challenges now and in the future and recent upgrades that have been undertaken by the Town.

### STORMWATER

The Town manages stormwater through a Municipal Separate Stormwater Sewer System (MS4) in accordance with the MS4 Permit issued by the New York State Department of Environmental Conservation (NYSDEC). The MS4 consists of infrastructure designed to convey (e.g., pipes and ditches), treat (e.g., stormwater management "retention" ponds), and discharge (i.e., "outfalls") stormwater to receiving waters. The Town's MS4 is comprised of a combination of privately and publicly owned and operated facilities. The MS4 Permit regulates the discharge of stormwater in an attempt to both reduce the amount of stormwater discharge and reduce the amount of pollutants entering nearby water bodies. All MS4 communities located within the boundaries of a Census Bureau defined "urbanized area" are regulated under the Environmental Protection Agency's Phase II Stormwater Rule, which requires adherence to the MS4 Permit. Stormwater runoff is generated from rain and snow melt that falls on impervious surfaces such as parking lots, paved streets, roof tops, and compacted bare soil. When water flows over impervious surfaces it may collect and transport pollutants that are harmful to the environment and drinking water supplies. The increase in runoff generated during such precipitation events is directly related to the increase in impervious surface and, therefore, to land development activities which increase impervious surfaces. Adherence to the MS4 Permit includes the implementation of control measures to reduce the amount of pollutants entering a water body. The six minimum control measures required by the NYSDEC include:

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

To meet these goals, East Greenbush is working to develop a Town-wide Geographic Information System (GIS) for all utility systems and stormwater outfall locations. Education and outreach programs administered by the Town have included, among other topics, information on general stormwater management practices,



pet waste management, and lawn and yard waste management. All proposed residential development and commercial construction projects that disturb more than one acre of land are subject to the NYSDEC's stormwater pollution prevention regulations and are required to develop a Stormwater Pollution Prevention Plan (SWPPP) to control run-off during construction and minimize off-site discharges following project completion.

The Town is actively working to inspect existing stormwater structures to determine the overall condition and areas where repairs and/or rehabilitation is required. Limited camera inspection has been conducted to date, however, the Department of Public Works (DPW) expects to expand the program in the future to provide video documentation of existing catch basins, storm drainage systems, and culverts. Recent inspections have located and identified problems with failing corrugated steel culverts and pipes. A program to proactively slip line failing culverts has been established, however, funding is limited at this time. In addition, the Town DPW recently purchased a vac truck to facilitate cleaning and inspection of catch basins and pipes.

The Town DPW is also focusing on stormwater issues within the community in those areas most prone to flooding. Areas along Philips Road from U.S. Route 9 and 20 continuing to California Avenue within the existing Sherwood Park development are continually experiencing stormwater issues resulting from inadequate and undersized drainage systems. The Hampton Manor neighborhood has also experienced issues with stormwater where approximately twenty-two (22) separate outfalls currently discharge into Hampton Manor Lake. Major improvements and replacements to the stormwater piping in the Hampton Manor area have now been completed.

To minimize and prevent future issues from occurring, the Town will be instituting more stringent stormwater design standards for all new developments, both commercial and residential, coupled with greater field supervision during construction to ensure future systems are designed and built correctly in accordance with plans and specifications. Because land development and growth are directly tied to stormwater issues, the Town will be exploring alternative mechanisms to fund the cost of maintaining stormwater infrastructure. These mechanisms include stormwater utility districts for new developments and the use of the State Environmental Quality Review Act (SEQRA) and Generic Environmental Impact Statement (GEIS) process to identify stormwater impacts of new development and link to mitigation projects and costs.

## WASTEWATER COLLECTION AND TREATMENT SYSTEMS

The Town DPW is responsible for the Town's four sewer districts, comprised of the Third Avenue Sewer District, General Sewer District, Couse Sewer District, and the Hampton Manor Sewer District. Wastewater for the Town is treated at a secondary treatment facility located on the south side of U.S. Routes 9 and 20 near the border with the City of Rensselaer. The Town will be consolidating the four districts into a Town-wide district by the end of 2021.

As with the water supply system, the wastewater collection system currently only serves the most densely populated areas of the Town, parallel and adjacent to U.S. Routes 4, 9 and 20 and County Routes 151 (Red Mill Road) and 915 (Third Avenue Extension). Expansion of the collection system into the rural areas of the community is not anticipated at this time.





Recently, \$15 million dollars of improvements were completed to increase the capacity and upgrade treatment operations. The wastewater treatment plant (WWTP) has a capacity to treat approximately 4.3 million gallons per day (MGD) but the facility is currently only permitted to process 2.7 MGD. The average daily flow to the treatment plant is currently 2 MGD. Under storm conditions, the flow to the plant can increase by a factor of 2-3 times. Under normal rainfall events the flow will average 2.5 MGD. Recent improvements to the WWTP have included a system designed to inject substances into the effluent in order to address odor issues at the plant. Odor issues have been a recurring issue, and the Town has also been working with industrial dischargers, under the Town's industrial user permit, to address constituents in their discharges that exacerbate odor issues. There are also planned landscaping and signage improvements at the WWTP facility.

Wastewater is conveyed to the treatment plant through a piping network consisting of approximately 80± miles of gravity sewer lines and force mains. The Town maintains fourteen (14) separate pump stations located throughout the system to direct the wastewater to the WWTP. Major improvements are currently underway or proposed to increase the capacity of the collection and pumping systems. The Third Avenue pump station and the Barrack Road pump station both in the existing Third Avenue district are being replaced to increase capacity from existing users and from planned development within this area of the Town. This will address the projected needs from industrial users such as Regeneron as they expand to the Tempel Lane campus. The new stations are also being designed to provide for greater efficiency and safety for the Town's maintenance staff. With the new pump stations, approximately 6,300 feet of existing sewer main will be replaced with new 15" to 27" pipe.

Additionally, the existing Commons pump station located to the north of Genet Elementary School in the Couse Sewer district is also scheduled for rehabilitation to replace aged components and controls. Improvements are also proposed for the Corliss, Luther Road, and the Hideaway pump stations.

The overall sewer collection system is reported to be in good condition and capable of accommodating increased flows from future development. The principal deficiency with the piping network is inflow and infiltration (I&I) into the system resulting in excessive flows to the WWTP during storm events. Much of the piping network is older clay tile allowing for infiltration to occur at the joints between various pipe sections. To minimize and reduce I&I, the entire collection system is being televised to inspect and review the condition of the lines. Areas requiring improvements are proposed to be slip lined to restore capacity and reduce infiltration. Six thousand feet of sewer line was previously televised during 2019.

To reduce the impact of excess flows reaching the WWTP during storm events and impacting operations, a one-million-gallon equalization tank was installed adjacent to the Corliss pump station on Corliss Avenue and U.S. Routes 9 and 20. The tank temporarily holds excessive wastewater flows. The retained wastewater is then subsequently released to the WWTP during the evening hours for treatment. The Town is currently seeking to make improvements to the Corliss pump station which will install automated bypass piping and valving to take advantage of this tank capacity along with replacement of current pumps.

Another issue contributing to excessive flows is stormwater drainage from sump pumps in residences discharging into the sewer collection system. It is estimated that 850 homes throughout the Town are illegally discharging into the system. The Town is actively working to correct this situation.

In addition to wastewater collected from the Town sewer districts, the Town has an existing agreement with the Town of Schodack, located immediately south of East Greenbush. Through the agreement the Town will



accept 45,000 gallons per day of domestic waste from Schodack for treatment at the East Greenbush WWTP. At this time Schodack only produces 30,000 gallons per day but they are currently negotiating with East Greenbush to increase their daily limit. Schodack six Pump stations, including one on U.S. Route 9 & 20, one on Empire Boulevard, two on Miller Road and one on Isabella Court / Waters Road to direct the wastewater through force mains into the East Greenbush collection system. The flow is metered at the Town line between East Greenbush and Schodack off of Horizon Veiw Drive West in a metering vault. The Town is also working with industrial users situated within Schodack but discharging to the Town's system to address flow constituents which cause odor issues and ensure compliance with the Town's industrial user permit.

## DRINKING WATER SUPPLY

The Town's public water supply is purchased from the City of Troy and provided to the East Greenbush General Water District. The sourcewater is the City of Troy's Thomhannock Reservoir, a 5.5 mile-long artificial reservoir located in the Town of Pittstown capable of storing 12.3 billion gallons of water when full. The General Water District extends from the City of Rensselaer to the Town of Schodack paralleling Routes 9 and 20 and running north between the City of Rensselaer and Route 4 to the Town boundary with North Greenbush providing potable water to the most densely populated areas of the community. Rural areas of the Town, east of Interstate 90 (I-90) and along the NYS Route 9J corridor, are presently not interconnected or served through the water district. The City of Rensselaer water department provides water supply to a portion of the American Oil Road corridor approximately 1,200 feet south of the Town line.

The Cross Street Pump Station convey water through a 36" transmission main from the City of Troy along U.S. Route 4 to both the Town and the City of Rensselaer. Storage and system pressure are maintained by two (2) five-million-gallon concrete water storage tanks located and constructed on Grandview Drive in 2008. The pump station and transmission main are jointly owned by the two communities. The cost of construction for the water system components was equally shared by the Town and the City of Rensselaer. The associated maintenance cost of the transmission and storage system is prorated based upon water consumption. As the Town daily demand exceeds that of the City, the Town is responsible for a greater percentage of the cost. The General Water District currently provides water through 4,700± service connections to approximately 11,200 residential and commercial customers with an average annual daily demand of approximately 3.2-million-gallons per day combined with the City of Rensselaer. The maximum quantity of water that the Town can obtain from Troy is 5.5-million-gallons per day.

The Hampton Manor neighborhood was previously supplied by the Hampton Manor Water district through a separate well supply. In 2018 this district was shut down due to an aging infrastructure and merged into the Town's General Water District. The Hampton Manor wells have been decommissioned and the existing water tank was demolished in July 2020. Improvements within the former district are continuing with the installation of new meter pits and individual meters are expected to be complete by the end of 2020.

The existing water mains, hydrants, and system components throughout the Town are all reported to be in good condition. The town-wide system maintains approximately 90± miles of mostly ductile iron transmission and service mains. From Grandview Drive at the border between the Town of East Greenbush and the Town of North Greenbush, the 36" main reduces down to a 30" line that runs to Iroquois Place just before the intersection of U.S. Routes 4 and 9 and 20. The transmission main heading west on Routes 9 and 20 toward Rensselaer is a 16" line while that heading east toward Schodack is an 8" main. The 16" main



running east toward Rensselaer does not interconnect with the City system but loops back along Sherwood Avenue tying in with the 16" main on Red Mill Road (NYS Route 151). Running south on NYS Route 151, the main reduces down to a 12" line. Smaller service mains exist throughout existing residential neighborhoods ranging in size from 8" to 4" mains. Three separate connections off of the 30" main on Route 4 provide water to the City of Rensselaer. These are located at Valley View Boulevard, Washington Avenue, and Third Avenue. Pressure throughout the system is maintained by the two water storage tanks on Grandview Drive and pressure reducing vaults in certain areas of town to reduce pressure to low areas.. A separate pump station located at the end of Electric Avenue separately provides additional pressure to the Huntswood development.

## INFRASTRUCTURE CONSIDERATIONS

The development of a community is often controlled by the availability of sewer and water infrastructure. Extending this infrastructure to rural areas can have negative consequences and contribute to unsustainable suburban sprawl if careful planning is not instituted. New water transmission mains to remote areas of the Town are not proposed at this time. However, sufficient water is available from the City of Troy to allow for future development within the Town. Extensions of water and sewer infrastructure should only be extended to areas deemed appropriate for additional commercial and residential development. Based on current trends in commercial and residential growth in the community, infrastructure extensions would be most appropriate in specific areas of Town, including Luther Road (NYS Route 151) just east of Columbia High School and Mannix Road.

Another consideration with regard to infrastructure expansions is the process for individual sewer and water extension requests. Current trends have indicated an increase requests for sewer and water extensions to properties outside the existing sewer and water districts. Currently, the Town does not have a formal process to guide decision making with regards to sewer and water extensions. This presents an opportunity to establish a formal process for individual sewer and water extensions to control the growth of the Town more efficiently. All infrastructure expansion projects should coordinate with the Town Department of Public Works' Pavement Condition Inventory to ensure that extensions are planned in coordination with ongoing roadway improvements.

In addition to ongoing work on the former Hampton Manor district, the Town DPW is continually providing improvements throughout the District to increase flow and system pressures and to provide redundant service within neighborhoods in the event of a main failure or related problem. Work is continuing to loop and interconnect isolated water mains and to remove dead ends.

## RELEVANT RECOMMENDATIONS

Several past planning efforts and feasibility studies have provided a series of recommendations for maintenance and upgrades to the Town's sewer, water and wastewater systems. The following is a summary of relevant recommendations from these efforts, many of which the Town is working to implement (as described above).

### **Third Avenue & Barracks Pump Station Upgrade Task 1 – Preliminary Feasibility Study**

The Third Avenue and Barracks Road Pump Stations were installed in the mid 1970's and are approaching their useful service life. The Preliminary Feasibility Study, prepared by Tighe & Bond in July 2019, examined the existing conditions of the pump stations and offered recommendations for improvements to the system. The improvements were recommended in this study include:



- Based upon the allowable collection system capacity a pump station replacement plan was developed that was based upon converting the station to a suction lift pump station and the abandonment of the existing dry pit vault and wet well. The major benefit from this conversion is eliminating the below grade confined space vault resulting in a safer working environment for employees and reduced future operation and maintenance costs
- Variable frequency drives (VFDs) were also recommended to allow a higher capacity station to be completed while collection system pipe work is addressed. As higher collection system capacity is achieved, the maximum pump speed can be increased.

The study also recommended several steps to take prior to proceeding to preliminary design phase. Those recommendations include:

- As poor pipe condition can greatly impact flow capacity, the entire collection system that is the focus of this evaluation should be televised as pipe improvement plans are developed.
- Flow metering is recommended at two locations downstream of Barracks Pump Station. It is important to confirm what collection system capacity is available. A minimum 1 month of flow metering is recommended.
- Survey should identify parcel owners and the need for easements. This particularly a concern at the Third Avenue Station.
- Survey should verify elevation of force main discharge elevation.

### **Third Avenue & Barracks Road Pump Station Upgrade Task 2 – Preliminary Design Report**

The second task for the Third Avenue & Barracks Road Pump Station Upgrades was a Preliminary Design Report prepared by Tighe & Bond in November 2019. This report offered several recommendations and proposed improvements to the Third Avenue and Barracks Road Pump Station. Proposed improvements include:

- During the feasibility analysis a pump station replacement plan was developed that was based upon construction of new suction lift pump stations and the abandonment of the existing dry pit vault and wet well. The major benefit from this conversion is eliminating the below grade confined space vault resulting in a safer working environment for employees and reduced future operation and maintenance costs while providing needed flow capacity.
- Proposed pump station components include:
  - Influent Mahr-type Bar Screens and Enclosures
  - Suction Lift Pumps with Variable Frequency Drives and Enclosures
  - Concrete Wet Wells
  - Site Improvements

### **2006 Land Use Plan Update and Zoning Study**

The 2006 Land Use Plan and Zoning Study (2006 Plan) was an update of the Town's 1993 Comprehensive Plan and focused on Town-wide and area specific land use and zoning recommendations. Some of the





recommendations presented in this plan relate to growth in the community based on the existing location of water and sewer infrastructure. The following recommendations are those that relate to the Town's water, sewer and stormwater infrastructure.

- Protect and enhance existing residential neighborhoods:
  - Within Water and Sewer Range: Incentivize needed public amenities with minor, capped density allowances in proportion to amenity values.
- Build neighborhoods with traditional settlement patterns within water and sewer service areas. Within new development, design connected streets and cross-connections to ensure adequate circulation.
- Clarify the R-B zoning district for areas that have access to water and sewer, and areas that do not. To achieve the desired vision of the RB zone and the character of this large zoning district that is located in both areas with sufficient infrastructure, and areas without municipal sewer infrastructure, amend the R-B zoning district law so that it is in sync with the community's land use vision; and so that it is clear for landowners, developers, and town officials to follow.

#### **2014 Corridor Plan & Design Guidelines**

The 2014 Corridor Plan and Design Guidelines (Corridor Plan) report provided a series of recommendations and design guidelines to improve the physical form along Route 9 and 20 and Route 4. The plan recommends the use of green infrastructure to help reduce stormwater runoff and improve the aesthetics of parking areas and pedestrian thoroughfares. The green infrastructure approach uses natural design features to reduce runoff, promote infiltration, and treat water quality. Green infrastructure practices may include green roofs, cisterns and rain barrels bioretention basins or rain gardens, stormwater planters, and pervious surfaces.

#### **2009 Western East Greenbush Generic Environmental Impact Statement**

The 2009 Western East Greenbush General Environmental Impact Statement (WGEIS) evaluated the cumulative impacts of potential future development in the Town in order to plan for and mitigate impacts do to growth. Through the development of the WGEIS, mitigation fees were established for the extension of sewer and water infrastructure for new development projects on a cost per unit basis of \$5,100 to be paid for by the project applicant. Through the use of the WGIS, the cost of future infrastructure improvements can be more evenly spread among potential new developments in the Town.

*\*Source: The information presented in this report was provided by the Town of East Greenbush Department of Public Works.*





# Appendix G

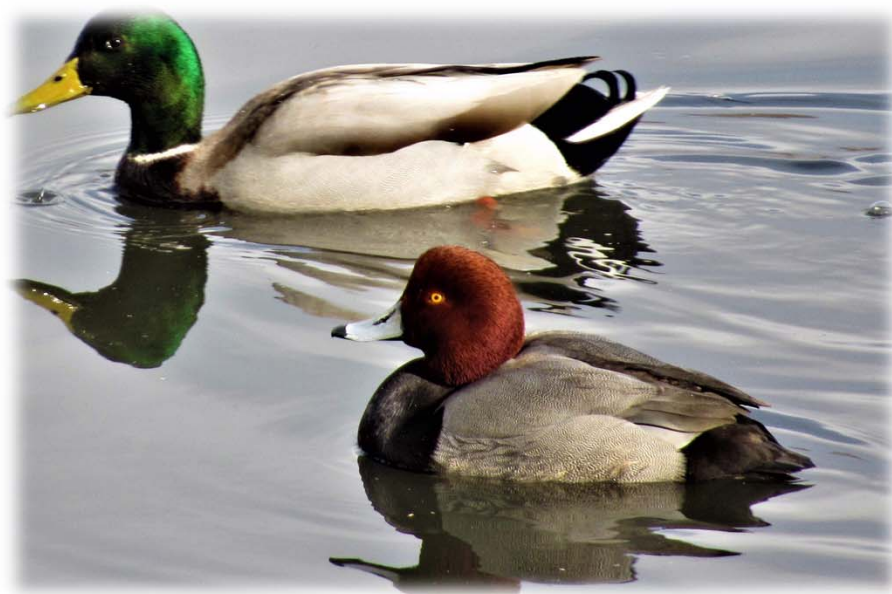
## Natural Resources Inventory

**East  
Greenbush**

Our Vision. Our Community.







Town of East  
Greenbush

# Natural Resources Inventory



# **Town of East Greenbush Natural Resources Inventory**

**Prepared by the East Greenbush Natural Resources Work Group**

Final Report

May 2019



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Appendix C – Papscanee Island Statement of Significance

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## **Acknowledgments**

The Natural Resources Work Group (NRWG) wishes to thank East Greenbush Town Board members Tina Tierney, Guy Warner, Jack Conway, Rick Matters, Hollie Kennedy, and Bridget Fritz for their support of and commitment of resources to complete the project. The project would not have been successful without the guidance and efforts of Ingrid Haeckel and the Hudson River Estuary Program (HREP). Special thanks to HREP Intern Andrew Varuzzo for developing the maps. The NRWG also wants to thank the East Greenbush Public Library for the space the Library made available for the NRI public meeting.

This project was carried out through a partnership with Cornell University and the New York State Department of Environmental Conservation Hudson River Estuary Program with funding from the New York State Environmental Protection Fund.



**Department of  
Environmental  
Conservation**

**Hudson River  
Estuary Program**



**Cornell University**





## **Section 1: Introduction**

East Greenbush is the most populous township in Rensselaer County and maintains a high quality of life that continues to attract residents and businesses. Preservation of the Town's fresh water, parks, and scenic spaces is essential to ensure continued prosperity and responsible growth. Recognizing this need, the Town Board convened a Town of East Greenbush Natural Resources Work Group (NRWG) in spring 2018 to create a Natural Resources Inventory (NRI) to document a wide range of natural and cultural resource assets in the community. The NRWG consists of volunteers who reside in East Greenbush and have experience in land use, conservation, open space planning, civil engineering and historic preservation. As part of this initiative, East Greenbush was awarded free technical assistance and mapping support services from Cornell University through the New York State Department of Environmental Conservation (NYSDEC) Hudson River Estuary Program, with funding from the NYS Environmental Protection Fund.

The purpose of the NRI is to identify and document naturally occurring resources located within the Town including geology and soils; water resources; habitats and wildlife; sites of cultural, historic, recreational, and scenic importance; existing land use; and climate conditions. The NRI is comprised of a series of 25 maps as well as an accompanying report with narrative descriptions, supporting data tables, and recommendations. By proactively considering the community's land and water resources, the NRI provides a foundation for comprehensive and open space planning, zoning updates, potential conservation overlay districts, identifying critical environmental areas, climate adaptation strategies, and other municipal plans and policies for the Town of East Greenbush. The NRI can also inform land stewardship and conservation in the Town.

Due to the changing nature of resources documented in the NRI, and because sources of data are regularly developed and improved, the report should be considered a living document and be updated every 5-10 years as new data is available. As the NRWG's work concludes, the committee recommends that the Town Board establish a Conservation Advisory Council (CAC), pursuant to Section 239-x of NYS General Municipal Law, to maintain and update the NRI over time, and to create a formal body devoted to natural resource-based planning and to advising on environmental matters in the Town.

## Data and Methods

Mapping for the East Greenbush NRI was completed in 2018 through technical assistance from Cornell University through the NYSDEC Hudson River Estuary Program. The maps were created by a Cornell University graduate student intern, Andrew Varuzzo, under the supervision of Hudson River Estuary Conservation and Land Use Specialist Ingrid Haeckel and with input from the NRWG. They display data from federal, state, and county agencies; non-profit organizations including the Rensselaer Land Trust, Scenic Hudson, and The Nature Conservancy; and prior planning efforts by the Town of East Greenbush. Some data from earlier plans were digitized, including proposed amenities from the *Town of East Greenbush Amenities Plan: 2016-2017* and the location of historic sites mapped in the Town's 1993 *Comprehensive Development Plan*, which were verified in person by NRWG members. Scenic roadways described in the 1993 plan were also digitized and confirmed by NRWG members. Several maps include data from Rensselaer Land Trust's *Land Conservation Plan: 2018-2030*.<sup>1</sup> They draw on extensive studies in the county by local ecologist Dr. David Hunt, who helped interpret information from the *Conservation Plan* for the NRI. The original source and publication year of data sets are included on each map, and are described in the report.

All maps were produced using ESRI ArcGIS 10.6 Geographic Information Systems (GIS) software and data in the NAD 1983 State Plane New York East FIPS 3101 Feet coordinate system. Information on the maps comes from different sources, produced at different times, at different scales, and for different purposes. Most of the GIS data were collected or developed from remote sensing data (i.e., aerial photographs, satellite imagery) or derived from paper maps. For these reasons, GIS data often contain inaccuracies present in the original data, plus any errors from converting it. Therefore, maps created in GIS are approximate and best used for planning purposes. They should not be substituted for onsite surveys. Any resource shown on a map should be verified for legal purposes, including environmental review. Information provided by the maps can be enhanced by local knowledge, and the NRI should be updated over time as new data become available.

The NRI report was largely written by NRWG members, with assistance from Ingrid Haeckel and Adam Yagelski, Town Director of Planning and Zoning. It incorporates *Natural Areas and Wildlife in Your Community: A Habitat Summary Prepared for the Town of East Greenbush* by Ingrid Haeckel (delivered in September 2018), as well as relevant descriptions of certain resources from inventories within the Town's 1970 and 1993 comprehensive plans. Additional background information was drawn from *Creating a Natural Resources Inventory: A Guide for Communities in the Hudson River Estuary Watershed*.<sup>2</sup> The NRWG followed the *Town of Rosendale Natural Resources Inventory*<sup>3</sup> as a general

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1 Winter, John, Jim Tolisano, Rick Lederer-Barnes, Michael Batcher, and Nick Conrad. *Rensselaer Land Trust Land Conservation Plan: 2018 to 2030*. Rensselaer Land Trust, Troy, NY, 2018, <https://www.renstrust.org/protect/county-conservation-plan>.

2 Haeckel, Ingrid, and Laura Heady. *Creating a Natural Resources Inventory: A Guide for Communities in the Hudson River Estuary Watershed*. New York State Department of Environmental Conservation and Cornell University, 2014, <http://www.dec.ny.gov/lands/100925.html>.

3 The Town of Rosendale Environmental Commission. *Rosendale Natural Resources Inventory*. Town of Rosendale, 2018,

guide for style and format.

The draft NRI maps were made available via the Town website and in hard copy at Town Hall and the East Greenbush Community Library for public comment throughout fall 2018. They were formally presented to the Town Board at its meeting on October 17, 2018. A public presentation and community meeting were held in the East Greenbush Town Library on November 1, 2018. There were seventeen attendees representing Town residents and various organizations. After a presentation and question and answer period, the draft maps were made available at individual stations. One written comment was received during this time. The final draft report was posted to the Town website for public comment in May 2019.



*Public Meeting 11/1/2018*

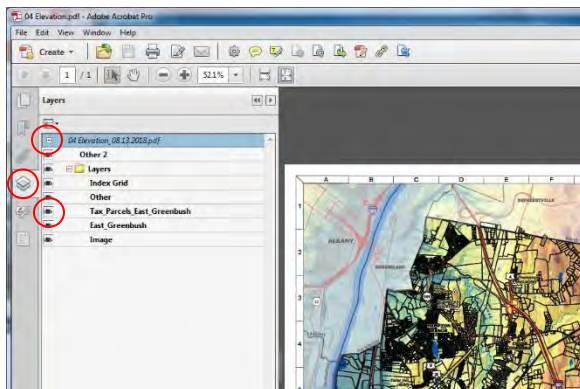
## How to Use this Report

The NRI is a valuable land use planning tool as well as educational resource that documents aspects of the Town's diverse natural and cultural resources. The NRI is being completed as the Town embarks on a Comprehensive Plan and Integrated Land Use Planning Update. Information from the NRI will be integrated into the Comprehensive Plan and the NRWG is compiling a series of recommendations to present to the Comprehensive Plan Committee. The inventory provides an essential tool for East Greenbush's Planning and Zoning, Building and Codes, and Public Works Departments by officially identifying sensitive land, water and cultural/historical resources.

The NRI maps and report discuss development considerations for the Town's Planning and Zoning Boards, laying a foundation for land-use planning and decision-making, zoning considerations and municipal policy guidance, as well as environmental conservation. In addition, the NRI provides property owners, developers, and their consultants with information they may need in considering the impact a proposed project may have on East Greenbush's natural resources. It can be used to address natural resources during project planning and design and to help expedite review and approval of their endeavors. It can also be used as a general reference for landowners to understand resources that may occur on their property and to inform stewardship.

It is important to keep in mind that the NRI is best suited for municipal scale planning but may be used as a screening tool at the site scale to raise questions or identify the need for additional site assessment. The maps are not intended to provide site-specific accuracy and should not be used as a primary source for land use decision-making but may identify where further site assessments are needed.

The NRI maps are available as PDFs on the Town website ([www.eastgreenbush.org](http://www.eastgreenbush.org)) and physical copies are available in the Planning Department at Town Hall. The PDF maps allow for ease of navigation with the ability to zoom in to an area of interest. In addition, tax parcel boundaries are embedded in the PDF maps. To view parcel boundaries, you must download the maps and open them using Adobe software (download free Adobe Reader software at <https://get.adobe.com/reader/>). Expand the layers by clicking the overlapping diamond symbol on the left-hand side of the window. Click the + sign next to the "Layers" folder to expand visible layers and select the box to the left of the tax parcel layer to turn it on.





## **Base Map (Map 1)**

The Base Map is the foundation for the East Greenbush Natural Resources Inventory map series. It shows municipal boundaries and transportation infrastructure including roads and railways, as well as general environmental features such as surface water and topography. East Greenbush is bordered by the Hudson River estuary and Town of Bethlehem to the west, the City of Rensselaer, and the towns of North Greenbush, Sand Lake and Schodack. The Base Map also identifies the hamlets and recognized neighborhoods of Hampton Manor, Sherwood Park, Couse Corners, Best and Luther.

Multiple highways pass through East Greenbush. US Routes 9 & 20 cross the Town from Rensselaer to Schodack via Columbia Turnpike. US Route 4 runs north from an intersection at Columbia Turnpike, passing the Town line at North Greenbush. Interstate 90 is the largest highway in the Capital Region with one exit in East Greenbush connecting to US Route 4. There are also two New York State Routes crossing the Town: NY 151 from Rensselaer to Sand Lake and NY 9J from Rensselaer to Schodack.

Two rail lines run parallel to NY 9J and the Hudson River. Both tracks are operated by Amtrak. CSX Transportation, Inc and Canadian Pacific Railway both have trackage rights on the western line.<sup>4</sup> The Hudson River itself is a major transportation corridor and has been designated Marine Highway M87 by the US Department of Transportation.

The Base Map also illustrates general natural features such as open bodies of water, streams, rivers and wetlands. Of note, the Hudson River, Mill Creek, Papscanee Creek and Moordener Kill are labeled. General topographic relief is shown using a shaded digital elevation model. These features are shown in more detail on other maps in the inventory.

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<sup>4</sup> *Rail Roads in New York - 2016*. New York State Department of Transportation, January 2016, [www.dot.ny.gov/divisions/operating/opdm/passenger-rail/passenger-rail-repository/2016 NYS Rail Map.pdf](http://www.dot.ny.gov/divisions/operating/opdm/passenger-rail/passenger-rail-repository/2016%20NYS%20Rail%20Map.pdf)

## Aerial View (Map 2)

The Aerial View Map gives a bird's-eye view of the Town, showing 1-ft resolution 4-band digital orthoimagery taken in natural color in 2017 by the NYS Digital Orthoimagery Program. Orthoimagery is aerial imagery that has been georeferenced and digitally corrected to remove geometric distortion due to ground relief and camera position.<sup>5</sup> The resulting imagery is proportionally accurate and can be overlaid onto maps. The aerial imagery was taken in early spring prior to the leaf out of deciduous trees, resulting in a detailed view of vegetation types, land uses, and development. It can serve as a reference for comparison with features shown on other maps in the Natural Resources Inventory.

For more detailed, interactive viewing of orthoimagery dating back to 1994, users can visit the Discover GIS Data NY website at <https://orthos.dhSES.ny.gov/>.

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5 *Frequently Asked Questions – Digital Orthoimagery Information*. NYS GIS Program Office, <http://gis.ny.gov/gateway/mg/faq.htm>

### Color Infrared Aerial View (Map 3)

The Infrared Aerial View map shows a different aspect of the 2017 orthoimagery described in the Aerial View Map: light captured from the near-infrared spectrum is displayed in red, increasing color contrast and helping to highlight details in the landscape. Color infrared aerial imagery detects and records energy reflected by the ground and the sun's spectral energy, displaying it at visible wavelengths.<sup>6</sup> This type of imagery is particularly useful for remotely identifying habitats and waterbodies, including small streams, vernal pools, and other wetlands that are flooded or saturated in the early spring when the photos are taken.

A variety of colors in the color infrared imagery show the differences between vegetation, bare soils, water and development.<sup>7</sup> Red tones are associated with growing vegetation. More intense red areas indicate places where vegetation is growing vigorously such as conifer trees or shrubs and fertilized lawns, crops, or pastures. Dormant or less vigorously growing vegetation typically appears in lighter shades of pink or various shades of green, brown, or tan. Bare soils and gravel appear in shades of white, blue, or green. Water typically appears black or dark blue. Wetland vegetation will appear darker than surrounding upland habitats. In some cases, emergent marshes and wet meadows may appear whitish because of dead standing vegetation from the previous growing season.

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6 *Understanding Color-Infrared Photographs*. US Geological Survey, 2001, <https://pubs.usgs.gov/fs/2001/0129/report.pdf>. USGS Fact Sheet 129-01.

7 *What Do the Different Colors Represent?* US Geological Survey, <https://www.usgs.gov/faqs/what-do-different-colors-a-cir-aerial-photograph-represent>

## **Section 2: Physical Setting**

### **Elevation and Topography (Map 4)**

Land in East Greenbush rises from sea level along the Hudson River to an elevation of 672 feet in the northeast corner of Town. The variation in the Town's topography reflects differences in the underlying geology and has been an important factor influencing the location of development.

Land in East Greenbush rises from sea level along the Hudson River to an elevation of 672 feet in the northeast corner of Town.

The Town's highest point is located on a hill near Providence Drive. Other high points in the eastern hills include Hallenbeck Hill (635 feet), near the Town Park; and Thompson Hill (426 feet), just east of U.S. Route 4. The western part of Town has some high hills, too, rising above the Hudson River lowlands: Olcott Hill (413 feet) and Rysedorph Hill (400 feet) north of Hampton Manor; and Teller Hill (405 feet) and Grandview Hill (418 feet) on the aptly named Ridge Road.

Cutting through these landscapes, creating both gorges and flat meander belts, are the North Branch Moordener Kill and Mill Creek. The Hudson River into which they flow is a tidal estuary, an arm of the sea influenced by daily tides.<sup>8</sup>

*Topography change from marshlands of Papscanee Island east of 9J towards hills of East Greenbush.*



<sup>8</sup> "The Hudson Estuary: A River That Flows Two Ways." NYS Dept. of Environmental Conservation, [www.dec.ny.gov/lands/4923.html](http://www.dec.ny.gov/lands/4923.html).



The following summary of the Town's topography provided in the Town of East Greenbush 1970 Comprehensive Development Plan<sup>9</sup> is still useful today to understand general patterns as well as to explain existing development patterns:

"From the Hudson River to Route 9J the land is extremely flat and marshy. Elevations in this area are approximately 10 feet above mean sea level. Directly east of Route 9J are a chain of hills elongated in a north-south direction [including Teller Hill and Grandview Hill]. The land form rises very abruptly directly east of Route 9J exceeding in many areas grades of 20%. As a result, only Hays Road intersects the east side of Route 9J in East Greenbush...

Directly east of Teller Hill and Grandview Hill, along the Columbia Turnpike (Route 9 & 20) corridor the land form becomes more level forming a plateau with elevations ranging generally between 200 to 300 feet. Topographically this area of the Town is most suitable for development and presently contains the major populated areas of the Town. The plateau extends north to Olcott Hill and Rysedorph Hill and south to include the ...land along both sides of Phillips Road, Hays Road and Gilligan Road. Land along both sides of Third Avenue is relatively level and suitable for development from a topographic point of view.

In the eastern portion of the Town land form again becomes hilly and reaches elevations of over 600 feet in the extreme northeast portion of the Town at Hallenbeck Hill, southeast of Elliot Road. Within this section of the Town there are very few sizable areas suitable for intensive development."

## **Discussion**

Topography is an important factor for planning and design of land development projects. Overall elevation affects the layout of site improvements, stormwater drainage, and the land that can be developed on a particular site (i.e., unconstrained lands). Low-lying areas can be prone to flooding, and understanding the absolute elevation as well as elevation change across a site can provide insight into the potential for the existence of floodplains, wetlands, and other sensitive environmental features. Disturbance of areas with steep slopes is regulated under the Town's Comprehensive Zoning Law and Subdivision Regulations.

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<sup>9</sup> Murphy & Kren Planning Associates, Inc. *Development Plan – Town of East Greenbush*. Town of East Greenbush, July 1970.

## Steep Slopes (Map 5)

Slope is defined as the vertical change in elevation over a given horizontal distance. For example, a 10% slope is one that rises 10 feet over a horizontal distance of 100 feet. The Steep Slope map is derived from 10-meter resolution digital elevation models from the U.S. Geological Survey and should only be considered an approximate depiction of steeply sloped areas in the Town. Steeper slopes are primarily found along stream corridors, such as the gorges of the North Branch Moordener Kill between Best and Luther, and along the approaches and ridges of higher hills, such as Olcott, Teller, and Grandview. These slopes are indicated on the map by shades of yellow and orange, with darker shades indicating steeper slopes.

Areas with slopes greater than 15% and covering at least  $\frac{1}{4}$  acre are defined as Steep Slopes by the Town's zoning ordinance. Under the ordinance, development is not permitted in areas where slopes exceed 25%.

The Steep Slopes Map includes the following slope classes, based on the national Soil Survey Manual:<sup>10</sup>

- <10% (nearly level to gently sloping)
- 10 – 15% (strongly sloping)
- 15 – 25% (steep)
- Over 25 % (very steep)

The Town of East Greenbush Comprehensive Zoning Law of 2008 defines steep slopes as areas with a slope greater than 15% covering a minimum horizontal area of  $\frac{1}{4}$  acre and a minimum horizontal dimension of 10 feet. Severe slopes are defined as areas with a slope greater than 25%, following the same dimensional requirements. The Town-wide design and performance standards (Section 3.13.11) call for avoiding disturbance of steep slopes and prohibit land-disturbing activities on severe slopes. Steep slopes are included in the definition of constrained land used for the calculation of residential density.

### Discussion

In general, slopes greater than 15% pose significant limitations to development and are among the most sensitive environmental features in the landscape. Development of steeply sloped landscapes can increase the danger of erosion, landslides, and excessive polluted runoff.<sup>11</sup> Steep slope disturbance can introduce sediment to streams and waterbodies, affecting downstream water quality. Grading and construction on steep slopes can also be prohibitively expensive, and such sites may not be able to support a properly functioning public or private sewer system.<sup>12</sup> Steep slopes may also be important scenic resources visible from surrounding areas; for example, the view of Olcott Hill from Thompson

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10 Ditzler, C., K. Scheffe, and H.C. Monger (eds.). *Soil Survey Manual*. USDA Handbook 18. Government Printing Office, Washington, D.C., 2017.

11 *Steep Slopes and Land Use Decisions*. Prepared by Southern Tier Central Regional Planning and Development Board, February 2012, [www.stcplanning.org/usr/Program\\_Areas/Flood\\_Mitigation/SCAP\\_steepslopes\\_2010\\_02\\_21\\_CR.pdf](http://www.stcplanning.org/usr/Program_Areas/Flood_Mitigation/SCAP_steepslopes_2010_02_21_CR.pdf).

12 Chemung County Environmental Management Council. *Chemung County Natural Resources Inventory*. Chemung County, 2008. [https://www.chemungcountyny.gov/document\\_center/Slope.pdf](https://www.chemungcountyny.gov/document_center/Slope.pdf)

Hill and the Route 4 corridor and the view of Rysedorph Hill from across the river. Development on steep slopes can mar scenic values.

Several significant habitats are associated with steep slopes, as well. Thinly soiled steep slopes may support rocky ledges and talus, which are used for denning, shelter, foraging, and basking by various wildlife species.<sup>13</sup> Steep slopes along the Hudson River may support unique clay bluff and ravine habitat characterized by narrow ridges, steep-sided ravines cut by small streams, and steep bluffs fronting on the river. Steep slopes located on glacial clay deposits may be prone to landslides (see Surficial Geology section).

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13 Kiviat, E. and G. Stevens. *Biodiversity Assessment Manual for the Hudson River Estuary Corridor*. New York State Department of Environmental Conservation, 2001.

## Bedrock Geology (Map 6)

Bedrock is the solid rock that lies beneath the soil and subsoil. The New York State Museum has mapped general bedrock geology for New York State at a 1:250,000 scale.<sup>15</sup>

East Greenbush lies within two general bedrock geologic groups. The eastern part of Town rests on the remnants of ancient mountains, eroded over millions of years and encrusted with surficial detritus left behind following the last ice age. The western part of Town has a foundation of sedimentary rock formed in ancient tropical seas and much later covered by the silt of glacial lakes. **Table 1** describes the geology units shown on the **Bedrock Geology Map**.

East Greenbush lies on the sediments of seas and the remnants of mountains 450 million years old.

**Table 1.** Bedrock Geology Units in the Town of East Greenbush, NY.

Code	Bedrock Unit	Primary Materials	Geologic Age
h2o	Water	water	
On	Mount Merino & Austin Glen Formations	black shales	Middle Ordovician
Oag	Austin Glen Formation	graywacke, shale	Middle Ordovician
Otm	Taconic Melange	chaotic mixture of pebble--to block-size clasts in a pelitic material	Middle Ordovician
Oc	Canajoharie Shale	black shales	Middle Ordovician
Osf	Stuyvesant Falls Formation	shale, dolostone, quartzite	Early Ordovician
Cg	Germantown Formation	shale, conglomerate, limestone	Cambrian to Early Ordovician
Cn	Nassau Formation	dark red and green soft shale, interbedded with quartzite and sandstone	Cambrian

Under the eastern two-thirds of Town (east of Route 4 and Phillips Road) lie various formations of the Taconic Overthrust, a mixture of sedimentary and metamorphic rock pushed far from its place of origin by the pressure of tectonic plates converging to form the Taconic Mountains. The largest of these is the Nassau Formation, comprised of dark red and green soft shale, interbedded with quartzite and sandstone. The slightly younger Germantown and Stuyvesant Falls formations include limestone and dolostone components, respectively. The western third of the Town (west of Route 4 and Phillips Road) is mostly underlain by Canajoharie shales, a member of the Lorraine, Trenton, and Black River Groups of

<sup>15</sup> Fisher, Donald W., Yngvar W. Isachsen, and V. Lawrence Rickard. *Geologic Map of New York: Hudson-Mohawk Sheet*. New York State Museum and Science Service, Map and Chart Series No. 15, 1970. Available online at <http://www.nysm.nysed.gov/research-collections/geology/gis>.



sedimentary rock, largely undeformed since their original deposition.<sup>17</sup> The remarkable hills rising above these ancient marine sediments are thought to be the remnants of submarine gravity slides of Taconic Overthrust.<sup>18</sup> This Taconic “melange” of limestone conglomerate and greywacke-shale rock is exposed in the Troy Frontal Melange Zone, a unique geologic feature mapped where Route 151 passes Rysedorph Hill.<sup>19</sup>



*Exposed shale at East Greenbush Town Park*

## Discussion

Geology influences many environmental factors, including topography, groundwater resources, migration of pollutants, and mineral resources.<sup>20</sup> Geologic properties also strongly influence soil properties, as well as groundwater and surface water chemistry, which in turn influence the establishment of ecological communities. Calcium-rich bedrock including limestone and certain shales often support rare plants and uncommon habitats. Most of the bedrock in East Greenbush is of acidic reaction or pH, but alkaline limestone (basic pH) appears as a component in the Germantown and Stuyvesant formations as well as Taconic Melange.

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17 "List of fossiliferous stratigraphic units in New York." Wikipedia, The Free Encyclopedia, 23 Sep. 2018. Web. 2 Oct. 2018.

18 Fisher, Donald W., Yngvar W. Isachsen, and V. Lawrence Rickard. *Geologic Map of New York: Hudson-Mohawk Sheet*. New York State Museum and Science Service, Map and Chart Series No. 15, 1970.

19 *Troy Frontal Melange Zone*. NYSDEC, <https://www.dec.ny.gov/permits/53859.html>

20 Haeckel, Ingrid, and Laura Heady. *Creating a Natural Resources Inventory: A Guide for Communities in the Hudson River Estuary Watershed*. New York State Department of Environmental Conservation and Cornell University, 2014.

## Surficial Geology (Map 7)

Surficial geology refers to unconsolidated sediments lying above the bedrock. The weathering of both bedrock and surficial geology deposits along with organic matter, water, and air is responsible for the slow process of soil formation and the properties of these “parent materials” strongly influence resulting soil chemistry, nutrients, and texture. The surficial geology of East Greenbush largely reflects the retreat of glaciers following the last ice age. A giant ice sheet blanketed the area during the Wisconsin Stage of the Pleistocene Epoch, about 21,000 years ago. Glacial ice, as much as 5,000 feet thick, scoured the landscape and deposited boulders, sand, and gravel in its path. Glacial meltwater turned the Hudson Valley into vast Lake Albany, and left behind beaches, deltas, and deposits of silt and clay.<sup>21</sup>

The mile-thick ice of melting glaciers deposited boulders, gravel, sand, and silt throughout East Greenbush.

The Surficial Geology Map displays information from statewide maps produced by the New York State Geological Survey.<sup>22</sup> This map, like the one for bedrock geology, was developed at a scale of 1:250,000 and is best used as a general reference. There are nine types of surficial materials mapped in East Greenbush:

- Recent Alluvium (modern stream deposits)
- Lacustrine Silt and Clay (fine-grained deposits deposited in glacial lakes)
- Lacustrine Delta (sand and gravel deposits often underlain by finer-grained sand and silt/clay)
- Lacustrine Sand (fine to medium sand often underlain by silt or clay deposits)
- Outwash Sand and Gravel (sand and gravel deposits from glacial meltwater streams)
- Kame Deposit (mound-like hill of poorly sorted drift, mostly sand and gravel, deposited at or near the terminus of a glacier)
- Till (dense, unsorted clay, silt, sand, gravel, boulders)
- Till Moraine (an accumulation of till deposited by direct glacial action)
- Bedrock (exposed bedrock, typically within 1 meter of the soil surface)

The eastern part of Town is dominated by glacial till, a jumble of sand, gravel, and bedrock fragments ranging in size from immense boulders to fine-grained rock flour. Till (shown in gray on the map) is picked up, transported, and deposited by the glacier without being sorted. Outwash sand and gravel deposits (shown in orange) become sorted as meltwater carries them away from the glacier. Kame deposits (shown in black) show different degrees of sorting depending on the degree to which they have been washed by meltwater.

Evidence of glacial Lake Albany is preserved in the lacustrine (lake) deposits in the western part of

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21 Fisher, Donald W., and Stephen L. Nightingale. *The Rise and Fall of the Taconic Mountains: A Geological History of Eastern New York*. Black Dome Press, 2006

22 Caldwell, Donald H., and Robert J. Dineen. *Surficial Geologic Map of New York, Hudson-Mohawk Sheet*. New York State Geological Survey, 1987.

Town. A lacustrine beach (yellow on the map) slopes down just west of U.S. Route 4. Flat-topped lacustrine delta deposits and smooth sand, silt and clay underlie Sherwood Park and Hampton Manor. The surficial geology under Ridge Road is glacial rather than lacustrine because its elevation is higher than was the water level of Lake Albany.

The shores of Mill Creek and the Hudson River are lined with alluvium (recent deposits of clay, silt, sand, and gravel), shown in blue on the map.

The map includes locations of active and reclaimed mines in the Town, identified using the DECinfo Locator tool.<sup>24</sup> There are four active sand and gravel mines permitted by DEC including the East Greenbush Sand Pit, Onderdonk Ridge Pit, Witbeck Bank, and Dunn Bank.

## Discussion

Outwash sand and gravel and kame deposits hold East Greenbush's major aquifers (see the **Major Aquifers and Water Supply map**) and may be an important source of sand, gravel, and crushed stone for building and road construction. However, the potential effect of any proposed mining operations on scenic beauty, wildlife habitat, and the level, turbidity, flow, and temperature of ground water must be considered.<sup>25</sup>

The upper Hudson River estuary corridor is one of the areas with the highest potential for landslides in New York, where steep slopes occur atop ancient glacial lake clay deposits.<sup>26</sup> Landslide susceptibility on glacial lake deposits becomes significant on slopes of 10 degrees or higher. Steep slopes with similar surficial geology along the Normans Kill in the neighboring Town of Bethlehem have experienced a series of landslides in recent decades, most recently in 2015.<sup>27</sup> Causes or triggers of landslides on marginally stable slopes can be both naturally occurring or human induced and include three (3) primary factors: water saturation of the ground; loading, or increased weight at the top or high end of the slope; and taking away soil or removing mass from the bottom.<sup>28</sup> The major 2015 landslide on the Normans Kill is attributed to dumping of fill at the top of an unstable slope.<sup>29</sup> Within East Greenbush, the steep bluffs east of Route 9J and ravines located in the northwest corner of the Town bordering the City of Rensselaer may be vulnerable to landslides. Land disturbance to steep slopes with lacustrine glacial deposits should be avoided when planning and permitting new development in the Town.

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24 DECinfo Locator. <https://www.dec.ny.gov/pubs/109457.html>.

25 Green, J.A. and J.A. Pavlish, R.G. Merritt, and J.L. Leete. *Hydraulic Impacts of Quarries and Gravel Pits*. Minnesota Department of Natural Resources, Division of Waters, for the Legislative Commission on Minnesota Resources funded by the Minnesota Environment and Natural Resources Trust Fund, 2005.

26 3.14.1 Landslide Profile. *New York State Hazard Mitigation Plan*. New York State Department of Homeland Security and Emergency Services, 2014. <http://www.dhsec.ny.gov/recovery/mitigation/plan.cfm>

27 *Normans Kill Riparian Corridor Study*. Prepared for Audubon New York by Albany County Department of Economic Development, Conservation and Planning, Albany, NY, 2007.

<http://www.hudsonwatershed.org/images/WaterShedManagementPlans/Normans-Kill-report.pdf>

28 *New York State Hazard Mitigation Plan*. NYS Department of Homeland Security and Emergency Services, 2014.

29 Crowley, Cathleen. *Dumping before Bethlehem landslide under scrutiny: Albany accuses Bethlehem of negligence*. Albany Times Union, 22 June 2015. <https://www.timesunion.com/tuplus-local/article/Dumping-before-Bethlehem-landslide-under-scrutiny-6340815.php>

## Soils (Map 8)

Soils are the foundation for the establishment of natural communities of plants and animals as well as for critical ecological processes from decomposition and nutrient cycling to the water cycle. Soil characteristics including reaction (acidity or alkalinity), drainage, soil texture, depth to bedrock, and slope inform the natural habitats that become established in a particular area.<sup>30</sup> Soils also play a fundamental role in determining suitability for land uses. Soil characteristics determine potential for agricultural production as well as vulnerability to flooding, soil erosion or instability, and efficiency at filtering pollutants and wastes.<sup>31</sup> (Farmland soils are further discussed in relation to **Map 23, Agricultural Resources**.) Consideration of soil properties is important for planning and designing drainage systems; siting of structures; evaluating the potential for septic systems; assessing requirements for constructing foundations, basements, and roads; and determining the feasibility of excavation; among other uses.<sup>32</sup>

The *Soil Survey of Rensselaer County*<sup>33</sup> includes detailed soil maps for the entire county along with descriptions of soil types and tables of chemical, hydrologic, and structural characteristics of the soils for various human uses. It's important to note that county soil maps are only approximate; any soil unit may contain "inclusions" of up to 2 acres of soil types different from the mapped unit. The soil data may also be viewed online using the USDA Natural Resources Conservation Service (NRCS) Web Soil Survey. The soil survey report is available for download in PDF format on the NRCS website. **Table 2** lists soil types found in East Greenbush along with selected soil characteristics, such as soil code, soil unit name, drainage class, depth to bedrock, and soil reaction, based on tabular information provided in the county soil survey.

The **Soils Map** shows the soil units from the county *Soil Survey* symbolized by natural drainage class. Refer to **Table 2** for additional characteristics associated with each soil unit.

**Soil drainage class** indicates the possible presence of wetlands, and is a particularly important factor to consider in the evaluation of proposed development. Somewhat poorly drained soils are good indicators of possible wetland areas and poorly drained and very poorly drained soils are indicators of probable wetland areas.<sup>34</sup> They are also shown on **Map 11 (Wetlands)**.

Well drained soils can be more suitable for green infrastructure stormwater management practices, which have environmental as well as financial benefits.

30 Heady, Laura, and Gretchen Stevens. *Biodiversity Assessment Guidebook*, Hudsonia Ltd, 2018.

31 Rosendale Environmental Commission. *Rosendale Natural Resources Inventory*, 2018.

32 Haeckel, Ingrid, and Laura Heady. *Creating a Natural Resources Inventory: A Guide for Communities in the Hudson River Estuary Watershed*. New York State Department of Environmental Conservation and Cornell University, 2014.

33 Work, Ralph. *Soil Survey of Rensselaer County, New York*, USDA Soil Conservation Service, 1988.  
[https://www.nrcs.usda.gov/Internet/FSE\\_MANUSCRIPTS/new\\_york/NY083/0/rensselaer.pdf](https://www.nrcs.usda.gov/Internet/FSE_MANUSCRIPTS/new_york/NY083/0/rensselaer.pdf)

34 Kiviat, E. and G. Stevens. *Biodiversity Assessment Manual for the Hudson River Estuary Corridor*. New York State



Soil drainage class also relates to the suitability of soils for infiltration-based stormwater practices like green infrastructure and septic system suitability. Soil properties like saturated hydraulic conductivity (Ksat), depth to a seasonal high-water table, depth to bedrock, depth to dense material, and susceptibility to flooding affect septic system suitability and performance. Stones and boulders and a shallow depth to bedrock or dense material interfere with installation. Excessive slope may cause lateral seepage and surfacing of the effluent in downslope areas in addition to increased susceptibility to erosion and sedimentation. Where a shallow depth to bedrock exists, especially where loose sand and gravel or fractured bedrock at a depth of less than 2 feet are found, the absorption field may not adequately filter the effluent, particularly when the system is new, risking ground water contamination. Wet soils and slow percolation rates present the most severe limitations for septic system construction. Very high percolation rates may require additional stormwater pretreatment where infiltration practices are used.

**Depth to bedrock** is another important soil characteristic to consider in land use planning. Soil depth influences suitability for septic and other wastewater treatment systems, as well as the siting of buildings and roads. Shallow soils (<20 inches to bedrock) are often associated with steep slopes, increasing susceptibility to erosion. Shallow soils are also less capable of filtering pollutants draining to surface and groundwater supplies. With the exception of Nassau soils, soils in East Greenbush are generally deep.

**Soil reaction** refers to the acidity or alkalinity of the soil, expressed in pH values.<sup>35</sup> Soil chemistry exerts a strong influence on plant and animal communities, and can be a useful predictor for certain habitats, from acidic bogs to calcareous wet meadows. Soils developing over calcium-rich bedrock such as limestone often support disproportionately high numbers of rare plants, animals, and natural communities. Many soils in East Greenbush are at least somewhat calcareous.

**Table 2.** Soils of East Greenbush, NY

Code*	Soil Unit Name	Drainage	Depth (inches)	Reaction**
AnA	Alden silt loam	Very poorly drained	>60	C
BeB, BeC, BeD, BeE	Bernardston gravelly silt loam	Well drained	>60	NC
BnB, BnC,	Bernardston-Nassau complex	Well drained	>60	NC

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Department of Environmental Conservation, 2001.

35 Heady, Laura, and Gretchen Stevens. *Biodiversity Assessment Guidebook*, Hudsonia Ltd, 2018.

<b>Code*</b>	<b>Soil Unit Name</b>	<b>Drainage</b>	<b>Depth (inches)</b>	<b>Reaction**</b>
BnD				
CaA	Catden muck	Very poorly drained	>60	C
CbA	Castile gravelly silt loam	Moderately well drained	>60	SC, NC
ChA, ChB	Chenango very gravelly loam	Excessively drained	>60	SC, NC
Du	Dumps	Somewhat poorly drained		
ElB	Elmridge very fine sandy loam	Moderately well drained	>60	SC, NC
FlA	Fluvaquents-Udifluvents complex	Poorly drained	>60	(variable)
FrA	Fredon silt loam	Poorly drained	>60	C
HaA	Hamlin silt loam	Well drained	>60	C
HbA, HbB	Haven silt loam	Well drained	>60	NC
HoA, HoB, HoC, HoD, HoE	Hoosic gravelly sandy loam	Somewhat excessively drained	>60	NC
HuB, HuC, HuD, HuE	Hudson silt loam	Moderately well drained	>60	C
LmA	Limerick silt loam	Poorly drained	>60	C
MbA	Madalin silt loam	Poorly drained	>60	C
NaB, NaC	Nassau-Manlius complex	Somewhat excessively drained	<40	NC
NrC,	Nassau-Rock outcrop	Somewhat excessively	<20	NC

<b>Code*</b>	<b>Soil Unit Name</b>	<b>Drainage</b>	<b>Depth (inches)</b>	<b>Reaction**</b>
NrD		drained		
PaA	Natchaug muck	Very poorly drained	>60	C
Pg	Pits			
PtB, PtC	PittsTown gravelly silt loam	Moderately well drained	>60	NC
RaA	Raynham silt loam	Poorly drained	>60	C
RhA, RhB	Rhinebeck silt loam	Somewhat poorly drained	>60	C
RkB, RkC	Riverhead fine sandy loam	Well drained	>60	SC
Sa	Saprists and Aqueuts	Very poorly drained	>60	(variable)
ScA, ScB	Scio very fine sandy loam	Moderately well drained	>60	SC, NC
SrA, SrB	Scriba silt loam	Somewhat poorly drained	>60	C
SwA	Shaker very fine sandy loam	Poorly drained	>60	C, SC
TeA	Teel silt loam	Moderately well drained	>60	C
Ud, Ue	Udorthents	Well drained	(variable)	(variable)
UnB, UnC	Unadilla silt loam	Well drained	>60	(variable)
Ur	Urban land			
W	Water			
WnC, WnE	Windsor loamy sand	Excessively drained	>60	NC

\* The final letter in each soil unit code (i.e., the “A” in “CaA”) refers to slope. Slopes are given letter codes A-F, with “A” signifying the gentlest slopes and “F” the steepest. The absence of a final uppercase letter indicates more-or-less flat terrain.

A	0-3%	level to gently sloping
B	3-8%	gently sloping
C	3-15%	gently to strongly sloping
D	15-35%	strongly sloping to steep, or hilly
E	25-45%	moderately steep to very steep

\*\*Reaction: C=calcareous (one or more soil layer with pH > 6.5), SC = somewhat calcareous (only deepest soil layer with pH > 6.5), NC = non-calcareous.

## Discussion

Soils are a sensitive resource that require centuries to develop, and play a foundational role in determining the occurrence of natural communities. Soils are also a key element of land development planning, design, and engineering. The NRI maps provide a larger-scale understanding of where soil types occur across wider areas. Table 2, above, can help interpret characteristics of those soil types.

Similarly, another tool that can provide additional soil information is the Natural Resource Conservation Service's (NRCS) Web Soil Survey (WSS), which can be accessed from this webpage: <https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>. Like the NRI maps, the WSS allows wide-area planning and analysis. Users can select an area of interest (AOI) on a map-based interface and receive a report with detailed descriptions of the soils in the AOI. Users can also access suitability of the soils for a variety of particular uses.

Contemporary approaches to stormwater management involve use of "green infrastructure," which includes a wide array of practices at multiple geographic scales to manage and treat stormwater and maintain and restore natural hydrology and ecological function by infiltration, evapotranspiration, capture and reuse of stormwater, and establishment of natural vegetative features. From a land development perspective, use of green infrastructure can mean smaller stormwater management areas, yielding more developable area and reducing site development costs.

Infiltration practices capture and temporarily store stormwater before allowing it to infiltrate into the soil. Suitability for stormwater management practices involving infiltration, such as stormwater planters, vegetated swales, and certain stormwater management ponds, is determined, in large part, by soil characteristics. According to NYSDEC, typical site limitations include: seasonal high groundwater, shallow depth to bedrock, and soils with an infiltration rate less than 0.5 inches/hour.<sup>36</sup> The NRI maps can help determine locations suitable for green infrastructure practices and facilitate additional site-level analysis.

It is important to note that the NRI maps and WSS data provide support for wide-area planning and design. However, site-level analysis is typically required. Depending upon the type of land development and soils present, site analysis can also include various types of subsurface investigation and data

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36 NYSDEC, *New York State Stormwater Management Design Manual* (January 2015), [https://www.dec.ny.gov/docs/water\\_pdf/swdm2015entire.pdf](https://www.dec.ny.gov/docs/water_pdf/swdm2015entire.pdf) (last accessed March 11, 2019).



collection efforts, such as percolation tests, soil borings, and test pits.

## **Section 3: Water Resources**

### **Major Aquifers and Water Supply (Map 9)**

**Major aquifers** are unconsolidated deposits of sand and gravel that are capable of storing large quantities of water. For this reason, they are often sources of public water supply. Aquifers also provide important base flow to streams during dry periods of the year. The **Major Aquifers and Water Supply Map** displays unconsolidated aquifers in the Town of East Greenbush that were mapped at a scale of 1:250,000 by the US Geological Survey in partnership with the NYSDEC. The mapping is based on the New York State Museum maps of surficial and bedrock geology referred to in previous sections of this report.

**Major Aquifers** are unconsolidated deposits of sand and gravel that are capable of storing large quantities of water.

The Town shares a major aquifer with the Town of Schodack known as the Schodack Terrace. This is shown on the map in blue as two distinct areas, running along the Moordener Kill near the Town's eastern border and along both sides of Routes 9 & 20, south of Route 4. Much of the developed portion of this aquifer is classified as low-yield (<10 gallons/minute) or unknown yield; however, the southern section along the Moordener Kill where it crosses I-90 is classified as high yield (>100 gallons/minute). Another major high yield aquifer is located between Route 9J and the Hudson River. This area runs from the City of Rensselaer south to the Town of Schodack.

Most residents in East Greenbush receive public water from the City of Troy through the General Water District, located principally west of Route 4 and south of I-90. The City of Troy also supplies water via the City of Rensselaer to an area in the northwest corner of Town, along American Oil Road, which is not part of the Town's General Water District. Troy's water source is the Tomhannock Reservoir in the Town of Pittstown, 6.5 miles to the northeast. The Town recently transitioned the roughly 2,240 residents and 650 homes in the former Hampton Manor Water District to the General Water District supplied by the City of Troy system. The Hampton Manor Water District will be consolidated with the General Water District and the two groundwater wells and associated infrastructure are to be decommissioned.

All properties outside of the General Water District rely on individual private wells drawing on water from aquifers as well as other groundwater stored in the cracks and fractures of bedrock. There is a single active public water supply well in East Greenbush serving facilities at the Town Park. A general recharge area around the well mapped by NYS Department of Health is shown on the map.

#### **Discussion**

Major aquifers are valuable resources for the Town and should be part of any planning or review process. Care must be taken in approving any land use for industrial purposes in which there is a potential for pollution of the aquifer. Conversely, the Town may want to encourage the siting of large water users by changing the zoning or creating an industrial park. With the consolidation of the

Hampton Manor Water District into the General Water District in fall 2018, all residents with public water supply now receive water purchased from the City of Troy via the General Water District.

At present, the Town does not utilize any of the major aquifers for public water supply. However, if, in the future, there is enough growth in the eastern part of the Town, the Schodack aquifer could be a potential source. Engineering analyses and tests would have to be conducted to determine the quantity of water available and its quality. There are also land use planning tools available to protect these resources, such as a critical aquifer recharge area (CARA), which is a zoning overlay district.

## Streams and Watersheds (Map 10)

A **watershed** is the area of land from which water drains into a river, lake or other waterbody. Watersheds are divided by high points on the land such as ridges, mountains and hills. There is a very strong relationship between land use in a watershed and water quality in streams, wetlands, and other waterbodies. Land and water are connected through the interactions of water, soil, organisms, and chemical components. Healthy watersheds can recharge groundwater, reduce erosion and flooding impacts, minimize the need for public infrastructure, and be more resilient to climate change—all ecosystem services that directly benefit the Town and cost less than the alternatives.<sup>37</sup>

**A watershed is the area of land that drains into a stream, river, lake, or other waterbody.**



Source: Center for Watershed Protection

All the land in East Greenbush ultimately drains to the Hudson River Estuary via tributary streams. These major drainage areas are shown on the **Streams and Watersheds Map**. Streams and waterbodies on this and other maps in the inventory are from the USGS National Hydrography Dataset (NHD) and were digitized from air photos.

### Healthy watersheds can:

- recharge groundwater
- provide clean water
- reduce erosion and flooding impacts
- minimize public infrastructure
- be more resilient to climate change

Note the resulting maps have inherent inaccuracies and do not capture most intermittent streams, which only flow seasonally or after rain. Intermittent streams are in fact widespread, accounting for an estimated 59% of total stream length in the United States. The US Environmental Protection Agency has compiled extensive scientific reviews highlighting their essential role in maintaining water quantity, quality, and overall watershed function or health.<sup>38</sup> Intermittent streams also play a vital role in

37 U.S. EPA. *The Economic Benefits of Protecting Healthy Watersheds*. U.S. Environmental Protection Agency, Washington, DC, 2015, [https://www.epa.gov/sites/production/files/2015-10/documents/economic\\_benefits\\_factsheet3.pdf](https://www.epa.gov/sites/production/files/2015-10/documents/economic_benefits_factsheet3.pdf)

38 U.S. EPA. *Connectivity of Streams and Wetlands to Downstream Waters: A Review and Synthesis of the Scientific Evidence (Final Report)*. U.S. Environmental Protection Agency, Washington, DC, EPA/600/R-14/475F, 2015, <https://cfpub.epa.gov/ncea/risk/recordisplay.cfm?deid=296414>



dissipating stream energy during storms and reducing erosion and downstream flood impacts. By visiting sites and creating more accurate maps the Town can ensure that intermittent streams are identified and considered during planning and project review.

Mill Creek enters East Greenbush from the Town of North Greenbush and flows in a southwesterly direction to near U.S. Routes 9 & 20 and then turns in a northerly direction before draining through the City of Rensselaer to the Hudson River. The Mill Creek watershed in East Greenbush drains 11.7 square miles (16.1 sq. mi. total) in the center of the Town. As it passes through Town, the majority of the stream is classified as C(TS), capable of supporting trout spawning (see the **Water Quality Classifications** section).

The North Branch Moordener Kill enters East Greenbush along its eastern border at the Hamlet of Best and flows across the southeast corner of the Town before entering the Town of Schodack, where it enters the Hudson River near the Village of Castleton-On-Hudson. The North Branch Moordener Kill is classified as a C(T) stream, capable of supporting a trout population, and its watershed drains five square miles of land in East Greenbush (32 sq. mi. total).



*Moordener Kill running through East Greenbush Town Park*

The Papscanee Creek-Hudson River watershed drains 6.9 square miles of East Greenbush from U.S. Routes 9 & 20 westward to the Hudson River. The Hudson River, which flows south to the Atlantic Ocean via New York Harbor, is the largest water feature here, forming the western border of the Town from the Town of Schodack on the south to the City of Rensselaer on the north. Papscanee Creek is a tidal water that meanders along the eastern shore of the Hudson River and forms a unique marsh habitat and island that provide important breeding and migratory habitat for birds and other wildlife. It is also an important nursery for the young of migratory fish and other aquatic life that come into the Hudson River from the ocean and reproduce. Sections of the Hudson River and Papscanee Creek within the Town are classified as C streams.

A small area of the Town of East Greenbush in the northwest corner along the border with the City of Rensselaer is included in the Quackenderry Creek-Hudson River watershed, although the creek never enters the Town. The Quackenderry Creek and tributaries are class C streams. Most of the developed area along Third Avenue Extension is located within the Quackenderry Creek-Hudson River watershed.

Another water feature of importance in the Town is Hampton Manor Lake. This man-made impoundment is 11.7 acres in size and is an important recreational source for Town residents, accepts runoff from the surrounding areas, and provides wildlife habitat. The lake is primarily spring-fed and is a class C waterbody.

## Discussion

Development in watersheds can lead to increased impervious cover and stormwater runoff. This runoff can cause flooding downstream. For example, the Quackenderry Creek-Hudson River has experienced recent flood events; Quackenderry Creek has also experienced recent land development. Proper stormwater management techniques are important to reducing potential for downstream flooding impacts. In addition to water quality and quantity benefits, healthy watersheds can reduce the cost and extent of public infrastructure. For example, rivers and streams which have retained undeveloped floodplain areas can reduce “gray” flood control infrastructure, such as retaining walls and berms. A 2010 report by the Office of the NY State Comptroller summed up these benefits by stating: “In many instances, it is less expensive for a community to maintain open space that naturally maintains water quality, reduces runoff, or controls flooding than to use tax dollars for costly engineered infrastructure projects such as water filtration plants and storm sewers.”<sup>39</sup>

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39 Office of the State Comptroller Thomas DiNapoli. *The Economic Benefits of Open Space Preservation*. NYS OSC, 2010. [https://www.dec.ny.gov/docs/lands\\_forests\\_pdf/openspacepres.pdf](https://www.dec.ny.gov/docs/lands_forests_pdf/openspacepres.pdf)

## Floodplains and Riparian Areas (Map 11)

Floodplains and riparian buffers provide many critical functions for a healthy stream and its watershed. Successful stream management depends in large part on the natural condition and connection of the floodplain and adjacent riparian areas to the stream channel.

**Floodplains** are low-lying areas, often next to streams and rivers, which are inundated during heavy precipitation or snowmelt events. They are naturally connected to streams but can extend far from a stream or river and aren't necessarily found alongside them. Flooding is a natural process and is one way a stream reacts to an increase in water coming into it. Streams of all sizes can have floodplains at various locations along their length. The total size of a floodplain and its distance from and connection to a stream can vary greatly with topography and other local conditions.

When left in a natural state, floodplains act as a natural infrastructure, providing a safety zone between people and the damaging waters of a flood. They provide the space streams need to expand, contract, and sometimes change course. Building in floodplains increases the risk of property damage and loss of life. The location of floodplain boundaries can change over time and in response to changing weather patterns, changes in land use in and around the floodplain and in the surrounding watershed, obstructions in the floodway, stream projects (including dams and levees), and natural stream processes.

### Floodplains perform many functions:

- prevention of erosion
- habitat for plants and wildlife
- temporary storage of flood waters
- moderation of peak flows
- maintenance of water quality
- recharge of groundwater
- recreational opportunities
- aesthetic benefits

**The Floodplains and Riparian Areas Map** shows flood hazard areas mapped by the Federal Emergency Management Agency (FEMA) for the [National Flood Insurance Program](#) (NFIP).<sup>40</sup> Flood insurance rate maps (FIRM) show areas estimated to have a 1% chance or greater probability of being inundated in any given year, areas commonly referred to as the “100-year” floodplain. Map 11 shows NFIP digital Q3 Flood Data, which were developed by scanning existing hard copy Flood Insurance Rate Maps developed in the 1980s. FEMA has recently updated many flood hazard maps across the country to reflect physical changes in floodplains, new data, and improved modeling capabilities. However, as of 2018, FEMA has not yet completed digital remapping for Rensselaer County.

The floodplain map is a valuable tool, but it is important to note that FIRMs are only estimates based on the data and modeling technology available at the time of mapping. Due to the unpredictable nature of some kinds of floods, they often omit many areas subject to flooding from localized drainage problems, including undersized culverts, ice jams or sheet flooding down a slope. In addition, floodplains for

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40 National Flood Insurance Program. <https://www.fema.gov/national-flood-insurance-program>

smaller streams and intermittent streams are usually not depicted on FIRMs. Climate change is furthermore changing precipitation patterns and increasing flood frequency in the Hudson Valley – annual rainfall occurring in heavy downpour events across the Northeast increased 74% between the periods of 1950-1979 and 1980-2009.<sup>41</sup> See the **Climate** section for more information.

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

**Riparian areas** are the sensitive transition zones between land and water and are vital to stream physical processes, habitat, and water quality. The mapped riparian areas include the floodplains as well as other areas adjacent to streams, ponds, wetlands, and other waterbodies. Riparian areas help clean water by intercepting runoff and filtering sediment and nutrients. They can attenuate flooding by slowing down and absorbing floodwaters. Forested riparian buffers provide organic matter that supports the in-stream food web and shade that keeps water cool. They also support unique and diverse habitats, and serve as wildlife travel corridors.

The riparian areas on **Map 11** were mapped by the New York Natural Heritage Program for the Statewide Riparian Opportunity Assessment.<sup>42</sup> They are delineated around streams based on digital elevation data, known wetlands, and modeling for the 50-year flood zone, for the primary purpose of guiding streamside tree planting projects. The riparian areas overlap partially with FEMA floodplain data in the map and may indicate additional flood-prone areas. However, they are not a substitute for the regulatory flood insurance rate maps. Note that the riparian areas were developed through modeling and have not been field verified, and that wider stream buffers are in many cases recommended to adequately conserve wildlife habitat corridors and other functions of the riparian zone. Nevertheless, the mapped riparian areas can provide a starting point to inform land use and stream protection efforts. The Hudson River Estuary Program's “Trees for Tribs” initiative offers free consultation and native trees and shrubs for qualifying streamside buffer planting projects in the estuary watershed.<sup>43</sup>

## Discussion

Protecting and restoring free-flowing streams, vegetated streamside riparian buffers, and floodplains, are the most effective actions to conserve and restore stream habitat. The Town should explore technical

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41 Horton, R., D. Bader, C. Rosenzweig, A. DeGaetano, and W. Solecki. *Climate Change in New York State: Updating the 2011 ClimAID Climate Risk Information*. New York State Energy Research and Development Authority (NYSERDA), Albany, NY, 2014, [www.nyseda.ny.gov/climaid](http://www.nyseda.ny.gov/climaid)

42 Conley, A., T. Howard, and E. White. *New York State Riparian Opportunity Assessment*. New York Natural Heritage Program, State University of New York College of Environmental Science and Forestry, Albany, NY, 2018. [http://nynhp.org/files/TreesForTribes2017/Statewide\\_riparian\\_assessment\\_final\\_jan2018.pdf](http://nynhp.org/files/TreesForTribes2017/Statewide_riparian_assessment_final_jan2018.pdf)

43 Hudson River Estuary Trees for Tribs Program. <http://www.dec.ny.gov/lands/43668.html>



assistance and grants available from the NYSDEC Hudson River Estuary Program to assess and prioritize streams, floodplains and riparian areas for protection and restoration. See the **Water Quality Classification** section for discussion of the Town's Watercourse Management Overlay District.

## Water Quality Classifications (Map 12)

NYSDEC designates the “best uses” that a waterbody should be supporting. Waterbodies are classified by the letters A, B, C, or D for freshwater. The letter classifications and their best uses are described in regulation NYS regulation 6 NYCRR Part 701. For more information about classifications, see the NYSDEC's webpage on [Water Quality Standards and Classifications](#).<sup>44</sup> For each class, the designated best uses are defined as follows:

Activities allowed in and around waterbodies are regulated by NYSDEC based on their classification and standard.

- Class A, AA-water supply, primary and secondary contact recreation and fishing
- Class B-primary and secondary contact recreation and fishing
- Class C-fishing, suitable for fish propagation and survival
- Class D-fishing

Waterbodies classified as A, B, or C may also have a standard of (T), indicating they are trout waters, or (TS), indicating they are trout spawning waters. The **Water Quality Classifications Map** shows the water quality classifications of surface waters in the Town. Note that waterbodies may be divided into multiple segments with differing classifications and standards.

NYSDEC also establishes water quality standards, specific for particular parameters and pollutants, to protect the uses associated with these classifications. These standards are found in NYS regulation 6 NYCRR Part 703. Standards can be numerical or narrative. For example, dissolved oxygen has a numerical standard of no less than 7.0 mg/l in trout spawning waters. Turbidity has a narrative water quality standard which states there should be “no increase that will cause a substantial visible contrast to natural conditions.” Information on surface water and groundwater quality standards can be found at [Surface Water and Groundwater Quality Standards](#).<sup>45</sup> If waterbodies are not supporting the standards for their best uses, they may be listed on the Priority Waterbody List as impaired (see the **Waterbody Impairment** section).

Activities allowed in and around waterbodies are regulated based on their classification and standard. C(T), C(TS) and all types of B and A streams (as well as waterbodies under 10 acres located in the course of these streams) are collectively referred to as “protected streams.” They are subject to the stream protective provisions of the [Protection of Waters](#) regulations in Article 15 of the Environmental Conservation Law.<sup>46</sup>

### Discussion

On protected streams, NYSDEC regulates the beds and banks, defined as the areas immediately adjacent to and sloping toward the stream, extending 50 feet or more. Activities that excavate, fill or disturb these

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44 *Water Quality Standards and Classifications*. NYS DEC, <https://www.dec.ny.gov/chemical/23853.html>

45 *Surface Water and Groundwater Quality Standards*. NYS DEC, <http://www.dec.ny.gov/regs/4590.html>

46 *Protection of Waters*. NYS DEC, <https://www.dec.ny.gov/permits/6042.html>

beds or banks require a NYSDEC permit. See [Protection of Waters: Disturbance of the Bed or Banks of a Protected Stream or Other Watercourse](#) for more information.<sup>47</sup> In situations where streams are unmapped in NYSDEC databases, perennial streams share the classification of the receiving stream, while intermittent streams become Class D.

The Town of East Greenbush Zoning Law of 2008 Section 2.8 establishes a Watercourse Management Overlay (WMO) District relating to NYSDEC's classified streams in order to protect natural and cultural resources in the stream corridor, enhance surface water quality, control non-point source pollution sources such as erosion and sedimentation, and protect people and structures from flood hazards. Protected areas are established "for a horizontal distance 50 feet from the high-water mark of ponds and lakes and from the nearest bank of streams and rivers... The water bodies covered by the Watercourse Management District have been classified by [NYSDEC] as designated water classes 'AA' through 'D'" (Section 2.8.3). Planning Board approval is required before any improvements are made on public or private property within the WMO district. Applicants are responsible for indicating any water bodies and their 50-foot overlay boundary on proposed site plans.

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<sup>47</sup> *Protection of Waters*. NYS DEC, <https://www.dec.ny.gov/permits/6554.html>

## Waterbody Impairment (not mapped)

The Waterbody Inventory/Priority Waterbodies List (WI/PWL) is a statewide inventory of waters that NYSDEC uses to track support (or impairment) of water uses, overall assessment of water quality, causes and sources of water quality impact/impairment, and the status of restoration, protection and other water quality activities and efforts.<sup>48</sup> WI/PWL information is used to identify those water quality issues and specific waterbodies where efforts will have the greatest impact and benefit, objectively evaluate needs for project funding, monitor water quality improvement, and record and report changes over time. The WI/PWL includes waterbody fact sheets outlining the most recent assessment of use support, identification of water quality problems and sources, and a summary of activities to restore and protect each individual waterbody.

The reach of the Hudson River that borders East Greenbush is listed as impaired in the WI/PWL. Fish consumption is impaired by the presence of PCBs, dioxins and heavy metals. Aquatic life, recreation, habitat and aesthetics are stressed by urban/stormwater runoff and combined sewer overflows, principally from Albany, Troy and Rensselaer, during heavy rainstorms. Mill Creek is listed as having no known impacts; however, NYSDEC biomonitoring data from 2001 identified slight impacts at two points in the Town downstream from Route 4. The North Branch Moordener Kill in East Greenbush is listed as unassessed.

Hampton Manor Lake is listed as having minor impacts in the WI/PWL. The fact sheet was most recently updated in 2008. At the time, suspected types of pollutants were algal weed growth, nutrients and silt/sediment. The suspected source of pollutants was urban/stormwater runoff. It was also reported that the lake suffered from a significant infestation of Eurasian milfoil. The condition of Hampton Manor Lake is regularly assessed by NYSDEC as part of the Lake Classification and Inventory Survey.<sup>49</sup> DEC conducts water quality sampling and evaluates these waterbodies primarily through two monitoring programs: Lake Classification and Inventory (LCI) and Citizens Statewide Lake Assessment Program (CSLAP). Monitoring data collected through these programs is used to plan, develop and manage lake resources. The LCI monitoring program is a component of the Statewide Waters Monitoring Program of the NYSDEC Division of Water, and uses a rotating strategy in which waterbodies in all major drainage basins in the state are monitored over a five-year cycle. Hampton Manor Lake was most recently sampled in 2013, and the most recent LCI report identifies the presence of several aquatic invasive species in the lake, including: Eurasian watermilfoil, curly leafed pondweed, water chestnut.<sup>50</sup>

## Discussion

NYSDEC's waterbody impairment data provide a starting point for understanding known and potential threats to water quality. More detailed assessment is needed to identify areas for targeted mitigation,

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48 *Waterbody Inventory/Priority Waterbodies List*. NYS DEC, <https://www.dec.ny.gov/chemical/36730.html>

49 <https://www.dec.ny.gov/chemical/31411.html>

50 <http://nysfola.mylaketown.com/uploads/tinymce/nysfola/MidHudson2016.pdf>



such as nutrient management, additional stormwater controls or retrofits, or where streambed/bank or stream buffer restoration is needed to stabilize sources of sediment or increase shading. NYSDEC citizen science programs including Citizens Statewide Lake Assessment Program (CSLAP) and Water Assessment by Volunteer Evaluators (WAVE) can help to collect additional data to fill in gaps and narrow down potential sources of impairment. The Town should consider participating in these programs to augment the existing record, raise awareness among residents, and track changes in water quality over time. Citizen monitors can also help identify specific water quality threats, such as observed illicit outfalls or evidence of failing septic systems resulting in overland wastewater flows into streams. Grant funding for watershed planning is also available through the NYSDEC Hudson River Estuary Program and NYS Department of State.

Hampton Manor Lake is a shallow lake and lies at the lowest point of an urban/residential area. Stormwater from most surrounding streets drains directly into the lake, some of which is treated in stormwater management practices found at Hampton Lake Park and along Route 9 & 20. This runoff can contain pollutants such as fertilizers from lawns, oils and heavy metals. Sedimentation basins are located where the street culverts empty into the lake and have been effective in collecting silt at some locations. The Town is responsible, under its regulated municipal separate storm sewer system (MS4) program, for maintaining the stormwater management system. See the **Regulated Facilities** section for additional information about the MS4 program. The aquatic weed growth appears to have significantly increased since the NYSDEC's 2008 assessment. NYSDEC staff undertook routine water quality monitoring in the Lower Hudson basin in 2018. The Town should inquire with NYSDEC into the status of an updated assessment for Hampton Manor Lake and use the latest information to work with interested stakeholders toward a remediation strategy. NYSDEC LCI-related monitoring activities and data collection efforts can help the Town identify and address water quality needs.

## Wetlands (Map 13)

Wetlands are areas saturated by surface or groundwater sufficient to support distinctive vegetation adapted for life in saturated soil conditions.<sup>51</sup> There are many types of freshwater wetlands in East Greenbush, including wet meadows, emergent marsh, forested and shrub swamps, vernal pools, floating and submerged vegetation, and open water. Wetlands at Papscanee Island and Creek are both freshwater and tidal, and are considered to be globally rare. They are described under the **Coastal Habitats** section. In addition to providing critical habitat for many plants and animals, wetlands help to control flooding and reduce damage from storm surge, recharge groundwater, filter and purify surface water, and provide recreation opportunities. The upland area surrounding a wetland is essential to its survival and function; both may diminish when a wetland is surrounded by pavement, buildings, and pollution-generating or other incompatible land uses.<sup>52</sup>

### Wetlands:

- provide critical habitat
- control flooding
- reduce damage from storm surge
- recharge ground water
- filter and purify surface water
- provide recreational opportunities

The **Wetlands Map** shows information from several existing sources that provide approximate locations and extent of wetlands. Open water habitats including the Hudson River are symbolized in blue as “waterbodies.” **New York State Freshwater Wetlands** only include wetlands larger than 12.4 acres, unless designated “of unusual local importance.” The U.S. Fish and Wildlife Service’s **National Wetlands Inventory** (NWI) includes wetlands of all sizes. NWI maps offer general information on wetland habitat, distinguishing forested wetlands (e.g., shrub or forest swamp) from emergent wetlands (e.g. marsh or wet meadow). Note that NWI maps often underestimate wetland area and omit smaller and drier wetlands. In particular, vernal pools, wet meadows, and swamps are often under-represented on maps. Many of NYSDEC’s wetland maps are outdated and have similar inaccuracies.<sup>53</sup> When it comes to identifying wetlands, there is no substitute for site visits and on-the-ground delineation.

County soil maps are also a good source for predicting the location of potential wetlands and can help inform site visits to verify wetland presence. Soils classified in the *Soil Survey for Rensselaer County* as very poorly drained or poorly drained are good indicators of **probable wetland areas**, and soils classified as somewhat poorly drained may indicate **possible wetland areas** (see Soils section for further discussion of soil properties).<sup>54</sup> Note that the probable and possible wetland areas cover a greater area than NWI and NYSDEC wetland layers. Likewise, note that soil units are only mapped to an

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51 NYSDEC definition of wetlands. <https://www.dec.ny.gov/lands/305.html>

52 Environmental Law Institute. *Planner’s Guide to Wetland Buffers for Local Governments*. Washington, DC, 2008. [www.eli.org/sites/default/files/eli-pubs/d18\\_01.pdf](http://www.eli.org/sites/default/files/eli-pubs/d18_01.pdf)

53 Huffman & Associates, Inc. *Wetlands Status and Trend Analysis of New York State - Mid-1980’s to Mid-1990’s*. Prepared for New York State Department of Environmental Conservation. Larkspur, CA, 2000. [http://www.dec.ny.gov/docs/wildlife\\_pdf/wetstattrend2.pdf](http://www.dec.ny.gov/docs/wildlife_pdf/wetstattrend2.pdf)

54 Kiviat, E. and G. Stevens. *Biodiversity Assessment Manual for the Hudson River Estuary Corridor*. NYS DEC, 2001.

approximate area of about two acres, and that soils within the unit may not be homogeneous. Areas shown as supporting probable or possible wetlands should always be verified in the field for the purposes of environmental review.

Rensselaer Land Trust's *Land Conservation Plan*<sup>55</sup> identifies several **Important Wetland Complexes** in East Greenbush, described in the **Significant Ecological Features** section. They include Papscanee Island and Creek, Hampton Manor Lake, the Best Road Wetlands complex, and the Moordener Kill Riparian Wetlands.

Wildlife records from the *NY Amphibian and Reptile Atlas* indicate that four-toed salamander, a NY High Priority Species of Greatest Conservation Need (SGCN), inhabits wetlands in East Greenbush. Four-toed salamander breeds in forested wetlands (swamps) with a preference for those with abundant sphagnum mosses. It uses the surrounding forest habitat for foraging during the year. Additional records for wood frog and spotted salamander suggest the presence of vernal pools in the Town, although none have been formally mapped. Vernal pools are small, isolated wetlands that are often dry in summer. They provide habitat for many animals, including a group of forest amphibians which use the pools for breeding. Vernal pools often go undetected in the forest due to their small size and seasonal drawdown. Specific development and management recommendations are available to minimize impacts to vernal pools and associated wildlife.<sup>56</sup> Additional local studies or surveys could improve understanding of wetland habitat values in the Town, and help to identify vernal pools and other currently unmapped wetlands.

## Discussion

The Wetlands Map is a starting point for inventorying local wetlands; more refined data can be added as they become available. Existing state and federal wetland maps are inherently inaccurate and omit many smaller, drier wetlands. The mapped possible and probable wetland areas are helpful for identifying additional wetland areas, which must be verified through site visits. Prior to any development, a wetland biologist should walk a property to determine whether federal jurisdictional wetlands are present. It is also important to recognize that upland buffer areas around wetlands play an essential role in protecting wetland habitat and water quality, although in many cases they have no formal protection.

State and federal laws protect some but not all wetlands. The New York State Freshwater Wetlands Act generally regulates activities in and around large wetlands, including a 100-foot adjacent area.<sup>57</sup> To be

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55 Winter, John, Jim Tolisano, Rick Lederer-Barnes, Michael Batcher, and Nick Conrad. *Rensselaer Land Trust Land Conservation Plan: 2018 to 2030*. Rensselaer Land Trust, Troy, NY, 2018.

56 Calhoun, A. and M. Klemens. *Best development practices: Conserving pool-breeding amphibians in residential and commercial developments in the northeastern United States*. MCA Technical Paper No. 5, Metropolitan Conservation Alliance, Wildlife Conservation Society, Bronx, New York, 2002, <http://maineaudubon.org/wp-content/uploads/2012/08/Best-Development-Practices-Conserving-Pool-breeding-Amph.pdf> and Morgan, D. and A. Calhoun. *The Maine Municipal Guide to Mapping and Conserving Vernal Pools*. University of Maine, Sustainability Solutions Initiative, Orono, ME, 2012, <http://maineaudubon.org/wp-content/uploads/2012/08/MeAud-ME-Municipal-Guide-to-Mapping-and-Conserving-Vernal-Pool.pdf>

57 New York State Freshwater Wetlands Program. <http://www.dec.ny.gov/lands/4937.html>

protected, a wetland must be at least 12.4 acres or considered of unusual local importance, and appear on the NYS Freshwater Wetlands Map. The U.S. Army Corps of Engineers regulates wetlands of all sizes in New York under section 404 of the Clean Water Act.<sup>58</sup> However, to be protected, wetlands must be connected to a navigable waterway. Vernal pools and other isolated wetlands less than 12.4 acres are generally unprotected by state or federal wetland regulations.<sup>59</sup> At the time of writing, changes to the Clean Water Act have been proposed that would further limit federal wetland protection. Local governments can protect wetlands and wetland buffers through home rule authority. The Environmental Law Institute's *Planner's Guide to Wetland Buffers for Local Governments* provides scientific guidance on the conservation values of different buffer widths.<sup>60</sup> The Town of East Greenbush does not currently have a local wetlands protection law; however, the Comprehensive Zoning Law of 2008 seeks to limit filling, grading, or alteration of wetlands and requires that a 25' vegetative buffer be maintained between disturbed areas and protected federal wetlands.

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58 Section 404 of the Clean Water Act. <https://www.epa.gov/cwa-404>

59 *Conserving Small Wetlands in the Hudson Valley*. NYS DEC, <http://www.dec.ny.gov/lands/47486.html>

60 Environmental Law Institute. *Planner's Guide to Wetland Buffers for Local Governments*. Washington, DC, 2008.



## **Section 4: Habitats and Wildlife**

### **Land Cover and Land Use (Map 14)**

The **Land Cover and Land Use Map** provides a bird's-eye view of general habitat types, development, and land use patterns in the Town of East Greenbush based on remote sensing analysis of Landsat satellite imagery. It displays information at a 30-meter spatial resolution from the 2011 National Land Cover Dataset. Each 30x30m square displays a land cover or land use class. Overall accuracy for the 2011 assessments was 88%, with variations by geography and by identified class<sup>61</sup>. **Note that NLCD data are most reliable at regional scales and have important limitations at the municipal scale. The data are not necessarily accurate for all locations and do not distinguish many important habitat types.** Read more about the applications and limitations on the NLCD factsheet <sup>62</sup> One benefit of using NLCD is that the dataset is available for all municipalities nationally and facilitates comparison. **Table 3** provides a summary of the acreage and percentage of land in East Greenbush for each land cover or land use class. Definitions for land cover and land use classes shown on the map are as follows<sup>63</sup>:

Nearly a third (31.6%) of East Greenbush is classified as developed, but the Town retains substantial undeveloped areas east of I-90 and on Papscaanee Island.

**Open Water** - areas of open water, generally with less than 25% cover of vegetation or soil.

**Developed, Open Space** - areas with a mixture of some constructed materials, but mostly vegetation in the form of lawn grasses. Impervious surfaces account for less than 20% of total cover. These areas most commonly include large-lot single-family housing units, parks, golf courses, and vegetation planted in developed settings for recreation, erosion control, or aesthetic purposes.

**Developed, Low Intensity** - areas with a mixture of constructed materials and vegetation. Impervious surfaces account for 20% to 49% percent of total cover. These areas most commonly include single-family housing units.

**Developed, Medium Intensity** - areas with a mixture of constructed materials and vegetation. Impervious surfaces account for 50% to 79% of the total cover. These areas most commonly include single-family housing units.

**Developed High Intensity** - highly developed areas where people reside or work in high numbers. Examples include apartment complexes, row houses and commercial/industrial. Impervious surfaces account for 80% to 100% of the total cover.

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61 Wickham, J., S. Stehman, L. Gass, J. Dewitz, D. Sorenson, B.J. Granneman, R.V. Poss, L.A. Baer. 2017. Thematic accuracy assessment of the 2011 National Land Cover Database (NLCD). Remote Sensing of Environment. 191. 328-341. 10.1016/j.rse.2016.12.026.

62 National Land Cover Database Fact Sheet. United States Geological Survey. 2012. <https://pubs.usgs.gov/fs/2012/3020/>

63 National Land Cover Database (NLDC). United States Geological Survey. <https://www.mrlc.gov/data/legends/national-land-cover-database-2011-nlcd2011-legend>

**Deciduous Forest** - areas dominated by trees generally greater than 5 meters tall, and greater than 20% of total vegetation cover. More than 75% of the tree species shed foliage simultaneously in response to seasonal change.

**Evergreen Forest** - areas dominated by trees generally greater than 5 meters tall, and greater than 20% of total vegetation cover. More than 75% of the tree species maintain their leaves all year. Canopy is never without green foliage.

**Mixed Forest** - areas dominated by trees generally greater than 5 meters tall, and greater than 20% of total vegetation cover. Neither deciduous nor evergreen species are greater than 75% of total tree cover.

**Shrub/Scrub** - areas dominated by shrubs; less than 5 meters tall with shrub canopy typically greater than 20% of total vegetation. This class includes true shrubs, young trees in an early successional stage or trees stunted from environmental conditions.

**Grassland/Herbaceous** - areas dominated by graminoid or herbaceous vegetation, generally greater than 80% of total vegetation. These areas are not subject to intensive management such as tilling, but can be utilized for grazing.

**Pasture/Hay** - areas of grasses, legumes, or grass-legume mixtures planted for livestock grazing or the production of seed or hay crops, typically on a perennial cycle. Pasture/hay vegetation accounts for greater than 20% of total vegetation.

**Woody Wetlands** - areas where forest or shrubland vegetation accounts for greater than 20% of vegetative cover and the soil or substrate is periodically saturated with or covered with water.

**Emergent Herbaceous Wetlands** - Areas where perennial herbaceous vegetation accounts for greater than 80% of vegetative cover and the soil or substrate is periodically saturated with or covered with water.

**Table 3.** Area and percent of East Greenbush represented by land cover and land use classes.

Land Cover/Use Class	Acres	Percent of Town
Open Water	143	0.9%
Developed, Open Space	1693	10.8%
Developed, Low Intensity	1414	9.0%
Developed, Medium Intensity	1494	9.5%
Developed, High Intensity	358	2.3%
Barren Land	19	0.1%
Deciduous Forest	4952	31.6%
Evergreen Forest	823	5.2%

<b>Mixed Forest</b>	210	1.3%
<b>Shrub/Scrub</b>	1074	6.8%
<b>Herbaceous</b>	41	0.3%
<b>Hay/Pasture</b>	2141	13.7%
<b>Cultivated Crops</b>	228	1.5%
<b>Woody Wetlands</b>	853	5.4%
<b>Emergent Herbaceous Wetlands</b>	238	1.5%
<b>Total</b>	15,681	100.0%

Nearly a third of East Greenbush is developed: 10.8% open space (e.g., lawns), 9% low intensity, 9.5% moderate intensity and 2.3% high intensity development for a total of 4,959 acres or 31.6% of the Town. The most intensely developed areas follow the Route 9 & 20 and Route 4 corridors. The Town still retains substantial forest and shrubland areas, hayfields, and meadows, especially east of I-90. In addition, large wetlands occur along riparian corridors and on Papscanee Island. Coastal habitats, floodplains, wetlands, large forests, and grassland and shrubland habitats are further described in subsequent sections of this report.

### **Discussion**

Used in an appropriate manner, the land cover and land use data can be a helpful tool to understand general patterns of land cover and land use in the Town. This map can help to identify large connected habitat areas and to identify potential areas of concern where land uses may impact habitats or water resources.

## Significant Ecological Features (Map 15)

The **Significant Ecological Features Map** highlights the most significant *known* ecological features in East Greenbush based on state, regional, and county-level assessments. The map and descriptions are based on limited existing information; more study is needed to better document the Town's natural features. Some of the overlapping layers in the map may be viewed in greater detail using the [Hudson Valley Natural Resource Mapper](#).<sup>64</sup>

The Town of East Greenbush spans approximately 24.5 square miles including underwater lands in the Hudson River. All land in the Town ultimately drains to the Hudson River Estuary, a globally rare ecosystem that supports many rare species as well as regionally important fisheries. Tidal wetlands and shallow water habitats in the estuary and Papscanee Creek encompass some of the Town's most biologically significant habitats. The Upper Hudson River Estuary is identified as a Significant Biodiversity Area (SBA) by NYSDEC, including the Town's Hudson River shoreline and Papscanee Marsh and Creek. SBAs are locations of high concentration of biological diversity or value for regional biodiversity, and are described in the *Hudson River Estuary Wildlife and Habitat Conservation Framework*.<sup>65</sup>

Freshwater tidal wetlands in the Hudson River Estuary are **globally rare** and provide critical nursery habitat for fish.

The Hudson River Estuary contains significant freshwater and brackish tidal wetlands, as well as other riverine and estuarine habitats, islands, riparian zones, and important tributaries. These habitats support a high diversity of fish, birds, and mammals.... The open water, tidal wetlands, and tributaries in the upper reach of the Hudson are regionally important fish spawning habitats for anadromous fish, especially American shad, striped bass, Atlantic sturgeon and shortnose sturgeon, and provide habitat for all life stages of resident freshwater species. The numerous creeks and tidal freshwater marshes in this stretch serve as breeding, nursery, and migration corridors supporting waterfowl, shorebirds, herons, raptors, and passerine birds. Regionally and globally rare tidal communities include freshwater tidal swamp, freshwater tidal marsh, freshwater intertidal mudflats, and freshwater intertidal shore.

From a county-wide perspective, Rensselaer Land Trust's *Land Conservation Plan*<sup>66</sup> also highlights the Town's coastal resources and a few other resource targets and conservation priority areas. It states:

The tidal wetlands and floodplains along the Hudson River and Papscanee Creek are a high priority for water resources, agricultural areas, ecological resources (uncommon habitats, plants, and animals), and climate resiliency (this area will allow the migration of tidal wetlands as river

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64 Hudson Valley Natural Resource Mapper. [www.dec.ny.gov/lands/112137.html](http://www.dec.ny.gov/lands/112137.html)

65 Penhollow, M., P. Jensen, and L. Zucker. *Wildlife and Habitat Conservation Framework: An Approach for Conserving Biodiversity in the Hudson River Estuary Corridor*. New York Cooperative Fish and Wildlife Research Unit, Cornell University and New York State Department of Environmental Conservation, Hudson River Estuary Program, Ithaca, NY, 2006. <http://www.dec.ny.gov/lands/5096.html>

66 Winter, John, Jim Tolisano, Rick Lederer-Barnes, Michael Batcher, and Nick Conrad. *Rensselaer Land Trust Land Conservation Plan: 2018 to 2030*. Rensselaer Land Trust, Troy, NY, 2018.



level rises). The corridor of the Moordener Kill North Branch has high priority water resources, and flows through East Greenbush Town Park, the largest public land and the center of high priority scenic areas. Other high priority water resources are along Mill Creek and west of Miller Road, and other high priority agricultural resources are in the eastern part of the Town. Of lower priority on a county-wide scale but significant for East Greenbush are the large areas of forested lands in the area of Best Road and Best-Luther Road (particularly north of Best Road) and the wetlands near Best Road which help protect water quality of streams and provide wildlife habitat. Areas of uncommon plants are found near Mannix Road and along Mill Creek.

Several map layers from the *Land Conservation Plan* are described further below.

**Significant Coastal Fish and Wildlife Habitats.** The DEC has identified and evaluated coastal habitats throughout the state’s coastal regions, providing recommendations to the NYS Department of State so that the most important or “significant” habitats may be designated for protection in accordance with the Waterfront Revitalization and Coastal Resources Act. Papscanee Marsh and Creek is a designated significant coastal fish and wildlife habitat in East Greenbush and is described under **Coastal Habitat**.



*Variety of bird sightings captured by East Greenbush resident Jodie Krulikowski*

**Known Important Areas for Rare Animals.** The New York Natural Heritage Program (NYNHP) has identified areas of importance for sustaining populations of rare plants and rare animals based on existing records and the species’ habitat requirements.<sup>67</sup> Known important areas include the specific locations where species have been observed, as well as areas critical to maintaining the species’ habitat. Proactive planning that considers how species move or disperse across the landscape, with careful attention to maintaining connected habitat complexes, will contribute to the long-term survival and persistence of rare species. NYNHP has identified known important areas in East Greenbush for freshwater mussels, Bald Eagle, and migratory fish, as well as important areas for the tidal river natural community. A complete list of state rare species documented in East Greenbush is shown in **Table 4**.<sup>68</sup> Rare animals with modeled important areas in East Greenbush are briefly described along with general threats/sensitivities as follows:

**Known Important Areas** include the specific locations where species have been observed, as well as areas critical to maintaining the species’ habitat.

67 New York Natural Heritage Program, New York State Department of Environmental Conservation. Biodiversity Databases, Important Areas Digital Data Set [updated 25 April 2013]. Albany, New York. [www.nynhp.org](http://www.nynhp.org)

68 New York Natural Heritage Program, New York State Department of Environmental Conservation. [data retrieved July 2018]. Biodiversity Databases, Element Occurrence Record Digital Data Set. Albany, New York. [www.nynhp.org](http://www.nynhp.org)

**Alewife Floater** is a state-rare mussel documented near East Greenbush in the Hudson River and mouth of the Normans Kill. Populations of these mussels have declined dramatically since exotic zebra mussels were introduced to the Hudson River Estuary in the 1990s. These and other freshwater mussels are furthermore threatened by habitat loss and fragmentation, especially from dams, siltation and sedimentation from dams, altered river flows, and surface run-off.

**Bald Eagle** (NY-Threatened, SGCN) nesting is known in East Greenbush along the Hudson River. While Bald Eagle breeding and non-breeding populations are increasing in New York, development pressure and its impacts on habitat remain significant threats. Nesting sites are sensitive to human disturbance.

**Migratory fish** species including NY-Endangered Atlantic sturgeon and Shortnose Sturgeon and SGCN such as Blueback Herring, Alewives, and American Eel utilize the Town's Hudson River coastal habitats. **Diadromous fish** refer to species that migrate between the sea and freshwater. Those that return to freshwater habitats to spawn are also referred to as **anadromous** and include sturgeon and herring species. Stream reaches used by American eel are shown in **Stream Habitat for Migratory Fishes**.

The **Ostrich Fern Borer Moth** is a rare species associated with riparian (streamside) habitats supporting its larval food plant, Ostrich Fern. One of only three known locations of this species in New York State was documented along Mill Creek in the early 1980s. Although the moth has not been recently verified in East Greenbush, its habitat persists. Conserving and managing riparian areas with Ostrich Fern is a conservation priority for this species.

The Hudson is an important **tidal river community** in a relatively intact landscape that benefits from natural shorelines and vegetated riparian buffers. Protecting diverse and high-quality examples of habitats and avoiding habitat alterations are conservation priorities.

**Note:** Rare animals may occur in more locations than are currently known by NYNHP or DEC. The DEC Region 4 Office in Schenectady should be contacted at (518) 357-2355 with any concerns or questions about the presence of protected species in the Town of East Greenbush.

**Streams with Migratory Fish.** East Greenbush's Hudson River tributaries provide important stream habitat for migratory fish species according to DEC Bureau of Fisheries data and an aquatic habitat connectivity study by NYNHP.<sup>69</sup> American Eel occur along the full length of Mill Creek, the North Branch Moordener Kill, and the main tributary to Papscanee Creek in the Town. River Herring (Alewife and Blueback Herring) spawn in Papscanee Creek and the lower reaches of the Moordener Kill in neighboring Schodack. American Eel is in decline throughout much of its range, and though eels are able to bypass certain dams, culverts, and other aquatic barriers, they rely on aquatic connectivity along

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69 White, E.L., J.J. Schmid, T.G. Howard, M.D. Schlesinger, and A.L. Feldmann. *New York State freshwater conservation blueprint project, phases I and II: Freshwater systems, species, and viability metrics*. New York Natural Heritage Program and The Nature Conservancy, Albany, NY, 2011, [http://nynhp.org/files/FreshwaterBlueprint2011/NYS\\_Freshwater\\_Blueprint\\_30Dec2011.pdf](http://nynhp.org/files/FreshwaterBlueprint2011/NYS_Freshwater_Blueprint_30Dec2011.pdf)

streams to complete their life cycle and return to the sea to spawn. River Herring spend most of their time in coastal waters and return to the fresh water of the Hudson River each spring to spawn before returning back to ocean waters. See the **Streams and Watersheds** and **Stream Habitats** section for additional information on stream habitat in East Greenbush.

**Trout and Trout Spawning Waters.** DEC's Water Quality Classifications and Standards identify trout or trout-spawning presence along classified stream segments and suggest there is coldwater habitat suitable for trout in the North Branch Moordener Kill and for trout-spawning in Mill Creek starting just downstream of Route 151. DEC Bureau of Fisheries records in the *Atlas of Inland Fishes of New York*<sup>70</sup> confirm recent records of native Brook Trout in Mill Creek. Trout require well-shaded, cool to cold, flowing water and are sensitive to warmer temperatures. While all streams benefit from adequate streamside vegetation, it is especially important for maintaining clean, coldwater habitats that support native species like Brook Trout.

**Important Ecosystem Complexes.** The Rensselaer Land Trust's *Land Conservation Plan* identifies several important ecosystem complexes in East Greenbush, representing uncommon or restricted habitat types likely to support rare or uncommon native species. Ecosystem complexes are groupings of habitat types that often co-occur across a landscape in relation to underlying physical features. **Papscanee Island and Creek** includes tidal and wetland aquatic habitat complexes that rank highest in the Town in terms of county-level importance. **Rensselaer Bay** is mapped at a lower level of significance. Despite disturbed conditions, **Hampton Manor Lake** is noted as one of only two known examples of natural calcareous (calcium-rich) lakes in the county. The **Best Road Wetlands** complex is ranked among the top 5 of such examples in the county. The **Moordener Kill Riparian Wetlands** complex is also identified as important.

**Important Aquatic Networks.** The *Land Conservation Plan* also identifies broader important aquatic networks encompassing the freshwater tidal Hudson River and the riparian and headwater areas of the North Branch Moordener Kill. These areas highlight the relatively intact natural condition of these riparian corridors and their adjacent uplands, as well as the relatively clean, connected status of the estuary or in-stream habitats. Maintaining aquatic network areas will benefit the long-term conservation of native aquatic plants and animals (and especially native fish) that rely on intact, connected river landscapes. Note that while Mill Creek supports a wild Brook Trout population, its riparian corridor and watershed forest cover are in poorer condition than that of the Moordener Kill.

**Important Interior Forest Habitat.** The *Land Conservation Plan* identifies mostly or relatively undisturbed interior forest habitat areas, representing the largest areas in the county of contiguous, primarily forest habitats. Interior forest habitats support a broad range of native species including many that are sensitive to human disturbance. These values are discussed further in the Large Forest section.

**County Rare Plant Concentration Areas.** The *Land Conservation Plan* identifies three county-rare plant concentration areas in East Greenbush: Papscanee Island and vicinity, Mannix Road woods, and Mill Creek woods and swamp. A list of rare plants identified in these areas is provided in **Table 5**.

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<sup>70</sup> Carlson, D.M., R.A. Daniels, and J.J. Wright. *Atlas of Inland Fishes of New York*. New York State Education Department, Albany, NY, 2016, <http://www.nysm.nysed.gov/common/nysm/files/atlasofinlandfishes.pdf>



**Table 4.** Species and Ecosystems of New York State Conservation Concern in East Greenbush, NY

The following table lists species of conservation concern that have been recorded in East Greenbush, NY. The information comes from the New York Natural Heritage Program (NYNHP) biodiversity databases, the *Atlas of Inland Fishes of New York*<sup>71</sup>, the *1990-1999 New York Amphibian and Reptile Atlas* (NYARA)<sup>72</sup>, and the *2000-2005 New York State Breeding Bird Atlas* (NYBBA)<sup>73</sup>. Species from the NYBBA are included in the table if they were documented in Atlas blocks that are more than 50% in the Town. The table only includes species listed in New York<sup>74</sup> (NY) or federally (US) as endangered, threatened, special concern, rare, a Species of Greatest Conservation Need (SGCN)<sup>75</sup>, or a Hudson River Valley Priority Bird species recognized by Audubon New York.<sup>76</sup> Generalized primary habitat types are provided for each species, but for conservation and planning purposes, it's important to recognize that many species utilize more than one kind of habitat. More information on rare animals, plants, and ecological communities can be found at <http://guides.nynhp.org>. **Note:** Additional rare species and habitats may occur in the Town of East Greenbush.

			NYS Conservation Status					
Common Name	Scientific Name	General Habitat	<a href="#">Hudson River Valley Priority Bird</a>	<a href="#">Species of Greatest Conservation Need</a> <small>xx = high priority</small>	<a href="#">Special Concern</a>	<a href="#">Threatened</a>	<a href="#">Endangered</a>	Data Source
Birds								
<a href="#">Bald Eagle</a>	<i>Haliaeetus leucocephalus</i>	coastal	x	x		NY		NYNHP
American Redstart	<i>Setophaga ruticilla</i>	forest	x					NYBBA
Baltimore Oriole	<i>Icterus galbula</i>	forest	x					NYBBA
Black-and-white Warbler	<i>Mniotilta varia</i>	forest	x					NYBBA
Downy Woodpecker	<i>Picoides pubescens</i>	forest	x					NYBBA
Eastern Wood-Pewee	<i>Contopus virens</i>	forest	x					NYBBA

71 *Atlas of Inland Fishes of New York*. <http://www.nysm.nysed.gov/staff-publications/atlas-inland-fishes-new-york>

72 *New York Amphibian and Reptile Atlas*. 1990-1999. Albany (New York): New York State Department of Environmental Conservation. Available at: <http://www.dec.ny.gov/animals/7140.html>

73 *New York State Breeding Bird Atlas 2000*. 2000 – 2005 [2007 update]. New York State Department of Environmental Conservation, Albany, NY. Available at: <http://www.dec.ny.gov/animals/7312.html>

74 List of Endangered, Threatened and Special Concern Fish & Wildlife Species of New York State. <https://www.dec.ny.gov/animals/7494.html>

75 New York State Department of Environmental Conservation and New York Cooperative Fish and Wildlife Research Unit at Cornell University. 2015. Species of Greatest Conservation Need List. Available at [http://www.dec.ny.gov/docs/wildlife\\_pdf/sgnc2015list.pdf](http://www.dec.ny.gov/docs/wildlife_pdf/sgnc2015list.pdf)

76 Hudson River Valley Conservation. Audubon NY. <http://ny.audubon.org/conservation/hudson-river-valley-conservation>



Common Name	Scientific Name	General Habitat	NYS Conservation Status					Data Source
			<u>Hudson River Valley Priority Bird</u>	<u>Species of Greatest Conservation Need</u> xx = high priority	<u>Special Concern</u>	<u>Threatened</u>	<u>Endangered</u>	
Least Flycatcher	<i>Empidonax minimus</i>	forest	x					NYBBA
Northern Flicker	<i>Colaptes auratus</i>	forest	x					NYBBA
Rose-breasted Grosbeak	<i>Pheucticus ludovicianus</i>	forest	x					NYBBA
Scarlet Tanager	<i>Piranga olivacea</i>	forest	x	x				NYBBA
Sharp-shinned Hawk	<i>Accipiter striatus</i>	forest	x	x	x			NYBBA
Veery	<i>Catharus fuscescens</i>	forest	x					NYBBA
Wood Thrush	<i>Hylocichla mustelina</i>	forest	x	x				NYBBA
Yellow-throated Vireo	<i>Vireo flavifrons</i>	forest	x					NYBBA
American Kestrel	<i>Falco sparverius</i>	grassland	x	x				NYBBA
Bobolink	<i>Dolichonyx oryzivorus</i>	grassland	x	xx				NYBBA
Eastern Meadowlark	<i>Sturnella magna</i>	grassland	x	xx				NYBBA
Belted Kingfisher	<i>Megaceryle alcyon</i>	stream	x					NYBBA
Chimney Swift	<i>Chaetura pelagica</i>	urban	x					NYBBA
American Goldfinch	<i>Spinus tristis</i>	young forest, shrubland	x					NYBBA
American Woodcock	<i>Scolopax minor</i>	young forest, shrubland	x	x				NYBBA
Blue-winged Warbler	<i>Vermivora pinus</i>	young forest, shrubland	x	x				NYBBA
Chestnut-sided Warbler	<i>Setophaga pensylvanica</i>	young forest, shrubland	x					NYBBA
Eastern Kingbird	<i>Tyrannus tyrannus</i>	young forest, shrubland	x					NYBBA
Eastern Towhee	<i>Pipilo erythrophthalmus</i>	young forest, shrubland	x					NYBBA
Field Sparrow	<i>Spizella pusilla</i>	young forest, shrubland	x					NYBBA

Common Name	Scientific Name	General Habitat	NYS Conservation Status					Data Source
			<a href="#">Hudson River Valley Priority Bird</a>	<a href="#">Species of Greatest Conservation Need</a> xx = high priority	<a href="#">Special Concern</a>	<a href="#">Threatened</a>	<a href="#">Endangered</a>	
Prairie Warbler	<i>Dendroica discolor</i>	young forest, shrubland	x	x				NYBBA
Ruffed Grouse	<i>Bonasa umbellus</i>	young forest, shrubland	x	x				NYBBA
Willow Flycatcher	<i>Empidonax traillii</i>	young forest, shrubland	x					NYBBA

Reptiles								
Common Snapping Turtle	<i>Chelydra s. serpentina</i>	wetlands, coastal		x				NYARA

Amphibians								
Four-toed Salamander	<i>Hemidactylium scutatum</i>	wetlands		xx				NYARA

Fish								
Alewife	<i>Alosa pseudoharengus</i>	coastal		x				NYSDEC
American Eel	<i>Anguilla rostrata</i>	stream		xx				NYSDEC
American Shad	<i>Alosa sapidissima</i>	coastal		xx				NYSDEC
Blueback Herring	<i>Alosa aestivalis</i>	coastal		x				NYSDEC
Brook Trout	<i>Salvelinus fontinalis</i>	stream		x				NYSDEC
<a href="#">Shortnose Sturgeon</a>	<i>Acipenser brevirostrum</i>	coastal		x			US NY	NYNHP

Historical Records								
<a href="#">Alewife Floater</a>	<i>Anodonta implicata</i>	coastal		xx			US NY	NYNHP
<a href="#">Bog Turtle</a>	<i>Glyptemys muhlenbergii</i>	wetlands		xx		US	NY	NYNHP
<a href="#">Least Bittern</a>	<i>Ixobrychus exilis</i>	wetlands	x	x		NY		NYNHP
<a href="#">Ostrich Fern Borer Moth</a>	<i>Papaipema sp. 2 nr. pterisii</i>	stream						NYNHP
<a href="#">Yellow</a>	<i>Lampsilis cariosa</i>	coastal		x				NYNHP

Common Name	Scientific Name	General Habitat	NYS Conservation Status					Data Source
			<a href="#">Hudson River Valley Priority Bird</a>	<a href="#">Species of Greatest Conservation Need</a> xx = high priority	<a href="#">Special Concern</a>	<a href="#">Threatened</a>	<a href="#">Endangered</a>	
<a href="#">Lampmussel</a>								

**Table 5.** County-Rare Plants in East Greenbush, NY

The following table is comprised of rare plant species observed within the Town of East Greenbush. The observations were made by various surveyors between 2003 and 2016 and were compiled into a report by Dr. David Hunt for the Rensselaer County Biodiversity Greenprint Project. Dr. Hunt prepared this list in a 3 July 2018 memo for the Town of East Greenbush Natural Resources Inventory. “General Habitats” are based on the habitat where each species was observed, as noted in Dr. Hunt’s memo. “Rarity Ranking” categorizes each species by its observed abundance at county, state and global scales. State and global ranking terminology is defined by the New York Natural Heritage Program and county terminology follows the same format. “Survey Location(s)” identify sites where each species was observed.

Common Name	Scientific Name	General Habitat	Rarity Ranking			Survey Location(s)
			County	<a href="#">State</a>	<a href="#">Global</a>	
Bergamot	<i>Monarda sp.</i>	Island	C1C2-	-	-	Papscanee Island & Vicinity
Narrowleaf Willow	<i>Salix exigua</i>	Island	C1C2-	S4	G4	Papscanee Island & Vicinity
Red Mulberry	<i>Morus rubra</i>	Island	C1C2N?	S5	G5	Papscanee Island & Vicinity
Erect Knotweed	<i>Polygonum erectum</i>	Island	C1C2	S2S3	G5	Papscanee Island & Vicinity
Sleepy Catchfly	<i>Silene antirrhina</i>	Island	C2C3	S5	G5	Papscanee Island & Vicinity
Switch Grass	<i>Panicum virgatum</i>	Island	C2C3-	S5	G5T5	Papscanee Island & Vicinity
Three-square bulrush	<i>Schoenoplectus pungens</i> var. <i>pungens</i>	Island, Wetlands	C2	S5	G5	Papscanee Island & Vicinity; Mill Creek
Ambiguous Sedge	<i>Carex amphibola</i>	Island	C2C3-	S3	G5T4Q	Papscanee Island & Vicinity
Naiad	<i>Najas sp.</i>	Island	C2C3	-	-	Papscanee Island &

			Rarity Ranking			
Common Name	Scientific Name	General Habitat	County	State	Global	Survey Location(s)
						Vicinity
Water Celery	<i>Vallisneria americana</i>	Island	C2C#	S5	G5	Papscanee Island & Vicinity
Large Solomon's Seal	<i>Polygonatum commutatum</i>	Island	C2C3	-	-	Papscanee Island & Vicinity
Wild Black Currant	<i>Ribes americanum</i>	Island	C2C3	S5	S5	Papscanee Island & Vicinity
Virginia Stickseed	<i>Hackelia virginiana</i>	Island	C2C3/C3	S5	-	Papscanee Island & Vicinity
Giant Ragweed	<i>Ambrosia trifida</i>	Island	C3d	S4	-	Papscanee Island & Vicinity
Estuary Beggar Ticks	<i>Bidens bidentoides</i>	Creek	C1C2	S3	G3G4	Papscanee Island & Vicinity
Southern Wild Rice	<i>Zizania aquatica</i>	Creek	C2	S5	G5	Papscanee Island & Vicinity
Spreading-beaked sedge	<i>Carex squarrosa</i>	Forest	C1C2	S5	G4G5	Mannix Road Woods
Wild Bergamot	<i>Monarda fistulosa</i>	Forest	C1C2	S5	G5	Mannix Road Woods
Black Walnut	<i>Juglans nigra</i>	Forest	C2NC3E	S5	G5	Mannix Road Woods
Flowering Dogwood	<i>Cornus florida</i>	Forest	C2C3	S3S5	-	Mannix Road Woods
Pitch Pine	<i>Pinus rigida</i>	Forest	C2C3	S5	-	Mannix Road Woods
Horse Nettle	<i>Solanum carolinense</i>	Forest	C2C3	S5	-	Mannix Road Woods
New Jersey Tea	<i>Ceanothus americanus</i>	Forest	C1C2	S5	G5	Mannix Road Woods
White Trillium	<i>Trillium grandiflorum</i>	Forest	C1C2>C2	S5	G5	Mannix Road Woods
Yellow Star Grass	<i>Hypoxis hirsuta</i>	Forest	C2C3/C2	S5	G5	Mannix Road Woods
Mountain Laurel	<i>Kalmia latifolia</i>	Forest	C2C3/C2	S5	-	Mannix Road Woods
Canada Lily	<i>Lilium canadense</i>	Forest	C2C3-	S5	G5T4?	Mannix Road Woods
Dutchman's Breeches	<i>Dicentra cucullaria</i>	Forest	C2C3	S5	G5	Mannix Road Woods
Scarlet Oak	<i>Quercus coccinea</i>	Forest	C2C3	S5	G5	Mannix Road Woods
Rue Anemone	<i>Thalictrum thalictroides</i>	Forest	C2C3	S5	G5	Mannix Road Woods
-	<i>Heteranthera sp.</i>	Forest	C2-	-	-	Mannix Road Woods



Common Name	Scientific Name	General Habitat	Rarity Ranking			Survey Location(s)
			County	State	Global	
Deerberry	<i>Vaccinium stamineum</i>	Forest	C3d	S5	-	Mannix Road Woods
Great Water Dock	<i>Rumex orbiculatus</i>	Uplands	C1C2	S5	G5	Mill Creek
Great Blue Lobelia	<i>Lobelia siphilitica</i>	Uplands	C2C3	S5	G5	Mill Creek
Bitternut Hickory	<i>Carya cordiformis</i>	Uplands	C3d	S5	G5	Mill Creek
Agrimony	<i>Agrimonia parviflora</i>	Wetlands	C1	S3	G5	Mill Creek
Red-rooted Flat Sedge	<i>Cyperus erythrorhizos</i>	Wetlands	C1	S3	G5	Mill Creek
Ditch Stonecrop	<i>Penthorum sedoides</i>	Wetlands	2/C2C3	S5	G5	Mill Creek
Green-headed Coneflower	<i>Rudbeckia laciniata</i>	Wetlands	C2C3	S5	G5	Mill Creek

## Discussion

East Greenbush retains a rich natural heritage including high quality habitats and populations of rare or declining species of plants and animals. Identifying potential habitat concerns early in the planning process will help to more proactively avoid or minimize impacts to sensitive resources and maintain connected habitats. Developing local checklists for site plan and subdivision reviews that incorporate mapped significant ecological features can help to standardize reviews and ensure consideration of this information. Critical Environmental Area designation or the establishment of conservation overlay districts are possible tools to formally recognize significant habitat areas in the Town. Habitat assessment by a qualified biologist can provide local agencies with information about potential habitat for species of conservation concern in the context of SEQR reviews. The New York Natural Heritage Program can provide any existing records of rare animals or significant natural communities for proposed development sites.

## Large Forests (Map 16)

The **Large Forests Map** shows forests greater than 200 acres in size, which provide numerous benefits including wildlife habitat, clean water, climate moderation, and forest products. In general, larger forests provide higher quality habitat and greater benefits than smaller ones. Across the region, however, many large forests have been divided into smaller forest patches through the process of fragmentation. Forest fragmentation often occurs through clearing for new roads or development and is linked to decreased habitat quality and health, disruptions in wildlife movement, and the spread of invasive species. These impacts are greatest at forest edges but can extend for hundreds of feet into forest patches, often displacing sensitive species that avoid human disturbance. Conserving East Greenbush's large forest areas and connections between them will help sustain the Town's rich diversity of forest plants and animals and the numerous other benefits that forests provide residents.

**Forest fragmentation** is the process of dividing a large forest into smaller areas, and causes:

- decline in habitat quality
- loss of forest interior species
- disrupted wildlife movement
- spread of invasive species

The **Large Forests Map** provides a bird's-eye view of large, contiguous forests in East Greenbush. The forest patches were identified by the NYSDEC Hudson River Estuary Program and Cornell University based on 2010 land cover data.<sup>77</sup> Land cover categories considered "forest" for this analysis included deciduous forest, evergreen forest, mixed forest, and palustrine forested wetland. Roads were buffered and removed from forest patches to show results of development-related fragmentation. Interstate roads were buffered by a total of 300 feet and state and county roads by 66 feet. Forest patch size classifications follow the Orange County Open Space Plan.<sup>78</sup>

East Greenbush's forests are small compared to rural parts of Rensselaer County; however, sizeable patches of forest habitat persist in the more undeveloped parts of the Town, as well as small patches and street trees that contribute to a better quality of life in suburban areas. Intact forest patches ranging from 200-1,000 acres remain throughout East Greenbush, primarily along Route 9J and east of the I-90 corridor. "Stepping stone" forest patches such as these may provide habitat for some forest interior species as well as relatively broad corridors for wildlife movement and plant dispersal. They enable a large array of species to move from one habitat to another across a landscape fragmented by roads and developed areas. Forested stream corridors are particularly favored travel routes for many species of wildlife and help protect water quality and habitat. The North Branch Moordener Kill retains a relatively intact forest corridor highlighted as an **Important Aquatic Network** in the Stream Habitat Map. The East Greenbush Town Park is a protected portion of a stepping stone forest along this corridor, and supports many woodland plant species and mixed-age forest stands which include large, older trees.<sup>79</sup>

<sup>77</sup> National Oceanic and Atmospheric Administration. *Land Cover data for the Coastal Change Analysis Program*. NOAA Coastal Service Center, Charleston, SC, 2010, <https://coast.noaa.gov/dataregistry/search/collection/info/ccapregional>

<sup>78</sup> Orange County, NY Open Space Plan, 2004. Available at <https://www.orangecountygov.com/301/Open-Space-Plan>

<sup>79</sup> Schmitt, C. and N. Miller. *Natural Areas of Rensselaer County, New York*. Rensselaer-Taconic Land Conservancy, Troy, NY, 1994.

Although rare species and significant habitats have not been documented in the park, it was identified as having biodiversity value through the Rensselaer Land Trust's community values meetings for the *Land Conservation Plan*.

The 200-acre threshold is often considered a minimum size for intact forest ecosystems. Smaller forests have limited habitat value for forest interior bird species and suffer greater impacts from development. Forest edge disturbances dominate small forests, such as invasive species, increased predation levels, and micro-climatic differences. Many of the larger forest patches mapped in East Greenbush appear to have considerable edge habitat, and are in fact divided by local roads, driveways, or small-scale development. These forests nevertheless serve a critical ecological function as buffers to the Town's streams and help to protect steep slopes, promote groundwater infiltration, and reduce flood damage. Regardless of size or habitat values, all forests and trees in the Town help to manage stormwater, moderate temperature, and improve air quality, among other ecosystem benefits. The General Land Cover and Land Use Map shows approximate location of forests of all sizes in the Town.

Wildlife records confirm the availability of high-quality forest habitat in East Greenbush. The *2000-2005 NYS Breeding Bird Atlas*<sup>80</sup> documented several forest-interior bird species of conservation concern in the Town, including NY-Species of Greatest Conservation Need such as Scarlet Tanager, Sharp-shinned Hawk, and Wood Thrush (Table 4). Audubon New York's website has specific guidance on managing habitat for forest birds.<sup>81</sup>

**Important Interior Forest Habitat.** Rensselaer Land Trust's *Land Conservation Plan*<sup>82</sup> identifies a few mostly or relatively undisturbed interior forest habitat areas in East Greenbush, which occur east of Route 9J, along the Mill Creek corridor, and north of Best Road. These large forest areas far from roads and development are the most likely places in the Town to support populations of forest-interior nesting birds and other sensitive wildlife species.

One of the greatest threats to forests in East Greenbush today is the introduction of tree diseases, forest pests, and other invasive species inadvertently brought in by people through landscaping and international commerce. Hemlock Woollyadegid and Emerald Ash Borer have already done much damage in nearby towns, and are expected to eventually kill most large trees of these common species in the region. Also, oak wilt, a fungal disease which can quickly kill oak trees, is in nearby Schenectady County. The DEC Division of Lands and Forests has further information about Forest Health Issues and preventative measures to reduce the spread of pests, such as using locally-sourced firewood.<sup>83</sup> The Capital/Mohawk Partnership for Regional Invasive Species Management<sup>84</sup> (PRISM) works to promote education, prevention, early detection and control of invasive species and is helping communities to prepare for and respond to this threat. Guiding future development to minimize forest fragmentation and loss will help minimize the spread of invasive species into interior forests and conserve important habitats in the Town.

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80 *New York State Breeding Bird Atlas*. <http://www.dec.ny.gov/animals/7312.html>

81 Managing Habitat for Forest Birds. <http://ny.audubon.org/managing-habitat-forest-birds>

82 Winter, John, Jim Tolisano, Rick Lederer-Barnes, Michael Batcher, and Nick Conrad. *Rensselaer Land Trust Land Conservation Plan: 2018 to 2030*. Rensselaer Land Trust, Troy, NY, 2018.

83 Forest Health. <https://www.dec.ny.gov/lands/4969.html>

84 Capital/Mohawk Partnership for Regional Invasive Species Management. <http://www.capitalmohawkprism.org/>

**Discussion**

The Town should seek ways to alert project sponsors to the significance of large forests and forest interior habitat areas. Critical Environmental Area designation or the establishment of conservation overlay districts are possible tools to formally recognize specific areas. Site plan and subdivision reviews provide an opportunity to evaluate potential impact of proposed development to forest cover and fragmentation. Habitat assessment by a qualified biologist can provide local agencies with information about forest habitat quality in the context of SEQR reviews. A forestry local law should be considered in order to give clear guidance to forest land owners, encourage sustainable forest management practices, and protect water quality.



## Grasslands, Shrublands, and Young Forests (not mapped)

Recently disturbed sites, such as hayfields, abandoned farm fields, or forest clearings, can provide important habitat for species that require grasslands, shrublands, and young forests. These successional habitat types are transitional and relatively short-lived, and typically require periodic maintenance to avoid becoming more densely vegetated, eventually developing a canopy and becoming forest. We can infer from the **Aerial View** maps and **Land Cover and Land Use Map** as well as from breeding bird records that valuable grasslands, shrublands, and young forests occur in East Greenbush (see Table 4).

Many wildlife species depend on grasslands, shrublands, and young forests – common habitats that have declined region-wide due to urbanization and farm abandonment.

Grassland or meadow habitat can support a variety of life, including rare plants, butterflies, reptiles, and birds, in addition to providing agricultural uses and scenic values. The quantity and quality of grasslands for wildlife have rapidly decreased in the Northeast during the last century due to increased human population, changes in agricultural technology, and abandonment of family farms. This continuing trend threatens populations of grassland birds that have adapted to the agricultural landscape. East Greenbush is largely forested or developed today, but the General Land Cover and Land Use map indicates that approximately 15% of the Town is in herbaceous land cover (hay, pasture, or cropland). The *2000-2005 NYS Breeding Bird Atlas* documented breeding by three grassland bird Species of Greatest Conservation Need in the East Greenbush area, including Eastern Meadowlark, Bobolink, and American Kestrel.

Shrublands and young forests are characterized by few or no mature trees, with a diverse mix of shrubs and/or tree saplings, along with openings where grasses and wildflowers grow. They can occur in recently cleared areas and abandoned farmland and are sometimes maintained along utility corridors by cutting or herbicides. These habitats are important for many wildlife species declining throughout the region because former agricultural areas have grown into forests, and natural forest disturbances that trigger young forest growth, such as fires, have been suppressed. Records from the *NYS Breeding Bird Atlas* support the presence of 10 species of conservation concern in East Greenbush that prefer young forest and shrubland habitat, including American Woodcock, Ruffed Grouse, and Blue-winged Warbler.

### Discussion

These types of open habitats are often overlooked during environmental reviews but support many species of plants and animals as well as pollinators. Even small patches of early successional habitat may be important, but patches greater than ten acres in size are more likely to support grassland- and shrubland-breeding birds. Audubon New York offers guidance on managing habitat for grassland birds<sup>85</sup> and for shrubland and young forest birds.<sup>86</sup>

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85 Managing Habitat for Grassland Birds. <http://ny.audubon.org/managing-habitat-grassland-birds>

86 Managing Habitat for Shrubland and Young Forest Birds. <http://ny.audubon.org/managing-habitat-shrub-birds>

## Stream Habitats (Map 17)

From cold, medium gradient, headwater streams like Mill Creek to the large, warm Hudson River Estuary, East Greenbush supports a variety of streams and rivers illustrated in the **Stream Habitats Map**. The Town's streams store freshwater and support diverse aquatic life, as well as recreational activities like fishing and boating.

**Mill Creek** supports wild Brook Trout, New York's native trout species. Brook Trout require cold, clear streams and are very sensitive to pollution.

### Stream Habitats

The Nature Conservancy has mapped and classified stream habitats across the Northeast region based on four attributes: size (the area drained by the stream; the primary classification variable), gradient (the steepness of the stream channel), geology (influence on water pH), and temperature (the mean summer water temperature).<sup>87</sup> The following stream habitat descriptions are based on TNC's accompanying aquatic habitat guides.<sup>88</sup> **Note:** the stream habitat classification system was developed based on remote assessment at a regional scale, and has not been field verified. Nevertheless, the general habitat information can provide a starting point for understanding the diversity of stream conditions and associated aquatic communities the Town.

#### **Medium gradient, cold, headwaters and creeks (Examples: Mill Creek)**

Cold, moderately fast-moving, headwaters and creeks of hills and gentle slopes. These small streams of northern regions or high elevations occur on hills and slopes at moderate to high elevations in small watersheds (< 39 sq mi). They have cold moderately fast-moving waters with good oxygenation. Instream habitats are dominated by riffle-pool development. Permanent cold-water temperatures in these streams means coldwater fish species, such as Brook Trout and Slimy Sculpin likely represent over half of the fish community.

#### **Medium gradient, cool, headwaters and creeks (Example: Papscanee Creek tributary)**

Similar to medium gradient, cold, headwaters and creeks, but with a higher proportion of cool and warm water species such as Smallmouth Bass and White Sucker relative to coldwater species.

#### **Low gradient, cool, headwaters and creeks (Example: Moordener Kill)**

Cool, slow-moving, headwaters and creeks of low-moderate elevation flat, marshy settings. These small streams of moderate to low elevations occur on flats or very gentle slopes in small watersheds. The cool slow-moving waters may have high turbidity and be somewhat poorly oxygenated. Instream habitats are dominated by glide-pool and ripple-dune systems with runs

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87 Olivero, A.P., and M.G. Anderson. *Northeast aquatic habitat classification*. The Nature Conservancy Eastern Regional Office, Boston, MA, 2008.  
<http://www.conservationgateway.org/ConservationByGeography/NorthAmerica/UnitedStates/edc/reportsdata/freshwater/habitat/Pages/Northeast-Stream-Classification.aspx>

88 Anderson, M.G. M. Clark, C.E. Ferree, A. Jospe, A. Olivero Sheldon and K.J. Weaver. *Northeast Habitat Guides: A companion to the terrestrial and aquatic habitat maps*. The Nature Conservancy, Eastern Conservation Science, Eastern Regional Office. Boston, MA, 2013. <http://nature.ly/HabitatGuide>.

interspersed by pools and a few short or no distinct riffles. Bed materials are predominantly sands, silt, and only isolated amounts of gravel. Cool and warm water species predominate.

**Tidal, low gradient, cool, headwaters and creeks (Example: Papscanee Creek)**

Slow-moving, shallow, tidally influenced creeks and headwater streams. These tidal creeks and streams connect directly to the ocean or to large tidal rivers estuaries and have small watersheds. The water flow and level in these streams is tidally influenced. Most tidal streams have moderately firm, sandy channel bottoms and vertical banks that are regularly eroded and slump into the creek bottom. These streams and their associated estuaries support a rich diversity of plants and animals and serve as the primary nursery area for many marine fishes. The ecological importance of small tidal streams has historically been undervalued, but recent research is showing their collective influence on estuarine ecosystem function may equal or exceed that of larger tidal rivers.

**Tidal, low gradient, warm, large river (Example: Hudson River).**

Slow moving, large, deep, tidally influenced rivers. These very large rivers connect directly to the ocean or to large estuaries and their water flow and level fluctuates with the tides. They have large upstream watersheds (>1000 sq mi) and are often over 300 feet wide. In the river there is a vertical salinity gradient (but note that the Upper Hudson River Estuary is entirely freshwater). Plant and wildlife communities found in and along the river are determined by both depth and salinity. These rivers and their associated estuaries support a rich diversity of plant and animals and serve as the primary nursery area for many marine, estuarine, and anadromous fishes.

**Important Aquatic Networks.** The Hudson River shoreline and the largely intact forested riparian corridor and headwaters of the North Branch Moordener Kill are highlighted as Important Aquatic Networks and described under Significant Ecological Features.

**Riparian Areas.** Riparian areas including streamside buffers, adjacent wetlands, and the 50-year flood zone are described under the **Floodplains and Riparian Areas map**.

**Trout and Trout Spawning Waters.** DEC's Water Quality Standards and Classifications identify trout or trout-spawning presence along classified stream segments and suggest there is coldwater habitat suitable for trout in the North Branch Moordener Kill and for trout-spawning in Mill Creek starting just downstream of Route 151.

**Dams and Culverts.** Infrastructure in streams, such as dams and culverts, can isolate and severely limit the range of fish and other aquatic organisms that use stream corridors. Dams and culverts can present physical barriers to passage, and these structures can also become impassable by changing water quality (e.g. temperature) and quantity (e.g. high velocity). Dams can also lead to flow barriers, when the water in the impoundment behind the dam is used, consumed, or diverted for other purposes (e.g., drinking water supply), leading to lack of water downstream. In some cases, pollution and channel modifications can create the same kinds of barriers. Just as many forest-dwelling species are negatively impacted by forest fragmentation from roads and structures, stream barriers disconnect streams and decrease available habitat. Historically, as mills and road crossings were added to the streams of the Hudson

Valley, dams and culverts blocked off and cut up the habitat for organisms like Brook Trout and American Eel. In addition to impacts on fish and other aquatic life, stream barriers can also have serious effects on local flooding and water quality. Streams flowing into undersized culverts can flood upstream and, in some cases, overtake and wash out a road during heavy precipitation or snowmelt.

The Stream Habitats map displays the **New York State Inventory of Dams**. While the DEC tries to maintain an accurate inventory, this data should not be relied upon for emergency response decision-making. NYSDEC recommends that critical data, including dam location and hazard classification, be verified in the field. The presence or absence of a dam in this inventory does not indicate its regulatory status. Note that assessments by the NYSDEC Hudson River Estuary Program in trial watersheds indicate that perhaps twice as many barriers exist than are recorded in the NYS Inventory of Dams.

**Culvert** data are provided from the [North Atlantic Aquatic Connectivity Collaborative](#) (NAACC), a network focused on improving aquatic habitat connectivity across the Northeast region. Only one culvert in East Greenbush has been formally assessed using this protocol (on Phillips Rd). It was identified as a significant aquatic barrier. The NYSDEC Hudson River Estuary Program is leading efforts in the Hudson Valley to assess road-stream crossings for aquatic passability and to mitigate significant barriers to increase aquatic habitat available for SGCN species such as Brook Trout and American Eel.

## **Discussion**

Protecting and restoring vegetated streamside riparian buffers and restoring free-flowing streams where possible in the Town are the most effective actions to conserve and restore stream habitat. Bridges, open-bottom culverts and similar structures that completely span the waterway and associated floodplain/riparian area generally have the least potential impacts on stream hydrology, floodplains, and habitat. The Town should explore technical assistance and grants available from the NYSDEC Hudson River Estuary Program to assess and prioritize known aquatic barriers for removal or mitigation. Once aquatic barriers are identified, funding opportunities to replace these barriers are available through the NYSDEC Hudson River Estuary Program as well as the Green Innovation grant program through Environmental Facilities Corporation and NYSDEC Water Quality Improvement Program, both of which are available through the Consolidated Funding Application (CFA) process.



## Coastal Habitats (Map 18)

Connections to upper watersheds, the Atlantic Ocean, and the changing tides make the coastal and shoreline zones of the Hudson River Estuary a dynamic area. The northern Hudson River estuary is entirely freshwater, supporting globally rare natural communities such as freshwater tidal marsh and swamp. **Coastal Habitats** along the tidal Hudson in the Town of East Greenbush are shown in **Map 18**. Potential tidal wetland migration pathways are shown in the **Sea Level Rise Map** (Map 19).

**Significant Coastal Fish and Wildlife Habitats.** Diverse coastal habitats occur in New York that provide critical habitat and feeding areas for animals as well as economic values. The NYSDEC has identified and evaluated coastal habitats throughout the state's coastal regions, providing recommendations to the NYS Department of State (DOS) so that the most important or "significant" habitats may be designated for protection in accordance with the Waterfront Revitalization and Coastal Resources Act. The Significant Coastal Fish and Wildlife Habitats describe the highest quality habitats on the Hudson, outlining fish and wildlife values and activities that may have large impacts on the habitats. State and federal law requires that some projects may be reviewed for consistency with coastal policies on significant fish and wildlife habitat.

**Papscanee Marsh and Creek** is a designated significant coastal fish and wildlife habitat spanning approximately 700 acres along the west side of Route 9J in the towns of East Greenbush and Schodack. According to the DOS habitat rating form,<sup>89</sup>

Papscanee Marsh ... is primarily a floodplain wetland area, encompassing a large tidal creek, emergent marshes, freshwater tributaries, old fields, submerged aquatic vegetation, mainly water celery, and young woodlands. The habitat also includes a one-mile segment of the Moordener Kill, which is a medium gradient, warm water stream, with a gravelly substrate and a drainage area of approximately 33 square miles.

Papscanee Marsh and Creek have been subject to considerable human disturbance as a result of navigation channel construction, agricultural use, nearby commercial and industrial developments, stream channel alterations, and the intrusion of invasive species including common reed, purple loosestrife and water chestnut.

Papscanee Creek and its tributaries, especially the Moordener Kill, are important spawning and nursery areas for a variety of coastal migratory fish species such as blueback herring, alewife, American eel, and American shad. In addition, the habitat is an important producer of forage fish (killifish, shiners) that are consumed by larger predatory fish species. Many resident estuarine and freshwater fish species are also found here, including white perch,

**Papscanee Creek** is an important spawning and nursery area for migratory fish species such as Blueback Herring, Alewife, American Eel, and American Shad.

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89 New York State Department of State. 2012. *Papscanee Marsh and Creek. Coastal Fish and Wildlife Habitat Rating Form*.

[https://www.dos.ny.gov/opd/programs/consistency/Habitats/HudsonRiver/Papscanee\\_Marsh\\_and\\_Creek\\_FINAL.pdf](https://www.dos.ny.gov/opd/programs/consistency/Habitats/HudsonRiver/Papscanee_Marsh_and_Creek_FINAL.pdf)

white catfish, largemouth bass, and smallmouth bass. The submerged aquatic vegetation located within the habitat provides food for fish, invertebrates and waterfowl as well as refuge for fish and invertebrates.

Papscanee Marsh is also an important resting and feeding area for migratory waterfowl such as American Black Duck and a confirmed or probable breeding site for numerous bird species. See Table 4 for more information on the documented rare species associated with East Greenbush's coastal habitats.

**Underwater (Subtidal) Habitats.** Beds of submerged aquatic vegetation (SAV), primarily Water Celery, occur in shallow areas of the Hudson River along Papscanee Island. SAV improves water quality by trapping fine sediment and organic matter and adding oxygen to the water. It also provides essential habitat for organisms like insects, worms, and snails that feed fish and birds in the estuary, and serves as nursery habitat for young fish. Native species of SAV in the Hudson such as water celery currently compete for habitat with invasive, non-native Water Chestnut. Water Chestnut does not provide the same water quality benefit as native SAV because its floating leaves release oxygen into the air rather than into the water.

The map shows areas where SAV has been found since 1997. NYSDEC's most recent survey in 2014 found less than 0.1 acre of SAV along the Hudson River in East Greenbush, about 0.3% of the area documented with SAV in 2007. Extensive water chestnut has been documented in Papscanee Creek. A dramatic decline in SAV (90% loss) was seen throughout the Hudson River Estuary following Hurricanes Irene and Lee in 2011. The habitat loss was believed to be due to the large amount of sediment entering the estuary from the storms, which blocked light and prevented plant growth. Since 2016, signs of SAV recovery have been seen throughout the estuary. Even if SAV is not present today, the areas shown on the Coastal Habitat Map could support it in the future.

**Tidal Hudson River Estuary Wetlands.** The wetlands in Papscanee Creek are both freshwater and tidal, a globally rare ecosystem type. Tidal wetlands serve a very important purpose in the river, providing habitat for rare plants and young fish and other benefits for people like wastewater dilution/purification and protecting shorelines from waves and strong storms. The **Coastal Habitat Map** shows tidal wetlands mapping from a 2007 inventory by NYSDEC, which identified about 28 acres of tidal wetlands in East Greenbush in Papscanee Marsh and Creek. Dominant wetland vegetation types were Water Chestnut (8.5 acres), Cattail marsh (6.9 acres), and Common Reed (4 acres).



*Hudson River Shoreline at  
Papscanee Nature Preserve*

**Tidal Shoreline Status.** Natural shorelines are an important transition zone between water and land and provide habitat for diverse plants, fish and wildlife. Tidal shorelines comprise lands directly on the Hudson River as well as the shorelines of tidal wetlands, tidal tributaries, and coves, including both naturally vegetated and hard engineered shoreline. East Greenbush has approximately 3.2 miles of tidal shoreline directly along the Hudson River, in addition to unmapped shoreline along Papscanee Creek. The Coastal Habitat Map shows general shoreline type according to a 2005 inventory of Hudson River shoreline status by NYSDEC and the Hudson River National Estuarine Research Reserve. The study identified 0.6 miles of hard



engineered shoreline in East Greenbush, primarily consisting of a bulkhead along the shoreline of Papscanee Island Park. The remaining 2.7 miles of natural shoreline support primarily woody vegetation or unvegetated rock, sand, and gravel.

## Discussion

There are opportunities to conserve, restore, and manage coastal and shoreline habitats throughout the East Greenbush waterfront area. Parks, preserves, and regulated wetlands may offer a starting point to conserve or restore natural shorelines that will allow tidal wetlands to move with sea level rise. See the **Sea Level Rise Map** to view areas where tidal wetlands are predicted to move inland in the coming decades. Even along working waterfronts there are ways to improve the habitat value of bulkheads and rip-rap revetments. The Hudson River Sustainable Shorelines Project provides information and tools on enhancing the ecology of built shorelines as well as how to conserve natural shorelines.<sup>90</sup> The handbook *Managing Shore Zones for Ecological Benefits*<sup>91</sup> offers practical suggestions for protecting shore zones and increasing the benefits they provide people.

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90 Hudson River Sustainable Shorelines Project. <https://www.hrnerr.org/udson-river-sustainable-shorelines/>

91 Strayer, D. and L. Tumbelty. *Managing Shore Zones for Ecological Benefits*. Hudson River Sustainable Shorelines Project, 2016. <https://www.hrnerr.org/doc?doc=273743856>

## **Section 5: Climate**

### **Climate and Sea Level Rise (Maps 19a and 19b)**

As in most areas of the Northeast, East Greenbush experiences cold winters with snow and warm summers. According to data collected in the Albany by the National Weather Service, for the period of 1981-2010 the average temperature was 48 degrees and the average precipitation received was 39.35 inches. However, local data show steady and rapid changes in our climate that reflect global trends. It is vital for local decision-makers to understand these trends and the related climate hazards facing the region and to plan for future conditions. This section presents general climate information prepared for Hudson Valley communities by the NYSDEC Hudson River Estuary Climate Program.<sup>92</sup>

#### **Climate Projections**

*Responding to Climate Change in New York State* (the ClimAID Report), written in 2011 and updated in 2014, is the current authoritative source for climate projections for New York State.<sup>93</sup> ClimAID translated Intergovernmental Panel on Climate Change (IPCC) scenarios into more robust regional-scale predictions incorporating local data inputs and expert knowledge. The ClimAID report divides the state into seven regions to link climate information with potential impacts, and East Greenbush is located within the ClimAID climate region 5. ***Note that models are inherently uncertain and simply present a range of possible scenarios to assist people and communities plan for the future.*** Future climate changes in East Greenbush could exceed or fall short of these projections.

Looking towards the future there are three prominent climate trends that will affect East Greenbush and the region: increasing temperatures, shifting precipitation patterns, and sea level rise (SLR).

**Temperature.** New York has experienced particularly rapid changes to the regional climate in the last century and this trend is projected to continue through the 21<sup>st</sup> century. Global average temperature has been rising in unison with increasing input of insulating greenhouse gases, driving changes to regional and local climate. Warming atmospheric temperature alters the water cycle, leading to more extreme precipitation, short-term drought and severe storms. Since 1970 East Greenbush has seen a 2°F increase in average annual temperature and a 5°F winter temperature increase. These increases are above both the national and global increase in annual temperature during the same period. Current projections see an additional increase of about 4-6°F in the coming decades and up to 11°F by 2100.

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92 Zemaitis, Libby. *Working Toward Climate Resilience: General Climate Information Prepared for Hudson Valley Communities*. NYSDEC Hudson River Estuary Program, 2018.

93 Horton, R., D. Bader, C. Rosenzweig, A. DeGaetano, and W. Solecki. *Climate Change in New York State: Updating the 2011 ClimAID Climate Risk Information*. New York State Energy Research and Development Authority (NYSERDA), Albany, NY, 2014.



Increasing annual temperatures will lead to more frequent, intense, and long-lasting heat waves during the summer, posing a serious threat to human health and increased electricity demand from air conditioning. Heat waves are a particular concern in more urbanized areas of East Greenbush, where the urban heat-island effect can further exacerbate high temperatures. By mid-century, East Greenbush could annually experience three to 10 days above 95 degrees, and five to seven heat waves that last one to two days longer than average. Increasing temperature not only affects human health and ecosystems but can impact the electrical needs of a community putting strain on both budgets and the grid while creating more challenges in agriculture and other industries. Higher temperatures could stress coldwater stream habitats in Mill Creek and the North Branch Moordener Kill and could exacerbate weed growth in Hampton Manor Lake.

#### HEAT WAVE PROJECTIONS FOR REGION 5

	Baseline 1971-2000	2020s	2050s	2080s	2100
# Days per year above 90°F	10	26 - 31	39 - 52	44 - 76	*
# Days per year above 95°F	1	2 - 4	3 - 10	6 - 25	*
# Heat waves per year	1	3 - 4	5 - 7	6 - 9	*
Average # days of each heat wave	4	5	5 - 6	5 - 7	*
# Days per year ≤ 32°F	155	127 - 136	104 - 119	84 - 109	*

\*Projections not available at this time

**Precipitation.** Precipitation has become more variable and extreme, whereas total rainfall has changed only marginally. The amount of rain falling in heavy downpour events increased 71% from 1958 to 2012 in the Northeast.<sup>94</sup> Projections indicate total annual precipitation could increase as much as 12% by mid-century and 21% by 2100. Overall, New York State models project more dry periods intermixed with heavy rain and decreased snow cover in winter. However, climate projections for precipitation are considered more uncertain since it they are difficult to model. In addition to elevating flood risk, infrastructure such as roads and the Town's wastewater system could become strained during heavy rains.

#### PRECIPITATION PROJECTIONS FOR REGION 5

	Baseline 1971-2000	2020s	2050s	2080s	2100
Total annual precipitation	51"	52" - 54.5"	53" - 57"	53.5" - 58.5"	53.5" to 61.5"
% Increase in annual precipitation	-	2 - 7%	4 - 12%	5 - 15%	5 - 21%
# Days with precipitation > 1"	10	14 - 15	14 - 16	15 - 17	*
# Days with precipitation > 2"	1	3 - 4	4	4 - 5	*

\*Projections not available at this time

**Sea Level Rise.** Global sea level is rising due to various factors, including thermal expansion from

94 Melillo, Jerry M., Terese (T.C.) Richmond, and Gary W. Yohe, Eds. *Climate Change Impacts in the United States: The Third National Climate Assessment*. U.S. Global Change Research Program, doi:10.7930/J0Z31WJ2, 2014.  
<https://nca2014.globalchange.gov/>

warmer water temperatures and melting of land-based ice. The Hudson River is connected to and influenced by the sea; therefore, it experiences tides and is rising with global sea level. Since 1900, sea level in New York Harbor has risen 13 inches. More concerning, the water is rising faster and faster (from 2000 to 2014 the average rate was 6.8 millimeters per year compared to 4.6 millimeters per year from 1990 to 2014). East Greenbush is in the Mid-Hudson region, which is defined in regulation as north of Kingston to the Troy dam.<sup>95</sup> Projections for additional sea level rise along this portion of the Hudson River range from one to 9 inches by year 2020 and five to 27 inches by mid-century. It is possible that East Greenbush could experience as much as 71 inches of sea-level rise by the end of the 21st century if rapid ice melt from the Greenland Ice Sheet continues. Although this “high projection” scenario is considered very unlikely by NYSDEC, there is relative certainty that global sea level will ultimately rise at least six feet over current levels due to warming that is already locked in to the atmosphere.

#### SEA LEVEL RISE PROJECTIONS FOR THE HUDSON

	Baseline 1971-2000	2020s	2050s	2080s	2100
Mid-Hudson region	—	1 - 9"	5 - 27"	10 - 54"	11 - 71"
NYC/Lower Hudson region	—	2 - 10"	8 - 30"	13 - 58"	15 - 75"

The Community Risk and Resiliency Act (CRRA) was signed into law in New York in 2014 to advance planning for climate resilience. NYSDEC officially adopted sea-level rise projections (see Table 6) in 2017 and is developing guidance for natural and nature-based solutions. CRRA requires the NYS Department of State to develop model local laws to enhance community resiliency.

**Table 6.** New York State Sea-level Rise Projections for the Mid-Hudson region (6 NYCRR Part 490). “Low” signifies the lower end of model forecasts, while “high” signifies the upper end over the range of different model formulations and initialization scenarios.

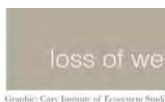
**Table 6.**

Mid-Hudson region (from Troy south to Kingston)					
Time Interval	Low Projection	Low-Medium Projection	Medium Projection	High-Medium Projection	High Projection
2020s	1 inch	3 inches	5 inches	7 inches	9 inches
2050s	5 inches	9 inches	14 inches	19 inches	27 inches
2080s	10 inches	14 inches	25 inches	36 inches	54 inches
2100	11 inches	18 inches	32 inches	46 inches	71 inches

95 NYS 6 NYCRR Part 490. <https://www.dec.ny.gov/energy/102559.html>

The **Sea Level Rise Map** shows the current water level and “100-year” flood zone with projections of potential Sea Level Rise (SLR) at 12, 30, 54 and 72 inches over current levels, as well as modeling for **tidal wetland pathways**. The **Sea Level Rise Detail Map** (Map 19b) shows the affected coastal area in greater detail. The sea level rise modeling comes from the non-profit group Scenic Hudson, which utilized high resolution LiDAR topography and local tidal datum research in a modified-bathtub approach to estimate current and future inundation zones.<sup>96</sup> It’s important to note that the modeling does not account for storm surge and wave action, and that estimates for future flood zones do not account for projected changes in precipitation patterns.

Projections for rapid sea level rise on the Hudson threaten waterfront development and infrastructure as well as the future of tidal wetlands. Along the Hudson River Estuary there are about 7,000 acres of tidal wetland, most of which occur north of the City of Kingston. With a projection of 36-72” (3-6 ft) of SLR by the end of the century, up to 4,000 acres of tidal wetland may be completely inundated in the estuary. Tidal wetlands along the Hudson River will disappear as water rises unless they can build up sediment in place (through the process of accretion; see Figure on left) or move horizontally to higher ground. However, wetlands bordered by steep shorelines, walls, or existing development may have no place to go. Potential tidal wetland loss threatens the health of the entire estuary. Wetlands are also one of the most important tools in flood control as they are able to absorb and slow movement of rising waters. A recent study by Scenic Hudson shows areas along the Hudson most likely to support tidal wetlands in the future as sea level rises.<sup>97</sup> The study predicts a significant expansion of tidal wetland acreage in East Greenbush by 2100.



The **tidal wetland pathways** show where tidal wetlands are likely to move by 2100 as sea level rises under the full range of sea level rise and accretion rates examined in the study. Tidal wetlands are projected to expand throughout the Papsweeney Island floodplain west of Route 9J. **The undeveloped floodplain lands of Papsweeney Island may be one of the most important opportunity areas in the estuary for new tidal wetlands to be established in the 21<sup>st</sup> century.**<sup>98</sup> Elsewhere in the estuary, steep

96 Scenic Hudson Sea Level Rise Mapper. <https://www.scenichudson.org/about-slr-mapper>

97 Tabak, Nava, and Sacha Spector. *Protecting the Pathways: A Climate Change Adaptation Framework for Hudson River Estuary Tidal Wetlands*. Scenic Hudson, May 2016, <https://www.scenichudson.org/sites/default/files/protecting-the-pathways.pdf>

98 See Figure 7 in Tabak, N.M., M. Laba, and S. Spector. *Simulating the Effects of Sea Level Rise on the Resilience and Migration of Tidal Wetlands along the Hudson River*. PLoS ONE 11(4): e0152437. doi:10.1371/journal.pone.0152437. 2016. <http://www.scenichudson.org/sites/default/files/tabak-et-al-2016.pdf>



shorelines, existing roads, railroads, and development pose a physical barrier to tidal wetland migration. The wetland pathways do not account for all the barriers that may be present; for example, bulkheads, revetment, and other hard engineered shorelines may be a barrier to inland wetland migration along sections of East Greenbush's Hudson River shoreline.



*Flooding at Papscanee Island Nature Preserve*

The **Sea Level Rise Detail Map** shows the Town's coastal flood zone in greater detail with a projected 72" (6 ft) sea level rise. This is the high range projection, which will be achieved if rapid ice melt from the Greenland ice sheet continues at current rates. Even if it does not occur by 2100, there is relative certainty that it will occur in the 22<sup>nd</sup> century due to warming that is already locked in to the atmosphere. The map illustrates the vital need to plan for the potential of our changing

landscape and river system in the near future. The map shows the possibility of near complete inundation of the Papscanee Island floodplain and the possibility of future flooding past County Route 9J. Currently a portion (approximately shy of one quarter) of this area is designated as the Papscanee Island Nature Preserve. The remaining majority of the projected wetland pathways and inundation area are a mix of agricultural crop land, industrial and commercial properties, crossed by the Amtrak and CSX freight railroad lines. Sea level rise projections for the Town's waterfront can be viewed using Scenic Hudson's [Sea Level Rise Mapper](http://www.scenichudson.org/slr/mapper).<sup>99</sup>

## Discussion

Under the 2008 Comprehensive Zoning Law, approximately half of the Papscanee Island floodplain is located within the Coastal Industrial zoning district (see **Zoning and Tax Parcels Map**). According to the zoning, "The CI District is intended to permit and encourage the development of light manufacturing and warehousing uses appropriate along the waterfront which require access to the river, rail line or require large quantities of water." Much of this area remains vacant or in agricultural use (see **Tax Parcel Land Use Map**), with the potential for significant new development. Under the current zoning,

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<sup>99</sup> <http://www.scenichudson.org/slr/mapper>



development plans are required to minimize conflict with adjacent agricultural operations by providing a 100' buffer. In light of the risks posed by sea level rise and coastal flooding, and in view of the current land use vision, under which a balance between resource conservation and development is desired, the Town should consider using the comprehensive plan update or a Generic Environmental Impact Statement to evaluate the potential cumulative impact of buildout in the Papscanee Island floodplain and identify mitigation options.

The Town should also consider strategies to conserve tidal wetland habitats in the face of projected changes. The most effective way to do this is to protect and manage the areas where wetlands may move. Minimizing future development in the pathways and designing public waterfronts to allow for these changes will ensure that tidal wetlands have room to adapt to rising sea levels. This strategy will also reduce risks to communities and property owners in the changing Hudson River flood zone. For more information, see [Protecting the Pathways: A Climate Change Adaptation Framework for Hudson River Estuary Tidal Wetlands](#).

While adapting to flood risks along the Hudson River, East Greenbush can also take steps to reduce potential for inland flood damage due to increased stormwater runoff by implementing green infrastructure strategies and limiting impervious surfaces where applicable. East Greenbush should also plan for increasing temperatures by expanding shaded areas in public spaces to offer relief. This could include tree planting and construction of shade structures. Riparian buffer restoration could also be beneficial to shade streams. The NYSDEC recommends developing or updating a heat emergency plan to provide a course of action during intense heat events. More information and resources on adapting to changing climate is provided in *Working Toward Climate Resilience*.<sup>100</sup>

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100 Zemaitis, Libby. *Working Toward Climate Resilience: General Climate Information Prepared for Hudson Valley Communities*. NYSDEC Hudson River Estuary Program, 2018.

## **Section 6: Land Use**

### **Zoning and Tax Parcels (Map 20)**

The **Zoning and Tax Parcels Map** illustrates land use regulations which apply to real property in the Town.

#### **Zoning**

Cities, towns and villages in New York State are authorized by state statutes (called “zoning enabling laws”) to regulate the use of land by enacting what is commonly referred to as “zoning.” Zoning governs the way land in a municipality is used and developed. Its goal is to carry out the municipality’s long-range land use objectives. Zoning regulates the uses to which property may be devoted, the siting of development on land, and the density of development on property. Typically, zoning laws divide the community into land use districts and establish building restrictions regarding building height, lot area coverage, the dimension of structures, and other aspects of building and land use.

**Zoning** regulates the uses to which property may be devoted, the siting of development on land, and the density of development on property

New York is a “home rule” state and municipalities have the choice of whether to implement zoning. The Town of East Greenbush has implemented the Comprehensive Zoning Law (CZL), Local Law # 1 of 2008 to implement zoning.<sup>101</sup> The stated purpose is to divide the Town of East Greenbush “into zoning districts, and all land and building are regulated as to use, occupancy, location, construction and alteration for the purpose of protecting and promoting public health, safety, morals, comfort, convenience, economy, urban aesthetics, and the general welfare.”

The CZL designates permitted uses of land based on the fourteen (14) zoning districts. In addition, a Watercourse Management Overlay District overlay zone and a Planned Development District floating zone are also specified in the CZL. These zoning districts are shown on the Town’s Official Zoning Map and are reproduced on the **Town Zoning and Tax Parcels Map**. A detailed schedule of permitted uses, area and bulk standards, and other requirements for each zone, as well as the intent of each zone, can be found in Section 2 of the CZL.

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<sup>101</sup> A copy of the local law can be viewed by visiting the Town’s website:  
[https://www.eastgreenbush.org/application/files/4114/9081/6524/EGB\\_Zoning\\_Law\\_061108.pdf](https://www.eastgreenbush.org/application/files/4114/9081/6524/EGB_Zoning_Law_061108.pdf)

Table X. Zoning Districts and Abbreviations

<b>Zoning District</b>	<b>Abbreviation</b>
<i>Residential Districts</i>	
Agriculture-Residential District	A-R
Residential-Open Space District	R-OS
Residential-Buffer District	R-B
Residence District	R-1
Residence District	R-1A
Residence District	R-2
Residence District	R-3
<i>Commercial and Industrial Districts</i>	
Personal/Professional District	PPB
General Business Mixed Use District	B-1
General Business District	B-2
Corporate Office Only District	O
Corporate Office/Regional Commercial District	OC
Corporate Office/Light Industrial District	OI
Coastal Industrial District	CI
<i>Overlay Districts and Floating Zones</i>	
Watercourse Management Overlay District	WMO
Planned Development District (floating zone)	PDD

The Town is roughly divided into Residential Districts and Commercial and Industrial Districts. The Hudson River shoreline to Route 9J is a combination of light industrial and agricultural zones. The area along the length of Routes 9 & 20 and along Route 4 north to Couse Corners is a combination of medium density residential (5 dwelling units per acre to a maximum of 12 units per acre in the R-3), commercial, and mixed-use districts. The area along Route 4 to the north and west of Couse Corners is easily accessible to the interstate and is designated for office and commercial uses. The area between Route 9J and Interstate 90 not along the major roadways is zoned low-density residential (1 unit per 1.5 acres) but higher densities (up to 2 units per acre) are permitted where access to public water and sewer is available. Most of the area east of Interstate 90 is a combination of low-density residential (with densities ranging from 1 dwelling unit per 5 acres to 1 dwelling unit per 1.5 acres), agriculture, and open space.

There are several Planned Development Districts (PDDs) which apply to specific areas in the Town and are a type of incentive zoning intended to encourage creative, compact development while fostering community amenities such as a usable open space system for residents and nearby neighborhoods throughout the Town. Performance, use, and other criteria specific to the PDD area become the basis for detailed design, review and control of subsequent development in those areas. The Watercourse Management Overlay District applies to a horizontal distance 50 feet from the high-water mark of ponds and lakes and from the nearest bank of streams and rivers. The waterbodies covered by the Watercourse

Management District have been classified by the New York State Department of Environmental Conservation (NYSDEC) as designated water classes "AA" through "D."

### **Tax Parcels**

This map also includes property boundaries as reflected by tax parcel lines, which are used for tax collection purposes. State law requires local governments to prepare and maintain tax maps in accordance with standards established by New York State. The Town's tax map reflects the size, shape and geographical characteristics of each parcel of land in the assessing unit. The tax map is a graphic display of the Town's land inventory, and as such is the major source to the real property assessment roll. The working copy of the tax map is used by the Town Assessor to record and analyze property transfers and record other features pertinent to the valuation of land.<sup>102</sup> Tax parcel data shown in the Natural Resources Inventory map series were published in March 2018 by the Rensselaer County Tax Services Department.

### **Discussion**

Examining the zoning map and tax parcels in relation to other maps of the Natural Resources Inventory can provide insight into potential development scenarios which could affect the existing natural resource base, ecology, and other significant features. This map is also useful when placed in relation to the other NRI maps when making decisions about how to update the comprehensive plan and zoning districts.

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<sup>102</sup> Adapted from *Tax Mapping in New York State*. New York State Department of Taxation and Finance, [www.tax.ny.gov/research/property/assess/gis/taxmap/](http://www.tax.ny.gov/research/property/assess/gis/taxmap/). Accessed 3 Oct. 2018.



## Existing Land Use (Map 21)

The **Existing Land Use Map** shows current land use patterns in Town as reflected by tax assessment property use data. This report includes an alternative map of current land use information, the National Land Cover Dataset (NLCD), which is gathered from remote sensing. For more information, see the **Land Cover and Land Use** section.

### Existing Land Use Patterns

As shown on the map, the predominant uses in Town by land area are vacant land, residential, and agricultural. There are a mix of large and small residential uses, with the larger residential uses found

**The predominant land uses in Town by land area according to tax assessment data are vacant land, residential, and agricultural.**

primarily east of Interstate 90. There are agricultural uses found in nearly all portions of the Town except the area bounded by Route 4, Routes 9 & 20, and the Town boundaries with the City of Rensselaer and North Greenbush. Vacant land, which includes several utility rights-of-way, coincides with Mill Creek and areas situated away from major roadway corridors.

Commercial uses are found primarily along Routes 9 & 20, along Route 4 north of Couse Corners, and along Route 9J and the Hudson River. Industrial properties are also found across the portion of the Town west of Interstate 90 and include manufacturing and processing, product research, mining and quarrying, wells, and industrial product pipelines.

Community Services uses are found throughout the Town. This is a broad category that includes education, religious, healthcare, government, and cultural and recreational uses. In East Greenbush, the Town parks, cemeteries, library, and several assisted living facilities are shown. Public services include Town facilities, certain Town parks, and the Amtrak and CSX railroad lines.

### A Note About Property Type Classification Codes

Property Type Classification Codes were originally developed for use by assessors to describe the primary use of each parcel of real property on a taxing entity's assessment roll. A single code intended to be the best description for the overall use of the property is assigned to each parcel. These codes form a uniform classification system which is in use by all New York State municipalities, including the Town. The system of classification consists of numeric codes in nine categories. Each category is composed of divisions, indicated by the second digit, and subdivisions (where required), indicated by a third digit.<sup>103</sup>

This classification system is designed for a specific purpose and should be distinguished from other land use classification systems in the NRI, such as the zoning map and NLCD. Certain characteristics of these data may affect the accuracy of the resulting depiction of land use, depending upon the

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<sup>103</sup> Adapted from *Property type classification codes - Assessors' Manual*. New York State Department of Taxation and Finance, <https://www.tax.ny.gov/research/property/assess/manuals/prclas.htm>. Accessed 3 October 2018.

community. For example, it is not updated for non-taxed parcels (i.e., not-for-profit), and it is often incorrect in the type of agriculture. Parcels having more than one use (e.g., residential with agriculture) are often shown to be the highest taxable use.

### **Discussion**

Examining the Existing Land Use map in relation to other maps of the Natural Resources Inventory can provide insight into the types of activities occurring on land in the Town and their locations. It can help suggest areas where certain types of resources, such as agriculture and open space, can be found. Examining land uses over time can provide insight into changes in the use of land and development patterns.

## Regulated Facilities and Industrial Land Use (Map 22)

The **Regulated Facilities and Industrial Land Use Map** shows the distribution in the Town of industrial land uses, waste management facilities, hydrocarbon storage facilities, mines, Superfund sites, and locations of point source discharges to groundwaters as well as surface waters regulated under the Clean Water Act. Information about individual permitted facilities identified on the map is available through the DECinfo Locator interactive online map at <https://www.dec.ny.gov/pubs/109457.html>. A complete list of the locations shown on this map is available in Appendix A.

The mapped locations include the following:

- SPDES Permit Sites – New York's State Pollutant Discharge Elimination System (SPDES) program is intended to control of surface wastewater and stormwater discharges in accordance with the Clean Water Act. Permits are required for constructing or using an outlet or discharge pipe (i.e. a "point source") discharging wastewater to surface waters or ground waters of the state and disposal systems such as a sewage treatment plant.<sup>104</sup> Several commercial and industrial uses along the Hudson River have SPDES permits, as does the Town-operated wastewater treatment plant.
- Regulated MS4 Area - Polluted stormwater runoff is commonly transported through municipal separate storm sewer systems (MS4s), and then often discharged, untreated, into local water bodies. An MS4 is a conveyance or system of conveyances that is: owned by a state, city, town, village, or other public entity that discharges to waters of the U.S., designed or used to collect or convey stormwater (e.g., storm drains, pipes, ditches), not a combined sewer, and not part of a sewage treatment plant, or publicly owned treatment works (POTW).<sup>105</sup> Small MS4s that are located within the boundaries of a Census Bureau defined "urbanized area"<sup>106</sup> are regulated under EPA's Phase II Stormwater Rule and must obtain a SPDES permit from NYSDEC. The MS4 boundary is shown on the map.

The location of certain regulated facilities in Town can be valuable to those looking to undertake land development projects in East Greenbush.

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104 *State Pollutant Discharge Elimination System (SPDES) Permit Program*. NYSDEC, <https://www.dec.ny.gov/permits/6054.html>. Accessed 3 October 2018.

105 USEPA, *National Pollutant Discharge Elimination System (NPDES) - Stormwater Discharges from Municipal Sources*, <https://www.epa.gov/npdes/stormwater-discharges-municipal-sources>, Accessed 19 January 2019.

106 As the USEPA explains, "An urbanized area (UA) is a densely settled core of census tracts and/or census blocks that have population of at least 50,000, along with adjacent territory containing non-residential urban land uses as well as territory with low population density included to link outlying densely settled territory with the densely settled core." USEPA *Stormwater Phase II Final Rule Urbanized Areas: Definition and Description*, <https://www3.epa.gov/npdes/pubs/fact2-2.pdf>, Accessed 19 January 2019.

As a regulated MS4, the Town is required to develop a stormwater management program (SWMP) that describes the stormwater control practices that will reduce the amount of pollutants carried by stormwater during storm events to waterbodies to the "maximum extent practicable."<sup>107</sup> The goal of the program is to improve water quality and recreational use of waterways.<sup>108</sup> The Town does not contain any combined sewer overflows, any 303(d) listed waterbodies as identified in the General Permit, and is not located in a Watershed Improvement Strategy Area. As part of the SWMP, the Town has mapped 149 outfalls, or points of discharge from the MS4 to surface waters. Receiving waters within the MS4 boundary include: Papscanee Creek, Mill Creek, Moordener Kill, and Hampton Manor Lake.

- Petroleum Bulk Storage Facility – These locations are regulated under the NYS Petroleum Bulk Storage (PBS) program, which applies to facilities that store more than 1,100 gallons of petroleum in aboveground and underground storage tanks.<sup>109</sup> The majority of these facilities in the Town are gas stations.
- Chemical Bulk Storage Facility – These locations are regulated under the NYS Chemical Bulk Storage (CBS) program which applies to facilities that store a "hazardous substance" listed in 6 NYCRR Part 597 in an aboveground storage tank larger than 185 gallons, any size underground storage tank, with some exceptions, or in a non-stationary tank used to store 1,000 kg or more for a period of 90 consecutive days or more.<sup>110</sup> CBS regulated facilities are located at sites in the Town used for manufacturing, research, and petroleum industrial land uses.
- Major Oil Storage Facility – These locations are regulated under the NYS Oil Spill Prevention, Control and Compensation Act, which requires regulation of all oil terminals and transport vessels operating in the waters of the State which have a storage capacity of 400,000 gallons or more.<sup>111</sup> These facilities are located along the Hudson River and are involved in the storage and distribution of various refined petroleum products.
- Salt Bulk Storage Facility – These facilities are locations where road salt and other materials used for snow and ice operations by public works and roadway agencies are stockpiled. Salt storage facilities are located at the DPW garage and NYSDOT Rensselaer County Residency.

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107 <https://www.eastgreenbush.org/departments/planning-zoning/stormwater>

108 NYSDEC, *Stormwater MS4 Permit and Forms*, <https://www.dec.ny.gov/chemical/43150.html>, Accessed 19 January 2019.

109 *Bulk Storage of Chemicals, Petroleum, and Liquefied Natural Gas*. NYSDEC, <https://www.dec.ny.gov/chemical/287.html>. Accessed 3 October 2018.

110 *Bulk Storage of Chemicals, Petroleum, and Liquefied Natural Gas*.

111 *Regulation of Major Oil Storage Facilities*. NYSDEC, <https://www.dec.ny.gov/chemical/2644.html>. Accessed 3 October 2018.



- Active or Reclaimed Mine – These are regulated sites in the mining and oil and gas industries. There are five (5) such sites in the Town, which are primarily privately owned sand and gravel mines.<sup>112</sup>
- State Superfund Site - The NYS Superfund Program is an enforcement program whose goal is to identify and characterize suspected inactive hazardous waste disposal sites and to ensure that those sites which pose a significant threat to public health or the environment are properly addressed. These are locations where the presence of a consequential amount of hazardous waste has been confirmed and to which various tracking, remediation, environmental management and reporting requirements apply. There are six (6) such sites in Town.<sup>113</sup>
- Transfer Station and Former Landfill – The Town formerly operated a landfill for municipal solid waste disposal along Ridge Road which is now the site of the Town-operated Transfer Station.
- Industrial Land Uses – Industrial land uses, which are defined by property class data (see Map 21), are also found across the portion of the Town west of Interstate 90 and include manufacturing and processing, product research, mining and quarrying, wells, and industrial product pipelines.

## Discussion

Examining the Regulated Facilities and Industrial Land Use map in relation to other maps of the Natural Resources Inventory can provide insight into the types of regulated and industrial activities occurring in Town and their locations relative to natural resources and other significant features. This map shows sites undergoing cleanup of contaminated sites, which can be valuable to those looking to undertake projects in Town. More information about facilities regulated under DEC permits is available online through the [DECinfo Locator](https://www.dec.ny.gov/pubs/109457.html) tool.<sup>114</sup>

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112 *Mining and Reclamation*. NYSDEC, <https://www.dec.ny.gov/lands/5020.html>. Accessed 3 October 2018.

113 *State Superfund Sites*. NYSDEC, <https://www.dec.ny.gov/chemical/8439.html>. Accessed 3 October 2018.

114 DECinfo Locator. NYSDEC, <https://www.dec.ny.gov/pubs/109457.html>. Accessed 12 February 2019.

## Agricultural Resources (Map 23)

The **Agricultural Resources Map** shows the distribution of soils, farm parcels, and state and local agriculture promotion programs in the Town.

### Soils

Successful agriculture requires quality soils. High quality soils require small fertilizer and nutrients inputs, leading to lower costs and higher production rates. Prime Farmland Soils are defined by the USDA and New York State and considered the most productive soils for farming.<sup>115</sup> Farmland Soils of Statewide Importance are soils that do not meet all criteria for Prime Farmland. Though not as productive as Prime Farmland, if managed properly, these soils can produce fair to good yields. There are soils conducive to agriculture found across the Town. The most productive soils are located west of Interstate 90 and have seen extensive development (see the **Existing Land Use Map**).

High quality soils contribute to successful agriculture because they require smaller fertilizer and nutrients inputs, leading to lower costs and higher production rates.

### Tax Exemptions and Agricultural Districts

County agricultural district designation entitles landowners to a mix of incentives aimed at preventing the conversion of farmland to non-agricultural uses. Agricultural tax exemptions limit local property tax liability to a prescribed agricultural assessment value. According to the map, a significant proportion of the lands east of Interstate 90 either receive agricultural tax exemptions, are enrolled in an ag district, or both. There is a cluster of properties enrolled in these programs along the Hudson River, and several similar properties along Route 9 & 20 and along the southern border with the Town of Schodack.

### Discussion

Large areas of farmland can promote a critical mass of farming which is important to the long-term viability of agriculture in Town and in the county. Understanding the distribution of these agricultural resources should be an important consideration in Town planning and development management processes. Growing food locally can benefit the local economy, the environment, and the health and welfare of the community if sustainable agricultural practices are used. In addition to providing the community with a local source of crops, livestock, and economic benefits, farmlands can also serve as an important source of food and cover for wildlife, and provided certain practices are used, can help control flooding and protect wetlands and watersheds. Farmland also contributes to scenic beauty and open space.

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115 *Rensselaer County, NY: Agricultural and Farmland Protection Plan.*  
[https://www.farmlandinfo.org/sites/default/files/Keep\\_It\\_Growing-Rensselaer\\_Cty\\_NY\\_1.pdf](https://www.farmlandinfo.org/sites/default/files/Keep_It_Growing-Rensselaer_Cty_NY_1.pdf). Accessed 3 October 2018.

## **Section 7: Cultural Resources**

### **Conservation, Recreation & Scenic Areas (Map 24)**

Access to parks and open space within a community brings substantial social, environmental, economic, and health benefits.<sup>116</sup> These places help define our Town by giving residents opportunities to enjoy the natural beauty of the region and provide areas to promote relaxation and exercise. From nature preserves, to pocket parks, to biking and walking paths, the Town of East Greenbush has much to offer.

#### **Parks and Protected Lands**

A variety of parks, preserves, and other protected lands in the East Greenbush were identified from the NY Protected Areas Database (NYPAD), a spatial database of lands protected, designated, or functioning as open space, natural areas, conservation lands, or recreational areas. NYPAD uses the term “protected” broadly, including lands that may be public or private, open or closed to public use, permanently protected from development or subject to future changes in management. NYPAD was created by the NY Natural Heritage Program, and can be accessed through NYPAD.org, or through the Hudson River Valley Natural Resource Mapper.<sup>117</sup>



Six public recreation areas (Woodland's Eckman Park, Hampton Lake Park, Onderdonk Memorial Park, Ontario Park, Prospect Heights Park, and the Town Park) are maintained by the Town and described fully in *The Town of East Greenbush Amenities Plan, 2016-2017*.<sup>118</sup> Each of these parks provides at least one, and often multiple, forms of recreation equipment, such as swing sets, basketball

courts, or bocce courts. The Town Park, located off Elliot Road, is the largest recreation park in the Town and provides hiking trails, pavilions, ball fields, a dog park, views of the North Branch Moordener Kill, and more.

Papscaene Island County Nature Preserve is the only formal preserve in the Town dedicated to conservation. Situated along the Hudson River, the preserve contains tidal and wetland aquatic habitats for rare species of plants and animals. This hotspot of biodiversity is described in further detail in the **Habitats and Wildlife** section of this report.

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116 Sherer, Paul M. *Benefits of Parks: Why America Needs More City Parks and Open Space*. Trust for Public Land, 2006.

117 <http://www.dec.ny.gov/gis/hre/>

118 *The Town of East Greenbush Amenities Plan: 2016-2017*. Prepared by Behan Planning and Design. [www.eastgreenbush.org/application/files/3714/9201/9187/Amenities\\_Plan\\_2016\\_Final\\_Draft.pdf](http://www.eastgreenbush.org/application/files/3714/9201/9187/Amenities_Plan_2016_Final_Draft.pdf)

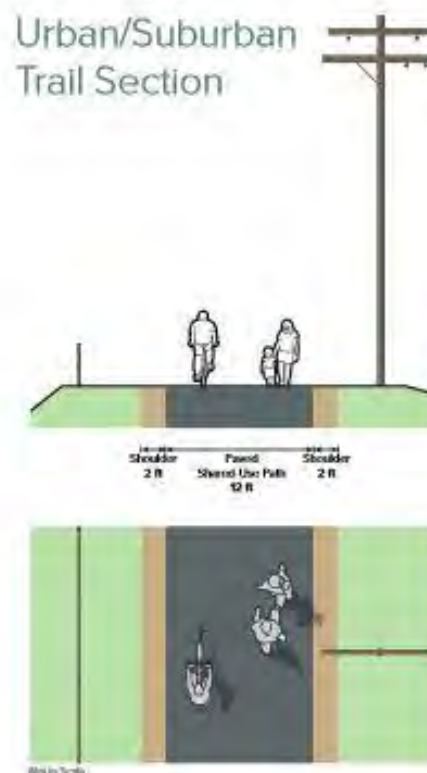
In addition to the Town's publicly accessible parks and preserve, there are at least two privately-owned properties in Town that are protected under conservation easements held by the USDA Natural Resources Conservation Service (NRCS). These properties are not open to the public. A conservation easement is a voluntary legal agreement between a landowner and a land trust or government agency that permanently limits uses of the land in order to protect its conservation values. Landowners retain many of their rights, including the right to own and use the land, sell it and pass it on to their heirs.<sup>119</sup> NRCS offers voluntary easement programs to landowners who want to maintain or enhance their land in a way beneficial to agriculture and/or the environment.<sup>120</sup> Local lands trusts, such as the Rensselaer Land Trust, also offer conservation easement programs that can help residents preserve their land for future generations.<sup>121</sup>

### **Pedestrian and Bicycle Access**

Safe access for pedestrians and bicycles allows residents to use alternate forms of transportation, which helps reduce car congestion, increases overall health of the community, and provides economic benefits.<sup>122</sup> In recent decades, shared-use bicycle and pedestrian paths have become a trademark of "livable" communities, making them more attractive to potential home buyers and businesses.

In 2020, The Town of East Greenbush will host a central piece of the Empire State Trail, a state-funded initiative to create a shared-use path from New York City to the Canadian border, and from Albany to

**The Albany-Hudson Electric Trail** will be a shared-use bicycling and pedestrian trail along the historic 35-mile Albany-Hudson Electric Trolley corridor from the cities of Hudson to Rensselaer. The route runs through East Greenbush parallel to Route 20, connecting neighborhoods, schools, shopping areas, and parks, providing recreation and linkage opportunities for many residents.



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- 119 <https://www.landtrustalliance.org/what-you-can-do/conserve-your-land/questions>
  - 120 <http://www.nrcs.usda.gov/wps/portal/nrcs/main/national/programs/easements>
  - 121 <https://www.renstrust.org/protect/landowner-information>
  - 122 <https://www.railstotrails.org/experience-trails/benefits-of-trails/>



Buffalo.<sup>123</sup> The Albany-Hudson Electric Trail is a 35-mile segment of this trail that will traverse Rensselaer and Columbia Counties, following the historic tracks of the Albany-Hudson Electric Trolley that operated from 1899 to 1929. Construction is expected to begin in 2019, with completion the following year. The detailed and most current route plans can be found at [www.ahettrail.org](http://www.ahettrail.org).

Through East Greenbush, this path will be a mix of marked, on-road sections and separated off-road paths. The section from the City of Rensselaer to Southern Avenue of Hampton Manor will be on-road for cyclists, and on improved sidewalks along Route 9/20 for pedestrians. From the south end of Southern Avenue, a newly constructed shared-use path will continue until Point View Drive, at which point, an on-road route will be used until Greenwood Drive, and then the shared-use off-road path will resume until Old Miller Road.

### **Other Corridor Visions**

The East Greenbush Amenities Plan also included a vision of other multi-use trails using National Grid utility corridors that crisscross the Town, possibly connecting key features such as Papscahee Island County Park with the center of Town. Approval from National Grid would be a necessary first step towards making official paths along the corridors. State Routes 9J and 151 are State Designated Bike Routes; however, neither appear to have any bicycle amenities. Route 9J has significantly wide shoulders. Some segments of Route 151 offer wide shoulders, while others are narrow and less suited to bicycling and walking. Many of the Town's major thoroughfares and more densely settled areas, such as the Route 9 & 20 corridor, portions of Route 4 and Route 151, do have sidewalks, although overall the network displays a number of gaps and needs.

### **Scenic Roadways and Views**

The hilly terrain of East Greenbush and general westward aspect towards the Hudson River Valley, coupled with many forest and open field habitats, create opportunities for scenic vistas along many of the Town roads. The Town's 1993 Comprehensive Plan documented and described relatively intact aesthetic resources worthy of protection.<sup>124</sup> The Natural Resources Work Group determined that the 1993 inventory remains valid and worked with the project GIS intern to map the identified scenic roadways. Stretches along Ridge Road, I-90, Route 4 (between Mannix Road and the FedEx center), Hays Rd, Best Road, and Best-Luther Road are some examples of scenic roads within East Greenbush. In addition, the Natural Resources Work Group identified Old Best Road, Craver Road, and Werking Road as scenic. The following descriptions are provided from the 1993 Comprehensive Plan:

Route 4: The view westward from Route 4, between the Interstate Exit 9 ramp and the Albany International building [currently the FedEx distribution center, south of the Rensselaer County Plaza] is important to both tourists and commuters. This view is a panorama which includes Olcott and Rysedorph Hills, and the downtown Albany Government complex which includes the Nelson A. Rockefeller Plaza. Landcover types which are seen from the Route 4 at close and

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123 [www.ny.gov/programs/empire-state-trail](http://www.ny.gov/programs/empire-state-trail)

124 1993 Comprehensive Development Plan Update: Town of East Greenbush, NY.

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



*View towards Downtown Albany from Route 4*

Town Park: The Town Park picnic and swimming area provides a greenspace setting for Town residents. The views from within Town Park are important to the overall quality of the recreational resource. Any new development in the area should respect the views both on the road leading into Town Park and views from the picnic and swimming area [Note: the swimming area is no longer open due to high bacterial counts].<sup>125</sup>

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

- Views looking west along Route 9J are wetlands adjacent to woods in close to medium range, with the woods forming the distant view. Both wetlands and woods provide seasonal color and textural changes and settings for wildlife.
- The view along the Hudson River, south of the King Fuel's Terminal is of the generally undeveloped river bank and residential structures along the west shore.
- The view from Hayes Road, from the descent of the hill west to 9J is a view of wetlands, wooded shore and the hills of the west side of the river.

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

I-90: The view from I-90 is an important view for the Town. Many residents travel this route

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<sup>125</sup> The pond historically has been used for public swimming and includes a beach area. However, due to high concentrations of fecal coliform, the beach has been closed to public swimming for several years by order of the Rensselaer County Health Department.

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

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

The 1993 description of Best Luther Road and Best Road remains true in 2019. Despite additional residential development, the eastern part of Town is still dominated by views of field and forest. Best Luther Road, Best Road, Werking Road, and Luther Road delineate a rectangle of largely open space, framed by and enclosing wetlands, pasture, and the forested banks of the Moordener Kill. A number of 19<sup>th</sup> century barns and farmhouses dot this rural landscape, to which Old Best Road and Craver Road also belong. These roadways should be considered scenic resources in addition to the previously identified areas of the Town.

## **Discussion**

The Conservation, Recreation & Scenic Areas map can help the Town consider how projects adjacent to parks, open space, and trails may impact the value residents gain from these areas, as well as ways to maintain habitat connectivity with preserves and other protected lands. This map can also help identify opportunities to grow and connect parks, preserves, paths, and trails as new projects arise. For example, the incoming multi-use path will provide a backbone of pedestrian and bicycle access to which other paths and sidewalks can connect and eventually provide a valuable network of safe linkages to many parts of Town. During site plan and subdivision review, the Town should consider creating and maintaining habitat connections for the movement of plants and animals. It should also consider creating new connections among parks and trails, and the potential to create connections among future trails, for pedestrian mobility and accessibility. (Creating connections for pedestrians can also advance habitat connectivity objectives.) In order to accomplish these objectives, land can be set aside and deed restricted, put under a conservation easement, or conveyed to the Town on site and subdivision plans for these purposes.

Locations of scenic roadways can inform planning and design of new development projects. The Town may consider adoption of design guidelines to maintain community character and minimize impacts to scenic resources

## Historic Preservation Assets (Map 25)

### A Thriving Past Civilization

The earliest known inhabitants of East Greenbush were members of a complex and thriving confederacy of Mohicans who inhabited the Hudson River Valley for thousands of years before the arrival of Europeans. Known to be advanced agriculturalists and successful hunters, these Native Americans became heavily involved in the Dutch fur trade in the mid-1600's. Mohican villages were fairly large, consisting of 20 to 30 mid-sized longhouses, located on hills and heavily fortified. Schodack and the Papscanee Islands were major settlement sites. Mohican villages were governed by hereditary sachems advised by a council of elders, with a general council that met regularly at Schodack to decide matters affecting the entire confederacy.<sup>126</sup> Although the cumulative population has been estimated at over 10,000 in the Hudson Valley area at the time of European contact, by the early 1700's their numbers dwindled to four or five hundred. The spread of highly contagious European borne diseases to which natives had no immunity was catastrophic. In addition, after 1680 many Mohicans were driven southeastward to Berkshire County around Stockbridge Massachusetts due to conflicts with the Mohawk during the Beaver Wars, and westward toward Central and Western New York following the disruption of the American Revolutionary War.<sup>127</sup>

On August 12, 2015 the Stockbridge-Munsee Community, Band of Mohican Indians, opened its New York Tribal Historic Preservation Office in the City of Troy. Hosted by the Sage Colleges, the Tribal Historic Preservation Officer works directly out of this office to facilitate reviews and consultations in archeology and historic preservation that the Mohican Tribe undertakes as part of the National Historic Preservation Act Section 106 process. This is a tremendous development in the presence of the Mohicans in their historic Hudson Valley homeland.<sup>128</sup>

### Architectural Heritage

The Town of East Greenbush has a very rich Post-European settlement history rooted in the prominence of people and families and the structures they inhabited. Although there are a number of very old notable buildings that still exist as referenced in the **Historic Preservation Assets Map**, many have been significantly altered to the detriment of their original integrity. Colonists from the Netherlands built a handful of "urban-style" Dutch Colonial houses from the mid-1600's to early 1700's that only exist today in rural Albany region settings, one of the finest examples being the Bries House constructed in East Greenbush in 1723. Although recognized as one of less than six remaining examples of the Dutch urban-style, and among the rarest of American domestic buildings, it is barely recognizable today. A "Historic American Buildings Survey" in the Library of Congress includes photographs of the "Jan Breese House" taken sometime after 1933 documenting this short-lived architectural style that gave way

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126 "Mahican." Wikipedia. Wikipedia.org, n.d. <https://en.wikipedia.org/wiki/Mahican>. Accessed 7 January 2019

127 Coffey, Richard. "This Land Was Theirs (Part Two)." *History Tidbits*, [www.vizettes.com/kt/upstateny-history/ny-na/upstate-local-sites.htm](http://www.vizettes.com/kt/upstateny-history/ny-na/upstate-local-sites.htm).

128 Curtin, Edward V. *The Mohican Tribe Opens Its Historic Preservation Office in Troy, NY*. Curtin Archeological Consulting, Inc, 21 Aug. 2015, [www.curtinarch.com/blog/2015/8/20/the-mohican-tribe-opens-its-historic-preservation-office-in-troy-new-york](http://www.curtinarch.com/blog/2015/8/20/the-mohican-tribe-opens-its-historic-preservation-office-in-troy-new-york).



to Dutch “rural-style” construction. Hundreds of buildings remain of the latter style, predominantly found in regions of former Dutch influence.<sup>129</sup> In contrast, two later structures, the John Carner, Jr. House built sometime before 1776 and the Craver Farmhouse (also known as Van Rensselaer House) from 1790, are both well-preserved examples of Federal style architecture and the only Town structures currently listed on the National Register of Historic Places.

### **Sensitive Historic Areas**

Although not formally recognized by Federal, State or local government, East Greenbush has several geographic areas of historical, archaeological and architectural significance as highlighted on Map 25. These areas include neighborhoods exhibiting unique architectural styles; travel, trade and commerce corridors; native American settlements; military facilities; and clustered 18<sup>th</sup> and 19<sup>th</sup> century farmsteads.

**Hampton Manor (former Greenbush Cantonment grounds)** is a census-designated neighborhood within East Greenbush. Historically, this area was tenant farmland sold to the US Government in 1812 when construction began for a military Greenbush Cantonment. The huge Army post housed over 4,000 soldiers with several buildings and parade grounds. By 1831 the US Government sold the Cantonment property and it returned to farmland. Today one building of the original Cantonment remains as a private residence while the other structures have long been demolished.<sup>130</sup>

Early 20<sup>th</sup> century Albany area growth included a trolley line through surrounding towns that would bring about the next evolution of the area dubbed “Hampton Manor.” This was a planned development that included a spring-fed lake, sponsored by Veeder Realty whereby farmland was purchased in the 1920's and marketed as vacation spots for those wanting a quick getaway just outside of Albany. Hampton Manor is significant due to an intact concentration of Sears Kit Homes. This neighborhood of just 0.6 square miles<sup>131</sup> boasts at least 60 kit homes as well as a metal manufactured “Lustron” house.



*Entrance to original Hampton Manor development*

**The Best Road Corridor** is a winding rural road dotted with well-preserved private homes and farmsteads, two of which are individually listed on the National Register of Historic Places. The John Carner House (pre-1776) and Craver Farmhouse (1790) sites are meticulously maintained examples of the numerous mid-18<sup>th</sup> to early 19<sup>th</sup> century farmstead buildings found along this corridor. These homes

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129 McAlester, Virginia, and Lee McAlester. “Dutch Colonial.” *A Field Guide to American Houses*, Knopf Doubleday Publishing Group, 1992.

130 “Greenbush Cantonment.” *New York State Military Museum and Veterans Research Center*, New York State Division of Military and Naval Affairs: Military History, Feb. 2006, [dmna.ny.gov/forts/fortsE\\_L/greenbushCantonment.htm](http://dmna.ny.gov/forts/fortsE_L/greenbushCantonment.htm).

131 Mutch, Andrew, and Wendy Mutch. “Kit House Hunters: Hampton Manor, NY.” *Kit House Hunters*, 2015, [kithousehunters.blogspot.com/p/hampton-manor-new-york.html](http://kithousehunters.blogspot.com/p/hampton-manor-new-york.html)

and estates are indicative of the prominence and wealth early Dutch families amassed primarily through land and property acquisitions.

**Columbia Turnpike (US Route 20)** today is recognized by the US Department of Transportation's Federal Highway Administration as the longest road in the United States, stretching from Boston, Massachusetts to Newport, Oregon at 3,365 miles long, coast-to-coast.<sup>132</sup> The non-profit Historic US Route 20 Association was founded in 2012 dedicated to preserving the cultural importance of, and promoting economic development in communities along this vast stretch of highway.<sup>133</sup> Known as the Boston and Albany Turnpike constructed in 1800 complete with tollhouses, this roadway provided a means of bringing goods to markets. Earlier in history, this roadway offered a route for General Knox to haul cannons to General Washington awaiting their arrival in Boston during the 1776 American Revolution.



*Signage available  
through Historic  
Route 20 Association*

The Hamlet of East Greenbush is situated at the eastern most portion of the Turnpike within Town lines. A concentration of historical buildings is located in this neighborhood including the first Post Office, a pharmacy, hotel, and houses of prominent Town members from the 19<sup>th</sup> century. A number of schools, including Lyman's Boarding School, School House #2 and the Greenbush and Schodack Academy were originally located in this area. Additionally, one of many tollhouses that were common along Columbia Turnpike once stood in this location.<sup>134</sup>

**Papscanee Island and Route 9J corridor** is an area located within the Town of East Greenbush that runs along the eastern shore of the Hudson River from Hayes Road to the northern Town border. Route 9J, once known as the Farmer's Turnpike, was built as a farm-to-market toll road around the same time Columbia Turnpike was established in 1800. Several prominent homes were built in this area, the earliest being the Hendrick Bries House highlighted above.

The New York State Office of Parks, Recreation and Historic Preservation (OPRHP) has determined that Papscanee Island meets eligibility criteria for inclusion in the National Register of Historic Places based on its archaeological significance. The Statement of Significance from the 2009 Determination of Eligibility provides a more detailed summary overview of the area and is included in **Appendix C**. Undeveloped lands of Papscanee Island Nature Preserve owned and protected by OPRHP are situated in an area of high sensitivity for the presence of early Dutch and Mohican archaeological sites. Over 30 acres of the 156-acre preserve are still farmed today, giving this stretch of property the distinction of

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132 "Highway History - Ask the Rambler." *U.S. Dept. of Transportation*, Federal Highway Administration, [www.fhwa.dot.gov/infrastructure/history.cfm](http://www.fhwa.dot.gov/infrastructure/history.cfm).

133 "Discover Historic Route 20." *Historic Route 20*, The Historic Route 20 Association, [www.historicus20.com](http://www.historicus20.com).

134 *East Greenbush Historic Sites*. *East Greenbush Historic Sites*, Town of East Greenbush, n.d. Map and legend prepared by Office of Town Historian

being under active agriculture (corn) longer than any other lands in the United States.<sup>135</sup>

### **Notable Scattered Building Sites**

With the exception of two previously mentioned National Register properties, individual properties referenced on Map 25 are informally recognized local resources, familiar to many for the role they played in the Town's early roots and settlement. They include homes and farmsteads, municipal and civic structures, religious buildings and commercial establishments. Although in varying physical condition today, many of these buildings are considered significant by Town residents due to the prominence of the primarily Dutch families that lived and worked in this region as New World inhabitants. Numerous descendants of these families continue to reside in East Greenbush, still living in historic family homes or simply recalling the history of these properties.

### **Map 25. Historic Preservation Assets Legend**

Building locations and construction dates are approximations based on: a survey conducted by Town of East Greenbush planning consultants as part of the 1993 Comprehensive Plan; an informal mapped "Historic Tour" with photographs prepared by Town historians in 1987; a quadricentennial commemorative booklet sponsored by the Greenbush Historical Society, "Yesterday & Today, A Historical Journey" published 2009; and an 1876 map print displayed in the East Greenbush Town Historian's office.

1. Vandenburg House – 1834 (Reported as early as 1780 in a 1987 Town Historian photographic survey.)
2. John Carner Jr. House (Chenot) – pre-1776  
Early federal style building listed on the National Register of Historic Places. Now a private residence.
3. Charles Earing House (Earing-Green, Nittenger) – 1838  
Original homestead was settled in 1708 by Earing. In 1857 David H. Green bought the property where the home remained in the Green family for 103 years.
4. Reynolds House (Prins) – 1840
5. Craver Farmhouse (Van Rensselaer House) – 1790  
Listed on the National Register of Historic Places. John W. Craver was one of the first "Overseers of the Poor" in East Greenbush. Now a private residence.
6. J. N. Loesch Sawmill – 1860
7. Timothy Phillips Farm – 1709
8. School House #6 – 1890. Now the Best-Luther Firehouse.

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<sup>135</sup> . "Papsanee Island Nature Preserve Walk." *Hudson River Valley Ramble*, Cornell Cooperative Ext., [www.hudsonrivervalley.com/ramble/events](http://www.hudsonrivervalley.com/ramble/events). Accessed 12 Dec. 2018

9. Greenbush Methodist Church – 1874. Now a commercial retail building.
10. W. R. DeFreest Hotel (Knowlton Tavern) – 1802  
Location of the first Town (then Clinton) meeting in 1855 and subsequent (new) Town of East Greenbush meetings. Currently a commercial retail building.
11. East Greenbush Dutch Reformed Church – 1861  
Congregation was founded in 1787 and this is the third structure to stand on the site. The adjacent Church cemetery is the resting place of the Genet Family.
12. Bates Building – 1914. Originally built as a four-room schoolhouse, now a commercial building.
13. Lyman's Boarding School – 1854
14. Holy Spirit Church – 1924
15. Hulsapple House (Witbeck House, Pockman Farm) – 1830
16. Quigley House – 1861 Currently Becker's Farm and a private residence.
17. Onderdonk House/ Maple Hill Farm – 1820
18. Irwin House – 1859. One of two mansions built by the Irwin Brothers on Red Mill Road.
19. The Olcott Mansion – 1876
20. Cantonment Building – 1812  
The Cantonment Building is the only remaining structure from a vast U.S. Army Post that housed 4,000 soldiers during the War of 1812. Now a private residence.
21. Wm. A. McCulloch House – 1843. This early Victorian House was built from building components salvaged from the East Greenbush Cantonment. Once part of a 200-acre farm, the building is now a private residence.
22. Newkirk Blacksmith Shop – 1854
23. Herrington House – Pre-1854. Remaining one of several Herrington family houses along the Troy Road corridor.
24. Michel's Farm House – Pre-1850, perhaps as early as 1790.
25. Witbeck Farm House – 1790. Georgian Colonial red brick house. Home of the William Witbeck family, leaders in Rensselaer County's organized resistance during the Anti-Rent War.
26. Jan Breese (Hendrick Bries) House – 1723  
Although significantly altered, this is believed to be the oldest structure in East Greenbush. Documented in a "Historic America Building Survey" for the Library of Congress.
27. Ailein-Kellogg Farm House – 1840. This was a 238-acre estate known as "Mt. Eden."
28. Genet House (Charmontot) – 1806  
Home built as a wedding gift from "Citizen" Genet to his son Major General Henry J. Genet. Now a private residence.

## Discussion

The history of East Greenbush lives on through homes, farmsteads, churches, schools and government buildings that have survived throughout the years. They are physical reminders of the very significant role area residents, families and events played in the development of this Town, region and country. Dating back to the American Revolution and before, significant structures remain today in various states of repair as part of the identity of the land and its residents. Vulnerable to development pressures, many historic buildings have been lost or significantly altered throughout time but opportunities exist to



protect, preserve and restore these resources. Many regional municipalities have successfully integrated historic preservation with neighborhood and economic revitalization initiatives. These communities have managed to maintain a welcome comfort and quaintness, while encouraging new commercial investment and residential development.

There is potential in East Greenbush for historic preservation to coexist with growth and vitality. Creation of cultural overlay districts that inform developers and offer historic preservation design guidelines would be a good first step. Another consideration might involve expansion of the Town's "special use permit" provisions to allow thoughtful non-conforming new uses for individual historic structures. This is a compelling approach in areas where individual historically significant scattered structures survive while the character of surrounding neighborhoods continues to change and develop. As stewards of East Greenbush resources, it is incumbent on the Town to streamline re-development procedures for historically significant properties and encourage adaptive re-use of buildings that no longer conform to regularly up-dated zoning regulations.

Historic preservation efforts should not be limited to individual structures situated in East Greenbush. The Town has evolved as a part of greater cultural, societal and economic influences and events. Opportunities remain to preserve legacies of the past by highlighting culturally sensitive historic areas including cemeteries, settlements and historic routes of commerce that linked the Hudson River to expansive, bustling turnpikes. Of particular significance is the Route 9J River Road and Papsweeney Island corridor, native home of the continent's earliest Mohican inhabitants as well as Route 20, Columbia Turnpike a very historic part of this Nation's longest continual continental roadway. Historic Route 20 Association is one resource that works with communities along this highway to promote small business development, historic sites and tourism.

**Appendix A: Town of East Greenbush List of Regulated Facilities**

## SPDES Permits

Facility Name	Street Address	SPDES #	NYS DEC ID
C H SPRAGUE-RENSSELAER TERMINAL	540 RIVERSIDE AVE	NY0007722	4382400003
NATIONAL GYPSUM COMPANY	301 AMERICAN OIL RD	NY0122980	4382400010
EAST GREENBUSH STP	80 COLUMBIA TPKE	NY0026034	4382400002
SPRAGUE ENERGY CORP	58 RIVERSIDE AVE	NY0028843	4381400005
HESS RENSSELAER TERMINAL	367 AMERICAN OIL RD	NY0005690	4382400019

## Major Oil Storage Facilities

Facility Name	NYS DEC ID
I.P.T. LLC	4-1480
SPRAGUE RENSSELAER TERMINAL	4-1600
BUCKEYE TERMINALS, LLC - RENSSELAER TERMINAL	4-1880

## Petroleum Bulk Storage Permits

Facility Name	NYS DEC ID
EAST GREENBUSH SEWAGE TRT PLT	4-009423
GARELICK FARMS NEW YORK	4-036684
GAS AMERICA INC.	4-037052
MILLBROOK DOLLY MADISON	4-051691
GREENBUSH ON THE RUN	4-059498
YANKEE TRAILS INC	4-066206
HIGHWAY OIL #139	4-072400
DISTRICT GROUNDS SHOP	4-075906
577 AUTO CARE	4-086045
UNIVERSITY AT ALBANY	4-088269
BIOSCIENCE DEVELOPMENT CORP	
R L SMITH SALES INC	4-121673
EAST GREENBUSH MOBIL #0060 - 0528 / #23021	4-121754
NYS DOT	4-133930
STEWART'S SHOPS #214	4-142212
SPEEDWAY # 7582	4-163902
EAST GREENBUSH SUNOCO	4-429651
WARREN W. FANE INC. (PERRY PIT)	4-431109
FIRST UNITED METHODIST CHURCH	4-443638
FUCCILLO FORD OF EAST GREENBUSH	4-462004
NORMAN STAHLMAN	4-484679
TOWN OF E GREENBUSH TOWN GARAGE DPW	4-485241
NEW NGC, INC. D/B/A NATIONAL GYPSUM COMPANY	4-485829
SIDOTI'S SERVICE CENTER	4-600272
JEFFY LUBE STORE NO. 453	4-600281
SMITH'S TIRE SERVICE	4-600337
MICHAELS AUTO PLAZA 920 CORP.	4-600365
VALVOLINE INSTANT OIL CHANGE	4-600388

BEST VALUE INN	4-600415
MONRO MUFFLER/BRAKE #107	4-600434
MABEY'S MOVING AND STORAGE, INC.	4-600604
WM. H. CLARK MUNICIPAL EQUIPMENT, INC.	4-600723
NEW YORK PLASTICS	4-600761
REGENERON PHARMACEUTICALS, INC.	4-600915
WALMART SUPERCENTER #1940	4-600969
GREENBUSH REFORMED CHURCH	4-600978
S.A. DUNN and COMPANY	4-601005
CRAWFORD DOORS and WINDOWS	4-601008
5 COUSE PLACE PROPERTY	4-601138
NEW YORK INDEPENDENT SYSTEM OPERATOR	4-601142
WARREN TIRE	4-601344
FEDEX GROUND PACKAGE SYSTEM, INC.	4-601430

## Chemical Bulk Storage Permits

Facility Name	NYS DEC ID
ASHLAND DISTRIBUTION COMPANY	4-000049
BUCKEYE TERMINALS, LLC - RENSSELAER TERMINAL	4-000064
GARELICK FARMS NEW YORK	4-000134
SPRAGUE ENERGY CORP.	4-000202
I.P.T., LLC TERMINAL	4-000214
REGENERON PHARMACEUTICALS, INC.	4-000275

## Mines

Facility Name	NYS DEC ID	Commodity	Status
Cipperly Farm Pit	40556	Sand and Gravel	Reclaimed
Dunn Bank	40346	Sand and Gravel	Active
East Greenbush Sand Pit	40239	Sand and Gravel	Active
Hayes Road Clay Pit	40413	Clay	Reclaimed
Onderdonk Ridge Pit	40322	Sand and Gravel	Active
Witbeck Bank	40329	Sand and Gravel	Active

## Superfund Sites

Facility Name
East Greenbush Landfill
Sterling Drug Site 3
Fashion Care Cleaning East Greenbush
Sterling Drug Site 2
Former United One-Hour Dry Cleaners
Former City of Rensselaer Landfill



## **Appendix B: Historic Sites**



## Columbia Turnpike

Today the hamlet of East Greenbush on Columbia Turnpike still features structures from the mid 19th through the early 20th century. The turnpike once boasted many homes, businesses, school and toll houses. Surviving historic structures show changing architectural detail and changes in the lifestyle of East Greenbush residents over the last 200 years.

*Bates Building - Former School House 1914*



*Former Greenbush Methodist Church  
1874*



*Former Boarding School 1854*



## Columbia Turnpike



*Holy Spirit Church 1924*



*Historical marker for the resting place of French diplomat "Citizen" Genet - prominent East Greenbush resident*



*Greenbush Dutch Reformed Church 1861 - Site of original church founded in 1787*



## Greenbush Cantonment



Today one building remains from the 1812 Cantonment where the grounds house more than a dozen structures including barracks, a hospital and officer quarters.



The cantonment area became home to the new Hampton Manor development in the 1920's. The neighborhood features a high concentration of kit houses from Sears and Montgomery Ward.





18th Century  
Homesteads







Circa Late 18th & Early  
19th Century Homesteads





## Early 19th Century Homes

Many remaining homes from the 18th & 19th centuries in East Greenbush were once part of large estates and farmsteads. Today many surviving homes from these times feature similar characteristics such as wooden white clapboard and column detail or pediments of the federal and greek revival style. Porches, window shutters and fencing would be common but have not always survived with changes over time.



## **Appendix C: Papscanee Island Statement of Significance**



# RESOURCE EVALUATION

DATE: November 25, 2009

STAFF: Blakemore/Herter

PROPERTY: Papscanee Island

MCD: East Greenbush (08303)  
Schodack (08313)

ADDRESS: N/A

COUNTY: Rensselaer

PROJECT REF: [REDACTED]

USN: 08303.000010/08313.000018

- I. ☐ Property is individually listed on SR/NR:  
name of listing:
- ☐ Property is a contributing component of a SR/NR district:  
name of district:
- II. ☒ Property meets eligibility criteria.
- ☐ Property contributes to a district which appears to meet eligibility criteria.
- Pre SRB: ☒ Post SRB: ☐ SRB date

## Criteria for Inclusion in the National Register:

- A. ☒ **Associated** with events that have made a significant contribution to the broad patterns of our history;
- B. ☒ **Associated** with the lives of persons significant in our past;
- C. ☐ Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possess high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction;
- D. ☒ **Have** yielded, or may be likely to yield information important in prehistory or history.

## STATEMENT OF SIGNIFICANCE:

**Papscanee Island** is historically and archeologically significant for its association with upper Hudson Valley's predominant native people, the Mohican, who are currently recognized as the Stockbridge-Munsee Community Band of Mohicans. The pre 20<sup>th</sup> century island is historically significant as a center of life for this cultural group in New York where it served as a primary gathering spot and place of ceremony. The island is also archeologically significant for the potential it possesses to provide significant information about the life ways of its inhabitants and also for the information that has already been acquired through the archeological record.

The island is located in the floodplain of the Hudson River, in the Town of East Greenbush, Rensselaer County. It is about 4 miles long and about a half mile across, with the Papscanee Kill separating it from the mainland. A strip of additional fertile land lay east of the kill that was another half mile at it widest. (Huey 2004). In the 19<sup>th</sup> and 20<sup>th</sup> century, filling of the channel behind the dike resulted in an expansion of the island's western shore and silting between the island and the mainland has resulted in wetlands that have obscured the original island configuration. The tidal estuary Cuyper Kill originally separated the small Cuyper Island from the western shore of Papscanee Island until alluvium began to fill the channel in the late 1750's creating a single landform (Huey 1996: 137).<sup>1</sup>

<sup>1</sup> The boundary for the Determination of Eligibility includes an area, which based on historic maps best represents the historic limits of Papscanee Island prior to its connection to the eastern shore of the Hudson River.

The Mohican Indian Nation was the most populace Indian Nation in the Upper Hudson upon the arrival of the Dutch. Historic documentation provides evidence that when Hudson arrived in 1609, he was well within the Mohican territory which extended throughout the Upper Hudson (Dunn: 1994, 54). Hudson was greeted by the Mohicans who provided land for Dutch use and maintained a peaceful coexistence with the Dutch (Dunn 1994:63). At the time of Dutch arrival they had claim to “16,000 morgens of mountain and valley and 1200 morgens of cleared land” (Van Laer, 1908). The 2400 acres of cleared land included Papscanee Island. When the Dutch farmers came upriver in 1637, they were able to immediately plant on the previously cleared land. (Dunn 1994:226).

Papscanee Island was the home of the Mohican Sachem, Papsickene, who also controlled other smaller nearby islands and some of the adjacent mainland. A territory associated with a particular sachem was often mentioned in the Dutch deeds. One example of a fertile territory bearing the name of the chief, Papsickene’s Island and “Paep-sykenekaes kill” is shown on the 1632 map. Numerous Dutch documents, letters and land references refer to Papsickene’s land. (Dunn: 1994, 54) Papsickene’s importance during the 17<sup>th</sup> century is reflected in how the Mohicans interacted with the Dutch, as the sachem’s decisions meant the difference between war and peace. Prosperity for the newcomers depended on the relationship of the native population with the Dutch but also to other native groups. The status of the sachem seems evident in that Papsickene’s son in the historic record is referred to as “the son of Papsickene”. After Papsickene’s death in 1634, three years lapsed before the island was acquired from his heirs by Kiliaen Van Renseelaer, who had repeatedly sought to obtain the land.

The Mohican people consider Papscanee Island to be a historic property of religious and cultural significance based on its direct association to the sachem Papsickene, for its importance as a place of traditional ceremonies and for its direct connection to their ancestors. The following presents the view of the Stockbridge Munsee Community Band of Mohicans:

“The homes of the Mohican Chiefs, or Sachems were places of spiritual and ceremonial rituals. The Sachem was looked upon as a great tree in whose shade the whole nation sat. His business was to contemplate the welfare of his people, promote peace and happiness with all of their allies. The sachem kept the bag of ceremonial wampum and the pipe of peace.

The wampum was used to track treaties, stories and important events in the tribe’s history. In the years before contact and for 150 years afterwards, all collective knowledge had been memorized. To assure that traditions and treaty obligations were not forgotten, at regular intervals, conferences were held to recite and memorize the Nation’s past. Both young and old were expected to participate in this tradition. This could take as long as two months. Tribal members gathered together at certain seasons, and the historian taking a piece of wampum from the bag, repeated aloud its meaning, and passed it to the person who sat next to him, who then repeated the story. Each piece of wampum and story was passed to each tribal member.

It was not just pieces or strings of wampum, but also elaborate belts were made to mark a treaty with government officials, and other tribes. The belt told the story of the event. The belt was also used to invite a tribe to join in a war, or mark death. It is the native way of documenting its history, and held in great importance. The sachem had a bag which was made special to hold wampum and wampum belts. It was his responsibility to keep these in his home. When a sachem dies his responsibility to care for the wampum was passed to the next sachem. (Jones: 1854, 21)

Turtles have a great value to the Mohican people. Many Lenape Tribes, of which Mohican belong, have a creation story. It is believed the earth is resting on the back of a giant turtle lying in the water. From the soil on the turtle’s back there grew a tree that sent forth a sprout that produced the first man. Then bending over, the top of the tree touched the earth and another sprout grew and this became the woman. These two people were the original parents for all Lenape Indians.

The turtle did not just give us life but helped to sustain life. The shell of the turtle was used as cups and dishes. The shell was also used as rattles in spiritual and ceremonial rituals. The animal world is believed to be one with us and we must treat them with dignity and respect. In the spirit world, the destiny of the Indian is linked with the animal.

The importance of the turtle is not just spoken about, but displayed daily in our tribal affairs. The turtle is on our tribal flag, letterheads, and part of our daily lives. In our clan system, one of the clans is a turtle. The painted turtle which is symbolic with Mohican people still exists on this island today. Protecting the water ways to ensure this turtle does not become extinct is vital to the Mohican people.

This island also holds known graves of our Mohican ancestors. Mohican people hold burials in extreme spiritual significance. Traditional Native beliefs are if graves are disturbed the spirit of this person can not continue their journey. Because of the tribe's strong beliefs in protecting its ancestors' graves, the tribe has an officer whose job is to protect their ancestors. With the knowledge that Papscanee Island was the home of our sachem, used as fishing and camping sites, and burials are known to be in situ we believe this island must be listed as a historic district to protect our tribe's rich history on this island. (White: 2009).

The rich soil along the flats and on Papscanee Island was flooded annually and generations of Mohicans cleared and cultivated these areas. The Van Rensselaer manuscripts reveal "that 1200 morgens of lands were enriched by the overflow of high water when the ice breaks" (Van Laer, 1908). Kiliaen van Rensselaer, when establishing his agricultural colony in New Netherlands, had his agent select desirable lands on the west side of the Hudson near Albany and a small tract on the east side. Papscanee Island attracted sufficient notice to be described in Johannes de Laet's book published in 1625: "...on the east side of the river live the *Mahikans*. On the same East side lies a long, broken Island (many kills run through it so that there multiple Islands) extending nearby...and the ships can come up this far" (Huey 2004: 64). Not being initially successful in acquiring Papsickene's lands in 1632, Kiliaen van Rensselaer wrote in 1636 to his agent in the New Netherlands who was responsible for getting farmers located, that "in case they (the farmers) should want to settle on PaepZickens land, which I think has not yet been bought, make every effort to purchase the same or at best to cause the farmers to be established there with the consent of the owners" (Waite 1913: 26).

After the Hudson's seasonal spring flooding, Papscanee Island would have been an ideal resource procurement site. New plant growth and abundant fish (perhaps collecting in the receding back water) provided a ready food source. With the introduction of maize agriculture into the Northeast during the Woodland Period, the Mohican people had an ideal location for the growing of crops, including beans and squash. While intensive cultivation normally depletes the soil, Papscanee Island was annually enriched with new soils.

The archeological data that exists for Papscanee Island have already provided significant information about precontact Native peoples, the Mohican people of the Woodland and Contact Periods, and later Dutch inhabitants. The hunter-gatherer model suggests that Native populations would disperse into smaller task based or family groups, depending on the season and available resources, and then come back together when it was logistically favorable for larger groups to function together-generally fall and winter. Various hypotheses have been presented on the model of Mohican Pre-Contact settlement. While some of the early maps show fortified villages, there have been no palisaded Mohican villages found to date. Another hypothesis is that small camps were used in addition to stockaded villages, or that unfortified household groupings were dispersed throughout the Mohican territory. (Sopko 2009: 7). The archeological sites that have been identified on Papscanee Island provide evidence that the Mohican's use of the island was extensive throughout the precontact and contact periods.

The earliest identified precontact occupation on Papscanee dates to the Late Archaic (2500 B.C. to 1500 B.C.) The Goldcrest Site (A08303.000050) was identified on the former Cuyper Island (now part of Papscanee) which was held by the Mohicans until 1661. The site dates to the Middle Woodland (A.D. 290 and A.D. 430) and to the Late Woodland/Contact Period (A.D. 1435 and A.D. 1660). Earlier burned deposits found below these occupations may reflect the initial Mohican land clearing process (Sopko 2009). A burial was encountered at this site,

suggesting that Papscanee Island was considered an appropriate location for burials and that other Woodland and Contact Period burials may be present elsewhere on Papscanee Island.

In addition to the recently identified East Greenbush Marina site (A08303.000093), there are 10 other recently identified Late Woodland Period and Contact Period Mohican sites on the island representing temporary agricultural camps, fishing camps and long term isolated farmsteads. Late Woodland pottery has been encountered on seven archaeological sites, with two sites representing different Late Woodland Period occupations. Three sites date to both the Contact and the Late Woodland Period and three sites are single component Late Woodland occupations. Recovered materials include chert tools and flakes, hearth features, mussels, deer bones, fish bones, nut, structural remains and pottery. While these sites have many similarities, they also have many differences (Sopko 2009: 9).

The fact that new sites are being identified as a result of systematic archeological investigations, suggests that there are many more unidentified sites on the island that will yield significant information about the precontact period, the Mohican utilization and habitation of the island and the Mohican interaction with the Dutch during the Contact Period. Many Dutch farm sites are located on earlier Mohican sites, some of them below alluvial soils and fill. The Dutch farm sites have archaeological importance because they contain information on the earliest Dutch house types, individual living standards, trade contacts, and other significant research topics (Huey 2004:69). The Mohican's cultivated farmland on Papscanee Island may actually be the first European farms in New York State (Huey: undated). Some of this original farm land continues to be actively farmed.

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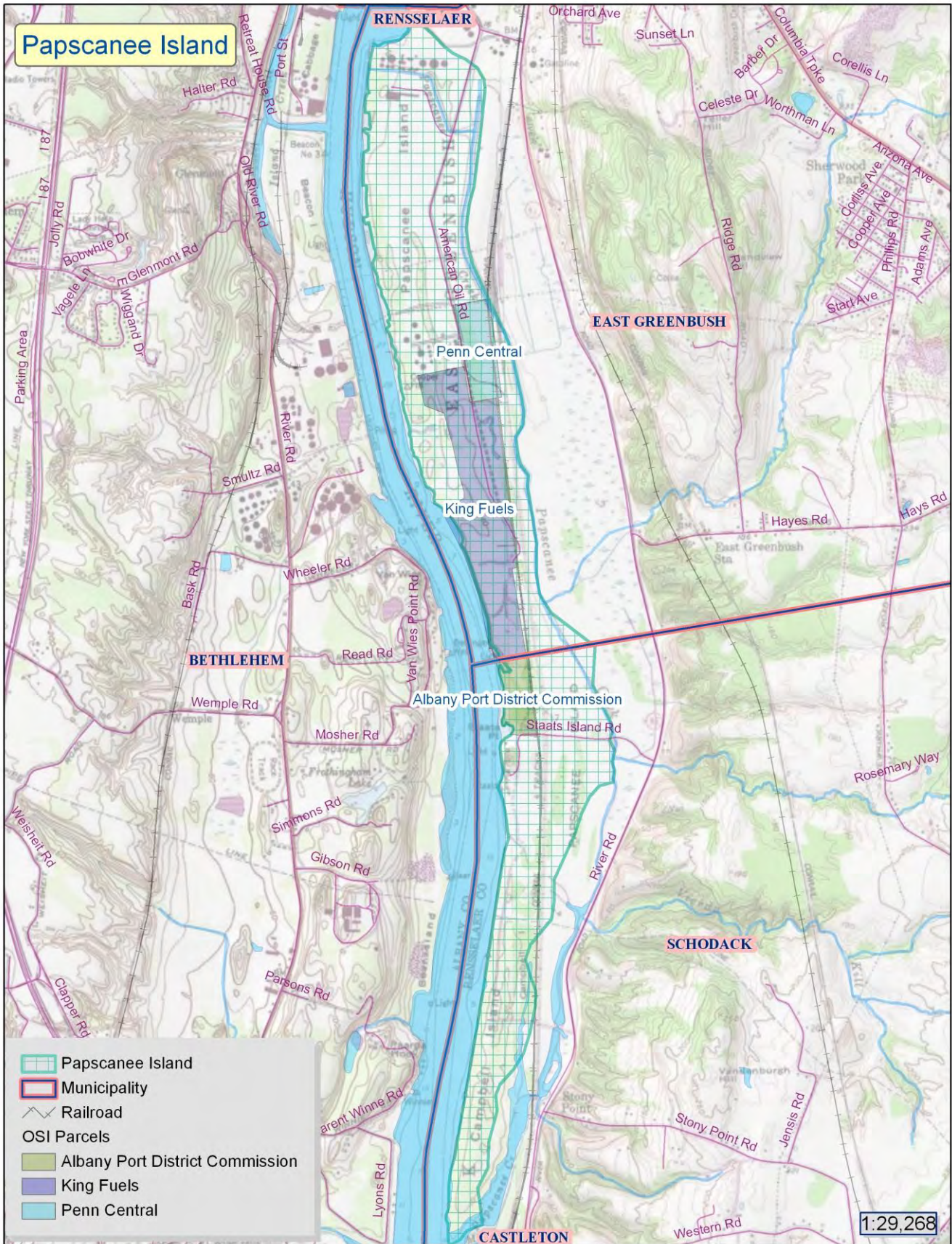
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## Boundary for Papscanee Island Determination of Eligibility







# Appendix H

## Online Community Survey

**East  
Greenbush**

Our Vision. Our Community.





# ONLINE COMMUNITY SURVEY HIGHLIGHTS

## A. SURVEY OVERVIEW

As part of the public engagement component of the East Greenbush Comprehensive Plan update, an online community needs survey was developed. The purpose of this survey is 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 update.



Community Survey Business Card Handout

The survey was created and distributed using Survey Monkey and went live on June 7, 2019. The survey remained open until November 1, 2019 with 783 responses received.

The survey was advertised on the town website and through several press releases that were distributed prior to and during the survey period. Information and links to the survey were also distributed during the survey period on flyers and survey cards

which included a Quick Response (QR) code so respondents could access the survey directly on their smartphone or tablet.

### Data Limitations

The survey is one piece of multiple public engagement activities that help recognize themes throughout the community. Because the survey responses are self-selecting, they are not statistically valid. The survey alone cannot be used to find the “answer” or “solution” but, can in part help find themes.

## B. SURVEY TOPIC AREAS

The survey was divided into several topical areas to focus and categorize the questions. The survey topic areas include Demographic and Background Information, The Way Land is Used, Quality of Life, and The Future. The following is a description of each survey topic area.

### Demographic and Background Information

The demographic and background information focus on who is taking the survey. Getting a broad range of responders from the local area is important to address the needs of different demographics. Knowing age, location, where responders work, and where they get news can help inform how to address the needs and where to broadcast information. Furthermore, knowing that responses are representative of a variety of respondents can assist in decision making that incorporates everyone.



## The Way Land is Used

The land use section of the survey asks questions focused on encouragement and discouragement of different land uses. Responders were also asked to share where they believe commercial and retail growth should be directed within the town. This information will help inform East Greenbush about which areas should be focused on and what type of development people would encourage.

## Quality of Life

The quality of life section asks respondents to indicate why they moved to East Greenbush, what they value most about the town, and what makes the town unique. The information can be used to inform about the existing community character, identify missing elements, and shape future growth.

## The Future

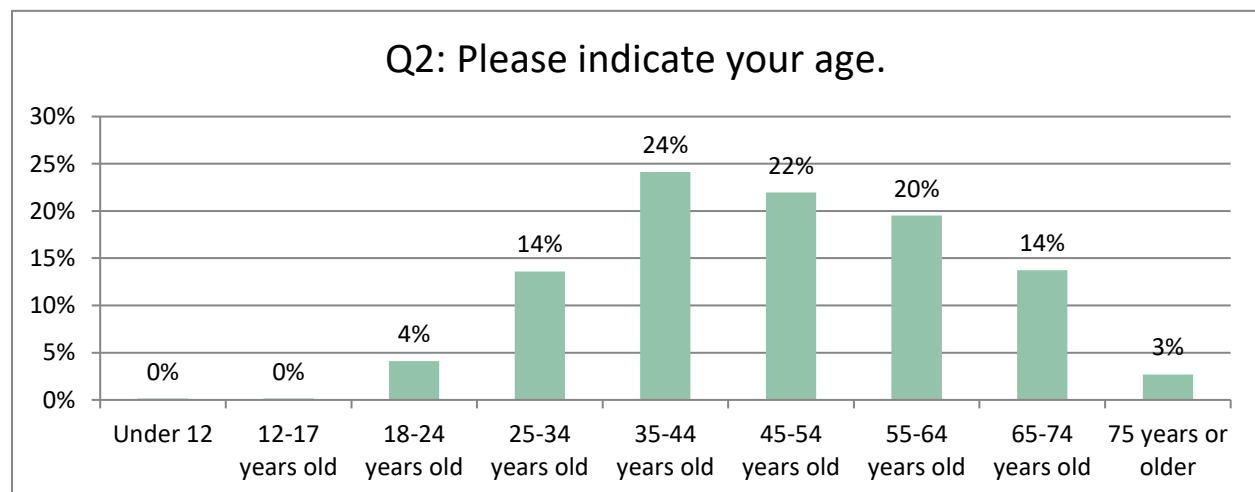
This section asks respondents questions about the future of East Greenbush. Information about where residents see the community in 5, 10 or 20 years can help generate support for future projects that fit the vision of the community.

## C. SURVEY HIGHLIGHTS

The following is a brief highlight of selected survey findings from each section of the survey. For a full summary of findings see the attached survey questions and answers.

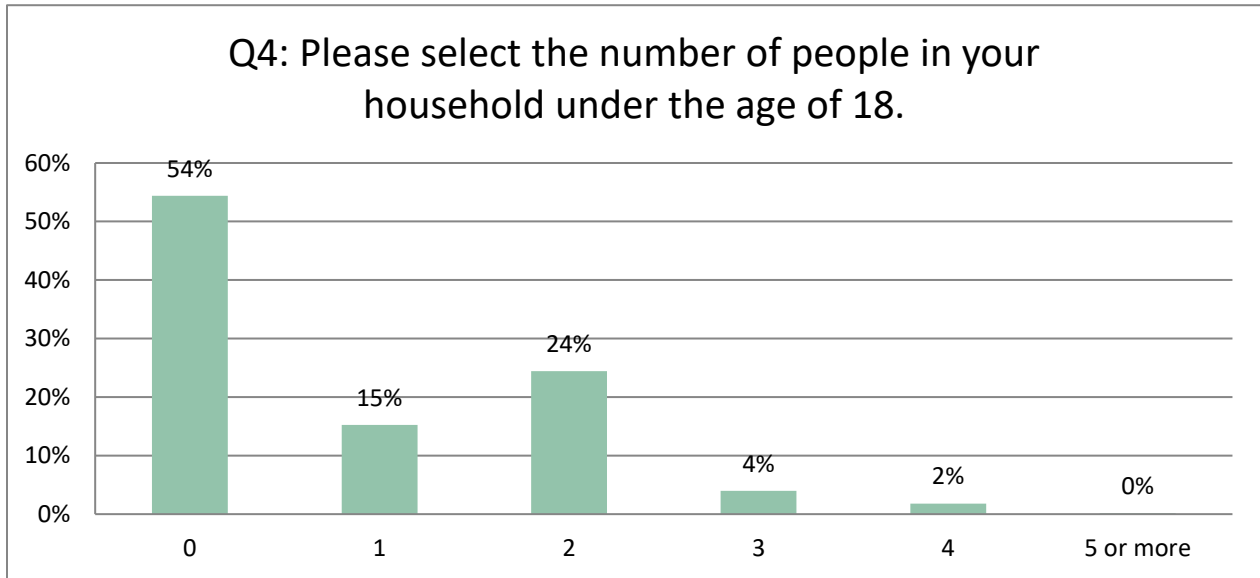
### Demographic Information

Question 2 (Q2) of the survey asked respondents to indicate their age. The largest respondent age group was the 35-44-year-old group. Of the 779 respondents who answered this question, 24% were in the 35-44-year-old age group, 22% were in the 45-54-year-old age group, and 20% of respondents were in the 55-64-year-old age group. The median age in the Town of East Greenbush is 44, based on the 2017 American Community Survey Estimates<sup>1</sup>. This indicates that the age of respondents who completed the survey is representative of the overall age of the population in East Greenbush. The trend across the state is toward an aging population, particularly as the baby boomer generation reaches retirement age. This will have a large impact on the different needs of the demographic.

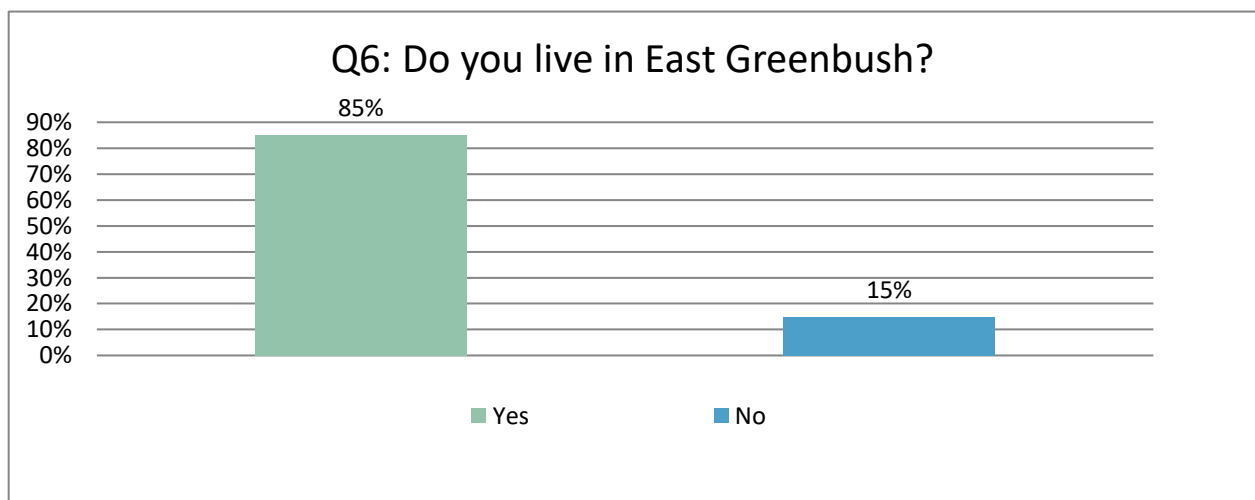


<sup>1</sup>American Community Survey, 2017 Five-Year Estimates

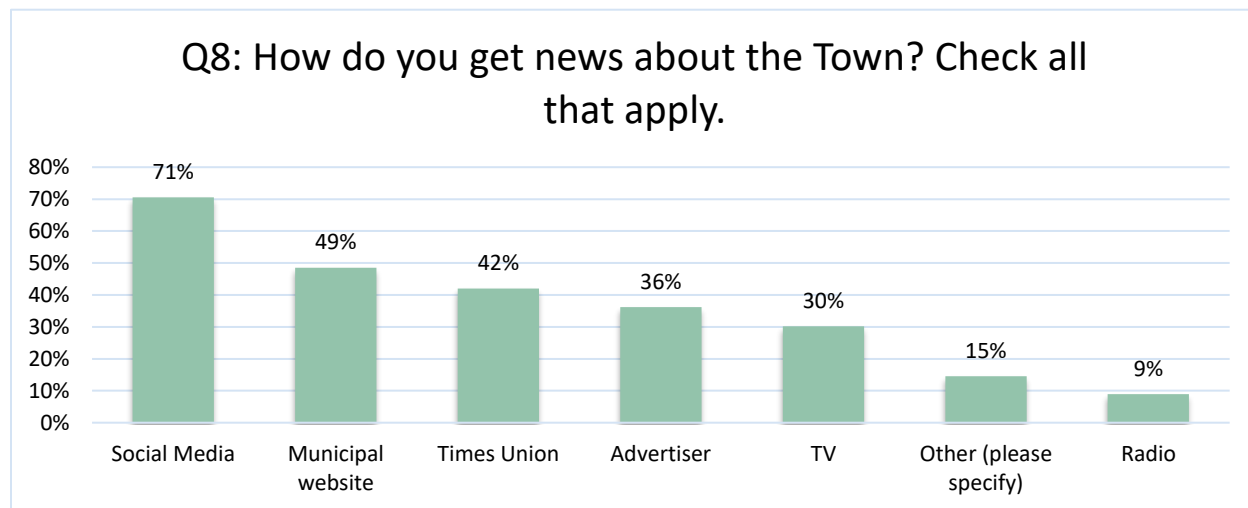
Question 4 (Q4) of the survey asked respondents to select the number of people in their household below the age of 18. This question helps the town gain a better understanding of the population of young people who are growing up in East Greenbush. Based on the response, 54% of the 774 respondents to this question have no children in their household below the age of 18. This is consistent with a growing older population across the state. Many households of the baby boomer generation are becoming empty nesters and are downsizing into smaller homes. This information is further illustrated in Question 10.



Question 6 (Q6) asked respondents if they live in East Greenbush. The majority of respondents do live in East Greenbush.



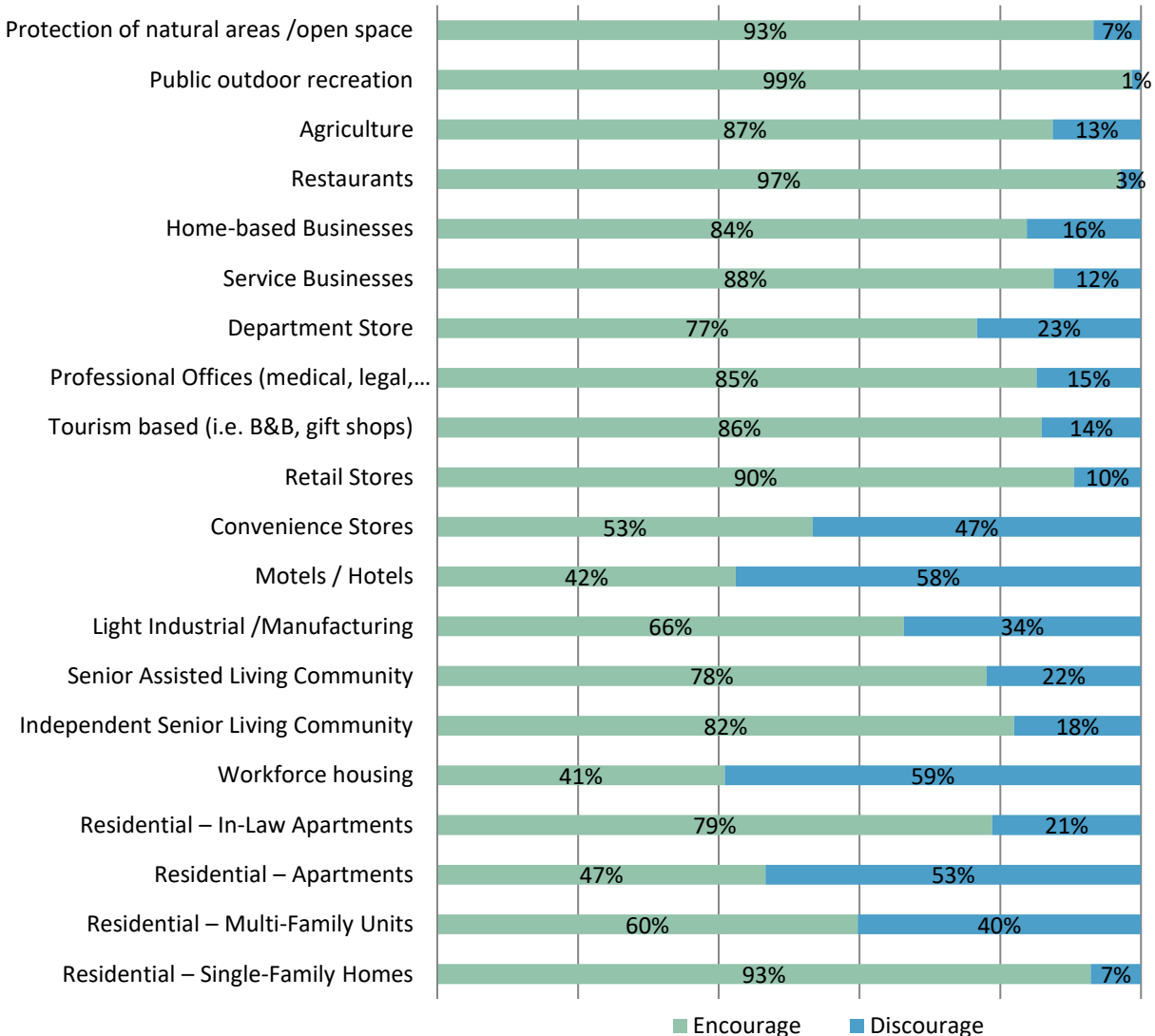
Question 8 (Q8) asked respondents how they get news about the Town. This is good information moving forward in this project and other projects to understand where to publish information to reach the biggest audience. Out of the 771 responses, 544 or 71% get news through Social media as one of their sources. Approximately 49% or 374 respondents look on the municipal website this is an important consideration for the town to continue to update their social account and website if there are events or important information that needs to get out.



### The Way Land is Used

Question 10 (Q10) asked respondents to indicate if they would encourage or discourage certain land uses in the Town. The graph below shows the breakdown of what respondents would encourage. Out of the 703 responses, 99% encouraged public outdoor recreation land use, with residential single family and restaurants at a close second. The most discouraged land use was workforce housing and hotels/ motels. This is an important area for the town to look at when developments are proposed and if the residents will support said development.

## Q10: Would you encourage or discourage the following LAND USES in the Town?

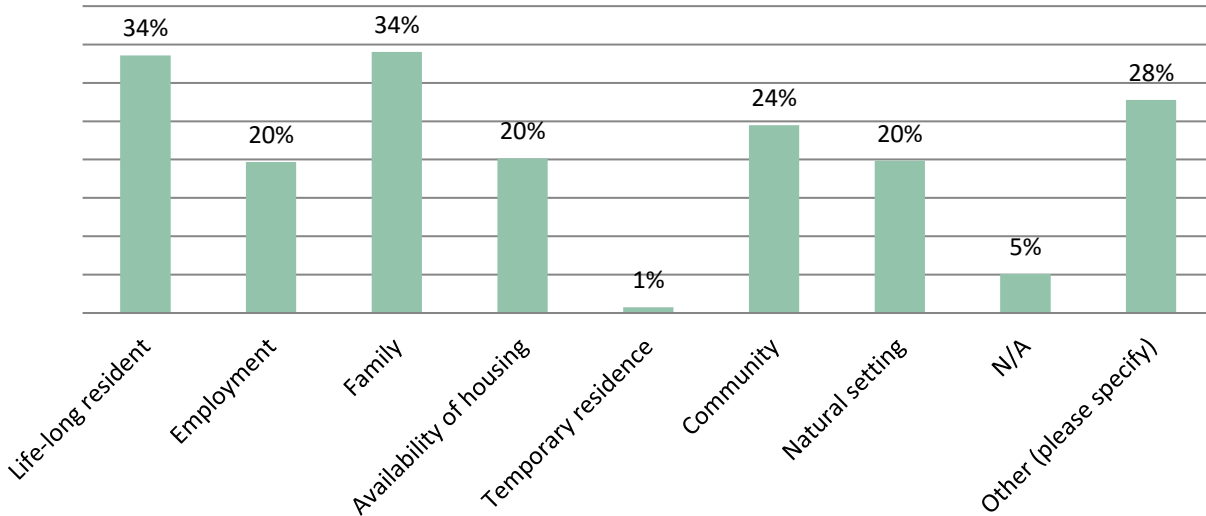


Questions 11 (Q11), 12 (Q12), and 13 (Q13) were open ended and all the responses are attached. Some common themes that arise from the responses include more open/ green space and parks throughout town and a focus of commercial development on Rt 9/20 to redevelop existing vacant lots.

Question 14 (Q14) asked respondents what influenced them to move to East Greenbush. The most selected responses included family (34%) and life-long resident (34%). “Other” was the next most frequently selected response and the majority of those “other” responses indicated the school district (25%).

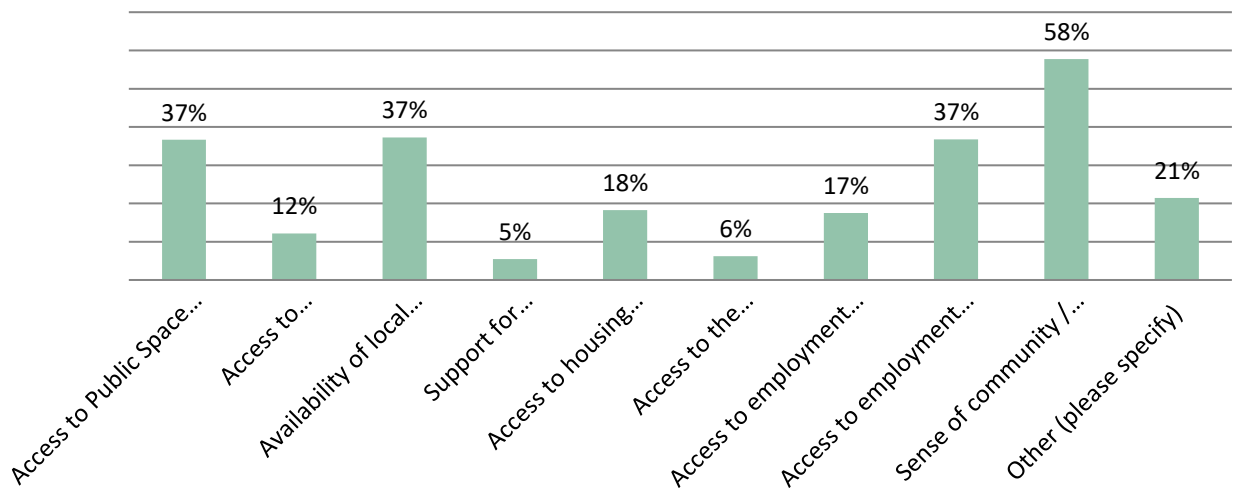


**Q14: What influenced you to move to East Greenbush?**  
Select all that apply.

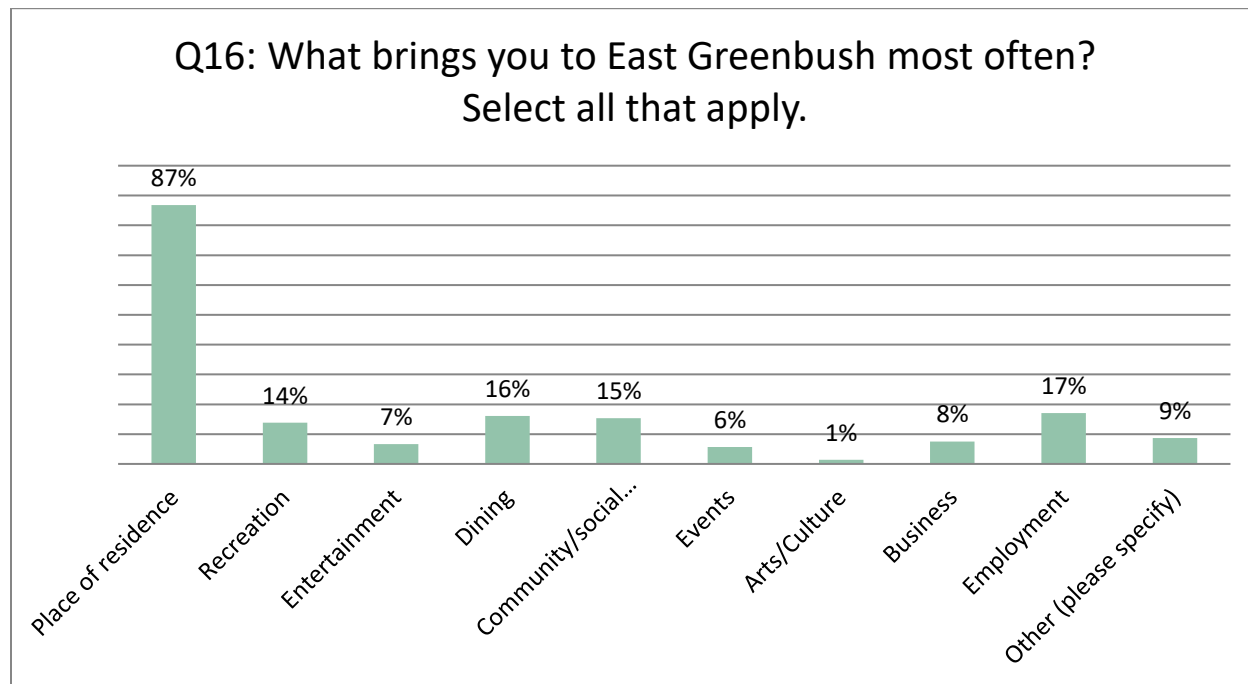


Question 15 (Q15) asked respondents to select the top 3 items they value most about East Greenbush. Of the 658 respondents, the most selected response was sense of community/ neighborhood (58%). Access to public space (e.g.; trails, public parks, recreation opportunities), availability of local businesses (e.g.; retail, dining, commercial) and access to employment (outside town) were all selected with the second highest frequency (37% for each).

**Q15: Which do you value most about East Greenbush?**  
Select top 3.



Question 16 (Q16) asked respondents to indicate what brings them to East Greenbush most often. By far the most selected response was place of residence (87%). The next category selected most was employment at 17% and dining at 16%. These responses indicate that beyond place of residence, people are coming to East Greenbush for employment, dining, community/social activities and recreation.



The last question in quality of life section is Question 17 (Q17) asking respondents to indicate which places are an asset to the Town. This is open ended with all the responses attached. Out of 423 responses, 243 (55%) mentioned the town park further highlighting this is an important feature for the residents.

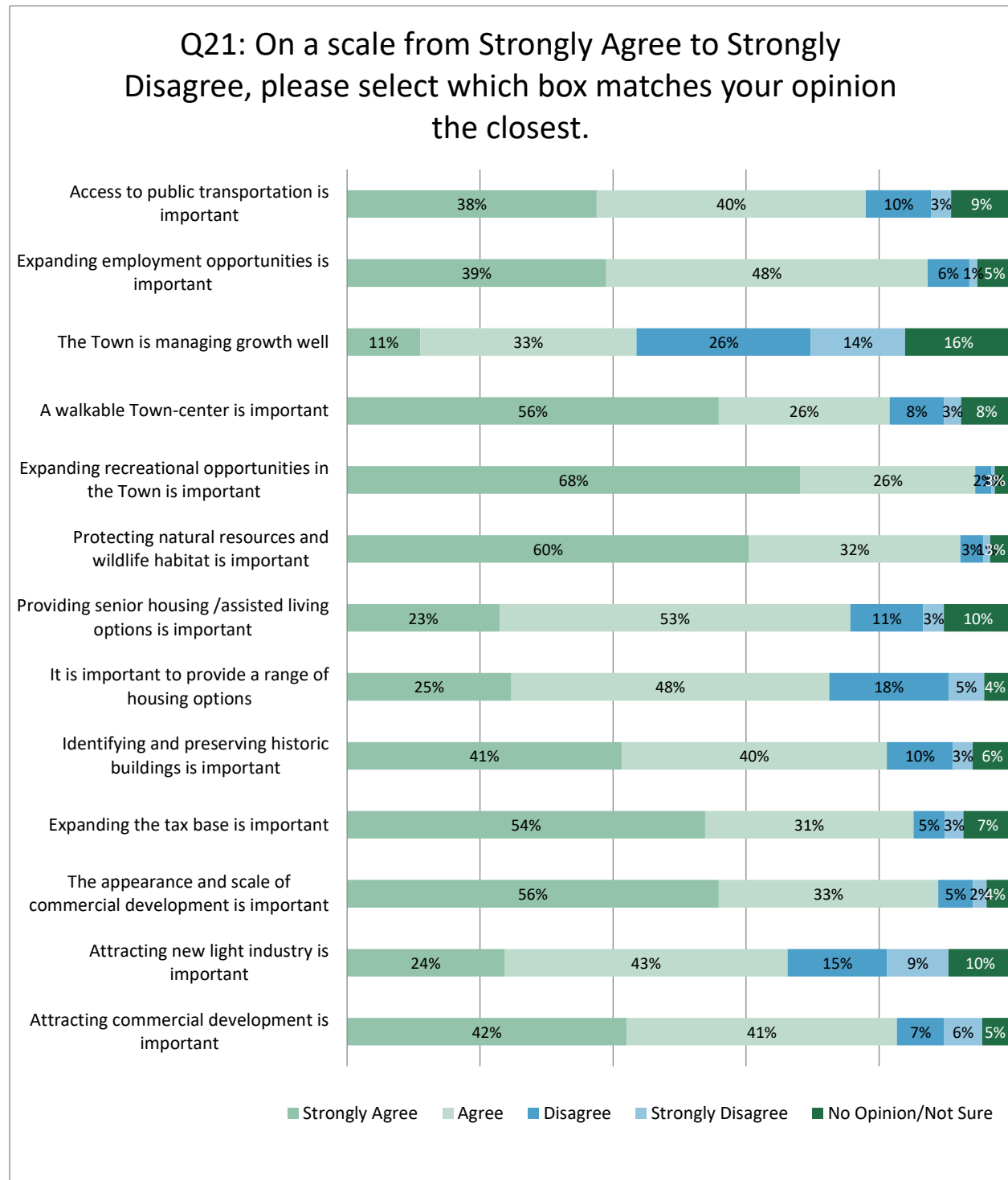
### The Future

Questions 18 (Q18), 19 (Q19) and 20 (Q20) were also open ended and all the responses are attached. Common themes from question 18 (How would you describe your ideal vision of East Greenbush in 5, 10 or 20 years?) include more business on Rt 9/20, increased walkability along that corridor and support for more parks and greenspace throughout the town.

Question 19 asked respondents to identify the top 3 concerns or challenges for East Greenbush. Concerns for businesses in town and lack of businesses were mentioned the most followed by taxes and traffic along Rt 4.

Question 20 asked respondents to identify the top 3 opportunities for East Greenbush. The most mentioned were the opportunities for more business to move into vacant areas and the continued support for expanding parks in the town.

Question 21 (Q21) asked participants to share their opinion on a range of topics on a scale of Strongly Agree to Strongly Disagree. Similar to other questions, expanding parks and recreation had the most support followed by protecting natural resources and natural habitats. The most evenly split opinion was on the management of growth in town with 44% agree or strongly agree that the town is managing growth well and 40% disagree to strongly disagree. The full results are outlined on the graph below.



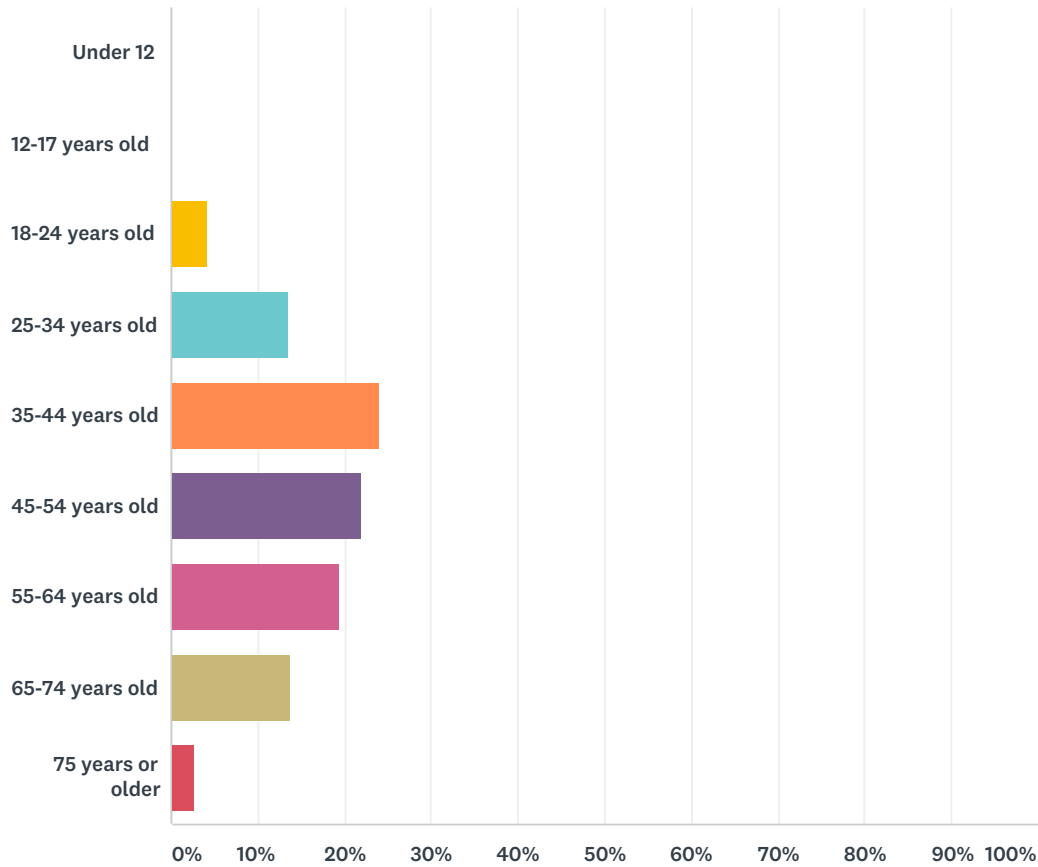
## Q1 Please enter your zip code.

Answered: 669   Skipped: 114



## Q2 Please indicate your age.

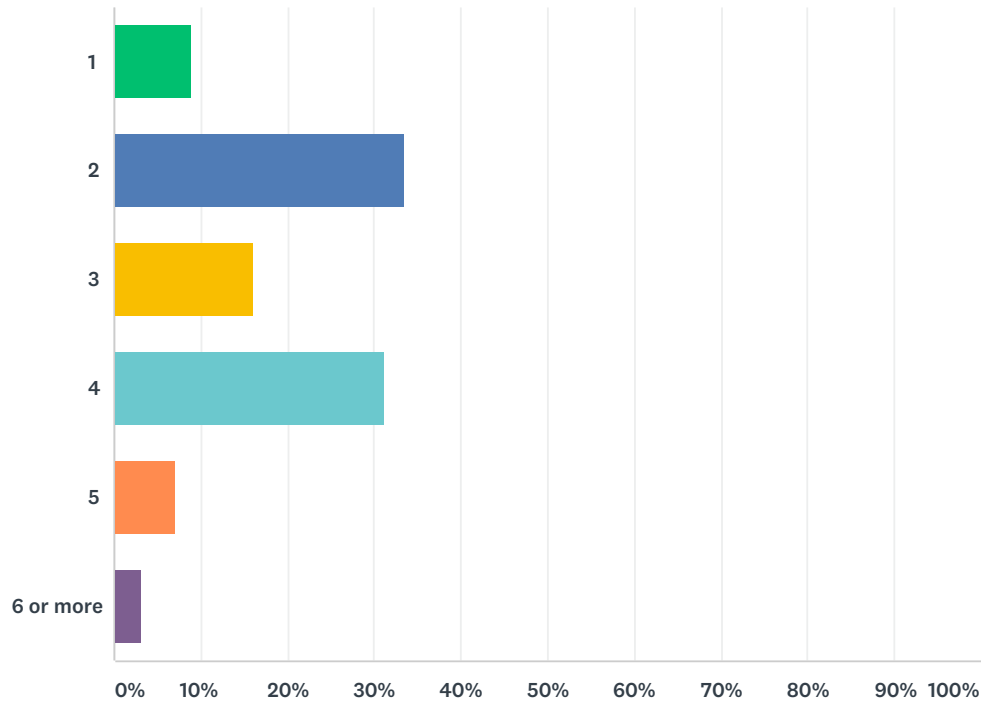
Answered: 779 Skipped: 4



ANSWER CHOICES	RESPONSES	
Under 12	0.13%	1
12-17 years old	0.13%	1
18-24 years old	4.11%	32
25-34 years old	13.61%	106
35-44 years old	24.13%	188
45-54 years old	21.95%	171
55-64 years old	19.51%	152
65-74 years old	13.74%	107
75 years or older	2.70%	21
<b>TOTAL</b>		<b>779</b>

### Q3 Please select the number of people in your household.

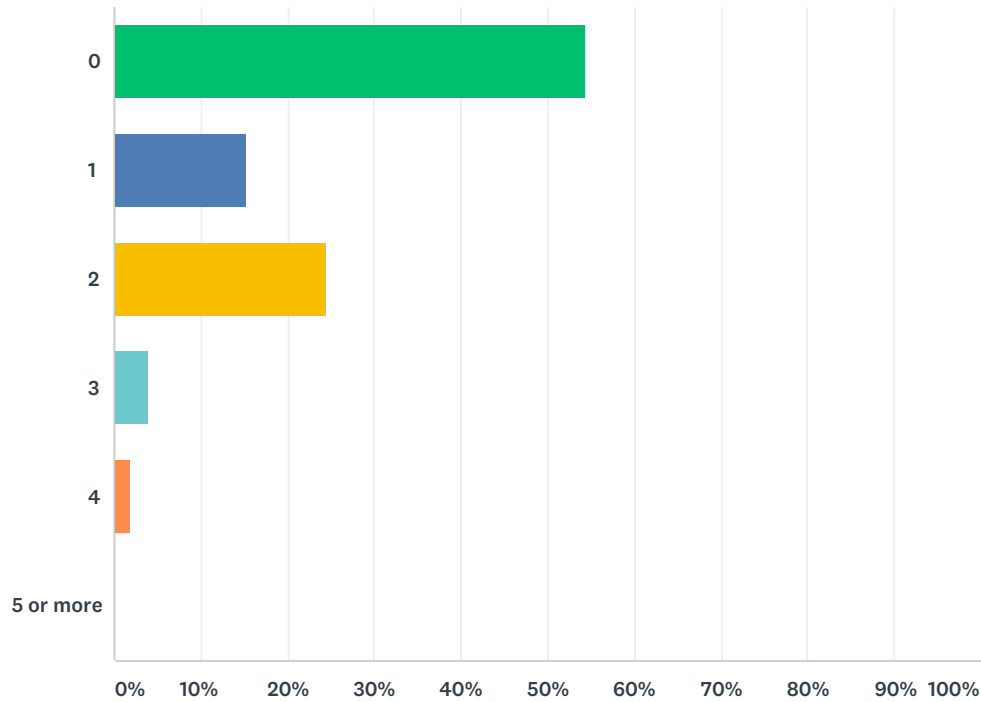
Answered: 776 Skipped: 7



ANSWER CHOICES	RESPONSES	
1	8.89%	69
2	33.38%	259
3	16.11%	125
4	31.19%	242
5	7.22%	56
6 or more	3.22%	25
TOTAL		776

## Q4 Please select the number of people in your household under the age of 18.

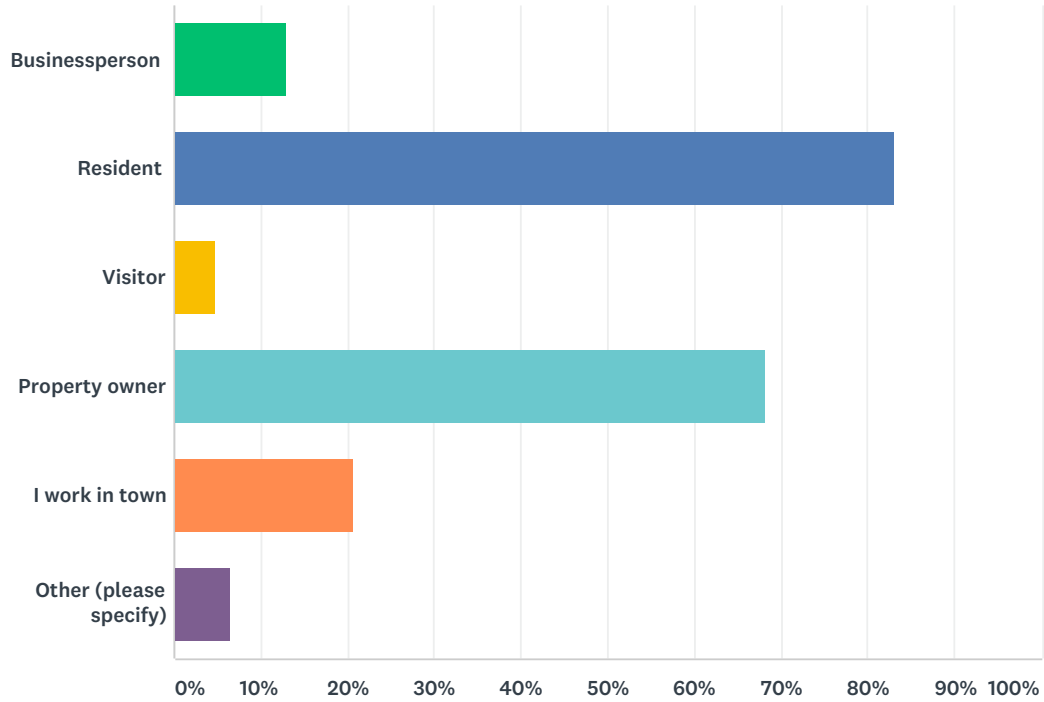
Answered: 774 Skipped: 9



ANSWER CHOICES	RESPONSES	
0	54.39%	421
1	15.25%	118
2	24.42%	189
3	4.01%	31
4	1.81%	14
5 or more	0.13%	1
TOTAL		774

## Q5 Please check all that apply to you:

Answered: 781 Skipped: 2

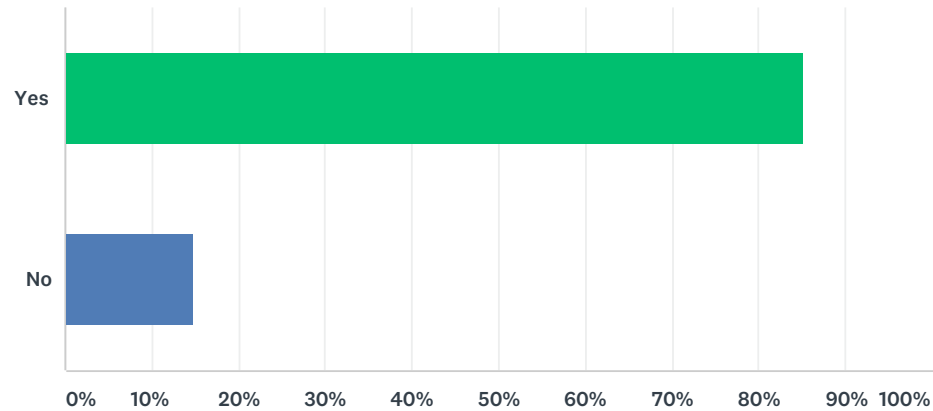


ANSWER CHOICES	RESPONSES	
Businessperson	13.06%	102
Resident	83.10%	649
Visitor	4.74%	37
Property owner	68.25%	533
I work in town	20.74%	162
Other (please specify)	6.40%	50
Total Respondents: 781		



Q6 Do you live in East Greenbush?

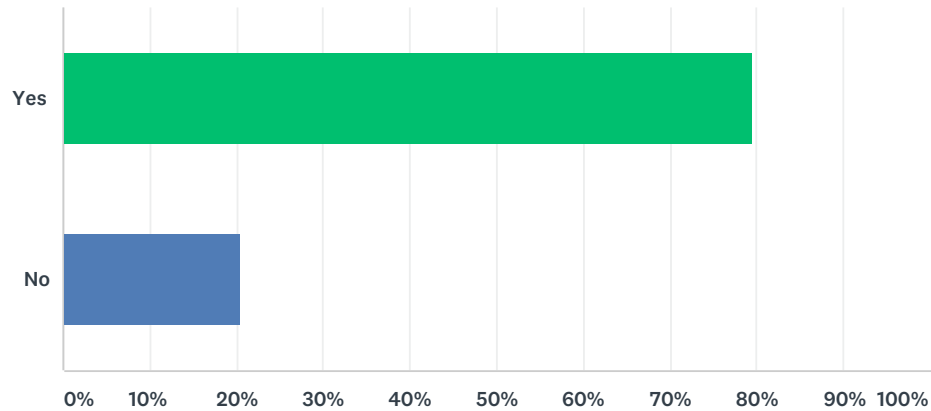
Answered: 772    Skipped: 11



ANSWER CHOICES		RESPONSES	
Yes		85.10%	657
No		14.90%	115
TOTAL			772

Q7 Do you own property in East Greenbush?

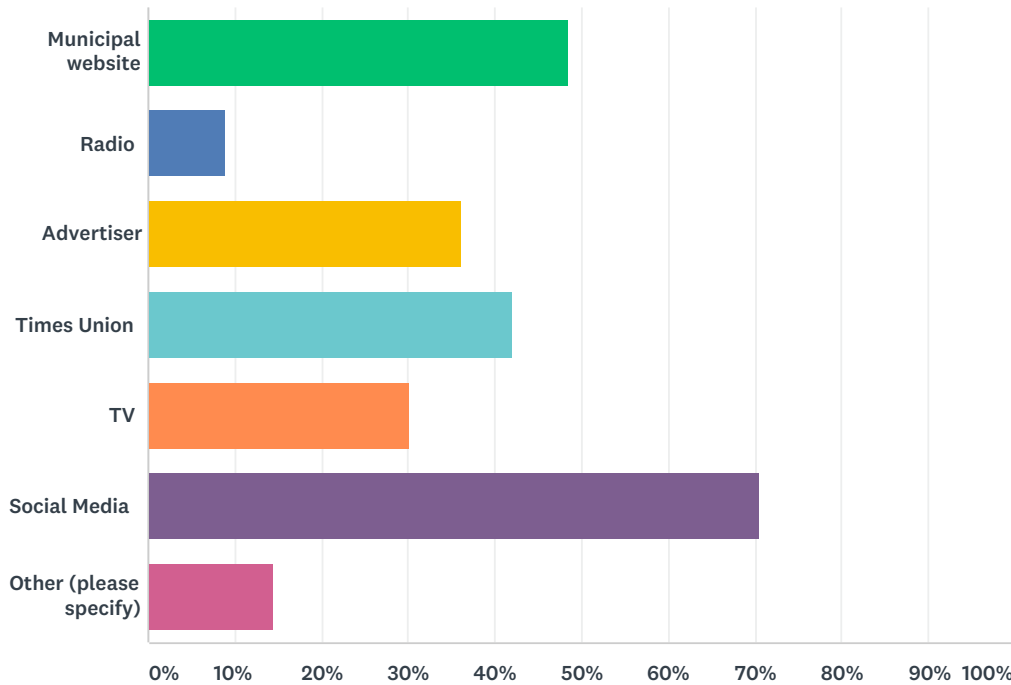
Answered: 779 Skipped: 4



ANSWER CHOICES		RESPONSES	
Yes		79.59%	620
No		20.41%	159
TOTAL			779

## Q8 How do you get news about the Town? Check all that apply.

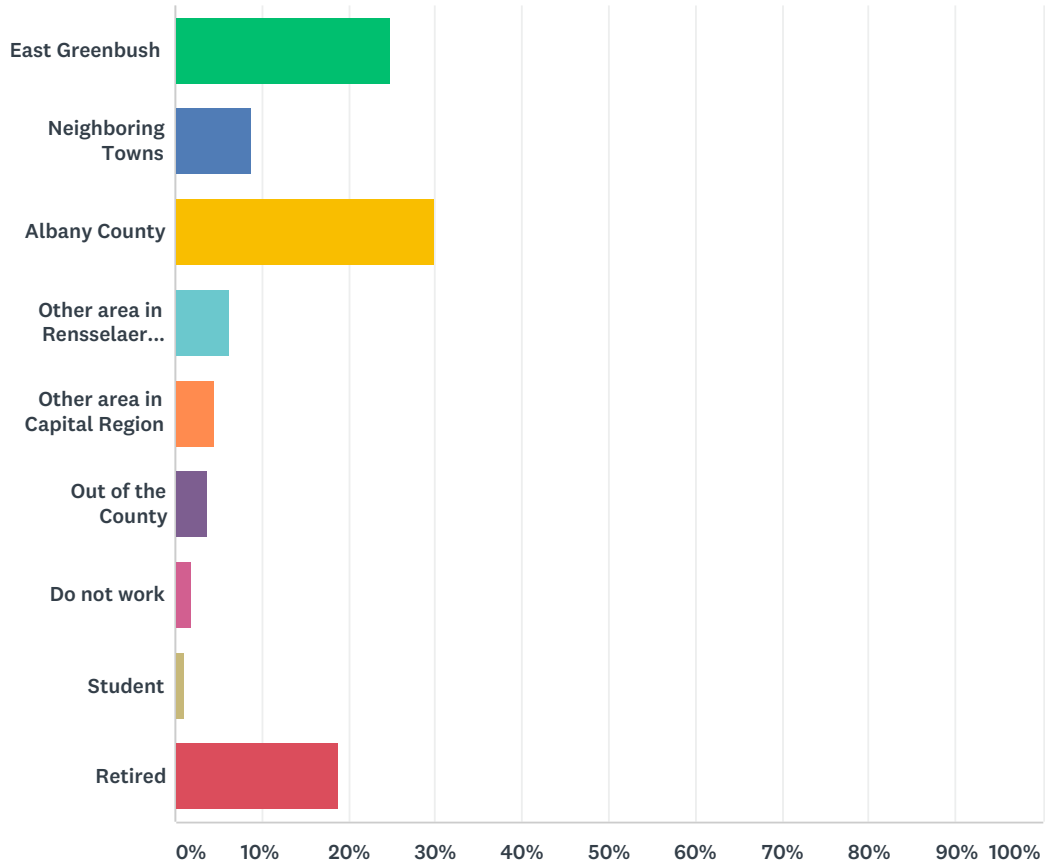
Answered: 771 Skipped: 12



ANSWER CHOICES	RESPONSES	
Municipal website	48.51%	374
Radio	8.95%	69
Advertiser	36.19%	279
Times Union	42.02%	324
TV	30.22%	233
Social Media	70.56%	544
Other (please specify)	14.53%	112
Total Respondents: 771		

## Q9 Where do you work?

Answered: 778 Skipped: 5

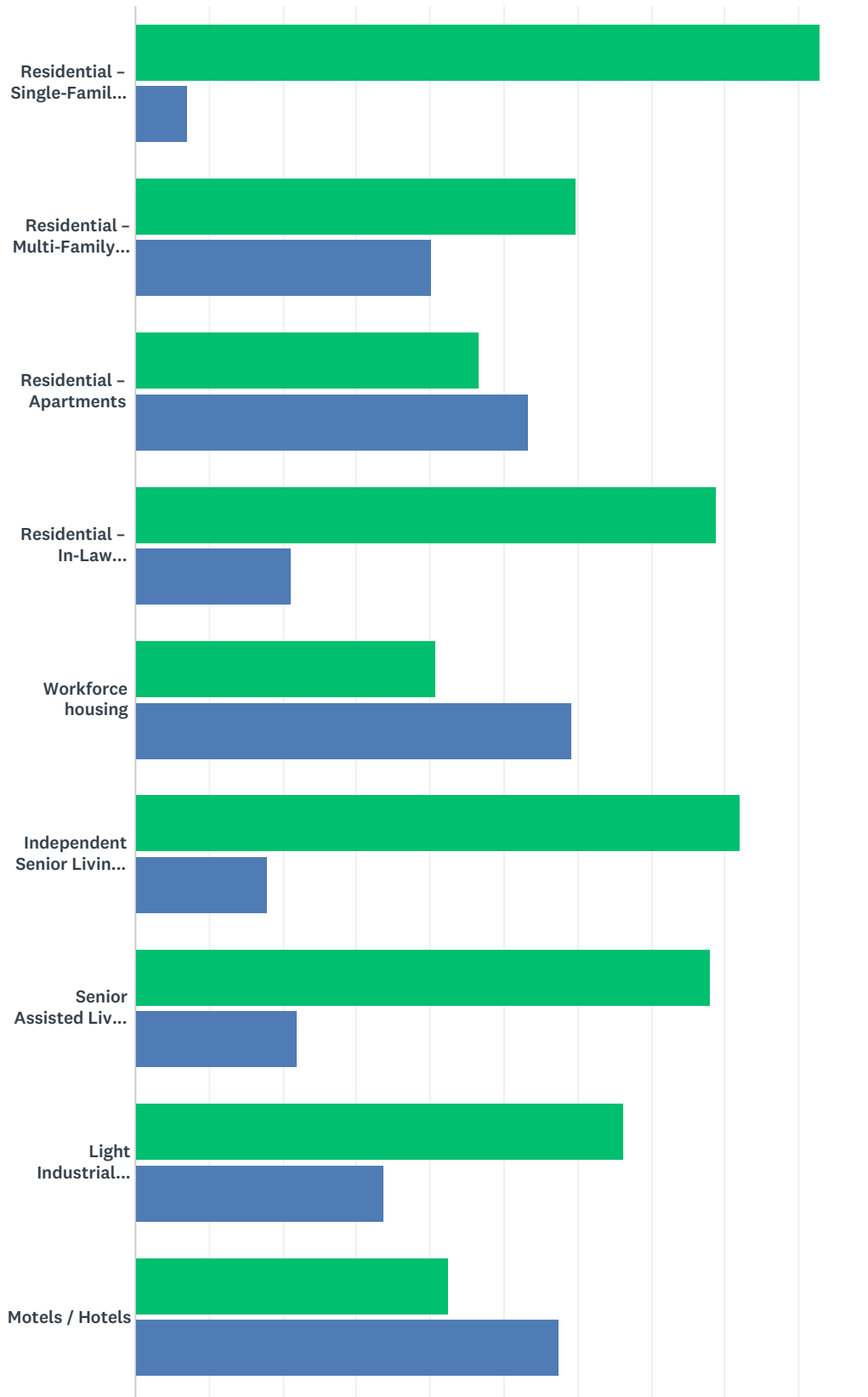


ANSWER CHOICES	RESPONSES	
East Greenbush	24.94%	194
Neighboring Towns	8.74%	68
Albany County	29.95%	233
Other area in Rensselaer County	6.30%	49
Other area in Capital Region	4.63%	36
Out of the County	3.73%	29
Do not work	1.80%	14
Student	1.03%	8
Retired	18.89%	147
<b>TOTAL</b>		<b>778</b>

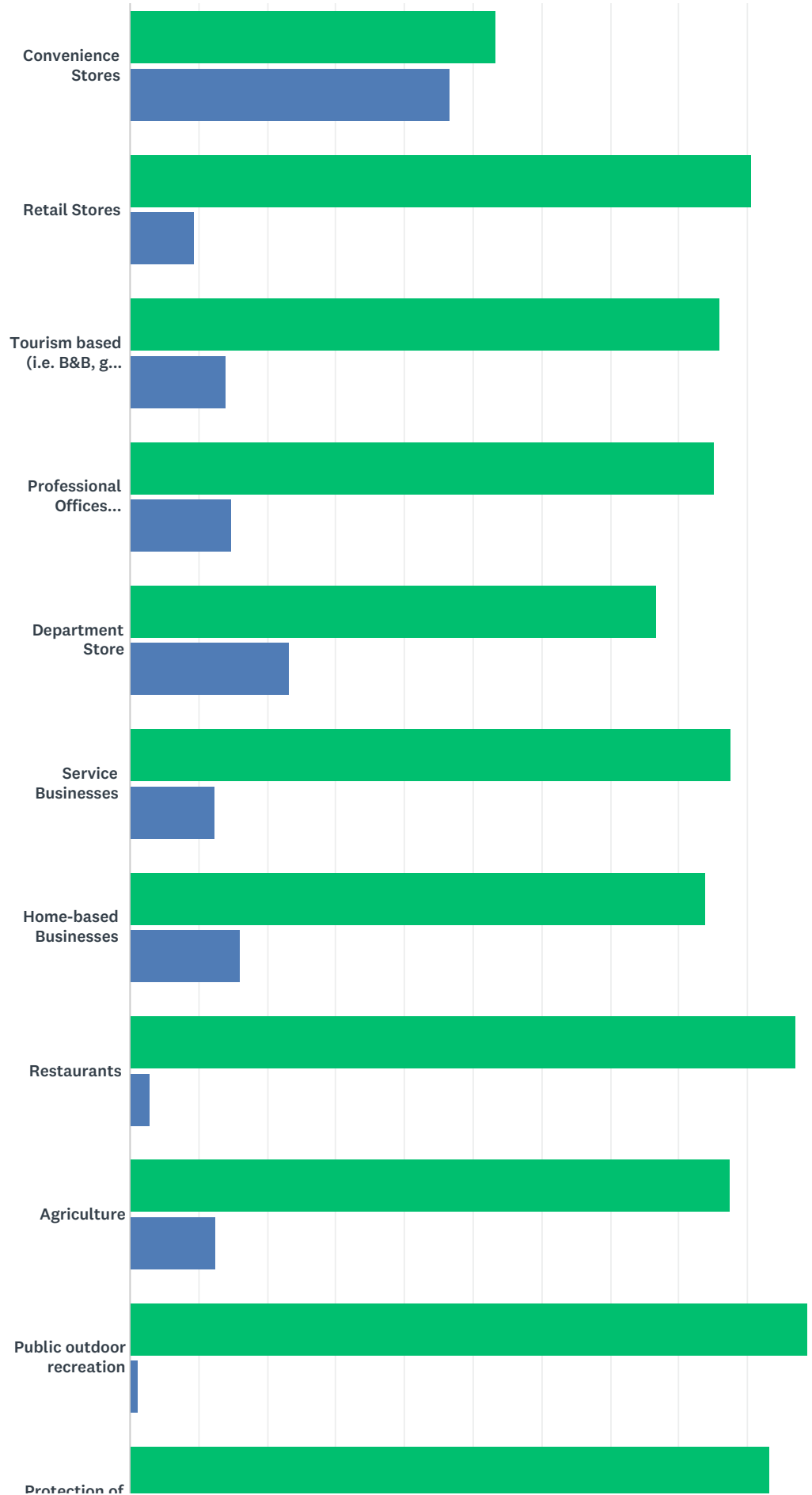


## Q10 Would you encourage or discourage the following LAND USES in the Town? Select one per row.

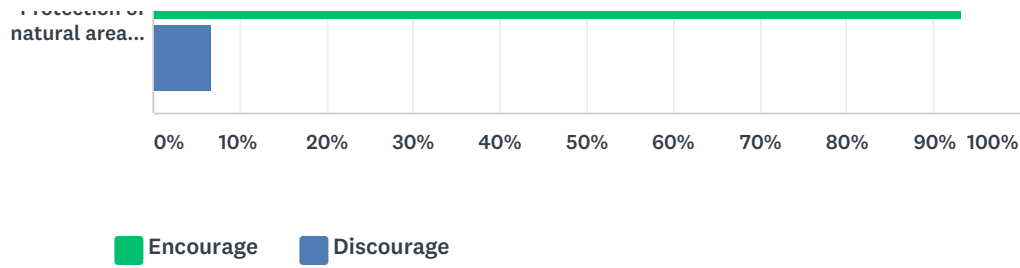
Answered: 703 Skipped: 80



# Town of East Greenbush Comprehensive Plan Update Community Survey



## Town of East Greenbush Comprehensive Plan Update Community Survey



	ENCOURAGE	DISCOURAGE	TOTAL
Residential – Single-Family Homes	92.84% 635	7.16% 49	684
Residential – Multi-Family Units	59.73% 396	40.27% 267	663
Residential – Apartments	46.65% 306	53.35% 350	656
Residential – In-Law Apartments	78.86% 526	21.14% 141	667
Workforce housing	40.84% 263	59.16% 381	644
Independent Senior Living Community	81.95% 554	18.05% 122	676
Senior Assisted Living Community	78.06% 516	21.94% 145	661
Light Industrial /Manufacturing	66.31% 437	33.69% 222	659
Motels / Hotels	42.42% 280	57.58% 380	660
Convenience Stores	53.34% 351	46.66% 307	658
Retail Stores	90.48% 618	9.52% 65	683
Tourism based (i.e. B&B, gift shops)	85.88% 578	14.12% 95	673
Professional Offices (medical, legal, technology)	85.14% 567	14.86% 99	666
Department Store	76.70% 520	23.30% 158	678
Service Businesses	87.59% 579	12.41% 82	661
Home-based Businesses	83.79% 553	16.21% 107	660
Restaurants	97.11% 672	2.89% 20	692
Agriculture	87.46% 586	12.54% 84	670
Public outdoor recreation	98.70% 683	1.30% 9	692
Protection of natural areas /open space	93.23% 633	6.77% 46	679

**Q11 What other land uses would you encourage in the Town? Please provide response below.**

Answered: 357   Skipped: 426



## Q11 What other land uses would you encourage in the Town? Please provide response below.

Answered: 357 Skipped: 426

#	RESPONSES	DATE
1	More retail and restaurants.	10/27/2019 9:08 PM
2	Multi-use paved trails, more nature trails.	10/25/2019 8:07 PM
3	Corn maze	10/25/2019 5:20 PM
4	putting medical practices in parks with bus service available two hours before and after. More retail and restaurants opened until at least 9 or 10 pm for shift workers. more entertainment.	10/25/2019 2:59 PM
5	Parks and well thought out green space.	10/25/2019 10:15 AM
6	More public parks and/or expand on what we have. For a community do this side the park is lacking despite its. Ice recent upgrades. Something similar to what the Delmar/Bethlehem Elm Park has to offer.	10/25/2019 9:36 AM
7	Rt 4 road needs to be widened!!! Find ways to revive business people will visit on Columbia turnpike.	10/25/2019 8:59 AM
8	More parks, walking and or bike paths to make it safer to get around.	10/25/2019 8:55 AM
9	Restaurants	10/14/2019 8:43 AM
10	Sidewalks, crosswalks with working crossing signals	10/10/2019 3:22 PM
11	Let's support high density living and protect our agricultural land.	10/9/2019 6:10 PM
12	Ways to help with traffic, potential traffic circles along Third Avenue Extension and Rt 4.	10/8/2019 12:26 PM
13	walking path and anything that replaces existent space that has already been cleared or has a closed business that could be repurposed	10/2/2019 11:39 AM
14	Teen center	10/1/2019 7:35 PM
15	Townhomes or condos like Plaza View with green space and walkable to local businesses. Town Park with some clearing of trees for grass and sidewalks similar to The Crossings in Colonie.	9/30/2019 3:45 PM
16	Pickleball courts, outdoor or more indoor	9/30/2019 3:15 PM
17	Better designed intersections, especially around Rt. 4 (Walmart, Target), traffic back up there bad at peak times, a better way for vehicles to take a left onto I-90 West, and also getting off that exit and taking a left. Also revitalize existing spaces that are no longer in business, old Burger King and Friendly's.	9/30/2019 2:34 PM
18	Senior housing big issue Affordability	9/30/2019 10:02 AM
19	Rail trails	9/30/2019 6:43 AM
20	Entertainment. Dog friendly.	9/29/2019 8:01 AM
21	Community gathering spaces. Dog friendly spaces.	9/29/2019 7:43 AM
22	More restaurants! Public pool	9/27/2019 7:22 AM
23	Professional development along 9&20, And restaurants	9/25/2019 8:58 PM
24	Public parkland, Wildlife management areas, Direction toward arts/entertainment/food/culture	9/25/2019 3:05 PM
25	Save open area/"wild" properties; i.e., lands along Red Mill Road; 3rd Ave. Ext.; Luther Road	9/24/2019 3:01 PM
26	more parks with sports facilities like other towns, ex. clifton park and bethlehem	9/24/2019 12:19 PM
27	I would like my house to connect to the bike path via a bike path. Also, reduce the number of lanes on 9 /20 to slow down traffic and help our businesses.	9/24/2019 7:51 AM

## Town of East Greenbush Comprehensive Plan Update Community Survey

28	Saving historical buildings, like the one Stewart's is trying to tear down near exit 10. Don't allow that please! More sidewalks, especially around all the schools. Kids near Goff for example could walk to school-- fewer buses needed. Have safe crosswalks, crossing guards, etc-- work with schools on this. Need clean energy sources, make it easy to do wind/solar power. Yay for the new bike path-- make more paths from various areas in town to make it easy and safe for kids to get to the bike path.	9/24/2019 7:28 AM
29	Lacrosse fields for the Youth of East Greenbush. We are one of the only towns without fields in the area!	9/24/2019 6:55 AM
30	A creative arts center-Troy is too far, Albany is restricted to mostly SUNY. The bureaucracy there is unresponsive and not agile.	9/24/2019 6:07 AM
31	The Town could use more fast food and family restaurant options. We used to live in Latham, and that's one thing we miss is the convenience of picking up dinner every once in a while.	9/24/2019 5:34 AM
32	sidewalks, pocket parks, band shell, seating for concerts outdoors	9/24/2019 5:31 AM
33	Higher education and government uses.	9/23/2019 10:25 AM
34	Something for children to do indoors.	9/23/2019 10:06 AM
35	maintaining our borderline rural feel to town, open space and protection of natural resources. Family farms, make Rte. 151 walkable and increase lanes on rte 4 between I-90 and Washington Ave ext. Affordable housing for younger people just starting out and working to increase diversity in our community. We need community pool!	9/23/2019 8:10 AM
36	We need independent restaurants, supermarkets, and other businesses that will benefit community members without sapping resources. More hotels, factories, warehouses, etc do not enhance the quality of life for residents. They may provide more jobs but we need more opportunities for recreation that are accessible and affordable. More restaurants offering different food options, an indoor funplex sort of establishment would benefit families in winter, more localized green spaces for neighborhoods that would not be used for building. I would also encourage a second lane on the northbound side of Route 4 past the shopping centers or traffic circles to ease the congestion.	9/22/2019 9:35 AM
37	More restaurants.	9/21/2019 1:43 PM
38	Encourage land uses as zoning permits.	9/20/2019 3:22 PM
39	Better bike paths and safer road biking right of ways	9/20/2019 10:19 AM
40	Preserve wildlife habitat; preserve open space for climate resiliency	9/20/2019 9:09 AM
41	higher end restaurants	9/20/2019 6:47 AM
42	Small businesses are what need to be encouraged. People move to east greenbush knowing taxes are high. Large warehouses may reduce tax burdens, but are the opposite of why people choose to live here.	9/19/2019 10:23 AM
43	-Greater mix of uses in close proximity to each other. Currently too spread out with extreme separation of uses. Forces car-dependency. -More sidewalks and crosswalks. Lower speed limits. -More flexible zoning code that doesn't promote sprawl.	9/18/2019 2:53 PM
44	A village or town center where people can park and walk to restaurants (preferably non franchise) and/or shops and specialty stores....possibly near Hayes Rd and Columbia Turnpike. Get rid of or replace vacant businesses.	9/17/2019 6:48 PM
45	.	9/17/2019 3:39 PM
46	renewal of all the empty buildings, especially along 9&20	9/17/2019 3:17 PM
47	Create a better town park	9/17/2019 2:24 PM
48	Hiking/biking trails (that stay within the township)	9/17/2019 1:31 PM
49	pickleball courts at Town Park.	9/16/2019 8:33 PM
50	Better restaurants.	9/16/2019 6:12 PM
51	Expansion of businesses in the port area.	9/16/2019 5:24 PM
52	Any business on RT 9&20 would be nice instead of all the underutilized space.	9/16/2019 11:48 AM
53	theatre,museum, recreational, aquarium, job creating entities	9/16/2019 10:46 AM

## Town of East Greenbush Comprehensive Plan Update Community Survey

54	Community social, park, hiking, biking , atv/snowmobile trails	9/15/2019 8:30 PM
55	More parks	9/15/2019 9:08 AM
56	Bike path	9/14/2019 10:00 PM
57	Things that utilize buildings that are no longer in use and looking run down	9/14/2019 7:49 PM
58	1) Entertainment - Theatre similar to Capital Rep or Palace (not tu) Places to have shows, concerts meet -- Mystery dinners etc. 2) retail business on 9&20 also commercial but with stores on main level facing street with shared parking behind so people can take buses to and walk to different stores. With communal areas to sit eat meet with friends both inside and out. 3) Year round indoor food co-ops, natural/organic farmers markets. 4) restaurants, dinners and food courts open until 7-10 pm 5) More Mom/Pop businesses. **** Medical offices should be in a business court off main streets with BUS services 2hr pre/post open hours. (see Everett Rd, Wade rd). Not wasting good retail space near main road and recreational business areas which would use and support eateries, shopping etc	9/14/2019 2:02 PM
59	More urgent care facilities	9/14/2019 12:49 PM
60	I would love a Stuyvesant Plaza type of retail area for EG. I don't want to drive across the river to go shopping.	9/14/2019 10:59 AM
61	Bike paths and memorial sights. Before you continue to use land, we should clean up our look. Empty bldgs should be reused or torn down. All highly visible areas along our main roads should be free of gravel, dirt or debris piles. The green space and the other spaces at the intersection of 9 & 20 and 4 should be pristine. They're not kept that way now. The area along the chain link fence on route 4 in front of SEFCU, Cracker Barrel and Denny's is always cluttered with plastics and garbage and is kept unruly. The area needs to be kept free of debris and trimmed neatly. Town rules should be enforced to make our town attractive and inviting.	9/14/2019 9:12 AM
62	Sidewalks, bike paths. I would love to see a bike/walking path along side Brookview all the way down into Castleton. We need a way to get around town for our children other than driving them.	9/14/2019 7:01 AM
63	Mini/pocket parks	9/13/2019 8:50 PM
64	Pool	9/13/2019 7:20 PM
65	Increased public areas for community events. Sports. Concerts etc. the town desperately needs restaurants more than anything.	9/13/2019 6:51 PM
66	Parks	9/13/2019 6:47 PM
67	Build a marina and park on the Hudson river	9/13/2019 5:35 PM
68	Outdoor Pickleball courts...the fastest-growing sport in the country	9/13/2019 5:05 PM
69	Please install a sidewalk on Third Avenue Extension from the residential areas to the commercial area on Route 4 (Target etc.) It is imperative for the health of our community that you provide safe walkable neighborhoods as described in the already completed study focusing on East Greenbush and walkability. We would include walking to the store in our health efforts but walking on the narrow shoulder of Third Avenue Extension is extremely dangerous. You need to step up your efforts to mobilize your residents toward a healthy lifestyle for prevention of type 2 diabetes and cardiovascular disease.	9/13/2019 5:05 PM
70	Walking and Bike trails, book store, restaurants, neighborhood pocket parks	9/13/2019 4:55 PM
71	pickleball courts indoor and outdoor	9/13/2019 4:07 PM
72	pickleball court	9/13/2019 3:45 PM
73	We need more commercial property to lower our taxes not houses	9/13/2019 3:38 PM
74	I believe that the town has an opportunity to jump on board with the largest and fastest-growing sport in the country, Pickleball. Currently, Pickleball sales, from rackets, bags, nets, apparel and such are outpacing other sports such a tennis, basketball and even football. Its got the largest demographic in any sport spanning youth to 80+-year-olds. Put EG on the map for the destination for Pickleball. Do a quick search for Naples Florida and pickleball you will see that entire development are being created for this sport. AND these folks have a lot of disposable income.	9/13/2019 3:33 PM
75	Would love to see businesses in East Greenbush not forced out of leases due to the land owners not wanting to renew that businesses lease. Friendly's. Speedway. Weathervane has been vacant for 20 years. Such a disgrace.	9/13/2019 11:57 AM

## Town of East Greenbush Comprehensive Plan Update Community Survey

76	Waterfront development, low density residential development, recreation, get rid of all the shabby-looking buildings on Columbia Turnpike, protect wetlands, streams.	9/13/2019 11:32 AM
77	walking areas with benches etc. maybe a town center with gazebo for effect	9/13/2019 11:00 AM
78	Different types of land use in different areas ... more walkable, small-retail environment along parts of 9&20 corridor, more big-box toward north end of Route 4 corridor.	9/13/2019 10:31 AM
79	Indoor sports facilities, restaurants, splash pad, department stores, housing	9/13/2019 10:20 AM
80	Walk around spots with places to stop for drinks, etc	9/13/2019 10:17 AM
81	Dog park, public pools, farmers markets, trails for walking and hiking.	9/13/2019 10:09 AM
82	Public Swimming Pool in the Town Park	9/13/2019 9:28 AM
83	Community Centers/Places of Worship/Full restaurants - more are going to North Greenbush and Rt4 traffic is miserable	9/13/2019 9:10 AM
84	Some residential, retail, wholesale shopping (sams/bj's), family oriented entertainment. Restaurants. Utilize vacant buildings	9/13/2019 8:53 AM
85	Restaurant	9/13/2019 8:25 AM
86	Encourage more private businesses rather than government operated establishments.	9/13/2019 7:27 AM
87	Ppark-like settings, tables, benches - closer to the town than the EG Town Park is.	9/13/2019 7:25 AM
88	More centralized shopping centers, also like to see condos which will allow people to move from single family homes to more efficient one story living that is low maintenance. Also widen 3rd Avenue to 3 or 4 lanes past the light at red mill road running down the hill into Rensselaer.	9/13/2019 7:07 AM
89	A walkable 'downtown' area.	9/13/2019 7:02 AM
90	Businesses or entertainment that would keep residents here in town instead of having to go to Albany or Colonie, etc	9/13/2019 6:42 AM
91	Unfortunately Columbia High does not have enough fields to support its sports programs. Would like to see additional land developed for such fields- possibility of an indoor sports complex in conjunction with the school. Many neighboring community schools utilize afirm dome or similar in their districts. Also feel a municipal golf course would make a nice addition and bring in consistent revenue.	9/13/2019 6:38 AM
92	Additional small green spaces	9/13/2019 6:37 AM
93	route 9 could use more tattoo parlors and used car lots. also a second adult world locationb would be a welcome addition, preferably near rhe walmart.	9/13/2019 6:30 AM
94	I really think any land to brighten up this dying community . Someone should put in a chick fliet to bring business to East Greenbush.	9/13/2019 6:24 AM
95	Open spaces, reduce taxes on forest and fields	9/13/2019 6:20 AM
96	Would not like change in this area. This town used to be peaceful and quiet and now there'll be an influx of more people with the headache of traffic and more traffic.	9/13/2019 6:17 AM
97	That businesses need to stay for so many years after the tax break they are given ends.	9/13/2019 5:46 AM
98	Please do something to revive Columbia Turnpike. It looks like a demilitarized zone.	9/13/2019 5:45 AM
99	Owning a business in town I would strongly encourage other small businesses in town, so people spend more time/money in our community	9/13/2019 5:42 AM
100	ranch style houses for those just entering home ownership, but especially for older citizens wanting to downsize, but still own a home	9/13/2019 5:39 AM
101	1) Live/work/play developments along Columbia Turnpike. 2) tiny (or small) house communities 3) Designated bike lanes along Columbia Turnpike and rt 4 as well as other main rds (such as Luther, Elliot, Michael) especially those leading to schools.	9/12/2019 8:51 PM
102	Walking trails	9/12/2019 5:59 PM
103	Youth centers	9/12/2019 4:58 PM



## Town of East Greenbush Comprehensive Plan Update Community Survey

104	We need a community outdoor recreation park with several things for our community for example sports complex, community garden & walking/bike path. It would generate jobs, revenue and bring others to our community.	9/12/2019 4:34 PM
105	Restaurants.	9/11/2019 5:02 PM
106	Add charm through better zoning laws.	9/10/2019 12:13 PM
107	Walking trails, disc golf course, streets that connect in a grid-like pattern	9/8/2019 7:07 PM
108	We need a more usable town park. If I'm not mistaken, baseball fields are privately owned. Soccer fields are privately owned. Look to Elm Road Park in Bethlehem or DiCaprio Parke in Guilderland as examples of publicly owned sports fields/parks.	9/5/2019 10:01 AM
109	We need to EGB a thorough once over. Town looking very run down. Sidewalks, better lighting, easier access to highways, better retail space, clothing stores, gift shops, a high end restaurant	8/30/2019 11:26 AM
110	Family and entertainment places, parks, pool redo Hampton Manor Park to its original uses like swimming and ice skating	8/30/2019 10:21 AM
111	The building of sidewalks on the main roads "Hays, Phillips, Brookview, Gilligan ,etc. that would connect our community.	8/30/2019 10:03 AM
112	Clean up the are on 9 & 20. There are too many vacant buildings and too many gas stations.	8/30/2019 9:59 AM
113	None at this time	8/30/2019 9:34 AM
114	Light farming, restore some of the lost R-A areas.	8/29/2019 6:21 PM
115	Late Night Entertainment	8/29/2019 10:01 AM
116	Protected area for wildlife	8/29/2019 8:33 AM
117	Safe active areas for teens to coverage.	8/29/2019 7:15 AM
118	Possible developing our own land fill. There fore would not have a transfer station	8/28/2019 7:50 PM
119	Parks or something for our young kids	8/28/2019 6:54 PM
120	Na	8/28/2019 6:03 PM
121	American and Italian restaurants, higher end shopping centers.	8/28/2019 5:03 PM
122	Small business workshop/shared maker space Homes for folks with special needs	8/28/2019 3:54 PM
123	Hampton Lake taken better care of.	8/28/2019 3:27 PM
124	An outdoor community pool and community athletic fields that are not on school grounds	8/28/2019 3:20 PM
125	Parks recreation	8/28/2019 3:07 PM
126	If state ever legalizes cannabis I would expect EG to take advantage of the tax boom that could accompany a dispensary. I would also love to see the back end of the pond in Hampton Manor to be closed to motor vehicles.	8/28/2019 2:23 PM
127	Sidewalks on Luther rd down to best-luther and miller rd	8/24/2019 5:41 AM
128	Please (!) keep EG full of natural areas and open spaces for the residents to enjoy. More houses, more apartments, more business (built on natural areas) will only lead to the destruction of the charm of our town. Light industry/business in vacant business would be great to help decrease our taxes (but I am willing to pay higher taxes to have more opens spaces and greenery!!!! ).	8/17/2019 11:41 AM
129	Making Hampton Manor lake swimmable, creating a walkable town center	8/9/2019 2:43 PM
130	Popular chain restaurants, department stores especially for clothing, household items.	8/8/2019 10:01 AM
131	public spaces, recreation	8/5/2019 10:12 AM
132	Parks, restaurants, shopping centers, grocery stores	8/5/2019 9:56 AM
133	create new park space	8/5/2019 7:51 AM

## Town of East Greenbush Comprehensive Plan Update Community Survey

134	Retail and Restaurants OPEN at least 8pm to enable working people to use them. Restaurants open all weekend Books,Card stores THEATER like the PALACE for arts,music, plays. Places to have meetings, conferences, dinner parties, entertainment like murder-mystery nights. Recreation facilities All malls have parking garages NOT wasting good land space ALL and more Medical services are in a medical complex with BUSES which run from 2hrs before to 2hrs after closing to encourage commuting. !!	8/4/2019 6:54 PM
135	We need a town square or pretty place where people can gather. Town park is small and too old.	8/4/2019 4:23 PM
136	Side walks, town pool, better town park	8/4/2019 4:21 PM
137	Residential growth	8/4/2019 2:25 PM
138	Something for the kids.	8/4/2019 1:16 PM
139	Our Town Park is disgraceful compared to other large suburban communities. We should have a pool!!	8/4/2019 12:16 PM
140	As long as it falls within the zoning requirements, whatever works!	8/4/2019 11:26 AM
141	A use for the vacant old sports view such a wasted view	8/4/2019 10:25 AM
142	Town square and recreational/sports facilities	8/4/2019 10:10 AM
143	Improve parks. Create a " crossings" like in Colonie Nice basketball, tennis courts	8/4/2019 10:02 AM
144	Indoor arena like Afrims to help support and build school district sports programs.	8/4/2019 9:42 AM
145	We need a place where community can gather anytime of the week. A common space. Green space. A place to walk to and meet up. I think the Hampton manor lake could use a new plan.	8/4/2019 9:02 AM
146	Improvement on parks and recreation facility. Upgrading tennis courts. Safe bike trails Continue Hampton Manor upgrade. Lake needs work.	8/4/2019 8:48 AM
147	Community gardens, smaller town parks in various locations	8/4/2019 8:26 AM
148	Large buisness or government like what was placed in the old kmart. larger operations will help bring our town back.	8/4/2019 8:23 AM
149	Parks. Areas for walking physical excercise	8/4/2019 8:03 AM
150	Better swimming places, don't really know of any...bike trail	8/1/2019 9:52 PM
151	East Greenbush needs a town pool and spray pad. This will be a big draw for bringing people to the area and keeping residents happy. I would love to see East Greenbush have a walkable downtown area, maybe something like Stuyvesant plaza or Delmar.	7/31/2019 8:02 PM
152	mixed used commercial and residential	7/30/2019 12:35 PM
153	Park expansion & maintenance, which appears to already have been on an upswing this year.	7/29/2019 4:08 AM
154	Restaurant options	7/27/2019 6:56 AM
155	Public pool	7/27/2019 6:44 AM
156	Town pool	7/27/2019 3:31 AM
157	Restaurants, Retail	7/25/2019 10:09 PM
158	Restaurants that are not chain related	7/25/2019 7:06 AM
159	Recreation spots	7/24/2019 4:24 PM
160	More shops and stores	7/24/2019 3:50 PM
161	Mall	7/24/2019 2:03 PM
162	Would like to see a walkable town center	7/24/2019 1:45 PM
163	Senior community center/community center Higher end apartments9&20	7/24/2019 1:13 PM
164	Encourage existing retail businesses to improve their buildings and road front appeal.	7/24/2019 12:47 PM
165	Sidewalks and a bike path	7/24/2019 10:10 AM
166	Retail, restaurants, entertainment, duplexes.	7/24/2019 9:22 AM

## Town of East Greenbush Comprehensive Plan Update Community Survey

167	Activity based businesses. Funplex and the movie the only non food/shopping business in East Greenbush. There's nothing to do.	7/24/2019 8:29 AM
168	Field space for youth sports, like almost all other neighboring towns have - DiCaprio Park, for example	7/23/2019 10:38 PM
169	Stores	7/23/2019 9:11 PM
170	More local businesses and restaurants.	7/23/2019 9:03 PM
171	Bike paths	7/23/2019 8:49 PM
172	We need to improve youth sports team access to non school fields. We are way behind other communities.	7/23/2019 8:42 PM
173	Community park and pool	7/23/2019 8:32 PM
174	Bike paths.	7/23/2019 8:21 PM
175	Education (schools, colleges)	7/23/2019 8:13 PM
176	More hiking trails	7/23/2019 6:22 PM
177	More sidewalks especially on Columbia Turnpike by the Town Hall and traffic lights to be able to cross Columbia Turnpike.	7/23/2019 5:42 PM
178	A new and improved town park with a pool and several recreation areas, fields, courts, etc.	7/23/2019 5:17 PM
179	We need more restaurants	7/23/2019 4:54 PM
180	None.	7/23/2019 4:35 PM
181	Anything that brings businesses to the town. 9&20 is a ghost-town	7/23/2019 4:13 PM
182	Town center with parks and outdoor activities	7/23/2019 3:11 PM
183	Bicycle trails Parks like the crossings	7/23/2019 2:51 PM
184	The reuse of older building along Columbia TpK rd. Weather tearing them down for new build or just remodeling them	7/23/2019 2:06 PM
185	Sidewalks Arts venues	7/23/2019 2:01 PM
186	Recreation spaces for families	7/23/2019 1:46 PM
187	Finding space to install a Disc Golf Course	7/23/2019 1:43 PM
188	Water park	7/23/2019 1:04 PM
189	Town pool	7/23/2019 12:26 PM
190	A decent park - like The Crossings In Colonie - our current Town Park is an absolute dump	7/23/2019 11:54 AM
191	With all the expansion of commercial property, there needs to be an increase of green space for residents.	7/23/2019 11:25 AM
192	A town pool with lifeguards	7/23/2019 11:13 AM
193	More restaurants, better parks.	7/23/2019 10:46 AM
194	9&20 looks like a waste land. Need to start at the foundation and work up to some of the things suggested above. What is being done to support those businesses from closing their doors?	7/23/2019 10:14 AM
195	Additional hiking/ cross country trails. More business on 9&20. Parts of that road are run down	7/23/2019 10:02 AM
196	Need more restaurants	7/23/2019 9:13 AM
197	Fields / parks for kids in town to use for recreational activities (youth sports etc.)	7/23/2019 9:13 AM
198	Get Columbia Turnpike better shape	7/23/2019 8:27 AM
199	upgrade town park town pool town recreation center	7/23/2019 8:22 AM
200	more restaurants, shopping centers. Make East Greenbush have everything so people do NOT leave...lowering the taxes a little may help as well	7/23/2019 7:23 AM

## Town of East Greenbush Comprehensive Plan Update Community Survey

201	My family wants a town pool and bike path pretty pretty please!! The old Red Oaks Swim club was a fantastic set-up and location off of Kraft Road. Teenagers would also ride their bikes along the electric lines to get there to use the pools or work. Or we could better utilize the pool at evergreen country club. Also, to connect the community areas by a bike path would be very beneficial.	7/23/2019 6:54 AM
202	Sidewalks.	7/23/2019 5:54 AM
203	parks & recreation such as pools & pavilions	7/23/2019 5:15 AM
204	swimming	7/23/2019 5:12 AM
205	Build up 9&20	7/22/2019 10:09 PM
206	Ones that encourage people to live, and work, in town. Having things nearby so we don't have to go to Albany county for them is best.	7/22/2019 9:47 PM
207	Increased opportunities for families and children to enjoy—splash parks, recreation space, organized activities, etc.	7/22/2019 9:26 PM
208	Primary recommendations would be to address the vacancies on Columbia Turnpike and the appeal of current tenants representing the area. Primary use would be service/professional offices with small restaurant options to benefit the professional environment that is beginning to shift back to this area.	7/22/2019 9:23 PM
209	Anything other than what you've been doing	7/22/2019 9:18 PM
210	Small business style establishments	7/22/2019 9:18 PM
211	I strongly encourage more outdoor recreation spaces, more protected natural areas, and making the town bicycle friendly. Walking and biking trails a must. Improve the look of route 9 & 20, to create an appealing town. As a long term vision, consider creating a walkable downtown (like Saratoga Springs, for example) rather than a series of unappealing strip malls. Expand use of roundabouts.	7/22/2019 8:59 PM
212	Public park and pool. Not the town park. Place is a dump. Wasted money on a building no one uses.	7/22/2019 8:56 PM
213	A tourist attraction or something for East Greenbush to be known for, small business, local made business	7/22/2019 8:40 PM
214	Youth activities.	7/22/2019 8:36 PM
215	Sidewalks on 9 and 20 Sherwood Ave and any road where kids ride their bikes	7/22/2019 8:35 PM
216	I think there has been too much residential and commercial development. I've lived in east greenbush my whole life and it's upsetting to see so much of the natural landscape being developed. I don't see a need for new apartments or other more transient housing. There is too much already and when the boom ends we will be left with more vacant properties.	7/22/2019 8:33 PM
217	Natural areas open space	7/22/2019 8:26 PM
218	Lacrosse fields	7/22/2019 8:25 PM
219	Beach	7/22/2019 8:25 PM
220	Improve town park, the "Red" Barn is a step in the correct direction but EG is way behind other towns in area.	7/22/2019 8:18 PM
221	In the future I would like to see a East Greenbush Town Pool in the future if the town.	7/22/2019 8:15 PM
222	Expanded revitalization of existing downtown	7/22/2019 8:14 PM
223	Make Columbia Turnpike respectable again. It's a complete and utter dump with many vacant buildings and disgusting hotels and businesses.	7/22/2019 8:13 PM
224	EG needs a quality Restaurant in Town	7/22/2019 8:06 PM
225	Better development of 9&20. More places to eat, and shop.	7/22/2019 8:05 PM
226	Anything that leads to lower taxes or more public programs, I.e. pools!	7/20/2019 10:14 AM
227	Maintain the mix of rural and suburban. Plant more trees and natural vegetation/growth where possible. A teen center is also needed.	7/19/2019 3:33 PM



## Town of East Greenbush Comprehensive Plan Update Community Survey

228	1. Civic (more indoor and outdoor space for community use- forums, classes, meetings, picnics, etc.) Town hall, library, and town park help to meet this need, but not enough. Need more centrally located places to meet and connect. 2. Cultural. Galleries, museums, music venues, etc.	7/16/2019 12:23 PM
229	Pool/splash pad	7/9/2019 5:52 PM
230	Community pool	7/8/2019 11:30 AM
231	Public pool and park	7/8/2019 10:27 AM
232	Indoor Recreation centers Town Pool (indoor or outdoor) Use older/already established buildings for businesses rather than building new ones and taking down agriculture.	7/8/2019 9:09 AM
233	East Greenbush desperately needs a town park with athletic fields for sports like lacrosse. There are so many kids who want to play but having to always rent space from the school district is obnoxious. I look at town parks like what Bethlehem has (Elm Ave) and it is what EG is missing.	7/8/2019 6:13 AM
234	Any walking trails or recreational facilities or activities	7/7/2019 9:19 AM
235	Town parks, community centers,	7/6/2019 8:57 PM
236	Upgrade town park.	7/6/2019 9:25 AM
237	Town pool, upgrade the town park	7/5/2019 9:25 PM
238	More restaurants along the side of town near 9&20. That part of town is becoming desolate.	7/5/2019 7:11 PM
239	More sidewalks and small businesses	7/4/2019 3:42 PM
240	I would like a Public Recreation area other than town park - ie Crossings in Colonie. I would like to encourage similar zoning to what is currently in place, keeping much of the town "green", and would support modest tax increases to prevent urban sprawl.	7/4/2019 7:33 AM
241	I just want to see development in the area, especially along 9/20.	7/4/2019 7:03 AM
242	Improve town park system; town pool; town kayak/canoe rentals on Hudson River or other viable body; create youth community center; develop bike path; sidewalk improvement along 9 & 20 upper EG;	7/3/2019 9:23 PM
243	Parks	7/3/2019 8:34 PM
244	Picnic Areas	7/3/2019 6:42 PM
245	A nice town pool	7/3/2019 5:42 PM
246	Dog parks Rec space	7/3/2019 1:03 PM
247	you listed above	7/3/2019 11:45 AM
248	Town pool	7/3/2019 11:28 AM
249	Walking parks like the Crossing in Colonie	7/3/2019 11:20 AM
250	Anything to support the local economy and expand services.	7/3/2019 10:27 AM
251	Tax paying businesses that would be more permanent.	7/3/2019 10:21 AM
252	We need some more restaurants out here. Better ones. NOT sports bars!	7/3/2019 10:17 AM
253	Increase use of natural areas. Access to Mill Creek near temple Lane.	7/2/2019 7:01 AM
254	Business	7/1/2019 9:43 AM
255	We really need more non-chain restaurants.	7/1/2019 8:05 AM
256	We need a town pool!	6/29/2019 7:46 AM
257	recreation - bike/walking paths, etc., and sports fields (lacrosse/soccer - better quality fields), hockey. More kid/family friendly things to do - FunPlex idea is great, but need more attractions. Unique restaurants vs. chains that make the area feel like every other town, i.e. Clifton Park, Latham, etc.	6/29/2019 7:28 AM
258	Walking and biking trail. A river side park.	6/28/2019 4:43 PM
259	More Restaurants PLEASE!!! More parks/outdoor space is also good. How about a bus or some kind of transit for people without cars or who should not be driving (but have no other choice)?????	6/28/2019 9:50 AM

## Town of East Greenbush Comprehensive Plan Update Community Survey

260	I would like to rank the above. While I am fine with most uses, I do have preferences and would like a balance to be maintained. Your #10 doesn't allow me to express that. Increasing minimum wage jobs isn't a bad thing but only doing that is a bad thing. We want to develop a mix that allows professionals, teenagers, and everyone in between to find jobs, bring revenue, and find homes.	6/28/2019 7:42 AM
261	More hiking & biking trails.	6/28/2019 7:13 AM
262	Community center	6/28/2019 7:03 AM
263	Would love to have Pickleball courts at the town park	6/27/2019 1:30 PM
264	Please provide pickleball courts. It is great exercise and fun for all at a very reasonable cost. Thank you!	6/27/2019 10:48 AM
265	A town pool and community center for youth	6/26/2019 6:45 AM
266	The addition of pickleball courts to the East Greenbush Town Park for outdoor recreation. Currently, there are no outdoor courts available in the area for this fast growing sport which can be enjoyed by all age groups.	6/25/2019 12:39 PM
267	Pickleball Courts Off road mountain bike trails	6/24/2019 5:46 PM
268	We need sidewalks or bike paths, especially on 3rd Ave. Ext. Why don't we have either of these for an area in which people would walk or ride up to already flourishing businesses? We also need more parks. Colonie has many pocket parks and buys up green space to create walking areas. Not every area needs to have a playground, but just walking paths would be great. Also, we need a town pool. These are the things that make an area desirable to live in. It would invite more home developers into the area as well as people to live here.	6/24/2019 2:15 PM
269	Sidewalks and McAdam paths, especially leading to stores, shops and restaurants. More parks, bike paths, walking trails, and tennis courts needed	6/24/2019 1:46 PM
270	I don't understand this question, I do not think that the town should be able to use personal property of citizens in any way, nor should the county or anyone else ! However if the town wants to put together events with and on company land and they are ok with it then in is ok !	6/24/2019 10:28 AM
271	There are already closed businesses and seemingly abandoned properties. Why cut down trees and ruin natural habitats for new building? For instance by Springhurst Dr. next to the Masons?	6/23/2019 8:55 PM
272	More recreational space, trails for hiking, biking, pickleball courts and a town swimming pool.	6/22/2019 8:44 PM
273	Parks for town residents	6/22/2019 8:34 PM
274	Walking/biking paths/trails	6/22/2019 5:55 PM
275	Town pool	6/22/2019 4:18 PM
276	Our children need more opportunities for outdoor recreation. Currently the Greenbush Soccer Club spends thousands of dollars per soccer family at facilities in Latham. This money could be spend in our town and benefit out community.	6/22/2019 7:38 AM
277	Active recreational facilities for youth. Huge amounts of money are being spend at Afrims and other sports facilities. This is a loss of revenue for the town and a major inconvenience to many families who are required to drive into Latham during rush hour for sports training/events.	6/22/2019 6:17 AM
278	Entertainment venues	6/21/2019 12:17 PM
279	Pickleball courts, fastest growing sport in country, out side at parks , replant courts, offer in schools	6/20/2019 3:21 PM
280	Biking and walking secure areas	6/20/2019 2:09 PM
281	Trails (walk, hike, bike). North Bethlehem allowed residents to build a Mountain bike trail system in their little town park. Queensbury did similar at Gurney Lane park but the town paid someone to build the trails - both very popular for residents and out of towners.	6/20/2019 1:06 PM
282	How about an American Restaurant. We have enough of Thai, Asian, etc,	6/20/2019 8:00 AM
283	Pickleball courts	6/20/2019 1:55 AM
284	Mixed use aimed at creating a real downtown district	6/19/2019 9:08 PM
285	green space, recreational for residents, department stores of quality	6/19/2019 6:00 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

286	I am part of a growing group of pickleball enthusiasts that would love to see additional space for this fast-growing sport, either indoors or outdoors. It's a great pasttime because people of all ages can play on a relatively equal basis, it's great exercise and very social. The Y is fast becoming way too crowded for good play since more and more people are starting! Please include space for pickleball in recreational planning.	6/19/2019 4:37 PM
287	We need to address the need for outdoor courts for the very popular and fast growing sport of Pickleball. Either repurposing unused or underused old tennis courts or even new construction in a venue such as the town park. Many communities have built courts in parks Kingston, Glens Falls, Chestertown and Schroon Lake for examples.	6/19/2019 4:18 PM
288	Need more independent restaurants	6/19/2019 4:10 PM
289	Municipal Park which would include pickleball.	6/19/2019 4:02 PM
290	Road Expansion	6/19/2019 3:32 PM
291	More sidewalks and outdoor cafes. Walking spaces.	6/19/2019 3:15 PM
292	Pickleball courts and more bocce courts	6/19/2019 2:18 PM
293	Pickleball courts	6/19/2019 2:13 PM
294	bicycle trails, pickle ball courts	6/19/2019 1:37 PM
295	Outdoor recreation particularly pickleball courts	6/19/2019 1:24 PM
296	Permanent creation of outside and I door pickleball facilities	6/19/2019 12:25 PM
297	We really need to encourage more land for all age sport (or any health) activities. For example: Outside Pickleball Courts!!!! We don't have even one. It is sad!!! So fast growing activity around USA and the World! We need at least 4-6 of them!!! We are already behind many counties around. Please, do something!!!	6/19/2019 12:04 PM
298	Recreational and leisure	6/19/2019 11:40 AM
299	More outdoor recreational space ( eg bike trails, Pickleball courts, ice skating rink - w/ access to restrooms	6/19/2019 11:08 AM
300	pickle ball courts	6/19/2019 11:06 AM
301	Field space for kids who play lacrosse... I have 2 young kids.	6/19/2019 10:19 AM
302	Pickle ball courts	6/19/2019 9:28 AM
303	Pickleball courts Widen route 4 by Target- EXTREMELY POOR PLANNING!!!	6/19/2019 9:11 AM
304	Pickleball courts and dog park.	6/19/2019 9:02 AM
305	The largest growing sport is Pickleball. There are several locations like Hampton manor that could use updating. They EG YMCA has over 200 players on their list this would make East Greenbush a destination to play.	6/19/2019 8:49 AM
306	tax incentives for agricultural land use	6/19/2019 8:05 AM
307	Municipal parks	6/19/2019 7:09 AM
308	I would specifically like to know if the town residents are going to benefit from Annie text cuts if any other businesses are allowed to come in such as regeneron seems like deals are always made on the back end the town will receive a police car or two or something always happens behind closed doors and the residents don't see anything besides a raise in taxes	6/19/2019 6:51 AM
309	Updates to parks within the community- nice job with town park	6/19/2019 6:24 AM
310	Updated sports fields for use by Town residents/sorts clubs	6/19/2019 5:59 AM
311	We really need to look into funding recreational areas for kids. Roller skating, music oriented, arcade, drive in.	6/19/2019 5:52 AM
312	Anything at this point there has been very little done over years rt 20 is as a sad ghost town . With exception of on rt 4 which on any giving time you'd can wait a half hr to go to a Walmart cause of the traffic	6/19/2019 4:23 AM
313	Restaurants and business like Old Navy or Dicks for examples	6/19/2019 4:20 AM
314	Neighborhood Playgrounds	6/19/2019 2:02 AM

## Town of East Greenbush Comprehensive Plan Update Community Survey

315	Indoor Farmer's markets Organic stores food markets like Honest Weight Food Co-op, Community center something that benefits RESIDENTS There is NO arts, culture, theatre playhouse like Capital rep or Palace Theatre.	6/19/2019 12:28 AM
316	Na	6/18/2019 10:56 PM
317	Restaurants that are NOT Chain restaurants. Town recreation for youth of ALL ages. Town pool, ice rink, skateboard park, tennis courts. There is very little provided for youth or families.	6/18/2019 10:41 PM
318	Town swimming pool and splash park for the community	6/18/2019 10:18 PM
319	Affordable single family homes.	6/18/2019 10:11 PM
320	Something for kids and families to use, and go to. Also, a sporting goods store like Dick's Sporting Goods would be great. Every parent of children who play a sport havr to go Albany, Latham, Colonie or Clifton Park to get a good selection of sporting goods.	6/18/2019 9:56 PM
321	Tasteful retail, midrange restaurant(s) like Chez Mike, craft breweries (quality/higher end), and other sustainable locally oriented businesses.	6/18/2019 9:54 PM
322	I believe the town needs to invest more in its commercial businesses. 9 & 20 is underutilized now and to get some new business there would inject some much needed life into East Greenbush.	6/18/2019 9:52 PM
323	Anything to help the tax base. Anything that uses existing empty buildings on 9 and 20. Restaurants would be welcome	6/18/2019 9:36 PM
324	Community swimming pool as Red Oaks use to.	6/18/2019 9:18 PM
325	A giant Indoor Track/soccer facility. Track is the fastest growing sport in the US. A cross between this <a href="https://www.nycgovparks.org/facilities/recreationcenters/R149">https://www.nycgovparks.org/facilities/recreationcenters/R149</a> and this <a href="http://www.afrimsports.com/">http://www.afrimsports.com/</a>	6/18/2019 9:13 PM
326	Moving forward with the PDD at the old Weathervane location	6/18/2019 9:12 PM
327	Small businesses, locally owned, organic, farm to table restaurants	6/18/2019 8:59 PM
328	Another area for dogs	6/18/2019 8:55 PM
329	Bars/pubs, entertainment venues, churches, higher education schools	6/18/2019 8:47 PM
330	Recreational	6/18/2019 8:34 PM
331	Community Recreation area (like Clifton Commons) to take the burden off of the school fields	6/18/2019 8:28 PM
332	Solar spaces/clean energy production spaces, green spaces	6/18/2019 8:21 PM
333	Parking for RV's. Get them out of neighborhoods.	6/18/2019 8:18 PM
334	Improved fields for sports of all kinds	6/18/2019 8:16 PM
335	Residential/ Agricultural Family entertainment	6/18/2019 7:58 PM
336	We have many playgrounds for young children but nothing for middle school and high school students. We need a multi use rec center for youth and seniors. It should be centrally located for easy access.	6/18/2019 7:48 PM
337	Fix and dedicate resources to Hampton Manor lake	6/18/2019 7:21 PM
338	More venues in town for farmers to sell fresh local produce/meats	6/18/2019 7:01 PM
339	None	6/18/2019 7:01 PM
340	Parks, green space	6/18/2019 7:00 PM
341	Family friendly Craft beer pub. Widen the road on route 4.	6/18/2019 7:00 PM
342	Consider a public park and sports model like Clifton Park and Bethlehem	6/18/2019 6:58 PM
343	Shopping Mall	6/18/2019 6:55 PM
344	A place for teens and young adults to be able to learn a trade. This will help those who have dropped out of school and help those who are unsure what they want to do find their way. We need mentors and a place for them to do this.	6/18/2019 6:32 PM
345	Another space for the youth of our town to burn energy.	6/18/2019 6:30 PM
346	Park expansion	6/18/2019 6:25 PM



## Town of East Greenbush Comprehensive Plan Update Community Survey

347	More businesses so no need to go across the river.	6/18/2019 5:58 PM
348	Family friendly	6/18/2019 4:38 PM
349	Expansion of zoning for industrial development in the Port. This area is located in a corner of town that wouldnt disturb residents but provides valuable tax base.	6/18/2019 3:57 PM
350	Low cost entertainment	6/18/2019 3:42 PM
351	Something similar to The Crossings in Colonie.	6/18/2019 3:34 PM
352	good restaurants, decent retail stores	6/18/2019 3:31 PM
353	A place where kids/ young people can go and hang out. Have talent nights, dances with local bands.	6/18/2019 2:14 PM
354	High income people and their likes encouraged	6/18/2019 1:51 PM
355	Public pool, playground, common area for all sports, sports dome	6/18/2019 1:21 PM
356	Brewery, Corporate Offices, Banquet Hall, solar farm	6/17/2019 8:41 PM
357	Recreation (swimming, walking, running) - things for children and families to enjoy	6/17/2019 7:29 PM

**Q12 What other land uses would you discourage in the Town? Please provide response below.**

Answered: 319   Skipped: 464

## Q12 What other land uses would you discourage in the Town? Please provide response below.

Answered: 319    Skipped: 464

#	RESPONSES	DATE
1	No more auto repair or convenience stores.	10/27/2019 9:08 PM
2	Please do not allow apartment complexes to be built. The town is getting crowded enough.	10/26/2019 7:34 AM
3	Less businesses, especially new construction. I feel like we have enough of everything already.	10/25/2019 8:07 PM
4	Mining	10/25/2019 5:20 PM
5	No tax-free or retail tax exempt buildings or services. individual medical buildings in retail areas which take away from retail which would help with outrageous taxes.	10/25/2019 2:59 PM
6	Industry, tattoo parlors, any adult bookstores, tire stores.	10/25/2019 10:15 AM
7	Well traffic is already a huge concern. It can take 30 minutes to travel from East greenbush to north greenbush. Whatever it may be the area near target needs adjustment. A circle perhaps.	10/25/2019 9:36 AM
8	No out of area business fireworks etc	10/25/2019 8:55 AM
9	Apartments	10/14/2019 8:43 AM
10	No smoking/vaping on Town land	10/10/2019 3:22 PM
11	Sprawl, environmentally detrimental industries.	10/9/2019 6:10 PM
12	Mining	10/8/2019 12:26 PM
13	anything that clears out more trees and adds thru roads to quite neighborhoods	10/2/2019 11:39 AM
14	car dealers	10/1/2019 7:35 PM
15	Motels/Drug stores/Gas stations/Bankls There is already plenty of them	10/1/2019 5:38 PM
16	No Mining	9/30/2019 2:34 PM
17	Inappropriate stores, like tobacco, tattoos and adult video stores	9/30/2019 6:43 AM
18	too many apartments in the area	9/29/2019 1:02 PM
19	Polluters. Excessive large vehicle traffic. Industrial waste/polluters.	9/29/2019 8:01 AM
20	Industrial waste facility. Manufacturing polluters.	9/29/2019 7:43 AM
21	large commercial malls	9/28/2019 11:09 AM
22	Apartment complexes industrial complexes	9/27/2019 7:22 AM
23	Industrial zoning - even light industrial - there is already enough in town	9/25/2019 3:05 PM
24	manufacturing/large industrial operations	9/24/2019 3:01 PM
25	landfills, mining	9/24/2019 12:19 PM
26	Garbage dump or garbage burning facility	9/24/2019 11:59 AM
27	Mega-industrial, polluting. Things that involve cutting down trees or paving farmlands. Keep the natural areas, and redevelop the existing infrastructure (e.g., like using the old k-mart site=good; the area on 9/20 where all the trees were cut down=not good-- try to minimize tree cutting).	9/24/2019 7:28 AM
28	Adult stores, tearing down old structures for new ones. Anything Blocking the vista of the Hudson. Heavy manufacturing.	9/24/2019 6:07 AM
29	I would discourage any multi-family residences and most apartments.	9/24/2019 5:34 AM
30	big box stores	9/24/2019 5:31 AM
31	Casinos and other gaming uses.	9/23/2019 10:25 AM

## Town of East Greenbush Comprehensive Plan Update Community Survey

32	Any heavy traffic uses.	9/23/2019 10:06 AM
33	Dense apt buildings - anything over 3 stories, any kind of landfill or dump, large distribution centers,	9/23/2019 8:10 AM
34	Businesses that take away green space and have a detrimental impact on the environment (warehouses, factories) should be discouraged.	9/22/2019 9:35 AM
35	Solar Farms	9/21/2019 7:35 PM
36	Building businesses on Route 4, unless you widen it to 4 lanes the entire length. The traffic in front of Walmart is already terrible.	9/21/2019 1:43 PM
37	Casinos	9/20/2019 3:22 PM
38	Discourage development that destroys habitats such as intact forests, cool waterways, wetlands, meadows	9/20/2019 9:09 AM
39	Any industrialized business that would pollute	9/20/2019 6:47 AM
40	Warehouse type businesses. Too often tax breaks are given to these companies that provide no other benefit to the town. Stores or restaurants give places for residents to go whereas warehouses just take up space.	9/19/2019 10:23 AM
41	-No more of these large subdivisions filled with McMansions. -Get rid of parking minimums. Most of the large surface parking lots in town will never be more than half full, even on the busiest days.	9/18/2019 2:53 PM
42	non-profit	9/17/2019 9:10 PM
43	Cheap apartment housing and low-end single family homes where residents don't keep up their homes.	9/17/2019 6:48 PM
44	Things that generate noise or light	9/17/2019 5:09 PM
45	big business that keeps adding to the all ready congested morning drive.	9/17/2019 3:39 PM
46	more development on Rt 4, the traffic is already terrible	9/17/2019 3:17 PM
47	Dual family properties without a home owner being required to live there	9/17/2019 2:24 PM
48	Earth movers	9/17/2019 1:31 PM
49	big box stores...route 4 corridor is pretty stressed. I try to avoid as much as possible.	9/16/2019 8:33 PM
50	Taking too much more wooded/wetlands for building.	9/16/2019 5:24 PM
51	I don't believe we need more oil change places	9/16/2019 11:48 AM
52	government, non profit, property tax free organizations- high rise property requiring extended fire equipment-other property requiring the town to invest in infrastructure like water	9/16/2019 10:46 AM
53	Not too many large apartment complexes	9/15/2019 9:08 AM
54	No heavy Apartment complex's like the one in North Greenbush.and a little smaller then behind price chopper	9/15/2019 6:56 AM
55	no state offices or single medical buildings. **** NO MORE auto sale, junk oil change, dangerous nail salons. No apartment complexes . no new divisions without extensive traffic plans which force multiple entrances to other roads besides RT4 and 9&20 nothing more on RT4 until the road is widened to 2 lanes both ways and all mall connected so people can walk to each store instead of driving from one parking lot to another. NO large developments. some areas already have issues with flooding	9/14/2019 2:02 PM
56	Apartment complexes!! We have too many already, and their tenants who don't care about the community bring negatively.	9/14/2019 12:49 PM
57	Before more is built, clean up and utilize and RE-develop what we presently have.	9/14/2019 9:12 AM
58	Industrial, manufacturingPerhaps	9/13/2019 8:50 PM
59	More apartments	9/13/2019 7:20 PM
60	No more hotels or storage unit facilities. We need restaurants and shops to build up local commerce and sense of community.	9/13/2019 6:51 PM
61	Manufacturing and Industrial pollution	9/13/2019 6:47 PM



## Town of East Greenbush Comprehensive Plan Update Community Survey

62	Any industrial manufacturing	9/13/2019 5:35 PM
63	Encroachment on wetlands or trout streams	9/13/2019 5:05 PM
64	Don't allow landfills in our town or adjacent municipalities! You really dropped the ball when the Dunn landfill opened next door to your residents without a peep from you. When Mike Angellini was supervisor he was side by side with us at meetings that stopped the opening of a landfill in the Cristo mine. This time a landfill was opened without any advance warning to us. I can't believe East Greenbush leadership was unaware of this project. It appears that you let this happen without your residents knowledge, leaving us no chance to object. Quality of life and property values are suffering because of your inaction. You have abandoned this part of town. Shame!	9/13/2019 5:05 PM
65	fast food, convenience stores, gas stations	9/13/2019 4:55 PM
66	industry	9/13/2019 4:07 PM
67	apartments	9/13/2019 3:45 PM
68	I would like further details of where this new bike trail will be established. We also need a community center, a gathering place with shops and such.	9/13/2019 3:33 PM
69	High density rental units, no more tattoo parlours	9/13/2019 11:32 AM
70	Fast food	9/13/2019 11:07 AM
71	messy store fronts, and messy house front yards	9/13/2019 11:00 AM
72	Lots of large, single family homes. This probably gets at what EG wants to be; of course there will always be a need (and market) for family homes, but maybe fewer McMansions. I suppose the market supplies it's own corrections, but that usually happens as housing goes unsold or gets devalued. Better to plan ahead and discourage building those houses in the first place. Of course, housing density also has interesting ramifications for municipal service consumption; in that sense, the best value for the town is probably people who pay lots of property taxes and have no kids. But that only makes sense if EG wants to be the next Loudonville.	9/13/2019 10:31 AM
73	More Regeneron expansion	9/13/2019 10:28 AM
74	Motels, senior housing	9/13/2019 10:20 AM
75	Another Indian restaurant.	9/13/2019 10:17 AM
76	Large department stores and trucking companies.	9/13/2019 10:09 AM
77	Update agricultural animal boundaries (for example we have neighbors with a lot chickens and they smell - located right on our property line and they are on a <.5 acres lot so they are way to close but the current boundaries allow for it)	9/13/2019 9:10 AM
78	Banks, fast food	9/13/2019 8:53 AM
79	Apartments	9/13/2019 8:25 AM
80	Government run establishments.	9/13/2019 7:27 AM
81	Casinos. Industry with high traffic, like the plant proposed in Castleton.	9/13/2019 7:19 AM
82	There are many small businesses that occupy a lot of space by themselves. If they could be consolidated into centralized locations to make more efficient use of land that would be helpful.	9/13/2019 7:07 AM
83	Stop building commercial homes and focus on 9 and 20 stores	9/13/2019 7:05 AM
84	Industrial, sanitation	9/13/2019 7:02 AM
85	Less things like state offices that are empty on weeknights and weekends.	9/13/2019 6:42 AM
86	Unfortunately, much of what made Greenbush green is disappearing- housing development continues on every parcel that is available.	9/13/2019 6:38 AM
87	i would like to see fewer schools and government buildings, they really detract from the quality of life.	9/13/2019 6:30 AM
88	Casino or factories	9/13/2019 6:24 AM
89	Landfills, heavy industry	9/13/2019 6:20 AM

## Town of East Greenbush Comprehensive Plan Update Community Survey

90	Definitely would not like any type of apartment complexes or motels or anything like that that would bring people or more people here. We have enough people here in this town. I have just graduated Columbia High School a few years ago and there are so many people here there's so much traffic in this entire town I can't even get to Walmart without getting through traffic from the new FedEx building and the new ShopRite Center. My friends and I used to travel the open roads down Route 4 in Third Ave Extension peacefully now the traffic is backed up to the cemetery sometimes it is terrible I want to leave this town as other friends of mine want to go more where it's peaceful.	9/13/2019 6:17 AM
91	We do not need another bank or tire store	9/13/2019 5:42 AM
92	I don't believe we should discourage any areas of possible growth and future tax income	9/13/2019 5:39 AM
93	Big box retail, stand alone apartment complexes (instead encourage live/work/play communities along Columbia Trpk w/apartments and condos).	9/12/2019 8:51 PM
94	High traffic uses like event space	9/12/2019 6:04 PM
95	There are enough apartment complexes and motels in town, please do not build more.	9/12/2019 5:20 PM
96	Gas well tapping	9/12/2019 4:58 PM
97	No more FAST FOOD CHAINS. Get some mom and pop places in our town.	9/12/2019 4:34 PM
98	Agricultural.	9/11/2019 5:02 PM
99	The billboard/signage zoning laws should be tightened. For businesses and private homes.	9/10/2019 12:13 PM
100	Dead ends, cul-de-sacs, PDDs	9/8/2019 7:07 PM
101	Seema to be a lot of unmarked, loosely controlled industrial staging areas. People leaving trucks in open lots on 9/20, dumping gravel/dirt piles in unmarked open spaces. Looks terrible for the town.	9/5/2019 10:01 AM
102	landfills	9/3/2019 10:08 AM
103	cheap food chains, banks and car dealerships	8/30/2019 11:26 AM
104	More dumps and so many buildings that the people and animals have no green space left to go kept it somewhat rural	8/30/2019 10:21 AM
105	Removal of virgin land when there are existing vacant properties.	8/30/2019 10:03 AM
106	gas stations, more banks, apartment complexes, garages	8/30/2019 9:59 AM
107	Car dealers	8/30/2019 9:34 AM
108	Low income housing.	8/29/2019 6:21 PM
109	Removing habitats leaving animals nowhere to go but residential areas	8/29/2019 8:33 AM
110	Malls, casinos	8/29/2019 7:15 AM
111	Any small business where the owner lives in the town	8/28/2019 7:50 PM
112	Stop all housing development	8/28/2019 6:54 PM
113	Na	8/28/2019 6:03 PM
114	Automobile stores. Storage units.	8/28/2019 5:03 PM
115	No more apartment complexes	8/28/2019 4:52 PM
116	Storage facilities, large factories, dumps (can't believe Rensselaer put a dump on top of the town) senior only housing because its discriminatory and it's healthier for seniors to remain part of the community rather than only be with other seniors.	8/28/2019 3:54 PM
117	Replace the bridge already. You have been working on it for years.	8/28/2019 3:27 PM
118	Landfill	8/28/2019 3:20 PM
119	Vap shops	8/28/2019 3:07 PM
120	Low-income housing, except for seniors	8/28/2019 2:09 PM
121	Casinos, Strip clubs, Regional Refuse Facilities	8/28/2019 2:03 PM
122	Warehouses. Housing rental units that are not locally owned or owner-occupied (no out of town slumlords...). Sprawl.	8/20/2019 1:27 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

123	Large housing developments. Apartments (just say no). New and large business that requires clear cutting of our beautiful open spaces.	8/17/2019 11:41 AM
124	Industrial space on 9&20	8/9/2019 2:43 PM
125	Industrial. We have enough pollution coming from Port of Rensselaer and Port of Albany. No more of this.	8/8/2019 10:01 AM
126	Please, enough with the car sales places.	8/5/2019 10:12 AM
127	Any type of landfill site and/or large industrial companies	8/5/2019 9:56 AM
128	clean up trash better, get rid of waste more efficiently	8/5/2019 7:51 AM
129	NO more government offices, NO more oil change or auto parts. ALL medical services are in a medical complex	8/4/2019 6:54 PM
130	Apartments. We need more business on 9&. 20	8/4/2019 4:21 PM
131	Manufacturing like Regenaron	8/4/2019 2:25 PM
132	Casinos, more hotels, more banks	8/4/2019 11:26 AM
133	Tax exempt	8/4/2019 10:25 AM
134	Sprawling apartment complex	8/4/2019 10:10 AM
135	Enough with the auto parts, self storage etc	8/4/2019 10:02 AM
136	Oil changes, tire stores, auto body and garages, car parts-more than needed.	8/4/2019 9:42 AM
137	Industry. We need more attractive open spaces.	8/4/2019 9:02 AM
138	Repurpose existing vacate facilities.	8/4/2019 8:48 AM
139	We don't need more hotels/motels, or another Walmart/Target.	8/4/2019 8:26 AM
140	i think we should encourage more housing projects other than the overpriced apartment communities that have been going up. The schools are getting crowded.	8/4/2019 8:23 AM
141	Landfills junkyards factories	8/4/2019 8:03 AM
142	More traffic on Rt. 4...more development there, wider roads, more local farms	8/1/2019 9:52 PM
143	open spaces	7/31/2019 8:02 PM
144	smaller strip malls, multi unit apartment	7/30/2019 12:35 PM
145	Too many empty stores in strip malls and we have enough corporate chain retailers and restaurants to make it difficult for local small businesses to survive, let alone thrive.	7/29/2019 4:08 AM
146	Huge manufacturer, landfill	7/27/2019 6:44 AM
147	closed businesses that become vacant brown sites.	7/27/2019 6:38 AM
148	No more hotels or liquor stores	7/25/2019 10:09 PM
149	Housing, make it worth wile for people to buy existing properties	7/25/2019 7:06 AM
150	Putting multi family living in single family neighborhoods	7/24/2019 4:24 PM
151	banks, convenient stores, and	7/24/2019 2:03 PM
152	Warehouses, big box stores.	7/24/2019 1:45 PM
153	Low income housing	7/24/2019 1:13 PM
154	Automobile/car repair places, Cellular stores, fast food joints, mattress stores, Banks etc. as there is plenty already	7/24/2019 9:22 AM
155	More restaurants and more shopping centers.	7/24/2019 8:29 AM
156	Low income housing, large apartment complexes, motels...	7/23/2019 11:21 PM
157	Manufacturing	7/23/2019 10:38 PM
158	Too many automobile related businesses on Columbia turnpike.. body shops, car sales, oil change places etc. No more.	7/23/2019 10:28 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

159	Gas stations	7/23/2019 9:11 PM
160	tire stores and dunkin donuts, we do not need more chains	7/23/2019 9:03 PM
161	Anything within an unsafe distance to resources such as streams, aquifers, and ecologically sensitive areas. I would also discourage the continued loss of forest land in the town.	7/23/2019 8:49 PM
162	We have too many budget motels that lead to unsavory activities in our town.	7/23/2019 8:42 PM
163	Stop with the dunkin donuts and fast food establishments.	7/23/2019 8:32 PM
164	None that I can think of.	7/23/2019 8:21 PM
165	Bars	7/23/2019 6:22 PM
166	Would encourage families and individuals buying land / houses / condos instead of renting. It facilitates pride in ownership.	7/23/2019 5:32 PM
167	Industrial and manufacturing	7/23/2019 5:17 PM
168	Dump.	7/23/2019 4:35 PM
169	Apartments, traffic is already horrendous and increasing density of population won't help	7/23/2019 3:11 PM
170	I would discourage apartments and housing units that will not add to our community. They may turn to section 8, have many drug problems and/or criminal activity.	7/23/2019 2:51 PM
171	Stop tearing down trees for new construction. When you can tear down rundown building and rebuild	7/23/2019 2:06 PM
172	No more apartments	7/23/2019 2:01 PM
173	More housing...ugh..	7/23/2019 1:46 PM
174	Banks	7/23/2019 1:04 PM
175	Less commercial development.	7/23/2019 11:25 AM
176	Businesses that will bring alot of people to our overworked police/fire and create an overuse of our roads (i.e, like the casino)	7/23/2019 11:00 AM
177	Casinos.	7/23/2019 10:46 AM
178	Don't let Bove own anything ever again	7/23/2019 10:02 AM
179	n/a	7/23/2019 9:13 AM
180	no more apartment complexes!!	7/23/2019 8:22 AM
181	Large multi apartment complex Cul-de-sac roads- (they increase the use of the secondary roads)	7/23/2019 7:32 AM
182	Apartment complexes, big box chain service centers	7/23/2019 7:23 AM
183	Casinos or things that were specifically adult entertainment. I want family friendly options and things that encourage help with our taxes to allow more to be interested in coming to EG.	7/23/2019 6:54 AM
184	Rental units- if so highly regulate them (I.e. frequent CO inspections)	7/23/2019 6:05 AM
185	No more development on Rt 4 until a new traffic design is developed!	7/22/2019 10:09 PM
186	We need to bring back the life on 9&20. We need more then just Wendy's.	7/22/2019 10:04 PM
187	Industrial and landfills	7/22/2019 9:48 PM
188	Don't overgrow and become too congested like Colonie and Guilderland.	7/22/2019 9:47 PM
189	Multi-unit and apartment buildings.	7/22/2019 9:23 PM
190	Leaving things vacant	7/22/2019 9:18 PM
191	Fast food, car dealers	7/22/2019 9:18 PM
192	Avoid the heater-skelter look of construction along route 9 & 20 and route 4. Create a look and feel for future projects.	7/22/2019 8:59 PM
193	None	7/22/2019 8:56 PM
194	Casinos, porn shops, more tattoo parlors, smoke shops	7/22/2019 8:40 PM



## Town of East Greenbush Comprehensive Plan Update Community Survey

195	Self storage and banks.	7/22/2019 8:36 PM
196	We pay a lot of taxes for very little community spaces. I appreciatw the town park - but if we have so much land for development, why not do something like what's available at the crossings or in Saratoga.	7/22/2019 8:33 PM
197	Over growth	7/22/2019 8:26 PM
198	None	7/22/2019 8:25 PM
199	Banks, tire shops, Dunkin' Donuts	7/22/2019 8:18 PM
200	Allowing people to run light industrial businesses in residential areas.	7/22/2019 8:18 PM
201	Suburban sprawl	7/22/2019 8:14 PM
202	Apartment complexes over flood the schools and discourage learning with too large class sizes	7/22/2019 8:13 PM
203	No more banks, oil change shops,parts stores	7/22/2019 8:06 PM
204	Apartments.	7/22/2019 8:05 PM
205	Chemical/Toxic industrial	7/22/2019 4:04 PM
206	Large buildings close to residential spaces requiring removal of natural landscape.	7/22/2019 8:03 AM
207	There are plenty of homes, we should encourage people to first buy existing homes. We don't need to unnecessarily reek havoc on the environment	7/20/2019 10:14 AM
208	Big box stores with big parking lots.	7/19/2019 3:33 PM
209	Low income housing	7/8/2019 10:27 AM
210	Cutting down trees for new businesses. Use pre-established buildings that are no longer in use or are currently out of business.	7/8/2019 9:09 AM
211	Do not develop route 4 corridor any firther until traffic flow is improved. Narrowing to one lane headed north is a nightmare ost days.	7/8/2019 8:40 AM
212	Apartments. EG already has too many transient families. We need more people who want to stay here.	7/8/2019 6:13 AM
213	Dumps, landfills, mining	7/7/2019 7:44 PM
214	Ugly building designs and layouts	7/7/2019 9:19 AM
215	Apartments	7/6/2019 9:25 AM
216	No more apartments	7/5/2019 9:25 PM
217	Don't discourage land use! We need more not less!	7/5/2019 7:11 PM
218	Low income housing!	7/4/2019 7:18 PM
219	High density housing places unnecessary burdens on our infrastructure and schools. Schools like Green Meadow have seen a shift in student demographics that align with high density housing / mobile home parks. There are correlating results with considerably lower "Great Schools" ratings since we moved into town 10 years ago. I would also discourage large industrial facilities, as they detract from the "suburban/rural" feel of the town. I would also discourage any projects similar to the proposed Schodack gas line, for concern over their environmental impact.	7/4/2019 7:33 AM
220	No dumps.	7/4/2019 7:03 AM
221	Dollar/Discount Stores, saturated with supermarkets and gas stations/convenience stores, no fracking or environmentally questionable businesses, please!	7/3/2019 9:23 PM
222	Strip Malls	7/3/2019 8:34 PM
223	Industrial	7/3/2019 6:42 PM
224	Anything else that would continue the trend of horrible access to get in/out of. Example the mobile and McDonalds on route 4. I'm sure this is the engineer or architects fault but these layouts are horrendous and cause traffic to back up.	7/3/2019 11:45 AM
225	Banks, there are plenty	7/3/2019 11:20 AM
226	Landfills and heavy industry	7/3/2019 10:42 AM

## Town of East Greenbush Comprehensive Plan Update Community Survey

227	Big box stores or warehouses	7/3/2019 10:32 AM
228	Budget hotels are bad news.	7/3/2019 10:27 AM
229	non-tax paying businesses	7/3/2019 10:21 AM
230	Low income rental	7/1/2019 9:43 AM
231	We don't need any more banks or convenience stores.	6/29/2019 7:46 AM
232	for Waste removal/treatment/dumping, fast food chain restaurants, industrial plants/corporations - fedx causes lots of traffic issues getting off 90 around 8am. I use the roundabout to bypass the issue - not sure that's the purpose of it.	6/29/2019 7:28 AM
233	We have enough auto parts stores	6/28/2019 4:43 PM
234	We have plenty of options for senior housing and apartments. I would rather see more single family residents.	6/28/2019 12:36 PM
235	Used car dealerships, oil changing places, more banks,	6/28/2019 11:57 AM
236	More strip malls, more chains, more development that increases the "we have no center" feel to EG, because that feeling is already very strong.	6/28/2019 9:50 AM
237	I would discourage low paying jobs, businesses with bad track records of treating workers well, businesses that don't have a well developed business plan. It's not the "type" of business. It's the sustainability and value added that you should be looking at.	6/28/2019 7:42 AM
238	Mass clearing for corporate offices and manufacturing companies.	6/28/2019 7:13 AM
239	Highway ramp expansions	6/28/2019 7:03 AM
240	Businesses that will harm environment	6/27/2019 1:30 PM
241	Heavy industry	6/26/2019 8:22 PM
242	No more banks	6/26/2019 6:45 AM
243	Having sidewalks on Columbia Turnpike is useless. It's a major freeway basically and not an enjoyable place to walk.	6/24/2019 2:15 PM
244	Too many apartment complexes, fast food restaurants and nail salons. Totally opposed to waste sites like the Dunn landfill which borders parts of East Greenbush	6/24/2019 1:46 PM
245	No provide land should be used by the town in any way ! Also areas next to people's private areas and home should not be taken over and used as it impacts the people who live there !	6/24/2019 10:28 AM
246	All the new apartments are increasing traffic and placing a strain on sewer and water resources. More destruction to the local natural habitat on Michael Rd.	6/23/2019 8:55 PM
247	Mass distribution centers	6/23/2019 3:30 AM
248	Factories	6/22/2019 8:44 PM
249	Agriculture, especially medical marijuana as the smell from them is horrendous and affects neighbors	6/22/2019 8:34 PM
250	The design and quality of businesses is important.	6/22/2019 6:17 AM
251	Putting large commercial or industrial buildings near or adjacent to residential areas- example: Regeneron adjacent to New York Ave& other streets.	6/20/2019 3:39 PM
252	Multiples of places we already have - Tire shops - Dunkin and Starbucks Stewart's- banks and gas stations-	6/20/2019 2:09 PM
253	I would discourage anything commercial on 3rd ave extension west of I90. Also, Rt 4 and 3rd ave extension cant handle any more traffic so unless roads are widened there should not be anything new.	6/20/2019 1:06 PM
254	No more big box stores or fulfillment centers.	6/19/2019 9:08 PM
255	I feel we need more business rather than residential	6/19/2019 6:27 PM
256	pipelines, big box stores, repetitive businesses, factories, casinos	6/19/2019 6:00 PM
257	more Walking biking paths	6/19/2019 4:10 PM

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258	Heavy Manufacturing	6/19/2019 4:02 PM
259	N/A	6/19/2019 3:32 PM
260	Companies that don't have to pay taxes.	6/19/2019 3:15 PM
261	gas pipe lines/ heavy manufacturing	6/19/2019 1:37 PM
262	Multi family buildings	6/19/2019 12:25 PM
263	Industrial use. Please, NO!!!	6/19/2019 12:04 PM
264	Casinos Bars Heavy Industry	6/19/2019 11:08 AM
265	dumps	6/19/2019 11:06 AM
266	Any more banks, pizza places or Chinese restaurants	6/19/2019 10:55 AM
267	Industrial mining	6/19/2019 9:28 AM
268	Massive tree destruction Taking natural habitat for animals	6/19/2019 9:11 AM
269	No more banks	6/19/2019 9:02 AM
270	gas stations, tattoo places	6/19/2019 8:49 AM
271	public housing	6/19/2019 8:05 AM
272	Undustrial development	6/19/2019 7:09 AM
273	As a realtor I would absolutely discourage selling any more land two developers - I would absolutely encourage the current businesses on nine and twenty to be paid attention to and for the town to take some pride, to actually work for the residents, to hold residents accountable, to create standards for aesthetics of businesses, signs, etc. People live here for the land, family, schools. We dont need to become clifton park. I often wonder if with regards to the development of NG, do the towns meet to discuss how certain developments would impact surrounding towns. Traffic on rt 4 is atrocious and 9&20, the business is on 9&20 seem as if it's a death row.	6/19/2019 6:51 AM
274	We have enough apartments, gas stations and pizza places.	6/19/2019 6:24 AM
275	PORN SHOPS! Pawn shops!	6/19/2019 5:52 AM
276	Any use at this point easy greenbush has zero tax base and nothing to offer on its main road .	6/19/2019 4:23 AM
277	No more hotels or motels	6/19/2019 4:20 AM
278	Large Corporation Warehouses	6/19/2019 2:02 AM
279	NO more State Offices or. Medical offices on main thoroughfares taking away from RETAIL, RESTAURANTS, Eateries which bring tax benefits . Medical, Lawyers etc. should be in side road complexes with parking garages not wasting good land for cars when businesses are needed no more auto part, oil etc.or manufacturing which will hurt the environment we have more than enough bring in something else. clothes, books shoes tea shop and not more strip malls that have empty stores.	6/19/2019 12:28 AM
280	Na	6/18/2019 10:56 PM
281	No more motels or hotels, they attract illegal activities. Especially the ones on 9&20	6/18/2019 10:41 PM
282	NO MORE auto based businesses.	6/18/2019 10:41 PM
283	Low income housing / halfway housing	6/18/2019 10:18 PM
284	No large apartment complexes. Twin homes would be fine	6/18/2019 10:11 PM
285	No more banks! There is a bank every 100 feet. Amd Dunkin Donuts/Starbucks. You can find one of those if you drive 3 minutes in any direction.	6/18/2019 9:56 PM
286	Big box stores, lower end retail, large apartment complexes, trailer homes.	6/18/2019 9:54 PM
287	I believe in achieving that goal, the town needs to steer clear of big industrial entities. Regeneron is a large corporation which I believe is helping our town but most residents, including myself, don't see the tangible benefits. To have more business oriented towards the people would be best.	6/18/2019 9:52 PM
288	Anything that takes away from the tax base. Also no more auto shops or gun shops or adult shops	6/18/2019 9:36 PM
289	No more banks or car lots	6/18/2019 9:18 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

290	Fast food Chain stores Malls Casinos/gambling	6/18/2019 8:59 PM
291	apartment complexes are at the right level. No more	6/18/2019 8:55 PM
292	No more tattoo or car repair shops	6/18/2019 8:53 PM
293	mining, landfills,	6/18/2019 8:47 PM
294	Big box stores	6/18/2019 8:34 PM
295	No more apartment complexes	6/18/2019 8:28 PM
296	No more pipelines, please.	6/18/2019 8:21 PM
297	Housing/Apartment developments	6/18/2019 7:58 PM
298	We have enough auto parts, pizza and donuts.	6/18/2019 7:48 PM
299	Manufacturing. Industrial. Utility. East Greenbush has always been a "Home" town. We should preserve that. Rather than letting these large companies come in to take over land for a business that workers more than likely come from out of town.	6/18/2019 7:30 PM
300	Strip malls and gas stations	6/18/2019 7:13 PM
301	Large manufacturing or waste disposal that could potentially contaminate water or air	6/18/2019 7:01 PM
302	Large industrial with many large shipping trucks	6/18/2019 7:00 PM
303	No more banks or chain coffee shops. We have plenty of car repair shops and dealerships.	6/18/2019 7:00 PM
304	Mining, waste/dump, casino	6/18/2019 6:58 PM
305	No more gas stations/convenient stores.	6/18/2019 6:32 PM
306	No more grocery stores!	6/18/2019 6:30 PM
307	There should be excluded businesses categories so additional porn shops, pawn shops, vape shops etc aren't opened	6/18/2019 6:26 PM
308	Fast food restaurant 9 and 20	6/18/2019 6:25 PM
309	Nothing	6/18/2019 5:58 PM
310	Car places , Banks	6/18/2019 4:38 PM
311	pipelines,warehouse,dumps,boxstores,large manufacturing,PILOT projects	6/18/2019 3:56 PM
312	Corporate	6/18/2019 3:42 PM
313	gas stations, tattoo parlors, indian restaurants, auto parts stores, & banks. We have enough!	6/18/2019 3:31 PM
314	Adult themed businesses, storage units, tattoo parlors.	6/18/2019 2:14 PM
315	Low income people and their problems discouraged. No low income housing. No trashy convenient Stores.	6/18/2019 1:51 PM
316	Anything that puts out major polluters	6/18/2019 9:26 AM
317	I would discourage anything that makes us look like (with all due respect) Latham, or Clifton Park, or the mega-suburbs around major cities, with their outsize malls, rows of big-box stores, miles of asphalt, four-lane highway-type roads, etc. Our current mix of commercial zones, housing, and open space feels right to me.	6/18/2019 7:53 AM
318	Garbage incineration, C&D dump, mining, Mobile Home park, casino, adult entertainment	6/17/2019 8:41 PM
319	Casinos, gambling	6/17/2019 7:29 PM



**Q13 Where should commercial/retail growth be directed within the town?  
Please provide response below.**

Answered: 480   Skipped: 303

## Q13 Where should commercial/retail growth be directed within the town?

Please provide response below.

Answered: 480    Skipped: 303

#	RESPONSES	DATE
1	9 and 20	10/27/2019 9:08 PM
2	Around 9 and 20	10/27/2019 2:05 PM
3	We need more restaurants and retail in the southern part of town towards Schodak.	10/26/2019 7:34 AM
4	Nowhere. The town is already getting too crowded as it is.	10/25/2019 8:07 PM
5	No new land to retail.	10/25/2019 5:20 PM
6	Columbia turnpike !! NOT rt4 the roads are awful for traffic. Encourage parking garages gives more space for actual retail and does not WASTE ground for more asphalt and concrete.	10/25/2019 2:59 PM
7	Columbia Turnpike	10/25/2019 10:15 AM
8	Where it is less congested. Maybe out towards exit 10 area. 8&9 are already so congested.	10/25/2019 9:36 AM
9	Columbia Tpke and unused buildings - Pizza Hut, Friendly's, Weathervane, Book store, etc	10/25/2019 8:59 AM
10	In places that already have an empty space and infrastructure. Redevelopment of abandoned spaces.	10/25/2019 8:55 AM
11	9&20	10/14/2019 8:43 AM
12	Columbia turnpike	10/10/2019 3:22 PM
13	I would love to see the 9/20 develop into a main strip of locally owned businesses.	10/9/2019 6:10 PM
14	Columbia Turnpike, Third Avenue Extension	10/8/2019 12:26 PM
15	Columbia turnpike	10/2/2019 3:07 PM
16	9 & 20 or route 4	10/2/2019 11:39 AM
17	Along 9 & 20	10/1/2019 7:35 PM
18	In existing vacant properties along 9&20	10/1/2019 5:38 PM
19	*Routes 9&20. Local family restaurant (not chain) - Italian, Mexican, good pub.	9/30/2019 3:45 PM
20	I would like to see Columbia Turnpike revitalized with more shopping and restaurants.	9/30/2019 2:34 PM
21	9 and 20 Columbia Turnpike	9/30/2019 10:02 AM
22	Near K mart	9/30/2019 6:43 AM
23	Columbia tpk.	9/29/2019 1:02 PM
24	Revitalize Columbia Turnpike, especially empty storefronts.	9/29/2019 8:01 AM
25	Colombia Turnpike. We need the CDTA 233 bus to run on nights and weekends.	9/29/2019 7:43 AM
26	on outskirts	9/28/2019 11:09 AM
27	Wider variety of restaurants and chain department stores, such as JCPenney, Kohls etc	9/27/2019 7:22 AM
28	Rt. 4 and Columbia Tpke	9/26/2019 6:58 AM
29	9&20 corridor and rt. 4	9/25/2019 8:58 PM
30	Route 9/Route 150 - away from natural resources that should be protected (wetlands, Hudson River, Moordener Kill, etc)	9/25/2019 3:05 PM
31	Occupy already vacant property/stores	9/24/2019 3:01 PM
32	routes 9&20/columbia turnpike	9/24/2019 12:19 PM

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33	9 & 20 corridor primarily, Route 4 as well.	9/24/2019 11:59 AM
34	Columbia Turnpike corridor	9/24/2019 10:06 AM
35	9/20	9/24/2019 7:51 AM
36	In areas that are already commercial.	9/24/2019 7:28 AM
37	Route 4	9/24/2019 6:55 AM
38	Restricted to the areas already designed for commercial growth...Columbia Tpke and the like.	9/24/2019 6:07 AM
39	Main corridors of route 4, 9	9/24/2019 5:56 AM
40	1. Third Ave. Extension, approaching Walmart/Target 2. Near the library 3. The abandoned Burger King on Rte. 20	9/24/2019 5:34 AM
41	Rt. 4, Rtfs. 9 and 20, small businesses on smaller roads and streets.	9/24/2019 5:31 AM
42	On 9&20, as you go down the hill towards Rensselaer; it is run down and needs development	9/24/2019 5:17 AM
43	Need mass transportation to access and connect resources that already exist. This would also enhance decreased traffic on Rt 4 corridor and enhance use of businesses on Rt 20	9/23/2019 8:02 PM
44	Generally, in areas where it already exists, or immediately adjacent to those areas.	9/23/2019 10:25 AM
45	Away from residential areas.	9/23/2019 10:06 AM
46	Rte 4 and 9 & 20 corridors	9/23/2019 8:10 AM
47	We need more options on 9/20.	9/22/2019 9:35 AM
48	Rt 20	9/21/2019 7:35 PM
49	Columbia Turnpike looks pretty rundown in parts. There is ample land to build on especially if you tear down some of the old buildings.	9/21/2019 1:43 PM
50	Commercial/retail growth should be encouraged everywhere where zoning permits.	9/20/2019 3:22 PM
51	Along routes 9 and 20	9/20/2019 10:19 AM
52	Columbia Turnpike - revitalize existing	9/20/2019 9:09 AM
53	Columbia Turnpike!! 9 & 20	9/20/2019 6:47 AM
54	Existing Columbia Turnpike area should be revitalized before moving to other parts of the town	9/19/2019 10:23 AM
55	Rt 4 and 9&20 if the traffic situations were improved	9/19/2019 9:38 AM
56	Utilize empty buildings first, before new construction.	9/18/2019 9:27 PM
57	9/20	9/18/2019 8:30 PM
58	-Development in the town going forward should be focused on infill. -Subdivide the Target and OCFS parking lots and put in either restaurants or smaller retail (maybe even housing above). Neither parking lot is ever more than half full.	9/18/2019 2:53 PM
59	Columbia turnpike, cleaning up the retail spaces and getting better shops	9/17/2019 9:25 PM
60	Columbia Turnpike	9/17/2019 9:10 PM
61	Since there already is a commercial presence, keep future bigger commercial franchises north of I-90 along route 4.	9/17/2019 6:48 PM
62	Columbia turnpike....it is very depressing driving on this road from corner of 150 in schodack to the bridge to get to albany	9/17/2019 6:19 PM
63	.	9/17/2019 3:39 PM
64	9&20 and 3rd Ave extension, where it already exists and in areas that are vacant	9/17/2019 3:17 PM
65	Toward route 4	9/17/2019 2:24 PM
66	Columbia Turnpike	9/17/2019 1:04 PM
67	Not really sure	9/16/2019 8:33 PM
68	9&20 from route 4 to regeneron.	9/16/2019 6:12 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

69	Rt. 4 and 9&20 and also 3rd. Ave. East of I90.	9/16/2019 5:24 PM
70	Any where on RT 9&20	9/16/2019 11:48 AM
71	rt 9&20 and where already commercially zoned- not where now residentail	9/16/2019 10:46 AM
72	Main corridors, 9&20, rte 4	9/15/2019 8:30 PM
73	Columbia Turnpike	9/15/2019 9:08 AM
74	9&20 but get rid of the properties that are empty or are run down and keep 9&20 looking clean	9/15/2019 6:56 AM
75	Along the Columbia Turnpike corridor.	9/15/2019 6:16 AM
76	More food options— good restaurants, outdoor space, bike paths	9/14/2019 10:00 PM
77	Vacant buildings/lots along 9&20	9/14/2019 2:02 PM
78	Columbia Turnpike, Gilligan Rd, Elliot Rd NOT RT 4	9/14/2019 2:02 PM
79	Target/Walmart area. Leave some parts of EG quaint, with less traffic spots. 9/20 definitely needs a makeover! Way to many vacant buildings, and it looks horrible.	9/14/2019 12:49 PM
80	Refortify what we have. Too much is just that too much.	9/14/2019 9:12 AM
81	Center of town by the Hannaford Plaza. Friendlys and Pizza Hut is sitting empty.	9/14/2019 7:01 AM
82	Perhaps Col. Tnpk...which needs a boost.	9/13/2019 8:50 PM
83	9&20 and East Greenbush. North Greenbush has grown exponentially while we have been stuck 20 years behind.	9/13/2019 6:51 PM
84	9 & 20	9/13/2019 6:47 PM
85	Along Columbia tip (9&20)	9/13/2019 5:35 PM
86	9/20 where K-Mart used to be	9/13/2019 5:05 PM
87	You need to develop Route 9&20 where the road was widened and private property was seized by eminent domain. I can't believe you did that project and then proceeded with heavy commercial development of the Route 4 corridor which is only two lanes! That makes no sense! The traffic near Third Avenue Extension and Route 4 is constantly backed up and in gridlock due to your poor planning, while the 4 lane Route 9&20 languishes. Regeneron traffic will only make this worse. Please create a town center where it makes sense.	9/13/2019 5:05 PM
88	Maximize utilization in current commercial areas before expansion to other areas, enhance walkable retail areas	9/13/2019 4:55 PM
89	9/20, widen route 4 north of the traffic circle by fedex / target	9/13/2019 4:07 PM
90	columbia turnpike	9/13/2019 3:45 PM
91	Commercial use 1920 look at North Greenbush how they killed us in growth	9/13/2019 3:38 PM
92	Resturants, Resturants, Resturants. Rt 4 is a dumpster fire. Columbia Tpk can pick up some of that traffic. Im sick and tired of having to deal with that traffic to get something to eat.	9/13/2019 3:33 PM
93	9 & 20	9/13/2019 1:11 PM
94	Columbia Turnpike	9/13/2019 12:39 PM
95	Columbia Turnpike	9/13/2019 11:32 AM
96	along Columbia Tpke, or near highway- need some sort of taxi service for the community	9/13/2019 11:00 AM
97	Route 4 corridor, 9&20 near Rensselaer. This is hard to answer, I think, because different types of commercial and retain growth are probably best suited to different parts of the town.	9/13/2019 10:31 AM
98	9 & 20	9/13/2019 10:28 AM
99	Columbia turnpike needs businesses	9/13/2019 10:20 AM
100	9&20 route 4	9/13/2019 10:17 AM
101	On routes 9 & 20, it has been loosing stores sense route 4's up and coming storefronts moved in.	9/13/2019 10:09 AM
102	Not 4/40	9/13/2019 9:58 AM



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103	Ty 9 & 20	9/13/2019 9:28 AM
104	empty/disused lots - they should be cleared and re-built there - some roads off 20 need to be expanded/straightened to allow for better traffic flow	9/13/2019 9:10 AM
105	9 and 20	9/13/2019 9:03 AM
106	9/20	9/13/2019 8:25 AM
107	Rt 9&20 has many closed commercial and retail establishments and revitalization of this thoroughfare is imperative.	9/13/2019 7:27 AM
108	Continue getting Columbia Turnpike rented/sold	9/13/2019 7:25 AM
109	9/20. Do something with the old Pizza Hut. Use the land where the Weathervane was. The old car dealership toward Miler Road looks terrible. Traffic on Rt 4 by Gene's Fish Fry is terrible during rush hour.	9/13/2019 7:19 AM
110	Attention needed to route 9 from Hannaford plaza down to Rensselaer. It is a hodgepodge if individual business that does not fit the efficiency of shopping centers and consolidated spaces that make it easy for shopping.	9/13/2019 7:07 AM
111	9 and 20	9/13/2019 7:05 AM
112	9&20- Route 4 is ridiculously congested	9/13/2019 7:02 AM
113	Any of the ugly, empty spaces along Columbia Tpke. The former Teagan's location, the empty Hess station, the lot the Weathervane used to be on, etc.	9/13/2019 6:42 AM
114	Obviously the 9/20 corridor could use help- I also don't anticipate the route 4 corridor changing- therefore infrastructure to support the use should be considered. In the past businesses have been lured into to the town with offers for significant tax breaks however as those tax breaks are about to expire, those companies have up and left resulting in the company benefiting and the town losing. Need to develop initial tax breaks and a guaranteed length of stay so some of the tax burden and be offset by business taxes.	9/13/2019 6:38 AM
115	Along Columbia Turnpike....NOT near established family-oriented homes!	9/13/2019 6:32 AM
116	hampton manor	9/13/2019 6:30 AM
117	Old weathervain	9/13/2019 6:24 AM
118	Route 9/20 corridor	9/13/2019 6:20 AM
119	Commercial growth should be in the major cities not on the outskirts of town what people have lived all their lives. People do not want change. People buy houses in this town so nobody can build next to them then all of the sudden some developer comes in and wipes everything out and build fifty houses.	9/13/2019 6:17 AM
120	Along 9&20	9/13/2019 5:49 AM
121	9/20, or anywhere empty buildings are currently sitting before building new	9/13/2019 5:46 AM
122	9&20 needs revitalization. There are still several empty buildings and lots. However we'd hate to see it overused and becoming like Route 4.	9/13/2019 5:46 AM
123	See above	9/13/2019 5:45 AM
124	I would love to see where 9&20 and RT 4 meet be hoping again, this was I remember as the heart of our town as a kid	9/13/2019 5:42 AM
125	Along 9&20 it's so sad how dead and ugly it's become.	9/13/2019 5:41 AM
126	Specifically on 9 & 20. Rte 4 is grossly over populated and becoming a Wolf Rd.	9/13/2019 5:39 AM
127	Columbia Turnpike and rt 4.	9/12/2019 8:51 PM
128	At designated centers, no more strip malls.	9/12/2019 6:04 PM
129	9 & 20	9/12/2019 5:59 PM
130	Commercial growth should be limited to Columbia turnpike.	9/12/2019 5:20 PM
131	Columbia Turnpike	9/12/2019 5:07 PM
132	Route 9 and 20	9/12/2019 5:06 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

133	Rt 9 & 20	9/12/2019 4:41 PM
134	Maybe using houses that are abandoned or up for auction we can use the land for growth in retail or commercial space.	9/12/2019 4:34 PM
135	Around E.Greenbush youth soccer club.	9/11/2019 5:02 PM
136	Route 9 & 20 - the gateway to The Capital of New York	9/11/2019 3:13 PM
137	9&20 corridor	9/11/2019 12:34 PM
138	Route 4. Route 151.	9/10/2019 12:13 PM
139	Intersection of Route 4 and Route 9	9/8/2019 7:07 PM
140	Only in currently established commercial areas. There are plenty of empty commercial properties in the town available that should be promoted. We shouldn't be encouraging development in previously undeveloped areas.	9/8/2019 3:24 PM
141	Columbia Turnpike	9/5/2019 10:58 AM
142	9/20 looks like a warzone. Rt 4 is getting overcrowded. Time to look at revitalizing or focusing on 9/20.	9/5/2019 10:01 AM
143	9 & 20 needs to be built up again and seems to have a lot of empty commercial property.	9/3/2019 10:08 AM
144	Rt 9 & 20	9/2/2019 5:48 AM
145	Columbia Turnpike. Trying to get rid of traffic jams on Rt 4 corridor	8/30/2019 11:26 AM
146	Where there are empty buildings just sitting there	8/30/2019 10:21 AM
147	Columbia Turnpike,	8/30/2019 10:03 AM
148	in East Greenbush - everything is moving to North Greenbush	8/30/2019 9:59 AM
149	9&20	8/30/2019 9:34 AM
150	Rtes 9&20 & Rte 4.	8/29/2019 6:21 PM
151	Up and down 9&20	8/29/2019 12:48 PM
152	Routes 9&20	8/29/2019 10:17 AM
153	Routes 9/20	8/29/2019 10:01 AM
154	Where all the commercial and Retail buildings are sitting empty all over East Greenbush	8/29/2019 8:33 AM
155	9&20	8/29/2019 7:15 AM
156	Route 4	8/28/2019 8:57 PM
157	9 & 20 corridor	8/28/2019 8:51 PM
158	There are plenty of vacant retail properties that should be used	8/28/2019 7:50 PM
159	Columbia Tpke	8/28/2019 7:13 PM
160	Rt 9&20	8/28/2019 6:54 PM
161	Columbia turnpike	8/28/2019 6:03 PM
162	9&20	8/28/2019 5:03 PM
163	Columbia turnpike	8/28/2019 4:52 PM
164	9/20	8/28/2019 4:07 PM
165	Columbia tpke and Rte 4	8/28/2019 3:54 PM
166	9 and 20	8/28/2019 3:27 PM
167	Columbia Turnpike Rt 4	8/28/2019 3:20 PM
168	9&20 east Greenbush Rensselaer	8/28/2019 3:07 PM
169	Columbia Turnpike needs to keep developing with the right businesses. I believe it would do better with chain stores and not mom and pops. Better restaurant choices are also needed. Olive Garden, Red Robin... things like that.	8/28/2019 2:46 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

170	9&20 side	8/28/2019 2:23 PM
171	Columbia Turnpike/routes 9&20	8/28/2019 2:09 PM
172	Where commercial/retail is currently located.	8/28/2019 2:03 PM
173	9/20 and route 4	8/24/2019 5:41 AM
174	9&20.	8/20/2019 1:27 PM
175	In existing/vacant businesses that are along 9 and 20. Make use of these.	8/17/2019 11:41 AM
176	Centralized location, the town is very spread out. Route 4 shopping is great, but not walkable from residential area	8/9/2019 2:43 PM
177	9 & 20/Columbia Tpke.	8/8/2019 10:01 AM
178	more focus on businesses on 9/20, especially rehabbing existing buildings/lots instead of tearing down green spaces for more growth. We have plenty of spaces where businesses could go in without clearing treed lots.	8/5/2019 10:12 AM
179	Should be targeting development along routes 9 and 20 (Columbia Turnpike)	8/5/2019 9:56 AM
180	dont waste money on stupid pipe dreams (example: EG Casino Debacle of 2014/15)... you all will be promptly voted out of office	8/5/2019 7:51 AM
181	Columbia Turnpike from 9J bridge east. STOP the ridiculous fake wolf rd that rt4 in now. WE AVOID rt4 because of congestion and 90% useless GARBAGE. Can not get to Shoprite or HVCC because of lousy traffic patterns.	8/4/2019 6:54 PM
182	Do not like commercial, apartments, senior living places built in residential single home places.	8/4/2019 4:23 PM
183	9&20	8/4/2019 4:21 PM
184	Near I-90.	8/4/2019 2:25 PM
185	9&20	8/4/2019 1:16 PM
186	Route 20	8/4/2019 12:16 PM
187	9&20/Columbia Turnpike and Route 4	8/4/2019 11:26 AM
188	3rd ave ext , lower manix rd	8/4/2019 10:25 AM
189	9&20	8/4/2019 10:10 AM
190	Obviously improve 9& 20 corridor. As a life long resident that stretch is depressing and embarrassing	8/4/2019 10:02 AM
191	Restaurants-chick-Fil-A	8/4/2019 9:42 AM
192	Columbia turnpike. Lots of vacant buildings.	8/4/2019 9:02 AM
193	9&20 Port Near I90 access. Nonresidential areas only	8/4/2019 8:48 AM
194	The 9&20 corridor. We could use more restaurants (that offer dinner) and small shops. Nothing new is needed on Route 4. If a business moves from the 9&20 corridor, the space should be cleared as was done with the old Hess station.	8/4/2019 8:26 AM
195	I think we should take advantage of the two big projects. In the old kmart lot. Would be nice if the owners of the two strip areas near the VFW spent some money in those areas. That could be a core area near hampton ave and the townhall. its old and ugly right now.	8/4/2019 8:23 AM
196	9&20 Anywhere but rte 4	8/4/2019 8:03 AM
197	Rt 20 needs growth	8/1/2019 9:52 PM
198	Columbia Turnpike	7/31/2019 8:02 PM
199	Columbia Tpk	7/30/2019 12:35 PM
200	9&20 corridor. Maybe sidewalks or wider shoulders leading on&out of neighboring residential neighborhoods such as Sherwood Avenue, Phillips Road, Elliot Road, and Hays Road would encourage more foot and bicycle traffic for the Tpk's businesses.	7/29/2019 4:08 AM
201	On route 9 & 20 between Regeneron and Milker Road	7/28/2019 4:43 AM

## Town of East Greenbush Comprehensive Plan Update Community Survey

202	9&20	7/27/2019 9:49 AM
203	Columbia Turnpike, Troy Rd, Eastern half of 3rd Ave ext east of the I-90 overpass	7/27/2019 7:36 AM
204	Close to I-90 access	7/27/2019 6:56 AM
205	Route 9/20!	7/27/2019 6:44 AM
206	as pre zoning and previous "master plans" the abandoned commercial/retail spaces within the town.	7/27/2019 6:38 AM
207	Columbia Turnpike	7/27/2019 3:31 AM
208	9 and 20 corridor Rt 4 corridor	7/26/2019 12:41 PM
209	Columbia Tpk, Troy Rd	7/25/2019 10:09 PM
210	9&20	7/25/2019 7:55 AM
211	On Columbia Turnpike.	7/25/2019 7:06 AM
212	Near other retail centers. Away from residential areas.	7/24/2019 4:24 PM
213	9&20 we need something like Van Rensselaer square in north greenbush	7/24/2019 3:50 PM
214	9 & 20 corridor	7/24/2019 1:45 PM
215	9&20 and rt 4	7/24/2019 1:13 PM
216	Columbia Turnpike and Rt 4	7/24/2019 12:47 PM
217	Rt 9/20 toward Schodack is in need of some kind of stimulation to the area.	7/24/2019 10:10 AM
218	Columbia tpke	7/24/2019 9:22 AM
219	9&20	7/24/2019 9:06 AM
220	9&20, and rt 4	7/24/2019 8:59 AM
221	Route 9&20	7/24/2019 3:07 AM
222	Route 4 between I90 & Columbia Turnpike	7/23/2019 11:21 PM
223	Columbia turnpike/Hayes rd area	7/23/2019 11:05 PM
224	Columbia turnpike	7/23/2019 10:28 PM
225	Columbia turnpike	7/23/2019 9:14 PM
226	Columbia Turnpike and old Burger King	7/23/2019 9:11 PM
227	along columbia turnpike	7/23/2019 9:03 PM
228	COLUMBIA TURNPIKE!!	7/23/2019 8:49 PM
229	Columbia Turnpike is under utilized. More commercial retail and restaurants need to be encouraged. We need to offer alternatives to driving into Albany County and spending money.	7/23/2019 8:42 PM
230	Rt 9 and 29 corridor MUST be a priority. Rt 4 is overgrown with growth and a nightmare to try to navigate during busy hours.	7/23/2019 8:32 PM
231	Along Columbia Trnpk.	7/23/2019 8:21 PM
232	On main highways	7/23/2019 8:19 PM
233	I believe the best areas are along existing roads which get heavy use: Routes 4, "9 and 20" (Columbia Turnpike) etc.	7/23/2019 8:13 PM
234	Redevelop the 9&20 corridor (work with Rensselaer and Schodack) to fill vacant buildings.	7/23/2019 8:11 PM
235	Columbia turnpike	7/23/2019 7:58 PM
236	Columbia Tpk	7/23/2019 7:40 PM
237	9&20	7/23/2019 6:58 PM
238	Arts and culture	7/23/2019 6:22 PM
239	Columbia Tpk is the obvious choice but small corners with parking would also be nice	7/23/2019 5:32 PM



## Town of East Greenbush Comprehensive Plan Update Community Survey

240	9&20!	7/23/2019 5:17 PM
241	Routes 9&20, Route 4.	7/23/2019 4:35 PM
242	Columbia Turnpike	7/23/2019 4:01 PM
243	9 & 20 needs revitalization and retail space would be perfect there	7/23/2019 3:11 PM
244	We need growth! Businesses, restaurants, family things to do, things for kids...	7/23/2019 2:51 PM
245	Columbia TpK rd	7/23/2019 2:06 PM
246	Routes 9 & 20 3rd Avenue Extension	7/23/2019 2:01 PM
247	Near new ShopRite plaza or out towards Schodack.	7/23/2019 1:52 PM
248	9&20	7/23/2019 1:46 PM
249	Columbia Turnpike and surrounding areas	7/23/2019 1:12 PM
250	Columbia tpke	7/23/2019 1:04 PM
251	Red mill rd	7/23/2019 12:26 PM
252	Route 9 & 20 near route 4 should be an area for the most commerical growth since it would impact the least homes there.	7/23/2019 12:02 PM
253	Columbia Turnpike - it's currently a ghost town - it's a total embarrassment	7/23/2019 11:54 AM
254	Make use of the existing abandoned commercial lots on Columbia Turnpike.	7/23/2019 11:25 AM
255	I think we need to build up 9&20. the number of businesses on that stretch of road are starting to dwindle	7/23/2019 11:00 AM
256	9&20!	7/23/2019 10:58 AM
257	More on the Turnpike so Route 4 is less congested.	7/23/2019 10:46 AM
258	Rt 9/20	7/23/2019 10:22 AM
259	Away from route 4. Somewhere else	7/23/2019 10:02 AM
260	Route 9/20	7/23/2019 9:13 AM
261	Rt. 20	7/23/2019 9:13 AM
262	More business	7/23/2019 8:27 AM
263	route 9&20 4&40	7/23/2019 8:22 AM
264	Tempel Lane area	7/23/2019 7:56 AM
265	9 & 20	7/23/2019 7:32 AM
266	RT 151 by Temple Ln or down on Columbia Turnpike by the bowling alley	7/23/2019 7:23 AM
267	I am interested in having the types of development grouped so we can have a village walkable area and then a box store commercial area separated. I like the village feel/mom and pop shops on 9&20 between Hayes Road and Phillips Road in the center of town. We probably need sidewalks maintained and have sidewalk access from surrounding neighborhoods.	7/23/2019 6:54 AM
268	Columbia Turnpike/Route 4	7/23/2019 6:05 AM
269	9/20	7/23/2019 5:54 AM
270	Columbia Turnpike,	7/23/2019 5:50 AM
271	Route 9&20	7/23/2019 5:45 AM
272	Columbia turnpike!	7/23/2019 5:37 AM
273	need to revitalize 9&20 to many abandoned buildings	7/23/2019 5:15 AM
274	along 9 & 20 and Rte 4	7/23/2019 5:12 AM
275	Commercial/retail on 9&20	7/22/2019 10:09 PM
276	Rte. 9&20 not Rte. 4 North Greenbush	7/22/2019 10:04 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

277	Have enough already on the Rt 4 corridor	7/22/2019 9:48 PM
278	It's growing steadily, keep monitoring it and keep it in check so it doesn't get overdeveloped. Also, encourage Regal to upgrade their theater, that is something I continue to go to Albany county for since regal theater ticket prices are the same in EG and Colonie and the Colonie theaters are way cleaner, modern, updated, and pleasant to visit.	7/22/2019 9:47 PM
279	Restaurants-both fast food and sit down options. So many restaurants and businesses have moved to North Greenbush.	7/22/2019 9:26 PM
280	As stated in 11- Columbia turnpike needs attention. Too many vacancies.	7/22/2019 9:23 PM
281	Rt4 9 and 20	7/22/2019 9:18 PM
282	Columbia Turnpike!!!!	7/22/2019 9:18 PM
283	9&20	7/22/2019 9:16 PM
284	Create a walkable downtown by consolidating retail growth along route 9 & 20, especially near the intersection of route 4 and Greenwood Ave/ Hays Rd.	7/22/2019 8:59 PM
285	Columbia Turnpike	7/22/2019 8:57 PM
286	9/20, Temple and Rt 4	7/22/2019 8:56 PM
287	9 and 20	7/22/2019 8:40 PM
288	Town Centee, Columbia Turnpike	7/22/2019 8:38 PM
289	Columbia Turnpike.	7/22/2019 8:36 PM
290	Please Department stores More Restaurants a Drive In Movie (they're coming back) more street lights paved roads	7/22/2019 8:35 PM
291	Columbia turnpike	7/22/2019 8:33 PM
292	Living in East Greenbush for so long, I feel like 9 and 20 (hannaford to Albany) needs the most work - but the wrong type businesses, or the same type of business come in and quickly go out. Develop the old Pizza Hut spot and work your way down? But stay on 9 and 20 and don't push into our residential areas.	7/22/2019 8:33 PM
293	Columbia turnpike	7/22/2019 8:26 PM
294	Along 9&20 - restaurants and improvement to existing buildings	7/22/2019 8:26 PM
295	Columbia Tpke	7/22/2019 8:25 PM
296	In the vacant buildings	7/22/2019 8:25 PM
297	9&20 corridor	7/22/2019 8:18 PM
298	9 & 20 and Route 4	7/22/2019 8:18 PM
299	9/20 I believe 9/20 has the opportunity to be the next wolf road and with little advertisement it would easily be done.	7/22/2019 8:15 PM
300	Downtown. Existing Rt 4 and columbia turnpike	7/22/2019 8:14 PM
301	Columbia Turnpike	7/22/2019 8:13 PM
302	Routes 9&20	7/22/2019 8:11 PM
303	9&20 is a mess with too many empty lots	7/22/2019 8:06 PM
304	Columbia Turnpike	7/22/2019 8:05 PM
305	9&20. Route four on the north end of town is over congested. Bring more business to the dying Columbia Turnpike corridor.	7/22/2019 8:05 PM
306	Along 9/20 and route 4	7/22/2019 4:04 PM
307	Recycling of the many vacant businesses.	7/22/2019 8:03 AM
308	We need more of a town center and appealing places to eat. It would be nice if we can find a commercial area where people can walk around, choose eateries, and shop in unique places. Church st in Burlington is an excellent example.	7/20/2019 10:14 AM

## Town of East Greenbush Comprehensive Plan Update Community Survey

309	Along 9&20	7/19/2019 3:33 PM
310	Revamp Rt 9/20	7/16/2019 12:23 PM
311	Already developed land	7/9/2019 5:52 PM
312	9&20, Rte 4	7/8/2019 8:04 PM
313	Columbia turnpike	7/8/2019 7:12 PM
314	Keeping restaurants and businesses along the 9&20 corridor	7/8/2019 4:59 PM
315	9&20-empty spaces	7/8/2019 11:30 AM
316	Columbia turnpike	7/8/2019 10:27 AM
317	9&20, especially in locations that have been vacated and are simply sitting.	7/8/2019 9:09 AM
318	Try to make improvemnets along 9 & 20	7/8/2019 8:40 AM
319	Rte 20. Tear down some of the eyesores (the entire area by price chopper) and start adding some good businesses that compliment the successful businesses like Beckers Farm.	7/8/2019 6:13 AM
320	Although it would be nice to see the 9&20 corridor reinvigorated, I think the reality is that Route 4/Third Ave Extension area is the most likely area for growth as it provides much closer Interstate access.	7/7/2019 7:44 PM
321	Along route 9 and 20 Encourage businesses to hang nicer signs	7/7/2019 9:19 AM
322	9 and 20	7/6/2019 9:25 AM
323	We need it desperately on 9 & 20.	7/5/2019 9:25 PM
324	Along 9&20	7/5/2019 7:11 PM
325	Temple Lane, 9 & 20	7/4/2019 7:18 PM
326	Growth should be directed to the vacant/abandoned areas along Columbia Turnpike and Rt 4. It should be noted that the town should consider widening Rt 4 to better service these establishments, especially northbound by Walmart/Fed Ex to at least 3rd ave Ext.	7/4/2019 7:33 AM
327	9/20. It needs to be re vitalized	7/4/2019 7:03 AM
328	Lower 9 & 20, mid 9 & 20	7/3/2019 9:23 PM
329	Routes 9&20 corridor	7/3/2019 9:09 PM
330	Vacant buildings	7/3/2019 8:34 PM
331	Town center and along 9&20	7/3/2019 6:42 PM
332	9/20	7/3/2019 5:42 PM
333	Once again be careful of the horrible traffic patterns. Look into getting smart lights or get the engineers to change the time settings on the lights to better reflect the traffic based on the day and time. So I wouldn't put anything else on Route 4 it is getting congested. Try to get business back on 9 and 20	7/3/2019 11:45 AM
334	9&20	7/3/2019 11:28 AM
335	Rte 4. And Columbia Turnpike	7/3/2019 11:20 AM
336	Any area that is easily accessible to the interstate	7/3/2019 11:05 AM
337	9&20	7/3/2019 10:49 AM
338	Columbia Turnpike	7/3/2019 10:42 AM
339	In the already formed plazas	7/3/2019 10:32 AM
340	Expanding the Homegoods plaza, etc	7/3/2019 10:27 AM
341	Along columbia turnpike (9+20) and route 4	7/3/2019 10:21 AM
342	Any of the empty buildings and/or lots that already exist.	7/3/2019 10:17 AM
343	On US 9& 20 and US Route 4.	7/2/2019 7:01 AM
344	Columbia Turnpike	7/1/2019 9:43 AM

## Town of East Greenbush Comprehensive Plan Update Community Survey

345	9&20	7/1/2019 8:05 AM
346	9 & 20 would be ideal	6/29/2019 7:46 AM
347	9 & 20? although it feels like a highway and just a pass through. It would have to be attractive enough to entice people to want to stop in - it doesn't feel unique or inviting. I believe Route 20 towards schodack/nassau has this issue, businesses fail all the time as they're not really seen until you pass it and they're not inviting in terms of aesthetics and consistent building standards, branding, etc. Route 4 - no way! area has way too much traffic for at least 15 years, road needs to be widened, unfortunately probably means more lanes added and making it feel like highway - this was not well thought out.	6/29/2019 7:28 AM
348	Along major corridors	6/28/2019 6:38 PM
349	Columbia turnpike	6/28/2019 4:43 PM
350	Columbia Turnpike and route 4 corridor	6/28/2019 12:36 PM
351	Along 9 & 20, which is already suited for commercial growth, and Route 4, again already suited for it	6/28/2019 11:57 AM
352	Along Columbia turnpike where it currently is located	6/28/2019 9:50 AM
353	We have no Main st. We have no downtown. We have no main business area. So, growth in EG should be focused centrally, rather than at the boundaries. Let's get something nice along the Route 4 corridor between 9/20 and 151. That way chains can move north toward Walmart and local businesses can stay put/grow along 9/20, while giving EG somewhat of a center. Plus that is a natural spot to have a center, not just geographically, but also because the Y and the Library are right nearby. OH! Here's an idea: why don't we START by moving the EG Town Hall into the town of EG????!?!?	6/28/2019 9:50 AM
354	The 9 and 20 corridor. Develop it centrally to increase accessibility and minimize the impact on the residential population.	6/28/2019 7:42 AM
355	Columbia Tpke	6/28/2019 7:40 AM
356	Where it already exists	6/28/2019 7:03 AM
357	Route 4. 9/20	6/27/2019 1:30 PM
358	on Columbia Turnpike	6/27/2019 8:32 AM
359	On rte 9 & 20	6/26/2019 6:45 AM
360	Encourage development in areas other than 9 & 20	6/25/2019 8:30 AM
361	Smaller businesses, like coffee shops and independent restaurants, could be integrated the residential community, but larger retail growth needs to go on Route 4 or Columbia Turnpike.	6/24/2019 2:15 PM
362	Third Avenue Extension (with sidewalks) and Columbia Turnpike (with sidewalks)	6/24/2019 1:46 PM
363	in areas on the main roads.	6/24/2019 10:28 AM
364	In empty blighted property like where the Weathervane restaurant, the empty furniture store, and other formerly excavated land left to become overgrown.	6/23/2019 8:55 PM
365	9&20 corridor	6/23/2019 3:30 AM
366	Columbia Turnpike	6/22/2019 8:44 PM
367	Columbia turnpike	6/22/2019 8:34 PM
368	Columbia Turnpike	6/22/2019 5:55 PM
369	9&20	6/22/2019 4:59 PM
370	Depends on the type of business. Near 9/20 and Route 4 would be a nice place for a town center, more of a Main Street type area, where Route 4 is a good place to expand larger businesses.	6/22/2019 6:17 AM
371	Columbia Turnpike	6/22/2019 5:28 AM
372	9&20 and Route 4	6/21/2019 3:07 PM
373	Columbia Tpke when possible. Retail in general is not going to be a place of growth for the future.	6/21/2019 12:17 PM
374	9&20 Rt 4	6/20/2019 4:24 PM



## Town of East Greenbush Comprehensive Plan Update Community Survey

375	9&20 route	6/20/2019 3:39 PM
376	Restaurants, Whole foods, Trader Joes	6/20/2019 3:21 PM
377	Route 9&20	6/20/2019 2:09 PM
378	commercial/retail growth=9&20.	6/20/2019 1:06 PM
379	9&20 between EGB Diner a Market 32 Plaza	6/20/2019 12:59 PM
380	Also big the 9 & 20 corridor	6/20/2019 8:00 AM
381	Turnpike	6/20/2019 1:55 AM
382	9/20	6/19/2019 9:08 PM
383	Near present commercial areas and selected cluster at road junctions near residential areas.	6/19/2019 7:01 PM
384	9&20	6/19/2019 6:44 PM
385	Columbia Turnpike	6/19/2019 6:27 PM
386	9& 20	6/19/2019 6:00 PM
387	Rte9/20, rte 4	6/19/2019 4:18 PM
388	Anywhere but Rt 4 Definitely Columbus Turnpike	6/19/2019 4:10 PM
389	Retail, light manufacturing, services and office.	6/19/2019 4:02 PM
390	Toward 9 & 20	6/19/2019 3:32 PM
391	Columbia Turnpike	6/19/2019 3:15 PM
392	Along the Columbia Tpk Corridor	6/19/2019 2:29 PM
393	higher end - stores such as gift stores, boutiques, NO MORE DOLLAR STORES OR AUTO REPAIR SHOPS!	6/19/2019 1:37 PM
394	Lower Columbia Turnpike	6/19/2019 1:24 PM
395	No opinion	6/19/2019 12:25 PM
396	I think we have enough.	6/19/2019 12:04 PM
397	9&20	6/19/2019 12:01 PM
398	Columbia turnpike	6/19/2019 11:27 AM
399	Near I-90 Exit 8 (NG?), Exit 9 , and Exit 10	6/19/2019 11:08 AM
400	9&20/Rt 4 corridors	6/19/2019 10:55 AM
401	9&20 corridor with focus at 9&20 + RT 4 intersection, 9&20 + Regeneron intersection	6/19/2019 10:04 AM
402	9 & 20	6/19/2019 9:24 AM
403	Route 9/20	6/19/2019 9:11 AM
404	Columbia Tpk and Route 4	6/19/2019 9:09 AM
405	Along the route 9 and 20 corridor	6/19/2019 9:05 AM
406	9&20 route 4 is too congested. Need a town center. Central place for community building.	6/19/2019 9:02 AM
407	9&20 could use more restaurants and interest places such as shopping. Losing big lots has clogged up Rt 4 to the point where I do not want to travel there but are forced when needing certain things.	6/19/2019 8:49 AM
408	9 n 20, 4 n 40 corridors	6/19/2019 8:05 AM
409	It shouldn't	6/19/2019 7:09 AM
410	Rensselaer, all the way up 9&20. Rt4 needs another lane. A light needs to be placed at temple lane before one of the truck drivers kills someone pulling out with out looking. Even if it's just a flashing yellow. Rt 4. In EG needs to stay as is, it doesnt need to be another balltown rd in Schenectady. Learn from others mistakes.	6/19/2019 6:51 AM
411	Need more on 9&20.	6/19/2019 6:24 AM

## Town of East Greenbush Comprehensive Plan Update Community Survey

412	Columbia Tpk corridor with a focus on reusing existing space as opposed to clearing wooded areas for new building	6/19/2019 5:59 AM
413	Columbia Turnpike has slowly become a bit of an eyesore for residents. With vacant buildings and lots. Run down retail strips that cannot keep tenants.	6/19/2019 5:52 AM
414	Rt 9 and 20	6/19/2019 4:23 AM
415	Along 9&20 Hannaford Plaza north	6/19/2019 4:20 AM
416	Columbia Turnpike, Rt. 4 & Third Ave.	6/19/2019 2:02 AM
417	COLUMBIA TURNPIKE or Retail open later 3pm and 6 pm, no more junk auto places. We need Restaurants and business open past 6pm so working people can shop, eat, gather on the way home at 7 or 8 pm.. People bowling have a place to eat AFTER bowling , If hotel/motel are built they should have conference meeting rooms and little restaurants cafes etc. to bring groups of people to EG. for meetings, gatherings, holiday parties etc. NOT state offices or medical which DO NOT contribute anything. Example there should be food, stores something useful next to the Funplex. The medical office should have been in the Empire complex or another complex off exit 9 -10 STOP trying to make Rt 4 a worthless wolf rd. FIX that road to avoid dangerous traffic backups. I will NOT shop or travel there will go to Albany Latham & Clifton Park before there	6/19/2019 12:28 AM
418	Na	6/18/2019 10:56 PM
419	9&20	6/18/2019 10:41 PM
420	9 and 20 where there are tons of empty lots and abandoned businesses.	6/18/2019 10:41 PM
421	9&20	6/18/2019 10:18 PM
422	Open space on 9&20. Where old Hess Mart, where old Teagan's, and property near Tudor Time	6/18/2019 10:11 PM
423	9&20. It's like a ghost town, it's ugly amd depressing. But it has great sidewalks! For what? There is nothing worth walking to and 9&20 is too busy amd dangerous to be truly walkable.	6/18/2019 9:56 PM
424	East Greenbush - 9/20 between the old Burger King and Schodack center. The side of the old Weathervane would be a great place to develop, the old Adams Chevrolet as well. The saloon/used car business by the Masonic temple is an eyesore.	6/18/2019 9:54 PM
425	Easily, directed toward Columbia Turnpike. This is our main road in town and the vacant buildings are eyesores for people driving around town. To have those buildings occupied for either residential or commercial use would be big for our town.	6/18/2019 9:52 PM
426	9 and 20	6/18/2019 9:36 PM
427	Along the Columbia Turnpike corridor	6/18/2019 9:18 PM
428	In the heart of it. This indoor track facility could be built in Whitbecks and make Columbia Turnpike Great Again	6/18/2019 9:13 PM
429	Along 9 & 20, specifically the PDD with retail and apartments at the prior Weathervane location.	6/18/2019 9:12 PM
430	Rt4, 9 and 20	6/18/2019 8:59 PM
431	The old weathervane location	6/18/2019 8:55 PM
432	Along 9 & 20	6/18/2019 8:53 PM
433	9&20 is a string of dead businesses. What's being done to revitalize it?	6/18/2019 8:48 PM
434	Route 4, Columbia Tnpk	6/18/2019 8:47 PM
435	9/20	6/18/2019 8:39 PM
436	Route 9	6/18/2019 8:34 PM
437	9&20 corridor and rt 4	6/18/2019 8:28 PM
438	9&20 corridor	6/18/2019 8:26 PM
439	Reusing empty lots/empty buildings.	6/18/2019 8:21 PM
440	Along 9&20	6/18/2019 8:18 PM
441	The main roads, 9&20, Route 4. I would like to see an improvement of store fronts	6/18/2019 8:16 PM
442	Along 9&20	6/18/2019 8:14 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

443	Along the main corridors Rtes 9&20, Rte 4, Rte 151, and Rte 43.	6/18/2019 7:58 PM
444	9/20 Corridor	6/18/2019 7:50 PM
445	Route 9&20	6/18/2019 7:48 PM
446	Route 9&20. I miss Kmart and Big Lots. There needs to be a dept store at this end of town.	6/18/2019 7:48 PM
447	Columbia trpk	6/18/2019 7:45 PM
448	9&20 corridor	6/18/2019 7:30 PM
449	9&20. Rt 4 just can't take anymore. Traffic is over saturated as it is. Becoming a safety issue.	6/18/2019 7:30 PM
450	9&20	6/18/2019 7:21 PM
451	Places where it can be clustered rather than lineal (like along Columbia Turnpike)	6/18/2019 7:13 PM
452	On land already developed, especially making use of existing structures when possible	6/18/2019 7:01 PM
453	Columbia turnpike, Rt 4 & Third Ave	6/18/2019 7:01 PM
454	9&20 revitalization	6/18/2019 7:00 PM
455	Get rid of abandoned buildings on Columbia tpk	6/18/2019 7:00 PM
456	Columbia Turnpike west of the old Pizza Hut needs some attention. Everything has gone to Route 4	6/18/2019 6:58 PM
457	Columbia Turnpike	6/18/2019 6:55 PM
458	Columbia Turnpike in existing vacated properties.	6/18/2019 6:48 PM
459	Columbia Turnpike	6/18/2019 6:43 PM
460	9 & 20	6/18/2019 6:38 PM
461	Probably along 9 and 20, but unless the town folk support it they wont last. Which seems to be the problem.	6/18/2019 6:32 PM
462	Turnpike	6/18/2019 6:30 PM
463	Along Columbia turnpike from the Rensselaer City line to the Schodack town line	6/18/2019 6:30 PM
464	9 and 20	6/18/2019 6:25 PM
465	Columbia turnpike	6/18/2019 6:23 PM
466	9 and 20	6/18/2019 5:58 PM
467	Columbia Turnpike	6/18/2019 4:52 PM
468	Along 9/20	6/18/2019 4:38 PM
469	Columbia Turnpike	6/18/2019 3:57 PM
470	9&20	6/18/2019 3:56 PM
471	Rt 4	6/18/2019 3:42 PM
472	Empty and currently closed businesses to start. Along routes 9&20 and route 4	6/18/2019 3:37 PM
473	9&20 corridor	6/18/2019 3:34 PM
474	Columbia turnpike	6/18/2019 2:36 PM
475	Around Hannaford and down towards Rensselaer.	6/18/2019 2:14 PM
476	9&20 between Rensselaer City line to Schodack. Pull those sales tax dollars out of Albany County with attractive stores and flowering tree lined streets (magnolia trees)	6/18/2019 1:51 PM
477	Columbia Turnpike, perhaps streets off this area such as Ridge / Hayes . Rtes 4 and 151	6/18/2019 9:26 AM
478	Concentrate this type of growth within the current commercial/retail corridors (Columbia Turnpike, Route 4) as much as feasible. That would leave the remainder of the town for open space, preserves, recreation, etc. Note, however, that we must be careful developing around the Route 4 corridor until we have a workable plan for improving traffic flow around the Wal-Mart and Target plazas, which is wretched right now.	6/18/2019 7:53 AM

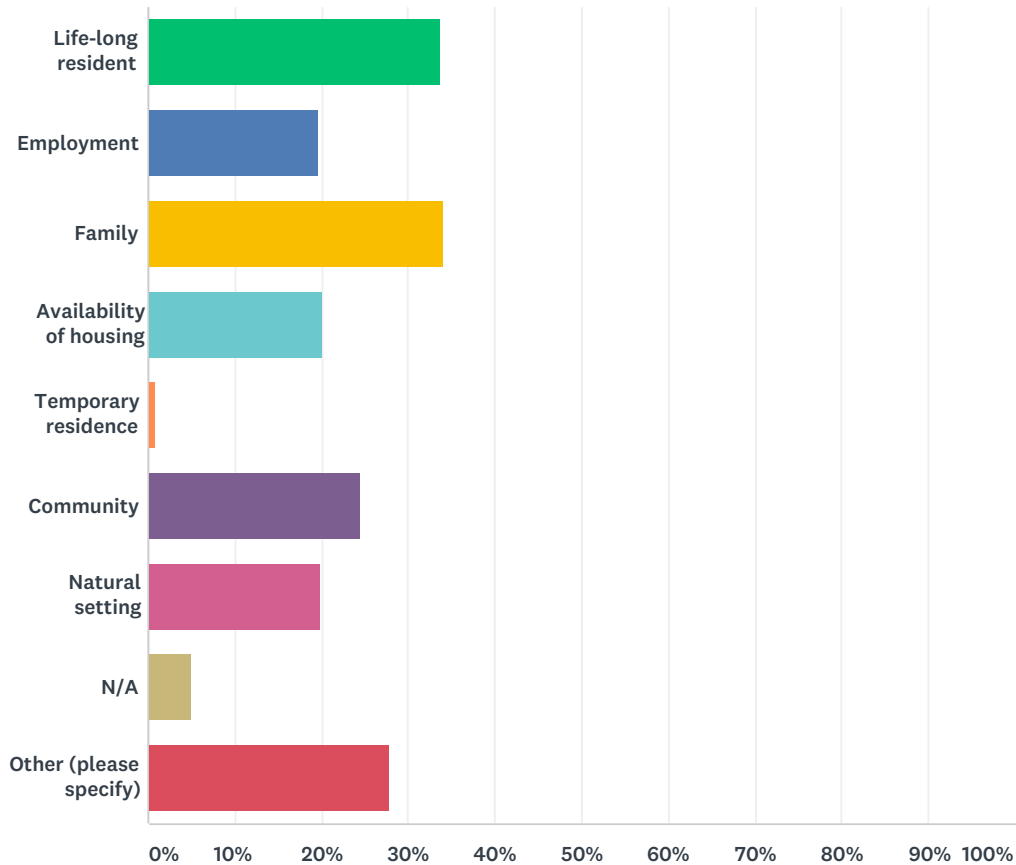
## Town of East Greenbush Comprehensive Plan Update Community Survey

479	9&20 and rt 4	6/17/2019 8:41 PM
480	It seems like the 9&20 corridor would be the place.	6/17/2019 7:29 PM



## Q14 What influenced you to move to East Greenbush? Select all that apply.

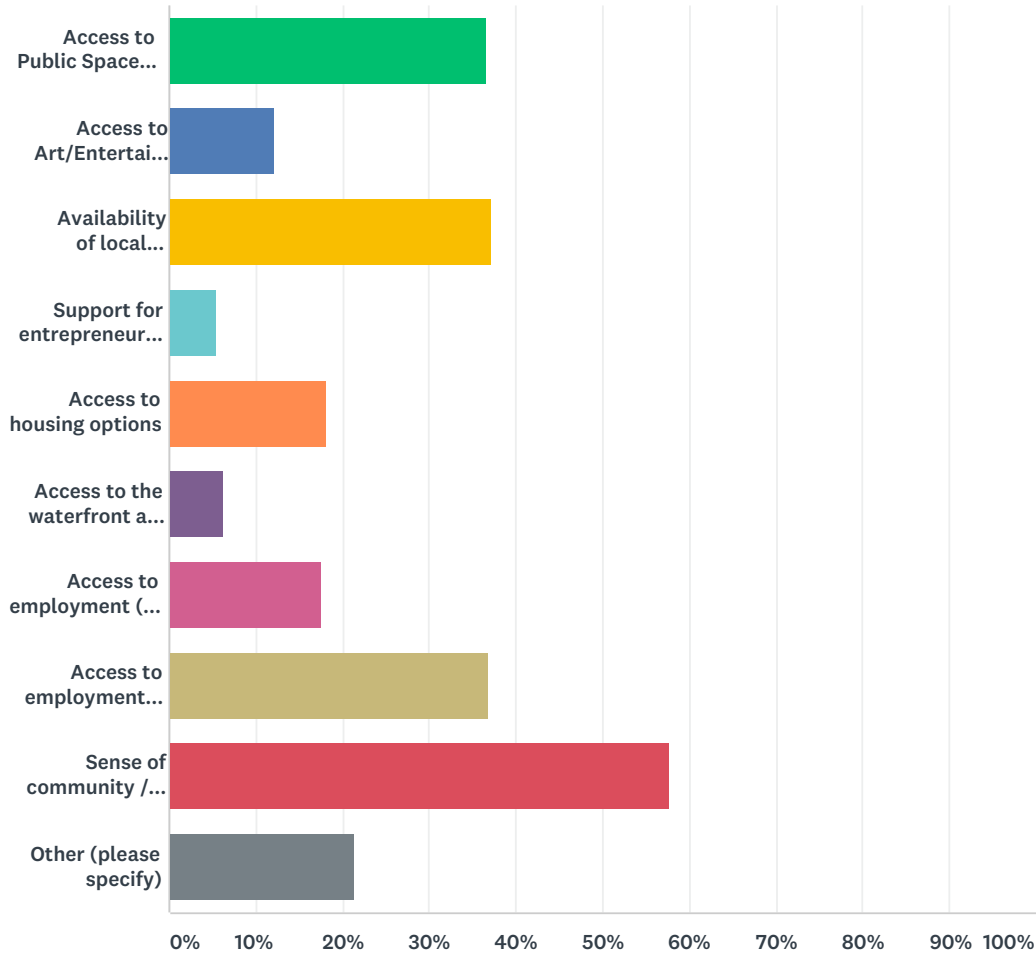
Answered: 670 Skipped: 113



ANSWER CHOICES	RESPONSES	
Life-long resident	33.58%	225
Employment	19.70%	132
Family	34.03%	228
Availability of housing	20.15%	135
Temporary residence	0.75%	5
Community	24.48%	164
Natural setting	19.85%	133
N/A	5.07%	34
Other (please specify)	27.76%	186
Total Respondents: 670		

## Q15 Which do you value most about East Greenbush? Select top 3.

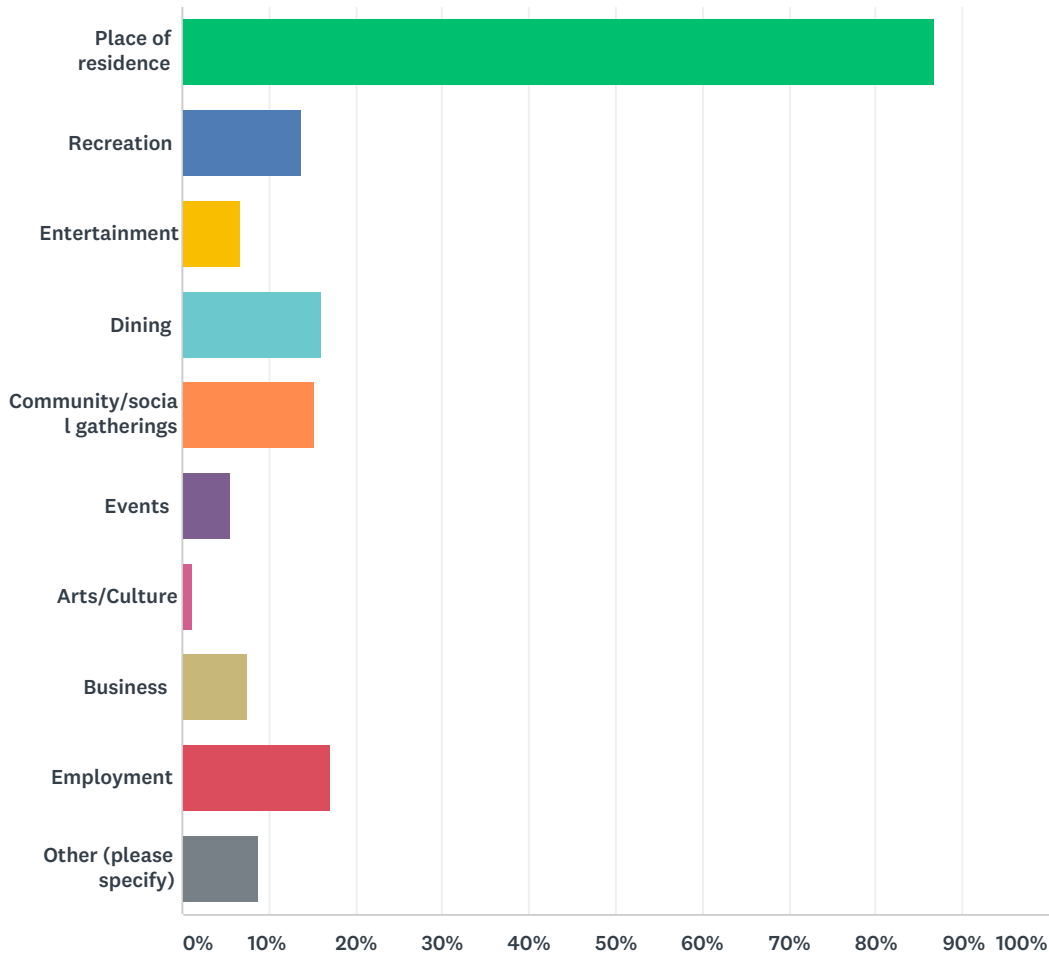
Answered: 658 Skipped: 125



ANSWER CHOICES	RESPONSES	
Access to Public Space (e.g.; trails, public parks, recreation opportunities)	36.63%	241
Access to Art/Entertainment/Culture	12.16%	80
Availability of local businesses (e.g.; retail, dining, commercial)	37.23%	245
Support for entrepreneurship opportunities	5.47%	36
Access to housing options	18.24%	120
Access to the waterfront and waterfront resources	6.23%	41
Access to employment (in town)	17.48%	115
Access to employment (outside town)	36.78%	242
Sense of community / neighborhood	57.75%	380
Other (please specify)	21.43%	141
Total Respondents: 658		

## Q16 What brings you to East Greenbush most often? Select all that apply.

Answered: 667 Skipped: 116



ANSWER CHOICES	RESPONSES	
Place of residence	86.81%	579
Recreation	13.79%	92
Entertainment	6.60%	44
Dining	16.04%	107
Community/social gatherings	15.29%	102
Events	5.70%	38
Arts/Culture	1.35%	9
Business	7.50%	50
Employment	17.09%	114
Other (please specify)	8.70%	58

# Town of East Greenbush Comprehensive Plan Update Community Survey

Total Respondents: 667

**Q17 East Greenbush contains many special places that make the community unique. What places do you think are a great asset to the Town? Please provide response below.**

Answered: 423   Skipped: 360



# Q17 East Greenbush contains many special places that make the community unique. What places do you think are a great asset to the Town? Please provide response below.

Answered: 423 Skipped: 360

#	RESPONSES	DATE
1	YMCA, Chez Mike's, Hannaford	10/28/2019 10:28 AM
2	9 and 20 and route 4	10/27/2019 2:08 PM
3	The town park is beautiful. I love the trails there. They are a good length and it is a very nice area. The redone playground is great. The library is fantastic, lots of great materials and very friendly staff.	10/25/2019 8:09 PM
4	0	10/25/2019 5:30 PM
5	give the list of places because there is nothing	10/25/2019 3:03 PM
6	Schools, library, YMCA,	10/25/2019 10:19 AM
7	Schools and retail locations. Not much need to travel too far if we don't want to. We do need more parks with more options in them.	10/25/2019 9:40 AM
8	Town park, wideness of columbia turnpike, Library, YMCA, schools,	10/25/2019 9:01 AM
9	Places that contain enterainmentf	10/25/2019 9:01 AM
10	YMCA. Library	10/25/2019 8:58 AM
11	Town Park	10/14/2019 8:44 AM
12	Hampton Lake is a hidden gem. Cart Cafe is an amazingly good new restaurant	10/10/2019 3:24 PM
13	The Town Park is an amazing park and having culturally diverse restaurants is lovely.	10/9/2019 6:13 PM
14	The Town Park, it needs to be better, and possibly offer some amenities to residents of North Greenbush.	10/8/2019 12:28 PM
15	Library	10/2/2019 3:09 PM
16	shopping, town park	10/2/2019 11:41 AM
17	Town Park - it is not a unique community!	10/1/2019 7:39 PM
18	Baseball fields/soccer fields/Town Park/Good schools	10/1/2019 5:40 PM
19	Great schools. Town Park - new red barn and dog park	9/30/2019 3:51 PM
20	Y	9/30/2019 3:17 PM
21	Town Park	9/30/2019 2:35 PM
22	Town park and smaller parks	9/30/2019 10:03 AM
23	Nothing, at the moment, sadly	9/30/2019 6:44 AM
24	Town park, good balance of retail, restaurants, home supply and grocery options. Don't need to travel far for your needs. Close to Troy & Albany. Easy access to highways.	9/30/2019 6:31 AM
25	YMCA	9/29/2019 8:02 AM
26	YMCA	9/29/2019 7:48 AM
27	Town Park is beautiful; great library	9/27/2019 7:23 AM
28	Best Berry Farm on Best Road	9/26/2019 7:02 AM
29	State Park	9/25/2019 3:05 PM
30	Library, YMCA, local businesses such as the Sweater Venture and Country Cottage	9/24/2019 12:01 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

31	Town Park, Library	9/24/2019 10:10 AM
32	I think the two lakes in the town would be a better assets if pollution runoff (home owners/farmers) was reduced and folks could swim in them again.	9/24/2019 7:56 AM
33	EG town park is nice. The wetland area near exit 10 could be nice if you could access it. The new bike path is going to be nice. The view north of the exit 9 area is spectacular and it's a shame there's a fedex etc there with no windows; that area could be things that could take advantage of the view. It's a gorgeous area. The schools are great-- mostly the teachers are great. The rural character is nice, at least what remains of it-- the old houses, the old farms, etc. Don't let any more of the historical and old buildings get torn down!	9/24/2019 7:33 AM
34	Town park is not up to Par of other towns. Crossings in Latham we go to. We do not go to special places within EG. Only use the school.	9/24/2019 6:58 AM
35	The library and the YMCA.	9/24/2019 6:09 AM
36	Town library, bowling alley, Walmart, Target, Price Chopper, SEFCU	9/24/2019 5:38 AM
37	the view west of Rt. 4 is undervalued and underutilized for use by the public. A park with seating to watch sunsets, listen to concerts, see fireworks	9/24/2019 5:36 AM
38	Availability to acquire everything I need in one place	9/24/2019 5:19 AM
39	Town Park, Library / YMCA	9/23/2019 10:30 AM
40	The updated town park.	9/23/2019 10:09 AM
41	Town Park, YMCA, Library, Shri Siam, Crisp Canoli,	9/23/2019 8:13 AM
42	library, town park, Chez Mike, schools	9/22/2019 9:36 AM
43	Open fields and old growth forest	9/21/2019 7:40 PM
44	Library	9/21/2019 1:47 PM
45	Town park, YMCA, library	9/20/2019 10:21 AM
46	Intact forests in eastern part of town. The one shading Moordener Kill between Best and Luther Roads - West of Best Luther Road - would make great addition to Town Park. Protect green hills visible from Albany and I-90-Rysedorph and Olcott-from fate of Rensselaer hill scarred by Dunn landfill. View from Thompson Hill should be made accessible to the public, not to the highest bidder.	9/20/2019 9:24 AM
47	The town park has improved. activities for kids at the Town Hall around holidays	9/20/2019 6:49 AM
48	The town park could be further developed to be a community center with game fields or running trails etc.	9/19/2019 10:25 AM
49	Seems our leaders attempt to be careful about growth	9/18/2019 9:29 PM
50	Town park, Gilligan road fields, schools,	9/18/2019 8:31 PM
51	schools, youth sports, neighborhoods, reasonable traffic flow	9/17/2019 9:14 PM
52	Movie theater, Off Shore seafood, Country Trunk, Route 43 Shopping Center (Shop Rite Plaza), Bowling center, FunPlex	9/17/2019 6:52 PM
53	School district is great	9/17/2019 6:20 PM
54	Town park and genette's playground. Chez mike.	9/17/2019 5:12 PM
55	.	9/17/2019 3:41 PM
56	library, ymca, schools, athletic fields for rec sports	9/17/2019 3:20 PM
57	Nothing really. Town boards are anti business	9/17/2019 2:25 PM
58	Town and Onderdonk parks	9/17/2019 1:59 PM
59	Town Park	9/17/2019 1:35 PM
60	town park	9/17/2019 12:33 PM
61	library, YMCA	9/16/2019 8:37 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

62	Regeneron, the town park, school playgrounds, school district,.	9/16/2019 6:17 PM
63	Easy access to the town hall, transfer station, restaurants, family entertainment and shopping.	9/16/2019 5:32 PM
64	None that I can think of	9/16/2019 11:49 AM
65	churches, bowling alley, farmers market, library, YMCA	9/16/2019 10:50 AM
66	Town Parks Amazing schools	9/15/2019 9:09 AM
67	The updated town park. But this town needs to do more for its residences. Like a shared service community pool that is shared between say us, Schodack, like the library was at one time. Using colonie pools or going to Saratoga is a pain	9/15/2019 6:58 AM
68	Town park	9/14/2019 10:04 PM
69	The schools and church communities.	9/14/2019 12:50 PM
70	Do we have any place for entertainment beside the Regal theater? Art? Culture? That's what we should be bringing in to our town. To answer the questions - special places - our churches, schools, spas and access to medical professionals. Refortify what we have and attract art, entertainment and develop culture.	9/14/2019 9:19 AM
71	EG town park. The YMCA, library.	9/14/2019 7:03 AM
72	New businesses	9/13/2019 11:03 PM
73	Town Park	9/13/2019 8:56 PM
74	Town park and Library	9/13/2019 6:51 PM
75	Library, super markets, town park, and community activities ie parades, Easter egg hunt, etc	9/13/2019 5:40 PM
76	Walmart. Target. Lickety Split Price Chopper	9/13/2019 5:23 PM
77	Town Park, Moordener Kill	9/13/2019 5:07 PM
78	Library.	9/13/2019 5:05 PM
79	Housing	9/13/2019 4:58 PM
80	again proximity to albany / colonie, ymca, library	9/13/2019 4:09 PM
81	quiet and safe town could grow a little bit but not a place that is not safe or too big	9/13/2019 3:49 PM
82	We have no great assets	9/13/2019 3:40 PM
83	Hampton lake ( needs to be cleaned and weeded) Columbia Tpk. Beckers is a treasure.	9/13/2019 3:35 PM
84	EG Town Park	9/13/2019 1:13 PM
85	Town Park. Can't think of any other special place that exists any longer..	9/13/2019 11:58 AM
86	Library, Chez Mike, Sweater Venture, Town Park	9/13/2019 11:36 AM
87	Town park, dog park	9/13/2019 11:10 AM
88	library, shopping, access to roadways, medical,	9/13/2019 11:00 AM
89	Zachary's Pastry Shop, at least when I'm not trying to lose weight. And the Y, when I am.	9/13/2019 10:34 AM
90	Town park	9/13/2019 10:30 AM
91	Town park (could use splash pad)	9/13/2019 10:26 AM
92	Y. Schools. Veterans organizations.	9/13/2019 10:18 AM
93	Town park, local stores.	9/13/2019 10:10 AM
94	Town park	9/13/2019 9:59 AM
95	Greenbush Y, E. Greenbush Library	9/13/2019 9:31 AM
96	Softball/Baseball Fields - Library - Schools - Town Park - The local Restaurants - Fun Plex - Bowling Alley - YMCA	9/13/2019 9:13 AM
97	library and YMCA	9/13/2019 9:05 AM

## Town of East Greenbush Comprehensive Plan Update Community Survey

98	I moved to EG 3 years ago and think the town needs to do a better job of advertising the special places that make the community unique because I can't answer this question.	9/13/2019 7:29 AM
99	closeness to Albany, Town Police and Bruen	9/13/2019 7:25 AM
100	The Little League Park	9/13/2019 7:22 AM
101	Centralized shopping centers	9/13/2019 7:10 AM
102	Town park	9/13/2019 7:04 AM
103	I would beg to differ. We don't have that something that other towns don't have to encourage money to be brought into our community. We have banks, convenient stores, the normal department stores, and such. There are limited reasons that make EG unique. We have the same Hannaford/ market 32; the same Walmart/ target; the same Panara, Home Depot, etc. we don't have something to draw in crowds of people from the neighboring community- instead I travel to Clifton park for sports complexes, I travel to Colonie/ guilderland/ Clifton park for shopping (Kohl's, mall stores, Trader Joe's, etc.	9/13/2019 6:48 AM
104	The town park	9/13/2019 6:43 AM
105	Adult world, goes without saying. Also Premiere Tire is great. And Thruway Beverage but not for the beer you can get beer anywhere: it has a large variety of cigars and is much cheaper than Habana II, although TB is technically in Schodack,	9/13/2019 6:38 AM
106	The churches and schools	9/13/2019 6:25 AM
107	Farms, places for horses and horseback riding, open spaces	9/13/2019 6:23 AM
108	The town park is nice	9/13/2019 6:19 AM
109	Town Park, Schools, Youth Recreational Facilities	9/13/2019 5:59 AM
110	The improvements to the Town Park have been especially great to see.	9/13/2019 5:49 AM
111	Great school system	9/13/2019 5:48 AM
112	Town park.... which by the way has come a long way thank you	9/13/2019 5:45 AM
113	Our town parks, our library and our location to major highways	9/13/2019 5:42 AM
114	What are the special places that make it unique. To me, EG is severely lacking in special places. I believe its greatest asset is its proximity to Albany and easy access to I-90.	9/12/2019 8:57 PM
115	All the local (and state) law enforcement agency and fire departments.	9/12/2019 5:06 PM
116	Town Park	9/12/2019 4:42 PM
117	Town park	9/11/2019 5:05 PM
118	Hampton Manor Lake	9/11/2019 3:14 PM
119	The town park	9/11/2019 2:30 PM
120	Library, YMCA. What else is there? Banks, auto part stores and Dunkin.	9/11/2019 12:36 PM
121	East Greenbush Community Library provides the most value for our taxes.	9/10/2019 12:13 PM
122	The bowling alley	9/8/2019 7:08 PM
123	The town park and Hampton Manor lake	9/8/2019 3:26 PM
124	Town Park	9/5/2019 10:59 AM
125	We have little to nothing in this category. It seems that for years, the town has opposed or neglected green spaces, town parks, retail business development.	9/5/2019 10:03 AM
126	Town park, small businesses, schools	9/3/2019 10:10 AM
127	None	8/30/2019 11:28 AM
128	The library and public transportation. The proximity of many tourist locations.	8/30/2019 10:08 AM
129	YMCA, Library	8/30/2019 10:01 AM
130	Town park	8/30/2019 9:36 AM
131	Town Parks	8/29/2019 6:23 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

132	Hampton manor lake	8/29/2019 12:49 PM
133	Melvin Roads Legion, VFW, library, Town Park, Hampton Manor Lake	8/29/2019 11:24 AM
134	Onderdonk Park Summer Shows	8/29/2019 10:18 AM
135	Hampton Manor Lake Area	8/29/2019 8:34 AM
136	Hampton Manor Lake, the schools, the town park, local businesses	8/29/2019 7:16 AM
137	Hampton Manor Lake	8/28/2019 8:58 PM
138	Town park	8/28/2019 7:51 PM
139	Hampton Manor Lake	8/28/2019 7:16 PM
140	Town park, the YMCA, Gathering of The Tribe's At The Brown Farm every September	8/28/2019 7:01 PM
141	Hampton manor lake, East Greenbush town park	8/28/2019 6:07 PM
142	Schools	8/28/2019 5:04 PM
143	Hampton Manor with its lake/parks, green spaces, ease of getting around, great neighbors	8/28/2019 3:58 PM
144	Hampton Manor	8/28/2019 3:28 PM
145	Town Park Hampton Manor Lake and Onderdonk Park	8/28/2019 3:21 PM
146	Community events - so close to Albany and the river	8/28/2019 3:09 PM
147	Funplex is a good draw as is the bowling alley. But more entertainment is needed. The town should consider an indoor park... like a water park or indoor soccer fields. We need things like that over here.	8/28/2019 2:49 PM
148	I think the town park is seriously under utilized and wish the town would consider using it to create a sports complex, including heated indoor spaces to be used by various organizations (athletic or boy/Girl Scouts) , perhaps even at the town park. The spaces, both indoor and outdoor rented or leased out. I enjoy going to music in the park at Onderdonk park.	8/28/2019 2:15 PM
149	Church, the Y, library	8/28/2019 2:13 PM
150	Proximity to Albany & Troy, Hampton Manor Lake, Pheasant Hollow GC, Lickety Splits Complex	8/28/2019 2:09 PM
151	Town park	8/28/2019 1:59 PM
152	Town park	8/24/2019 5:43 AM
153	Library!	8/20/2019 1:31 PM
154	Natural areas and open spaces. Please keep EG a beautiful, uncongested, and peaceful place to live	8/17/2019 11:43 AM
155	Hampton Manor lake	8/9/2019 2:45 PM
156	Sorry, but there's not much left. 10 years ago, the list was longer. Hampton Manor Lake is unique and a good walk. Town Park and the new building.	8/8/2019 10:05 AM
157	school, short commute, ease as access to downtown	8/5/2019 10:14 AM
158	Hampton Manor, East Greenbush Town Park, the baseball fields, Funplex, various restaurants/stores	8/5/2019 10:03 AM
159	where?	8/5/2019 7:54 AM
160	What special places there is NOTHING here but lies from our town and planning boards.	8/4/2019 6:57 PM
161	Sorry I don't find special places here. Wish there really was a sense of community. Only time we had that was when we were fighting the Casino.	8/4/2019 4:27 PM
162	Beckers, schools,	8/4/2019 4:23 PM
163	None	8/4/2019 2:27 PM
164	Nothing comes to mind	8/4/2019 11:27 AM
165	The view from rt 4	8/4/2019 10:29 AM
166	There are some picturesque rural areas most people are unaware of if not a resident.	8/4/2019 10:13 AM



## Town of East Greenbush Comprehensive Plan Update Community Survey

167	Would like to see improved parks and rec. The recent revitalization of pheasant hollow and recovery sports grill have been tremendous improvements to EG!.	8/4/2019 10:06 AM
168	At one time East Greenbush was unique and growing. Red Oakes was a real gem with the pools it was a social gathering place. It was sad to see that shut down.	8/4/2019 9:45 AM
169	The new additions at the East Greenbush town park. But I would like to see more of such places.	8/4/2019 9:04 AM
170	Parks Independent Businesses HealthCare Operations	8/4/2019 8:52 AM
171	Town park, library, small businesses	8/4/2019 8:27 AM
172	I love the money going into the town park.	8/4/2019 8:25 AM
173	Town Park	8/4/2019 8:05 AM
174	Town parks, restaurants, easy access to stores, doctors, etc	8/1/2019 9:54 PM
175	The town park, especially with the new playground. That was great. I would love to see more entertainment and fun here in east greenbush. We find ourselves leaving town in search of fun.	7/31/2019 8:03 PM
176	Town park on Elliot Rd and library	7/29/2019 4:10 AM
177	River front- under utilized Town Park- under utilized Location	7/27/2019 7:38 AM
178	Town Park Location relative to Albany Sense of community	7/27/2019 6:57 AM
179	Access to neighboring cities and towns for work,entertainment,dining,shopping,etc.	7/27/2019 6:47 AM
180	The library is fantastic!	7/27/2019 6:46 AM
181	Town parks	7/26/2019 12:43 PM
182	Town park, dog park	7/25/2019 10:11 PM
183	Town park,	7/25/2019 7:57 AM
184	Town Park, Onderdonk Park, HM Lake	7/24/2019 2:07 PM
185	EG fire department pavilion Likety split	7/24/2019 1:47 PM
186	Columbia Turnpike and it's enormous potential and convenience for living and shopping. Town parks with recent improvements undertaken by Supervisor Conway and the TB.	7/24/2019 12:52 PM
187	library, baseball fields	7/24/2019 11:25 AM
188	East Greenbush Town Park, Chez Mike, and Grocery Stores	7/24/2019 10:11 AM
189	The town park. Hampton manor if the lake was cleaned up would be a great asset to the town.	7/24/2019 9:31 AM
190	Parks	7/24/2019 6:14 AM
191	EG town park, school district,	7/24/2019 1:45 AM
192	Access to I90	7/23/2019 11:28 PM
193	Love the town park, but wish there was a splash pad!	7/23/2019 11:07 PM
194	Town park, businesses on Route 4, the school district	7/23/2019 10:31 PM
195	Funplex	7/23/2019 9:13 PM
196	none	7/23/2019 9:04 PM
197	Town park, schools	7/23/2019 8:49 PM
198	Luckily we have a strong school district.	7/23/2019 8:44 PM
199	The YMCA and the library	7/23/2019 8:33 PM
200	Town park.	7/23/2019 8:24 PM
201	Town parks Schools	7/23/2019 8:20 PM
202	The public library is exceptionally good, and the YMCA is an asset, too (especially the pool!).	7/23/2019 8:16 PM
203	Town park	7/23/2019 8:16 PM
204	Softball/baseball complex	7/23/2019 8:01 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

205	Library, YMCA, Town Park, farm stands	7/23/2019 6:43 PM
206	Library	7/23/2019 6:24 PM
207	The town park and library	7/23/2019 5:44 PM
208	Town park and trails is a family favorite	7/23/2019 5:34 PM
209	Town park, but it is a sorry little park for what we pay and in comparison to other capital district town parks.	7/23/2019 5:19 PM
210	River front, athletic fields, Route 4.	7/23/2019 4:38 PM
211	It's biggest asset is the 9&20 thoroughfare, but it's being wasted. 20 years ago it was bustling but it's become dilapidated and empty. We need to incentivize businesses to set up shop here.	7/23/2019 4:16 PM
212	Town park	7/23/2019 4:02 PM
213	The ball park and town park are decent. Other than that, not much. We usually leave the area to shop, go to restaurants and for family activities. The high taxes and rent have ruined this town and discourage any and all growth. Look at all of the business that have left. Especially ones that have been there over 40 years. This town needs help!!!	7/23/2019 2:54 PM
214	Little League Field / Town Park	7/23/2019 2:42 PM
215	Not much	7/23/2019 2:07 PM
216	Onderdonk Park Town Park schools soccer fields little league fields	7/23/2019 2:02 PM
217	My Place Restaurant New ShopRite shopping plaza Gift shops like Effie & Isobels	7/23/2019 1:53 PM
218	The schools, town park, restaurants	7/23/2019 1:47 PM
219	Hampton Manor Lake.	7/23/2019 1:07 PM
220	Nothing. No central existence	7/23/2019 12:28 PM
221	The library and YMCA, The work that has gone into the town park is great. Lickety split/fun plex is great for family fun.	7/23/2019 12:05 PM
222	The town of EG has nothing	7/23/2019 11:54 AM
223	the town park but there need to be more green spaces throughout the town.	7/23/2019 11:27 AM
224	The library programs	7/23/2019 11:15 AM
225	The Emergency Services in the Town	7/23/2019 11:07 AM
226	I think we need to provide more info on the town park. It's underused but a great asset	7/23/2019 11:02 AM
227	recreational areas	7/23/2019 10:23 AM
228	Adult world	7/23/2019 10:22 AM
229	Town park. Access to Albany	7/23/2019 10:03 AM
230	The EG Town park, but sadly I believe it is under utilized.	7/23/2019 9:14 AM
231	open wooded areas small community neighborhoods	7/23/2019 8:23 AM
232	Not sure what you're considering a special place, very few restaurants and stores left. EGCSO is very good	7/23/2019 7:36 AM
233	I think the town needs more places for younger adults. For example, college students do not have much to look forward to when coming back home. The Walmart/Target shopping center is a great asset for east Greenbush.	7/23/2019 7:25 AM
234	Access to good grocery stores, town park on Elliott and in Hampton Manor, Target, 16 Handles, Funplex, Lickety Split, Movie theater, good veterinarians, gift shops like Hallmark and Effie's and Isabelle's, restaurants like Chez Mike and Recovery Grill. I like that the town does movie nights to get everyone together. More community events would be fun.	7/23/2019 7:04 AM
235	Rural feel	7/23/2019 6:06 AM
236	East Greenbush Town Park,	7/23/2019 5:52 AM
237	Town park	7/23/2019 5:38 AM

## Town of East Greenbush Comprehensive Plan Update Community Survey

238	East Greenbush contains many special places that make the community unique. REALLY ?? what	7/23/2019 5:16 AM
239	Fun park EG Town park	7/22/2019 10:12 PM
240	A dinner and a movie restaurant	7/22/2019 10:06 PM
241	Closeness to capital district	7/22/2019 9:51 PM
242	My granddaughter takes dance lessons at Isabelle's, I regularly visit Serenity Day spa, mostly come to EG for shopping, services, and businesses.	7/22/2019 9:51 PM
243	The many opportunities for children to learn and grow. From artistic to athletic options EG does a great job putting our youth first.	7/22/2019 9:25 PM
244	Becker's farm, lickety split,	7/22/2019 9:21 PM
245	The lack of a casino! I look forward to the arrival of the bike path!	7/22/2019 9:04 PM
246	There are none. Your a clown for even asking that.	7/22/2019 8:57 PM
247	Town park, Walmart/ target plazas for convenient shopping	7/22/2019 8:56 PM
248	Town park	7/22/2019 8:45 PM
249	access to the Hudson River Close to Albany I 90 great highway .Close to Canada Boston NYC and Saratoga and the Adirondacks	7/22/2019 8:39 PM
250	The best part of East Greenbush is that we live in a relatively suburban area but within close distance to Albany and the other local larger cities. I don't sand east greenbush to become overdeveloped. I love my quiet neighborhood and being able to see green all through the town.	7/22/2019 8:37 PM
251	Town park!	7/22/2019 8:27 PM
252	Town Park, little league fields, library, ymca	7/22/2019 8:26 PM
253	Definitely not EGPD and EGFD they are both absolutely jokes and unprofessional	7/22/2019 8:19 PM
254	Community Way, EG town park, and the EGFD	7/22/2019 8:17 PM
255	Town park. Town trails. Shopping	7/22/2019 8:15 PM
256	Town Park has come a long way no real other attractions	7/22/2019 8:15 PM
257	Becker's Farm, Funplex, the schools	7/22/2019 8:14 PM
258	The hope for a better 9&20	7/22/2019 8:08 PM
259	Town park,	7/22/2019 8:07 PM
260	The older neighborhoods and community athletic areas	7/22/2019 4:08 PM
261	Town park	7/22/2019 8:04 AM
262	I feel this is a question I cannot answer other than the library. EG currently lacks real attractions, the town park needs more attention and advertising. A big public pool like thatcher park used to have would be great! Charge a season pass for residents and non-residents.	7/20/2019 10:18 AM
263	The Town Park. The Library. The school district. Lickety Split/Chez Mike/Serena's. Hampton Manor. The volunteer fire departments.	7/19/2019 3:39 PM
264	The library, the school district (especially Genet)	7/16/2019 12:25 PM
265	Town park	7/9/2019 5:56 PM
266	Town park, local shopping	7/8/2019 7:14 PM
267	The town park and the schools	7/8/2019 10:28 AM
268	The town park, we appreciate the expansion and upgrades. We look forward to more in the future.	7/8/2019 9:11 AM
269	Honestly, there isnt much. There is no town atmosphere, no town park that has a pool and athletic fields, (sorry, but the current EG town park is sub par and poorly located), no sidewalks for community use, no rail trail, roads have no shoulders so bikers, runners and walkers are always risking their lives (see Hayes Rd and Phillips Rd, Michaels Rd, etc..., businesses are so-so. The biggest asset is probably the schools.	7/8/2019 6:21 AM
270	Hampton Manor Lake alternative it needs work.	7/7/2019 7:46 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

271	The town park has beautiful land We need to increase recreational options in this town	7/7/2019 9:21 AM
272	Schools, YMCA, Library, Shopping,	7/6/2019 8:58 PM
273	School district	7/6/2019 4:19 PM
274	The Town should Promote those great assets. Should partner with Rensselaer to develop the waterfront with open parks, walking paths and restaurants	7/6/2019 9:29 AM
275	Schools, neighborhoods, ball fields	7/5/2019 9:28 PM
276	Hampton Manor lake is used by many, including myself, as a space for recreation/exercise.	7/5/2019 7:13 PM
277	Town Park, Onderdonk Park	7/4/2019 7:21 PM
278	Our town park, our schools, our numerous family owned businesses make East Greenbush offer a real sense of community to its residents. The small town feel, with the resources we have is a treasure to maintain.	7/4/2019 7:38 AM
279	Schools,	7/4/2019 7:04 AM
280	EG library Greenbush YMCA Revamped Town Park	7/3/2019 9:27 PM
281	Baseball fields on Gilligan road. Town park.	7/3/2019 6:44 PM
282	The town park is beautiful and has a nice dog park but we would love a town pool	7/3/2019 5:43 PM
283	Great neighborhoods	7/3/2019 4:21 PM
284	Parks and sidewalks to walk on. Less of a commuter town and more nature friendly	7/3/2019 11:47 AM
285	Library	7/3/2019 11:30 AM
286	Town Park if developed more	7/3/2019 11:22 AM
287	EG Town Park	7/3/2019 11:05 AM
288	Columbia high school	7/3/2019 10:59 AM
289	Schodack Town Park, East Greenbush Town Park, neighborhoods, schools	7/3/2019 10:51 AM
290	East Greenbush School District	7/3/2019 10:43 AM
291	Town parks	7/3/2019 10:34 AM
292	Town park	7/3/2019 10:27 AM
293	I love the small town feel but I do feel they need to grow with more restaurants and small business'	7/3/2019 10:27 AM
294	town parks	7/3/2019 10:23 AM
295	Small Business	7/1/2019 9:47 AM
296	Library, Funplex, Hampton Lake, new Red Barn is nice	6/29/2019 7:50 AM
297	These are not unique to any town but they are valuable to the community - library, YMCA, senior living. Town park is improving (playground, red barn are a plus) - I don't use it though at this time in our busy lives. I am looking forward to the bike path coming in to the area and surrounding towns - that's an opportunity to bring quaint businesses in (i.e., homemade ice cream/sandwich shops, attractions like history signage, bike/rollerblade rental? farmstand, local brewery/winery?, food truck festivals, music, etc.)	6/29/2019 7:36 AM
298	The Library!	6/28/2019 6:41 PM
299	The rail trail will be a great asset	6/28/2019 4:43 PM
300	Town Park, town hall, little league fields, soccer fields,	6/28/2019 12:38 PM
301	I think that the town park is beautiful, though I think that it is a CRIME that one cannot get there anyway but by car. Same with the Library. Same with pretty much everywhere else in town (except Walmart).	6/28/2019 9:53 AM
302	The library, YMCA, Genet playground, town park	6/28/2019 9:52 AM
303	YMCA and library	6/28/2019 8:22 AM

## Town of East Greenbush Comprehensive Plan Update Community Survey

304	The town park is becoming one. A swimming option there would be awesome. The library. Regeneron provides a bunch of jobs. The farmers markets -- the one on 9 and 20, the one at the library	6/28/2019 7:50 AM
305	Town park	6/28/2019 7:42 AM
306	Town park, library	6/28/2019 7:15 AM
307	Town park	6/28/2019 7:04 AM
308	Town park. Library/YMCA/Hawthorne compound.	6/27/2019 1:33 PM
309	Library, schools, YMCA, Faith base communities	6/27/2019 8:34 AM
310	Nice waterfront but more room for improvements to make it more attractive and vibrant. Eg. a more extensive playground, think bigger and better than Colonie crossings. Nicer landscaping, waterfront dining- a good nice of fine dining and cheaper dining options.	6/26/2019 8:27 PM
311	The school system	6/26/2019 6:47 AM
312	Parks and walking areas.	6/25/2019 12:43 PM
313	We have a great school system and a great library and that's about it. We have few parks, no town pool, no real pedestrian infrastructure such as sidewalks and bike paths. We also border the Dunn Landfill, which affects East Greenbush developments, but our own government doesn't really help us fight against. It's as if that section of town all along 3rd Avenue Extension doesn't matter. Learn from Colonie and Clifton Park; both of those areas are walkable and have town parks and pools.	6/24/2019 2:21 PM
314	EG Library, Hampton Lake, shopping plazas at top of third avenue and route 4.	6/24/2019 1:50 PM
315	The Great Library and the Great EGCS and the Town Park especially when the water area is repaired and useable, all the great stores and the dump in good the workers are great, and the area to return bottles and cans, plus if necessary it is easy to go to the town hall !	6/24/2019 11:03 AM
316	Library, town park (why extra tax on dogs and not kids who use the more expensive playground equipment?), shopping	6/23/2019 8:59 PM
317	Easy access to I-90 and I-787. Town park. Hampton Manor lake. Library.	6/23/2019 3:38 AM
318	Grocery shopping, good library and YMCA.	6/22/2019 8:51 PM
319	Town park, little league fields, family friendly places like movie theater and funplex	6/22/2019 8:37 PM
320	Local restaurants	6/22/2019 12:19 PM
321	Schools. Town park, library, YMCA	6/22/2019 6:19 AM
322	Hampton Manor Lake	6/22/2019 5:29 AM
323	Soccer fields, school playgrounds, town park, library	6/21/2019 12:18 PM
324	town park, Hudson River Trails	6/20/2019 4:27 PM
325	Wonderful library	6/20/2019 3:42 PM
326	East Greenbush Library, YMCA, parks	6/20/2019 3:23 PM
327	Music in the park The Y Library	6/20/2019 2:11 PM
328	Hampton Manor lake & Town Park. And soon the Albany-Hudson Electric Trail.	6/20/2019 1:06 PM
329	Location	6/20/2019 1:56 AM
330	Open, mixed use fields.	6/19/2019 9:11 PM
331	Library and YMCA	6/19/2019 7:03 PM
332	About a dozen businesses are gone since i moved here	6/19/2019 6:46 PM
333	Hampton Manor Lake which desperately needs help	6/19/2019 6:30 PM
334	Library, YMCA, Schools	6/19/2019 6:02 PM
335	Ymca	6/19/2019 4:22 PM
336	Town Park Library	6/19/2019 4:10 PM
337	Retail, YMCA and professional services.	6/19/2019 4:05 PM



## Town of East Greenbush Comprehensive Plan Update Community Survey

338	N/A	6/19/2019 3:33 PM
339	Library & YMCA, which were not here when raising our 2 children(now 46 and 42)	6/19/2019 2:33 PM
340	Parks and local retail business	6/19/2019 2:22 PM
341	YMCA, Library	6/19/2019 2:16 PM
342	Chez Mike, Town Park, YMCA, Library	6/19/2019 1:39 PM
343	The Y, library,town park	6/19/2019 1:25 PM
344	Ymca, golf , parks	6/19/2019 12:27 PM
345	YMCA and Public Library	6/19/2019 12:07 PM
346	YMCA Recreational fields	6/19/2019 11:42 AM
347	Town parks	6/19/2019 11:28 AM
348	Location ( EG is "gateway" to Albany, Troy, Latham, Schenectady, I-90, for those of us living in Eastern Rensselaer Co. YMCA Library	6/19/2019 11:18 AM
349	None	6/19/2019 11:13 AM
350	Town park, Hampton Manor Lake, the many neighborhood playgrounds, the library	6/19/2019 10:57 AM
351	The town park. Movie theatre and bowling.	6/19/2019 10:21 AM
352	Future rail trail	6/19/2019 10:04 AM
353	Town park and trails would like more trails Biking trail would be wonderful	6/19/2019 9:29 AM
354	YMCA	6/19/2019 9:26 AM
355	Y, library	6/19/2019 9:13 AM
356	Town park, ymca, library, future railtrail	6/19/2019 9:07 AM
357	At Christmas last year, the tree lighting ceremony was the closest thing to community we have seen. Parades are nice and have brought people out but I can't say there's one particular place that stands out, which is sad.	6/19/2019 9:07 AM
358	Hampton manor is a great place the pond is a fun fishing spot. the playground is nice but there could be pickleball courts where the old tennis court is.	6/19/2019 8:51 AM
359	privately owned open spaces	6/19/2019 8:07 AM
360	East greenbush little league	6/19/2019 7:10 AM
361	What places besides the Town Park - Enlighten the residence, I see a run down tired town. Nobody wants to actually work anymore at the town, the groundsman smoke in their trucks and sit all day, property that should be maintained by the town rarely is. People only get hired at the town if they know someone. Jack needs to clean house. Hold people accountable.	6/19/2019 6:55 AM
362	Continue improving the Town Park. Improve/beautify main intersection at 9&20 and Route 4. Improve walk ability and public trail system for walking and biking.	6/19/2019 6:04 AM
363	I think the bowling alley and Fun Plex are definite draws for outside communities, It would be nice to have some other venues that might bring people in to spend hours or the day. It would be nice to be able to have Fun Plex expand more or another venue that style.	6/19/2019 6:00 AM
364	It does east greenbush has nothing to offer .	6/19/2019 4:25 AM
365	Historic sites	6/19/2019 2:04 AM
366	nothing in the last 10 years	6/19/2019 12:29 AM
367	What special places are you referring to? The Town Park has recently been rehabbed which is great! Schools are great.	6/18/2019 10:44 PM
368	Hampton manor lake- but it needs to be cleaned and then maintained.	6/18/2019 10:42 PM
369	Schools	6/18/2019 10:19 PM
370	Clean Hampton Manor Lake, and make town park better, compared to other towns we have no town run pool and golf course	6/18/2019 10:14 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

371	Town Park	6/18/2019 10:02 PM
372	The Town Park. It was neglected for far too long. The new building and playground are a nice first step.	6/18/2019 9:58 PM
373	Little League, Soccer complex (although the fields need a lot of work for drainage), excellent schools, great community!	6/18/2019 9:57 PM
374	When I think of our town I don't think of one building or place. The close knit mix of our residences and businesses as a whole makes us unique.	6/18/2019 9:54 PM
375	Recent improvements have been great for Town Park. Will use more. The library, YMCA	6/18/2019 9:39 PM
376	Having an in town movie theater	6/18/2019 9:21 PM
377	Town park. EG fire dept.	6/18/2019 9:15 PM
378	Hampton Manor Lake could be a huge asset to the town if it ever gets cleaned up	6/18/2019 9:15 PM
379	The town park	6/18/2019 9:02 PM
380	The baseball, softball, soccer fields. And the firehouse pizza/wing nights.	6/18/2019 8:58 PM
381	I can't think of one that makes EG unique. It is sort of bland, non-descript community. It has potential but it needs to be developed.	6/18/2019 8:51 PM
382	577 Auto Lickity Split Stewarts	6/18/2019 8:36 PM
383	Town park, access to the river	6/18/2019 8:35 PM
384	Not much anymore, most things of interest are in North Greenbush now	6/18/2019 8:30 PM
385	Mainly a residential suburban town. (Not overly developed as commercial space)	6/18/2019 8:29 PM
386	EG Library, DJ's Manor House, EG Bowling Alley, EG School District	6/18/2019 8:28 PM
387	Can't think of anything.	6/18/2019 8:20 PM
388	I think our town park is a huge asset. The amount of green space throughout the town is good considering how populated the area is. I also enjoy the Hampton manor park. I would like to see more land being preserved to keep these green spaces	6/18/2019 8:17 PM
389	Town Parks	6/18/2019 8:02 PM
390	Schools & police department	6/18/2019 7:50 PM
391	Town Park	6/18/2019 7:49 PM
392	Fine restaurants, not fast food. Theaters, parks, etc.	6/18/2019 7:35 PM
393	Unique? Where are there any special places in EGB that make the community unique??	6/18/2019 7:32 PM
394	Hampton Lake Town Park(s) High School Access to i90	6/18/2019 7:25 PM
395	Nothing special	6/18/2019 7:22 PM
396	Town park, scenic roads, small local businesses	6/18/2019 7:05 PM
397	Great schools. Nice town park. Active soccer fields. Shopping close to home.	6/18/2019 7:04 PM
398	Town park	6/18/2019 7:03 PM
399	We need more restaurant options - Chez Mike is a standout in our town	6/18/2019 7:00 PM
400	Restaurants shops	6/18/2019 6:58 PM
401	Town Park. Neighborhoods	6/18/2019 6:55 PM
402	Town Parks	6/18/2019 6:42 PM
403	Hampton Manor Lake/playground, the library, town park.	6/18/2019 6:37 PM
404	Our first responders. The Saturday in the park. I think those kind of out door places. The st Mary's church bells. Just the little things that make it quaint.	6/18/2019 6:37 PM
405	Park	6/18/2019 6:32 PM
406	Our numerous parks that are mostly well maintained.	6/18/2019 6:32 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

407	Library and YMCA	6/18/2019 6:27 PM
408	Town park and ymca	6/18/2019 5:59 PM
409	Town Park, baseball fields	6/18/2019 4:40 PM
410	library,ymca,schools	6/18/2019 4:01 PM
411	YMCA, Town Park, Various athletic facilities, and EG Library.	6/18/2019 3:59 PM
412	Unsure	6/18/2019 3:46 PM
413	Community/Local sports ex: baseball & soccer Town park	6/18/2019 3:39 PM
414	Town park	6/18/2019 3:39 PM
415	Town Park, Hampton Manor lake & playground area	6/18/2019 2:39 PM
416	Town Park, market 32 Plaza, baseball fields, sidewalks, Hampton Manor Lake	6/18/2019 2:17 PM
417	Flying Arrow Sports, off shore pier, car dealers,	6/18/2019 1:54 PM
418	Library, Schools, EG Park/Playground/Sports (which these 3 need to be improved)	6/18/2019 1:24 PM
419	Hampton Lake- walking/ park- never ever for swimming! Town park including the dog park. Library!!	6/18/2019 9:36 AM
420	Papscanee Preserve (or is that in Rensselaer?), the open space along Ridge Road (pretty and peaceful alternative to driving Columbia Turnpike)	6/18/2019 7:59 AM
421	LL fields, Soccer complex, McDonough Tree Farm, Thompson Hill (view!)	6/17/2019 8:43 PM
422	Quiet residential neighborhoods, good schools, easy access to Albany, scenic views	6/17/2019 7:35 PM
423	The town park, Gilligan road baseball facility, Lickety split :-)	6/17/2019 7:32 PM

**Q18 How would you describe your ideal vision of East Greenbush in 5, 10 or 20 years?**

Answered: 422   Skipped: 361

## Q18 How would you describe your ideal vision of East Greenbush in 5, 10 or 20 years?

Answered: 422 Skipped: 361

#	RESPONSES	DATE
1	Similar to now, possibly more non-chain restaurants and small businesses.	10/28/2019 10:36 AM
2	Less new buildings, more stuff to do outdoors. Better snow plow removal, and better care of existing sidewalks.	10/25/2019 8:12 PM
3	Lower taxes. More clothing stores and restaurants.	10/25/2019 7:20 PM
4	Not clifton park	10/25/2019 6:05 PM
5	road and traffic not dangerous for pedestrians and travelers. Actual retail but not packed big malls connected with walkways and small roads to keep main roads better proportioned Meeting places for conferences and parties of 500+ people	10/25/2019 3:18 PM
6	Choices for restaurants, no empty buildings or houses.	10/25/2019 10:29 AM
7	Less traffic, more affordable housing, more natural spaces such as parks and playgrounds.	10/25/2019 9:45 AM
8	More public transportation. Development of columbia turnpike into a more walkable "downtown" sort of place.	10/25/2019 9:12 AM
9	More business that bring people here to spend \$ instead of us going to albany to spend \$	10/25/2019 9:05 AM
10	Shoppes	10/25/2019 9:05 AM
11	10	10/14/2019 8:47 AM
12	The 9/20 and 4 will be high density residential and commercial, while the secondary and tertiary roads remain relatively rural.	10/13/2019 1:18 PM
13	Less industry, more services	10/10/2019 3:27 PM
14	I think East Greenbush needs to grow both on the commercial and residential side, a gateway to Albany.	10/8/2019 12:31 PM
15	Community with an area with shops that you could walk to, nice parks and outdoor space.	10/2/2019 3:13 PM
16	more businesses replacing existing closed business space - keep primarily residential	10/2/2019 12:25 PM
17	The "hamlet" concept as a location that families can walk to. Greenwood Drive & Columbia Turnpike. I understand the Elks has property they could relocate to. Their building could be the teen center, add a playground, parking & pavilion is there. The post office area could have an ice cream shop. The Gift Shop, Cottage café & Pizza are already there. Spiff up The old Curtis Printing building...new Pine Crest plaza will have a restaurant and offices etc....	10/1/2019 7:54 PM
18	I'm hoping 9&20 will be further revitalized and it will be a more walkable community. Really looking forward to Empire State Trail.	9/30/2019 4:00 PM
19	A place where Sseniors can live affordably. A place where seniors have community based activies with younger population.A senior community Center	9/30/2019 10:12 AM
20	More small town feel like Delmar	9/30/2019 6:48 AM
21	Columbia Turnpike and route four are booming with retail and small business options. No empty blocks. Property and school taxes are reduced for residents. Note: I will be moving out of town after my son graduates due to the 'too expensive to own a home here' issue.	9/30/2019 6:38 AM
22	I wish the town was more walkable and had a town center. More arts/culture/entertainment would be nice, as we currently need to leave town for that. A kid and dog friendly brewery would be nice.	9/29/2019 8:06 AM
23	Ability to walk to business on Columbia Turnpike. Completed bike path. More restaurants on Columbia Turnpike. A dog and kid friendly brewery. Public art.	9/29/2019 7:56 AM
24	Family friendly, open to new opportunities of growth	9/28/2019 11:14 AM



## Town of East Greenbush Comprehensive Plan Update Community Survey

25	Improve the 9 and 20 corridor by reducing 18 wheeler traffic Wider variety of restaurants and shopping Town Pool	9/27/2019 7:26 AM
26	Restaurants, privately owned or chain. More homes than apartments, more tax base, sense of community. Been here 57 years. Have to make it easier for small businesses to grow. A lot of talented small business people out there that need a nudge or break to start. The show diners, drive ins and dives, talented young people with great ideas on food. If you get a couple, the people will see and start using 9&20 for more than an access to go to and fro to work. Ex. Chez Mike .	9/26/2019 6:51 PM
27	Keep it the way it is but encourage more commercial businesses on Columbia Tpke. Route 4 is now too congested with traffic.	9/26/2019 7:10 AM
28	Stabilize taxes (town and school) Business Growth along 9&20 and rt 4, mixed use professional and retail and RESTAURANTS	9/25/2019 9:04 PM
29	Maintain it's rural-small town feel with appropriately placed growth (away from natural resources) toward dining/entertainment/arts.	9/25/2019 3:10 PM
30	Keeping the feeling of community and "green space".	9/24/2019 3:06 PM
31	Primarily residential/suburban community with a vibrant retail/commercial corridor along 9&20.	9/24/2019 1:23 PM
32	A walkable community where access between residential and commercial/retail/dining can be done by walking.	9/24/2019 10:23 AM
33	Cleaner, greener, happier.	9/24/2019 8:07 AM
34	To develop, you could try to redevelop areas that are already developed. Keep historical sites and natural areas whenever possible; this is what people like to see. There's a lot of in-fill that could happen along 9/20. More sidewalks and bikepaths to make a safe, more walkable area. I like the economic diversity as well as the growing racial diversity, keep diversity and character.	9/24/2019 7:43 AM
35	More family friendly. Nice park, walking paths trails.	9/24/2019 7:01 AM
36	Renovate 9 and 20. Restrict part of Route 4 to non commercial traffic. Make a town 'center' in East Greenbush again...	9/24/2019 6:17 AM
37	More walkable. Not as much ongoing construction.	9/24/2019 5:48 AM
38	more walkability especially at Rt 4 and 9 and 20 intersection, more local business, not so many chains and big box stores	9/24/2019 5:40 AM
39	Preserve nature but but rebuild the more rundown areas / buildings on 9&20; bring in businesses and restaurants	9/24/2019 5:21 AM
40	No further manufacturing- it is atrocious and has broken down what I was attracted to East Greenbush for. While the Rt 4 corridor was supposed to be a lovely upgrade, the infrastructure to support it is lacking as evidenced by significant traffic jams on Rt 4, Third Ave, etc.	9/23/2019 8:10 PM
41	Much as it is today, but with residential and commercial/industrial areas better defined, with walkable mixed use centers	9/23/2019 10:40 AM
42	More restaurants (not chains!), entertainment, diverse population, lots of green space and walkability, bike paths, taking care of the environment, carbon neutral	9/23/2019 8:19 AM
43	I'd like to see a decrease in new housing that is not affordable to most people. Smaller houses that senior citizens and small families can actually buy. An increase in development along 9/20 that offers recreational options for families, teenagers, and adults (not sports bars), similar to what is happening at Crossgates. In 20 years, I would want to see that the schools are not overcrowded because of too much residential building in the area. If the quality of the schools goes down, nobody will want to live here. I'd also hope to see that traffic and environmental concerns are addressed before any development occurs.	9/22/2019 9:44 AM
44	My ideal vision has long been obliterated with the promotion of the idea that every vacant parcel is worthless until built upon	9/21/2019 7:47 PM
45	Better retail and restaurant offerings. A walkable town center.	9/21/2019 1:53 PM
46	Like Cambridge is to Boston, East Greenbush can be the neighbor that outshines its more famous counterpart on the other side of the river, and comprises the best mix of corporate headquarters, desirable housing, commerce (restaurants, shops, etc), as well as a smattering of open spaces and farmland	9/20/2019 3:37 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

47	A bike friendly community, similar to delmar	9/20/2019 10:25 AM
48	Preserve habitat and open space. This will only become more important as climate refugees move up from downstate. We will need public lands for recreation and climate resilience.	9/20/2019 9:30 AM
49	More business, restaurants, retail	9/20/2019 6:52 AM
50	Environmentally conscious building and development, thriving family living.	9/19/2019 5:25 PM
51	Pretty much the same with an active small business area along columbia turnpike	9/19/2019 10:28 AM
52	Careful growth	9/18/2019 9:41 PM
53	- More sustainable. - More pedestrian friendly. - Greater sense of place.	9/18/2019 3:06 PM
54	retain neighborhood character, not a Latham strip vibe, affordable for families, 7 day mass transit in place, a place where youth will want to raise their family	9/17/2019 9:24 PM
55	With the addition of sidewalks, more people shopping and meeting in a community 'center' for walking, riding bikes, shopping, having a drink	9/17/2019 7:07 PM
56	More modern, better roads, better restaurants, something to attract next generation, better parks and sidewalks	9/17/2019 6:25 PM
57	Repair side streets	9/17/2019 5:18 PM
58	.	9/17/2019 3:44 PM
59	Cleaner commercial district along 9&20, reasonably priced housing and lower taxes. My children cannot afford homes in East Greenbush	9/17/2019 3:27 PM
60	In the rear view mirror	9/17/2019 2:30 PM
61	Easier and safer access to/from main roadways from residential areas/streets. More senior residential areas with graduated living (independent to assisted to memory care, ....).	9/17/2019 2:26 PM
62	Safe for children, new businesses opening on Columbia Turnpike, more sidewalks installed.	9/17/2019 1:11 PM
63	More locally owned shops, cafes, and restaurants on 9&20 to bring more foot traffic	9/16/2019 6:30 PM
64	Lower taxes and more lower taxes!	9/16/2019 5:57 PM
65	Less empty buildings.	9/16/2019 12:08 PM
66	More business on RT 9&20 so that we look like a real town instead of having everyone drive right through to spend their money elsewhere.	9/16/2019 11:57 AM
67	A place to live, have a job, various levels of restaurants and other businesses in town, medical facilities	9/16/2019 11:03 AM
68	Incremental business growth, more parks and trails	9/15/2019 9:12 AM
69	I'd like to see some better commercial development and some different type of restaurants	9/15/2019 7:02 AM
70	place where we can shop, attend activities with ease all day . where schools are decent and not taxing us out of the areas	9/14/2019 2:15 PM
71	Progressive, but keeping the small town charm intact. NO big business; encourage more local mom&pop stores/restaurants. An aggressive police department that will keep EG safe from non resident near by city residents from coming in and disrupting the peace.	9/14/2019 12:59 PM
72	Lower property taxes if we can get decent retail spaces and good restaurants.	9/14/2019 11:03 AM
73	Small local shops and eateries, more community events, retail, freshen up 9 and 20 as it looks so run down and has been declining for years. The towns people deserve more.	9/13/2019 11:47 PM
74	Keeping the "small town" feel	9/13/2019 11:05 PM
75	Clifton Park remade	9/13/2019 9:00 PM
76	More parks; 9 & 20 revitalized	9/13/2019 7:43 PM
77	5	9/13/2019 7:24 PM
78	A lot more restaurants and public spaces to convene.	9/13/2019 6:54 PM
79	All old and abandoned buildings on Columbia Tpk removed or replaced.	9/13/2019 5:52 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

80	Clean up 9&20	9/13/2019 5:28 PM
81	Solvent and busy but not frenetic	9/13/2019 5:21 PM
82	Vibrant walkable retail area, walking and biking trails, easy access to neighborhood pocket parks	9/13/2019 5:13 PM
83	Not stinking like a dump. Ability to walk to the store without taking my life in my hands.	9/13/2019 5:08 PM
84	indoor pickleball for all	9/13/2019 4:11 PM
85	a little bigger but not two big more retail stores but not like rt 9 in latham	9/13/2019 3:53 PM
86	We need more businesses more restaurants not fast food places and lower my taxes I shouldn't be paying any school taxes I don't have any kids in school anymore	9/13/2019 3:42 PM
87	I see East Greenbush being a mature location. With an aging community that does not want to go across the river. Im only 46 and I love never to have to cross a bridge to get anything I need. I want more of this for Columbia Tpk.	9/13/2019 3:38 PM
88	A better 9&20	9/13/2019 12:50 PM
89	More resturaunts. More small businesses. Less apartment buildings.	9/13/2019 12:42 PM
90	Non-chain restaurants and retail.	9/13/2019 11:40 AM
91	More places to dine out that are healthy. Improved roads along 9 & 20, particularly from the RTE 4 intersection going south. Farmers market with adequate parking that won't interfere with everyday traffic. More parks and rec.	9/13/2019 11:24 AM
92	good housing, medical, employment opportunities, local parks with swimming pool, shopping, transportation, senior services are very important, such as rides to medical appts. and shopping.	9/13/2019 11:00 AM
93	Thriving Businesses up and down columbia turnpike, same great schools, and more housing like we have now	9/13/2019 10:43 AM
94	I grew up in East Greenbush in the 1960s and 1970s. At the time, it seemed that everyone wanted EG to be the next Clifton Park. I think the relevant model, at least for part of the 9&20 corridor, is actually the Delaware Avenue corridor of Delmar ... slower traffic, walkable sidewalks, storefronts with shops and restaurants. This would probably best be done somewhere between Clinton Heights and Hays Road. It would require substantial investment and significant restructuring, but the result would change the town from a bedroom community to a residence and destination. The Route 4 area near I-90 is already well defined in terms of hotels/restaurants, which makes sense, as does the big-box area at the north end of town. What's really missing, I think, is a cohesive, transformative vision of a walkable town center — storefronts bordering on sidewalks with parking behind the shops. A district of higher-density housing with access to public transportation, where residents who are unable or unwilling to drive can conduct much of their daily life.	9/13/2019 10:42 AM
95	Not too big. Homey.	9/13/2019 10:23 AM
96	Growing parks, locally grown food and markets, more hip restaurants.	9/13/2019 10:18 AM
97	Bike Trails, Sr. Housing Community, Town Pool	9/13/2019 9:36 AM
98	Would love to see more businesses along 9/20 especially where old empty buildings are - sidewalks - sidewalks - sidewalks - I see people out walking all over the place but cars are just flying past and there's very little space for people to walk - would love to see some alternate direct routes or expansion of rt 4	9/13/2019 9:21 AM
99	Keeping the town with the same feel & not to get too commercialized or city like while trying to keep taxes down	9/13/2019 9:16 AM
100	growing community	9/13/2019 9:07 AM
101	More shopping more restaurants	9/13/2019 8:28 AM
102	Encouraging small businesses rather than large retail ones. Traffic in town and through the town has increased even in the short time I've lived here. EG was attractive because it gave a country living feel right outside of the city, maintaining that feel is important.	9/13/2019 7:33 AM
103	more of a friendly neighborhood, stores that stay in business, green space, have businesses take care of their property	9/13/2019 7:26 AM
104	Less Ugly on 9/20, A Public Space/Park in center of town, Quality Restaurants, Shops on 9/20	9/13/2019 7:25 AM

## Town of East Greenbush Comprehensive Plan Update Community Survey

105	Modern roads, centralized shopping, condos, modern apartments, industrial centers and business centers, pocket parks,	9/13/2019 7:25 AM
106	9 and 20 is completely revitalized	9/13/2019 7:08 AM
107	More entertainment and restaurants - You generally have to leave EG for these things	9/13/2019 7:08 AM
108	I would like to see a couple of bigger businesses in town that will significantly offset the residential tax burden. Less banks, more businesses that will encourage influx of money from neighboring communities .	9/13/2019 6:58 AM
109	More businesses in town to keep revenue here. More places for families to go on weekends. Lower property taxes.	9/13/2019 6:49 AM
110	I'll be dead in 20 years so who cares. In the short term it'd be great if you lowered my taxes.	9/13/2019 6:47 AM
111	Controlled development with business and residential development limited to areas such as the rt. 9/20 and 4/40 corridors and encouragement of open spaces and continued farming/agricultural usage where it has traditionally existed. Widen roadways to include safe bike and walking space to access shopping and encourage exercise such as Third Ave. Ext from Rensselaer to Rensselaer Co. Plaza area.	9/13/2019 6:35 AM
112	More restaurants not so many abandoned building	9/13/2019 6:29 AM
113	Much lower property taxes with a new and improved 9&20 , plus a pool with membership opportunities at the Town Park. Would also love to see Van de Houten Square redone to be more of a gathering spot. Grass areas in between the sets of buildings, chairs and tables here and there, outdoor table games (checkers, chess, etc). More business to get some food and to then do some shopping and sit afterwards.	9/13/2019 6:27 AM
114	My ideal vision would be not to change anything	9/13/2019 6:22 AM
115	Need to develop tax base to generate more revenue in order to lower property taxes	9/13/2019 6:04 AM
116	For a place that my kids WANT to come home to, & at this point my son who is a senior we are encouraging to find more than what is here which makes my husband & I sad	9/13/2019 6:02 AM
117	Great sense of community with a town I'm proud to drive through because it looks well kept and nice, maintained	9/13/2019 5:52 AM
118	My road (which resembles the surface of the moon) is paved.	9/13/2019 5:48 AM
119	Growing more business less empty ugly buildings. More options	9/13/2019 5:44 AM
120	1) Designated bike lanes throughout especially on Columbia Trpk, rt 4, and roads leading to schools. 2) Live/work/play communities built along Columbia Trpk. 3) more parks and greenspace 4) more (and better) sidewalks 5) completed rail trail.	9/12/2019 9:12 PM
121	Additional places shop 9& 20. Breweries, walking trails, better roads	9/12/2019 6:03 PM
122	I would hope the town could find some area which has the ability to be walkable. Nothing exists for people that want a walkable experience.	9/12/2019 5:10 PM
123	We would have a sports complex, splash pad and a community town park with a community garden (much better than the Town Park now). Bike path with walking and running. When you travel through 9&20 you see business both woman and men owned would be a great mix rather than all chains. Be able to stop at a quaint bakery/coffee shop. (To not see any vacant offices, houses or large retail space for rent all the time) We want to draw other people here as well as prevent all of us locals traveling elsewhere to spend our money.	9/12/2019 4:52 PM
124	More business	9/12/2019 4:43 PM
125	A strong residential community, with high end employers like Regeneron and strong retail.	9/11/2019 5:21 PM
126	The same small town, however with more business plazas such as Hannaford plaza, Market 32 plaza and Funplex.	9/11/2019 5:15 PM
127	A place for my daughters to want to stay and work and raise their families	9/11/2019 2:32 PM
128	Walkable community More local gathering spots Supporting the education of our youth	9/10/2019 12:18 PM
129	Bedroom community for the Capital District with nice restaurants, shops, and entertainment that are within walking distance	9/8/2019 7:14 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

130	A walkable community with plenty of sidewalks that utilizes the state rail trail running through the town, which encourages local businesses over national businesses, and that retains its green space instead of encouraging rampant development of new areas.	9/8/2019 3:30 PM
131	East Greenbush has incredible potential. I see it as a town that could have large town parks and multiple retail corridors that would attract a decent, but not overwhelming flow of visitors who want to spend their time and money in EG. Some large commercial facilities could provide a good source of tax income, if handled properly, to continue to allow the town to develop and enhance our community.	9/5/2019 10:12 AM
132	another public park with trails over by 3rd Ave. Ext.	9/3/2019 10:17 AM
133	Affordable taxes si we can stay here	9/2/2019 5:53 AM
134	A place where dining and shopping (higher quality) are available. Where outdoor restaurants and sidewalks can be enjoyed	8/30/2019 11:36 AM
135	A zero carbon emission community.	8/30/2019 10:18 AM
136	less commercial buildings, more restaurants (not fast food), preserve unused land	8/30/2019 10:06 AM
137	Quite	8/30/2019 9:38 AM
138	#1 not overly populated #2 less traffic on the major/ commonly used roads #3 Encourage longer term residents	8/29/2019 6:29 PM
139	More small business	8/29/2019 12:51 PM
140	I'm hoping more jobs, businesses and town development	8/29/2019 10:22 AM
141	Cheap/rundown properties (motels, empty buildings) replaced	8/29/2019 10:07 AM
142	Expanding with thoughtfulness to bring business back to 9&20 without becoming overrun like Clifton park.	8/29/2019 7:21 AM
143	Staying a suburb. Providing some good employment. More public transit.	8/28/2019 9:01 PM
144	Develop all the vacant areas before we start cutting trees. Lower the taxes for property owners. The last tax raise was completely too high	8/28/2019 7:55 PM
145	Revitalize 9&20, rt 4 needs to be 4 lanes plus turning lane, third ave and red mill rd 4 lanes because of regenaron,	8/28/2019 7:21 PM
146	Growth on Columbia Tpke. New restaurants and businesses	8/28/2019 7:19 PM
147	Booming Columbia turnpike	8/28/2019 6:13 PM
148	Growth in the retail district on 9&20.	8/28/2019 5:26 PM
149	Probably close to what it is now.	8/28/2019 5:08 PM
150	More restaurants, Columbia Tpke more walkable with some mixed retail and apartments.	8/28/2019 4:10 PM
151	I'd like to see more businesses along 9&20, rather than having more towards North Greenbush. Let's bring back the multiple avenues of the town and re-direct more people towards Columbia Turnpike again.	8/28/2019 3:26 PM
152	More shops with a more main street appearance	8/28/2019 3:19 PM
153	More retail, more recreation opportunities for residents - water recreation	8/28/2019 3:16 PM
154	More restaurants. Better retail shops. Traffic that moves easier on the 3rd Ave / Rt 4 corridor.	8/28/2019 2:56 PM
155	A community open to ALL! Careful decisions concerning growth of any kind. A wise balance of open space, business and residential.We do not need to become Clifton Park East ☺	8/28/2019 2:25 PM
156	Bring back more fast food restaurants and other business along Columbia turnpike. There are TOO many vacant building or open land spaces. Work to develop more of a "community" environment.	8/28/2019 2:23 PM
157	Taller trees. Fewer cars. More walkers, bikers. More recycling. More gardens and gardening. Fewer smaller lawns. Less suburb/more small town. More solar.	8/20/2019 1:38 PM
158	Carefully planned small housing developments. Business returned to the 9 and 20 corridor. Retention of green spaces!	8/17/2019 11:49 AM



## Town of East Greenbush Comprehensive Plan Update Community Survey

159	Increased restaurants, development of route 9&20, restoration of Hampton Manor lake, centralized town space	8/9/2019 2:56 PM
160	Get our neighbors in Rensselaer to clean up the smelly environmental mess on our border. EG needs to also better enforce the pollution coming from that area, from the sewer plant to Rensselaer. No more asphalt plants. We get horrible air quality now with all that combined. SEQRA does not require a review of cumulative environmental impacts, so our town should be looking more closely at that.	8/8/2019 10:15 AM
161	Better sense of community. It would help to establish a "center of town" instead of just a intersection. Nothing builds community like fantastic public spaces... ie centrally located park space for town-wide events.	8/5/2019 10:29 AM
162	decent traffic patterns bus stops to allow people to commute retail stores which could be walked or bused to. more real retail stores and not auto alley with nothing worth stopping for.	8/4/2019 7:05 PM
163	Less housing, more business, make it mote accessible to walk places	8/4/2019 4:25 PM
164	To remain residential in nature.	8/4/2019 2:31 PM
165	Clothing stores	8/4/2019 1:21 PM
166	Lower taxes, more GOOD restaurants (not chains)	8/4/2019 11:29 AM
167	Having a central town square where you could walk around get a cup of coffee, outside eating opportunity, and maybe a restaurant or two you could meet up with friends for dinner.	8/4/2019 10:23 AM
168	The business fronts on 9&20 could change to add appeal. Even if structures couldn't change the outward appearance/landscaping could. Bethlehem is a small little community that has been developed in a way that still gives it a town feel. Even driving through Valatie has changed and has a much more welcoming appearance.	8/4/2019 10:01 AM
169	We really need a good reason for people to visit and move to our town. The addition of several places to eat are great, but traffic on route 4 is terrible. So how about traffic alleviatuin, better public transportation, improved or added bike lanes.	8/4/2019 9:11 AM
170	A community that rewards its resident with a planned areas for recreation. HealthCare for children to senior. Promotes local business. Attracts middle to upper income paying jobs with companies, for continued growth for residential population	8/4/2019 9:05 AM
171	We should engage our community by developing a real centered space. When people come to town they should no where that is instead of the four places we have now. (near town hall, corner of rt 9 and rt 4, near elks, and where rt 4 meets 3rd ave)	8/4/2019 8:32 AM
172	Lots of small businesses, smaller community gathering places	8/4/2019 8:31 AM
173	some growth but not too much, keeping it somewhat rural	8/1/2019 9:57 PM
174	A spray pad and pool, more restaurants, a walkable shopping area. A paved walking area would be great.	7/31/2019 8:05 PM
175	more mixed used buildings along Clomb Tpk. Increase trails to include a trail connecting Genet to YMCA...Boulevarding (centrr median wit trees) columbia tpk...more busses to Albany and Tro..using Hannaford as key CDTA hub	7/30/2019 12:41 PM
176	More development	7/27/2019 9:51 AM
177	A business filled Columbia Turnpike with restaurants and local shopping options. Single family neighborhoods with 3-4 bedroom options. A Town park that is something to be proud of, more walking/hiking trails, a usable ball field, updated upper pavilion, updated bathrooms besides the locked red barn. The town park has so much additional land that could be used that currently isn't. I would also like to see the rail trail project get moving and expanded connecting additional neighborhoods to the trail. Sidewalks on 3rd Ave ext would also allow the public a much safer route to the establishments on upper 3rd Ave and Troy Road. I would also like to see the town utilize the riverfront for both commercial and recreation.	7/27/2019 7:46 AM
178	Close the welcome to east greenbush water treatment plant.	7/27/2019 6:55 AM
179	More areas to walk/bike to easily and safely. Clear up the traffic on route 4. Public pool added to park.	7/27/2019 6:51 AM
180	A "center of town" area with shops and restaurants Development along 9&20 Additional recreational facilities (town pool, biking/hiking trails)	7/26/2019 12:47 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

181	An affordable place to live	7/25/2019 7:11 AM
182	lower taxes, better parks,	7/24/2019 8:00 PM
183	residential community (single family) with improved town parks	7/24/2019 7:52 PM
184	Lots of businesses restaurants and shops. I would like 9&20 to be like wolf road	7/24/2019 3:52 PM
185	Family Restaurants, places for kids, Water Features at Parks, HM Lake cleaned up	7/24/2019 2:13 PM
186	9&20 development similar to North Greenbush Rt 4 Update of vacant/ rundown properties	7/24/2019 1:22 PM
187	Vibrant Columbia Turnpike and Rt 4 with attractive retail, business buildings and planned residential communities with rental apts, condos, townhouses, single-family homes and senior living options.	7/24/2019 1:09 PM
188	same as now	7/24/2019 11:28 AM
189	A town with a Main Street that is occupied with local businesses opposed to chains (restaurants/stores), where people can walk up and down Rt 9/20 and maybe even have events similar to a block party or food truck festival like Kinderhook has. Also a community pool would be great for children and adults that don't have access to outdoor pools in the heat of summer.	7/24/2019 10:22 AM
190	Would like to see growth in retail, dining and entertainment. Green living/resources.	7/24/2019 10:07 AM
191	Development along 9&20!and rt 4, mixed use of commercial with restaurants	7/24/2019 9:05 AM
192	More bus lines, taking residents and visitors to ALL parts of EG.	7/24/2019 8:35 AM
193	Business/Land development on Rt.4 & Columbia Turnpike	7/23/2019 11:54 PM
194	We moved from Michigan and the people here are amazing! I believe if there were more reasons/opportunities for people to work together, many people would. We could host many events (EG. Festivals in the downtown area) that would not only bring our community closer, but also attract outsiders and help support local business.	7/23/2019 11:24 PM
195	For 9&20 to have businesses/restaurants, etc back like it did when I was growing up here 30 years ago.	7/23/2019 10:43 PM
196	Leadership (old regimes) need to be exchanged for forward thinking, driven new folks who will advocate for EG	7/23/2019 10:37 PM
197	In 5-10 years a thriving blend of business and housing	7/23/2019 9:45 PM
198	Bustling with sustained business and economic stimulus on Columbia Turnpike	7/23/2019 8:54 PM
199	Let's have a vision that will actually use the sidewalks that where installed. I find it very ironic sidewalks where install to businesses that were just torn down (Speedway/Hess). Columbia Turnpike could be developed into something along the lines of Route 9 heading into Latham from Albany. Instead, just tattoo parlors and vape shops.	7/23/2019 8:54 PM
200	More retail businesses.	7/23/2019 8:40 PM
201	Similar to the way it is now but enhanced for families with more park and community spaces, increased restaurants and businesses along rt 9 to Rensselaer without fast food or coffee shops.	7/23/2019 8:37 PM
202	More business	7/23/2019 8:26 PM
203	A more walkable community, with smaller, locally owned businesses on 9&20 and Rt 4. Diverse restaurants	7/23/2019 8:22 PM
204	More business	7/23/2019 8:02 PM
205	Not sure	7/23/2019 6:27 PM
206	More pedestrian friendly, more sidewalks!	7/23/2019 5:46 PM
207	A flourishing business district on 9&20, continued excellence of school system, a town park to be proud of, continued growth of services for aging population, improvements to town roads	7/23/2019 5:23 PM
208	To be more like north Greenbush. Many shops and restaurants. Too many vacant establishments	7/23/2019 4:57 PM
209	Controlled development, fewer telephone poles on main (state) roads, walking community areas.	7/23/2019 4:44 PM
210	I'd like to see us leverage our location and the few commercial assets we have to grow the economy and the tax base. We also need to lower our crushing taxes.	7/23/2019 4:21 PM

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211	More retail stores	7/23/2019 4:06 PM
212	More retail and updated traffic patterns to help with easier access and mobility	7/23/2019 3:14 PM
213	A developed town with nice storefronts where those here need follow a set standard and maintain their businesses, restaurants, things for kids and families to do, similar to Saratoga or Malta.	7/23/2019 2:59 PM
214	If nothing done with Columbia TpK then will home owners will over taxed to go along with the already high school taxes	7/23/2019 2:11 PM
215	5 years: 1 - 2 more restaurants, bike trail, slow growth 10 years: preservation of natural resources, growth almost stalled 20 years: growth stalled, rehab and renovate existing businesses	7/23/2019 2:05 PM
216	Clean up and occupy existing vacant buildings on 9&20 before building brand new.	7/23/2019 1:51 PM
217	I am proud that east greenbush has been able to attract an immigrant population of working professionals. I would like to see more apartments and other residential options to help keep and grow this population. They contribute positively to our community and make great neighbors!	7/23/2019 1:24 PM
218	Bring Columbia Tpke back to life. More restaurants, more community events & more retail shops.	7/23/2019 1:12 PM
219	Unity there is no vision.	7/23/2019 12:31 PM
220	Major rework to Route 9& 20, would be nice to have a place to Park and walk through "town" with some nice shoppes and restaurants. Everything in town is so spread out so an area like this would be nice.	7/23/2019 12:15 PM
221	A town with a good mix of commercial amenities and green spaces for residents to enjoy. An additional public school for North Greenbush residents that are within EGCSD limits.	7/23/2019 11:38 AM
222	Town pool with athletic fields to allow for more community activities. More town run programs/celebrations for families.	7/23/2019 11:20 AM
223	Controlled mix of residential., business, & industrial opportunities. Infrastructure will have to be expanded...but the town could support a population of 25-30K in 20 yrs.	7/23/2019 11:13 AM
224	A Bedroom community with local businesses and restaurants	7/23/2019 11:06 AM
225	9&20 revitalized how it used to be when our parents lived here - similar to how route 4 looks now. Better maintained roads. More businesses to hopefully lower taxes.	7/23/2019 11:03 AM
226	The retail of Clifton Park/Latham with the sense of community currently found.	7/23/2019 10:47 AM
227	More viable businesses, looks like a ghost town	7/23/2019 10:20 AM
228	Bedroom community with small to mid size businesses	7/23/2019 10:08 AM
229	More recreational space (Guilderland comes to mind)	7/23/2019 9:17 AM
230	Help 9&20 regain some life - sad how empty and ten down it is	7/23/2019 8:49 AM
231	Have a village feel in the center that attracts the community and beyond for a community feel with commercial and box stores on the edges to help with taxes and help attract surrounding communities to our area.	7/23/2019 8:33 AM
232	Businesses return to 9 & 20 and support the people that have 10 or more acres to not need to sell because of high taxes on their vacant property	7/23/2019 7:46 AM
233	To be following Clifton Park's advancement	7/23/2019 7:28 AM
234	Less auto businesses etc.	7/23/2019 6:12 AM
235	Walkable. Bicycle safe	7/23/2019 5:59 AM
236	Similar to how it is now but with revitalization if Columbia Turnpike	7/23/2019 5:57 AM
237	a quiet rural neighborhood that sustains itself . like it used to	7/23/2019 5:19 AM
238	Continue growing into a great community	7/22/2019 10:18 PM
239	I'd like to see the town bring more businesses and restaurants back.	7/22/2019 9:40 PM
240	9&20 Flourishing with new business, more places to hangout, new residents thanks to regeneron	7/22/2019 9:36 PM
241	10 year vision- fully developed single family residential areas. Route 4 issues addressed and running smoothly. An additional exit for the regeneron and amazon campuses. Columbia turnpike a place that offers a reason to come there.	7/22/2019 9:32 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

242	Family oriented, with lowered property taxes.	7/22/2019 9:29 PM
243	Not run down/vacant	7/22/2019 9:22 PM
244	A bustling 9 and 20 where you don't have to leave the town to eat and shop. Expansion of suny albany. Expansion of the area off 9j and American oil road. Better Hampton Manor lake	7/22/2019 9:22 PM
245	There is a charming downtown that promotes walking and biking. There is a dedicated biking and walking path through the town The town park has amenities that match those of surrounding communities (e.g., a pool!), making it a draw for residents	7/22/2019 9:15 PM
246	Family neighborhoods, convenient shopping, entertainment, food venues and events that do not require you to cross the river.	7/22/2019 9:03 PM
247	Something unique or an attraction to the town.	7/22/2019 9:01 PM
248	I would like to see more large stores and restaurants along with recreational space to be shared with the entire town (such a swimming pool, splash park, etc)	7/22/2019 9:00 PM
249	Gradual residential growth- modern affordable housing with business, retail and food service.	7/22/2019 8:43 PM
250	most improvements more housing more shopping more restaurants more parks and lakes ..	7/22/2019 8:43 PM
251	Side walk access on some of the side but more frequently traveled roads to allow for my walking between neighborhoods. More community space.	7/22/2019 8:42 PM
252	Solid business base on Columbia Turnpike. More of our tax base being commercial than it is today, taking the burden off the residential taxpayer.	7/22/2019 8:41 PM
253	EG needs to create reasons for people to stay and spend money in the town instead of driving to Albany County for restaurants and entertainment. I see no reason why EG can not develop the 9&20 corridor into something similar to Route 9 past Siena College into the Latham Circle.	7/22/2019 8:40 PM
254	To continue to grow with the times but preserve the community feel and sense of neighborhood.	7/22/2019 8:33 PM
255	Business, restaurants. Revitalization of Columbia tpke	7/22/2019 8:28 PM
256	Complete new EGPD and disband EGFD	7/22/2019 8:22 PM
257	The best version of Wolf Road in Colonie.	7/22/2019 8:21 PM
258	Revitalization of Columbia turnpike with fewer taxes. Don't expand housing by decreasing plot sizes.	7/22/2019 8:20 PM
259	Model after Colonie or Latham	7/22/2019 8:18 PM
260	More places to shop (clothing, home improvement, specialty, etc) More dine in restaurants, less vacant lots, more sidewalks on high traffic streets.	7/22/2019 8:12 PM
261	A few decent restaurants and decent clothing stores	7/22/2019 8:11 PM
262	Revitalize Columbia turnpike	7/22/2019 8:10 PM
263	Over crowded	7/22/2019 8:06 PM
264	a residential community witha healthy commercial center accessible by both local and out of town residents. A focus on walking and riding paths for local residents	7/22/2019 4:14 PM
265	Safe walkable town; maintaining small town feel	7/22/2019 8:10 AM
266	More things to do and community spaces	7/20/2019 10:21 AM
267	In 10 years, more local commercial/retail businesses thriving along 9&20, with some mixed commercial/residential buildings to draw in younger people and get them connected to EG. Hopefully this would engender a thriving, diverse restaurant scene (not chains, more local). A teen center somewhere. A balanced approach to development and maintenance of the natural environment (Nature).	7/19/2019 3:53 PM
268	The town would be fiscally healthy enough to provide/expand the types of services that residents of other towns w/ a similar tax rate enjoy: more road repair, more frequent leaf pick-up, collection of oversized items for disposal, town events and festivities. There would be some sort of town center developed- maybe a small park and gazebo on the land between Genet and Indian Way. (There's a house for sale there- buy up available real estate and turn the land into a town center!) Routes 9&20 would be revitalized with more businesses, shops, and restaurants. The library would be expended.	7/16/2019 1:18 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

269	More business on the 9 and 20 strip, as well as more biking / hiking trails	7/9/2019 6:02 PM
270	Business growth along 9&20 to replace those that have vacated. Addition of trails like trolley trail underway	7/8/2019 7:17 PM
271	Keeping the mix between residential and business areas and not making it like New York City	7/8/2019 5:01 PM
272	More restaurants, would love purchase of evergreen to make another town park, walk/ running trails, pool, community events...	7/8/2019 11:35 AM
273	More restaurants and stores on 9 and 20. May e a public pool	7/8/2019 10:30 AM
274	More residential housing to build up our schools and town businesses.	7/8/2019 9:14 AM
275	More restaurants. Widening and improved traffic flow along Rte. 4. A general upscaling of 9 & 20.	7/8/2019 8:48 AM
276	Sidewalks, a thriving town park where people gather in droves for pool usage, athletics and events, elimination of eyesore businesses	7/8/2019 6:27 AM
277	A clean, affordable residential community with clean, long term light industrial and business.	7/7/2019 7:54 PM
278	Develop that electric trolley trial! Make it happen on schedule Town pool or open the swimming area at town park - fix it! More events at the town park Grants for a sensory garden near the miracle field Fix route 4 traffics (can't believe this wasn't planned better) More business approvals (there is a reputation that EG turns down many new business proposals??) Would like to see developments of attractive townhouse	7/7/2019 9:32 AM
279	More community spaces for recreation and events, more affordable housing for lower income residents, Drug treatment and addiction center, more small businesses	7/6/2019 9:03 PM
280	Maintaining green space with some expansion business to decrease taxes away from local neighborhoods	7/6/2019 4:22 PM
281	More residential places. Bike paths. Town pool. More restaurants. Should try to create a walking downtown village area like Saratoga.	7/6/2019 9:51 AM
282	More businesses, quality restaurants, and a town park with pool, etc.	7/5/2019 9:47 PM
283	More businesses!	7/5/2019 7:15 PM
284	Still a community feel but provide quality restaurants and tasteful shops	7/5/2019 8:28 AM
285	More retail stores, restaurants and the development of the 9n20 Corridor	7/4/2019 7:25 PM
286	I would like to maintain the current green spaces while seeing development along our existing commercial corridors, thrive.	7/4/2019 8:01 AM
287	Growth and development, especially along 9/20. There are people here, so it's be great to see the area grow.	7/4/2019 7:08 AM
288	More extensive park system Multigenerational homes, residential areas Sidewalks a priority	7/3/2019 9:33 PM
289	Needs more retail business and commerce on routes 9&20 and less rental property	7/3/2019 9:12 PM
290	More like Bethlehem	7/3/2019 8:37 PM
291	Town center dense development with walkable shops and employment	7/3/2019 7:00 PM
292	Add more department stores in the north Greenbush mall area. And add a town pool	7/3/2019 5:48 PM
293	Need more businesses	7/3/2019 4:21 PM
294	Still a small community	7/3/2019 1:05 PM
295	Obviously housing will continue to grow with single family homes. Not every parcel over 7 acres gets chopped down to throw up a house or build a warehouse I hope.	7/3/2019 11:50 AM
296	More businesses restaurants lower taxes	7/3/2019 11:33 AM
297	Continue to be a family oriented community, with fair taxes and adequate public services	7/3/2019 11:08 AM
298	Suburban	7/3/2019 11:02 AM
299	New shops opening in the run down stores on 9&20. Making 9&20 more attractive; flowers, cleaner looking buildings, possibly veteran flags for E.Greenbush veterans (similar to Washington Ave in Rensselaer). Possibly some higher end restaurants.	7/3/2019 10:55 AM



## Town of East Greenbush Comprehensive Plan Update Community Survey

300	Staying residential driven with a short drive to retailers	7/3/2019 10:38 AM
301	To keep the small town feel but also keep up with the times and change as needed.	7/3/2019 10:34 AM
302	Strong residential community, strong local economy, strong schools.	7/3/2019 10:29 AM
303	self sustaining community	7/3/2019 10:28 AM
304	Be able to walk on every street, with sidewalks on main roads like us Rt4. Top schools, conveniences. Low taxes but plenty of tax revenue.	7/2/2019 7:37 AM
305	Less vacant businesses	7/1/2019 9:51 AM
306	More sidewalks, more restaurants, a pool, a park along the 9 & 20 corridor. A separate dog park for small dogs.	6/29/2019 7:55 AM
307	I would like to see the town be a destination that is unique, quaint, that offers lots of activities, entertainment, cultural and recreation opportunities.	6/29/2019 7:46 AM
308	Affordable, clean, still semi-rural with lots of green space, convenient shopping and services, great library, great schools. Good property values. Safe.	6/28/2019 6:55 PM
309	More walkable places. More attractive buildings on Columbia Turnpike. Fewer buildings that look like rectangular boxes	6/28/2019 4:45 PM
310	Columbia Turnpike has been revived with restaurants, retail stores	6/28/2019 12:44 PM
311	Ideally it would have a decent public transit service and an Ikea. But I am weird on that one and just really want an Ikea closer than New Jersey (lol). Actually - ideally, the Ikea would be 20-40 miles away.	6/28/2019 9:58 AM
312	I would like more children's playgrounds in walking distance from areas with lots of kids and more retail stores, especially department store like Kohl's and also more chain restaurants	6/28/2019 8:27 AM
313	A balance of green space and business space similar to what we have. I don't think it will happen. I think we will lose our rural-ness, our undeveloped land to business.	6/28/2019 8:18 AM
314	More elder care facilities.	6/28/2019 7:20 AM
315	Developed but keeping its rural character. Less fast food, more "nice restaurants"	6/27/2019 2:44 PM
316	Would love to see more arts/entertainment. Curtain Call Theatre in Latham is a great concept - a theatre that is attached to a senior center.	6/27/2019 1:41 PM
317	improvements on Columbia Turnpike and the park	6/27/2019 8:37 AM
318	Improved closeness in the community due to more places for the community/youth to have activities	6/26/2019 6:53 AM
319	Maintain the "living in the country" atmosphere while being close to stores/services/etc.	6/25/2019 12:50 PM
320	5 years: continued commercial growth 10 years: development of new areas for commercial use 15 years: drawing new residents to move to EG	6/25/2019 8:47 AM
321	A walkable community that has the necessary pedestrain infrastruce such as bike paths and sidewalks with town parks and a pool complex	6/24/2019 2:28 PM
322	I would love to see it become a totally walkable community like Clifton park now is with sidewalks, bike trails, and more pocket parks. I would also like to see the Dunn Dump closed as the smells wafting over to East Greenbush are disgusting. I would also like to see a path or road from third avenue to Red Mill Road	6/24/2019 1:58 PM
323	more than 20 years (1980 to now)	6/24/2019 11:03 AM
324	Still a nice leafy suburb, not a blighted business area like parts of Albany and Schenectady. Safe and comfortable to be able to walk around the neighborhood with community organizations.	6/23/2019 9:07 PM
325	Sidewalks on Sherwood, better kept roadways, more restaurants, a public swimming pool, outside pickleball courts as well as a building to house indoor courts. Pickleball is the fastest growing sport in the nation. Many schools are introducing the sport to their students. It is also popular among the babyboomer's.	6/22/2019 9:36 PM
326	Strong sense of community, family places like parks, restaurants	6/22/2019 8:45 PM
327	More non chain, good restaurants and businesses	6/22/2019 5:04 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

328	A booming Columbia turnpike	6/22/2019 12:35 PM
329	Main street type business area, larger retail area, increased sidewalks, bike paths, increased recreational outdoor space, increased opportunities for youth sports. The school has an incredible youth sports program, but the town is really lacking in this area. Surrounding towns support their local community sports clubs. Greenbush soccer is a great community asset to young people.	6/22/2019 6:27 AM
330	Cleaner and modernized with bustling businesses on Columbia Tpk	6/22/2019 5:39 AM
331	EG needs walking trails, town park enhancements, community fields, places to eat	6/21/2019 3:12 PM
332	Stable businesses and a clean town with options to engage in outdoor activities.	6/21/2019 12:21 PM
333	Additional retail & dining facilities. Additional sidewalks in busy areas ( ex. Clinton Park)	6/20/2019 3:51 PM
334	lower taxes, new companies coming paying their fair share.	6/20/2019 3:29 PM
335	Widen 3rd ave ext -route 4 to fix congestion	6/20/2019 2:17 PM
336	Create a development zone in 9&20 that makes EGB a place people from other communities want to come to. There is nothing drawing people who don't live in EGB to the town. Create a "downtown" like atmosphere with mixed development opportunities, non-chain restaurants, breweries, etc.	6/20/2019 1:16 PM
337	RT 4 & 3rd ave extension traffic issues addressed. And either a side walk or trail along 3rd ave extension (You have retail & restaurants on one end and lots of housing on the other and its the MOST dangerous road to walk or bike in the entire town). Using the Albany-Hudson Electric Trail to its fullest.	6/20/2019 1:10 PM
338	Not living here	6/20/2019 8:25 AM
339	More businesses on 9 & 20, not such a monopoly of private owned property	6/20/2019 8:05 AM
340	Create an easy to identify culture of East Greenbush with a walkable downtown not directly on 9/20 (think mill creek, wa) and utilize Thompson Hill as a capital view park even amphitheater. A hell of a lot nicer than SPAC and off the highway.	6/19/2019 9:18 PM
341	More recreation areas like bike/walk trails, parks. More affordable housing. More space and support for local farmers/markets. More professional office space to support local population	6/19/2019 7:11 PM
342	a place to visit which is why we need retail; event venue, etc.	6/19/2019 6:35 PM
343	The same as now not overly commercial but lower taxes which allows residents to stay	6/19/2019 4:12 PM
344	Great family town, low crime rate, employment opportunities, affordable housing, public facilities and honest elected officials.	6/19/2019 4:11 PM
345	Expansion of Route 4/North Greenbush Road	6/19/2019 3:36 PM
346	Lower taxes, more retail.	6/19/2019 3:18 PM
347	A thriving Columbia Turnpike corridor with meaningful retail. A town "Center" in park-like setting like Loudonville at Rt 378. Perhaps near Greenwood Drive. Walk to PO, Pizza, Churches.	6/19/2019 2:45 PM
348	Book store, Christmas tree shop, big lots. Sidewalks put in along Columbia tpk coming from Rensselaer on the right side. Already have them on the left side	6/19/2019 2:36 PM
349	more restaurants, 9+20 development	6/19/2019 2:21 PM
350	More walkable like Delmar	6/19/2019 1:28 PM
351	Not sure	6/19/2019 12:28 PM
352	Green, natural, peaceful place to live. People are dreaming about to get house here...☺	6/19/2019 12:19 PM
353	Suburban community with retail, community and recreational spaces. Quality schools.	6/19/2019 11:32 AM
354	Top ranking schools of excellence	6/19/2019 11:31 AM
355	Clean up 9&20, beautify, add better retail and restsaurants	6/19/2019 11:17 AM
356	Pretty as you drive along 9 and 20 with nicely up kept buildings flowers. Just a home town feeling.	6/19/2019 11:03 AM
357	Walkable community Town Park with Community Pool Defined Community Center with mixed use buildings along 9&20 corridor More dense neighborhoods with sidewalks	6/19/2019 10:05 AM
358	More committed to recreation and natural resources areas	6/19/2019 9:33 AM

## Town of East Greenbush Comprehensive Plan Update Community Survey

359	Business growth with low taxes	6/19/2019 9:27 AM
360	Movement from a bedroom community to a destination, with increased recreation facilities, dining and shopping opportunities and diverse housing options	6/19/2019 9:17 AM
361	More retailers on Columbia tpk and route 4	6/19/2019 9:13 AM
362	More businesses-retail and restaurants and community meeting places for activities. 9&20 to be more build up, like route 4.	6/19/2019 9:12 AM
363	I see 9 & 20 having more restaurants we need a brewery like druthers and possibly a chain restaurant like chilis. More outdoor parks ( make speedway a dog park) Make more sidewalks and that bike trail come to life. And yes, Pickleball courts.	6/19/2019 8:54 AM
364	I would like to see more industrial spaces ie Regeneron to reduce tax burden on individual home owners	6/19/2019 8:18 AM
365	Sidewalks. Bus stops benches instead of making people stand. Its uncomfortable for them and everyone who drives by them. Clean it up, maintain it, consistency. Color scheme for businesses. Requirements for signs, lights, consistency.	6/19/2019 7:00 AM
366	It would be nice to see a thriving community with respectable establishments that take pride in their buildings and property. Tom Clark Insurance always has a beautiful building and landscaping. Dignum Bame has a beautiful building and always has impeccable landscaping. Most things are judged by first appearances.	6/19/2019 6:16 AM
367	Improved business presence and public space. More single family housing. Improvements to attract/retain employees of companies like Regeneron	6/19/2019 6:11 AM
368	Hopefully with some business on rt 20 and current state there's a few vape shops tattoo shops different food places that open and closes regular	6/19/2019 4:31 AM
369	Primarily Residential with services and recreation.	6/19/2019 2:18 AM
370	affordable smaller scaled housing, retail on columbia turnpike with friendly feel. not a highway	6/19/2019 12:40 AM
371	9&20 booming with businesses (retail,restaurants) Hampton manor lake finally taken care of.	6/18/2019 10:51 PM
372	Develop a sense of a town or village. Trash pick up. We get very little for our taxes in EG.	6/18/2019 10:49 PM
373	A place where we would not have to drive over the river to go to places. My business on 9&20 more restaurant's more entertainment places	6/18/2019 10:27 PM
374	A community with both residential and commercial properties. Nice town park, golf course etc	6/18/2019 10:18 PM
375	More businesses, restaurants	6/18/2019 10:15 PM
376	9&20 cleaned of vacant lots and empty store fronts. More family friendly spaces, shops, entertainment available.	6/18/2019 10:04 PM
377	No vacant businesses.	6/18/2019 10:03 PM
378	Less vacant commercial spaces, a vibrant town center, more restaurant options on 9/20	6/18/2019 10:02 PM
379	My ideal vision for the town is that it grows. The past 5-10 years have been declining. To have some new life breathed into our town through some commercial development is vital to the town's development.	6/18/2019 9:59 PM
380	No empty storefronts. More care of properties at certain locations like some gas stations. Adult shop gone. Walkable to shops and restaurants. Senior living options. Enhanced town park. Clean streets and parks.	6/18/2019 9:45 PM
381	Columbia Turnpike thriving, and no longer a ghost town with many unoccupied buildings. I would like to see street lamps line Columbia Turnpike as they do in Rensselaer. I think the lookbgives it a more inviting place to want to visit.	6/18/2019 9:32 PM
382	I would like it to stay primarily residential	6/18/2019 9:19 PM
383	Development pressure will increase and should be encouraged. It can make the town a vibrant community if carefully guided. The town needs a larger population base to support local businesses.	6/18/2019 9:16 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

384	I would like more sit down dining options. I would also really appreciate a side walk along Gilligan Rd to ensure safety for students and baseball fields to encourage people to walk in our town to the local businesses. Not just drive bc that particular road is unsafe for walking kids or families pushing a stroller.	6/18/2019 9:06 PM
385	thriving, unique, walk able, outdoor focus	6/18/2019 8:57 PM
386	Sustainable business growth along route 9, school system continues to be top in capital region	6/18/2019 8:43 PM
387	Restaurants, cafes, speciality shops,	6/18/2019 8:40 PM
388	Thriving business on the main roads (hopefully not all developed by the Hart Family)	6/18/2019 8:34 PM
389	To remain as a residential town	6/18/2019 8:34 PM
390	A Healthier, cleaner version of what we have now.	6/18/2019 8:34 PM
391	Parks, pool, decent paved roads, healthy restaurants. Businesses that pay some of the taxes. BuildingCodes that are enforced.	6/18/2019 8:28 PM
392	I would like to see more local businesses opening and thriving along 9&20. I would love to have more local options for non chain food/restaurants especially in this area. We have a few but more would be great. In general, it would be nice if the area was more walkable. I could easily walk to Hannaford from my house but to do so would need to go along Elliot rd which is dangerous to walk on, so I only drive.	6/18/2019 8:25 PM
393	Better looking store fronts, better restaurants	6/18/2019 8:21 PM
394	Continually to improve traffic patters	6/18/2019 8:21 PM
395	Revitalization of 9 & 20 and Hampton Manor lake	6/18/2019 7:57 PM
396	Recreation Center, park with a pool and picnic area, more trails for hiking, more shopping options	6/18/2019 7:56 PM
397	Eco friendly, community based, strong identity, walkable, small business emphasis, pride and identity, diverse	6/18/2019 7:54 PM
398	Remains a "hometown", not turned into an industrial area.	6/18/2019 7:40 PM
399	9 & 20 thriving and busy like a true main street, with residential neighborhoods tucked away from the retail corridors. Turn our waterways back into valuable assets for the community. East Greenbush needs a beach again	6/18/2019 7:38 PM
400	I envision connections between all the main corridors (route 4, Columbia turnpike, 151) of town for pedestrians and cyclists so the kids can ride bikes to school, people can walk to the grocery store, and communities come to life outside of their cars and homes. I also envision more small businesses within town. And additional open spaces for people to gather. Another park with hiking trails would be wonderful...	6/18/2019 7:25 PM
401	Keep the rural/ country feel.	6/18/2019 7:15 PM
402	More Entertainment venues, shopping and dining choices. Especially along and near Columbia Turnpike.	6/18/2019 7:11 PM
403	Increased sense of community with regrow this of businesses & coninued revitalization of town parks, roads	6/18/2019 7:09 PM
404	Sustainable growth	6/18/2019 7:05 PM
405	Increased outdoor recreation like the bike trail. Additional sidewalks to make the area more walkable and link neighborhoods to each other and the commercial areas.	6/18/2019 7:05 PM
406	Community living a great town park	6/18/2019 6:46 PM
407	More buisness and less vacancy along Columbia turnpike. I see the Hampton manor lake finally being cleaned and upkeep of it continuiung. More police patrol through Hampton manor to keep vandalism and trouble down throughout Hampton Manor.	6/18/2019 6:43 PM
408	More sidewalks and walking/bike paths, more trees along the corridor, Hampton manor park updated and turned into community garden space with a playground	6/18/2019 6:33 PM
409	More development on Columbia Turnpike, less on route4.	6/18/2019 6:27 PM
410	Hopefully enough is around so no need to travel fsr for much of anything.	6/18/2019 6:03 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

411	Create more parks and walking areas. Keep 9&20 a four lane road as is. Create cross walks.	6/18/2019 4:25 PM
412	Less property taxes lol	6/18/2019 4:22 PM
413	keep the small town feel with smart and responsible (resident-minded) development which benefits the town with an infrastructure that sustains and provides a safe community	6/18/2019 4:13 PM
414	Focus higher density development on the Columbia Turnpike corridor because of the existing infrastrucutre. Encourage redevelopment of the functionally obsolete older buildings and smaller parcels. Create a live, work, play atmosphere in which retail spaces may be adapted to office. Additional residential density will provide more support for the retail services.	6/18/2019 4:05 PM
415	9&20 businesses to lower taxes. With the amount of traffic there certainly enough "traffic " to support the right business. Fix infrastructure i.e roads, build community support for holiday parades, Hampton manor lake use like in the "good old days".	6/18/2019 3:47 PM
416	Bring back 9&20 with nice restaurants & retail stores	6/18/2019 3:37 PM
417	A few more restaurants but more green space. I hate to see trees taken down for houses to be built. We will have no wild life left.	6/18/2019 2:23 PM
418	More quality residents. Young families. More variety of non corporate restaurants, boutique businesses that are encouraged to start up in town	6/18/2019 2:03 PM
419	Cleaner greener aesthetic look- paved roads with painted lines, painted town hall, solar lights at parks, more walking connectivity from neighborhood to Columbia Tkp, larger parking lot for Red Mill Elementary School, historic / trivia signs throughout town, nice looking lampposts in hub areas	6/18/2019 10:39 AM
420	If we refine and preserve the mix of land use we currently have--the mix of commercial, residential, open space, parks, etc.--within the inevitability of reasonable growth, I'd say we'll have done well. Also, like all communities, we will want to become as green as possible (with ample opportunity for renewable energy, etc.).	6/18/2019 8:05 AM
421	We need restaurants, retail spots. Rt 4 needs to be widened to 5 lanes between Mannix and NG, Sidewalk/trail connectivity, stable tax base, new Town Hall	6/17/2019 8:48 PM
422	Lower taxes would be nice. 9&20 developed with profitable businesses that remain in business. More places to eat out.	6/17/2019 7:41 PM



## Q19 Please identify the top 3 concerns or challenges for East Greenbush.

Answered: 470   Skipped: 313

ANSWER CHOICES	RESPONSES	
1	100.00%	470
2	90.85%	427
3	77.23%	363

## Q19 Please identify the top 3 concerns or challenges for East Greenbush.

Answered: 470 Skipped: 313

ANSWER CHOICES		RESPONSES
1		100.00% 470
2		90.85% 427
3		77.23% 363

#	1	DATE
1	Empty storefronts on 9&20; old Weathervane spot	10/28/2019 10:36 AM
2	Empty storefronts on 9 and 20	10/27/2019 9:12 PM
3	Lack of businesses around 9 and 20	10/27/2019 2:11 PM
4	Not overbuilding the area, especially route 4 near Target	10/25/2019 8:12 PM
5	Route 4 traffic	10/25/2019 7:32 PM
6	High taxes	10/25/2019 7:20 PM
7	Columbia turnpike is too wide	10/25/2019 6:05 PM
8	OUTRAGEOUS TAXES	10/25/2019 3:18 PM
9	Columbia Turnpike,	10/25/2019 10:29 AM
10	Traffic	10/25/2019 9:45 AM
11	Lack of safe biking, walking spaces	10/25/2019 9:12 AM
12	Sewer system/drainage/water main breaks	10/25/2019 9:05 AM
13	Trnpk	10/25/2019 9:05 AM
14	Development of 9&20	10/14/2019 8:47 AM
15	Maintaining its rural character while still developing.	10/13/2019 1:18 PM
16	this survey is longer than I expected	10/10/2019 3:27 PM
17	Taxes	10/8/2019 12:31 PM
18	Walkability	10/2/2019 3:13 PM
19	excessive vacant closed businesses	10/2/2019 12:25 PM
20	9 & 20 is a mish mash of commercial & residential	10/1/2019 7:54 PM
21	High Taxes!!!!!!!!!!!!!!!!!!!!!!	10/1/2019 5:42 PM
22	Revitalizing the end of Route 4 and 9&20, from vacant Friendly's to vacant Pizza Hut. Prime real estate that I hope is developed in a careful way.	9/30/2019 4:00 PM
23	Taxes	9/30/2019 10:58 AM
24	Restablishment of Columbia Turnpike with more business. Stores etc	9/30/2019 10:12 AM
25	9&20	9/30/2019 6:48 AM
26	Property and school taxes for residential homeowners	9/30/2019 6:38 AM
27	Lack of walkability.	9/29/2019 8:06 AM
28	Abandoned store fronts on Columbia Turnpike.	9/29/2019 7:56 AM
29	responding to growth without crowding	9/28/2019 11:14 AM
30	Large trucks driving fast on 9 and 20	9/27/2019 7:26 AM

## Town of East Greenbush Comprehensive Plan Update Community Survey

31	Infrastructure	9/26/2019 6:51 PM
32	traffic congestion on Rt. 4 - don't let it become Wold Rd.	9/26/2019 7:10 AM
33	Management/zoning along the Hudson River to keep industry at bay	9/25/2019 3:10 PM
34	increased traffic	9/24/2019 3:06 PM
35	Attracting & keeping businesses	9/24/2019 1:23 PM
36	getting businesses to come here	9/24/2019 12:25 PM
37	Building a sense of place or community	9/24/2019 10:23 AM
38	Taxes due to water treatment plant mis-management.	9/24/2019 8:07 AM
39	challenge: it's a spread-out town that doesn't really have much of a town center, so hard to change that	9/24/2019 7:43 AM
40	No major used parks	9/24/2019 7:01 AM
41	Taxes	9/24/2019 6:17 AM
42	Increased Traffic	9/24/2019 5:48 AM
43	feeling of village center	9/24/2019 5:40 AM
44	See above- now need to pull back	9/23/2019 8:10 PM
45	maintaining quiet residential opportunities	9/23/2019 10:40 AM
46	managing sustainable growth	9/23/2019 8:19 AM
47	losing businesses	9/22/2019 9:44 AM
48	Traffic	9/21/2019 7:47 PM
49	No real town center.	9/21/2019 1:53 PM
50	More destination retail establishments	9/20/2019 10:25 AM
51	Unplanned growth	9/20/2019 9:30 AM
52	Columbia Turnpike is deserted	9/20/2019 6:52 AM
53	Lack of space to develop.	9/19/2019 5:25 PM
54	taxes	9/19/2019 10:28 AM
55	Traffic patterns	9/19/2019 9:41 AM
56	Poor business growth along route 9 & 20	9/18/2019 9:41 PM
57	poor town roads-pot holes	9/18/2019 8:36 PM
58	Extreme separation of uses.	9/18/2019 3:06 PM
59	balancing growth with neighborhoods	9/17/2019 9:24 PM
60	Vacant buildings along Rts 9&20	9/17/2019 7:07 PM
61	Not attractive at all.for young people	9/17/2019 6:25 PM
62	Taxes	9/17/2019 5:18 PM
63	Expansion of Regeneron	9/17/2019 3:44 PM
64	old infrastructure	9/17/2019 3:27 PM
65	Lack of support by town officials to businesses	9/17/2019 2:30 PM
66	Traffic along Columbia Turnpike	9/17/2019 2:26 PM
67	Nothing seems to stay open on 9&20	9/16/2019 6:30 PM
68	Revitalization of the 9&20 corridor.	9/16/2019 5:57 PM
69	Empty buildings/ loss of businesses	9/16/2019 12:08 PM
70	Not attracting new business	9/16/2019 11:57 AM

## Town of East Greenbush Comprehensive Plan Update Community Survey

71	dont make it look like every other town in the country- unique places	9/16/2019 11:03 AM
72	taxes	9/16/2019 3:58 AM
73	Business sustainability	9/15/2019 8:46 PM
74	Overpopulation	9/15/2019 9:12 AM
75	Road conditions in neighborhoods	9/15/2019 7:02 AM
76	Sky high property taxes	9/15/2019 6:32 AM
77	Taxes	9/14/2019 7:52 PM
78	too high taxes for nothing - poor water	9/14/2019 2:15 PM
79	Folks from the surrounding cities coming into town that cause disruption to the small town feel.	9/14/2019 12:59 PM
80	We desperately need to redo our road ways. Old Troy Road, Columbia Drive, most of our streets are in extreme need of repaving. We are waste time and money with the pathetic patching that is done.	9/14/2019 9:39 AM
81	Toooo high taxes. Going to move in the next few years for sure	9/14/2019 8:08 AM
82	Retain businesses.	9/14/2019 7:07 AM
83	Run down 9&20	9/13/2019 11:47 PM
84	Lack of business	9/13/2019 9:00 PM
85	Water quality	9/13/2019 7:43 PM
86	Roads	9/13/2019 7:24 PM
87	9&20 being a wasteland	9/13/2019 6:54 PM
88	Sewer treatment plant fixed	9/13/2019 5:52 PM
89	Costs to live here. Taxes	9/13/2019 5:28 PM
90	Traffic	9/13/2019 5:21 PM
91	Not a destination for out of town residents	9/13/2019 5:13 PM
92	Dunn Landfill decreasing health, quality of life and property values	9/13/2019 5:08 PM
93	route 4 traffic	9/13/2019 4:11 PM
94	do not make eg to big	9/13/2019 3:53 PM
95	Too much politics there's some people in town but I'm not paying the full Texas their assessments their full	9/13/2019 3:42 PM
96	lack of resturants	9/13/2019 3:38 PM
97	Sewer plant odor is horrendous	9/13/2019 12:50 PM
98	Lack of businesses	9/13/2019 12:42 PM
99	Residential property/school taxes are too high	9/13/2019 12:28 PM
100	no businesses	9/13/2019 12:16 PM
101	Increased traffic with the upcoming Amazon warehouse	9/13/2019 11:24 AM
102	snow removal for residents on Columbia Tpke, as we are often plowed in and cannot get on the street.	9/13/2019 11:00 AM
103	Residential growth	9/13/2019 10:43 AM
104	Revitalizing the Route 4 Corridor	9/13/2019 10:42 AM
105	Traffic, traffic, traffic	9/13/2019 10:38 AM
106	Bike lanes	9/13/2019 10:23 AM
107	High property taxes	9/13/2019 10:18 AM
108	Reviving 9 & 20	9/13/2019 9:36 AM

## Town of East Greenbush Comprehensive Plan Update Community Survey

109	traffic is congested towards N. Greenbush making it hard to move between E/N	9/13/2019 9:21 AM
110	Traffic control on rt 4 near Target/Walmart area	9/13/2019 9:16 AM
111	traffic	9/13/2019 9:07 AM
112	Taxes	9/13/2019 8:28 AM
113	Taxes	9/13/2019 7:33 AM
114	Turning lane East on Columbia Turnpike from 9 & 20 and 4 & 40	9/13/2019 7:26 AM
115	Ugly	9/13/2019 7:25 AM
116	Reclaiming current land use for centralized modern uses	9/13/2019 7:25 AM
117	Businesses leaving	9/13/2019 7:08 AM
118	Traffic on route 4	9/13/2019 7:08 AM
119	Failing infrastructure- water lines, electrical, roads, etc	9/13/2019 6:58 AM
120	High property taxes	9/13/2019 6:49 AM
121	It costs a lot to live here	9/13/2019 6:47 AM
122	Politics	9/13/2019 6:35 AM
123	Infrastructure such as water treatment facility	9/13/2019 6:35 AM
124	Abandoned building	9/13/2019 6:29 AM
125	School and property taxes are extremely high compared to the rest of the STATE..	9/13/2019 6:27 AM
126	Traffic	9/13/2019 6:22 AM
127	Property Taxes High	9/13/2019 6:04 AM
128	Growth	9/13/2019 6:02 AM
129	Empty and/or rundown buildings	9/13/2019 5:52 AM
130	No central business area	9/13/2019 5:48 AM
131	keeping/supporting small businesses	9/13/2019 5:46 AM
132	Empty buildings	9/13/2019 5:44 AM
133	Designated bike lanes needed	9/12/2019 9:12 PM
134	lack of local business support	9/12/2019 5:15 PM
135	Taxes	9/12/2019 5:10 PM
136	Fixing the 9&20 Corridor	9/12/2019 4:52 PM
137	Roads	9/12/2019 4:43 PM
138	Taxes	9/11/2019 10:45 PM
139	Columbia Tpk	9/11/2019 5:21 PM
140	Protecting the environment while developing	9/11/2019 5:15 PM
141	Revitalizing 9 & 20	9/11/2019 3:17 PM
142	Hateful messaging from far right wing	9/10/2019 12:18 PM
143	PDDs that only serve developers and do not enhance the town for all residents	9/8/2019 7:14 PM
144	Empty commercial spaces	9/8/2019 3:30 PM
145	9/20 is a disaster. We could do a lot along the route to better establish retail space and create a "town center"	9/5/2019 10:12 AM
146	Rt. 4 & 3rd Ave. Ext. traffic - try to widen lanes?	9/3/2019 10:17 AM
147	Taxes too high	9/2/2019 5:53 AM
148	Lack of activities/gathering places for young adults	8/30/2019 11:36 AM



## Town of East Greenbush Comprehensive Plan Update Community Survey

149	Storm water management	8/30/2019 10:18 AM
150	too many vacant buildings	8/30/2019 10:06 AM
151	None at this time	8/30/2019 9:38 AM
152	Keeping taxes low	8/29/2019 6:29 PM
153	High taxes	8/29/2019 5:27 PM
154	Sewer and Water	8/29/2019 11:28 AM
155	Business's shutter	8/29/2019 10:22 AM
156	Not a destination, unless for work, or home	8/29/2019 10:07 AM
157	Development without overcrowding	8/29/2019 7:21 AM
158	More pedestrian friendly roads.	8/28/2019 9:01 PM
159	Need more business on 9&20	8/28/2019 8:54 PM
160	lack of things for kids to do in town	8/28/2019 8:41 PM
161	Police department	8/28/2019 7:55 PM
162	Rt9&20	8/28/2019 7:21 PM
163	Road infrastructure	8/28/2019 7:19 PM
164	Drug use by teens	8/28/2019 6:13 PM
165	Traffic	8/28/2019 5:26 PM
166	Taxes	8/28/2019 5:08 PM
167	Increases apartment complexes mean families are moving in and out of town more frequently. This impacts school demographics significantly	8/28/2019 4:54 PM
168	Whoever owns the properties along Columbia tpke and can't seem to manage them	8/28/2019 4:10 PM
169	Businesses along Columbia Turnpike	8/28/2019 3:26 PM
170	Lack of successful businesses on 9&20	8/28/2019 3:19 PM
171	Lack of retail	8/28/2019 3:16 PM
172	Keep working to revitalize 9&20	8/28/2019 2:56 PM
173	"Historical Preservation" is just leaving ugly stuff ugly	8/28/2019 2:27 PM
174	Money hungry greed used as the sole reason for development.	8/28/2019 2:25 PM
175	Too many empty building/lots on Columbia tpk	8/28/2019 2:23 PM
176	Too much reliance on growth.	8/20/2019 1:38 PM
177	congestion	8/17/2019 11:49 AM
178	Lack of restaurants	8/9/2019 2:56 PM
179	Revitalization of 9&20 corridor	8/8/2019 10:15 AM
180	taxes high compared to towns with similar amenities	8/5/2019 10:29 AM
181	taxes and town being ruled by certain entities	8/4/2019 7:05 PM
182	Too many vacant ugly buildings.	8/4/2019 4:29 PM
183	Lack of restaurants	8/4/2019 4:25 PM
184	Too much manufacturing growth	8/4/2019 2:31 PM
185	Taxes	8/4/2019 1:21 PM
186	High taxes	8/4/2019 12:27 PM
187	Taxes	8/4/2019 11:29 AM
188	High taxes	8/4/2019 10:34 AM

## Town of East Greenbush Comprehensive Plan Update Community Survey

189	Growth in business and residential	8/4/2019 10:23 AM
190	9&20 is wasted space	8/4/2019 10:01 AM
191	Traffic	8/4/2019 9:11 AM
192	Landscape. We need green space	8/4/2019 9:05 AM
193	The aging of Columbia Turnpike. Many shuttered businesses.	8/4/2019 8:32 AM
194	Business keeps leaving	8/4/2019 8:31 AM
195	the water...too much chlorine, worse since switch, causing rashes	8/1/2019 9:57 PM
196	not that much to do for entertainment	7/31/2019 8:05 PM
197	town parks	7/30/2019 12:41 PM
198	Heroin use	7/29/2019 4:18 AM
199	Business on 9&20	7/27/2019 9:51 AM
200	Lack of restaurant options (non-chain)	7/27/2019 7:48 AM
201	Taxes	7/27/2019 7:46 AM
202	taxes	7/27/2019 6:55 AM
203	9&20	7/26/2019 12:47 PM
204	High taxes without services	7/25/2019 8:07 PM
205	Taxes	7/25/2019 7:11 AM
206	empty businesses	7/24/2019 8:00 PM
207	overdevelopment of multifamily dwellings	7/24/2019 7:52 PM
208	HM Lake needs to be cleaned	7/24/2019 2:13 PM
209	Attracting business	7/24/2019 1:22 PM
210	Regeneron running rough-shod over the people and govt of EG instead of fitting in and acting like a good neighbor and citizen.	7/24/2019 1:09 PM
211	Lack of local businesses	7/24/2019 10:22 AM
212	Green living/recycling	7/24/2019 10:07 AM
213	Lower taxes	7/24/2019 9:05 AM
214	High school and college age kids are bored from lack of entertainment due to overwhelming amount of shopping and restaurants	7/24/2019 8:35 AM
215	Incentive for businesses on Columbia Turnpike to improve & upgrade their appearances.	7/23/2019 11:54 PM
216	High taxes with little attraction	7/23/2019 11:24 PM
217	Taxes	7/23/2019 10:43 PM
218	Taxes are insane with nothing included	7/23/2019 10:37 PM
219	Vacant buildings	7/23/2019 9:45 PM
220	The lack of public transportation on rte 4.	7/23/2019 9:17 PM
221	Loss of forested land	7/23/2019 8:54 PM
222	Improving the "quality" of business along 9 & 20, removing dive motels, smoke shops & tattoo parlors.	7/23/2019 8:54 PM
223	Building up of Trnpg corridor	7/23/2019 8:40 PM
224	Columbia Turnpike-empty storefronts	7/23/2019 8:37 PM
225	Taxes	7/23/2019 8:26 PM
226	Lack of commercial tax base	7/23/2019 8:22 PM
227	Maintaining great public schools	7/23/2019 8:21 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

228	No significant retail - book stores, shoe stores, department stores	7/23/2019 6:46 PM
229	Over development	7/23/2019 6:27 PM
230	Design space for people, not just for cars	7/23/2019 5:46 PM
231	Crime	7/23/2019 5:36 PM
232	Need to build commercial tax base to take strain off residents	7/23/2019 5:23 PM
233	Vacant buildings	7/23/2019 4:57 PM
234	Taxes.	7/23/2019 4:44 PM
235	Taxes	7/23/2019 4:21 PM
236	High taxes	7/23/2019 4:06 PM
237	Traffic	7/23/2019 3:14 PM
238	Abandoned/closed buildings along the 9&20 corridor	7/23/2019 2:59 PM
239	Town board doesn't let plans happen or ideas	7/23/2019 2:24 PM
240	High school taxes	7/23/2019 2:11 PM
241	Preservation of natural resources	7/23/2019 2:05 PM
242	Roads are terrible	7/23/2019 1:51 PM
243	So many vacant buildings	7/23/2019 1:50 PM
244	Attracting businesses back to columbia turnpike - maybe more entertainment businesses? A roller skating rink?	7/23/2019 1:24 PM
245	Road infrastructure	7/23/2019 1:12 PM
246	Roadways	7/23/2019 12:31 PM
247	Taxes	7/23/2019 12:15 PM
248	Taxes	7/23/2019 11:58 AM
249	Fast paced growth leading to traffic congestion and over crowded schools	7/23/2019 11:38 AM
250	Lack of restaurants	7/23/2019 11:20 AM
251	Development of 9&20	7/23/2019 11:13 AM
252	Rt 4, single lane	7/23/2019 11:06 AM
253	Route 4 traffic	7/23/2019 11:03 AM
254	run down, unused buildings and properties	7/23/2019 10:25 AM
255	Taxes	7/23/2019 10:08 AM
256	Lack of employment opportunities	7/23/2019 9:17 AM
257	Looks of route 9/20	7/23/2019 9:16 AM
258	The current layout of EG is tricky to mold into an attractive community.	7/23/2019 8:33 AM
259	bring in businesses	7/23/2019 8:27 AM
260	Taxes	7/23/2019 7:46 AM
261	Few places to go out	7/23/2019 7:28 AM
262	Traffic problems on 9/20	7/23/2019 6:12 AM
263	Walkable	7/23/2019 5:59 AM
264	Drugs coming into town	7/23/2019 5:57 AM
265	Not enough retail growth	7/23/2019 5:40 AM
266	taxes	7/23/2019 5:19 AM
267	Paving of roads	7/23/2019 2:10 AM

## Town of East Greenbush Comprehensive Plan Update Community Survey

268	RT 4 Traffic	7/22/2019 10:18 PM
269	Over population	7/22/2019 9:56 PM
270	Not enough public parks/places	7/22/2019 9:55 PM
271	Restaurant options need to increase	7/22/2019 9:40 PM
272	Old infrastructure	7/22/2019 9:36 PM
273	Attention to Columbia Turnpike	7/22/2019 9:32 PM
274	High property taxes	7/22/2019 9:29 PM
275	Finances	7/22/2019 9:22 PM
276	Lack of leadership from town board	7/22/2019 9:22 PM
277	extremely high school and property taxes with a crumbling infrastructure	7/22/2019 9:15 PM
278	Taxes	7/22/2019 9:05 PM
279	Property taxes	7/22/2019 9:03 PM
280	Taxes being raised too high and inconsistent property value taxation	7/22/2019 9:01 PM
281	Columbia turnpike has very few business' left	7/22/2019 9:00 PM
282	Unwillingness to change	7/22/2019 8:43 PM
283	taxes	7/22/2019 8:43 PM
284	Over development	7/22/2019 8:42 PM
285	Lack of businesses on Columbia Turnpike	7/22/2019 8:41 PM
286	Lack of quality Restaurants	7/22/2019 8:40 PM
287	Future busunesses	7/22/2019 8:36 PM
288	Rotary at i90 near cracker barrel	7/22/2019 8:34 PM
289	Over development with housing developments	7/22/2019 8:33 PM
290	Run down buildings	7/22/2019 8:28 PM
291	The Police Dept	7/22/2019 8:22 PM
292	Lack of advertising	7/22/2019 8:21 PM
293	Taxes	7/22/2019 8:20 PM
294	High Taxes	7/22/2019 8:18 PM
295	9&20 is rundown and decrepit	7/22/2019 8:16 PM
296	Taxes	7/22/2019 8:12 PM
297	controlling taxes	7/22/2019 8:11 PM
298	Empty businesses	7/22/2019 8:10 PM
299	Traffic	7/22/2019 8:06 PM
300	9/20 corridor renovation	7/22/2019 4:14 PM
301	Driving has become challenging due to constant left lane preference making it difficult to turn	7/22/2019 8:10 AM
302	No town center	7/20/2019 10:21 AM
303	Don't turn 9&20 and route 4 into Clifton Park/Colonie	7/19/2019 3:53 PM
304	High taxes disproportionate to town services	7/16/2019 1:18 PM
305	High taxes	7/9/2019 6:02 PM
306	overpopulation	7/9/2019 6:17 AM
307	Maintenance of roads, bridges, etc	7/8/2019 7:17 PM
308	No online payment of water bill	7/8/2019 5:01 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

309	Rt 4 WAY too much traffic	7/8/2019 11:35 AM
310	Businesses closing	7/8/2019 10:30 AM
311	vacated lots	7/8/2019 9:14 AM
312	No real town center.	7/8/2019 8:48 AM
313	Sidewalks	7/8/2019 6:27 AM
314	Too much turnover in businesses	7/7/2019 7:54 PM
315	Lack of recreational options - no place for swimming , few safe walking or biking areas,	7/7/2019 9:32 AM
316	Fluctuating population	7/6/2019 9:03 PM
317	Taxes	7/6/2019 4:22 PM
318	Property Taxes.	7/6/2019 9:51 AM
319	Taxes are too high. When I retire I am leaving due to this.	7/5/2019 9:47 PM
320	lack of support from residents to make any changes	7/5/2019 7:15 PM
321	Columbia turnpike is an eye sore	7/5/2019 8:28 AM
322	Bringing in more retail stores	7/4/2019 7:25 PM
323	Developing abandoned/derelict commercial and residential spaces on Columbia Turnpike	7/4/2019 8:01 AM
324	Development on 9/20	7/4/2019 7:08 AM
325	Rectifying poor planning of route 4 towards NG	7/3/2019 9:33 PM
326	Lack of retail	7/3/2019 9:12 PM
327	Transients	7/3/2019 8:37 PM
328	Lack of bicycle and pedestrian infrastructure	7/3/2019 7:00 PM
329	No town pool	7/3/2019 5:48 PM
330	More restaurants	7/3/2019 4:21 PM
331	Too much growth	7/3/2019 11:50 AM
332	Taxes	7/3/2019 11:33 AM
333	Balancing new industrial development	7/3/2019 11:08 AM
334	expanding industry	7/3/2019 11:02 AM
335	3rd Ave. Extension is too narrow for safe pedestrian/bicylce use	7/3/2019 10:48 AM
336	Big box stores	7/3/2019 10:38 AM
337	traffice	7/3/2019 10:34 AM
338	lower taxes	7/3/2019 10:28 AM
339	Overcrowding, lack of recreation space in neighborhoods	7/2/2019 7:37 AM
340	Let Small Businesses Grow	7/1/2019 9:51 AM
341	9 & 20 corridor can't seem to support new businesses	6/29/2019 7:55 AM
342	route 4 traffic congestion, 9 & 20 could become a problem with more businesses	6/29/2019 7:46 AM
343	9&20 corridor stagnation & route 4 congestion	6/28/2019 6:55 PM
344	People who neglect their property	6/28/2019 4:45 PM
345	so much in NGB-competition	6/28/2019 12:44 PM
346	No center	6/28/2019 9:58 AM
347	High taxes	6/28/2019 8:27 AM
348	pot holes -- need some serious repair work done and not just shoddy patch jobs	6/28/2019 8:18 AM
349	Property taxes	6/28/2019 7:45 AM



## Town of East Greenbush Comprehensive Plan Update Community Survey

350	cleaning up the 9&20 corridor	6/27/2019 2:44 PM
351	High taxes	6/27/2019 1:41 PM
352	High taxes	6/27/2019 10:50 AM
353	taxes	6/27/2019 8:37 AM
354	Businesses move out	6/26/2019 6:53 AM
355	I think it is important that East Greenbush maintain it's "living in the country" atmosphere. It is what drew us to the area in the first place.	6/25/2019 12:50 PM
356	Focus on development of 9&20 corridor	6/25/2019 8:47 AM
357	We have no bike path or side walk on Third Ave. Extension in an area that many people live who want to be able to walk up to the two plazas at the top of the round that meets Route 4	6/24/2019 2:28 PM
358	The need for more walkability/ bike trails	6/24/2019 1:58 PM
359	Get the water-lake cleaned at the town hall and readd the great swimming classes to the summer program. It is clear where the polution is coming from !	6/24/2019 11:03 AM
360	All the clear cutting of trees over the winter when there is empty property already being an eyesore	6/23/2019 9:07 PM
361	No town center or gathering space	6/22/2019 9:36 PM
362	Vacant businesses on Columbia turnpike	6/22/2019 8:45 PM
363	Lack of sidewalks on Sherwood ave and Ridge Road	6/22/2019 5:04 PM
364	Property Taxes	6/22/2019 1:05 PM
365	Ghost town of Columbia turnpike	6/22/2019 12:35 PM
366	Vacant land/ businesses on rt 9 and 20 are not well kept. This is a highly populated route and it's not one that would currently encourage others to join our community	6/22/2019 7:46 AM
367	Lack of sidewalks/bike paths	6/22/2019 6:27 AM
368	Bringing retail to area instead of N. Greenbush	6/22/2019 5:39 AM
369	9 & 20 eye sore	6/21/2019 3:12 PM
370	Closed businesses	6/21/2019 12:21 PM
371	Empty or abandoned structures	6/20/2019 3:51 PM
372	rise in property taxes, to high	6/20/2019 3:29 PM
373	Traffic- congested roads	6/20/2019 2:17 PM
374	High Taxes	6/20/2019 1:16 PM
375	Rt4 traffic	6/20/2019 1:10 PM
376	Over crowding	6/20/2019 8:25 AM
377	Lack of business	6/20/2019 8:05 AM
378	Single source of growth	6/19/2019 9:18 PM
379	Affordable housing	6/19/2019 7:11 PM
380	keeping taxes low	6/19/2019 6:35 PM
381	high school & property taxes	6/19/2019 4:55 PM
382	Reduce taxes/increase tax base	6/19/2019 4:28 PM
383	Taxesgrowth in	6/19/2019 4:12 PM
384	Not enough infrastructure do handle traffic volume	6/19/2019 3:36 PM
385	Taxes	6/19/2019 3:18 PM
386	Would like outdoor Pickleball courts	6/19/2019 3:01 PM
387	Neglected buildings/property- Landlords ignore!	6/19/2019 2:45 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

388	Trees/ bushes blocking corners and stop signs. There is one in prospect heights at a bus stop that is really dangerous near may street	6/19/2019 2:36 PM
389	taxes	6/19/2019 2:21 PM
390	spread out - no town center	6/19/2019 1:42 PM
391	Resist overdevelopment	6/19/2019 1:28 PM
392	Amazon warehouse and any industrial units CAN NOT BE HERE OR AROUND!!	6/19/2019 12:19 PM
393	High taxes	6/19/2019 12:05 PM
394	Encouraging businesses to locate here	6/19/2019 11:32 AM
395	Offering quality of life & housing opportunities for for ALL income levels	6/19/2019 11:31 AM
396	9&20 is shabby	6/19/2019 11:17 AM
397	Pavement of Sherwood ave	6/19/2019 11:03 AM
398	Kids need more space availability for sports.	6/19/2019 10:23 AM
399	INACTION - too much talking not enough doing. Projects and investment in community should not take 4+ years by planning and town board to approve or disapprove.	6/19/2019 10:05 AM
400	Increased population	6/19/2019 9:33 AM
401	Lack of support for new business	6/19/2019 9:27 AM
402	Lack of dining options	6/19/2019 9:17 AM
403	Taxes too high	6/19/2019 9:13 AM
404	High taxes	6/19/2019 9:12 AM
405	Rt 4 traffic	6/19/2019 8:54 AM
406	majority of town is without public water or sewer	6/19/2019 8:18 AM
407	Code enforcement...too many overgrown run down properties	6/19/2019 7:04 AM
408	Roads.	6/19/2019 7:00 AM
409	Taxes	6/19/2019 6:40 AM
410	3rd ave extension is dangerous for pedestrians cars and homeowners	6/19/2019 6:32 AM
411	School capacity	6/19/2019 6:29 AM
412	Not much by way of retail shopping	6/19/2019 6:16 AM
413	Improve 9&20 corridor with reputable businesses	6/19/2019 6:11 AM
414	Empty businesses	6/19/2019 4:35 AM
415	Lack of choices	6/19/2019 4:31 AM
416	More recreation	6/19/2019 2:18 AM
417	taxes and town being ruled by certain entities	6/19/2019 12:40 AM
418	9&20 development	6/18/2019 10:51 PM
419	Empty buildings	6/18/2019 10:49 PM
420	Town park lake in able to swim in	6/18/2019 10:27 PM
421	Sewer	6/18/2019 10:18 PM
422	North Greenbush and Rte 4 get all the new businesses that people would actually go to.	6/18/2019 10:04 PM
423	Vacant commercial spaces	6/18/2019 10:02 PM
424	Stagnant growth	6/18/2019 9:59 PM
425	Taxes	6/18/2019 9:45 PM
426	Convince new businesses that they would do well along the Columbia Turnpike corridor	6/18/2019 9:32 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

427	Attracting businesses	6/18/2019 9:21 PM
428	Columbia Turnpike-9&20	6/18/2019 9:19 PM
429	Development pressure.	6/18/2019 9:16 PM
430	More sidewalks	6/18/2019 9:06 PM
431	town park needs more development	6/18/2019 8:57 PM
432	Lack of investment in recreation and children	6/18/2019 8:43 PM
433	Depressed area overall	6/18/2019 8:40 PM
434	Blight	6/18/2019 8:34 PM
435	To not become over developed	6/18/2019 8:34 PM
436	Pollution/waste	6/18/2019 8:34 PM
437	Unattractive and lack of services	6/18/2019 8:28 PM
438	Overdevelopment/overcrowding of schools	6/18/2019 8:25 PM
439	Sport fields	6/18/2019 8:21 PM
440	Road conditions	6/18/2019 8:21 PM
441	Lack of shopping experience	6/18/2019 7:57 PM
442	Planned growth so schools are not overcrowded	6/18/2019 7:56 PM
443	Unwillingness to change	6/18/2019 7:54 PM
444	Too focused on Regeneron and it's \$. It will be troublesome someday.	6/18/2019 7:40 PM
445	Residential & Retail are too closely intertwined	6/18/2019 7:38 PM
446	All the empty storefronts	6/18/2019 7:36 PM
447	Very car-centric, not very inviting to walk/ ride to businesses in town	6/18/2019 7:25 PM
448	Abandoned building give the impression that we dont care about our town.	6/18/2019 7:15 PM
449	Neighborhood Safety	6/18/2019 7:11 PM
450	Businesses leaving town-esp. small businesses not sustainable	6/18/2019 7:09 PM
451	Taxes	6/18/2019 7:05 PM
452	Managing growth and impact on town resources	6/18/2019 7:05 PM
453	Not enough restaurant not fast food	6/18/2019 6:46 PM
454	Vandalism in Hampton manor	6/18/2019 6:43 PM
455	Previously town has not been thoughtful on setting limitations on types of construction, business types, signage limits etc.	6/18/2019 6:33 PM
456	Taxes going up with property and school	6/18/2019 6:03 PM
457	No department stores	6/18/2019 4:42 PM
458	9 and 20 looks dated and run-down	6/18/2019 4:22 PM
459	traffic	6/18/2019 4:13 PM
460	Columbia Turnpike - decay of the corridor and lack of proactive action to reverse	6/18/2019 4:05 PM
461	Tax base	6/18/2019 3:47 PM
462	Traffic	6/18/2019 3:43 PM
463	Hampton Manor Lake is a mess	6/18/2019 3:37 PM
464	School safety	6/18/2019 2:23 PM
465	Lower crime and swiftly remove criminals	6/18/2019 2:03 PM
466	no retail stores for clothing at a reasonable price	6/18/2019 1:50 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

467	Need code enforcement- noise ( mowing before noon on Sunday) , decrepit fencing, garages, bldg, junk in yards/driveways	6/18/2019 10:39 AM
468	Overly aggressive development, leading to us resembling Latham or Clifton Park	6/18/2019 8:05 AM
469	Generate Restaurants and retail	6/17/2019 8:48 PM
470	Development of 9 & 20	6/17/2019 7:41 PM
#	2	DATE
1	Need for more sidewalks on secondary roads	10/28/2019 10:36 AM
2	Lack of shopping	10/27/2019 9:12 PM
3	Lower taxes	10/27/2019 2:11 PM
4	Not putting too many houses/apartment buildings, especially in areas that currently are wooded	10/25/2019 8:12 PM
5	Lack of development on 9&20	10/25/2019 7:32 PM
6	Lack of business on 9 & 20	10/25/2019 7:20 PM
7	lack of decent accessible physically and timely retail, restaurants, lacking cross roads to ease traffic and make areas more accessible	10/25/2019 3:18 PM
8	Lack of restaurants besides chain	10/25/2019 10:29 AM
9	Affordable housing/lacking of housing	10/25/2019 9:45 AM
10	Keeping up with road, potholes	10/25/2019 9:12 AM
11	Rt 4 traffic is HUGE and drawing ppl to NGreenbush	10/25/2019 9:05 AM
12	Housing keep up with it	10/25/2019 9:05 AM
13	High Taxes	10/14/2019 8:47 AM
14	Having to compensate for Rensselaer being such a run down buffer between us and Albany.	10/13/2019 1:18 PM
15	Abandoned Businesses (Burger King, Friendly's, Pizza Hut)	10/8/2019 12:31 PM
16	Lack of department stores	10/2/2019 3:13 PM
17	high taxes	10/2/2019 12:25 PM
18	town residents not supportive of local businesses	10/1/2019 7:54 PM
19	Growth of population	9/30/2019 10:58 AM
20	Senior living choices	9/30/2019 10:12 AM
21	9&20	9/30/2019 6:48 AM
22	Crime increase	9/30/2019 6:38 AM
23	Empty storefronts on Columbia Turnpike.	9/29/2019 8:06 AM
24	Lack of sidewalks.	9/29/2019 7:56 AM
25	Too few options for family dining	9/27/2019 7:26 AM
26	D.p w hiring. Which I will say is improving	9/26/2019 6:51 PM
27	lack of quality restaurants in town - too many chain food restaurants my family will never go to	9/26/2019 7:10 AM
28	Traffic patterns - merging of residential and industrial	9/25/2019 3:10 PM
29	loss of "green space"	9/24/2019 3:06 PM
30	Water & Sewer infrastructure improvements	9/24/2019 1:23 PM
31	deal with bad traffic on route 4 towards north greenbush	9/24/2019 12:25 PM
32	Sustainable development and transportation	9/24/2019 10:23 AM
33	Government transparency is always important.	9/24/2019 8:07 AM
34	challenge: it's a very car-based town and not really safe to bike or walk, so that will be hard to change, but worth trying	9/24/2019 7:43 AM

## Town of East Greenbush Comprehensive Plan Update Community Survey

35	No lacrosse fields	9/24/2019 7:01 AM
36	Businesses thriving but not taking over. See Berkshires.	9/24/2019 6:17 AM
37	School Bus Safety - Other drivers not stopping	9/24/2019 5:48 AM
38	local personality	9/24/2019 5:40 AM
39	developing commercail and residential enterprises	9/23/2019 10:40 AM
40	keeping mutually beneficial relationship with the most powerful company (regeneron), don't let them steamroll us	9/23/2019 8:19 AM
41	traffic/ poor road conditions	9/22/2019 9:44 AM
42	Maintaining open space	9/21/2019 7:47 PM
43	Not enough restaurants.	9/21/2019 1:53 PM
44	More of a community feel, not just a bedroom community for albany	9/20/2019 10:25 AM
45	Water treatment	9/20/2019 9:30 AM
46	High taxes	9/20/2019 6:52 AM
47	keeping open spaces	9/19/2019 10:28 AM
48	Education	9/19/2019 9:41 AM
49	Strong growth along northern portion of route 4	9/18/2019 9:41 PM
50	garbage on the side of town roads	9/18/2019 8:36 PM
51	Lack of sidewalks and safe crossings.	9/18/2019 3:06 PM
52	maintaining small town feel with needed growth	9/17/2019 9:24 PM
53	Older Building needing upgrade/renovation/repair along 9&20	9/17/2019 7:07 PM
54	No town center or sense of community	9/17/2019 6:25 PM
55	Condition of roads	9/17/2019 5:18 PM
56	Increased speeding traffic.	9/17/2019 3:44 PM
57	poor commercial tax base	9/17/2019 3:27 PM
58	Nepotism.. members on board(s) but have family in paid positions	9/17/2019 2:30 PM
59	Lack of Assisted/Senior Living	9/17/2019 2:26 PM
60	High taxes	9/16/2019 6:30 PM
61	Lowering taxes as much as possible.	9/16/2019 5:57 PM
62	Not giving variances to business that want to come here	9/16/2019 11:57 AM
63	the town making it difficult for small or large businesses by requiring expenditures	9/16/2019 11:03 AM
64	Sanitation	9/15/2019 8:46 PM
65	Aging population	9/15/2019 9:12 AM
66	Taxes	9/15/2019 7:02 AM
67	Overdevelopment	9/15/2019 6:32 AM
68	Public services ie garbage etc	9/14/2019 7:52 PM
69	new resident building prices TOO High and too much without real research	9/14/2019 2:15 PM
70	Police not being able to manage the growth that is wanting to take place.	9/14/2019 12:59 PM
71	To eliminate vacant buildings and cluttered unused land.	9/14/2019 9:39 AM
72	Tax base	9/14/2019 7:07 AM
73	Small business support	9/13/2019 11:47 PM
74	Debt	9/13/2019 9:00 PM



## Town of East Greenbush Comprehensive Plan Update Community Survey

75	Environmental pollution	9/13/2019 7:43 PM
76	Water	9/13/2019 7:24 PM
77	High taxes	9/13/2019 6:54 PM
78	Old and abandoned buildings	9/13/2019 5:52 PM
79	Money for infrastructure	9/13/2019 5:21 PM
80	No sense of community	9/13/2019 5:13 PM
81	Sprawling unwalkable physical environment	9/13/2019 5:08 PM
82	keep eg safe	9/13/2019 3:53 PM
83	lack of destinations ( art, music etc.	9/13/2019 3:38 PM
84	Vacant buildings on 9&20	9/13/2019 12:50 PM
85	Same people own majority of land in EG causing businesses not opening and the town losing out of valuable commercial property taxes.	9/13/2019 12:42 PM
86	traffic is not good	9/13/2019 12:16 PM
87	Too many people don't want change	9/13/2019 11:24 AM
88	traffic too fast on Columbia Tpke, making it hard for residents on the turnpike to get out of their driveways	9/13/2019 11:00 AM
89	Parks could be better	9/13/2019 10:43 AM
90	Stabilizing municipal finances	9/13/2019 10:42 AM
91	Retaining businesses on 9 & 20	9/13/2019 10:38 AM
92	Ability to cross 9 and 20 at crosswalks.	9/13/2019 10:23 AM
93	Salting roads early prior to snow storms	9/13/2019 10:18 AM
94	Town Pool	9/13/2019 9:36 AM
95	Walkability is low, few sidewalks and dangerous spaces	9/13/2019 9:21 AM
96	Keeping taxes from rising	9/13/2019 9:16 AM
97	over development	9/13/2019 9:07 AM
98	Zoning	9/13/2019 8:28 AM
99	Economic Revitalization	9/13/2019 7:33 AM
100	Traffic	9/13/2019 7:25 AM
101	Getting enough resources to support the tax base to hold the line in property taxes	9/13/2019 7:25 AM
102	Residents leaving	9/13/2019 7:08 AM
103	Maintaining reasonable taxes	9/13/2019 7:08 AM
104	Decreasing tax burden to residents who get minimal in return- no garbage pick up, no municipal services ie pool, golf, etc.	9/13/2019 6:58 AM
105	Columbia Tpke	9/13/2019 6:49 AM
106	People drive too fast on Elliot Road, how about enforcing the speed limit	9/13/2019 6:47 AM
107	Poor decision making	9/13/2019 6:35 AM
108	Pedestrian and bike friendly Roads	9/13/2019 6:35 AM
109	No restaurant	9/13/2019 6:29 AM
110	Empty businesses and lots on 9&20	9/13/2019 6:27 AM
111	No more housing	9/13/2019 6:22 AM
112	Roads in Bad Shape	9/13/2019 6:04 AM
113	Infrastructure	9/13/2019 6:02 AM

## Town of East Greenbush Comprehensive Plan Update Community Survey

114	Businesses leaving	9/13/2019 5:52 AM
115	Stalled commercial development	9/13/2019 5:48 AM
116	having affordable taxes while maintaining our level of services	9/13/2019 5:46 AM
117	High taxes	9/13/2019 5:44 AM
118	Columbia Turnpike is not well developed (needs live/work/play developments)	9/12/2019 9:12 PM
119	Misuse of infrastructure fund appropriation	9/12/2019 5:15 PM
120	Cost for development	9/12/2019 5:10 PM
121	Taxes	9/12/2019 4:52 PM
122	Tax base	9/12/2019 4:43 PM
123	Roads	9/11/2019 10:45 PM
124	Taxes	9/11/2019 5:21 PM
125	Avoiding car traffic through Columbia Turnpike	9/11/2019 5:15 PM
126	Bringing restaurants to our town	9/11/2019 3:17 PM
127	Increase of businesses without planning for a particular "look"	9/10/2019 12:18 PM
128	Awkward town layout	9/8/2019 7:14 PM
129	High taxes	9/8/2019 3:30 PM
130	No significant town parks.	9/5/2019 10:12 AM
131	Rt 9 & 20 economic growth	9/3/2019 10:17 AM
132	inability to retain businesses without huge tax rebates	8/30/2019 11:36 AM
133	Traffic congestion	8/30/2019 10:18 AM
134	high taxes	8/30/2019 10:06 AM
135	Maintain top, quality education	8/29/2019 6:29 PM
136	Regeneron	8/29/2019 5:27 PM
137	Town Workers Pensions	8/29/2019 11:28 AM
138	No town that is walkable	8/29/2019 10:22 AM
139	Internet access	8/29/2019 10:07 AM
140	Becoming competitive with other towns and keeping taxes down	8/29/2019 7:21 AM
141	Lower speeds on State and County roads.	8/28/2019 9:01 PM
142	Taxes are to high with no services	8/28/2019 8:54 PM
143	Town hall	8/28/2019 7:55 PM
144	New Sewer treatment plant because of all new housing	8/28/2019 7:21 PM
145	Sewer treatment plant	8/28/2019 7:19 PM
146	Business closures	8/28/2019 6:13 PM
147	Taxes	8/28/2019 5:26 PM
148	Resteraunts	8/28/2019 5:08 PM
149	Positively welcoming population growth and diversity in a way that fosters a great sense of community	8/28/2019 4:10 PM
150	Traffic congestion on Rt 4	8/28/2019 3:26 PM
151	Lack of a pool of lake in the town	8/28/2019 3:19 PM
152	Lack of restaurants	8/28/2019 3:16 PM
153	Get rid of the old Burger King. It's an eyesore entering EG.	8/28/2019 2:56 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

154	Preserving open spaces so that the "green" in East Greenbush is more than a fond remembrance.	8/28/2019 2:25 PM
155	The town looks "run down". More accessibility to walk to various places along Columbia Tpk. Ridiculous to only have sidewalks on just some sections of the road	8/28/2019 2:23 PM
156	Too much reliance on single employer (e.g., Regeneron).	8/20/2019 1:38 PM
157	vacant businesses	8/17/2019 11:49 AM
158	Ugly and under developed 9&20	8/9/2019 2:56 PM
159	Seek state enforcement of air quality pollution laws	8/8/2019 10:15 AM
160	failed/empty business fronts along 9/20 project an undesirable image of our town	8/5/2019 10:29 AM
161	over priced commercial land by certain individuals and housing options	8/4/2019 7:05 PM
162	Lack of side walks	8/4/2019 4:25 PM
163	Too much being owned by one group/family.	8/4/2019 2:31 PM
164	Taxes	8/4/2019 1:21 PM
165	Not enough sidewalks or streetlights	8/4/2019 12:27 PM
166	Lack of good restaurants	8/4/2019 11:29 AM
167	No night life	8/4/2019 10:34 AM
168	outside appeal to get people from surrounding communities to want to visit	8/4/2019 10:23 AM
169	Lack of restaurants	8/4/2019 10:01 AM
170	Services retention (restaurants in particular)	8/4/2019 9:11 AM
171	On going maintenance of infrastructure	8/4/2019 9:05 AM
172	Too many expensive apartments that are not very nice and will age terribly.	8/4/2019 8:32 AM
173	Information not as easy to find as I wish it was (I have to seek it out)	8/4/2019 8:31 AM
174	business needed on 9 and 20 for revenue, tax base	8/1/2019 9:57 PM
175	not that many restaurants	7/31/2019 8:05 PM
176	waste water treatment	7/30/2019 12:41 PM
177	Small business development and support	7/29/2019 4:18 AM
178	Lack of small business (or advertised small business) in comparison to neighboring towns and cities (Troy)	7/27/2019 7:48 AM
179	Dump in Rensselaer	7/27/2019 7:46 AM
180	Improved recreation areas (crossings in colonie, Bethlehem swim complex)	7/26/2019 12:47 PM
181	traffic	7/24/2019 8:00 PM
182	development of 9/20 with community activities,	7/24/2019 7:52 PM
183	Town Park Lake needs to be cleaned	7/24/2019 2:13 PM
184	Taxes	7/24/2019 1:22 PM
185	Existing and future "pilots" granted by the Rensselaer County IDA primarily to Regeneron and other business that seriously reduce tax revenues to EG w/o any sound, verifiable proof that there are real benefits to EG citizens for these giveaways.	7/24/2019 1:09 PM
186	Limited accessibility by walking	7/24/2019 10:22 AM
187	Taxes	7/24/2019 10:07 AM
188	Economic development along 9&20, rt 4	7/24/2019 9:05 AM
189	Traffic at Third Ave Ext and Route 4. A traffic circle placed in front of Gene's would be so helpful	7/24/2019 8:35 AM
190	Traffic congestion, especially between Rt.4 between upper Mannix Rd & North Greenbush.	7/23/2019 11:54 PM
191	Few beneficial businesses (especially dining)	7/23/2019 11:24 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

192	Business	7/23/2019 10:43 PM
193	Development of Columbia turnpike	7/23/2019 10:37 PM
194	Budget impacts of police and communication	7/23/2019 9:45 PM
195	Lack of sidewalks on rte 4.	7/23/2019 9:17 PM
196	Unattractive business scene	7/23/2019 8:54 PM
197	Improving Youth Sports fields	7/23/2019 8:54 PM
198	Better infrastructure	7/23/2019 8:40 PM
199	Traffic on rt 4 near Walmart and Home Depot	7/23/2019 8:37 PM
200	Allowing start up business	7/23/2019 8:26 PM
201	Lack of walkable major corridors	7/23/2019 8:22 PM
202	Resisting overdevelopment, and loss of natural space	7/23/2019 8:21 PM
203	High taxes	7/23/2019 6:46 PM
204	Road conditions	7/23/2019 6:27 PM
205	Eyesore houses	7/23/2019 5:36 PM
206	Develop town park	7/23/2019 5:23 PM
207	Speeding in neighborhoods	7/23/2019 4:57 PM
208	Road/street repair.	7/23/2019 4:44 PM
209	Lack of commercialization	7/23/2019 4:21 PM
210	Lack of retail besides box stores	7/23/2019 4:06 PM
211	Taxes are too high	7/23/2019 3:14 PM
212	Lack of Restaurants	7/23/2019 2:59 PM
213	Board shuts people down	7/23/2019 2:24 PM
214	Lack of business along Columbia TpK rd	7/23/2019 2:11 PM
215	traffic route 4	7/23/2019 2:05 PM
216	Vacant buildings	7/23/2019 1:51 PM
217	Traffic on rte 4 - could we make it 4 lanes or at least get a turning lane?	7/23/2019 1:24 PM
218	Lack of teen things to do	7/23/2019 12:31 PM
219	Maintaining Community Balance	7/23/2019 12:15 PM
220	Taxes	7/23/2019 11:58 AM
221	Too many commercial developments, not enough town money put toward green spaces for residents to enjoy.	7/23/2019 11:38 AM
222	Lack of town facilities	7/23/2019 11:20 AM
223	Infrastructure improvement	7/23/2019 11:13 AM
224	Parking for some businesses	7/23/2019 11:06 AM
225	High taxes	7/23/2019 11:03 AM
226	Roads	7/23/2019 10:08 AM
227	Affordable housing	7/23/2019 9:17 AM
228	Too many car dealerships and storage facilities	7/23/2019 9:16 AM
229	Taxes are high	7/23/2019 8:33 AM
230	senior opportunities	7/23/2019 8:27 AM
231	Lack of small business incentives	7/23/2019 7:46 AM

## Town of East Greenbush Comprehensive Plan Update Community Survey

232	3 different fire departments	7/23/2019 7:28 AM
233	Better zoning/planning	7/23/2019 6:12 AM
234	Traffic ( overdeveloped rte 4)	7/23/2019 5:59 AM
235	More Apartment Complex	7/23/2019 5:57 AM
236	Not enough housing growth	7/23/2019 5:40 AM
237	retaining businesses	7/23/2019 5:19 AM
238	Updating town park	7/23/2019 2:10 AM
239	9&20 business	7/22/2019 10:18 PM
240	Environment	7/22/2019 9:56 PM
241	No historical significance to reference	7/22/2019 9:55 PM
242	More activities for children	7/22/2019 9:40 PM
243	9&20	7/22/2019 9:36 PM
244	Traffic of route 4	7/22/2019 9:32 PM
245	The Politics	7/22/2019 9:29 PM
246	No development	7/22/2019 9:22 PM
247	Poor infrastructure planning.	7/22/2019 9:22 PM
248	creating a charming and vital town center that residents can walk or bike to.	7/22/2019 9:15 PM
249	Politics	7/22/2019 9:05 PM
250	Traffic on Route 4	7/22/2019 9:03 PM
251	Corrupted politicians abuse of power ridiculous laws/rules/rulings	7/22/2019 9:01 PM
252	Not a lot of places for families to gather that are kid friendly	7/22/2019 9:00 PM
253	Room for appropriate growth	7/22/2019 8:43 PM
254	Lack of communication of development projects	7/22/2019 8:42 PM
255	Continue improvements to Town Park	7/22/2019 8:40 PM
256	Taxes	7/22/2019 8:36 PM
257	Changes in green space to bring business back	7/22/2019 8:34 PM
258	Clearing of natural places	7/22/2019 8:33 PM
259	Traffic flow	7/22/2019 8:28 PM
260	The Fire Dept	7/22/2019 8:22 PM
261	Lack of dining shopping	7/22/2019 8:20 PM
262	Poor Restaurant selections	7/22/2019 8:18 PM
263	Traffic congestion on Route 4	7/22/2019 8:16 PM
264	School taxes	7/22/2019 8:12 PM
265	limiting the apartment complexes and the strain they present	7/22/2019 8:11 PM
266	Buildings	7/22/2019 8:06 PM
267	more pedestrian and mass transit access	7/22/2019 4:14 PM
268	Minimizing residential impact of business growth. le new building being constructed at top of springhurst is quite upsetting to residents. Can we close off the springhurst loop to outside traffic. Cars speed through neighborhood without stopping at stop signs.	7/22/2019 8:10 AM
269	Lack of attractions	7/20/2019 10:21 AM
270	Water supply and sewage systems	7/19/2019 3:53 PM



## Town of East Greenbush Comprehensive Plan Update Community Survey

271	No town center or walkable retail areas	7/16/2019 1:18 PM
272	Lack of business development	7/9/2019 6:02 PM
273	taxes	7/9/2019 6:17 AM
274	Keep taxes lower	7/8/2019 7:17 PM
275	Keeping businesses on 9&20 corridor	7/8/2019 5:01 PM
276	Empty buildings on 9&20	7/8/2019 11:35 AM
277	No public parka	7/8/2019 10:30 AM
278	school demographics changing (ie. higher title 1 status)	7/8/2019 9:14 AM
279	Not enough restaurants.	7/8/2019 8:48 AM
280	A real town park like the Elm Ave TP in Bethlehem	7/8/2019 6:27 AM
281	Growing but retaining a sense of community	7/7/2019 7:54 PM
282	Lack of growth - I hear many business proposals turned down	7/7/2019 9:32 AM
283	Taxes	7/6/2019 9:03 PM
284	Income base	7/6/2019 4:22 PM
285	Not attracting higher earning families	7/6/2019 9:51 AM
286	There has definitely been some improvements to 9 & 20 regarding businesses, so hopefully this will continue.	7/5/2019 9:47 PM
287	Community growth will impact school size and need to build additions	7/5/2019 8:28 AM
288	Developing Columbia Turnpike with eateries, shopping, entertainment venues	7/4/2019 7:25 PM
289	Traffic management along Rt 4	7/4/2019 8:01 AM
290	More restaurants/sit down places to eat.	7/4/2019 7:08 AM
291	No true main street feel	7/3/2019 9:33 PM
292	No restaurants	7/3/2019 8:37 PM
293	Lack of dining opportunities	7/3/2019 7:00 PM
294	Maybe sidewalks on rout 4 like we now have on 151.	7/3/2019 5:48 PM
295	More shopping	7/3/2019 4:21 PM
296	Sewer System	7/3/2019 11:50 AM
297	9/20 business closings	7/3/2019 11:33 AM
298	traffic at route 4 and 3rd ave - traveling north	7/3/2019 11:08 AM
299	increasing density	7/3/2019 11:02 AM
300	The Dunn Landfill - smell, noise, dust	7/3/2019 10:48 AM
301	Traffic	7/3/2019 10:38 AM
302	better restaurants	7/3/2019 10:34 AM
303	improved services for my money collected	7/3/2019 10:28 AM
304	Traffic on route 4 near walmart	6/29/2019 7:55 AM
305	lack of uniqueness, pass through feel, too many strip malls	6/29/2019 7:46 AM
306	Need another bridge over the Hudson to Albany	6/28/2019 6:55 PM
307	People who use their residential property for commercial purposes	6/28/2019 4:45 PM
308	attracting businesses	6/28/2019 12:44 PM
309	No public transit	6/28/2019 9:58 AM
310	Not enough playground spaces	6/28/2019 8:27 AM

## Town of East Greenbush Comprehensive Plan Update Community Survey

311	The stupid side walk work that took way too long and wasn't needed	6/28/2019 8:18 AM
312	Property taxes	6/28/2019 7:45 AM
313	Less development of rural areas	6/27/2019 2:44 PM
314	vacant buildings	6/27/2019 8:37 AM
315	Empty business spaces	6/26/2019 6:53 AM
316	Use of properties with little parking	6/25/2019 8:47 AM
317	We have no town pool or pool complex. We basically get very little for our high taxes.	6/24/2019 2:28 PM
318	The need for walkabilty on third avenue to the stores, shops and restaurants	6/24/2019 1:58 PM
319	Terrible County work on my road, and they ruinioned it and have not fixed it and say they can't because all the money goes to the city of Troy ! Also they do terrible illegal plowing in the winter and speed on the road, Also politically connected people have been allowed to purchase property and change the rules and earn money and make things bad for the neighbors, Also the money that they had to pay to support the area was allowed to be paid in different areas of the town including where their familie's business was located !	6/24/2019 11:03 AM
320	Garbage and recycling. Prices always jumping up, competition for carriers that low ball to get you then prices fly up	6/23/2019 9:07 PM
321	Being able to handle water and sewer	6/22/2019 9:36 PM
322	Traffic	6/22/2019 8:45 PM
323	Lack of GOOD restaurants and entertainment	6/22/2019 5:04 PM
324	Lack of restaurants	6/22/2019 1:05 PM
325	Taxes-property	6/22/2019 12:35 PM
326	Sidewalks in East Greenbush toward Schodack are in desperate need or repair and currently hazardous for pedestrians. This route is highly traveled and right on the bus route.	6/22/2019 7:46 AM
327	Blighted buildings	6/22/2019 6:27 AM
328	Bringing entertainment/ restaurants	6/22/2019 5:39 AM
329	taxes	6/21/2019 3:12 PM
330	Columbia Tpke looks terrible in some areas	6/21/2019 12:21 PM
331	Older buildings not maintained, painted etc. -possibly provide some incentive?	6/20/2019 3:51 PM
332	lack of Business on 9 /20 , local area	6/20/2019 3:29 PM
333	Small business turnover	6/20/2019 2:17 PM
334	Lack of Development	6/20/2019 1:16 PM
335	3rd ave extension traffic and it being so dangerous to walk/bike.	6/20/2019 1:10 PM
336	Roads bad	6/20/2019 8:25 AM
337	Development of 9 & 20	6/20/2019 8:05 AM
338	Age of population	6/19/2019 9:18 PM
339	Traffic	6/19/2019 7:11 PM
340	drawing in business	6/19/2019 6:35 PM
341	Courting, retaining and supporting small businesses	6/19/2019 4:28 PM
342	Traffic on Route 4..	6/19/2019 4:12 PM
343	Low quality roads (Miller, Werking)	6/19/2019 3:36 PM
344	Taxes	6/19/2019 3:18 PM
345	Tennis courts	6/19/2019 3:01 PM
346	Mixed use of long standing homes between retail	6/19/2019 2:45 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

347	People blowing through residential areas not caring if children are around	6/19/2019 2:36 PM
348	9+20 vacancies	6/19/2019 2:21 PM
349	lack of upscale shopping	6/19/2019 1:42 PM
350	Keep taxes stable	6/19/2019 1:28 PM
351	Surface of roads are getting old...For example : Miller Road	6/19/2019 12:19 PM
352	No garbage pick up	6/19/2019 12:05 PM
353	Congestion on route 4	6/19/2019 11:32 AM
354	Increasing tax base to ensure continued quality education	6/19/2019 11:31 AM
355	No good retail	6/19/2019 11:17 AM
356	A place for young people to go indoors with adult supervision,mentoring.	6/19/2019 11:03 AM
357	Need more food options	6/19/2019 10:23 AM
358	Lack of strong leadership - leadership seems to lack ability to make a decision in fear of a few but loud residents. In any community or business, there will always be those who oppose an idea or project, but the leader needs to look at the greater good, and take action	6/19/2019 10:05 AM
359	Increased traffic	6/19/2019 9:33 AM
360	Failure to support existing business	6/19/2019 9:27 AM
361	Lack of village center	6/19/2019 9:17 AM
362	Lack of business tax base	6/19/2019 9:13 AM
363	Declining property values/degradation of 9&20	6/19/2019 9:12 AM
364	9 & 20 losing business	6/19/2019 8:54 AM
365	town streets are in poor repair	6/19/2019 8:18 AM
366	Infrastructure..too many damaged roads	6/19/2019 7:04 AM
367	Maintenance.	6/19/2019 7:00 AM
368	Taxes	6/19/2019 6:40 AM
369	Adding too many apartments	6/19/2019 6:29 AM
370	No more crappy porn shops, hookah shops, no pawn shops	6/19/2019 6:16 AM
371	Town sports fields	6/19/2019 6:11 AM
372	Too many banks... or other business with multiple options	6/19/2019 4:35 AM
373	No real children's play grounds	6/19/2019 4:31 AM
374	No more large shopping centers	6/19/2019 2:18 AM
375	over priced commercial land by certain individuals and housing options	6/19/2019 12:40 AM
376	Hampton manor being neglected.	6/18/2019 10:51 PM
377	Lack of recreational community base	6/18/2019 10:49 PM
378	High property tax	6/18/2019 10:27 PM
379	More tattoo parlors on 9&20	6/18/2019 10:18 PM
380	Taxes are high, that's why some people won't move here.	6/18/2019 10:04 PM
381	Lack of restaurant options	6/18/2019 10:02 PM
382	The revitalization of Columbia Turnpike	6/18/2019 9:59 PM
383	No center of town for sense of community	6/18/2019 9:45 PM
384	Keeping residents	6/18/2019 9:21 PM
385	Getting people that will stay for years to come	6/18/2019 9:19 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

386	Perception that the town is not "business friendly".	6/18/2019 9:16 PM
387	Dependence on employment at Regenron for such a large % of our population who own homes	6/18/2019 9:06 PM
388	lack of a town center	6/18/2019 8:57 PM
389	Route 9 revitalization	6/18/2019 8:43 PM
390	Closed businesses	6/18/2019 8:40 PM
391	attracting new business	6/18/2019 8:34 PM
392	To maintain a tax base to stay fiscally stable	6/18/2019 8:34 PM
393	Infrastructure	6/18/2019 8:34 PM
394	No business	6/18/2019 8:28 PM
395	Too much traffic on rte 4/3rd ave (is this even town of EG?)	6/18/2019 8:25 PM
396	Improved businesses	6/18/2019 8:21 PM
397	School & Property Taxes	6/18/2019 8:21 PM
398	No Restraunts	6/18/2019 7:57 PM
399	Place for community to gather	6/18/2019 7:56 PM
400	Attractiveness of other local communities (delmar, balston spa, clifton park, etc...)	6/18/2019 7:54 PM
401	Taxes for residences and businesses.	6/18/2019 7:40 PM
402	Towns waterways are destroyed	6/18/2019 7:38 PM
403	Dilapidated buildings	6/18/2019 7:36 PM
404	Difficult for small businesses to stay afloat... High rent, traffic goes by too quickly, etc	6/18/2019 7:25 PM
405	Infrastructure and the quality of roads and road maintenance. (Snow removal, pot holes)	6/18/2019 7:15 PM
406	Traffic demands	6/18/2019 7:11 PM
407	High taxes	6/18/2019 7:09 PM
408	Lack of services	6/18/2019 7:05 PM
409	Redevelopment of Columbia Turnpike	6/18/2019 7:05 PM
410	Don't want 9 &20 to be like wolf rd	6/18/2019 6:46 PM
411	No community support from residents for new business	6/18/2019 6:43 PM
412	Preserving home values for long term residents	6/18/2019 6:33 PM
413	Traffic becoming awful	6/18/2019 6:03 PM
414	No steak houses	6/18/2019 4:42 PM
415	The secondary roads are whooped	6/18/2019 4:22 PM
416	all types of pollution	6/18/2019 4:13 PM
417	Municipal Road infrastructure	6/18/2019 4:05 PM
418	Roads (paving)	6/18/2019 3:47 PM
419	Taxes	6/18/2019 3:43 PM
420	9&20 needs to be brought back to life	6/18/2019 3:37 PM
421	Increased traffic	6/18/2019 2:23 PM
422	No drugs, drug users and no drug dealers	6/18/2019 2:03 PM
423	no mcdonalds burger king smash burgers reasonable	6/18/2019 1:50 PM
424	Funding projects eg road paving without raising taxes	6/18/2019 10:39 AM
425	Our vulnerability to becoming a "company town" with the growth of Regeneron (as welcome as that growth is!)	6/18/2019 8:05 AM

## Town of East Greenbush Comprehensive Plan Update Community Survey

426	Maintain/reduce the tax burden	6/17/2019 8:48 PM
427	Quality businesses to lower tax burden on residents	6/17/2019 7:41 PM
<b>#</b>	<b>3</b>	<b>DATE</b>
1	Getting or keeping young families in town	10/28/2019 10:36 AM
2	Keep property taxes lower	10/25/2019 8:12 PM
3	High Property taxes	10/25/2019 7:32 PM
4	Need to encourage more business opportunities to come into the town. I dislike having to go out of town to go shopping a department stores.	10/25/2019 7:20 PM
5	horrible public transportation, available options for internet cable	10/25/2019 3:18 PM
6	Lack of shopping other than Target or Walmart	10/25/2019 10:29 AM
7	Areas still not connected to sewer (using grinder pumps to connect)	10/25/2019 9:45 AM
8	Lowering taxes	10/25/2019 9:12 AM
9	drawing ppl to NGreenbush to shop instead of right in our community	10/25/2019 9:05 AM
10	More restaurants	10/25/2019 9:05 AM
11	Being obligated to grow despite the fact that growth is no longer necessary or sustainable.	10/13/2019 1:18 PM
12	Finding adequate locations for more businesses/housing	10/8/2019 12:31 PM
13	Closed businesses on Columbia turnpike	10/2/2019 3:13 PM
14	water lines need to be replaced	10/2/2019 12:25 PM
15	not enough one story small houses for those downsizing	10/1/2019 7:54 PM
16	Taxes	9/30/2019 10:58 AM
17	More CommunitH Based activities. Along with reduction in taxes.	9/30/2019 10:12 AM
18	Neighborhoods need rules. All of them. Ppl keep junk or store old cars/tires/ cheapening the neighborhood	9/30/2019 6:48 AM
19	Lack of town center.	9/29/2019 7:56 AM
20	Too few options for shopping (clothes, shoes, etc)	9/27/2019 7:26 AM
21	9&20	9/26/2019 6:51 PM
22	No town center - Clty Hall area is ugly and uninviting to residents and visitors	9/26/2019 7:10 AM
23	Managing flood zones appropriately, as increased flooding with climate change is inevitable	9/25/2019 3:10 PM
24	Maintaining or improving public transportation options	9/24/2019 1:23 PM
25	getting businesses on columbia turnpike	9/24/2019 12:25 PM
26	Adequate public utilities	9/24/2019 10:23 AM
27	I really think reducing the number of lanes on 9/20 would really help those local businesses. And wouldn't increase the amount of time to get through East Greenbush all that much. Except for the fact that folks would stop at our business is more often. :-)	9/24/2019 8:07 AM
28	challenge: people want single family homes, and large commercial development, which involve destroying natural areas.	9/24/2019 7:43 AM
29	No community walking paths.	9/24/2019 7:01 AM
30	Integrate with SUNY east	9/24/2019 6:17 AM
31	Snow removal	9/24/2019 5:48 AM
32	sensible progress	9/24/2019 5:40 AM
33	providing/developing cultural and recreational opportunities	9/23/2019 10:40 AM
34	using our resources wisely	9/23/2019 8:19 AM
35	not enough recreation for families	9/22/2019 9:44 AM



## Town of East Greenbush Comprehensive Plan Update Community Survey

36	Lessing tax burdens	9/21/2019 7:47 PM
37	Route 4 traffic flow by Walmart needs to be improved.	9/21/2019 1:53 PM
38	Taxes driving out farms	9/20/2019 9:30 AM
39	some neglected homes in certain areas	9/20/2019 6:52 AM
40	traffic	9/19/2019 10:28 AM
41	Safety	9/19/2019 9:41 AM
42	To much residential growth, not enough business growth	9/18/2019 9:41 PM
43	poor condition- town hall/police station/court/transfer station	9/18/2019 8:36 PM
44	Too car dependent.	9/18/2019 3:06 PM
45	Not letting more big-time franchises in to get tax breaks.	9/17/2019 7:07 PM
46	Ugly to look at while driving on columbia turnpike	9/17/2019 6:25 PM
47	Over development	9/17/2019 5:18 PM
48	sense of community	9/17/2019 3:27 PM
49	Get rid of the athletic director -	9/17/2019 2:30 PM
50	Lack of a walkable neighborhood; Lacking bus routes	9/17/2019 2:26 PM
51	Better park/playground. We drive all the way to Bethlehem town park because of the great playground/park	9/16/2019 6:30 PM
52	Preserving woodlands.	9/16/2019 5:57 PM
53	High taxes	9/16/2019 11:57 AM
54	KEEPING THE SCHOOL AND PROPERTY TAXES AFFORDABLE OF LOW TO MIDDLE INCOMES	9/16/2019 11:03 AM
55	Infrastructure	9/15/2019 8:46 PM
56	Climate change	9/15/2019 9:12 AM
57	Infrastructure needs of the town	9/15/2019 7:02 AM
58	Traffic	9/15/2019 6:32 AM
59	Sidewalks for pedestrian safety	9/14/2019 7:52 PM
60	Roads not enough connections to distribute traffic	9/14/2019 2:15 PM
61	A potential for EG to lose its community due to overgrowth of "chain" stores and restaurants. Troy has done a great job in bringing in small businesses!	9/14/2019 12:59 PM
62	Keep our over look clean and neat warm and inviting.	9/14/2019 9:39 AM
63	Community events	9/13/2019 11:47 PM
64	Deterioration along 9 & 20	9/13/2019 7:43 PM
65	Cleanliness of public areas	9/13/2019 6:54 PM
66	Traffic on RT 4 by Walmart	9/13/2019 5:52 PM
67	Poor city planning such as the Casino debacle	9/13/2019 5:21 PM
68	New businesses tend to be more of the same	9/13/2019 5:13 PM
69	Lack of identifiable town center	9/13/2019 5:08 PM
70	High Taxes	9/13/2019 3:38 PM
71	Many streets need repaving	9/13/2019 12:50 PM
72	Number of condemned properties that the town doesn't seem to care about	9/13/2019 12:42 PM
73	no place for kids to play other sports besides baseball and softball	9/13/2019 12:16 PM
74	Roads need repair	9/13/2019 11:24 AM

## Town of East Greenbush Comprehensive Plan Update Community Survey

75	finally getting sidewalks where not available along Columbia Tpke.	9/13/2019 11:00 AM
76	Traffic on route 4	9/13/2019 10:43 AM
77	Understanding how future generations want to live and work	9/13/2019 10:42 AM
78	Keeping corruption out of Town Hall	9/13/2019 10:38 AM
79	Public transport has about dried up	9/13/2019 10:23 AM
80	Places for kids to go after school, free recreation center.	9/13/2019 10:18 AM
81	Senior Housing Community	9/13/2019 9:36 AM
82	Taxes are high and to build rds/sidewalks etc will be difficult without making them even higher	9/13/2019 9:21 AM
83	speeder	9/13/2019 9:07 AM
84	Land ownership	9/13/2019 8:28 AM
85	Affordable single family homes	9/13/2019 7:33 AM
86	Taxes	9/13/2019 7:25 AM
87	Getting more major name retail stores	9/13/2019 7:25 AM
88	The number of 'dead' spaces on 9&20	9/13/2019 7:08 AM
89	Increasing tax base via residential development without burdening school system, and current failing infrastructure	9/13/2019 6:58 AM
90	Keeping families here	9/13/2019 6:49 AM
91	Why is there an East and North greenbush but no West and South Greenbush or even greenbush, this needs to be rectified	9/13/2019 6:47 AM
92	Controlling growth while building the tax base.	9/13/2019 6:35 AM
93	Lack of togetherness	9/13/2019 6:29 AM
94	No one central town hub. Everything is spread out and scattetred. There's no one area or village feel anywhere.	9/13/2019 6:27 AM
95	High taxes	9/13/2019 6:22 AM
96	Quality Restaurants Lacking	9/13/2019 6:04 AM
97	Taxes too high, nothing in return	9/13/2019 5:52 AM
98	Location within Rensselaer County	9/13/2019 5:48 AM
99	Lots of repeat stores need new options	9/13/2019 5:44 AM
100	Need sidewalks throughout	9/12/2019 9:12 PM
101	Lack of a community park as is found in Clifton park and Bethlehem	9/12/2019 5:10 PM
102	Traffic	9/12/2019 4:52 PM
103	Taxes	9/12/2019 4:43 PM
104	Lack of restaurants	9/11/2019 5:21 PM
105	Avoiding big companies to take over public decision	9/11/2019 5:15 PM
106	Bring & keeping businesses	9/11/2019 3:17 PM
107	Lack of things for teenagers to (safely) do outside of school or sports	9/10/2019 12:18 PM
108	Taxes too high	9/8/2019 7:14 PM
109	Development of previously undeveloped areas	9/8/2019 3:30 PM
110	The perception that the town does noit want to evolve or improve.	9/5/2019 10:12 AM
111	Tax increase on residents	9/3/2019 10:17 AM
112	difficulty getting around town. Insufficient arterial roads to access highways	8/30/2019 11:36 AM
113	Quality restaurants	8/30/2019 10:18 AM

## Town of East Greenbush Comprehensive Plan Update Community Survey

114	Maintaining municipal services	8/29/2019 6:29 PM
115	Natural habitats being destroyed	8/29/2019 5:27 PM
116	Over population	8/29/2019 11:28 AM
117	Needs more events	8/29/2019 10:22 AM
118	Roads, other than 4 & 9/20	8/29/2019 10:07 AM
119	Dedicated bike lanes	8/28/2019 9:01 PM
120	Overpopulated schools	8/28/2019 8:54 PM
121	Are town run organization	8/28/2019 7:55 PM
122	Housing Housing Housing not needed	8/28/2019 7:21 PM
123	Infrastructure	8/28/2019 5:26 PM
124	Shopping	8/28/2019 5:08 PM
125	Not letting families take back over the town and throw it back in the economic ditch	8/28/2019 4:10 PM
126	Limited recreation opportunities	8/28/2019 3:16 PM
127	Get more drive through restaurants on 9&20.	8/28/2019 2:56 PM
128	Making wise decisions concerning the future water and waste treatment needs of the community.	8/28/2019 2:25 PM
129	A lack of community.	8/28/2019 2:23 PM
130	Infrastructure.	8/20/2019 1:38 PM
131	keeping green space instead of giving into developers	8/17/2019 11:49 AM
132	Spread out population	8/9/2019 2:56 PM
133	Address deteriorating/abandoned/condemned property, especially in residential neighborhoods	8/8/2019 10:15 AM
134	keeping current businesses thriving	8/5/2019 10:29 AM
135	members of town & planning board are not unbiased or get kickbacks for what they approve.	8/4/2019 7:05 PM
136	High taxes- too high	8/4/2019 4:25 PM
137	911 & dispatching of PD could be with the county to save tax \$\$	8/4/2019 2:31 PM
138	Taxes	8/4/2019 1:21 PM
139	Too much development west of Rt 4	8/4/2019 12:27 PM
140	Traffic	8/4/2019 11:29 AM
141	No decent restaurant	8/4/2019 10:34 AM
142	Lack of identity	8/4/2019 10:23 AM
143	Property taxes are obnoxious for the business value we have here.	8/4/2019 10:01 AM
144	Communal open space	8/4/2019 9:11 AM
145	Promoting businesses that don't pay employees a living wage.	8/4/2019 9:05 AM
146	The constant housing assessments, they only go one way and we already feel we pay a lot.	8/4/2019 8:32 AM
147	Roads not in top shape, and repairs are mediocre	8/4/2019 8:31 AM
148	vacancies on Columb Tpk	7/30/2019 12:41 PM
149	Infrastructure	7/29/2019 4:18 AM
150	attracting business that pay taxes	7/24/2019 7:52 PM
151	Need incentives to get business to 9 and 20	7/24/2019 2:13 PM
152	Not in my back yard mentality	7/24/2019 1:22 PM
153	High taxes will drive seniors and families to leave EG.	7/24/2019 1:09 PM
154	Closed businesses that have been unoccupied for 10+ years	7/24/2019 10:22 AM

## Town of East Greenbush Comprehensive Plan Update Community Survey

155	light industry	7/24/2019 10:07 AM
156	School taxes	7/24/2019 9:05 AM
157	Lack of bus routes to Library, YMCA, and High School	7/24/2019 8:35 AM
158	Establish a Municipal EMS service accountable to the Town Board.	7/23/2019 11:54 PM
159	little involvement from residents and businesses to better the community.	7/23/2019 11:24 PM
160	Care taken of land	7/23/2019 10:43 PM
161	New housing costs are outrageous	7/23/2019 10:37 PM
162	Developing new business	7/23/2019 9:45 PM
163	And horrible traffic jams at rte 4 and 3rd ave ext.	7/23/2019 9:17 PM
164	A lack of trust in public officials	7/23/2019 8:54 PM
165	Abandoned building rehab	7/23/2019 8:40 PM
166	Lack of outdoor community space-pool, recreation	7/23/2019 8:37 PM
167	traffic	7/23/2019 8:26 PM
168	Crime at Walmart	7/23/2019 8:22 PM
169	Increasing diversity (more families of color living here)	7/23/2019 8:21 PM
170	Too spread out	7/23/2019 6:46 PM
171	Columbia Turpike eyesores	7/23/2019 5:36 PM
172	Improve and repair roads	7/23/2019 5:23 PM
173	Lack of vacant land	7/23/2019 4:57 PM
174	Sewer system.	7/23/2019 4:44 PM
175	Our debt	7/23/2019 4:21 PM
176	Affordable mid range single family homes	7/23/2019 4:06 PM
177	Lack of retail options	7/23/2019 3:14 PM
178	A shortage of manpower on the police department. Increased crime.	7/23/2019 2:59 PM
179	Lack of things to do with kids like a bike trail	7/23/2019 2:11 PM
180	Need 1 - 2 more restaurants	7/23/2019 2:05 PM
181	People's attitudes - I've lived in the town for 10 years and still am made to feel like an outsider by the lifelong residents. I'm white and a Democrat so I feel like I should fit right in, right? Lol	7/23/2019 1:24 PM
182	Senior access	7/23/2019 12:31 PM
183	Traffic/ease of access to areas of the town, Fix Traffic issues near Walmart	7/23/2019 12:15 PM
184	Taxes	7/23/2019 11:58 AM
185	Too much previously residential property is being rezoned commercial.	7/23/2019 11:38 AM
186	Lack of town planned activities	7/23/2019 11:20 AM
187	housing	7/23/2019 11:13 AM
188	lack of dining on Columbia Tpke	7/23/2019 11:06 AM
189	Taxes	7/23/2019 10:08 AM
190	public transportation options	7/23/2019 9:17 AM
191	Not enough shopping or restaurants	7/23/2019 9:16 AM
192	Need more sense of family and community.	7/23/2019 8:33 AM
193	maintaining smaoo town feeling	7/23/2019 8:27 AM
194	Infrastructure age, water & sewer	7/23/2019 7:46 AM

## Town of East Greenbush Comprehensive Plan Update Community Survey

195	Taxes	7/23/2019 7:28 AM
196	Walkability	7/23/2019 6:12 AM
197	Taxes	7/23/2019 5:59 AM
198	N/A	7/23/2019 5:57 AM
199	Building takes way too long from start to finish	7/23/2019 5:40 AM
200	infrastructure	7/23/2019 5:19 AM
201	New businesses	7/23/2019 2:10 AM
202	Emergency services	7/22/2019 10:18 PM
203	Heavy traffic becoming too much like Wolf Road.	7/22/2019 9:56 PM
204	Potential for overgrowth	7/22/2019 9:55 PM
205	Continue to increase accessibility with sidewalks	7/22/2019 9:40 PM
206	Residential Property maintenance	7/22/2019 9:36 PM
207	Population of schools with new home development	7/22/2019 9:32 PM
208	How to better attract businesses	7/22/2019 9:29 PM
209	Unreasonable fees charged to developers hindering any type of development	7/22/2019 9:22 PM
210	Lack of developable space.	7/22/2019 9:22 PM
211	underdeveloped and underused town park and recreational services.	7/22/2019 9:15 PM
212	Anti-development	7/22/2019 9:05 PM
213	Big companies coming in tax free	7/22/2019 9:01 PM
214	Overcrowded elementary schools	7/22/2019 9:00 PM
215	Old infrastructure	7/22/2019 8:43 PM
216	Total lack of youth sports fields not tied to the EGCSO.	7/22/2019 8:40 PM
217	Public utility infrastructure	7/22/2019 8:36 PM
218	Lower taxes	7/22/2019 8:34 PM
219	People going across river for items	7/22/2019 8:28 PM
220	High taxes	7/22/2019 8:22 PM
221	Vacant stores	7/22/2019 8:20 PM
222	Very little curb appeal	7/22/2019 8:18 PM
223	Lack of play areas for children	7/22/2019 8:16 PM
224	Infrastructure	7/22/2019 8:12 PM
225	waste treatment plant	7/22/2019 8:11 PM
226	Taxes	7/22/2019 8:06 PM
227	a community identity	7/22/2019 4:14 PM
228	Keeping businesses	7/22/2019 8:10 AM
229	No place to swim	7/20/2019 10:21 AM
230	Give teens something to do in town/a place to go	7/19/2019 3:53 PM
231	Not a lot of appeal to 18-30 year-olds, except those settling in and starting a family	7/16/2019 1:18 PM
232	infrastructure	7/9/2019 6:17 AM
233	No easy access large community park	7/8/2019 11:35 AM
234	Roads	7/8/2019 10:30 AM
235	redistricting when numbers change for our schools	7/8/2019 9:14 AM



## Town of East Greenbush Comprehensive Plan Update Community Survey

236	Not a destination for those outside of East Greenbush.	7/8/2019 8:48 AM
237	establishing permanent residents	7/8/2019 6:27 AM
238	Keeping up with infrastructure needs	7/7/2019 7:54 PM
239	Inconsistent policies or inconsistencies carrying out policy of the town board-research and follow tax laws for example , if someone grieved taxes and approved , you can't try to raise them the next year again	7/7/2019 9:32 AM
240	Resources for lower income families outside of EG	7/6/2019 9:03 PM
241	Areas for surviving businesses	7/6/2019 4:22 PM
242	Not attracting new business.	7/6/2019 9:51 AM
243	Do we really need our own police force? As people retire, could we start to combine with North Greenbush, Rensselaer, Schodack, etc.	7/5/2019 9:47 PM
244	Traffic on route 4	7/5/2019 8:28 AM
245	Ways to expand our tax base	7/4/2019 7:25 PM
246	Maintaining costs, limiting tax increases	7/4/2019 8:01 AM
247	House prices are high	7/4/2019 7:08 AM
248	Aging population	7/3/2019 9:33 PM
249	No real Main Street	7/3/2019 8:37 PM
250	9&20 needs a face lift	7/3/2019 7:00 PM
251	Less pizza	7/3/2019 4:21 PM
252	Aging equipment	7/3/2019 11:50 AM
253	support for local institutions waning	7/3/2019 11:02 AM
254	Traffic pattern at 3rd Ave. Ext and Troy Rd., gridlock, slow moving	7/3/2019 10:48 AM
255	Less community and more retail	7/3/2019 10:38 AM
256	high taxes	7/3/2019 10:34 AM
257	Business tax base needs to grow	6/29/2019 7:55 AM
258	proximity of attractions, should be more clustered or paired (unique restaurants with attractions)	6/29/2019 7:46 AM
259	Sewer/water systems	6/28/2019 6:55 PM
260	Traffic control	6/28/2019 4:45 PM
261	abandoned buildings	6/28/2019 12:44 PM
262	Needs more restaurants	6/28/2019 9:58 AM
263	Spending too much money on pretty flowers at Rte 4 / 9&20. Why??? Just why?? Make a pretty rock design that is maintenance free and be done with it already	6/28/2019 8:18 AM
264	Property taxes	6/28/2019 7:45 AM
265	Drawing people across the river	6/27/2019 2:44 PM
266	traffic	6/27/2019 8:37 AM
267	Taxes too high- people can't fix their houses	6/26/2019 6:53 AM
268	Room for growth	6/25/2019 8:47 AM
269	Our town government doesn't help us fight against our communities that make decisions that affect the health and wellbeing of town residents	6/24/2019 2:28 PM
270	The need to force the closure of the Dunn dump for health and safety reasons	6/24/2019 1:58 PM
271	Put up a permant speed sign up on Elliot Road, these items are up in the ADK and the Helderbergs and the money that the developments paid should pay for this, and it was slow down the no stop speeders and help stop so many animals and almost people from getting hit by speeding vehicles !	6/24/2019 11:03 AM

## Town of East Greenbush Comprehensive Plan Update Community Survey

272	High taxes	6/23/2019 9:07 PM
273	Heavy meTraffic on route 4.	6/22/2019 9:36 PM
274	Community spaces	6/22/2019 8:45 PM
275	Over populating	6/22/2019 5:04 PM
276	activities for teenage youth	6/22/2019 1:05 PM
277	Taxes-school	6/22/2019 12:35 PM
278	Signage and current store fronts on 9 and 20 need improvement. This area has such potential but appears run-down. Beautification improvements would encourage others in neighboring communities to spend their dollars on our community.	6/22/2019 7:46 AM
279	Lack of youth sports venues	6/22/2019 6:27 AM
280	More police present driving through	6/22/2019 5:39 AM
281	maintaining roads, etc. (Route 4 traffic)	6/21/2019 3:12 PM
282	Lack of vision for development	6/20/2019 1:16 PM
283	Not taking advantage of Albany-Hudson Electric Trail	6/20/2019 1:10 PM
284	Find people who want to work and not just collect a paycheck	6/20/2019 8:25 AM
285	Lack of services the Ag buffer zones	6/19/2019 9:18 PM
286	Recreational areas	6/19/2019 7:11 PM
287	listening to community (although Jack has done a great job)	6/19/2019 6:35 PM
288	Lack of a walkable downtown area	6/19/2019 4:28 PM
289	Expanding water and sewage lines	6/19/2019 4:12 PM
290	Businesses not lasting long	6/19/2019 3:36 PM
291	Taxes	6/19/2019 3:18 PM
292	Basketball courts	6/19/2019 3:01 PM
293	Where Rt 4 intersects with 9&20. Many cars never go left to businesses on east side of town.	6/19/2019 2:45 PM
294	More mature trails	6/19/2019 2:36 PM
295	TAXES	6/19/2019 1:42 PM
296	Traffic congestion	6/19/2019 1:28 PM
297	Roads poor condition	6/19/2019 12:05 PM
298	High tax rate	6/19/2019 11:32 AM
299	Commercial growth vs residential quality of life	6/19/2019 11:31 AM
300	No good restsurants	6/19/2019 11:17 AM
301	Abandon houses being addressed.	6/19/2019 11:03 AM
302	Need better shopping options	6/19/2019 10:23 AM
303	Not open for business - town officials make it extremely unattractive to operate business in town. Time is money in business and the town takes far too long to make decisions. There is no clear handbook for business or developers to know what the impact fees will be or a timeline to help navigate the process.	6/19/2019 10:05 AM
304	High taxes	6/19/2019 9:27 AM
305	Lack of good recreation facilities	6/19/2019 9:17 AM
306	Very little retail	6/19/2019 9:13 AM
307	Lack of community connectedness	6/19/2019 9:12 AM
308	The starbusks intersection	6/19/2019 8:54 AM

## Town of East Greenbush Comprehensive Plan Update Community Survey

309	people in EG outlying regions recieve no municple perkds ie leaf pickup, sidewalks, streetlights, no police presence	6/19/2019 8:18 AM
310	Code enforcement.	6/19/2019 7:00 AM
311	school taxes too high	6/19/2019 6:40 AM
312	Loosing business on 9&20	6/19/2019 6:29 AM
313	Sidewalks and trail system	6/19/2019 6:11 AM
314	Lots vacant properties rt 20!	6/19/2019 4:31 AM
315	No Dumps	6/19/2019 2:18 AM
316	bad traffic and ecological foresight	6/19/2019 12:40 AM
317	Drugs	6/18/2019 10:51 PM
318	High taxes for very little.	6/18/2019 10:49 PM
319	Garbage pick would be nice	6/18/2019 10:27 PM
320	Keeping Jack Conway in office.	6/18/2019 10:04 PM
321	Lack of local businesses	6/18/2019 10:02 PM
322	Having some new businesses come in to spark change	6/18/2019 9:59 PM
323	Drug traffic	6/18/2019 9:45 PM
324	Cost of taxes	6/18/2019 9:21 PM
325	restoring the town parks-swimming	6/18/2019 9:19 PM
326	Lack of a commercial center.	6/18/2019 9:16 PM
327	Maintaining businesses	6/18/2019 9:06 PM
328	very little walk/run/bike/ infrastructure	6/18/2019 8:57 PM
329	Regeneron expansion	6/18/2019 8:43 PM
330	Activities for children	6/18/2019 8:40 PM
331	encouraging existing businesses to stay	6/18/2019 8:34 PM
332	Traffic management	6/18/2019 8:34 PM
333	Business decline	6/18/2019 8:34 PM
334	Nepotism	6/18/2019 8:28 PM
335	Revitalizing 9&20	6/18/2019 8:25 PM
336	Lower taxes	6/18/2019 8:21 PM
337	Rapid growth in housing	6/18/2019 8:21 PM
338	Needs a good commercial tax base	6/18/2019 7:57 PM
339	Traffic on route 4 is bad	6/18/2019 7:56 PM
340	Surprisingly high property and school taxes	6/18/2019 7:54 PM
341	9&20 Development	6/18/2019 7:40 PM
342	Poor retail options	6/18/2019 7:36 PM
343	Not much green space left, and much of it eyed by developers	6/18/2019 7:25 PM
344	Preservation of our parks. (The lake in EGB town park)	6/18/2019 7:15 PM
345	Building up Columbia Turnpike	6/18/2019 7:11 PM
346	Need for continued improvements to community areas such as parks	6/18/2019 7:09 PM
347	Neighboring environmental concerns	6/18/2019 7:05 PM
348	Attracting job creating businesses in areas that minimize impact on residential areas	6/18/2019 7:05 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

349	Road upkeep	6/18/2019 6:43 PM
350	Need more bus routes	6/18/2019 6:03 PM
351	Not much for teens	6/18/2019 4:42 PM
352	Property taxes are insane	6/18/2019 4:22 PM
353	keeping it more residential than commercial (too much repetition) --that is making it a desirable place to live	6/18/2019 4:13 PM
354	General fear of change/evolution by town residents	6/18/2019 4:05 PM
355	Community support for town events	6/18/2019 3:47 PM
356	Empty businesses/ closing of small business	6/18/2019 3:43 PM
357	We have no good restaurants or retail stores	6/18/2019 3:37 PM
358	Keeping trees and woods	6/18/2019 2:23 PM
359	Lower taxes	6/18/2019 2:03 PM
360	not many small businesses survive	6/18/2019 1:50 PM
361	Need better ordinances for easier enforcement by the town	6/18/2019 10:39 AM
362	Widening Rt 4	6/17/2019 8:48 PM
363	Maintain the hometown appeal	6/17/2019 7:41 PM

## Q20 Please identify the top 3 opportunities you see for East Greenbush in the future.

Answered: 358 Skipped: 425

ANSWER CHOICES	RESPONSES	
1	100.00%	358
2	81.01%	290
3	60.61%	217



## Q20 Please identify the top 3 opportunities you see for East Greenbush in the future.

Answered: 358    Skipped: 425

ANSWER CHOICES	RESPONSES
1	100.00% 358
2	81.01% 290
3	60.61% 217

#	1	DATE
1	Capitalizing on people working at Regeneron	10/28/2019 10:36 AM
2	Multiuse trails aside from the AHET trail	10/25/2019 8:12 PM
3	Traders joe	10/25/2019 7:32 PM
4	Slow thoughtful growth	10/25/2019 6:05 PM
5	actually listening to the people not the big rich land people that are ruining our town.	10/25/2019 3:18 PM
6	Strong vision of development	10/25/2019 10:29 AM
7	Better town park	10/25/2019 9:45 AM
8	More incentives for business owners going green	10/25/2019 9:12 AM
9	Columbia turnpike land	10/25/2019 9:05 AM
10	Engage its rural community and promote agriculture.	10/13/2019 1:18 PM
11	Having a plan to move forward	10/8/2019 12:31 PM
12	Better recreation facilities - both indoor and outdoor	10/2/2019 3:13 PM
13	bring new businesses to old empty spaces	10/2/2019 12:25 PM
14	Need to supply design qualifications for incoming developers	10/1/2019 7:54 PM
15	More sidewalks going in. The way of the future, residents want walkable communities.	9/30/2019 4:00 PM
16	Growth of businesses on 9 and 20	9/30/2019 10:12 AM
17	Increased retail	9/30/2019 6:38 AM
18	Creating a Town Center that is walkable.	9/29/2019 8:06 AM
19	Access to community areas through the new bike path.	9/29/2019 7:56 AM
20	Add a town pool	9/27/2019 7:26 AM
21	Incouraging regeneron employees to live and use what we can offer them	9/26/2019 6:51 PM
22	encourage more tech industruty to locate in the town that pay higher salarires and increase the well of residents	9/26/2019 7:10 AM
23	Opportunity for merging public and wildlife access to the Hudson River	9/25/2019 3:10 PM
24	Growth around Regeneron/SUNY East campus	9/24/2019 1:23 PM
25	Redevelopment of Columbia Turnpike corridor into a mixed use walkable community	9/24/2019 10:23 AM
26	Making East Greenbush more walkable and bikeable	9/24/2019 8:07 AM
27	this area is beautiful and has character	9/24/2019 7:43 AM
28	Bike trail complete	9/24/2019 6:17 AM
29	Continue offering great schools	9/24/2019 5:48 AM

## Town of East Greenbush Comprehensive Plan Update Community Survey

30	create a village atmosphere of neighborhood	9/24/2019 5:40 AM
31	close proximity to Albany and resources of capital city	9/23/2019 10:40 AM
32	could be like Saratoga - a hot spot for restaurants and entertainment without the snottiness	9/23/2019 8:19 AM
33	better traffic flow on 9/20 and route 4	9/22/2019 9:44 AM
34	Improving 9 & 20 so it doesn't look so depressed	9/21/2019 1:53 PM
35	Development of the electric rail trail	9/20/2019 10:25 AM
36	Preserve many natural areas still intact	9/20/2019 9:30 AM
37	Grow Columbia Turnpike	9/20/2019 6:52 AM
38	Close to Albany-good commute	9/19/2019 5:25 PM
39	Columbia Turnpike	9/19/2019 10:28 AM
40	Tax relief by building industry	9/19/2019 9:41 AM
41	Alluring business growth	9/18/2019 9:41 PM
42	clean-up/build-up 9/20	9/18/2019 8:36 PM
43	Greater mix of uses.	9/18/2019 3:06 PM
44	Keeping taxes down	9/17/2019 7:07 PM
45	Restaurant potential	9/17/2019 6:25 PM
46	More restaurants	9/17/2019 3:44 PM
47	Attract strong companies that don't shut down	9/17/2019 3:27 PM
48	Attract businesses to invest in EG at tech parks	9/17/2019 2:30 PM
49	Availability of walking trails near housing	9/17/2019 2:00 PM
50	Plenty of space on 9&20 to build	9/16/2019 6:30 PM
51	Room for growth.	9/16/2019 5:57 PM
52	Put up apartments so Regeneron employees will spend money in town	9/16/2019 11:57 AM
53	good school system with community involvement	9/16/2019 11:03 AM
54	Availability of commercial properties	9/15/2019 8:46 PM
55	Continued academic excellence	9/15/2019 9:12 AM
56	nothing until we bring in decent retail and opportunities	9/14/2019 2:15 PM
57	School district growth if new housing comes. This is a PRO AND CON	9/14/2019 12:59 PM
58	As a collective group to do better in all aspects.	9/14/2019 9:39 AM
59	Create a community that support biking and walking for our children	9/14/2019 7:07 AM
60	Regeneron and NYISO	9/13/2019 11:47 PM
61	Paving of side streets	9/13/2019 11:05 PM
62	Business growth	9/13/2019 9:00 PM
63	Improve town recreation	9/13/2019 7:43 PM
64	Employment	9/13/2019 7:24 PM
65	Need restaurants and commerce	9/13/2019 6:54 PM
66	Waterfront property developed for recreation	9/13/2019 5:52 PM
67	Shopping outlet destination	9/13/2019 5:13 PM
68	To protect the health of your residents and the environment from poor decisions in Rensselaer.	9/13/2019 5:08 PM
69	convenience to albany / berkshires	9/13/2019 4:11 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

70	regernon will help the economy	9/13/2019 3:53 PM
71	Pickleball courts ( maybe a pickleball pavilion)	9/13/2019 3:38 PM
72	New business locations	9/13/2019 12:50 PM
73	Lowering residential property owners taxes	9/13/2019 12:28 PM
74	to build a multi purpose gym or athletic complex	9/13/2019 12:16 PM
75	The Amazon warehouse bringing people to the area	9/13/2019 11:24 AM
76	More businesses coming to EG, such as Regeneron	9/13/2019 11:00 AM
77	Park similar to the Crossings	9/13/2019 10:43 AM
78	Leveraging proximity to downtown Albany	9/13/2019 10:42 AM
79	Economic development on 9 & 20	9/13/2019 10:38 AM
80	Get 9 and 20 and route 4 area more useable.	9/13/2019 10:23 AM
81	Gift shops	9/13/2019 10:18 AM
82	Regeneron bringing business	9/13/2019 9:36 AM
83	There's so much space to build into	9/13/2019 9:21 AM
84	Bringing in some retail businesses & restaurants	9/13/2019 9:16 AM
85	Maintaining excellent schools	9/13/2019 7:33 AM
86	closeness to SUNYA, Regeneron and the other businesses	9/13/2019 7:26 AM
87	Commerce	9/13/2019 7:25 AM
88	Our location is easy to get to if there is a reason for people to shop or move here.	9/13/2019 7:25 AM
89	Lots of space for growth	9/13/2019 7:08 AM
90	Economic growth via appropriate tax structured business deals/incentives	9/13/2019 6:58 AM
91	Columbia Tpke being a destination	9/13/2019 6:49 AM
92	EG should invade and conquer Castleton to obtain some valuable river front property then ...	9/13/2019 6:47 AM
93	Open/transparent government	9/13/2019 6:35 AM
94	The opportunity to encourage growth in a controlled manner.	9/13/2019 6:35 AM
95	Chick fliet	9/13/2019 6:29 AM
96	9&20 revitalization through dmall business growth	9/13/2019 6:27 AM
97	The opportunity to be free without traffic and high taxes	9/13/2019 6:22 AM
98	9/20 Corridor Development Potential	9/13/2019 6:04 AM
99	This is a large community let's keep the people here to spend their money	9/13/2019 6:02 AM
100	Small town feel	9/13/2019 5:52 AM
101	Rte 9 & 20 corridor could be attractive to residents and visitors alike	9/13/2019 5:46 AM
102	Ideal location for smart development (live/work/play)	9/12/2019 9:12 PM
103	property value	9/12/2019 5:15 PM
104	Regeneron growing	9/12/2019 4:52 PM
105	Business	9/12/2019 4:43 PM
106	Great location	9/11/2019 5:21 PM
107	Small businesses	9/11/2019 5:15 PM
108	Bring all political sides together to discuss community issues	9/10/2019 12:18 PM
109	Encouraging new local businesses	9/8/2019 3:30 PM
110	A lot of usable land.	9/5/2019 10:12 AM

## Town of East Greenbush Comprehensive Plan Update Community Survey

111	Close to Albany.	8/30/2019 11:36 AM
112	Education and Industry collaboration.	8/30/2019 10:18 AM
113	Instead of vacant buildings, add some nice retail stores	8/30/2019 10:06 AM
114	None	8/30/2019 9:38 AM
115	Better restaurants, higher quality than those with drive through s.	8/29/2019 6:29 PM
116	Jobs	8/29/2019 10:22 AM
117	Improving the items listed above	8/29/2019 10:07 AM
118	Development of business on 9&20	8/29/2019 7:21 AM
119	Elect officials who actually care	8/28/2019 7:55 PM
120	9&20	8/28/2019 7:21 PM
121	Business development	8/28/2019 6:13 PM
122	Attracting more companies like Regeneron to the area	8/28/2019 5:26 PM
123	Housing developments	8/28/2019 5:08 PM
124	Continued support for the school district	8/28/2019 4:10 PM
125	Proximity to Regeneron	8/28/2019 3:26 PM
126	The expansion of Regeneron in which may reduce taxes	8/28/2019 3:19 PM
127	More variety of restaurants/dining/happy hour establishments	8/28/2019 3:16 PM
128	Great schools	8/28/2019 2:56 PM
129	cannibis	8/28/2019 2:27 PM
130	Harnessing 21st century energy producing tech for our community.	8/28/2019 2:25 PM
131	More business, including restaurants	8/28/2019 2:23 PM
132	Green.	8/20/2019 1:38 PM
133	Open spaces and natural areas	8/17/2019 11:49 AM
134	Great schools attract young families	8/9/2019 2:56 PM
135	Economic development via revitalization of the 9&20 corridor, establishment of a "town center"	8/8/2019 10:15 AM
136	nothing until town board actually listens to the people, not interrupt people because they are stating facts the board members do not profit from and not their own agenda	8/4/2019 7:05 PM
137	9&90 bring in restaurants	8/4/2019 4:25 PM
138	Improve 9&20.	8/4/2019 2:31 PM
139	None	8/4/2019 1:21 PM
140	Building walkable Town Center	8/4/2019 12:27 PM
141	GOOD restaurants (not chains)	8/4/2019 11:29 AM
142	Regeneron	8/4/2019 10:34 AM
143	Development business	8/4/2019 10:23 AM
144	Utilize I 90 to bring more tax revenue from business	8/4/2019 10:10 AM
145	Services growth	8/4/2019 9:11 AM
146	9&20 corridor	8/4/2019 9:05 AM
147	To engage community sports and activities.	8/4/2019 8:32 AM
148	9&20 has tremendous potential	8/4/2019 8:31 AM
149	more farms, local food	8/1/2019 9:57 PM
150	Spray pad/pool	7/31/2019 8:05 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

151	available open locations along Columb Tpk	7/30/2019 12:41 PM
152	Heroin use significantly reduced thru education and counseling programs	7/29/2019 4:18 AM
153	9&20	7/27/2019 9:51 AM
154	controlled growth	7/27/2019 6:55 AM
155	9&20	7/26/2019 12:47 PM
156	Growth on Columbia Turnpike	7/25/2019 7:11 AM
157	great schools	7/24/2019 8:00 PM
158	Lacross Fields	7/24/2019 2:13 PM
159	Commercial spaces on 9&20	7/24/2019 1:22 PM
160	Attract business and new residents because of EG's location	7/24/2019 1:09 PM
161	Active Main Street	7/24/2019 10:22 AM
162	Employment	7/24/2019 10:07 AM
163	Economic development	7/24/2019 9:05 AM
164	Adding bus lines back to make ALL of East Greenbush more accessible.	7/24/2019 8:35 AM
165	EG needs an identity.	7/23/2019 11:54 PM
166	Incentive for new businesses to open in east Greenbush	7/23/2019 11:24 PM
167	To gain businesses back	7/23/2019 10:43 PM
168	Spillover from development of Renss waterfront	7/23/2019 10:37 PM
169	More apartments/living	7/23/2019 9:45 PM
170	Expansion of outdoor recreation spaces	7/23/2019 8:54 PM
171	Possible less taxes	7/23/2019 8:40 PM
172	Residential Growth	7/23/2019 8:37 PM
173	Space for growth in business	7/23/2019 8:26 PM
174	Proximity to Albany and I-90	7/23/2019 8:22 PM
175	Since there's still lots of undeveloped space- keeping most of these acres natural	7/23/2019 8:21 PM
176	More diverse retail, culture centers	7/23/2019 6:46 PM
177	More restaurants and businesses	7/23/2019 5:46 PM
178	Expansion of retail and boutique shops	7/23/2019 5:36 PM
179	Fill restaurants	7/23/2019 4:57 PM
180	Business development.	7/23/2019 4:44 PM
181	Open an indoor/outdoor soccer complex	7/23/2019 4:21 PM
182	Developing Columbia Turnpike retail	7/23/2019 4:06 PM
183	Develop 9&20	7/23/2019 2:59 PM
184	many natural resources to preserve	7/23/2019 2:05 PM
185	Occupy vacant buildings	7/23/2019 1:51 PM
186	Greater population diversity	7/23/2019 1:24 PM
187	Hampton Manor Lake seems like an area for great opportunity	7/23/2019 12:15 PM
188	Commercial Growth	7/23/2019 11:58 AM
189	Stop allowing so much property to be rezoned commercial and use it to build green spaces/parks, etc	7/23/2019 11:38 AM
190	With regeneron coming, hopefully more involved families	7/23/2019 11:20 AM



## Town of East Greenbush Comprehensive Plan Update Community Survey

191	future industrial & mercantile growth	7/23/2019 11:13 AM
192	Create tax incentives for solar/wind	7/23/2019 11:06 AM
193	9&20 growth	7/23/2019 11:03 AM
194	attract young workforce	7/23/2019 10:25 AM
195	Business growth	7/23/2019 10:08 AM
196	Growing population (lots of growing families)	7/23/2019 9:17 AM
197	Retail	7/23/2019 9:16 AM
198	Need an outdoor community pool!	7/23/2019 8:33 AM
199	smart use of-what we allow to develop in town	7/23/2019 8:27 AM
200	Tech jobs	7/23/2019 7:46 AM
201	Lowering taxes could equal home improvements	7/23/2019 7:28 AM
202	Become the best bedroom community in capital district	7/23/2019 6:12 AM
203	Proximity to NY capital	7/23/2019 5:59 AM
204	Business opportunites	7/23/2019 5:57 AM
205	Space for growth	7/23/2019 5:40 AM
206	Continued growth	7/22/2019 10:18 PM
207	Generate interest for EG the town, not just the shopping destination.	7/22/2019 9:55 PM
208	Big business moving on to 9&20	7/22/2019 9:36 PM
209	Increased tax dollars- home development and businesses	7/22/2019 9:32 PM
210	Bringing in new business	7/22/2019 9:29 PM
211	Strong biotech workforce	7/22/2019 9:22 PM
212	natural beauty with lots of undeveloped land	7/22/2019 9:15 PM
213	Prime residential location/centrally located	7/22/2019 9:01 PM
214	More residential growth	7/22/2019 8:43 PM
215	East Greebush is close to everything in upstate NY,	7/22/2019 8:43 PM
216	Maintaining our smaller town charm	7/22/2019 8:42 PM
217	Redevelopment of Columbia Turnpike	7/22/2019 8:41 PM
218	Pool for town park	7/22/2019 8:33 PM
219	Revitalization of Columbia Tpke	7/22/2019 8:28 PM
220	Growth in population	7/22/2019 8:21 PM
221	Vacant stores in prime locations	7/22/2019 8:20 PM
222	Business growth	7/22/2019 8:18 PM
223	the rail trail	7/22/2019 4:14 PM
224	More things to do	7/20/2019 10:21 AM
225	The sidewalks & the NYS biking trail--encouraging non-automotive transportation	7/19/2019 3:53 PM
226	Capitalize on the great school district and library to attract more families	7/16/2019 1:18 PM
227	Vacant property for redevelopment	7/9/2019 6:02 PM
228	more warehouses	7/9/2019 6:17 AM
229	Better roads	7/8/2019 10:30 AM
230	Town pool	7/8/2019 9:14 AM
231	Improving 9 & 20 so it doesn't look so depressed	7/8/2019 8:48 AM

## Town of East Greenbush Comprehensive Plan Update Community Survey

232	Build a real town park. Buy land on Phillips Rd and build it.	7/8/2019 6:27 AM
233	Grow our communities carefully to include a variety of residents and businesses	7/7/2019 7:54 PM
234	Develop the beautiful natural resources	7/7/2019 9:32 AM
235	School/student opportunities	7/6/2019 9:03 PM
236	Business growth	7/6/2019 4:22 PM
237	Develop the waterfront with Rensselaer	7/6/2019 9:51 AM
238	We are 5 minutes from Albany (the capital of the state) and it has always baffled me as to why we are not a thriving area.	7/5/2019 9:47 PM
239	opportunities to expand business	7/5/2019 7:15 PM
240	Building up Columbia turnpike to bring in businesses	7/5/2019 8:28 AM
241	Plenty of Green spaces	7/4/2019 8:01 AM
242	School district helps with education	7/4/2019 7:08 AM
243	Develop park system more, especially waterways	7/3/2019 9:33 PM
244	Town center with walkable	7/3/2019 7:00 PM
245	With regeneron adding more community	7/3/2019 5:48 PM
246	Great Schools	7/3/2019 11:50 AM
247	Restaurant	7/3/2019 11:33 AM
248	nature access	7/3/2019 11:02 AM
249	Schools are amazing	7/3/2019 10:38 AM
250	growth	7/3/2019 10:34 AM
251	develop unused commercial property	7/3/2019 10:28 AM
252	Business development	7/2/2019 7:37 AM
253	Great school district	6/29/2019 7:55 AM
254	recreational, entertainment, cultural opportunities	6/29/2019 7:46 AM
255	Great place to live	6/28/2019 6:55 PM
256	Not sure	6/28/2019 4:45 PM
257	NGB is full	6/28/2019 12:44 PM
258	Has a good tax base	6/28/2019 9:58 AM
259	More shopping like department stores like kohl's	6/28/2019 8:27 AM
260	Regeneron's growth attracting other businesses	6/28/2019 8:18 AM
261	New neighborhoods	6/28/2019 7:45 AM
262	Build a park and trail system along the Hudson.	6/27/2019 2:44 PM
263	Technology	6/27/2019 1:41 PM
264	great location	6/27/2019 8:37 AM
265	Space for new business to come	6/26/2019 6:53 AM
266	Appealing to commuters as an alternative to living along the Northway	6/25/2019 8:47 AM
267	Making East Greenbush an entirely walkable community	6/24/2019 2:28 PM
268	walkability and quality of life improvements	6/24/2019 1:58 PM
269	Improving the great town hall and then having it be as great as it was for years !	6/24/2019 11:03 AM
270	Outdoor recreational spaces for sports	6/23/2019 9:07 PM
271	Develop the buildings that have been vacated.	6/22/2019 9:36 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

272	Businesses with well paying jobs	6/22/2019 8:45 PM
273	Business growth	6/22/2019 12:35 PM
274	Youth athletics	6/22/2019 7:46 AM
275	Main street type area	6/22/2019 6:27 AM
276	Clean up Columbia Tpk (make people want to come and live here)	6/22/2019 5:39 AM
277	Schools	6/21/2019 3:12 PM
278	Town park	6/21/2019 12:21 PM
279	Retail opportunities to coincide with residential	6/20/2019 3:51 PM
280	Develop a niche for more commerce	6/20/2019 2:17 PM
281	Develop 9&20	6/20/2019 1:16 PM
282	Albany-Hudson Electric Trail	6/20/2019 1:10 PM
283	Not many	6/20/2019 8:25 AM
284	Thompson Hill space	6/19/2019 9:18 PM
285	Growing population due to location	6/19/2019 7:11 PM
286	ascertaining businesses (retail, event venue, etc.)	6/19/2019 6:35 PM
287	Growth in a responsible manner	6/19/2019 4:12 PM
288	Expansion of Retail Businesses	6/19/2019 3:36 PM
289	Many empty lots on Columbia Turnpike.	6/19/2019 3:18 PM
290	Manage growth	6/19/2019 3:01 PM
291	Growing populations bring need for more housing & retail	6/19/2019 2:45 PM
292	More small local businesses	6/19/2019 2:36 PM
293	a lot of empty business up for development	6/19/2019 2:21 PM
294	provide more recreational areas	6/19/2019 1:42 PM
295	Increasing home building	6/19/2019 11:32 AM
296	More upscale everything	6/19/2019 11:17 AM
297	Clean up of Hampton manor lake	6/19/2019 11:03 AM
298	Developable land along corridor which should create town center, walkable vibe	6/19/2019 10:05 AM
299	More recreational opportunities	6/19/2019 9:33 AM
300	Development of property	6/19/2019 9:27 AM
301	Promote the proximity and easy commute to albany	6/19/2019 9:17 AM
302	Bring in businesses to offset taxes	6/19/2019 9:12 AM
303	more restaurants	6/19/2019 8:54 AM
304	need to bring in a destination ie cabellas, casino, nascar	6/19/2019 8:18 AM
305	Keep residents by not raisings taxes.	6/19/2019 7:00 AM
306	Fix 3rd ave extension	6/19/2019 6:32 AM
307	Updates made to side walks for easier walking	6/19/2019 6:29 AM
308	We seem to keep acquiring empty space to transform	6/19/2019 6:16 AM
309	Regeneron and it's employees	6/19/2019 6:11 AM
310	Can't think of three	6/19/2019 4:31 AM
311	Build more single family residences	6/19/2019 2:18 AM
312	More retail and food on 9&20 would bring in more money from neighboring towns.	6/18/2019 10:51 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

313	Bike bath or bike lanes	6/18/2019 10:49 PM
314	Chain restaurant's on 9&20	6/18/2019 10:27 PM
315	Restaurants	6/18/2019 10:18 PM
316	Dick's Sporting Goods	6/18/2019 10:04 PM
317	Vacant lots	6/18/2019 10:02 PM
318	Potential for growth if development is invested in	6/18/2019 9:59 PM
319	Proximity to Albany should make EG more desirable	6/18/2019 9:45 PM
320	To make Columbia Turnpike prosper as does rt4	6/18/2019 9:32 PM
321	Hampton Manor Lake	6/18/2019 9:19 PM
322	require that new development provide amenities like sidewalks, bike paths, etc.	6/18/2019 9:16 PM
323	Mixed use residential commercial space like Malta	6/18/2019 9:06 PM
324	new supervisor is developing plans with community input	6/18/2019 8:57 PM
325	Investment in recreation and children	6/18/2019 8:43 PM
326	Restaurants, cafes	6/18/2019 8:40 PM
327	Redevelop 9 & 20	6/18/2019 8:34 PM
328	Clean power opportunities	6/18/2019 8:34 PM
329	Hire an urban planner with a vision and listen to him/her	6/18/2019 8:28 PM
330	I think the proposed bike path would be an asset and help bring more local businesses	6/18/2019 8:25 PM
331	Trade schools	6/18/2019 8:21 PM
332	Infer-structure improvements	6/18/2019 7:57 PM
333	Continue improvements in town park	6/18/2019 7:56 PM
334	Blank slate, lots of areas for development/improvement	6/18/2019 7:54 PM
335	More retail, not effecting residences	6/18/2019 7:40 PM
336	Becoming an outdoor family destination for Rens. County	6/18/2019 7:38 PM
337	Give business incentives to be here - and not just the big box stores	6/18/2019 7:36 PM
338	Incoming bike path along Columbia turnpike will be great for locals and bring in outside business	6/18/2019 7:25 PM
339	Retail space along Columbia Tpk	6/18/2019 7:15 PM
340	Recruit new businesses to area	6/18/2019 7:09 PM
341	Restaurants and breweries	6/18/2019 7:05 PM
342	Using Columbia Turnpike redevelopment to create a more town center like area	6/18/2019 7:05 PM
343	A good master plan for development	6/18/2019 6:46 PM
344	Roads being fixed or repaved	6/18/2019 6:43 PM
345	Growth of businesses	6/18/2019 6:03 PM
346	Waterfront expansion	6/18/2019 4:42 PM
347	Housing,housing,housing.	6/18/2019 4:25 PM
348	Lots of seemingly available landd	6/18/2019 4:22 PM
349	a mixed age community	6/18/2019 4:13 PM
350	Walk-ability - AHET and sidewalk improvements make for a generally more desirable environment	6/18/2019 4:05 PM
351	9&20 growth	6/18/2019 3:47 PM
352	Growth and development for regal cinemas. Update theatres	6/18/2019 3:43 PM
353	Quiet community due to North Greenbush build-up	6/18/2019 2:23 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

354	9&20 is a beautiful gateway once beyond the sewer plant	6/18/2019 2:03 PM
355	Columbia Turnpike already much better but with so much traffic seems with right retailers could bring revenues currently being missed	6/18/2019 10:39 AM
356	Leadership in green technology? The recycling program at the Transfer Station is a good jumping-off point for this.	6/18/2019 8:05 AM
357	Great employers (Regeneron, EG Tech Park, NYISO, etc) & Town Govt	6/17/2019 8:48 PM
358	Business growth	6/17/2019 7:41 PM
<b>#</b>	<b>2</b>	<b>DATE</b>
1	Extension of trail system in the town park, maybe make more trails	10/25/2019 8:12 PM
2	More family restaurants (not fast food)	10/25/2019 7:32 PM
3	building cross roads to make access to all the town easy not just in/out	10/25/2019 3:18 PM
4	Mixed housing	10/25/2019 10:29 AM
5	Town run garbage and recycling	10/25/2019 9:12 AM
6	Weathervane area might be great for a town park or community place	10/25/2019 9:05 AM
7	It's proximity to the highway system makes it well situated to be a desirable location to live.	10/13/2019 1:18 PM
8	Finding ways to lower taxes	10/8/2019 12:31 PM
9	Safe places for teens to gather	10/2/2019 3:13 PM
10	add sidewalks to residential neighborhoods	10/2/2019 12:25 PM
11	make intersection of 4 & Columbia Turnpike more welcoming	10/1/2019 7:54 PM
12	Sr. Housing	9/30/2019 10:12 AM
13	Walkable town center	9/30/2019 6:38 AM
14	Access to community areas through the new bike path.	9/29/2019 8:06 AM
15	Revitalizing Columbia Turnpike.	9/29/2019 7:56 AM
16	Lotta of empty space,offer incentives, with the right mission statement. We will help you ,don't screw us	9/26/2019 6:51 PM
17	this will bring better restaurants, schools, and other businesses that residents will be able to afford	9/26/2019 7:10 AM
18	Smart Well-Planned Growth	9/25/2019 3:10 PM
19	Variety of housing options	9/24/2019 1:23 PM
20	Expansion of sidewalks along major/collector roads to encourage walking as a means of transportation	9/24/2019 10:23 AM
21	Having a town employee that could help small businesses get through the hoops of starting a business in East Greenbush would be very helpful.	9/24/2019 8:07 AM
22	EG already has great schools with great academics	9/24/2019 7:43 AM
23	Scenic overlook of the Hudson established.	9/24/2019 6:17 AM
24	More quick retail shops and fast food restaurants	9/24/2019 5:48 AM
25	place in regional context, NYC/Adirondacks?Boston, etc.	9/23/2019 10:40 AM
26	building diversity and affordable housing	9/23/2019 8:19 AM
27	9/20 could be a destination for recreation and dining for the capital region	9/22/2019 9:44 AM
28	Building more restaurants	9/21/2019 1:53 PM
29	More small, unique shops	9/20/2019 10:25 AM
30	Revitalize existing commercial districts	9/20/2019 9:30 AM
31	New homes bring new families	9/20/2019 6:52 AM
32	Beautiful spaces and houses-good house values	9/19/2019 5:25 PM



## Town of East Greenbush Comprehensive Plan Update Community Survey

33	Budget reduction	9/19/2019 10:28 AM
34	veteran signs on poles	9/18/2019 8:36 PM
35	More sidewalks.	9/18/2019 3:06 PM
36	Beautification	9/17/2019 7:07 PM
37	Improve roads	9/17/2019 6:25 PM
38	control the growth of housing	9/17/2019 3:27 PM
39	Work w community beyond charity walks	9/17/2019 2:30 PM
40	Quick growth of regeneron will bring alot of jobs to the area	9/16/2019 6:30 PM
41	Job opportunity.	9/16/2019 5:57 PM
42	Plenty of traffic flow on 9&20 to bring in new business	9/16/2019 11:57 AM
43	we live near the capital of New York State-	9/16/2019 11:03 AM
44	School district	9/15/2019 8:46 PM
45	Stability	9/15/2019 9:12 AM
46	To mirror Troy/Chatham's growth of trendy small business that are family safe and appropriate. Charming and affluent	9/14/2019 12:59 PM
47	The opportunity to make sure that town hall and departmental hemployees are doing their jobs e.g. full timers being at work for their full time obligations to hours and days met.	9/14/2019 9:39 AM
48	Bring in more business in form of restaurants	9/14/2019 7:07 AM
49	Proximity to Albany and highway access	9/13/2019 11:47 PM
50	Housing development	9/13/2019 9:00 PM
51	Increase Senior services	9/13/2019 7:43 PM
52	Small business	9/13/2019 7:24 PM
53	Senior citizen services	9/13/2019 5:52 PM
54	Quality restaurants which draw people to EG	9/13/2019 5:13 PM
55	To increase walkability between all neighborhoods and their shopping areas	9/13/2019 5:08 PM
56	More affordable housing for young families.	9/13/2019 3:38 PM
57	more places to eat	9/13/2019 12:16 PM
58	Lots of real estate along the turnpike	9/13/2019 11:24 AM
59	Get Starbucks, McDonalds, Burger King, Pizza Hut, back again and adding Paneras.	9/13/2019 11:00 AM
60	Business growth on 9 & 20	9/13/2019 10:43 AM
61	Redefining "what goes where" in terms of big-box, small retail, walkable neighborhoods, etc	9/13/2019 10:42 AM
62	Lower taxes that are the highest in Capital Region	9/13/2019 10:38 AM
63	Better lighting in neighborhoods now being built	9/13/2019 10:23 AM
64	Restaurants	9/13/2019 10:18 AM
65	Sr housing project	9/13/2019 9:36 AM
66	Its a great community with some great community leaders	9/13/2019 9:21 AM
67	Entertainment & things for families	9/13/2019 9:16 AM
68	space and opportunity for economic development	9/13/2019 7:33 AM
69	Improvement of Public Spaces- Walkable Town Center!!!!	9/13/2019 7:25 AM
70	Construction of condos	9/13/2019 7:25 AM
71	Close to lots of interesting places (Troy, Albany, Schenectady)	9/13/2019 7:08 AM

## Town of East Greenbush Comprehensive Plan Update Community Survey

72	Improvement in failing infrastructure within town	9/13/2019 6:58 AM
73	Lower taxes	9/13/2019 6:49 AM
74	... secede from Renselaer and form its own county	9/13/2019 6:47 AM
75	The opportunity to safeguard the rural nature of much of the town	9/13/2019 6:35 AM
76	Block parties	9/13/2019 6:29 AM
77	People are moving out of this town because of the high taxes	9/13/2019 6:22 AM
78	Proximity of Location to Capital Region	9/13/2019 6:04 AM
79	Close to Albany airport & train station	9/13/2019 6:02 AM
80	Convenient location	9/13/2019 5:52 AM
81	Much potential to increase desirability through smart growth.	9/12/2019 9:12 PM
82	small businesses increase	9/12/2019 5:15 PM
83	Amazon being built in a surrounding town	9/12/2019 4:52 PM
84	Good access to transportation, I-90, Amtrak	9/11/2019 5:21 PM
85	Walkable downtown center	9/11/2019 5:15 PM
86	Work with the school or library to provide a teen center	9/10/2019 12:18 PM
87	Beautifying the Columbia Turnpike corridor	9/8/2019 3:30 PM
88	Take advantage of the offers of financial support/community involvement from our large commercial companies...Regeneron, Fed Ex, etc.	9/5/2019 10:12 AM
89	Development of river front could benefit our town greatly	8/30/2019 11:36 AM
90	Environmental land management	8/30/2019 10:18 AM
91	also definitely need nice restaurants	8/30/2019 10:06 AM
92	Broader tax base	8/29/2019 6:29 PM
93	Storefronts	8/29/2019 10:22 AM
94	Development of spaces for teens and seniors	8/29/2019 7:21 AM
95	9&20	8/28/2019 7:21 PM
96	More retail to keep residents in this side of the river.	8/28/2019 5:26 PM
97	Regeneron	8/28/2019 5:08 PM
98	A public transport system	8/28/2019 4:10 PM
99	Excellent school district	8/28/2019 3:26 PM
100	More variety of retail opportunities ( small business too)	8/28/2019 3:16 PM
101	Moving toward solid financial standing	8/28/2019 2:56 PM
102	Dynamic partnerships with business and industry (Regeneron) to be our best as stewards of the land and the environment.	8/28/2019 2:25 PM
103	A sense of community. For example, other towns hang photos of veterans to show respect. You drive up and down Columbia turnpike and it looks run down	8/28/2019 2:23 PM
104	Green.	8/20/2019 1:38 PM
105	charming and peaceful place to live	8/17/2019 11:49 AM
106	Proximity to Albany for bars/restaurants	8/9/2019 2:56 PM
107	Better environmental enforcement, improved air quality	8/8/2019 10:15 AM
108	planning and zoning boards not occupied by people who will get kickbacks or their decisions are based on their business advantage and profit.	8/4/2019 7:05 PM
109	Expanding tax base	8/4/2019 12:27 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

110	Bring more business to Columbia Turnpike	8/4/2019 11:29 AM
111	Sports facilities and Parks	8/4/2019 10:23 AM
112	9&20 revitalization	8/4/2019 10:10 AM
113	Empty storefront reduction	8/4/2019 9:11 AM
114	Hampton Manor	8/4/2019 9:05 AM
115	To continually have great leadership like Jack.	8/4/2019 8:32 AM
116	Bike path/nature trail	8/4/2019 8:31 AM
117	more services for seniors with discounts...	8/1/2019 9:57 PM
118	more restaurants/entertainment	7/31/2019 8:05 PM
119	Maintain and improve roads and drainage	7/29/2019 4:18 AM
120	9 and 20 occupied	7/24/2019 2:13 PM
121	Continuing of good, honest, ethical municipal govt like we've had starting in 2016 will attract talented people with like mindset to move to, work and contribute to our town	7/24/2019 1:09 PM
122	Outdoor pool	7/24/2019 10:22 AM
123	Retail/dining growth	7/24/2019 10:07 AM
124	Slow and steady growth to not put additional burden on the taxpayer	7/24/2019 9:05 AM
125	Work with the county to identify and create opportunities for business and recreational venues.	7/23/2019 11:54 PM
126	Raise revenue from local businesses and volunteers for future community updates in corral action with grant and tax money to ensure our town is appealing for new residents as well as keeping existing residents.	7/23/2019 11:24 PM
127	Field space for our youth, especially with all the vacant space	7/23/2019 10:43 PM
128	Columbia turnpike revitalization	7/23/2019 10:37 PM
129	Cut costs on shared service with surrounding towns	7/23/2019 9:45 PM
130	Community wide garden	7/23/2019 8:54 PM
131	Pedestrian friendly areas	7/23/2019 8:40 PM
132	Increased tax base-lower personal tax rates	7/23/2019 8:37 PM
133	housing development space	7/23/2019 8:26 PM
134	Education	7/23/2019 8:22 PM
135	If we keep great schools, and the public library we will attract competent, affluent citizens	7/23/2019 8:21 PM
136	Growth of single family housing	7/23/2019 5:36 PM
137	Growing the tax base	7/23/2019 4:44 PM
138	Incentivize businesses to come here instead of RT 4 or Latham	7/23/2019 4:21 PM
139	Maintaining or lower tax rate	7/23/2019 4:06 PM
140	Bring in Businesses	7/23/2019 2:59 PM
141	housing is plentiful, opportunities for businesses	7/23/2019 2:05 PM
142	Fix roads	7/23/2019 1:51 PM
143	Access via the highway - let's bring in some business that will make us a destination. Let's fill these hotels near I90	7/23/2019 1:24 PM
144	Route 9 & 20 near route 4 seems like a great corridor for improvements	7/23/2019 12:15 PM
145	There needs to be some kind of town center instead of allowing commercial development all over the place.	7/23/2019 11:38 AM
146	small business growth with an increasing population in Town	7/23/2019 11:13 AM

## Town of East Greenbush Comprehensive Plan Update Community Survey

147	Create tax incentives for locally owned businesses	7/23/2019 11:06 AM
148	more recreational space	7/23/2019 10:25 AM
149	Housing growth. Right next to downtown Albany for Christ sakes	7/23/2019 10:08 AM
150	Land to develop	7/23/2019 9:17 AM
151	Restaurants	7/23/2019 9:16 AM
152	Need a bike path, along utility lines as proposed previously would be awesome!!	7/23/2019 8:33 AM
153	be wise about rezoning	7/23/2019 8:27 AM
154	Waterfront park (possibly a marina)	7/23/2019 7:46 AM
155	Less criminal activity in the Hampton Manor area	7/23/2019 7:28 AM
156	Public park improvements	7/23/2019 6:12 AM
157	Proximity to interstate	7/23/2019 5:59 AM
158	Rural single family homes	7/23/2019 5:57 AM
159	Open community	7/22/2019 10:18 PM
160	Developing unique identity as a town	7/22/2019 9:55 PM
161	New roads	7/22/2019 9:36 PM
162	To make EG a town that has everything for the residents. No need to head out of town.	7/22/2019 9:32 PM
163	New family friendly activities	7/22/2019 9:29 PM
164	Strong suny Albany ties	7/22/2019 9:22 PM
165	honest, ethical, and transparent elected town leaders	7/22/2019 9:15 PM
166	Potential to be a family oriented community	7/22/2019 9:01 PM
167	Opportunity for restaurants	7/22/2019 8:43 PM
168	Has great career opportunities and great civil servants and great citizens	7/22/2019 8:43 PM
169	Community space and programs	7/22/2019 8:42 PM
170	Supporting Regeneron and their growth which aids other aspects of town life.	7/22/2019 8:41 PM
171	Town center with sidewalks to walk	7/22/2019 8:33 PM
172	Growth in professional and local business	7/22/2019 8:21 PM
173	Great eco friendly opportunity through trails	7/22/2019 8:20 PM
174	Lower taxes	7/22/2019 8:18 PM
175	commercial development along 9/20	7/22/2019 4:14 PM
176	Have more of a town center	7/20/2019 10:21 AM
177	Partnerships of the town with the school district and library--the three most visible aspects to the EG community	7/19/2019 3:53 PM
178	Appeal to a younger and more diverse population by improving the towns walkability, public transport, variety of businesses and entertainment venues	7/16/2019 1:18 PM
179	New development at Regeneron	7/9/2019 6:02 PM
180	Filling up columbia turnpike	7/8/2019 10:30 AM
181	Higher population	7/8/2019 9:14 AM
182	Building more restaurants	7/8/2019 8:48 AM
183	create a more "town like" atmosphere	7/8/2019 6:27 AM
184	Don't get caught up in low income housing and the problems it brings	7/7/2019 7:54 PM
185	Link towns through the electric trolley trail	7/7/2019 9:32 AM

## Town of East Greenbush Comprehensive Plan Update Community Survey

186	Community events	7/6/2019 9:03 PM
187	Decreasing taxes to retain residence	7/6/2019 4:22 PM
188	Use closeness to Albany.	7/6/2019 9:51 AM
189	9 & 20 appears to be making a come back, thanks to the current administration.	7/5/2019 9:47 PM
190	Space for commercial development readily available	7/4/2019 8:01 AM
191	Attract young families	7/3/2019 9:33 PM
192	Rail trail connections	7/3/2019 7:00 PM
193	Department store	7/3/2019 11:33 AM
194	Community	7/3/2019 10:38 AM
195	fill all of the vacant business areas	7/3/2019 10:28 AM
196	Good library and ymca	6/29/2019 7:55 AM
197	restaurants	6/29/2019 7:46 AM
198	Convenient location	6/28/2019 6:55 PM
199	Regeneron continues to prosper	6/28/2019 12:44 PM
200	Has excellent public schools	6/28/2019 9:58 AM
201	More playgrounds	6/28/2019 8:27 AM
202	Town Park development	6/28/2019 8:18 AM
203	New businesses	6/28/2019 7:45 AM
204	Developing the 9&20 corridor	6/27/2019 2:44 PM
205	Clean energy	6/27/2019 1:41 PM
206	great schools	6/27/2019 8:37 AM
207	Decrease taxes so people can repair their houses	6/26/2019 6:53 AM
208	Development of a walkable shopping area	6/25/2019 8:47 AM
209	Providing residents will a town pool complex	6/24/2019 2:28 PM
210	a greater sense of community	6/24/2019 1:58 PM
211	Continue working with the great k-12 and supporting all the great events-activities, also continue supporting the great library ! Also maybe set up some great events for the residents at the great library or town hall or town park	6/24/2019 11:03 AM
212	Being so close to the benefits of the nearby city and then the equal access to rural vacation areas	6/23/2019 9:07 PM
213	Update all the small parks	6/22/2019 9:36 PM
214	Senior housing and transportation	6/22/2019 8:45 PM
215	Lower taxes	6/22/2019 12:35 PM
216	Beautification of route 9&20	6/22/2019 7:46 AM
217	sidewalks/bike paths	6/22/2019 6:27 AM
218	Build larger businesses to bring a lot of people to the area	6/22/2019 5:39 AM
219	access to I-90, albany, etc.	6/21/2019 3:12 PM
220	Electric trail	6/21/2019 12:21 PM
221	Accent on regional history	6/20/2019 3:51 PM
222	Add "desination" opportunities	6/20/2019 1:16 PM
223	RT 9&20	6/20/2019 1:10 PM
224	Growth of Working from Home opportunities. Attract people over companies.	6/19/2019 9:18 PM



## Town of East Greenbush Comprehensive Plan Update Community Survey

225	Good location with access to capital district and adjacent states.	6/19/2019 7:11 PM
226	Great location with quick and easy access to major roadways	6/19/2019 4:12 PM
227	Attracting new residents with companies such as Regeneron	6/19/2019 3:36 PM
228	More development vey bad for traffic	6/19/2019 3:01 PM
229	Sidewalks will enhance mobility to get to shops...	6/19/2019 2:45 PM
230	Bring in a book store	6/19/2019 2:36 PM
231	popultaion is here, stop making us cross the river to eat	6/19/2019 2:21 PM
232	encourage upscale shops	6/19/2019 1:42 PM
233	Businesses relocating to Columbia turnpike	6/19/2019 11:32 AM
234	Snow removal done more often on town roads, may mean hiring more people, durning large snow storms	6/19/2019 11:03 AM
235	Strong employment base with Regeneron growing	6/19/2019 10:05 AM
236	More natural resource space	6/19/2019 9:33 AM
237	Lower taxes	6/19/2019 9:27 AM
238	Increase recreation facilities, including pickleball courts	6/19/2019 9:17 AM
239	More communal areas/activities to increase community spirit	6/19/2019 9:12 AM
240	Apartments family focused	6/19/2019 8:54 AM
241	maximize commercial opportunities alone American Oil Rd	6/19/2019 8:18 AM
242	Walkable, neighborly atmosphere	6/19/2019 7:00 AM
243	More money for schools	6/19/2019 6:32 AM
244	Update the smaller neighborhood parks	6/19/2019 6:29 AM
245	We are super close to Albany which can be an opportunity to attract people	6/19/2019 6:16 AM
246	Responsibly develop existing vacant space on 9&20	6/19/2019 6:11 AM
247	Only latest was regeneron	6/19/2019 4:31 AM
248	Encourage more small business and small retail	6/19/2019 2:18 AM
249	Providing recreational opportunities for the people who live here (Hampton manor park is a dump, tennis courts basketball courts are shot, lake is gross)	6/18/2019 10:51 PM
250	Youth/Community based opportunities	6/18/2019 10:49 PM
251	Clean up Hampton Manor for swimming and fishing	6/18/2019 10:27 PM
252	Regenoron	6/18/2019 10:18 PM
253	A new Burger King	6/18/2019 10:04 PM
254	Lower taxes	6/18/2019 10:02 PM
255	New business means more revenue for the town which can be invested in its residents	6/18/2019 9:59 PM
256	Attract business to help tax base	6/18/2019 9:45 PM
257	Give East Greenbush a hometown feel by placing street lamps & landscaping along the major roadways Columbia Turnpike & rt4	6/18/2019 9:32 PM
258	Town Park	6/18/2019 9:19 PM
259	Avoid development that creates traffic problems such as route 4	6/18/2019 9:16 PM
260	Year round sports complex	6/18/2019 9:06 PM
261	need to move EG from a car only community	6/18/2019 8:57 PM
262	Regeneron expansion	6/18/2019 8:43 PM
263	Small business	6/18/2019 8:40 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

264	Have Regeneron pay for some upgrades	6/18/2019 8:34 PM
265	Technology	6/18/2019 8:34 PM
266	Fill the vacancies of buildings with successful businesses	6/18/2019 8:28 PM
267	Regerenon will bring more need for local business	6/18/2019 8:25 PM
268	Increased job opportunities for people with disabilities	6/18/2019 8:21 PM
269	Columbia Turnpike Development	6/18/2019 7:57 PM
270	Hampton Lake is great asset if cleaned up or dredged	6/18/2019 7:56 PM
271	Regeneron and it's thousands of employees	6/18/2019 7:54 PM
272	Housing growth	6/18/2019 7:40 PM
273	Retail Development	6/18/2019 7:38 PM
274	Encourage small business growth	6/18/2019 7:36 PM
275	Lots of already developed, unused commercial space	6/18/2019 7:25 PM
276	Get rid of the "no tell-motels" on Columbia top and replace with a more reputable establishment.	6/18/2019 7:15 PM
277	Increase amenities at town parks	6/18/2019 7:09 PM
278	Shopping	6/18/2019 7:05 PM
279	Continued improvement to parks and trails	6/18/2019 7:05 PM
280	More business on the turnpike	6/18/2019 6:43 PM
281	More night life	6/18/2019 6:03 PM
282	Bike trail	6/18/2019 4:42 PM
283	Large corporations in the area bringing people in	6/18/2019 4:22 PM
284	good strong public schools	6/18/2019 4:13 PM
285	Regeneron - Continued expansion translates to strong residential values and expansion of retail	6/18/2019 4:05 PM
286	Expand park uses	6/18/2019 3:47 PM
287	Smaller business opportunities	6/18/2019 2:23 PM
288	Use location as gateway to car , train and river tourist access (Albany really doesn't have that much going on) EG is the best of both Capital City and rural location	6/18/2019 2:03 PM
289	Having town park be a hub- more teen nights/ movies/ band shell- pool	6/18/2019 10:39 AM
290	Closeness to Albany	6/17/2019 8:48 PM
<b>#</b>	<b>3</b>	<b>DATE</b>
1	More playgrounds aside from the town park and Hampton Manor	10/25/2019 8:12 PM
2	Recreation	10/25/2019 7:32 PM
3	bring people back to Columbia turnpike to shop, eat, meet.	10/25/2019 3:18 PM
4	Tasteful development	10/25/2019 10:29 AM
5	Improve columbia turnpike	10/25/2019 9:12 AM
6	Walmart draws ppl from outside community can we get other places in that plaza that they will spend more money or maybe on the 3rd ave corridor on their way to walmart	10/25/2019 9:05 AM
7	Though I have no experience with it, I have heard the school system is great here!	10/13/2019 1:18 PM
8	Partnerships with other neighboring communities, Schodack, North Greenbush, West Sand Lake	10/8/2019 12:31 PM
9	Increased restaurants and retail	10/2/2019 3:13 PM
10	affordable housing	10/2/2019 12:25 PM
11	code enforcement to keep property owners looking presentable	10/1/2019 7:54 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

12	Community based activities	9/30/2019 10:12 AM
13	Walking e.g is good, but keep in mind like 9&20, route 4, library walks. WE HAVE TO MAINTAIN AS A COMMUNIYT !!! Size of highway dept does not allow employees to clear sidewalks correctly. Roads are priority, how many walk.	9/26/2019 6:51 PM
14	Strengthening the school district	9/24/2019 1:23 PM
15	Development of recreational facilities in local neighborhoods	9/24/2019 10:23 AM
16	And again, reducing the lanes on 9/20.	9/24/2019 8:07 AM
17	EG is positioned to do well in the future economy	9/24/2019 7:43 AM
18	Give this place a small town look, an escape from Albany.	9/24/2019 6:17 AM
19	Make the Town more walkable	9/24/2019 5:48 AM
20	good supply of potentially developable land	9/23/2019 10:40 AM
21	keeping our commitment to the environment - being a leader is renewable energy	9/23/2019 8:19 AM
22	minimizing land development to maintain quality of life	9/22/2019 9:44 AM
23	More restaurant options, not chains	9/20/2019 10:25 AM
24	Create walkable community	9/20/2019 9:30 AM
25	Sidewalks!!	9/20/2019 6:52 AM
26	looking at other opportunities outside the normal box	9/19/2019 10:28 AM
27	new ideas for growth	9/18/2019 8:36 PM
28	Close Route 4 transit gap.	9/18/2019 3:06 PM
29	Managing traffic esp. with additional Regeneron employees	9/17/2019 7:07 PM
30	Parks/sidewalks .....needs a huge change	9/17/2019 6:25 PM
31	?	9/17/2019 3:27 PM
32	Counseling police to be more friendly/approachable by public	9/17/2019 2:30 PM
33	More locally owned shops/restaurants	9/16/2019 6:30 PM
34	Keep improving our infrastructure.	9/16/2019 5:57 PM
35	Open space that is prime for redevelopment	9/16/2019 11:57 AM
36	Regeneron (not a casino) and other good paying jobs	9/16/2019 11:03 AM
37	Town land	9/15/2019 8:46 PM
38	Business growth on Columbia Turnpike	9/15/2019 9:12 AM
39	Job creation	9/14/2019 12:59 PM
40	To increase and be consistent in the efficiency of town hall employees and overall provided services to the residents.	9/14/2019 9:39 AM
41	Town park, river front	9/13/2019 11:47 PM
42	Revitalize 9 & 20	9/13/2019 7:43 PM
43	Revitalize 9&20 businesses	9/13/2019 5:52 PM
44	Greater sense of community	9/13/2019 5:13 PM
45	Become a Blue Zone community! I challenge you!	9/13/2019 5:08 PM
46	More access to shopping, we miss big lots, even though it was gross.	9/13/2019 3:38 PM
47	stores for shopping	9/13/2019 12:16 PM
48	If marketed properly, the changes made can help keep residents in the loop. Can also bring more people in for events or other things.	9/13/2019 11:24 AM
49	Keeping roadways clean from clutter and debris.	9/13/2019 11:00 AM

## Town of East Greenbush Comprehensive Plan Update Community Survey

50	Bring in businesses that will bring in people from outside east greenbush	9/13/2019 10:43 AM
51	Using sidewalks, public transportation, and even rail trails to decrease resident reliance on cars (and I say that as a committed gear head)	9/13/2019 10:42 AM
52	Making EG affordable for Young couples & families	9/13/2019 10:38 AM
53	Stop sign on Barber and Celeste moved to Celeste so people don't tear down the street	9/13/2019 10:23 AM
54	Parks and trails	9/13/2019 10:18 AM
55	Pool	9/13/2019 9:36 AM
56	With all the new development happening it's just going to draw others to the area	9/13/2019 9:21 AM
57	Employment opportunities	9/13/2019 9:16 AM
58	space for increased hiking trails and outdoor recreation	9/13/2019 7:33 AM
59	Traffic	9/13/2019 7:25 AM
60	Additional recreation space	9/13/2019 7:25 AM
61	New jobs may bring increased diversity of the population	9/13/2019 7:08 AM
62	Families	9/13/2019 6:49 AM
63	Seriously this is a dumb question.	9/13/2019 6:47 AM
64	The opportunity to develop clean energy such as solar and wind	9/13/2019 6:35 AM
65	Support for churches	9/13/2019 6:29 AM
66	I don't really see a future here that's why I will be moving	9/13/2019 6:22 AM
67	Land Opportunities for Development	9/13/2019 6:04 AM
68	And we have I90 running right through.... let's encourage people to stop & spend their money	9/13/2019 6:02 AM
69	Great school system	9/13/2019 5:52 AM
70	Strong school district still has much room for improvement.	9/12/2019 9:12 PM
71	continuation of community support and commuter drive to work and leisure	9/12/2019 5:15 PM
72	Bringing FIOS to our community	9/12/2019 4:52 PM
73	Good views of Albany	9/11/2019 5:21 PM
74	Housing	9/11/2019 5:15 PM
75	Build a community pool	9/10/2019 12:18 PM
76	Better communication of the town's plans. This comprehensive plan update is a great start.	9/5/2019 10:12 AM
77	Agricultural sustainability.	8/30/2019 10:18 AM
78	need more parks	8/30/2019 10:06 AM
79	Preservation of historic land marks.	8/29/2019 6:29 PM
80	Development	8/29/2019 10:22 AM
81	Bringing in business that interests with the community	8/29/2019 7:21 AM
82	9&20	8/28/2019 7:21 PM
83	Attracting more families by upgrading our parks and recreation.	8/28/2019 5:26 PM
84	Alternative energy and business solutions	8/28/2019 4:10 PM
85	Open-minded Town Board	8/28/2019 3:26 PM
86	Partner with our schodack neighbors to get that corridor by former EG diner moving.	8/28/2019 2:56 PM
87	Using technology to communicate with all East Greenbush residents.	8/28/2019 2:25 PM
88	Green.	8/20/2019 1:38 PM
89	strong community	8/17/2019 11:49 AM

## Town of East Greenbush Comprehensive Plan Update Community Survey

90	Lots of space	8/9/2019 2:56 PM
91	Trails, green areas and open spaces for recreation	8/8/2019 10:15 AM
92	Jack keeps doing a great job!	8/4/2019 11:29 AM
93	Community square and more events	8/4/2019 10:23 AM
94	Great school district	8/4/2019 10:10 AM
95	Greenway/pedestrian/bicycle paths	8/4/2019 9:11 AM
96	Continue to bring in living wage paying employers	8/4/2019 9:05 AM
97	help shuttered storfronts find new buisness.	8/4/2019 8:32 AM
98	lowering of taxes	8/1/2019 9:57 PM
99	walkable shopping area	7/31/2019 8:05 PM
100	Maintain, improve, and expand water delivery and wage treatment	7/29/2019 4:18 AM
101	light industy	7/24/2019 10:07 AM
102	Begin planning for a new Town Hall.	7/23/2019 11:54 PM
103	Take note of similar surrounding areas and learn from what they have done to make a better community!	7/23/2019 11:24 PM
104	Possibility of growing economic development with Regeneron and projects	7/23/2019 9:45 PM
105	Young work force	7/23/2019 8:54 PM
106	More retail shopping opportunities	7/23/2019 8:40 PM
107	Increase shopping, business and community space	7/23/2019 8:37 PM
108	ample green space for outdoor actives	7/23/2019 8:26 PM
109	Pride in living here	7/23/2019 8:22 PM
110	Keep this area family oriented	7/23/2019 8:21 PM
111	Industrial development on Route 9J.	7/23/2019 4:44 PM
112	Remove/tear down those that are vacant and/or falling	7/23/2019 2:59 PM
113	engaged community	7/23/2019 2:05 PM
114	Walking Trails and Parks	7/23/2019 12:15 PM
115	More sidewalks.	7/23/2019 11:38 AM
116	growth along the Hudson river	7/23/2019 11:13 AM
117	Use open land for wind/solar	7/23/2019 11:06 AM
118	more walking/biking space on roads	7/23/2019 10:25 AM
119	Take advantage of the new training center at the old KMart. Workers coming in have to stay in Rensselaer county. Many good/hotel/entertainment possibilities	7/23/2019 10:08 AM
120	Ideal location	7/23/2019 9:17 AM
121	We kind of have a village center at 9/20 and route 4. We have opportunity there.	7/23/2019 8:33 AM
122	More business growth	7/23/2019 7:28 AM
123	Infrastructure improvements	7/23/2019 6:12 AM
124	Technology based industry	7/23/2019 5:59 AM
125	N/A	7/23/2019 5:57 AM
126	Crime rate decrease	7/22/2019 9:36 PM
127	easy commute and lack of traffic; better mass transit would be great.	7/22/2019 9:15 PM
128	Attract people to east Greenbush.	7/22/2019 8:43 PM



## Town of East Greenbush Comprehensive Plan Update Community Survey

129	Reduction in taxes	7/22/2019 8:21 PM
130	Great public volunteer services	7/22/2019 8:20 PM
131	Community events should be become bigger and better	7/22/2019 8:18 PM
132	access via mass transit	7/22/2019 4:14 PM
133	Build a large public pool	7/20/2019 10:21 AM
134	Empty restaurant buildings--encourage local cuisine	7/19/2019 3:53 PM
135	EG is well positioned to adopt some of the flavor and appeal of our urban neighbors Albany and Troy, while continuing to offer what they can not. If we infused our town with some of Albany's retail appeal and civic grounding and Troy's sense of history and place as well as a dash of its hipster vibe, while retaining the best aspects of our suburbanhood (good schools, a variety of housing, strong library, natural areas, easy access to urban centers), we could become the most desirable residential location in the capital district.	7/16/2019 1:18 PM
136	More schools	7/8/2019 10:30 AM
137	Lower Taxes	7/8/2019 9:14 AM
138	Start building some sidewalks	7/8/2019 6:27 AM
139	Increase recreational facilities	7/7/2019 9:32 AM
140	Large businesses (ie:Regeneron)	7/6/2019 9:03 PM
141	Low crime	7/6/2019 9:51 AM
142	Many areas that can still be developed for businesses.	7/5/2019 9:47 PM
143	Open land for residential development away from town center	7/4/2019 8:01 AM
144	Access to agriculture land	7/3/2019 7:00 PM
145	MD office	7/3/2019 11:33 AM
146	Still open land to develop	6/29/2019 7:55 AM
147	Current elected officials have a true vision for future that can be followed	6/28/2019 12:44 PM
148	Has an AWESOME Library (that needs more funding!)	6/28/2019 9:58 AM
149	More chain restaurants like Wolf road	6/28/2019 8:27 AM
150	well educated population	6/27/2019 8:37 AM
151	Community center for people to learn to destress wii their family and friends	6/26/2019 6:53 AM
152	"Distination" places that will draw in people from outside the community	6/25/2019 8:47 AM
153	Making sure residents' health and well being is protected	6/24/2019 2:28 PM
154	a thriving restaurant, bar and coffee shop community	6/24/2019 1:58 PM
155	Putting up the permant speed sign to propect the whole region, and it will help stop getting animal hit and make areas safer for residents !	6/24/2019 11:03 AM
156	Small town comfort strenthened by the diversity of the city and all the higher education institutions	6/23/2019 9:07 PM
157	Add pickleball courts and fix tennis courts.	6/22/2019 9:36 PM
158	Family activities	6/22/2019 8:45 PM
159	Better care of Hampton manor roads	6/22/2019 12:35 PM
160	Restaurants/shops	6/22/2019 7:46 AM
161	Youth sports venues	6/22/2019 6:27 AM
162	Higher income apts. to encourage better residents that will then buy houses	6/22/2019 5:39 AM
163	9&20 and Route 4 - high traffic - good for businesses	6/21/2019 3:12 PM
164	Space for entertainment venues on Columbia Tpk	6/21/2019 12:21 PM
165	Add to tax base to reduce residential taxes	6/20/2019 1:16 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

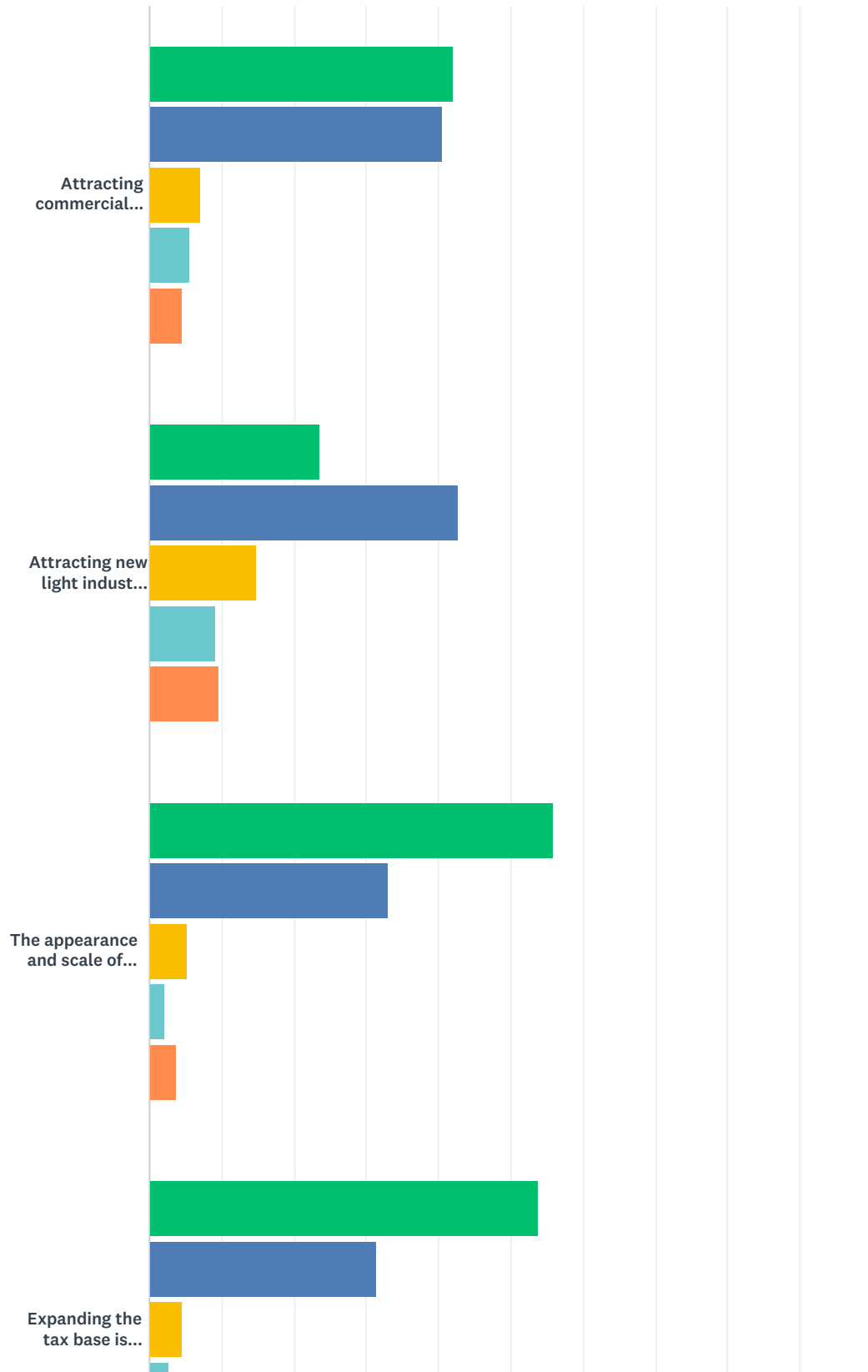
166	Additional trails for walking, hiking, mountain biking	6/20/2019 1:10 PM
167	Natural Resources so close to Albany.	6/19/2019 9:18 PM
168	Ample space for growth	6/19/2019 7:11 PM
169	Great place to raise a family	6/19/2019 4:12 PM
170	Hosting more community events such as a farmers market with local farmers	6/19/2019 3:36 PM
171	Roads are maxed out no sweetheart deals for developers	6/19/2019 3:01 PM
172	This CompPlan to address long standing issues	6/19/2019 2:45 PM
173	Bring in Christmas tree shop	6/19/2019 2:36 PM
174	lower taxes :)	6/19/2019 1:42 PM
175	Maintaining small town feeling	6/19/2019 11:32 AM
176	Those complaining about no business on 9 and 20 to actually shop these stores to show perspective businesses that we will support them.	6/19/2019 11:03 AM
177	Encourage retail and dining establishments	6/19/2019 9:17 AM
178	More restaurants.	6/19/2019 9:12 AM
179	Pickleball courts	6/19/2019 8:54 AM
180	Businesses	6/19/2019 7:00 AM
181	Less taxes	6/19/2019 6:32 AM
182	Plenty of space on 9&20 for business growth	6/19/2019 6:29 AM
183	Continue improving Town Park space	6/19/2019 6:11 AM
184	Expand Town Park	6/19/2019 2:18 AM
185	More community events	6/18/2019 10:51 PM
186	More business to help with the tax burden	6/18/2019 10:27 PM
187	Town park	6/18/2019 10:18 PM
188	Keep Jack Conway in office.	6/18/2019 10:04 PM
189	Restaurant/local commercial spaces	6/18/2019 10:02 PM
190	A brighter future for the youth who can stay here and invest and make our time thrive	6/18/2019 9:59 PM
191	Change of town administration is best opportunity, continue to make improvements in town and staffing	6/18/2019 9:45 PM
192	Keeping some of the green space	6/18/2019 9:19 PM
193	Build upon Regeneron development	6/18/2019 9:16 PM
194	Golf course expansion	6/18/2019 9:06 PM
195	new road work need to incorporate the fitness oriented community	6/18/2019 8:57 PM
196	Route 9 revitalization	6/18/2019 8:43 PM
197	Child friendly places	6/18/2019 8:40 PM
198	New sports complex	6/18/2019 8:34 PM
199	Medicine	6/18/2019 8:34 PM
200	Its great location to Albany, Massachusetts, Vermont and Hudson River.	6/18/2019 8:28 PM
201	We are located in a beautiful area with good schools and close to Albany. If we can develop more of a 'downtown' and walkable core I think it would be amazing	6/18/2019 8:25 PM
202	Hampton Manor Lake being utilized	6/18/2019 7:57 PM
203	Continued development of 9&20	6/18/2019 7:56 PM
204	Some ambitious residents who want to see EG thrive	6/18/2019 7:54 PM

## Town of East Greenbush Comprehensive Plan Update Community Survey

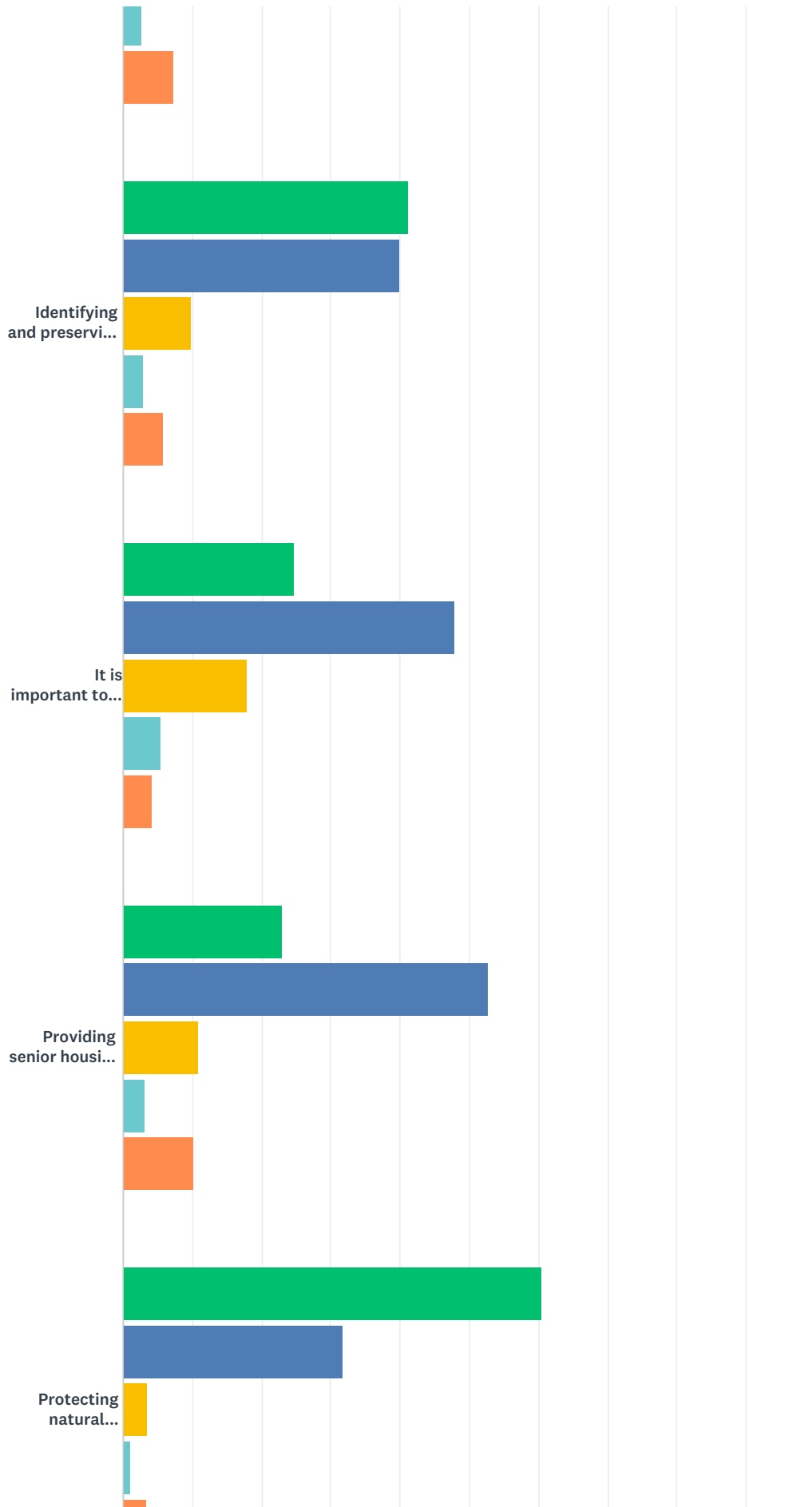
205	Community	6/18/2019 7:40 PM
206	Develop bike trails and nice parks with swimming facilities	6/18/2019 7:36 PM
207	Strong school district makes the town a desirable place to move to	6/18/2019 7:25 PM
208	High speed internet should be a priority. There should be some competition in that space.	6/18/2019 7:15 PM
209	Mixed use park with sports	6/18/2019 7:05 PM
210	Creating ways to link neighborhoods and commercial areas for pedestrians and bikes	6/18/2019 7:05 PM
211	More beautiful recreational area	6/18/2019 6:43 PM
212	The waters pretty good	6/18/2019 4:22 PM
213	a sensible development	6/18/2019 4:13 PM
214	Infrastructure	6/18/2019 3:47 PM
215	Nice place to walk around in	6/18/2019 2:23 PM
216	Close community to capital but cheaper to live	6/18/2019 2:03 PM
217	Easy to get around	6/17/2019 8:48 PM

Q21 On a scale from Strongly Agree to Strongly Disagree, please select which box matches your opinion the closest. Mark only one per row.

Answered: 584 Skipped: 199

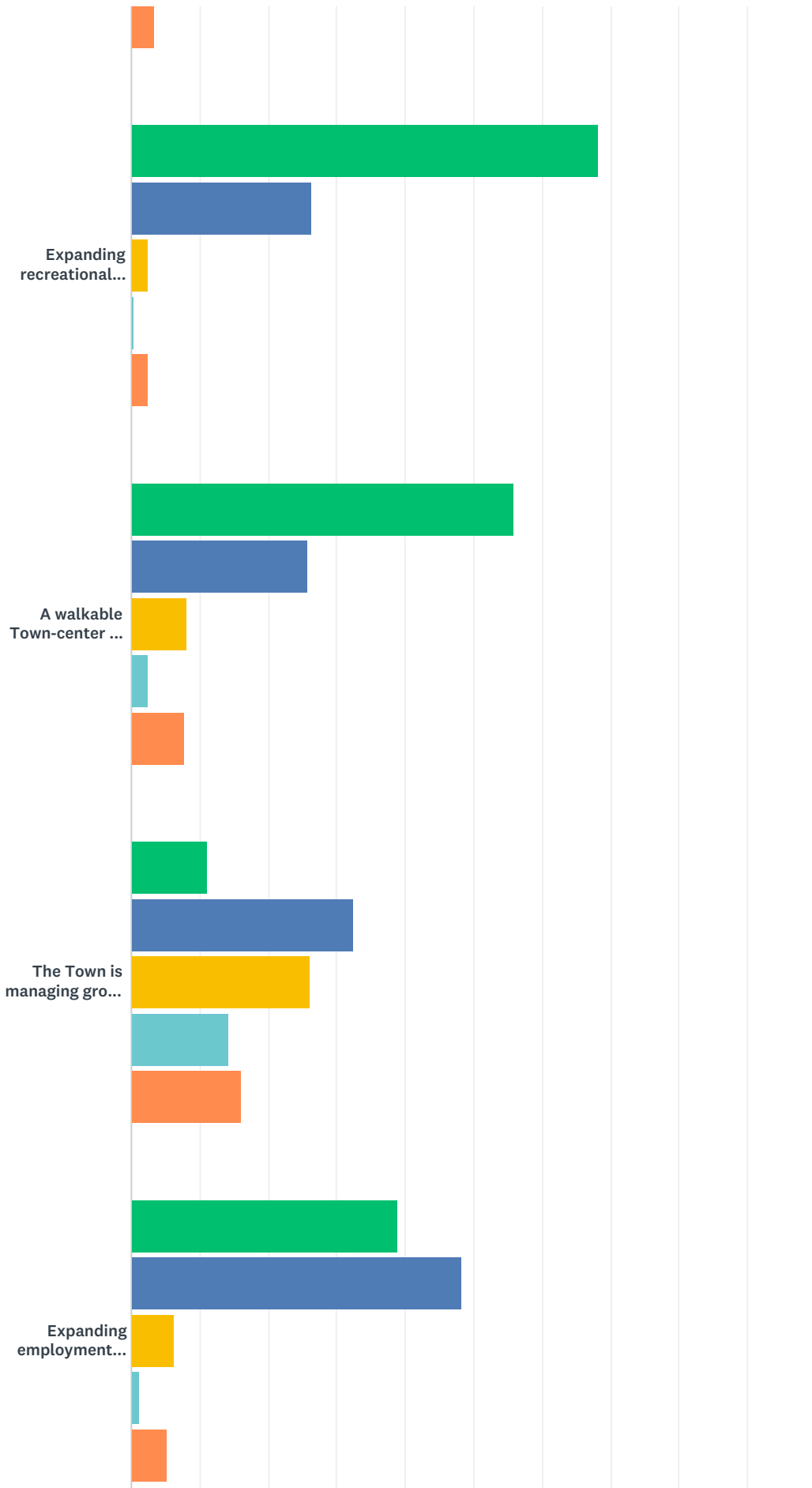


# Town of East Greenbush Comprehensive Plan Update Community Survey

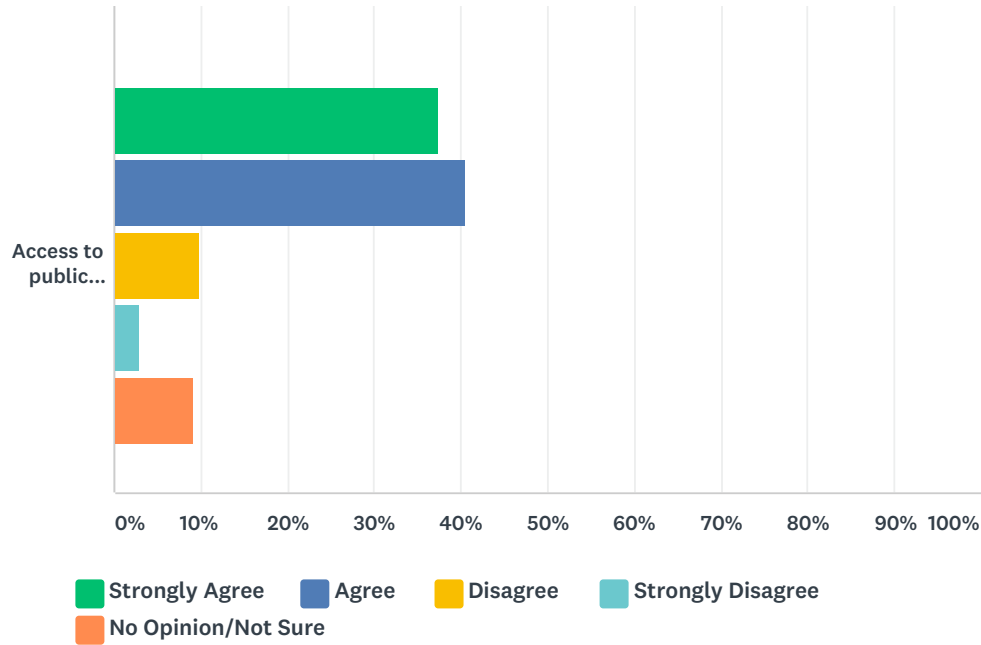




# Town of East Greenbush Comprehensive Plan Update Community Survey



## Town of East Greenbush Comprehensive Plan Update Community Survey



	STRONGLY AGREE	AGREE	DISAGREE	STRONGLY DISAGREE	NO OPINION/NOT SURE	TOTAL
Attracting commercial development is important	42.04% 243	40.66% 235	7.09% 41	5.71% 33	4.50% 26	578
Attracting new light industry is important	23.65% 136	42.61% 245	14.96% 86	9.22% 53	9.57% 55	575
The appearance and scale of commercial development is important	55.88% 323	33.04% 191	5.19% 30	2.08% 12	3.81% 22	578
Expanding the tax base is important	53.83% 309	31.36% 180	4.70% 27	2.79% 16	7.32% 42	574
Identifying and preserving historic buildings is important	41.29% 237	39.90% 229	9.93% 57	2.96% 17	5.92% 34	574
It is important to provide a range of housing options	24.70% 142	47.83% 275	17.91% 103	5.39% 31	4.17% 24	575
Providing senior housing /assisted living options is important	22.92% 132	52.78% 304	10.94% 63	3.13% 18	10.24% 59	576
Protecting natural resources and wildlife habitat is important	60.45% 350	31.78% 184	3.45% 20	1.04% 6	3.28% 19	579
Expanding recreational opportunities in the Town is important	68.17% 394	26.30% 152	2.42% 14	0.52% 3	2.60% 15	578
A walkable Town-center is important	55.90% 322	25.69% 148	8.16% 47	2.60% 15	7.64% 44	576
The Town is managing growth well	11.01% 63	32.52% 186	26.22% 150	14.16% 81	16.08% 92	572
Expanding employment opportunities is important	38.96% 224	48.35% 278	6.26% 36	1.22% 7	5.22% 30	575
Access to public transportation is important	37.54% 217	40.48% 234	9.86% 57	2.94% 17	9.17% 53	578