TOWN OF NORTH GREENBUSH

RENSSELAER COUNTY, NEW YORK

DRAFT COMPREHENSIVE PLAN

JUNE 2009

Acknowledgments

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Chapter 1: Introduction

Introduction & Background

The Town of North Greenbush, located in the heart of New York's Capital District, is a quiet suburban Town with an excellent quality of life. Located on the eastern banks of the Hudson River, it is bounded to the north by the City of Troy and to the south by the City of Rensselaer. Across the Hudson River lies the City of Albany, capital of New York State. North Greenbush is approximately 19 square miles in area and is home to over 10,000 people. The Town is rich in natural resources and features a diverse collection of residential and commercial settings.

North Greenbush was largely rural Town up until the mid-20th Century. Prior to that, the main population centers were Defreestville and Wynantskill, which were small hamlets on the edges of the Cities of Rensselaer and Troy, respectively. Snyders Lake was the largest concentration of homes outside of these hamlets. However, unlike other villages and hamlets in the region, Snyders Lake was originally developed as summer residences with the lake as the focal point rather than a traditional central business district. The remainder of North Greenbush consisted of sparsely populated country roads, with slightly higher densities of homes and businesses along US Route 4 and the other state highways. Many active farms dotted the rolling hills in the eastern half of the Town.

Suburban settlement patterns emerged in the 1940s and 1950s. These developments, found mainly along the Route 4 corridor and outside the existing hamlets, were more auto-oriented in their design and were built at a somewhat lower density than the previously developed areas. Simultaneously, several small retail and service businesses began to line Route 4. This commercial development marked a transition from primarily locally-owned businesses that served the immediate area to national retailers that served the towns on the eastern banks of the Hudson and ultimately the entire region. This settlement pattern continued well into the 1990s at a slow but steady pace. As these developments continued, farming experienced a decline and today only two active farms remain in the Town.

As the Capital District grew, North Greenbush emerged as an important municipality in the region, both as a bedroom community and as the home of a number of regionally significant

destinations. A portion of the Hudson Valley Community College (HVCC) campus is located in North Greenbush, including Joe Bruno Stadium, home to the Tri-City Valley Cats of minor league baseball.

During the late 1970s, Rensselaer Polytechnic Institute (RPI) in Troy began development of a large office park in North Greenbush between Route 4 and the Hudson River. Rensselaer Technology Park or Tech Park as it is commonly known, has since become one of the premier office parks in the northeast, and is an important center for employment in the Capital Region, featuring over 1 million square feet of office space. North Greenbush is also home to LaSalle Institute, the Glenmore Road Armory and various Rensselaer County facilities.

Despite these assets, North Greenbush faces significant challenges as it moves forward into the 21st Century. As there is a lack of a Comprehensive Plan, unplanned growth has led to certain inefficiencies in infrastructure, including significant traffic congestion along the Route 4 corridor. The Town has nearly two miles of Hudson Riverfront, but has no public access to the water. Main Avenue, the primary historic business district in the Town, lacks the vibrancy and aesthetics found in other village or hamlet centers in the region.

Many residents feel that North Greenbush lacks a cohesive vision or identity. The two hamlets, Wynantskill and Defreestville, each have their own unique character that contributes to the Town's diversity but are also a challenge to the establishment of a centralized identity. Others would like to see Snyders Lake developed as a hamlet, as it has a unique identity of its own.

Additionally, the Town is carved into four school districts, three ZIP codes, and two fire districts, of which only a tiny one-room schoolhouse bears the Town's name.

In the midst of expanding regional centers of employment, education, and retail, the community must come together under a unified vision that embraces appropriate growth while seeking to preserve its quality of life and natural features. Assets such as Tech Park, HVCC, stable neighborhoods, and a diverse collection of goods and services have benefited the Town tremendously. The Town desires for these resources to do more than simply serve the Capital Region — they should enhance their immediate surroundings and contribute to the identity and vitality of North Greenbush. This Plan seeks to guide future growth as well as preserve existing assets.

Purpose of a Comprehensive Plan

The 2007 Comprehensive Plan for the Town of North Greenbush provides an overall framework for future public and private investment and decision making in the community. Investment can take many forms, such as, but not limited to, financial, civic, and creative resources. In the Town of North Greenbush, it is this collective investment by residents, businesses, colleges, churches, schools, volunteer organizations, and local government that will shape the physical, social, and economic character of the community. The Plan articulates an overall vision for the Town and the means to achieve the objectives set forth. The process for and the contents of the Plan are consistent with New York State

Town Law 272-a, which defines a comprehensive plan as:

"the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the Town located outside the limits of any incorporated village or city. The Town comprehensive plan shall...serve as a basis for land use regulation, infrastructure development and public and private investment, and any plans which may detail one or more topics of a Town comprehensive plan."

According to New York State Town Law, the comprehensive plan must be adopted by the Town Board following a public hearing. The approval process, however, does not preclude future review and amendment. The vision and policies contained in the Plan should be perceived as flexible. As the conditions upon which the document is based upon change, it is reasonable to assume that its contents may need to be changed as well. The Plan is intended to serve as a guide for the next 10 to 15 years. However, this plan should be reviewed, at most, every five years to gauge progress on implementation and perform needed maintenance. A more formal revision should occur at the end of the 10- to 15-year planning period.

It is the policy of New York State to encourage comprehensive planning for the sake of the health, welfare, and general prosperity of its citizens. Therefore, many state agencies recognize the existence of a comprehensive plan as a favorable, and sometimes required, condition for grants and other assistance for municipal projects. Granting agencies want to encourage municipalities to act in concert with a stated vision and clear objectives. They want to eliminate ad hoc projects and assure that funds are spent in pursuit of a well-defined purpose.

In North Greenbush, a clear example of this process is the Route 4 and I-90 Connector. The New York State Department of Transportation has indicated that it would like to see the Town develop a comprehensive plan and future land use plan to ensure the highway's design and location is in accord with the community's overall vision.

Process Overview

In its simplest form, long-range comprehensive planning includes three key activities: understanding the present state, identifying the desired community vision, and determining the best methods for achieving it.

The process for the 2007 Plan was initiated to provide the community with an opportunity to participate in the creation of a comprehensive plan that will guide the future of the Town. As every good comprehensive plan should, this Plan builds upon the community's strengths, addresses its weaknesses, capitalizes on opportunities, and identifies the threats to the overall quality of life. The Plan accomplishes this by establishing a community vision and

identifying policies, objectives, and action items that address numerous issues related to improving the quality of life for residents.

Comprehensive Plan Committee

In 2006, a Comprehensive Plan Committee was convened to take on this task. The Committee included representatives from businesses, local and county government, the colleges, and the community at large. The Committee was charged with working with planning consultants to develop the comprehensive plan.

Committee members represented diverse perspectives from within the Town and served as an initial information source and sounding board for ideas and recommendations. The group was involved with all aspects of the project, including identifying key issues to be addressed, facilitating public input, and continuous review of each of the Plan's components. Over the course of two years, the group met over 30 times, including numerous open meetings that reached out to residents, business owners, other stakeholders, and different regions of the Town and each of the election districts. The objective of these

efforts was to solicit public input in order to build consensus around a vision for the Town's future.

All meeting minutes and a comprehensive list of meeting dates can be found on the Town's website: www.townofng.com.

Community Survey

In March of 2006, the Town of North Greenbush advertised and distributed a Community Survey to obtain additional public input. The survey was distributed in the local paper, through the Town's web site, and also through mass mailings. The survey touched upon various aspects of the Town including the adequacy of existing services, the need for future services, and where the Town should encourage development and focus their resources. Those completing the survey also had the opportunity to add additional information on any topics within the survey or issues they felt should be included. By the established return deadline, 815 surveys were returned and the results were tabulated. The survey is included in Appendix B with a summary report found in Appendix A.

Public Information Meeting

A Public Information Meeting was held on August 30, 2007 to provide the public with an overview of the project, highlighting each of the steps leading up to current conditions. Project consultants presented a summary of the Existing Conditions Report (Chapter 2) and the Community Survey results (Appendix A and B). A Community Vision Statement was presented, along with draft Policy Statements. These statements were

posted to allow participants to write comments and suggestions.

Residents were also given the opportunity to discuss various issues related to the comprehensive plan. Attendants participated in a SWOT Analysis, a process that examines the Strengths, Weaknesses, Opportunities, and Threats in the community. This exercise, which was also administered to the Comprehensive Plan Committee in the spring, served to identify common themes and issues of concern in the community. A summary of the exercise is shown in Appendix C. Using the results of the SWOT Analysis, four policy areas were identified that would form the framework for the Plan:

- Quality of Life
- Regional Position & Identity
- Sustainable Development
- Community Resources

Public Workshops 2007

A Public Workshop was held on October 23, 2007 to update the community on the project progress and allow for additional input. This hands-on, interactive meeting focused on the Vision, Policies, Objectives and Action Items outlined in Chapter 3, as well as general land use planning.

A Community Character Survey (CCS) was conducted, which asked participants to rank images, on a scale from 1 to 10, from different communities based on their appropriateness for North Greenbush. Various styles of architecture, signage, site development, and streetscaping were shown. The results of the CCS served to further refine the policies, objectives, and action

items in the Plan. The ten highest rated images and the ten lowest rated images are shown on the following pages. Complete results of the CCS are shown in Appendix D.

A presentation on the basics of land use and how it affects the character and quality of life in a community was provided. Several smaller groups were then formed, and each was given the task of devising a Future Land Use Plan for the Town. Residents were asked
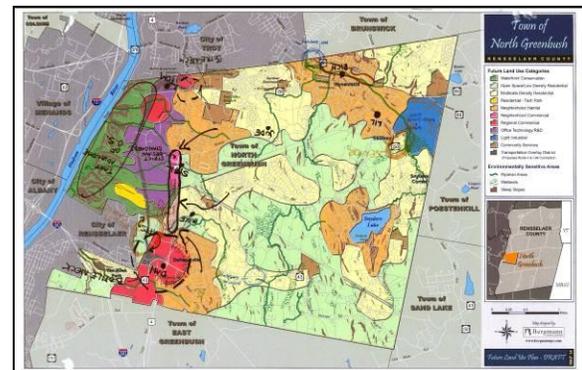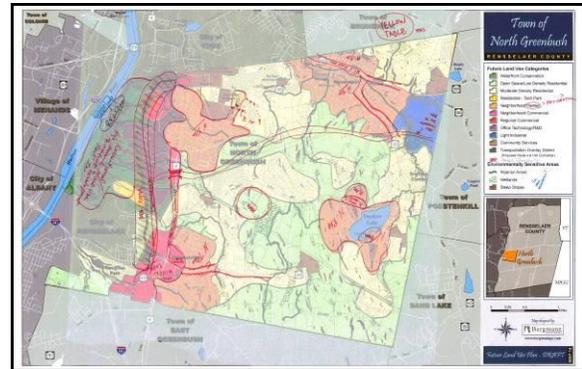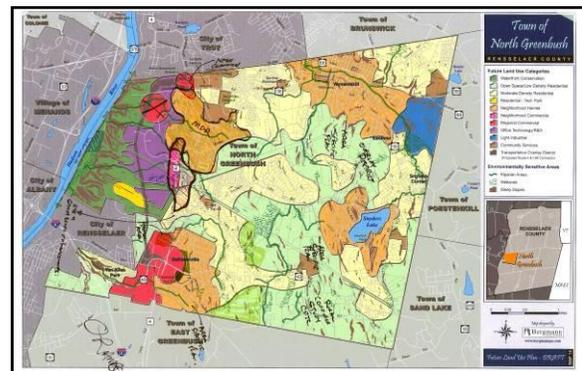
Source: Samples of working Future Land Use Maps developed at the Public Workshop (2007)

to consider which land uses were appropriate for each part of the Town, as well as noting community design recommendations that would enhance the aesthetics and functionality of North Greenbush. While designing the Future Land Use Plan, each group was asked to consider the location of public infrastructure (roads, sewer, and water), community services, environmental features, existing land uses, and development opportunities. The results of this process are found in Chapter 4.

Community Character Survey - Top 10 Images

Rank 1 Score: 8.65

Rank 2 Score: 8.53

Rank 3 Score: 8.41

Rank 4 Score: 8.34

Rank 5 Score: 8.33

Rank 6 Score: 7.69

Rank 7 Score: 7.64

Rank 8: Score: 7.53

Rank 9 Score: 7.47

Rank 10: 7.46

Community Character Survey -
Bottom 10 Images

Rank 50 Score: 2.12

Rank 49 Score: 2.88

Rank 48 Score: 3.44

Rank 47 Score: 3.53

Rank 46 Score: 3.54

Rank 45 Score: 3.60

Rank 45 Score: 3.60

Rank 44 Score: 3.74

Rank 43 Score: 4.00

Rank 42 Score: 4.02

Public Workshops 2008

Five additional interactive Public Workshops were held during the fall of 2008 that focuses on specific aspects of the Town. The meeting dates and topics were:

- September 16, 2008: Recreation, Open Space & Agriculture.
- September 30, 2008: Housing & Hamlets
- October 7, 2008: Transportation, Infrastructure & Municipal Services
- October 21, 2008: Economic Development & Commercial Corridors
- November 5, 2008: Land Use & Zoning

The *Recreation, Open Space & Agriculture Workshop* focused on identifying passive and active recreation needs as well as key open space and farmland in need of preservation or protection. The *Housing & Hamlets Workshop* assessed the Wynantskill and Defreestville, hamlets, as well as well as the Snyders Lake area. The *Transportation, Infrastructure & Municipal Services Workshop* compared traffic calming techniques discussed public utilities and identified needed road and sidewalk linkages The *Economic Development & Commercial Corridors Workshop* discussed ways that North Greenbush could attract, retain, and promote businesses. The *Land Use & Zoning Workshop* focused on the types of land uses

and development that should occur in the various areas of the Town.

Each workshop featured a presentation explaining the Comprehensive Planning process to date and how the specific topics affected the overall quality of life and character of the Town. Smaller groups were formed for the hands-on exercises which followed. Each group worked on tasks designed to address questions focused on the topics at hand. For example, during the Recreation, Open Space, and Agriculture workshop, participants were asked which properties should be preserved as open space and which farms should be protected and to evaluate the current Town parks and playing fields for perceived unmet needs.

All presentations were made available on the Town's website.

Other Sources of Input

In October 2007, representatives from the Comprehensive Plan Committee met with representatives from the local business community. The meetings offered an additional opportunity for important stakeholders to discuss current conditions in the Town and the potential for improvements. Throughout the planning process, the Town maintained a website dedicated to the comprehensive plan. The site made all meeting minutes, draft documents, and other relevant items available to the public for viewing and feedback.

In October, November and December of 2008, additional stakeholder interviews were held. Members of the community, Town employees, business owners, and officials representing the

following categories were solicited for insight and discussion:

- Town Infrastructure
- Historic and Cultural Services
- Open Space, Agriculture and Natural Resources

- School District
- Housing/Senior Services
- General Community
- Economic Development
- Rensselaer Technology Park

Summary of Existing Plans & Studies

Route 4 & I-90 Connector Corridor Land Use Planning Study

In 2006, a corridor and land use study was performed for Phase II of the I-90 Connector, a four-lane highway that would run parallel to US Route 4, connecting I-90 to Rensselaer Technology Park and Hudson Valley Community College. Phase I, completed in 1996, consisted of a new Exit 8 on I-90 and now connects the interstate to the Routes 4 and 43 intersection.

The enhanced access provided by Exit 8 brought with it increased development interest around the 4 and 43 intersection. In response to this, the Town completed a Generic Environmental Impact Statement (GEIS) in 2004 for the vicinity of the intersection. The GEIS contained recommendations for land use, design guidelines, and access management, which were then incorporated into the Town's Zoning Ordinance and Site Design Ordinance.

The Connector Study also incorporated these recommendations, but primarily focused on addressing land use and community design issues for the remainder of the Route 4 corridor north of the intersection with Route 43. Chapter 4 of the Corridor Study, which includes all the recommendations, is found in

ROUTE 4 & I-90
CONNECTOR CORRIDOR
LAND USE PLANNING STUDY
Town of North Greenbush, New York

Draft Report

Prepared by:
Edwards AND **Kelcey**

Submitted to:
Town of North Greenbush, NY
January 2006
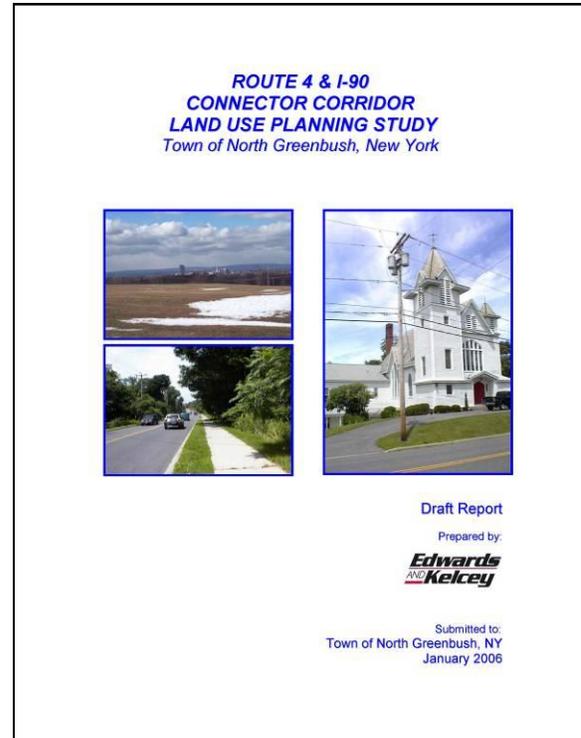
Appendix E. Additionally, a separate GEIS was developed for the Corridor Study. Copies of this document are available at the Town Offices.

I-90 Connector Corridor Land Use Study Summary

The proposed Interstate-90 (I-90) Connector is Phase II of a project that began with construction of I-90's Exit 8, which currently provides access to the Route 4 and Route 43 intersection in North Greenbush. In 2004, the Town of North Greenbush initiated a Land Use Planning Study (LUPS) of the I-90

Phase II Connector Corridor to refine the Town's future land use vision and develop the tools necessary to shape the desired future land use and multi-modal access accommodation in the corridor. This analysis addressed the potential land use impacts of the future I-90 Phase II Connector as well as the impacts of the I-90 Exit 8 Phase I, which created a new intersection at the junction of NYS Route 43 and US Route 4.

The study area included an inventory and analysis of the existing land uses, including residential, agricultural, commercial, community services, recreational and land that is owned by the Rensselaer Technology Park. Two overarching goals were established for the Study as follows:

- Preserve the Town's character and natural resources while supporting balanced high quality growth that fosters a sense of place and adds value to the community.
- Manage traffic and provide efficient safe multi modal transportation routes for pedestrians, bicyclists, transit and motor vehicles

As part of the Study, a smart growth audit was performed on the Town's land use and traffic management regulations such as zoning, subdivision regulations, and site plan ordinances. The audit found that the Town's ordinances and regulations promoted a suburban pattern of auto-dependent land uses. The strip/linear commercial zoning along Route 4 results in a traffic pattern that is auto-dependent. The Connector may ease Route 4 congestion in the short-term but in the longer term is anticipated to intensify development along the Route 4 corridor.

This will impact traffic on Route 4 and other roadways within the Study Area.

A Retail Market Analysis was included in the Study to understand the Study Area's retail market potential once the Connector was constructed and to help guide land use and design strategies. Demographics of the Study Area were evaluated to determine the type and amount of retail development expected to occur, as well as studying national retail trends.

This analysis concluded that North Greenbush has an excellent opportunity to redefine its land use and zoning regulations to capture the newest retail trends of smaller-scaled, aesthetically pleasing, pedestrian-oriented shops since retail development potential will be strong. Enhancing a major community thoroughfare like Route 4 with unique retail shopping experiences would serve to fully differentiate it from the typical retail product found throughout the Capital District. These types of retail areas also tend to be less contentious to build when sited in proximity to existing neighborhoods.

The Study also indicated that the demand for residential uses near the Connector would increase once it was constructed. This potential demand is attributed to a projected shift in population growth from more rural eastern and central Rensselaer County communities to the western communities.

Since the potential for further retail development is expected to be strong after the Connector is built, the Study examined the Town's zoning regulations to identify areas inconsistent with the proposed vision. The current zoning regulations favor strip-type shopping centers, stand-alone retail

development, large apartment complexes, and large parking areas. Typically, the bulk regulations in the Town's zoning regulations will force long setbacks and parking areas in the front. If consumers are seeking smaller-scaled, nicely designed and convenient retail areas, North Greenbush's zoning regulations will not currently allow them to be built.

The Retail Market Analysis further recommended that the demand for retail development coupled with the potential for increased residential development demand drive the creation of a zoning district in North Greenbush that allows for a mix of uses, both residential and commercial. It states that one way that this could be done would be to change the existing Planned Development District (PDD) to accommodate both types of uses for the same area. Current zoning regulations stipulate that a PDD must be either commercial only or residential only.

North Greenbush Recreation and Open Space Master Plan

In 1998, the Town completed and Recreation and Open Space Master Plan. The Plan examined the Town's existing recreation facilities and identified the recreational needs based on current and projected demographic information. Utilizing National Standards for evaluating recreation resources, the Plan outlined a series of recommendations for improvements to existing facilities as well as potential new facilities. A complete list of all Goals and Objectives is listed in Appendix F.

North Greenbush Recreation and Open Space Master Plan

Town of North Greenbush
Rensselaer County, New York

Prepared for:

Town of North Greenbush
Recreational Facilities Advisory Committee

Prepared by:

Erdman, Anthony and Associates, Inc.
317 Brick Church Road
Troy New York 12180
518.279.0505
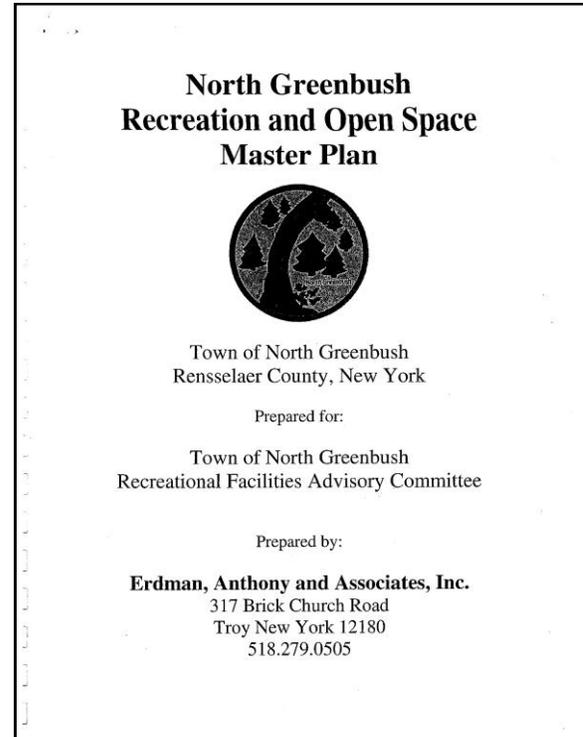
Chapter 2: Existing Conditions

History & Background

Located on the eastern banks of the Hudson River in New York's Capital District, North Greenbush is bounded to the north by the City of Troy and to the south by the City of Rensselaer. The area of land that is now known as North Greenbush was originally part of the patroonship of Rensselaerwyck, owned by merchant Killian Van Rensselaer of the Dutch West India Company. Rensselaerwyck was the largest and only successful patroonship in the colony of New Netherland, claimed as a Dutch territory in 1614. The earliest settlers of this area were primarily farmers and fur tradesmen from various parts of Europe who arrived around 1640.

The early Town of Greenbush, which included the present day Towns of East Greenbush, North Greenbush, and portions of Sand Lake and Troy, was located in the southern portion of Rensselaerwyck and was divided from the patroonship in 1792. This area was further divided on February 23rd, 1855 by an act of Legislature to form North Greenbush and Clinton, which was later, renamed East Greenbush. North Greenbush's primary industry continued to be farming, providing a variety of vegetables and other

produce to the more populated Village of Greenbush, chartered as the City of Rensselaer in 1897, and the Village of Troy, chartered as a city in 1816.

Today, the Town is predominantly residential, with a growing commercial corridor along US 4. About half of the residential properties in North Greenbush were built between 1940 and 1970.

Demographics

Population

According to 2000 US Census data, the population for the Town of North Greenbush was 10,805, which was down 0.8 percent from 1990. Rensselaer County's population declined 1.2 percent, or 544 people, in the same time period. The population decline in the 1970s in both North Greenbush and Rensselaer County followed the trend seen throughout Upstate New York during that time period partially due to the decline of manufacturing and industry. According to projected population figures from the Capital District Regional Planning Commission, both the Town and county have seen an increase in population in recent years and are projected to see continued increases in the future (see Figure 1).

Figure 1: Historical & Projected Population

Historical & Projected Population

Legend: Rensselaer County, North Greenbush

Year	Rensselaer County	North Greenbush
1960	142,585	8,161
1970	152,510	10,513
1980	151,966	10,396
1990	154,429	10,891
2000	152,538	10,805
2010	156,602	11,359
2020	158,579	11,910
2030	159,895	12,367
2040	161,379	12,522
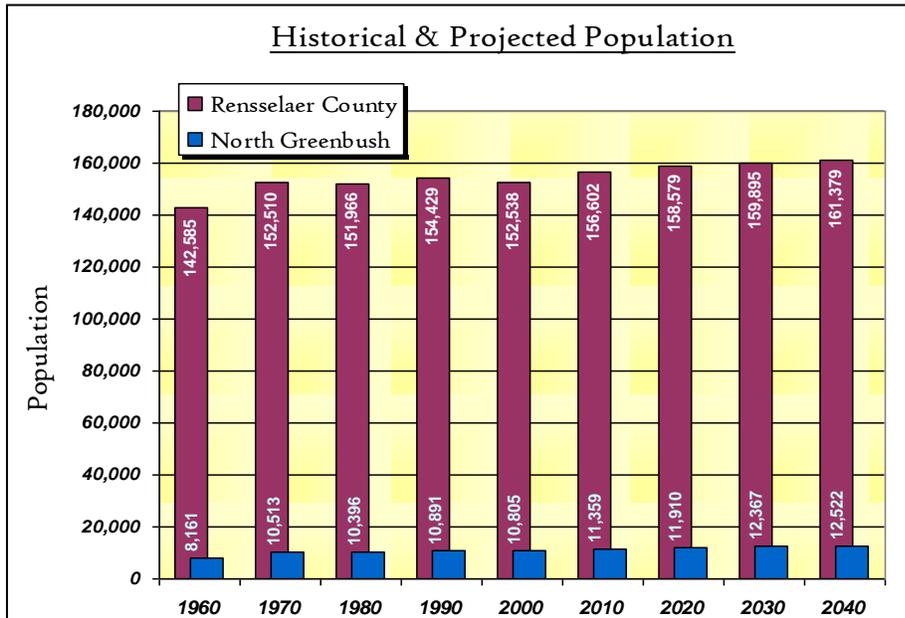
Source: US Census

Figure 2 illustrates the percent population change from 1970 to 2000 and projected to 2040. Rensselaer County and North Greenbush will see its greatest growth between now and 2010. The Town's population is expected to continue to grow, although the rate of growth will decrease while the County levels off around one percent. In comparison to New York State interim population projections, the growth rate is projected to be higher for North Greenbush until 2030; at that point, the percent change for the State is projected to be 2.6 percent, compared with 1.3 percent for the Town. Even though the pattern across many areas in the "Rust Belt" indicates a slow downward trend in population, North Greenbush will likely continue to slowly gain population over the next thirty years.

Figure 2: Historical & Projected Population Change

Historical & Projected Population Change

Legend: North Greenbush, Rensselaer County

	1970	1980	1990	2000	2010	2020	2030	2040
North Greenbush	28.8%	-1.1%	4.8%	-0.8%	5.1%	4.9%	3.8%	1.3%
Rensselaer County	7.0%	-0.4%	1.6%	-1.2%	2.7%	1.3%	0.8%	0.9%
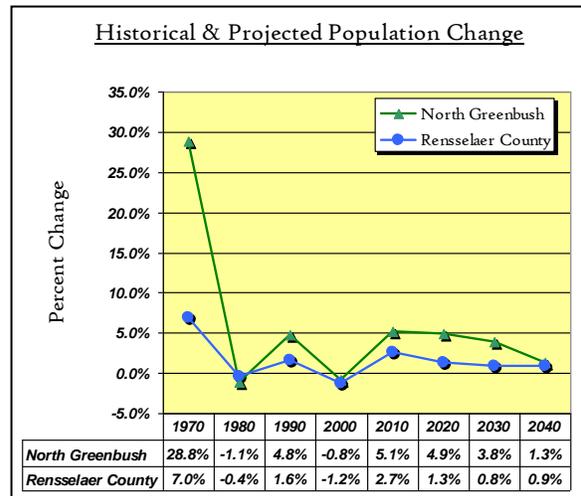
Source: US Census & Coastal District Regional Planning Commission.

Age

The age breakdown of a community is another important factor to consider when looking into future growth and development options in a municipality. Analyzing the age distribution can assist the Town in determining the proper allocation of public services and resources to accommodate its residents. According to the 1990 and 2000 US Census', just over 50 percent of the total population of the Town is between the ages of 5 and 44 (age bracket 5 to 24 years and 25 to 44 years combined). It can be assumed that the predominance of these ages indicates that North Greenbush is made up of primarily families with children, since the numbers are spilt evenly.

As seen in Figure 3, the census for both years illustrates that there were marginal changes in the age breakdown. While most age groups remained relatively consistent, the most pronounced changes are observed in

the 45 to 54 age group, which had a 4 percent increase (approximately 420 people), and the 5 to 24 year old group which had a 3.4 percent decrease (approximately 400 people). The increase in the 45 to 54 year old group is indicative of the graying national population of "baby-boomers," which, including those 55 and older, make up approximately 44 percent of the Town. As this age cohort ages and continues to increase in population, additional services may be required in the future to accommodate their needs and desires. This may include additional public transportation routes and senior housing facilities. Closer analysis of the decrease in the 5 to 24 year old group indicates that the majority of the decrease is within the 20 to 24 age group, which is the typical age for students to continue on to higher education. Therefore, it can be assumed that this decrease is merely the natural occurrence of young adults relocating out of the area to attend college.

Figure 3: Age Breakdown

Age Breakdown
North Greenbush

	Under 5 years	5 to 24 years	25 to 44 years	45 to 54 years	55 to 59 years	60 to 64 years	65 to 74 years	75 to 84 years	85 years and over
1990	5.7%	26.2%	29.1%	11.1%	5.1%	5.4%	9.4%	5.8%	2.2%
2000	5.7%	22.8%	27.7%	15.1%	5.5%	4.4%	8.7%	7.0%	3.1%
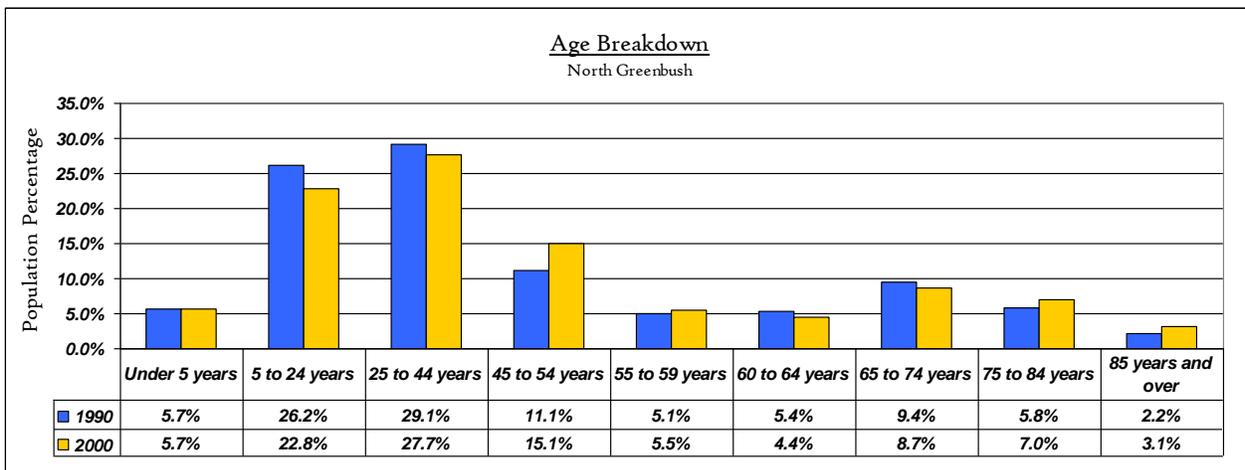
Education

The level of educational attainment reflects the quality of the school system(s) in a community in addition to the overall quality of life. Higher education is an important indicator of the future prosperity of a person and, in a more broad sense, the community. Since the 1960's, the percentage of those receiving 4+ years of college has doubled to approximately 20 percent across New York State, according to the Census Bureau.

Between 1990 and 2000, 60 percent of the population of North Greenbush had gone on to college, with 41.8 percent, or 3,245 people, receiving an associate's (2-year) degree or higher. Those that graduated from high school or obtained a General Educational Development (GED) degree declined slightly in the same time period, but remained around 30 percent. As illustrated in Figures 4 and 5, the percentage of the population that had less than a 9th grade education or had secondary education with no diploma decreased by almost half from 1990 to 2000.

Employment & Occupation

Jobs are one of the most important economic aspects of society; they generate wealth for workers and the community; create stability; and influence social progress. Shifts in employment in North Greenbush are comparable to employment changes in New York State and the nation. Since the 1970s, employment trends have seen a shift from manufacturing-based to more service-based jobs. According to the 2000 Census, the highest percentage (24 percent) of workers 16 years or older were employed in the educational, health, and social services industries. Major employers in these

Educational Attainment
North Greenbush (1990)

Less than 9th grade
9th to 12th, no diploma
HS Graduate/GED
College, no degree
Associate degree
Bachelor degree
Graduate/Prof.

Educational Attainment
North Greenbush (2000)

Less than 9th grade
9th to 12th, no diploma
HS Graduate/GED
College, no degree
Associate degree
Bachelor degree
Graduate/Prof.
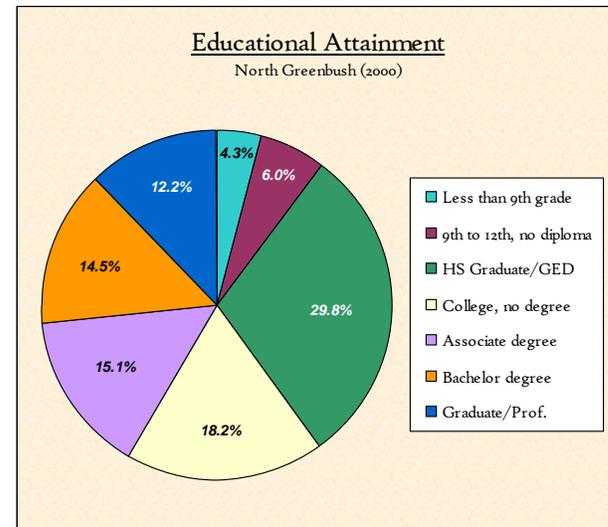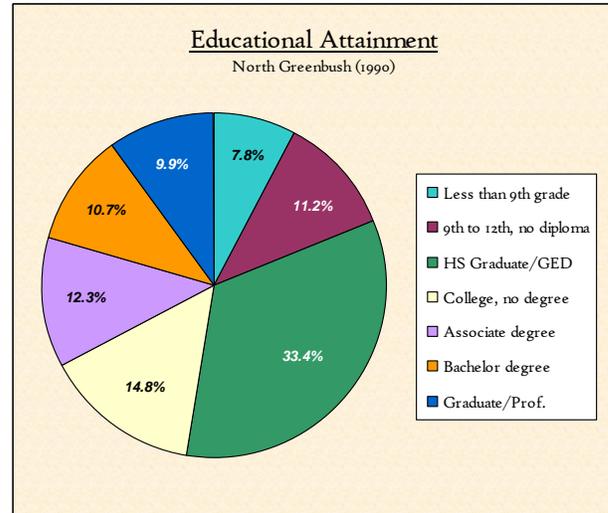
Source: US Census

industries include Vanderheyden Hall, Hudson Valley Community College, LaSalle Institute and the County-run Van Rensselaer Manor.

While industry describes the kind of business conducted by a person's employer, occupations describe the actual type of work a person does. Thirty-nine percent of the Town's population in 2000 was employed in management, professional and other related occupations (see Figure 4). Occupations in this category include computer and mathematical professionals, healthcare practitioners and technicians, and legal

occupations, all of which had a 50 percent or more increase between 1990 and 2000. This category also had the greatest increase overall among all six categories. Sales and office occupations remained relatively unchanged within the past 10 years and was the second highest occupation in the Town. It can be assumed that the majority of those employed in these occupations work at the aforementioned employers as well as at the Rensselaer Tech Park within the Town and also various employers in Troy, Rensselaer, and Albany. Less than one percent of the population classified their occupation as farming, fishing, or forestry, a common trend in New York as more family farms are replaced with larger corporate farms.

Table 1: Employment & Occupation by Industry

Industry	Percent
Educational, health, and social services	24.0%
Public administration	13.6%
Retail trade	10.1%
Professional, scientific, management, administrative, and waste management	9.3%
Manufacturing	7.4%
Finance, insurance, real estate, & rental and leasing	6.9%
Construction	6.7%
Other services (except public administration)	5.6%
Arts, entertainment, recreation, accommodation & food	4.9%
Transportation & warehousing, utilities	4.7%
Information	3.3%
Wholesale trade	2.8%
Agriculture, forestry, fishing & hunting, mining	0.6%

Figure 4: Jobs by Occupation
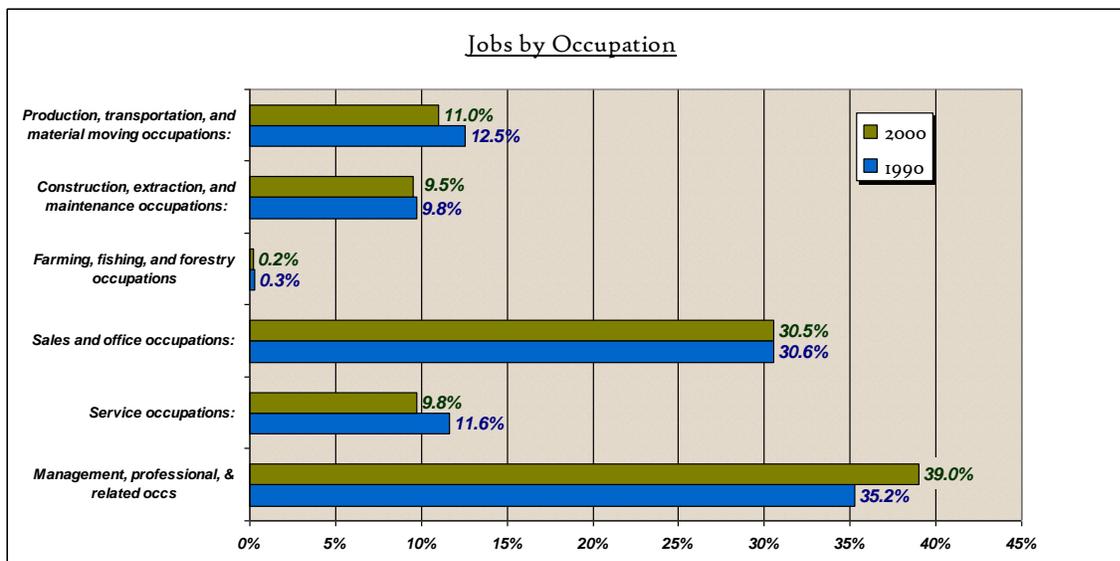
Source: US Census

Unemployment

The unemployment rate is a figure that provides a general sense of a community's economic health. Typically, unemployment will always exist; even when the economy is prosperous, since there will always be a small percentage of the population looking for work or in a transition from one job to another. The Bureau of Labor Statistics provides annual and monthly unemployment data for areas with a population of 25,000 people or more.

Therefore, Rensselaer County was examined to gain a general sense of North Greenbush's unemployment picture. As illustrated in Figure 5, unemployment in the County generally followed the same trend as New York State, although the County was one to two percent lower and remained relatively stable around four percent. The percentage rate for 2007 has only been tabulated for January through March.

Figure 5: Unemployment Rate

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007*
Rensselaer County	4.6%	4.1%	3.9%	3.6%	3.8%	4.6%	4.7%	4.6%	4.2%	4.0%	4.6%
New York State	6.5%	5.7%	5.2%	4.5%	4.9%	6.2%	6.4%	5.8%	5.0%	4.5%	4.7%

Source: US Census
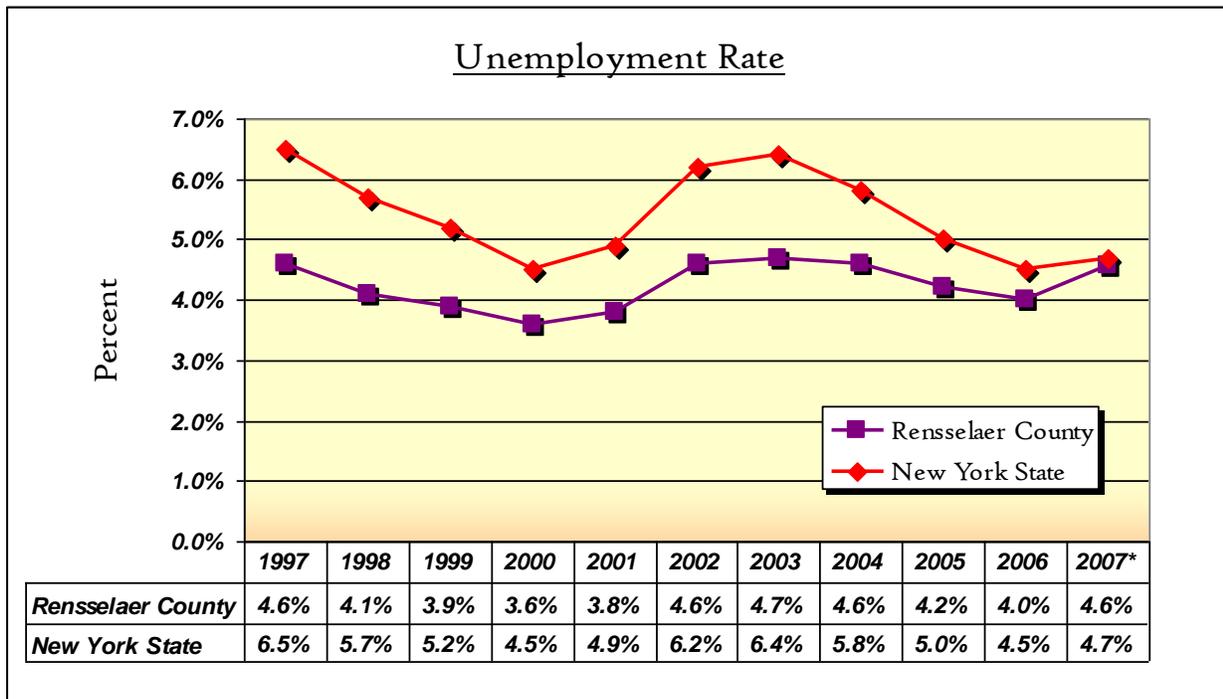
Income

Figure 6: Median Family Income

As seen in Figure 6, the median family income is approximately $10,000 more in North Greenbush than in the County. Between 1990 and 2000, the median income rose at a rate of 36 and 45 percent for Rensselaer County and the Town, respectively. However, when comparing the median income for 1990 and 2000, adjusted for inflation, the median family income for North Greenbush increased seven percent, compared with only a one percent increase for the County. Income levels for the County as a whole are somewhat deflated by the concentration of lower incomes in the cities of Troy and Rensselaer. New York State has traditionally had relatively higher income in comparison with the rest of the country according to the Census Bureau, especially in the suburbs of New York City and in the Capital District, Rochester, and Syracuse areas. (*Public Policy Institute of New York State, Inc., 2003*)

A further breakdown of the family income data in Figure 7 shows that those earning under $50,000 per year decreased from 59 percent of the population in 1990 to 33.9 percent in 2000. At the same time, the number of families earning more than $100,000 per year increased substantially. In 2000, the majority (67.1 percent) of families in North Greenbush earned between $25,000 and $74,999, which is higher than in Rensselaer County (63 percent) and New York State (54.3 percent).

Source: US Census

Figure 7: Median Family Income (Percentages)
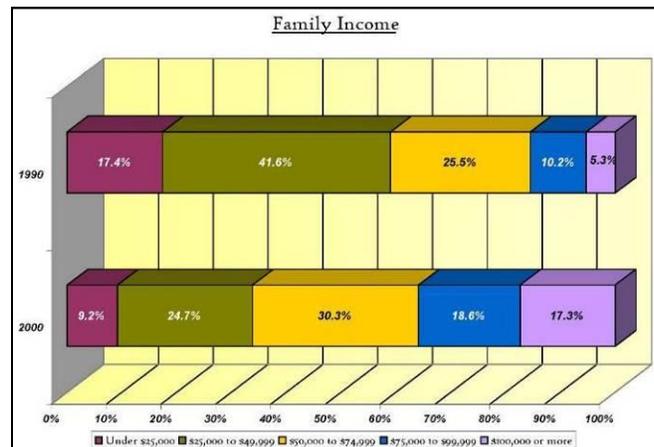
Source: US Census

Housing

Owning a home has always been part of the American dream. Generally, a municipality strives to have a high percentage of home ownership. A high rate of owner-occupied housing often translates into increased tax revenues, greater participation in the community, and stable neighborhoods. Those who rent a home also share some of these same principles; however, they typically participate somewhat less in the community since they do not own the property they occupy. In New York State, less than 55 percent of the population owns their own home according to the U.S. Census Bureau, Census of Housing. However, as illustrated in Figure 8, homeownership in North Greenbush in 2000 was 80.3 percent, compared to 19.7 of the population that specified they rented. Compared to 1990 Census figures, homeownership only dropped by 2.9 percent, or 64 homes.

Figure 9 shows the age of various homes in the Town. The majority of the homes (64.9 percent) were built more than 30 years ago, with the greatest percentage built between 1940 and 1959. Older housing presents the Town with challenges and opportunities. While older homes often have great architectural details and character, they can detract from the surrounding area if they have not been well maintained or do not meet current building codes.

Figure 8: Housing Occupancy
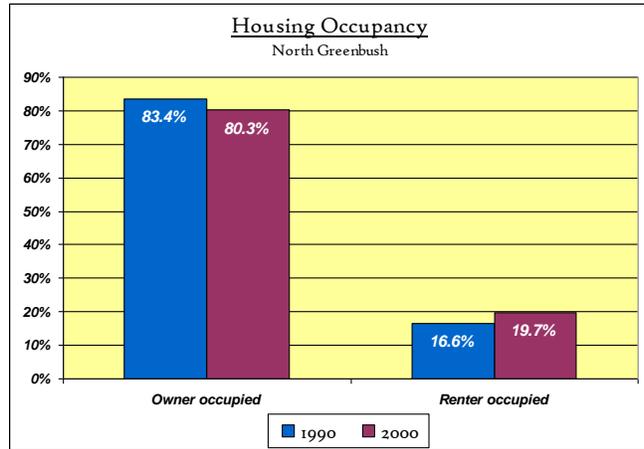
Source: US Census

Figure 9: Age of Housing Stock
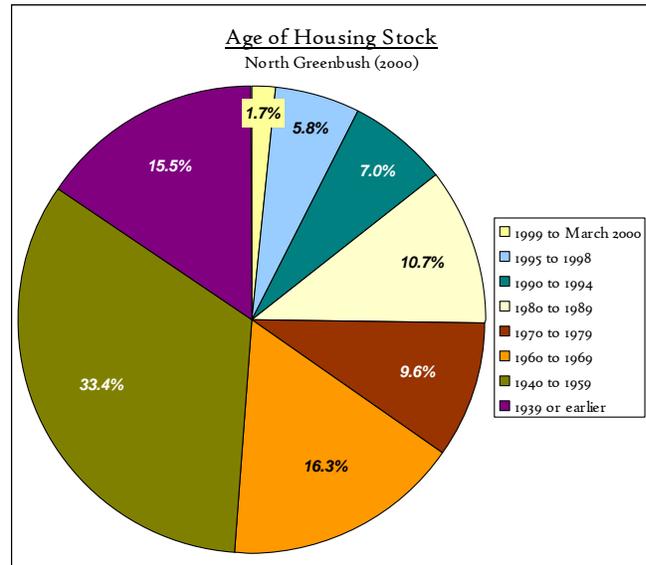
Source: US Census

Land Use

According to parcel data obtained from Rensselaer County Bureau of Research and Information Services, the Town of North Greenbush has approximately 4,832 parcels encompassing 11,815.23 acres of land. The total assessed land value is $312,244,973, which includes structures and other improvements, while the land is valued at $42,507,906. The following is a breakdown of land uses in the Town, organized according to categories defined by the New York State Office of Real Property Services (See also Map 1: Land Use).

Agricultural

About 10 percent of North Greenbush is farmland according to the real property data. The majority of the agricultural land is located in the southeast and east-central portion of the Town. Approximately 71 percent of the total farmland is dedicated to field crops, while the remainder is vacant agricultural fields, other crops, or cattle. The size of the farm fields ranges from 4.6 acres to as large as 110 acres. With the decline of farming in Upstate New York, the Town

should be proactive to retain its few remaining agricultural lands for farming or open space.

Table 2: North Greenbush Land Use Summary

CODE	PROPERTY CLASS	NO. OF PARCELS	% OF TOTAL	ACREAGE	% OF TOTAL	ASSESSED LAND VALUE	% OF TOTAL	ASSESSED TOTAL VALUE	% OF TOTAL
100	Agricultural	24	0.5%	1,265.33	10.7%	$779,360.00	1.8%	$1,445,157.00	0.5%
200	Residential	3,716	76.9%	5,058.61	42.8%	$23,833,935.00	56.1%	$181,370,992.00	58.1%
300	Vacant	808	16.7%	3,269.78	27.7%	$5,697,977.00	13.4%	$5,922,677.00	1.9%
400	Commercial	173	3.6%	1,297.90	11.0%	$8,358,869.00	19.7%	$77,772,440.00	24.9%
500	Recreation & Entertainment	9	0.2%	37.39	0.3%	$292,600.00	0.7%	$1,047,200.00	0.3%
600	Community Service	43	0.9%	433.28	3.7%	$2,220,690.00	5.2%	$28,707,510.00	9.2%
700	Industrial	3	0.1%	159.30	1.3%	$317,879.00	0.7%	$1,822,000.00	0.6%
800	Public Service	26	0.5%	239.47	2.0%	$919,596.00	2.2%	$14,055,897.00	4.5%
900	Public Parks & Conservation	2	0.0%	54.17	0.5%	$87,000.00	0.2%	$101,100.00	0.0%
0	Property data unavailable	28	0.6%	0.00	0.0%	$0.00	0.0%	$0.00	0.0%
	TOTAL	4,832	100.0%	11,815.23	100.0%	$42,507,906.00	100.0%	$312,244,973.00	100.0%

Residential

Over three-quarters of the total number of properties in the Town are classified as residential property. These parcels make up about 43 percent of the total land area. Residential development exists throughout the Town, with the higher densities located in the hamlets of Defreestville, Wynantskill, Snyders Corner, and on the west side of Snyders Lake. There are 3,413 single-family residential parcels, with the remaining 303 residential parcels consisting of multi-family, rural, seasonal, and manufactured housing.

Typical of many suburban towns, the majority of the residential developments are large-lot subdivisions created from larger parcels that were once active farmland. The hamlet areas generally consist of smaller lots on less than one acre of land and are located on streets that are laid out as modified grids, which is common in historic hamlets and villages.

Vacant

Vacant lands represent the second largest land use in North Greenbush. The majority of the parcels (639) are vacant residential and encompass approximately 964 acres of land. The remaining parcels are classified as rural, abandoned agricultural, commercial, industrial, or public utility vacant. These properties are not isolated to any specific area; they are located throughout the Town. According to tax records, the ownership of the vacant parcels varies throughout the Town. The amount of vacant land available represents vast development and land conservation opportunities for the Town to explore and was noted as both a strength and opportunity for the Town according to the Comprehensive Plan Committee.

Map 1: Land Use

Commercial

The Town has 173 properties, or 3.6 percent, classified as commercial, which account for 11 percent of the total land area in the Town. These properties are primarily found in the western portion of the Town, and include the Rensselaer Technology Park or Tech Park. The Tech Park, which is affiliated with Rensselaer Polytechnic Institute (RPI), was developed to foster increased interaction between the university and technology industries. Companies such as Pitney Bowes MapInfo, Metropolitan Life Insurance Company, OMNItech, Verizon, the U.S. Geological Services Water Resources Division, as well as various State offices, are located in the Tech Park. The Children's Museum of Science and Technology (CMOST) is the only science center in the Tech Valley designed specifically for kids and parents. RPI has developed a Master Plan for the park, including a housing component, additional office space, and recreational connections to the Hudson Riverfront. Coordination with RPI and other large landowners can help to facilitate future development in an efficient manner to maximize revenues and minimize environmental impacts.

The remaining commercial properties are located along SR 66 in the hamlet of Wynantskill, some larger lots on the east side of Snyders Lake and along US Route 4 near Defreestville, which includes the shopping plaza known as the *Shoppes at Greenbush Commons*. Since commercial uses tend to demand less in public services than residential uses, maintaining an appropriate

balance between residential and commercial land is critical to minimizing the tax burden placed on Town residents.

Industrial

Only three industrial properties are located in the North Greenbush, according to current tax information, the largest of which is a quarry owned by Callahan in the northeastern corner of the Town, south of SR 66. Two other smaller industrial properties are located within the Rensselaer Technology Park on the west side of the Town.

Parks & Conservation Areas

In addition to quality schools and services, adequate recreational and entertainment opportunities help to ensure a good quality of life for residents. Current land use codes indicate that only two parcels in the Town are classified as open space or public parks; a large parcel at the northwest corner of CR 67 and 68 and the Twin Town Ball Park and Recreation Area south of SR 136.

Other sports related activity areas classified as other uses include a second ball park west of CR 71 near Eastmor, the Oasis Family Fun Park on North Greenbush Road, and the Children's Museum of Science and Technology at Rensselaer Technology Park. Snyders Lake provides various water-related activities as well as a small public beach on the southeast corner of the lake. Camp Scully, a co-ed summer camp for children ages 7 to 14, is also located at Snyders Lake and provides various recreational and educational activities for children in the community, with a special emphasis on lower-income families.

Parcel Sizes (Map 2)

Map 2 illustrates the distribution of a variety of different parcel sizes within the Town. Blue parcels are less than two acres in size; green parcels are greater than 5 acres in size, while the tan parcels represent the transition from small lots to large lots (2-5 acres). The smallest lots are generally located around the historic hamlets (Wynantskill, Defreestville, and Snyders Lake). Residential subdivisions built after World War II typically have medium-sized lots (lighter blue). Much of the green parcels are commercial properties (mainly in the Tech Park), farmlands, open space, or vacant lots (see also Map 1).

Zoning Districts (Map 3)

The Town is separated into various zoning districts as illustrated in Map 3. Heavier concentrations of commercial, retail, and industrial development are found around the intersection of SR 43 and US Route 4 due in part to the higher traffic volumes generated along both routes, as well as Interstate 90. Agricultural-Rural and Agriculture Residential are the two predominant zoning classifications located in the southeast portion of the Town and around Snyders Lake, which illustrates the Town's desire to maintain its rural feel and support existing farms. The hamlet of Wynantskill mainly consists of single family residential districts with some commercial/retail uses along Main Ave; this type of zoning and development is typical of smaller villages and hamlets.

Map 2: Parcel Map

Map 3: Zoning Map

Several overlays also are found on the zoning map including a transportation overlay for the proposed I-90 Connector to HVCC and the Snyders Lake Watershed Overlay, which helps to regulate development in the area in order to preserve the quality of the lake and ground water.

Natural Features

Topography (Map 4)

Rensselaer County is an area with varying elevations due to its proximity to Rensselaer Plateau and the Taconic Mountains, which is part of the larger Appalachian Mountain Range that stretches along the east coast. As shown in Map 4, the topography within the Town of North Greenbush is predominantly gently rolling land, with higher elevations located to the east. Map 4a shows the topography of the Town in an alternate view using colored relief.

Around County Routes 74 and 65, the land levels off slightly before becoming steeper along the eastern banks of the Hudson River. The steeper slopes in this area are on average 100 feet high; the Rensselaer Tech Park maintains much of this area as open space. Approximately 13 percent of the Town has slopes between 15 and 35 percent according to the U.S. Geological Survey and the Natural Resources Conservation Service.

Waterbodies (Map 5)

The Town of North Greenbush is located along the Hudson River Basin, which encompasses 13,400 square miles in New York, New Jersey, Massachusetts, Connecticut, and Vermont. The Hudson River begins in Lake Tear of the Clouds on

Mount Marcy in the High Peaks of the Adirondacks and flows south to connect with the Mohawk River before ending in New York City and the Atlantic Ocean. North Greenbush has approximately 2.2 miles of shoreline along the river, making it the Town's most prominent water feature.

Many waterfalls are located within Rensselaer County due to the presence of the Hudson River and the various steep banks and rocky edges along the river. Some smaller waterfalls are located within the Town along the west side of the Rensselaer Tech Park, which borders the river. The river is used for various recreational activities and is also a major transportation corridor to the Great Lakes.

Other major streams or creeks in North Greenbush include Wynants Kill and Mill Creek. Wynants Kill is a larger creek which flows westerly through the hamlet of Wynantskill in the northeastern corner of the Town. Mill Creek begins in the central portion of the Town and flows southerly before joining the Hudson River in East Greenbush. Various other smaller, unnamed creeks, streams, and tributaries exist throughout the Town, especially within the steeper slopes of the Tech Park.

Source: Google Earth - Wynantskill

Map 4: Topography

Map 4a: Relief Map

Map 5: Waterbodies

Areas that experience occasional or periodic flooding due to a nearby waterbody exceeding its natural capacity are known as floodplains. The Federal Emergency Management Agency (FEMA) maintains digital mapping records of floodplains for the entire country. As evidenced in the flooding that took place in Central and the Southern Tier of New York in June of 2006, this information is critical for future planning and development to minimize the potential for property damage and loss of life.

According to FEMA Flood Insurance Rate Mapping (FIRM), 100-year floodplains exist along Wynants Kill, Mill Creek south of SR 43, and east of the Penn Central/CSX rail line along the Hudson River. A 100-year floodplain is the area in which the maximum level of flood water is expected to occur on average once every one hundred years or has a one percent chance of occurring in any given year.

Wetlands play a vital role in the ecosystem from filtering groundwater and runoff, to providing food for larger species, to providing a unique habitat for various forms of wildlife. The New York State Department of Environmental Conservation (NYS DEC) regulates freshwater wetlands that are 12.4 acres (5 hectares) or greater in size or "if smaller, have unusual local importance as determined by the [NYS DEC] commissioner."

According to digital mapping, the Town has approximately 436 acres of wetlands, located in the eastern portion of the Town and along the southern half of the Hudson River shoreline. The NYS DEC also classifies Snyders Lake as a wetland, encompassing

112 acres alone. Wetlands regulated by the Army Corps of Engineers and the U.S. Fish and Wildlife Service are also along located in the Town; these wetlands tend to be smaller in size and the majority of which are found in the same location as NYS DEC-regulated wetlands.

Similar to State wetlands, Federal wetlands are located primarily in the eastern portion of the Town. Additional mapping and delineation may be required to determine the exact location and extent of various wetlands if development occurs near these areas. In order to avoid costly fines and penalties, developers should contact the NYS DEC Regional Office 4 as well as the Army Corps of Engineers for permitting information.

Snyders Lake

Community residents consider Snyders Lake (once known as Aries Lake) a special place in North Greenbush. The 108.1-acre lake lies in the southeastern portion of Town and its name serves for both the Lake itself and the residential neighborhoods surrounding it. The Lake has been a favorite destination of residents for many years and in the 1920s through the 1940s there were hotels, restaurants and entertainment venues located

there. More recently, William Dedrick Park was established on the southern side of the lake where the Town Beach is also located.

While there have been summer camps located at the Lake since the turn of the last century, over the last twenty years, residential development around the Lake has increased rapidly. In 1994, the Lake Aries Keepers of the Environment (L.A.K.E.) Association was formed in response to several issues affecting the Lake and the surrounding community, including the spread of Eurasian Watermilfoil and careless development procedures occurring in the Lake Meadows community. L.A.K.E. Association members worked with the New York State Department of Environmental Conservation (NYSDEC) to reduce the milfoil by applying an herbicide in 1998 and a localized application in 2004. Development practices in Lake Meadows resulted in the removal of all vegetation and topsoil from an entire hill which resulted in large amounts of silt laden runoff cascading into the Lake. The L.A.K.E. Association worked with Town and State officials to ensure the developer used proper procedures during the remaining construction. Public sewer has been available to the Snyders Lake area since the 1980s. Public water was brought to the area in 2006 with the creation of Water District #13.

The NYSDEC maintains information on water bodies in the State including impaired waterbodies and waterbodies that have lesser water quality impacts. Snyders Lake is one waterbody assessed by the NYWDEC for various types of uses (e.g. swimming, fishing, drinking etc). The current Waterbody Inventory/Priority Waterbodies List available from the NYSDEC lists Snyders Lake as having minor water quality impacts that also affect the Lake's recreational use due to algal/weed growth and nutrients originating from elsewhere. This assessment is referring to the way that milfoil forms large mats on the surface of the water, impeding recreational uses such as swimming and waterskiing as well as how excess nutrients are being transported into the Lake through runoff. Snyders Lake's water quality is classified as "B," which means that it is generally suitable for public bathing and water recreation.

In 2008 the L.A.K.E. Association was allocated funds to develop a Lake Management Plan. This Plan is anticipated to address many of the ongoing environmental problems the Lake is facing including milfoil growth, silting, stormwater and runoff, erosion and the threat of zebra mussels. The Plan will also tackle the noise issues that arise in both winter and summer seasons due to boats, snowmobiles, and late night parties. The L.A.K.E. Association intends to assure that Snyders Lake is preserved and protected for all North Greenbush residents.

General Soils (Maps 6-8)

The Natural Resources Conservation Service, a division of the U.S. Department of Agriculture, maintains a soil survey of the generalized types of soil for each state. According to the general soils information for North Greenbush, the predominant soil type is categorized as Bernardston gravelly silt loam (BeC), which encompasses approximately 2,470 acres, or 20 percent, of the land. These soils are primarily located west of CR 65, approximately above 400 feet in elevation.

Map 6: Prime Agricultural Soils & Agricultural Districts

Map 7: Hydric Soils

Map 8: Highly Erodible Soils

The other primary soils found in the Town include Pittstown gravelly silt loam (PtC), Hudson silt loam, steep (HuE), Rhinebeck silt loam (RkB), and Nassau-Manilus complex, rolling (NaC). Hudson silt loam is the primary soil found along the Hudson River shoreline and tends to have slopes of 25-35 percent. Generally, most soils in North Greenbush are well-drained soils with the perched water table depth at approximately 2 feet. Well logs and other evidence have shown that the actual water table is at least 6 feet from the surface.

Various physical properties of soils can determine the type of development that can occur, such as the presence of hydric soils, erodability, the depth to the water table, and whether the soils are considered prime agricultural soils. These various types of soil conditions do not necessarily inhibit development, but may require advanced engineering in order to safely construct a building.

Prime agricultural soils (Map 6) are classified by the U.S. Department of Agriculture as soils that are best suited to food, feed, forage, fiber and oilseed crops, and tend to produce the highest yields with minimal inputs of energy, economic resources, and environmental impact. Twenty-two types of soils are considered prime soils, or prime if drained, in the Town and are primarily located along the SR 4 corridor. Other prime soils are located in the southeast corner of the Town and around the hamlet of Wynantskill.

Hydric soils (Map 7) are soils that are typically found in areas of prolonged saturation or flooding. These soils are generally found in and around the various

State and Federally-regulated wetlands in the Town. Highly erodible soils (Map 8) are found throughout the Town, with lower concentrations around SR 136 by HVCC and along Wynants Kill. Highly erodible soils are more susceptible to erosion due primarily to steep slopes greater than four percent, as well as the amount of rainfall and other soil properties. Development on erodible soils may require more in-depth engineering and erosion control planning to minimize potential hazard, including severe erosion, flooding, or property damage.

Recreation & Open Space & Agricultural Land

Open Space & Recreation Master Plan

The Town of North Greenbush completed an Open Space and Recreation Master Plan (OSRMP) in 1998. The OSRMP first examined the Town's resources and compared them to national standards for parks facilities and sports facilities as based on population estimates. These national standards were derived from several sources, including The Time-Saver Standards for Landscape Architecture, Time-Saver Standards for Housing and Residential Development, and the Handbook of Landscape Architectural Construction.

The national standards group recreational facilities into three categories. Town Facilities are generally 4 to 100 acres in size and offer a wide range of activities for people of all ages. These facilities typically include paved surfaces for court games, open space for informal play, playground equipment, shelters, and restrooms. Neighborhood Facilities are generally smaller in size, ranging from 0.25 to 6 acres, and serve neighborhoods consisting of 40 to 100 families. These facilities typically have areas for both active and passive recreation. Sub-neighborhood Facilities are generally 0.5 to 2 acres in size and tend to be located in higher-density neighborhoods where minimum lot sizes are less than one-third of an acre. These facilities provide visual relief, aesthetic qualities, passive and active recreational opportunities.

In 1998, North Greenbush's Town Facilities totaled 28.8 acres. Based on the Town's population estimates from the 1990 U.S. Census, the standards recommended that North Greenbush have Town Facilities totaling 32.7 acres. Therefore, North Greenbush had a deficit of 3.9 acres in this category. North Greenbush's Neighborhood Facilities totaled 35 acres as compared to a recommended total of 43.6 acres which demonstrates a deficit of 8.6 acres. National standards do not apply to Sub-neighborhood Facilities.

The Study further found that the deficit numbers were misleadingly small because Town Facilities were developed to the greatest extent possible due to topography, accessibility, and ownership issues while Neighborhood Facilities were largely owned by school districts and controlled by them. Since the schools could at any time restrict

usage of their playgrounds and playing fields by the public, the actual amount of Neighborhood Facilities categorized land could become much smaller.

The OSRMP next examined each of North Greenbush's existing facility's sports capacity as well as the needs of the community and the sports organizations that existed in North Greenbush. Those needs were meshed with the amount of recreational land required to meet the national standards. The sports facility recommendations were as follows: 3 soccer fields, 1 baseball field, 1 little league field, 2 softball fields, 4 basketball goals (2 basketball courts), 4 tennis courts, and 2-4 shuffleboard courts.

The OSRMP recommended that the sports facilities be housed in several new parks. While it was not actually built, the proposed 35-acre Town Facility was to be located off Route 43 and contain 3 new soccer fields, 1 new baseball field, 1 little league field, 2 softball fields, 4 tennis courts and 2 shuffleboard courts as well as picnic areas, playground areas and trails. Three proposed 2.5-5-acre Neighborhood Facilities would each host a playground area, basketball courts, and seating areas.

Table 3: Recreational and Open Space Inventory, 1998

Type of Facility	Name	Acres	National Standards in Acres Required
Town	North Greenbush Recreational Facility	14.9	
	William Dedrick Park	5.0	
	Hudson River	8.9	
		28.8	**32.7**
Neighborhood	Belltop School	15.0	
	Gardiner Dickenson School	14.4	
	Main Avenue	5.6	
		35.0	**43.6**
Sub-neighborhood	Snyders Lake Pocket Park	.45	
	Wynantskill Parcels	2.35	
		2.8	**N/A**

Source: North Greenbush Open Space and Recreation Master Plan, 1998

In addition to this recreational analysis, the OSRMP suggested the following set of goals summarized below.

- Examine possible opportunities to upgrade and reorganize facilities at the Williams Road Facility
- Develop a Town Facility that consists of 1 35-acres parcel to provide major sports facilities
- Develop the Hudson River parcel as a Town Facility that provides access for residents to water activities such as boating.
- Develop Neighborhood Facilities that consist of 2.5-5.0 acres each to serve resident populations
- Develop Sub-neighborhood Facilities for higher density housing areas
- Develop a pedestrian network through Town to provide opportunities for walking and biking and well as linking public and private recreational areas.

Rensselaer Land Trust

Rensselaer Land Trust (RLT), formerly known as the Rensselaer-Taconic Land Conservancy, was formed exclusively for preserving and protecting real property in Rensselaer County. RLT focuses on property that possesses significant natural features, scenic vistas, historic or archeological interest, open space, natural habitats, or agricultural value. Recently, RLT has moved decisively to protect the County's watershed areas. In 2008, RLT was nationally accredited by the National Land Trust Alliance, becoming the smallest land trust to share that distinction thus far.

RLT holds conservation easements on or owns approximately 500 acres located throughout the County. None of this land is in North Greenbush. The primary way property comes to RLT is through donations. Conservation easements and the purchase of development rights are other ways that land can be protected. Easements have greater strength than deed restrictions and once in place, cannot be modified to benefit the landowner. RLT acts as a steward for all property it owns or hold easements on. This

means the property is inspected at least once yearly to verify that encroachment or undesirable changes have not occurred.

Keep It Growing – An Agricultural & Farmland Protection Plan for Rensselaer County

Rensselaer County farms are extremely diverse and range from small part-time operations to farms comprising over a thousand acres. Products from these farms are equally diverse and include milk, vegetables, flowers, and livestock. Recognizing that the County's farms were facing increased challenges, the County responded by producing a plan for action. In 2001, American Farmland Trust and the Rensselaer County Cornell Cooperative Extension provided the Keep It Growing Agricultural and Farmland Protection Plan to the Rensselaer County Agricultural and Farmland Protection Board. The Plan's purpose is to develop strategies to preserve, support, and enhance Rensselaer County's agricultural industry and resources.

The planning process encompassed an array of activities including farm tours for community leaders, mapping of important agricultural resources, surveys of farmers and farmland owners, public outreach activities at the Schaghticoke Fair, and a series of public meetings focusing on County agriculture and farmland protection efforts.

The Plan recommends 20 major actions for the County and its towns to undertake in 4 specific areas: economic development, business environment, farmland protection and public education and outreach. Over 100 specific strategies accompany the major action recommendations. Out of these recommendations and strategies, 16 steps for immediate action were selected because they would yield tangible results and significant benefits. These steps are summarized below:

- Improve communication and neighbor relations between farmers and non-farmers
- Urge towns to strengthen or pass Right-to-Farm laws and erect Right-to-Farm signs
- Promote the property tax advantages of farmland
- Encourage respect for farm property
- Extend economic development to the expansion and retention of farm businesses
- Expand diversification and marketing efforts
- Expand efforts to promote Rensselaer County farm businesses and farm products
- Conduct outreach at the County and local levels
- Support the purchase of development rights on farmland
- Bolster education and outreach efforts
- Expand the farmer-to-farmer network
- Develop a directory for agriculture
- Improve labor availability
- Improve the business environment needs of the farm sector
- Increase assistance to farmers in the areas of environmental plans and wildlife control
- Promote tax relief incentives

Public Infrastructure

Transportation Network (Map 9)

Residents of North Greenbush have access to various forms of transportation throughout the Town and the region. The road network is owned and maintained at four municipal levels: Town, county, state, and federal. The county roads today have existed in the area since at least 1893, according to USGS topographic mapping. These roads have historically and currently connected the hamlets within the Town and also to other areas in the region.

US Route 4, constructed in the early 1900's, serves as the major north-south route linking the cities of Troy and Rensselaer and beyond. The route originally followed what is now Bloomingrove Drive; the current alignment was built in 1931. This corridor was the primary route for traffic prior to the construction of Interstate 787, which runs parallel to the Hudson River on the west side. Interstate 90, which runs east-west through the State, runs through the southwest

corner of the Town with access to Defreestville and US 4 at Exit 8. Local Town roads are located primarily in the hamlets of Defreestville and Wynantskill and also along the US 4 corridor.

According to the NYS Department of Transportation (NYS DOT) North Greenbush has 49.4 miles of Town roads, 22.2 miles of County Routes, and 16.6 miles of NYS DOT roads for a total of 88.2 miles in the Town. The NYS DOT also maintains average annual daily traffic (AADT) counts for sections of state roads and higher traffic local roads to assess transportation needs, current facility performance, and to develop plans and recommendations. Traffic counts are monitored with one of two systems: the first is a portable traffic counter which can be placed on specified routes once every three years and the second is a permanent station at 175 selected locations throughout the state. Information from the NYS DOT is available for the locations shown in the table above, with their respective AADT.

Map 9: Transportation Network

Table 4: NYSDOT Average Annual Daily Traffic (AADT) Counts

Road	Section	AADT
North Greenbush Rd/US 4	W. Sand Lake Rd/SR 43 to Winter St Ext/CR 74	15,232
	Winter St Ext/CR 74 to Williams Rd/SR 136	13,772
	Williams Rd/SR 136 to Troy city line	20,670
Main Ave/SR 66	SR 355 junction to Whiteview Rd/SR 136	9,646
	Whiteview Rd/SR 136 to Winter St Ext in Troy	12,819
Williams Rd/Whiteview Rd/SR 136	North Greenbush Rd/US 4 to Winter St Ext/CR 74	11,377
	Winter St Ext/CR 74 to Cameron Rd/CR 74	9,051
	Cameron Rd/CR 74 to W. Sand Lake Rd/SR 150	9,091
	W. Sand Lake Rd/SR 150 to Main Ave/SR 66	9,130
W. Sand Lake Rd/SR 150	Snyders Corner to Whiteview Rd/SR 136	4,731
W. Sand Lake Rd/SR 43	I90 to Lape Rd/CR 66	11,734
	Lape Rd/CR 66 to Geiser Rd/CR 67	10,859
Winter St Ext/CR 74	North Greenbush Rd/US 4 to Whiteview Rd/SR 136	6,555
Brookside Ave	Whiteview Rd/SR 136 to Main Ave/SR 66	2,955
Reynolds Road/Lape Rd/CR 66	Bloomingrove Dr/CR 65 to Snyders Lake Rd/CR 68	421

Recently, the Town of North Greenbush, in conjunction with a private consulting firm, completed the draft land use planning study for a new Interstate 90 connector. The proposed road would connect at the SR 43/Interstate 90 off ramp at Exit 8 near Defreestville, run parallel to US 4 on the west side of the Rensselaer Tech Park, and intersect with US 4 across from Hudson Valley Community College. This new access road is expected to increase economic development opportunities in the Tech Park and along US 4 in the Town. In addition, congestion along US 4 is expected to decrease.

In addition to the Interstate 90 connector (Phase II), which is within the State's five-year construction plans, the DOT has included in their ten-year plan a reconstruction project for SR 43 from US 4 to SR 150 through the Town. Currently, the Rensselaer County Highway Department has indicated they have no major construction projects planned for the Town, although road projects may be undertaken as the need arises. The only major project that has been scheduled for the Town is extensive drainage improvements on Zelenke Drive and Mammoth Spring Road. Minor road resurfacing projects are undertaken by each municipal level throughout the year depending on current road conditions.

In addition to private automobiles, residents also have access to public transit through the Capital District Transportation Authority (CDTA). Bus routes currently exist on North Greenbush Road/US 4 (ShuttleBee Service), Bloomingrove Drive & US 4 (Route 24), SR 43 (Route 14), Vandenburgh Ave & Bloomingrove Drive (Route 85) and SR 66 (Route 80). Amtrak also has rail service available with a station in the City of Rensselaer to transport riders throughout the East coast as well as west to Chicago and Toronto. The former Penn Central/Conrail line that runs along the Hudson River in the Town is a tertiary line for freight shipment only.

North Greenbush has very limited facilities available for pedestrians and bicyclists. Sidewalks are rare within residential areas, with a sporadic network in Wynantskill being the largest exception. There are no dedicated bike lanes in the Town. Bicyclists must use the shoulders which, on County Routes and Town roads, can sometimes be too narrow for safe riding.

Highway

The Town's Highway Department maintains 58.6 miles of roads and performs brush and leaf removal services for the County and State-owned roadways. The Town Garage is located on a five-acre site and contains four bays. Thirty-six pieces of equipment are owned and maintained by the Highway Department ranging from leaf machines to plow trucks. Rensselaer County manages a Highway Garage in the Town of North Greenbush. The County is actively engaged in sharing equipment with North Greenbush and other Towns in the County in efforts to keep rising costs manageable. Expensive equipment such as paving machines are carefully scheduled and shared by all the communities within the County.

Water

The Town of North Greenbush provides drinking water to approximately 5,100 households and several commercial and industrial customers including the Rensselaer Technology Park. Fourteen water districts currently serve over half the Town. Please see the Water District Map for details. A private water district services the Lake Meadows neighborhood near Snyders Lake. The Town purchases its drinking water from the City of Troy. The water's source is the Tomhannock Reservoir located about 6.5 miles northeast of Troy.

Recently, the Town has proposed extending water services to cover 99% of the Town. Water District #15 would alleviate poor water quality issues, contaminated wells, and raise water pressure. The new district would tie the existing water districts together from Snyders Lake down Route 43 to Van Rensselaer Square.

Stormwater

Stormwater management is a common concern shared by the Town of North Greenbush Utilities Department and the Highway Department. The unusually heavy rainfall events experienced in 2008 damaged drainpipes, blew manhole covers off and washed roads out. Local streams overflowed and retention and detention ponds were filled beyond capacity.

The Town has adopted the Municipal Separate Storm Sewer Systems (MS4) regulations for stormwater. The Town is currently working towards the design and construction of appropriate systems.

Sewer

Public sewer services are available in certain areas of the Town, with the two largest districts servicing Wynantskill and Snyders Lake. Smaller sewer districts are located in the Rensselaer Technology Park, along Bloomingrove Drive north of Winter Street, and several other locations near Whiteview Street, Route 4, and Washington Avenue. See the Sewer District Map.

Community Services

(Maps 10 - 12)
Fire Protection

The North Greenbush Fire District No.1 is a governmental entity formed under the laws of New York State. It is governed by a board consisting of five commissioners, each of whom serves a five-year term. An annual budget is approved by the commissioners and taxes to support the Fire District are levied based on this budget. Two Fire Departments service the Town currently, the Wynantskill Fire Department, and the Defreestville Fire Department. These Fire Departments are separate entities from the Fire District. The North Greenbush Fire District owns and operates the fire station, the various fire engines, and all the equipment used by the Wynantskill Fire Department. The North Greenbush Fire District contracts with the Defreestville Fire Department to provide certain emergency services including coverage of specific southern portions of the Town. Unlike the Wynantskill Fire Department, the Defreestville Fire Department owns and operates its own fire station and apparatus. The Defreestville Fire Department also has a contract with the Town of North Greenbush in addition to the North Greenbush Fire District No. 1. Please see the Community Service Map for coverage details.

The Wynantskill Fire Station is located on Church Street in Wynantskill. The Department generally responds to three types of calls: fire-related calls, medical calls, and community service types of calls. The Department has seventy-five volunteer firefighters and responds to approximately 500 alarms per year. Apparatus owned by the

North Greenbush Fire District No. 1, but used by the Wynantskill Fire Department includes two engine/tankers, one of which has compressed air foam capabilities, one ladder truck capable of high elevation and high angle functions, an engine/rescue equipped with a Jaws of Life, a four-wheel drive brush vehicle for handling brush fires, a pontoon boat for water rescues on Snyders Lake and several smaller command and utility vehicles.

The Defreestville Fire Station is located on Route 4 in Defreestville. The Department has forty active volunteer firefighters on its roster. Apparatus owned by the Defreestville Fire Department includes two engine/tankers, an engine/rescue equipped with extrication and compressed air foam capabilities, a heavy rescue equipped with the Jaws of Life for extrication, an EMS First Response Unit, a 4-wheel drive brush engine for grass/brush fires, and several command vehicles. The Defreestville Fire Department has specialized skills in Firefighter Assistance and Survival Techniques (FAST) and are known for their motor vehicle extrication and accident team.

A grant-funded study is being conducted by the Town and the Fire District in an effort to improve delivery of fire emergency services, while reviewing alternatives to maximize efficiency and stabilize costs to the Town. This effort is anticipated to result in one Town-wide Fire District governed by the Board of Fire Commissioners.

Police Department & Court System

North Greenbush's Police Department is located on Bloomingrove Drive. The Department's mission is to preserve the

rights of citizens and reduce fear in the community through the prevention of crime, protection of persons, property and the maintenance of order in public places; and to anticipate and respond to events that threaten public order and the protection of life and property. In 2006, the Department responded to an average of 979 incidents per month and issued an average of 236 tickets each month.

The North Greenbush Town Justice Court is located in the Town Hall on Douglas Street in Wynantskill. The two Town Justices perform all arraignments and preside over cases ranging from traffic violations to criminal offences. The Town Justices also perform wedding ceremonies. The Town Justice Court office is open all day Monday through Thursday and Friday mornings. Court is held on Tuesday evenings.

North Greenbush Ambulance Association, Inc.

Formed in 1941 as Wynantskill Emergency Ambulance, and later renamed and incorporated, the North Greenbush Ambulance Association, Inc. provides ambulance and EMT services to the Town. It is located on Main Avenue in Wynantskill near the Wynantskill Fire Station. The Association owns an ambulance that features heated compartments for IV fluids and a lift for placing large on-board oxygen tanks inside the vehicle. Drills are held on the third Monday of each month. Members frequently attend continuing medical education through the Regional Emergency Medical Organization or Albany Medical Center.

Health Care Facilities

The primary healthcare facilities for the Town are located in the cities of Albany and Troy. Northeast Health, which includes Albany Memorial Hospital and the Samaritan Hospital in Troy, provide 24-hour emergency care, critical care, ambulatory services, surgery, and community health services with approximately 400 beds. The Albany Medical Center, which is affiliated with SUNY Albany, is one of upstate New York's largest teaching hospitals and also provides emergency and ambulatory care as a Level 1 Trauma Center. St. Mary's Hospital/Seton Health is a Catholic hospital located in Troy with 24-hour emergency care, a 12 bed intensive care unit, surgical facilities, and various specialized inpatient services. In addition, On-Call Medical Services, located at 76 North Greenbush Road, provides secondary medical care and urgent care services to residents.

Postal Offices

North Greenbush is served by three postal districts, although there is only one Post Office in the Town. The Wynantskill Post Office (12198), located on Main Ave in the hamlet, serves most of the eastern half of the Town. The Troy Post Office (12180) is located in the City of Troy but includes service to the northwest corner of North Greenbush. Rensselaer also has its own ZIP code (12144) which services the Defreestville area.

Map 10: Community Services

Map 11: Water Districts

Map 12: Sewer Districts

Public & Private Education (Map 13)

There are several school districts present in North Greenbush, including East Greenbush Central School District, Averill Park Central School District, Wynantskill Union Free School District, and North Greenbush Common (Williams) School District. However, only three public schools are located within the Town: Gardner-Dickinson Elementary School (Wynantskill UFSD), Bell Top Elementary School (East Greenbush CSD), and North Greenbush School (North Greenbush Common SD).

Gardner-Dickinson, located on East Avenue in Wynantskill, enrolls students in kindergarten through eighth grade. In the 2005-2006 school year, 398 students were enrolled with a teaching staff of 33, making the student-teacher ratio 12:1. Located at 39 Reynolds Road (CR 66), Bell Top Elementary School teaches kindergarten through fifth grade. With a staff of 31 teachers and a student enrollment of 341, the student teacher ratio is approximately 11:1. North Greenbush School, a historic one-room schoolhouse on Route 4, has two full-time teachers to serve its 22 students, also a ratio of 11:1. This information is found in the New York State District Report Card issued by the State Department of Education for each school year.

In addition to student enrollment, class size, and number of teachers, the Report Card also details the graduation rate for each school district. In the East Greenbush CSD, 87 percent of students who started ninth grade in 2002 graduated in 2006 with either a local or Regents-level diploma, compared with 83 percent in 2006. Thirty-seven percent of the 2002 cohort was still enrolled, compared with only nine percent of the 2001 cohort. Averill Park students maintained a fairly consistent graduation rate of 85 percent and 87 percent in 2006 and 2005, respectively, based on the number of students who started ninth grade four years prior. The other two public school districts (Wynantskill and North Greenbush) do not enroll students at the high school level and therefore do not report graduation rates.

In addition to the public schools, several private and specialty schools exist in the area including the Robert C. Parker School for grades pre-K to eight (average enrollment of 150 students); the La Salle Institute of Troy, a men's Catholic school for grades six through 12; St. Jude the Apostle School, a Catholic School in Wynantskill serving students pre-K through six; and Woodland Hill Montessori, one of the oldest Montessori schools in the nation (average enrollment 214 students, grades pre-K through eight).

Map 13: School Districts

Hudson Valley Community College, the primary community college for the Capital Region, is partially located on the north side of the Town on Route 4. Vanderheyden Hall, a non-profit agency located east of Wynantskill on SR 355, provides educational, recreational, health and other social services for children and families in the county and surrounding region.
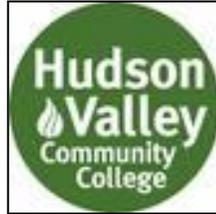
In addition to providing quality public and private education to North Greenbush residents, some schools provide facilities for the community to use. Bell Top Elementary School, Gardner-Dickinson Elementary School, and Woodland Hill Montessori School have smaller spaces available for meetings, small conferences, and group organizations such as the Boy Scouts or Girl Scouts. These spaces have limited availability and are available based on school board approval. Summer use of indoor and outdoor facilities is not available at most schools due to summer maintenance.

Woodland Hill Montessori has a small soccer field that can be used by the public and Bell Top Elementary School has open areas that can be temporarily used. The facilities, if available, at any school are open to North Greenbush residents who reside in the respective school district. Adult continuing education and other community education programs are also offered at East Greenbush and Averill Park CSD throughout the year.

Hudson Valley Community College also has the Edward F. McDonough sports complex available for community use. The facility has a large field house that features basketball courts, an ice rink, a running track, fitness rooms and conference and multi-purpose rooms.

Local Economic Profile

An assessment of the Town's economic resources allows Town officials, as well as existing and future business owners, to make decisions based upon the current market potential. The information is used to identify: 1) the demographic, socio-economic and lifestyle characteristics of existing and potential consumers; 2) trends that may influence consumer-spending patterns in and around the Town; 3) spending habits of local and regional area residents; 4) current retail sales in the Town; 5) the strengths and weaknesses of the economy; and 6) the market potential for various types of businesses in the Town.

Using data from ESRI Business Information Solutions, socio-economic data for the Town of North Greenbush was compared with of two of its neighboring communities, the Town of East Greenbush and the City of Rensselaer. As illustrated in Figure 10, Community Median Household Income, the median household income in 2000 for the Town of North Greenbush was greater than East Greenbush and the City of Rensselaer and is projected to remain greater than its neighbors through 2013. Table 6, Average Spending per Household by Budget Category, compares the average spending per household on major expenses, including shelter, for data collected during 2004-2005.

These expenses are broad budget categories and are not necessarily mutually exclusive. The "Retail Goods" category tops the list for all three communities, followed by "Shelter" and then "Food at Home," which is the third highest. North Greenbush spends more than its two neighbors in all the categories listed, which may be reflective of its higher median income.

Commuter Patterns

According to Census 2000, the mean travel time to work for commuters in the United States was 25.1 minutes. In 2000, nearly three-quarters (74.9%) of the Town's commuting resident labor force was estimated to work less than 25 minutes from their home in North Greenbush. Whereas, only 62.8% of the commuters in Rensselaer County or 48.8% of those in New York State had a commute less than 25 minutes. See **Table 5: Travel Time to Work Comparison, 2000**.

The percent of the Town's resident labor force traveling between 35 and 60 minutes was relatively few (4.7%) in comparison with those travelling from other areas of the County (11.0%) and the State (17.0%) with the same commuting times.

Table 5: Travel Time to Work Comparison, 2000

Commuting Time to Work for Workers 16 yrs +	Town of North Greenbush		Rensselaer County		New York State	
	Total	%	Total	%	Total	%
< 10 minutes	684	13.3%	9,440	13.1%	899,306	11.3%
10 - 24 minutes	3,183	61.6%	35,741	49.7%	2,990,431	37.5%
25 - 34 minutes	934	18.1%	15,621	21.7%	1,458,072	18.3%
35 - 44 minutes	114	2.2%	3,909	5.4%	544,033	6.8%
45 - 59 minutes	130	2.5%	4,004	5.6%	806,556	10.1%
> 60 minutes	120	2.3%	3,204	4.5%	1,265,649	15.9%
Total (Employed Commuters)	5,165	100.0%	71,919	100.0%	7,964,047	100.0%
Mean Travel Time	**20.2**		**23.7**		**31.7**	

Source: U.S. Census of Population and Housing, 2000.

Figure 10: Community Median Household Income
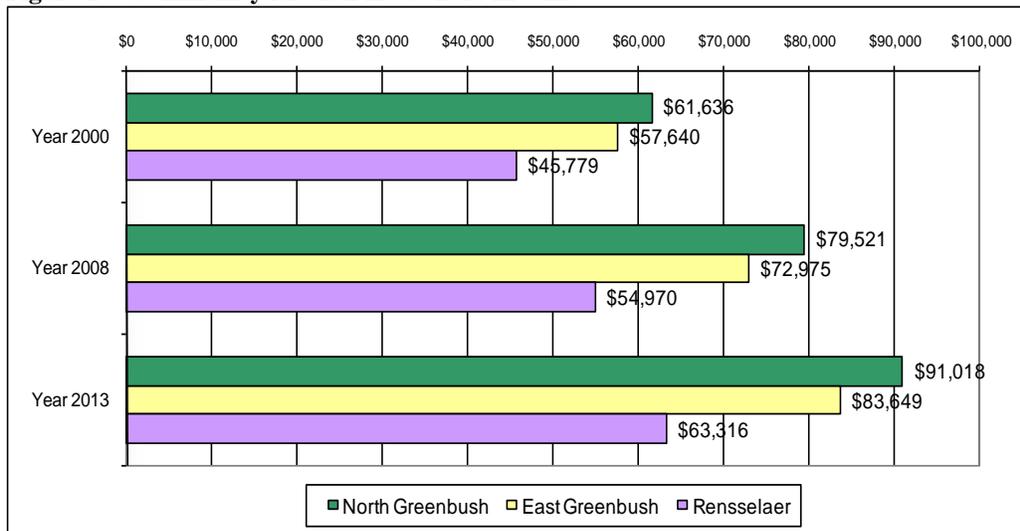
Source: ESRI Business Information Solutions (ESRI BIS). The data for 2008 and 2013 is projected.

Table 6: Average Spending per Household by Budget Category

Budget Category	North Greenbush	East Greenbush	Rensselaer
Apparel & Services	$2,399.68	$2,262.70	$1,733.64
Computers & Accessories	$248.28	$240.53	$184.95
Education	$1,554.83	$1,497.31	$1,189.92
Entertainment/Recreation	$4,022.37	$3,673.30	$2,763.47
Food at Home	$5,190.29	$4,830.66	$3,758.92
Food Away from Home	$3,668.36	$3,435.40	$2,650.25
Health Care	$4,613.82	$4,034.07	$3,096.15
Household Furnishings & Equipment	$2,368.63	$2,164.29	$1,590.73
Investments	$1,311.48	$1,102.81	$756.89
Retail Goods	$28,304.79	$25,926.36	$19,571.25
Shelter	$16,832.35	$15,676.71	$11,695.82
TV/Video/Sound Equipment	$1,519.52	$1,431.72	$1,113.70
Travel	$2,150.37	$1,917.94	$1,394.78
Vehicle Maintenance & Repairs	$1,047.15	$972.38	$737.81

Source: ESRI Business Information Solutions (ESRI BIS). Expenditure Data area derived from the Consumer Expenditure Surveys, Bureau of Labor Statistics. Data is based on Consumer Expenditure Surveys from 2004 and 2005.

Figure 11: Community Comparison Spending Index
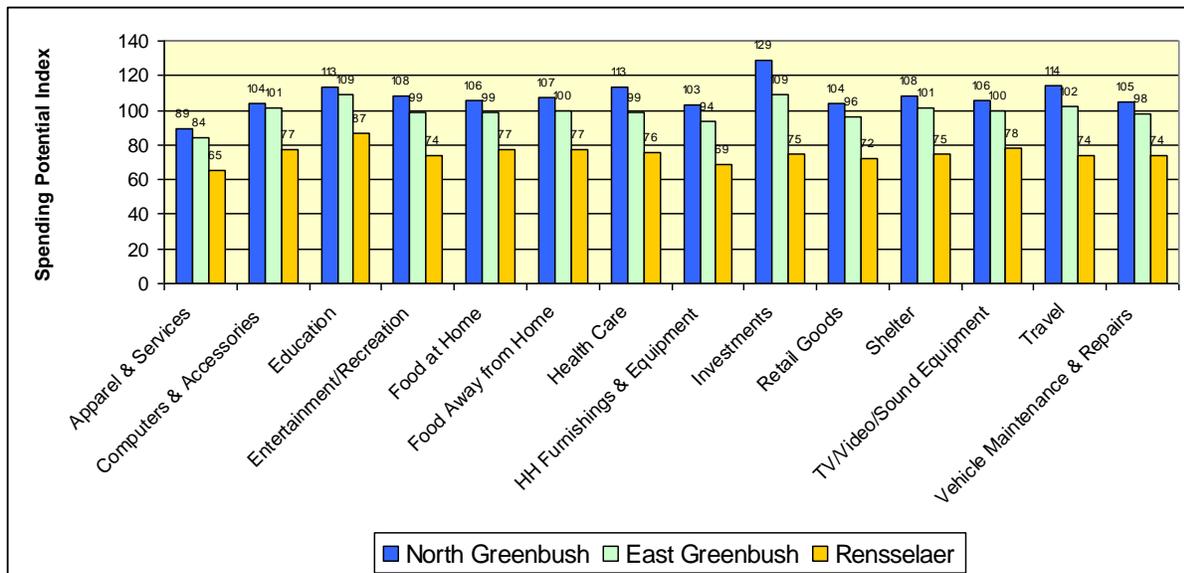
Source: ESRI Business Information Solutions (ESRI BIS). Expenditure Data area derived from the Consumer Expenditure Surveys, Bureau of Labor Statistics. Data is based on Consumer Expenditure Surveys from 2004 and 2005.

The Spending Potential Index (SPI) is a calculation that measures how spending per $1 (or 100 as shown in the figures) on retail goods and services nationally compares with the amount spent by households within individual communities for those same retail goods and services. Figure 11, Community Comparison Spending Index contrasts the spending patterns of the Town of North

Greenbush with its neighbors, the Town of East Greenbush and the City of Rensselaer.

North Greenbush leads its neighboring communities in spending for all categories. Only one category ("Apparel and Services") was under the national average (less than 100) for where spending in all three communities. The City of Rensselaer falls

well below the national average for spending in all categories while the Town of East Greenbush is at or close to the national average for nine (9) of the fourteen (14) categories.

Retail Sales & Consumer Spending Overview

Many communities across the United States have researched consumer-spending behaviors to understand local trends. In general, consumers prefer to shop for everyday items close to home. These items include goods and services such as groceries, home cleaning supplies, personal care items, alcohol, cigarettes, automobile repair, beauty salon services, and restaurants. In contrast, consumers are willing to travel farther from home for larger ticket items such as furniture, furnishings, appliances, electronics, clothing, entertainment, automobiles, recreational vehicles, and medical services. Finally, consumers are willing to take longer day trips from home in search of specialty shopping experiences that may include dining, entertainment and recreation.

In order to learn about the spending patterns of North Greenbush residents, a Retail Goods and Services Expenditure report was obtained from ESRI BIS. ESRI BIS uses data from the U.S. Bureau of Labor Statistics' (BLS) Consumer Expenditure Surveys to identify a baseline-spending pattern. Data from additional surveys, including a Daily Survey for daily purchases and an Interview Survey for general purchases, are used to refine the spending estimates. ESRI BIS integrates data from both surveys to provide a comprehensive database on all consumer expenditures.

As mentioned earlier, the Spending Potential Index (SPI) is household-based, and represents the amount of money spent for a product or service relative to a national average of 100. While local spending habits are compared to a national average, the expenditure outlays are not corrected for regional inflation. Therefore, that a given community spends less on specific goods or services may reflect one of several things: (1) local residents are able to obtain the desired goods or services less expensively; (2) local residents' interests in such goods and services falls short of the National average or the goods and services are not easily available, or (3) local residents have less disposable income to spend on such items.

Retail Sales & Consumer Spending Analysis

According to the Spending Potential Index (SPI), for every $1 spent nationally on retail goods and services, the Town of North Greenbush residents spend between $0.89 and $1.15. However, there are many categories where Town residents spend more than the national averages (100+ SPI). Figure 12, Town of North Greenbush Spending Index, represents the averages of all of the spending potential index values for each major category in the Town. The top four spending categories are "Travel," "Insurance," "Home" and "Financial." Table 7, Retail Goods and Services, expands on the information provided by the figure and indicates the Town's spending habits as compared to a nationwide standard within a more detailed framework. As seen in this table, the top 3 retail goods and services subcategories by expenditures for the Town of North Greenbush are 1) "Investments," 2)

"Fees for Participant Sports" and 3) both the "Lawns and Gardens" and "Maintenance and Remodeling Services" subcategories.

Town residents spend higher than the national average in many categories except the following:

- Men's Clothing.
- Women's Clothing
- Children's Clothing
- Footwear
- Video Games and Hardware
- Rental of Video Cassettes and DVDs
- Sound Equipment

- Reading
- Vehicle Loans
- Telephones and Accessories
- Moving/Storage/Freight Express
- School Books and Supplies
- Smoking Products

See **Table 7, Retail Goods & Services Expenditures (North Greenbush),** for details. The lowest of all indices in the Town is "Footwear," which means Town residents spend less than the national average on this item. "Telephones and Accessories" had the second lowest index value.

Figure 12: Town of North Greenbush Spending Index
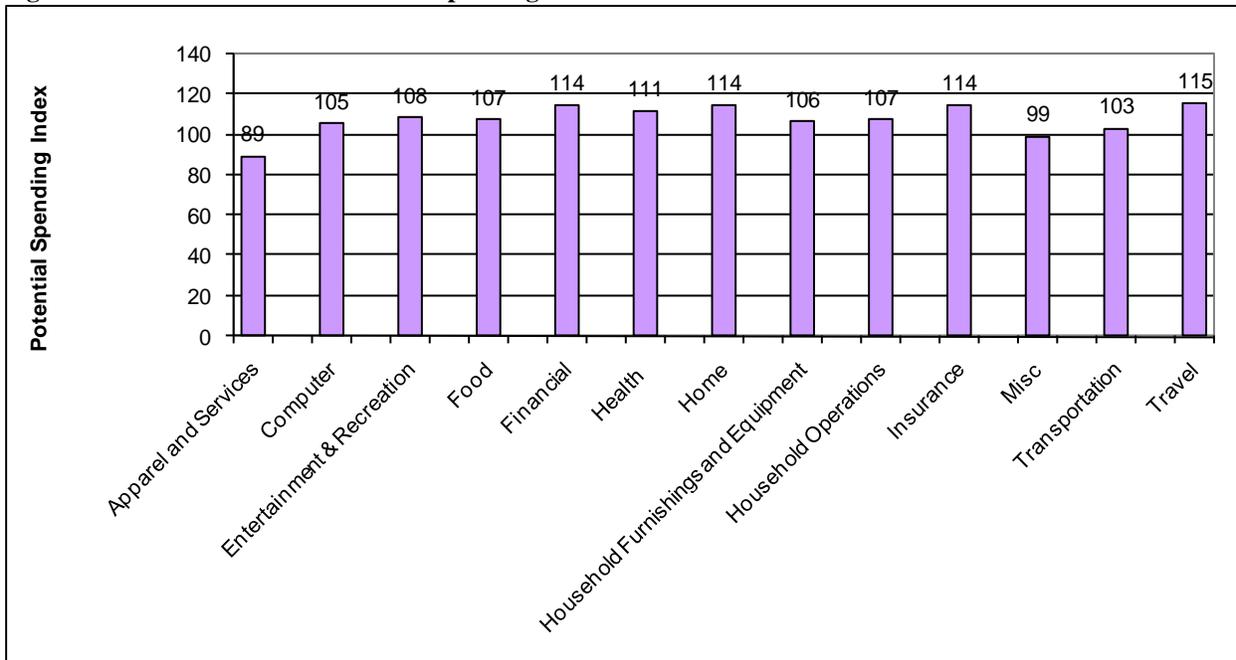
Source: ESRI Business Information Solutions (ESRI BIS). Expenditure Data area derived from the Consumer Expenditure Surveys, Bureau of Labor Statistics. Data is based on Consumer Expenditure Surveys from 2004 and 2005.

Table 7: Retail Goods & Services Expenditures (North Greenbush)

Town of North Greenbush	S.P.I.	Average Amount Spent	Total
Apparel and Services	89	$2,399.68	$10,712,187
Men's	91	$2,016,659	$2,437,023
Women's	88	$3,677,013	$3,763,964
Children's	95	$1,764,944	$2,296,624
Footwear	70	$1,514,575	$1,174,758
Watches & Jewelry	110	$1,092,223	$1,226,606
Apparel Products and Services	115	$646,773	$1,149,162
Computer	105		
Computers and Hardware for Home Use	103	$217.54	$971,085
Software and Accessories for Home Use	107	$30.74	$137,241
Entertainment & Recreation	108	$4,613.95	$17,955,862
Fees and Admissions	117	$720.97	$3,218,396
Membership Fees for Clubs (5)	118	$196.05	$875,148
Fees for Participant Sports, excl. Trips (2)	123	$140.67	$627,968
Admission to Movie/Theatre/Opera/Ballet	109	$163.04	$727,812
Admission to Sporting Events, excl. Trips (10)	113	$68.67	$306,521
Fees for Recreational Lessons (4)	119	$152.04	$678,713
TV/Video/Sound Equipment	85	$0.50	$2,234
Community Antenna or Cable Television	106	$1,519.52	$6,783,118
Color Televisions	108	$797.36	$3,559,408
VCRs, Video Cameras, and DVD Players	106	$312.15	$1,393,459
Video Cassettes and DVDs	109	$36.28	$161,970
Video Game Hardware and Software	99	$64.54	$288,115
Satellite Dishes	104	$37.30	$166,509
Rental of Video Cassettes and DVDs	99	$1.10	$4,924
Sound Equipment (3)	97	$49.28	$220,008
Rental and Repair of TV/Sound Equipment (9)	114	$0.92	$4,122
Pets	101	$214.66	$958,224
Toys and Games	101	$5.91	$26,379
Recreational Vehicles and Fees (10)	113	$498.97	$2,227,413
Sports/Recreation/Exercise Equipment	103	$154.05	$687,688
Photo Equipment and Supplies	103	$448.58	$2,002,479
Reading	95	$204.55	$913,102
Food	107	$8,858.65	$39,545,019
Food at Home	106	$5,190.29	$23,169,462
Bakery and Cereal Products	107	$724.38	$3,233,618
Meat, Poultry, Fish, and Eggs	105	$1,289.52	$5,756,420
Dairy Products	107	$595.55	$2,658,548
Fruit and Vegetables	108	$891.62	$3,980,185
Snacks and Other Food at Home	106	$1,689.22	$7,540,691
Food Away from Home	107	$3,668.36	$16,375,557
Alcoholic Beverages	108	$643.07	$2,870,677
Nonalcoholic Beverages at Home	103	$454.08	$2,026,999
Financial	114		
Investments (1)	129	$1,311.48	$5,854,463
Vehicle Loans	99	$5,739.94	$25,623,088

Town of North Greenbush	S.P.I.	Average Amount Spent	Total
Health	111		
Nonprescription Drugs	104	$117.59	$524,917
Prescription Drugs (8)	115	$653.20	$2,915,889
Eyeglasses and Contact Lenses (10)	113	$87.24	$389,420
Home	114		
Mortgage Payment and Basics (4)	119	$10,912.60	$48,713,827
Maintenance and Remodeling Services (3)	120	$2,481.02	$11,075,267
Maintenance and Remodeling Materials	107	$443.62	$1,980,335
Utilities, Fuel, and Public Services	109	$4,953.67	$22,113,168
Household Furnishings and Equipment	106		
Household Textiles	110	$153.38	$684,697
Furniture	109	$716.16	$3,196,938
Floor Coverings (7)	116	$112.45	$501,967
Major Appliances	110	$331.66	$1,480,522
Housewares	103	$97.72	$436,212
Small Appliances	107	$37.73	$168,413
Luggage	111	$11.14	$49,722
Telephones and Accessories	82	$35.42	$158,132
Household Operations	107		
Child Care	104	$427.43	$1,908,061
Lawn and Garden (3)	120	$508.97	$2,272,048
Moving/Storage/Freight Express	94	$49.01	$218,768
Housekeeping Supplies	109	$835.01	$3,727,483
Insurance	114		
Owners and Renters Insurance (6)	117	$575.85	$2,570,585
Vehicle Insurance	107	$1,489.64	$6,649,758
Life/Other Insurance (7)	116	$665.30	$2,969,881
Health Insurance (8)	115	$2,329.92	$10,400,765
Miscellaneous	99		
Personal Care Products	104	$453.06	$2,022,443
School Books and Supplies	94	$111.04	$495,667
Smoking Products	99	$446.85	$1,994,727
Transportation	103		
Vehicle Purchases (Net Outlay)	102	$5,256.14	$23,463,419
Gasoline and Motor Oil	102	$2,561.73	$11,435,563
Vehicle Maintenance and Repairs	105	$1,047.15	$4,674,456
Travel	115		
Airline Fares	112	$469.57	$2,096,140
Lodging on Trips (5)	118	$502.44	$2,242,905
Auto/Truck/Van Rental on Trips (8)	115	$44.67	$199,419
Food and Drink on Trips (9)	114	$534.02	$2,383,873

Source: ESRI Business Information Solutions (ESRI BIS).

Supply & Demand Overview

A Retail Market Place Profile for the Town of North Greenbush is represented on the following pages. Using data from ESRI Business Information Solutions, this table compares the supply of retail sales available in the Town to the demand. Data for ESRI BIS' estimates of sales (supply) originated with the 1997 Census of Retail Trade from the U.S. Census Bureau. The base is updated via additional information from a variety of demographic and business databases, including InfoUSA business database, the Bureau of Economic Analysis, Current Population Survey, and NPA Data Services. Supply estimates also incorporate data from the Census Bureau's Non-employer Statistics (NES) division. Consumer spending (demand) is estimated from the Bureau of Labor Statistic's annual Consumer Expenditure Surveys, which provides consumer-spending information on households.

In comparing the supply with demand, a "Leakage/Surplus Factor" is identified. This is the difference between what local area residents buy and what local area retailers sell. A "Leakage" is when residents are buying more than what is sold in the area; therefore, the residents must be traveling outside the area to shop. A "Surplus" is when residents are purchasing less than the amount actually being sold in the area. This indicates local retailers are attracting shoppers from outside the area to their stores.

The table that follows displays the categories of business sectors (highlighted in gray) as well as the specific types of business sectors that fall into that category.

According to **Table 8, Retail Marketplace Profile (North Greenbush),** the Town's retailers in the following business sectors are attracting shoppers from outside the Town, and are thus experiencing a "Surplus." These retail sectors are indicated by a positive percentage in the Leakage/Surplus column. There are two business retailers that fall under this category and are highlighted with yellow in the table.

- Beer Wine and Liquor Stores
- Limited Service Eating Places

There are several business retailers identified as not represented within the Town of North Greenbush. Businesses not represented in the Town but patronized by residents of North Greenbush result in a 100 percent leakage of local dollars outside the area, and are indicated by a negative 100 in the Leakage/Surplus column. These retail sectors include:

- Furniture Stores
- Lawn & Garden Equipment & Supplies
- Sporting Goods, Hobby, and Music Instrument Stores
- Book, Periodical and Music Stores
- Electronic Shopping and Mail-Order
- Shoe Stores
- Vending Machine Operators;
- Direct Selling Establishments
- Department Stores
- Special Food Services; and
- Drinking Places

Table 8: Retail Marketplace Profile (North Greenbush)

Category	Supply (Retail Sales)	Demand (Retail Potential)	Leakage	Leakage/ Surplus
Motor Vehicle & Parts Dealers	$20,337,352	$29,827,874	-$9,490,522	-18.9
Automobile Dealers	$19,350,689	$25,159,247	-$5,808,558	-13.1
Other Motor Vehicle Dealers	$567,285	$2,373,341	-$1,806,056	-61.4
Auto Parts, Accessories, and Tire Stores	$419,378	$2,295,286	-$1,875,908	-69.1
Furniture & Home Furnishings Stores	$527,590	$3,199,681	-$2,672,091	-71.7
Furniture Stores	$0	$2,296,479	-$2,296,479	-100.0
Home Furnishings Stores	$527,590	$903,202	-$375,612	-26.3
Electronics & Appliance Stores	$3,396,336	$6,371,561	-$2,975,225	-30.5
Bldg Materials, Garden Equip. & Supply Stores	$2,171,682	$4,678,490	-$2,506,808	-36.6
Building Material and Supplies Dealers	$2,171,682	$4,391,640	-$2,219,958	-33.8
Lawn and Garden Equipment and Supplies Stores	$0	$286,850	-$286,850	-100.0
Food & Beverage Stores	$8,394,052	$27,068,508	-$18,674,456	-52.7
Grocery Stores	$5,146,897	$25,018,008	-$19,871,111	-65.9
Specialty Food Stores	$581,257	$597,985	-$16,728	-1.4
Beer, Wine, and Liquor Stores	$2,665,898	$1,452,515	$1,213,383	29.5
Health & Personal Care Stores	$2,708,476	$7,114,394	-$4,405,918	-44.9
Gasoline Stations	$16,026,648	$16,524,158	-$497,510	-1.5
Clothing and Clothing Accessories Stores	$755,884	$5,985,431	-$5,229,547	-77.6
Clothing Stores	$639,582	$4,226,283	-$3,586,701	-73.7
Shoe Stores	$0	$1,013,775	-$1,013,775	-100.0
Jewelry, Luggage, and Leather Goods Stores	$116,302	$745,373	-$629,071	-73.0
Sporting Goods, Hobby, Book, and Music Stores	$0	$1,122,804	-$1,122,804	-100.0
Sporting Goods/Hobby/Musical Instrument Stores	$0	$625,465	-$625,465	-100.0
Books, Periodical, and Music Stores	$0	$497,339	-$497,339	-100.0
General Merchandise Stores	$886,115	$9,651,411	-$8,765,296	-83.2
Department Stores (Excluding Leased Depts.)	$0	$5,045,576	-$5,045,576	-100.0
Other General Merchandise Stores	$886,115	$4,605,835	-$3,719,720	-67.7
Miscellaneous Store Retailers	$1,092,654	$3,838,438	-$2,745,784	-55.7
Florists	$375,662	$765,518	-$389,856	-34.2
Office Supplies, Stationery, and Gift Stores	$75,461	$626,833	-$551,372	-78.5
Used Merchandise Store Retailers	$136,472	$746,190	-$609,718	-69.1
Other Miscellaneous Store Retailers	$505,059	$1,699,897	-$1,194,838	-54.2
Nonstore Retailers	$0	$2,731,961	-$2,731,961	-100.0
Electronic Shopping and Mail-Order Houses	$0	$151,430	-$151,430	-100.0
Vending Machine Operators	$0	$578,311	-$578,311	-100.0
Direct Selling Establishments	$0	$2,002,220	-$2,002,220	-100.0
Food Service & Dinking Places	$9,398,303	$19,828,933	-$10,430,630	-35.7
Full-Service Restaurants	$5,052,307	$12,130,488	-$7,078,181	-41.2
Limited-Service Eating Places	$4,345,996	$4,173,758	$172,238	2.0
Special Food Services	$	$2,368,391	-$2,368,391	-100.0
Dinking Places (Alcoholic Beverages)	$	$1,156,296	$1,156,296	-100.0

Source: Business data provide by InfoUSA, Omaha, NE Copyright 2004. All rights reserved. 2008, ESRI Forecasts Data Note: Supply (retails sales) estimates to consumers by establishments. Sales to businesses are excluded. Demand (retail Potential) represents the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor is a measure of consumer demand relative to supply, economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments sub sector.

Retailers that are located within the Town but fail to meet all of the Town residents' retail needs are indicated by a negative percentage less than 100 in the Leakage/Surplus column. Business sectors that fall under this category include:

- Automobile Dealers
- Other Motor Vehicle Dealers
- Auto Parts, Accessories, and Tire Stores
- Home Furnishings Stores
- Electronics and Appliance Stores
- Building Material and Supplies Dealers
- Grocery Stores
- Specialty Food Stores
- Health & Personal Care Stores
- Gas Stations
- Clothing Stores
- Jewelry, Luggage and Leather Goods Stores
- Other General Merchandise Stores
- Florists
- Office Supplies, Stationary, Gift Stores
- Used Merchandise Store Retailers
- Other Miscellaneous Store Retailers
- Full Service Restaurants

It should be noted that ESRI Business Information Solutions uses data from InfoUSA, a data compiler for creation of this table. As InfoUSA uses a variety of data sources, including phonebooks, business directories and other databases of public record, it may not include every establishment located within a community and it may not reflect recent changes in a business. In addition, reliance upon mailing addresses to identify business location may result in location misidentification.

Business Analysis

Table 9, Business Summary, presents ESRI BIS forecasts for employment in North Greenbush in 2008, breaking down the various business sectors by number of establishments and number of employees, as well as indicating the share each one contributes to total employment in the area.

Several caveats should be noted about this information. ESRI obtains the information from InfoUSA, a sales leads and mailing list company. InfoUSA tracks data using a variety of sources, including telephone directories, court data, public information available from the state, annual reports, newspapers, Security Exchange Commission filings, business registrations, etc. If the accounting for an existing business is done elsewhere, such as a regional headquarters, or if an establishment is a franchise, economic data may be reflected in the data for the community housing the headquarters, instead of the local establishment.

As shown in **Table 9, Business Summary (North Greenbush)**, the Town's services sector contributes the largest number of jobs to the local economy, representing 40.4% (1,497) of all jobs. The retail trade sector contributes 23.4% (866 jobs), while the government sector represents 12.7% (470) of the Town's total jobs. The finance, insurance, and real estate sector contributes 10.9%, while the agriculture and mining sector represents only 0.5% of the Town's total employment.

There is one specific sector in the Town that is not represented at all. The electric, gas, water and sanitary services industry does not

have any employer or employees located in   North Greenbush.

Table 9: Business Summary (North Greenbush)

Industrial Sector	Businesses		Employees	
	#	%	#	%
Agriculture & Mining	5	1.3%	20	0.5%
Construction	34	8.7%	64	1.7%
Manufacturing	8	2.1%	40	1.1%
Transportation	9	2.3%	27	0.7%
Communication	5	1.3%	50	1.4%
Electric, Gas, Water, Sanitary Services	0	0.0%	0	0.0%
Wholesale Trade	13	3.3%	264	7.1%
Retail Trade Summary	78	20.0%	866	23.4%
Home Improvement	3	0.8%	37	1.0%
General Merchandise Stores	1	0.3%	1	0.0%
Food Stores	10	2.6%	71	1.9%
Auto Dealers, Gas Station, Auto Aftermarket	10	2.6%	67	1.8%
Apparel & Accessory Store	2	0.5%	2	0.1%
Furniture & Home Furnishings	10	2.6%	387	10.5%
Eating & Drinking Places	23	5.9%	245	6.6%
Miscellaneous Retail	19	4.9%	56	1.5%
Finance, Insurance, Real Estate Summary	31	7.9%	405	10.9%
Banks, Savings & Lending Institutions	7	1.8%	46	1.2%
Securities Brokers	2	0.5%	2	0.1%
Insurance Carriers & Agents	11	2.8%	259	7.0%
Real Estate, Holding, Other Investment	11	2.8%	98	2.6%
Services Summary	171	43.8%	1,497	40.4%
Hotels & Lodging	1	0.3%	25	0.7%
Automotive Services	9	2.3%	11	0.3%
Motion Pictures & Amusements	10	2.6%	42	1.1%
Health Services	14	3.6%	262	7.1%
Legal Services	9	2.3%	20	0.5%
Education Institutions & Libraries	12	3.1%	591	16.0%
Other Services	116	29.7%	546	14.7%
Government	19	4.9%	470	12.7%
Other	17	4.4%	0	0.0%
Totals	390	100.0%	3,703	100.0%

Source: ESRI Business Information Solutions (ESRI BIS)

Regional Economy

Top County Employers

As Table 10, Rensselaer County Top Employers indicates Northeast Health is the leading employer in the County, followed closely by the State and by Stewart's Shops, which has approximately twenty-five stores in the County.

Table 10: Rensselaer County Top Employers

Employer	Number of Employees
Northeast Health	2,773
New York State	2,561
Stewart's Shops	2,100
Rensselaer Polytechnic Institute	1,734
Rensselaer County	1600
Hudson Valley Community College	1,200
Troy City School District	1,100
Seton Health Systems	1,055
Pitney Bowes/MapInfo	813
CDTA	800
East Greenbush Central School District	796
Averill Park School District	675

Source: Rensselaer County

The top employers' list also corresponds to Figure 13, Rensselaer County Employment by Industry (2000), which shows that education, health, and social services sectors, followed by public administration and retail trade, represent the greatest percentages of the labor force in the County. Educational, health and social services account for 1 of 4 jobs in the County, identical to the Town of North Greenbush. In the top employers' list, a number of businesses contribute to this sector, including Northeast Health, Rensselaer Polytechnic Institute, Hudson Valley Community College, and Troy City School District.

Employers from second and third ranked public administration and retail trade sectors also show up in the top employers' list. These employers include New York State, Rensselaer County, and Stewart's Shops.

Figure 13: Rensselaer County Employment by Industry, 2000
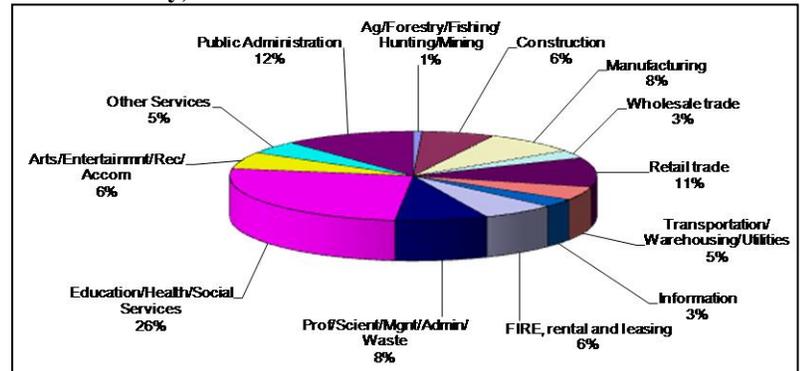
Rensselaer Technology Park

MapInfo is one of the top employers in the County and was recently purchased by Pitney Bowes. MapInfo is located in Rensselaer Polytechnic Institute's (RPI) Rensselaer Technology Park and North Greenbush is the home of Rensselaer Technology Park. Known as the Tech Park, this research and development park was initially funded by RPI, with the first phase of construction taking place in 1981. It is easily accessible from I-90 and lies between Route 4 and the Hudson River in North Greenbush.

The Tech Park's purpose is to attract a diversity of technologies that relate to the technologies taught at RPI and to develop relationships with the tenants of the Park. All businesses that locate there are considered to be "Venture Affiliates" of RPI. The Tech Park is managed by RPI through a director who reports to the President of the

University, and manages a small full-time staff.

The Tech Park has been guided for the past 25 years by its Master Plan and regulated by a set of Covenants and Development Standards. These Covenants assure that standards of development with consistency in regards to density, open space, drainage, building setbacks, waste disposal, lighting, noise, air quality, building design and parking requirements are met by the tenants who lease land in the Tech Park. Officials deliberated on whether the Tech Park should introduce new zoning districts (for example, a Planned Unit Development District) or be folded into North Greenbush's existing zoning. As a result of the decision to work within the existing zoning, a few "industrial" uses were removed in a formal rezoning agreement between the Town and the Park.

Covering 1,250 acres in total, the Park has set aside 450 acres for technology development, approximately 500 acres for open space (mostly on its western side near the Hudson River), 150 acres for residential housing alternatives to service RPI, the Tech Park community and the region, and 150 acres on the Hudson River for waterfront development of a possible hotel/conference center, arena and recreational, residential and corporate facilities.

Within the 450 acres designated for technology development, the Tech Park has over 70 tenants in 23 buildings. These tenants range from physics research and biotechnology, to software and electronics technology, to the Children's Museum. There are over 2,400 people employed in the Tech Park.

The most recent tenant is General Electric (GE), which is completing a manufacturing facility that is supplied by its own National Grid substation power plant. While the roads that connect the technology development tenants are typically four-lane, the GE Healthcare plant is connected via a three-lane road that will eventually be extended to Route 4 south of the main Tech Park entrance.

Photos: Rensselaer Technology Park
www.rpitechpark.com/index.php

Chapter 3: Vision & Policy

Overview

A good comprehensive plan builds upon a framework that ties broad ideas and specific activities together, identifying the community's short- and long-term needs. Effective policies that will guide community investment and decision making in the Town of North Greenbush over the next decade often require a multi-level approach. The Plan's framework is very much like the blueprint of a building. All of the components, from the largest to the smallest, must fit together in a logical way for the structure to stand and function well for years to come. This document is the base upon which the community's future direction, development and success will be built. The Town of North Greenbush Comprehensive Plan has four key elements, which are described below. In addition, non-planning examples have been provided at the right to help illustrate how these elements relate to one another.

Community Vision Statement: A general statement about the future condition or state of the community; it is the end toward which all actions are aimed. North Greenbush's Community Vision Statement can be found on the next page.

How Do The Policy Elements Fit Together?

The following non-planning example helps to illustrate how each of these key items relates to one another.

Example:

Vision Statement: To raise a healthy and close-knit family.

Policy: To have a well educated child.

Objective: Increase my child's vocabulary.

Action Item: Introduce one new word per week, repeating it three to five times a day.

Policy Statement: Similar to a vision in that it is an end toward which actions are aimed, policies are narrower in scope and tend to target a specific area or topic. Imagine what the community should "have" or "be."

Objective: A statement of measurable activity to be accomplished in pursuit of the policy, which is reasonably attainable. Consider broad actions or aspirations, such as "increase," "develop," or "preserve."

Action Item: A specific proposal to do something that relates directly to accomplishing an objective, which usually takes the form of a plan, activity, project, or program.

Beyond the overall Vision for the Town of North Greenbush, this Plan outlines Policies, Objectives, and Action Items for four specific areas of concern: Quality of Life, Regional Position & Identity, Sustainable Growth & Development, and Community Resources.

Community Vision Statement

The Comprehensive Plan Committee meetings, Community Survey, SWOT Analysis, public meetings, Community Character Survey, and Future Land Use Plan review contained a relatively consistent collection of priorities and values expressed by the community.

Using these priorities and values, the project team developed the following Community Vision Statement, which serves as the foundation for all policies, objectives and action items contained in this Plan.

Vision of the Town of North Greenbush

"We are a destination community in the Capital District for innovation, education, commerce, and living, a place where you belong."

The Town of North Greenbush strives to be a united community, balancing future development with the conservation of key community features through progressive and cooperative local and regional planning. We define ourselves as a distinct Town in the Capital District of New York State, a place where a diverse cross section of residents and businesses choose to locate and thrive. We must collectively recognize that our Town is a destination in the region for education, retail, quality neighborhoods, technological innovation and commerce, and that this trend will continue. How we encourage and manage this demand is critical to our ability to remain a desirable location. Our waterfront, natural environment, rural areas, and open spaces are essential to our quality of life. Through thoughtful planning and design, we will protect these assets while allowing for smart and sustainable growth. North Greenbush will celebrate its unique places and historic settlement pattern by supporting initiatives that revitalize existing hamlets and neighborhoods. Most importantly, North Greenbush will recognize the inherent value of community and always strive to preserve the safety, welfare, and general values viewed as crucial by its residents.

Policy Statements

The Comprehensive Plan Committee developed four policy statements to guide the Town of North Greenbush in achieving its established community vision. These policy statements serve as the foundation for all the objectives and action items contained in this Plan.

Policy Area - Community Resources The Town of North Greenbush will thoughtfully consider the needs of its residents and businesses and provide services desired in a cost-effective and resource-efficient manner whenever possible. We recognize that people and businesses choose to locate in our community because of our location in the region, existing businesses and educational institutions and our unique blend of rural landscape and established neighborhoods. The Town also recognizes that its position in the region is consistently challenged and therefore requires diligent planning to attract and retain residents and businesses. Providing well maintained resources such as roads and transportation systems, emergency services, utilities, waterfront access, parks and community centers will enhance our image as a community with a high quality of life and a healthy business environment.

Policy Area - Sustainable Growth & Development It is the policy of the Town to encourage sustainable growth and development patterns through sound land use planning and infrastructure development. As our population changes, including the expected increases in the elderly and smaller family households, our community will provide the resources and services they require. We recognize the future of this community is dependent on a sound balance and mix of residential, commercial, and clean technological growth. North Greenbush will support future development patterns that serve to maintain and enhance our quality of life, conserve natural and sensitive environments, maximize the value of investments in infrastructure and advance smart and green technologies and practices.

Policy Area - Quality of Life The Town of North Greenbush shall preserve and enhance the quality of life of its residents by effectively planning for growth, natural and historic conservation, and community services. Our community is defined by the way we develop and the open spaces that we retain. Future services including roads, sewer, water, parks and trails and general maintenance will be planned to maximize development in locations that are well-suited to handle the associated infrastructure and transportation demands. North Greenbush recognizes the changing needs of its citizens and will consider all modes of transportation in future projects, ranging from simple trail linkages between neighborhoods to effective public transportation systems.

Policy Area - Regional Position & Identity It is the policy of North Greenbush to be a desirable location to live and work in the Capital District of New York State. We recognize our position in the region as the home to many high technology companies, unique neighborhoods that provide ample housing opportunities and a growing center for retail and commerce. Our community understands the importance of high quality educational resources to the success of our youth as well as an asset to our residents and businesses. We strive to have a common sense of place both within the community and the region, celebrating our heritage, rural settlement patterns and hamlets while uniting under one identity as a destination for innovation and excellent quality of life.

COMPREHENSIVE PLAN IMPLEMENTATION

CP Objective 1: **Implement the Town's Vision, Policies, Objectives, and Actions identified in the Comprehensive Plan.**

CP Action 1.1 *Establish a Comprehensive Plan Implementation Committee (CPIC) to implement and enforce the vision, policies, objectives, and actions of the Comprehensive Plan. New York State law requires that upon adoption of a Comprehensive Plan the Town Board must set a period for review and updating of the Plan. Experience has shown that implementation of a Plan along with a review of implementation progress, and any new trends or challenges facing the Town are best done through a collaborative public process. That process should involve Town officials, citizens, business owners, professionals, and others representing a wide range of interest in North Greenbush.*

The Town should appoint persons to the CPIC, and such members would be responsible for reviewing the Comprehensive Plan's vision, policies, objectives, and actions to ensure that they are relevant to the Town evolving conditions. The CPIC should meet annually to monitor deliverables, milestones, and provide progress reports to the Town Board. The Comprehensive Plan should be reviewed in full once every five years, and amended as necessary.

Sustainability can mean many things to many people. For the purposes of this Plan, North Greenbush can strive for sustainability by considering the following factors:

❑ Be mindful of the impacts of decisions on future generations and the environment.

❑ Encourage economic development that will have a positive long-term presence.

❑ Recognize the needs of changing demographics in the Town.

❑ Reduce energy use, collectively and individually.

❑ Utilize alternative energy sources and other "green" technologies.

❑ Look for opportunities to recycle materials.

❑ Reduce the environmental impacts of new development, municipal operations, and citizen activities.

❑ Ensure that policy decisions will at the very least maintain, if not increase, the quality of life enjoyed by the community.

Each of these principles can be applied in various places as the Town progresses into the 21st Century. These places include but are not limited to building design, transportation planning, economic development, food networks, municipal services, and development patterns.

SUSTAINABILITY & ENVIRONMENTAL RESOURCE OBJECTIVES

SE Objective 1:   Preserve the Town's natural resources and scenic rural quality.

SE Action 1.1   *Form an Open Space Committee to oversee conservation and passive recreation initiatives in the Town. The Hudson River Valley Greenway Community provides technical assistance and funding supporting this initiative (www.hudsongreenway.state.ny.us for more information).*

SE Action 1.2   *Continue to implement the recommendations of the North Greenbush Recreation and Open Space Master Plan. Update the Plan to consist of 1) an inventory that identifies key agricultural land, scenic landscapes, important ecological resources and other significant open spaces that should be preserved and 2) a management plan that prioritizes the goals and identifies an implementation strategy. Collaborate with the Rensselaer County Land Trust to ensure that appropriate and adequate open spaces are protected and preserved.*

SE Action 1.3   *Encourage the protection of open space and farmland in the Town. Provide assistance to interested landowners and farmers in order to protect open space and farmland in the Town. Work with Rensselaer County, Rensselaer County Land Trust, as well as other local/regional organizations to protect the Town's natural resources. When feasible, the Town should consider purchasing development rights from property owners or maintaining conservation easements for key open space land. Conservation easements should be required as part of future development when appropriate and feasible to preserve significant open spaces or create "green" linkages or connections throughout the Town.*

SE Action 1.4   *Identify and acquire appropriate properties with access to the Wynants Kill. The Town should seek to acquire such appropriate properties to serve as a public access-way to the stream, as well as enhance the Town's flood protection capabilities.*

SE Action 1.5   *Continue to create an open space network consisting of greenbelts, open space conservation subdivisions, civic spaces, parks, and environmental resources. Identify conservation easements in the Town to coordinate future linkages and connections. Design the future trail systems to connect to key areas of the Town, including Route 4, the I-90 Connector, and the Hudson Riverfront.*

SE Objective 2:   Strengthen safeguards to protect sensitive environmental areas and waterbodies.

SE Action 2.1   *Encourage and support the development of the Snyders Lake Management Plan. Work with the L.A.K.E. Association to develop an appropriate management plan for the Lake. The management plan should examine the long-term health of the*

lake and key recommendations for its protection. Implement the recommendations that arise from the Plan.

SE Action 2.2   *Continue to protect the environmental integrity of Snyders Lake. Through Section 303(d) of the Clean Water Act, Snyders Lake has been identified as an impaired water body due to high levels of phosphorous and silting. Continue to review and appropriately update the Town's land use regulations for the Snyders Lake Watershed Overlay District to ensure adequate watershed protection.*

SE Action 2.3   *Comply with current Erosion, Sediment Control, and Stormwater Management Laws established by state and federal clean water regulations to protect and preserve water quality in the Town. Adopt the Illicit Discharge Detection and Elimination Law, as required by state and federal clean water regulations that will protect the Town's stormwater facilities and preserve water quality. Recognizing that retention and detention ponds do not control flooding and stream overflow, consider consulting a bioengineering firm to examine Wynants Kill and other small waterways for ways to improve their natural capacity. Waterways within and near development often lose capacity over time due to erosion, silting, loss of vegetation and debris accumulation.*

ECONOMIC DEVELOPMENT OBJECTIVES

ED Objective 1:   Work to solidify the identity of the Town of North Greenbush while promoting its rich assortment of assets.

ED Action 1.1   *Work with the Rensselaer County Regional Chamber of Commerce and the local media to identify and promote the Town's assets, ensuring the delineation between the Town and adjacent municipalities is made clear.*

ED Action 1.2   *Develop a unique logo or design for use on way finding signs throughout the Town.*

ED Action 1.3   *Install new community signage and landscaping at key gateways and other major points of interest. These "gateways" or key locations include but are not limited to the Tech Park, HVCC, Dedrick Park, and the Route 4 commercial areas. Each should be complete with unifying elements to help solidify the Town's identity.*

ED Action 1.4   *Promote the Town's natural features. For example, provide signage at Snyders Lake and along the Wynants Kill to promote these key features.*

ED Objective 2: **Balance a business-friendly environment with a sustainable approach to future development.**

ED Action 2.1 *Form an Economic Development Committee. This committee will work with Rensselaer County and the North Greenbush IDA to determine a) the types of businesses needed to fill perceived gaps in desired products and services and b) whether the demographics exist within North Greenbush and the surrounding communities to support those businesses.*

ED Action 2.2 *Consider forming a Local Development Corporation (LDC) to assist in economic development efforts concerned with funding and grant-seeking.*

ED Action 2.3 *Work with Rensselaer County and the Rensselaer County Regional Chamber of Commerce to aggressively pursue the attraction of desired businesses once they have been identified. This effort will help avoid further saturation of specific goods or services, while enabling residents to spend more of their time and money in the Town.*

ED Action 2.4 *Encourage future businesses to locate in North Greenbush. Create a detailed inventory of potential properties for new or infill development within the commercial areas and hamlets where infrastructure exists as identified on the Future Land Use Plan.*

ED Action 2.5 *Form a strategic partnership between the Town, Rensselaer Polytechnic Institute (RPI) and Hudson Valley Community College (HVCC) to address opportunities and constraints associated with their success in the Town. This partnership should enable the Town to be more strategic in attracting the types of businesses and services that will complement these two institutions. Identify opportunities to enhance community services, job retention and attraction, shared facility use (i.e. a new pool facility), charitable programs, events and civic engagement. Opportunities for shared facility use should be explored with Vanderheyden as well.*

ED Action 2.6 *Encourage the reformation of the North Greenbush Business and Professional Association. Such members could benefit from collaborative efforts with Rensselaer County, the Rensselaer County Regional Chamber of Commerce, and the LDC.*

ED Objective 3: **Restore the position of the hamlets as centers of commerce, community identity, and civic life.**

ED Action 3.1 *Create master plans for the hamlets of Wynantskill and Defreestville, complete with design guidelines, traffic calming techniques, public space improvements,*

access management techniques and conceptual site plans for developable parcels.

ED Action 3.2   *Develop a revolving loan and small grant pool to be used for small business owners who want to locate in a hamlet to help purchase and renovate a structure or to provide business development assistance. Various funding sources are available, including from state and federal agencies. The Town may also choose to dedicate funds or in-kind services.*

HISTORIC & CULTURAL OBJECTIVES

HC Objective 1:   Preserve North Greenbush's historic buildings and sites while promoting public awareness of the Town's history.

HC Action 1.1   *Support the Town Historian's efforts to establish a group of residents with knowledge of North Greenbush's heritage to develop an action plan for locating and interpreting important historical sites within the Town.*

HC Action 1.2   *Investigate funding for rehabilitation and enhancement efforts of historic buildings and provide resources such as tax credits to keep these cultural treasures intact.*

HC Action 1.3   *Encourage the adaptation of historic buildings. Such buildings near mixed use areas and commercial areas are an economic tool and alternative to demolition or abandonment.*

HOUSING OBJECTIVES

H Objective 1:   Preserve and expand the range of housing options available within the Town in order to retain long-time residents and attract new residents.

H Action 1.1   *Perform a Town wide housing study to examine existing housing choices and compare the results to emerging market trends.*

H Action 1.2   *Develop an adaptive reuse or rehabilitation program for older houses in the Town as an alternative to abandonment or demolition.*

H Objective 2:   Promote a mix of quality housing options at price ranges that are accessible to all ages and income levels.

H Action 2.1   *Ensure the Town offers a variety of housing choices that accommodate changing demographics (smaller family sizes, empty nesters, young professionals, etc.) and support the influx of new jobs at Tech Park and other employment centers.*

H Action 2.2   *Update zoning regulations to consider allowing duplexes and twin homes as permitted uses in appropriate residential areas of the Town.*

H Action 2.3   *Update zoning regulations to consider allowing accessory apartments as a special permitted use in lower density residential areas of the Town.*

H Action 2.4   *Encourage public/private partnerships to develop affordable, senior, and rental housing in the Town of North Greenbush.*

H Action 2.5   *Allow smaller, more affordable, building lots in appropriate zones by modifying building intensity (lot size) requirements.*

H Action 2.6   *Consider a variety of housing types, including two-family, multi-family, tourist accommodations, and townhouse dwellings in appropriate zones.*

H Action 2.7   *Continue to seek grants assistance for affordable housing, senior citizen housing units, and homeowner assistance for housing rehabilitation.*

H Action 2.8   *Keep abreast of regional housing initiatives and programs, and promote their use in the Town of North Greenbush.*

RECREATION & OPEN SPACE OBJECTIVES

RO Objective 1:   **Provide passive and active recreational facilities to accommodate current and future residents.**

RO Action 1.1   *Update the North Greenbush Recreation and Open Space Master Plan to ensure its continued relevance.*

RO Action 1.2   *Implement the recommendations given by the updated Recreation and Parks Master Plan.*

RO Action 1.3   *Consider acquiring additional land for parks, particularly in underserved areas in the southwestern portions of Town.*

RO Action 1.4   *Negotiate with Rensselaer County to upgrade facilities at the Twin Town Ballpark in order to make the best use of the Park.*

RO Action 1.5   *Install benches in shaded areas of existing parks.*

RO Action 1.6   *Install a new sign or update the existing sign to at the Twin Town Ballpark to indicate that it is a North Greenbush Town Park.*

TRANSPORTATION & MOBILITY OBJECTIVES

TM Objective 1:   **Anticipate and meet the transportation and mobility needs of residents**

TM Action 1.1   *Encourage the New York State Department of Transportation (NYSDOT) to advance the Route 4 and I-90 Connector project, as it will have a positive effect on economic development as well as the transportation network in the Town.*

TM Action 1.2   *Work with the NYSDOT to ensure the design and alignment of the Route 4 and I-90 Connector are consistent with the desired land use pattern identified in the Future Land Use Plan and the Route 4/I-90 Connector Land Use Study.*

TM Action 1.3   *Create multi-modal transportation opportunities along Route 4 and manage access to better serve the residential and commercial properties in the Town. Utilize the recommendations of the Route 4/I-90 Connector Land Use Study to implement this action.*

TM Action 1.4   *Create a parking plan for the center of Wynantskill that includes promotional materials and signage advertising the abundance of parking on and near Main Avenue. The plan would also identify areas of limited supply and create strategies for meeting demand.*

TM Action 1.5   *Adjust the intersections of pedestrian, bicycle and motorized traffic, especially in heavily traveled areas, to ensure the safety of each of these modes of transportation.*

TM Action 1.6   *Encourage new developments to be connected to existing neighborhoods and/or commercial areas. Ensure that new development includes sidewalks and pedestrian-friendly amenities (i.e. crosswalks and bicycle lanes) where possible.*

TM Action 1.7   *Provide attractive sheltered areas for residents using public transit, especially in commercial and mixed-use areas.*

TM Action 1.8   *Request that the NYS Department of Transportation update all relevant exit signs to read "North Greenbush."*

TM Objective 2:   Ensure the road network maximizes connectivity and convenient access without jeopardizing rural character and the environmentally sensitive areas of the Town.

TM Action 2.1   *Require commercial and residential developers to allow for roadway and/or pedestrian connections to existing and future development on adjacent parcels, avoiding the "pod" approach to development that creates a segregated land use pattern.*

TM Action 2.2   *Identify desirable neighborhood linkages that connect existing developments. Gaps in the grid network of streets should be examined for potential trail or walkway connections or, where possible, street connections.*

TM Action 2.3   *Connect North Greenbush to the Hudson River. Utilize the Route 4/I-90 Connector Land Use Study and the Rensselaer Technology Park Master Plan to plan for the future connection.*

TM Objective 3: **Encourage alternative modes of transportation, including walking, biking, and public transit.**

TM Action 3.1 *Work with the Capital District Transportation Committee, the Cities of Troy and Rensselaer, as well as the Rensselaer County Alliance for Trails to establish funding sources to complete the proposed trail along the Hudson River (Marty Mahar Memorial Trail, see Map 9).*

TM Action 3.2 *Reestablish a committee, utilizing community volunteers, to perform maintenance to the trail system in Tech Park. The committee should also be responsible for coordinating construction of the remaining links in the trail system perhaps in partnership with the Rensselaer County Alliance for Trails (see Map 9). (0 - 2 years)*

TM Action 3.3 *Establish a committee to develop a Bicycle and Pedestrian Master Plan for the Town. The Plan would identify and prioritize recommendations for expanding/improving the network of sidewalks, multi-use trails, road shoulders and other bicycle and pedestrian amenities throughout the community. The Plan would work to improve connectivity between existing neighborhoods, access to the waterfront, and the walkability of existing and future commercial areas. Work with NYSDOT and the Rensselaer County Highway Department to incorporate bicycle lanes into existing roadways. Examine the potential for utilizing the Glenmore Road Armory as a resource throughout this process.*

TM Action 3.4 *Work with Capital District Transportation Authority (CDTA) to examine potential improvements to bus service to accommodate new growth in the Town, including the Tech Park.*

INFRASTRUCTURE & MUNICIPAL SERVICES

IM Objective 1: **Ensure that public infrastructure accommodates the desired land use pattern while maintaining a high level of service.**

IM Action 1.1 *Expand public water and sewer in areas where water quality and/or quantity are an issue.*

IM Action 1.2 *Develop and construct stormwater control systems that are compliant with MS4 regulations.*

IM Action 1.3 *Address the Town-wide retention pond maintenance and ownership problems.*

IM Action 1.4 *Consider different ways to handle run-off, flooding and stream overflow problems, including biological controls such as rain gardens and wet meadows.*

IM Action 1.5   *Expand and improve the Town Highway Garage. Consult with the Rensselaer County Highway Department to ensure the most cost effective outcome.*

IM Objective 2:   **Deliver municipal and emergency services in a cost-effective manner that is consistent with the vision and policies expressed in this Plan.**

IM Action 2.1   *Continue to work with the Rensselaer County Highway Department to share equipment and services whenever possible.*

IM Action 2.2   *Explore the feasibility of consolidating certain aspects of emergency service operations to create a unified identity for the Town.*

IM Action 2.3   *Pursue discussions with the four school districts regarding the fragmentation created by the districts, exploring potential solutions to unify the community.*

IM Action 2.4   *Develop a hazardous waste collection day for the Town.*

IM Action 2.5   *Participate in the County's Hazard Mitigation Plan.*

IM Action 2.6   *Perform an analysis of existing emergency services operations in the Town in order to identify deficiencies and/or areas where consolidation of services could occur.*

IM Action 2.4   *Assist the school districts with planning for enrollment changes. Ensure that all Planning and Zoning Board agendas, especially those relevant to new residential development, are shared with the School Districts' officials.*

IM Action 2.7   *Perform an analysis of municipal services in order to identify deficiencies. As part of the analysis, examine the possibility of coordinating with Rensselaer County and/or adjacent municipalities to improve the cost and quality of these services.*

IM Action 2.8   *Continue to support the fire departments as they share and/or consolidate services in the Town.*

IM Objective 3:   **Provide social and civic resources and services consistent with the changing needs of the community.**

IM Action 3.1   *Engage local senior citizen-based groups to examine the potential for expanding programs and services provided to the elderly. Deficiencies should be examined including housing choices, social/recreational programs, transportation networks, etc.*

IM Action 3.2   *Explore the feasibility of a consolidated civic center. The facility might include space for municipal operations, indoor/outdoor recreation, meeting spaces, continuing education courses, a farmers market and community gardens.*

IM Action 3.3   *Explore the possibility of expanding or relocating the North Greenbush Public Library.*

IM Action 3.4   *Discuss the potential for creating a North Greenbush ZIP code with the United States Postal Service.*

IM Action 3.5   *Work with the local schools, churches, the Greenbush Historical Society and other organizations, continue and expand the annual North Greenbush Community Celebration.*

IM Action 3.6   *Explore the possibility of opening an office within the Town Hall for the Town Historian. This office should also provide some storage for historical artifacts.*

LAND USE OBJECTIVES & STRATEGIES

LU Objective 1:   Implement and sustain the Town's character and future land use pattern.

LU Action 1.1   *Update the zoning code to reflect the desired land use pattern demonstrated in the Comprehensive Plan.*

LU Action 1.2   *Review and update the Town's Zoning Regulations to maintain the character and desired future land use pattern. Update definitions and regulations to reflect the Town's vision and provide clarity to property owners. Establish a clear definition of "home-based business" in order to better accommodate appropriate types while mitigating nuisance issues.*

LU Action 1.3   *Consider allowing the redevelopment of barns for uses other than just residential units. This would be designed to help preserve the rural character of the community as well as the barns themselves.*

LU Action 1.4   *Utilize flexible land use options and creative land development techniques such as conservation subdivisions in low density, open space and agricultural areas of Town.*

LU Action 1.5   *Consider eliminating the Community/Public District. The majority of these uses (i.e. schools, fire stations, etc.) are compatible and consistent with other zoning district regulations. The viability of the resale or redevelopment of existing community/public uses will be improved if they are part of a zoning district with a broader range of allowable uses.*

LU Action 1.6   *Enhance site plan review regulations to provide more specific guidance regarding site design, landscaping, access and other site considerations in an effort to ensure that future development is in keeping with the Town's character and scale.*

LU Action 1.7   *Create a Town-wide set of best practices and design guidelines. Utilize the results of the Community Character Survey to aid in developing design guidelines that encourage high-quality development. These standards should encourage quality site plan design, access management, signage, architectural detailing, landscaping and pedestrian amenities, whereby North Greenbush's retail, mixed-use and commercial districts will exemplify a higher standard of design within the Capital Region.*

LU Action 1.8   *Consider creating an overlay district to mitigate development in environmentally sensitive areas. The overlay district may be used to protect designated floodplains (i.e. Wynants Kill and Hudson River areas) or serve as an extra set of regulations and design guidelines to protect streams, wetlands, steep slopes, and/or scenic vistas.*

LU Action 1.9   *Consider requiring attractive landscaped buffers at the edges of parking lots and transition areas between land uses.*

LU Action 1.10   *Reduce road frontage requirements for subdivisions in low density, open space and agricultural areas of the Town. Consider limiting the number of subdivisions allowed from an original or parent parcel.*

LU Objective 2:   **Promote a balance of uses to support sustainable patterns of development including healthy neighborhoods, thriving commercial districts, working farms and a high quality of life.**

LU Action 2.1   *Perform a Fiscal Impact Analysis which will provide insight into the revenue generated and services required by various land use types. Utilize this study, along with the Future Land Use Plan in the Zoning Code update (see Action 2.1 above).*

LU Action 2.2   *Ensure that any land use gaps in the code are properly addressed, including identifying appropriate districts and mitigation with incompatible uses.*

LU Action 2.3   *Initiate zoning changes that will encourage open space conservation and agricultural viability (both small- and large-scale agriculture) while targeting specific areas for future residential, retail, mixed-use or commercial growth.*

LU Action 2.4   *Include architectural review as part of the site plan review process for all new commercial development that occurs within the Town.*

LU Action 2.5   *Ensure strict enforcement of development regulations, building, housing and zoning codes.*

LU Action 2.6   *Update the Transportation Overlay District on the Zoning Map to reflect changes to the alignment of the proposed I-90 Connector.*

LU Action 2.7   *Update the Local Waterfront Revitalization Program to reflect the current vision for the waterfront as well as the progress to date.*

LU Action 2.8   *Encourage mixed-use areas in the hamlets and along Route 4 to provide a rich diversity of housing and small commercial venues. Promote the adaptation of existing buildings whenever possible.*

LU Action 2.9   *Implement the recommendations of the Route 4/I-90 Connector Study. This study identifies additional areas of Route 4 as possible hamlets and offers techniques for successful mixed-use, pedestrian-oriented neighborhoods.*

LU Action 2.10   *Update adult use regulations to identify appropriate district and mitigation for incompatible uses.*

Chapter 4: Future Land Use Plan

Overview

Future land use planning involves how a community should look and function if redevelopment or new development were to occur. However, it also strives to preserve essential areas of the community such as residential neighborhoods and environmentally sensitive areas. While land use planning plays a key role in determining the location of future development, it is not the only function it serves. It also helps to create a sense of place and a common vision for the community. The manner in which people perceive their environment, organize their time, and determine local interaction is defined, in large part, by how the land uses are organized within their community. The sense of connectivity, the sense of a place and the overall success of a community is indelibly tied to land use.

The Future Land Use Map (Map 14) provides a geographic guide to the general locations of specific land uses and densities. Each land use category is described in detail on the following pages, including images that generally represent appropriate scale, architecture, and site design. The images are not intended to prescribe how development should look.

How Does the Future Land Use Plan Relate to Zoning?

The Future Land Use (FLU) Map is a visual representation of the community's desired land use pattern. It demonstrates what the land use pattern *should* look like, not necessarily how it looks today. The map supports the policies and objectives outlined in the Comprehensive Plan and serves as the basis for updating the Zoning Code. Consideration has been given to various physical features in the community including water and sewer infrastructure, waterbodies, topography, soils, and existing land uses.

On the FLU Map, the edges of each of the land use area should be interpreted as somewhat undefined. The boundaries do not follow tax parcel lines and the parcel lines are intentionally left off the FLU Map to demonstrate the distinction between this process and zoning.

The FLU Map is a general expression of the vision of the community, whereas zoning is the regulatory process that enforces that vision at a finer level of detail. The refinement of the land use edges, as well as defining more specific land use categories and permitted uses, is a function of the zoning code update.

Following the adoption of the Comprehensive Plan, the Zoning Code update process would identify more specific zoning districts that are consistent with the spirit of the Neighborhood Mixed-Use designation, and assign a district to each parcel. The zoning process will also identify the specific types of uses permitted. If desired, more elaborate design guidelines can be developed to address access management, landscaping, architectural features, site design, and other physical characteristics that contribute to the overall sense of place in a given district.

It should not be interpreted that any future revisions to the Zoning District Map need to follow the boundaries of the Future Land Use Plan precisely, nor is it necessary for the names of the Zoning Districts to match the land use categories. Rather, changes to zoning should be consistent with the spirit of the Plan.

The name, location, and description of the Future Land Use areas are intentionally generalized and flexible, reserving the detailed work of actual permitted uses and restrictions on density, setbacks, etc. for the process of zoning revisions. Any potential changes to the Zoning Code should take into consideration the general vision expressed in the *entire* Comprehensive Plan, not just this chapter. See the sidebar at right for more on this issue.

Existing Land Use

North Greenbush's most prominent existing land use is residential, as is the case in most suburban towns. There are several large parcels classified as agriculture, although the number of active farms in the Town is limited. A substantial portion of the western part of North Greenbush is commercial. Most of these lands are owned by RPI and are part of the Rensselaer Technology Park.

Other commercial concentrations occur in Wynantskill on Main Avenue and in Defreestville along US Route 4. The remaining land use categories in the Town include vacant land, conservation and parks, industrial, and community services.

Future Land Use (Map 14)

The legend below outlines the recommended Future Land Use categories contained in this chapter. The following pages contain a more in-depth description of each category.

Future Land Use Categories
- Open Space/Low Density Residential
- Moderate Density Residential
- Residential - Tech Park
- Hamlet Residential
- Hamlet Core
- Neighborhood Mixed-Use
- Regional Commercial
- Office/R&D
- Waterfront Mixed-Use
- Waterfront Conservation
- Natural Products
- Transportation Overlay District
  (Proposed Route 4 & I-90 Connector)

The Natural Products designation is not addressed, as it is intended only to acknowledge the presence of two natural resource extraction industries in the Town, which have limited redevelopment opportunities. In addition, the I-90 Connector is not a future land use designation. Rather, it is a representation of the current conceptual alignment of the proposed I-90 Connector and is shown for reference purposes only.

Map 14: Future Land Use Map

Agriculture/Open Space / Low Density Residential

Agriculture/Open Space/Low Density Residential areas comprise a significant portion of land in the Town and directly contribute to the rural residential character of the community as a whole. These designated areas tend to consist of larger residential lots, which are scattered throughout the rolling countryside amidst farmlands, vast open spaces, and spectacular views. Open space and farmlands, which once comprised a larger percentage of the Town's lands have been replaced in many areas by modern residential developments. The remaining open space and farmland is primarily located in the central core of the Town, east of the Route 4 corridor and south of Wynantskill.

The remaining farmlands and open spaces are integral to the identity of the Town and, as indicated in the public workshops and stakeholder interviews, are important to the Town's residents. Preserving the larger parcels within these areas of the Town should be a priority into the future. If development is unchecked in these locations, the Town not only risks losing its historic countryside character but may also subject itself to potential environmental implications.

The Town should encourage these areas to remain available for open space conservation, farming, agricultural support businesses, large lot single-family homes or small conservation subdivisions, outdoor recreation, appropriate home-based businesses and recreation. Future development should carefully consider how a
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development will impact slopes, soils, water quality, ecologically sensitive areas, and views. Consideration should be given to requiring future subdivisions provide conservation easements and/or deed restrictions into perpetuity.
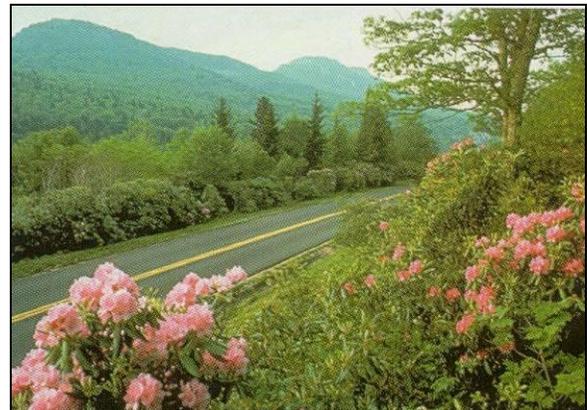
Single-Family Residential

This land use category defines those areas in Town that contain primarily suburban style single-family houses and neighborhoods with larger residential lots. The neighborhoods range from older established neighborhoods with mature landscaping to relatively new neighborhoods.

Houses within these existing neighborhoods vary greatly, from nineteenth century farmhouses, to smaller mid-century Cape Cods to large mixed-architectural style homes built within the last several years. This diversity of housing contributes to North Greenbush's character and is an important component of the Town's identity and appeal.

Lot sizes range from 50+ acres to 1/3 acre lots. Many lots fall into the 2 to 10-acre size and there are a significant number of lots in the 20-50+-acre size. The suggested minimum lot size for this land use category is one-acre. The Single-Family Residential areas serve to bolster the open space and rural aspects of North Greenbush and act as a gradual transition between more densely developed areas of Town, Hamlets and the more sparsely developed Agriculture/Open Space/Low Density Residential land use areas.

It is important to the Town's character that undeveloped lands remain protected. Open spaces contribute to the Single-Family Residential area's rural Town character. This land use category plays a supporting role with the Agriculture/Open Space/Low Density Residential category to encourage the protection and preservation of key open spaces.

Within these areas of the Town, appropriate uses may include, but are not limited to, single-family residential uses (detached dwelling units, one per lot); accessory apartments (attached to a

single-family dwelling and typically housing a relative of the owner) appropriate home-based businesses, parks, and outdoor public spaces.

Moderate Density Residential

Areas designated as Moderate Density Residential include smaller lot residential subdivisions, as well as areas neighborhoods in closer proximity to the Hamlets, mixed-use areas, and commercial areas.

Existing moderate density residential single-family neighborhoods range in age and type of architectural style from 1920s bungalows, to one-story mid-century ranches and the modern hybrid colonials common today. This diversity of housing stock is an attractive and appealing aspect of North Greenbush. In general, neighborhoods range in density from 1/3 acre lots to one-acre lots. The suggested minimum lot size for these areas is 0.5 acres with public utilities or 1 acre if no public water and sewer are available. Sidewalks and pedestrian linkages should be encouraged in this area Improvements that allow for designated pedestrian walkways to connect neighborhoods, parks and nearby commercial areas should be considered for both quality of life and safety reasons.

In older residential areas within the Town, infill development and redevelopment may become increasingly important, especially as growth is directed away from the rural areas of the Town. The community should formulate a clear vision of how these older neighborhoods should be redeveloped and create guidelines for property owners and developers to follow as redevelopment and infill projects are undertaken. The Town should also consider creating additional parks and outdoor recreation areas to service these neighborhoods.

This land use category primarily consists of single-family detached homes with some two-family options available to provide a wider range of housing choices. Other appropriate uses

may include, but are not limited duplexes and twin homes, in-law apartments, home-based businesses, parks and outdoor public spaces. Townhomes, apartments and large-scale condominiums are to be discouraged. A 10,000 square foot minimum density per dwelling unit should be imposed to maintain moderate densities in these areas.

Light Mixed-Use/Residential

The Light Mixed-Use/Residential land use category blends a few small local businesses into older established neighborhoods and provides opportunities for appropriately designed multi-family residential neighborhoods (small apartment buildings and/or townhouses). Residential diversity is an important aspect of a community and a variety of residential options should be made available to Town residents. These areas serve as a transition area to the Town's Hamlets. Some structures have been converted from a single-family residence to a small businesses or multi-family structure. There are three areas within this category, one along a northern portion of Route 4, one located along West Sand Lake Road from Wynantskill to the Poestenkill border, and one in the Pershing/Peck Road crossroads near Snyders Lake.

The area defined near Snyders Lake is smaller than the other two and is intended to provide opportunities for small retail and service businesses to support the lakefront community. Ideally the design of these businesses would reflect the quaint character of Snyders Lake.

The other two areas both lie along frequently traveled corridors that are presently auto-oriented. Introducing pedestrian-friendly amenities such as sidewalks, crosswalks, and traffic-calming measures would temper the traffic impacts to surrounding residential neighborhoods and encourage patrons of the businesses to walk to them. Shared driveways and parking to minimize curb cuts and pedestrian linkages between the businesses and the adjacent neighborhoods should be considered. These areas are also good candidates for design guidelines to ensure that new development suits the character of the surrounding community.

In addition to single-family housing, appropriate uses include but are not limited to small local businesses and services, small restaurants, and professional offices such as doctor's or dentist's offices, housed in buildings less than 10,000 square feet, senior housing and multi-family structures.
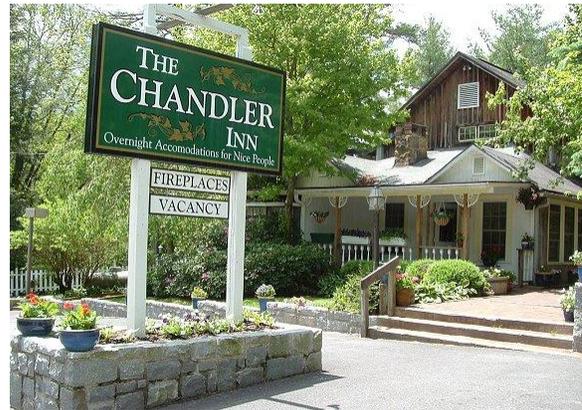
Hamlet Mixed-Use

The Hamlet Mixed-Use category represents mixed-use areas located within the Hamlets of Defreestville and Wynantskill. These areas lie along portions of two major travel routes and characterized with small businesses, single-family residences, and multi-family housing. These areas contain a mix of commercial and residential uses and are proximate to large residential neighborhoods. Businesses may devote the first floor to commercial with apartments above to encourage a balance of living, working and playing in these areas.

Wynantskill is a well-defined Hamlet in the Town of North Greenbush. It differs from the Defreestville Hamlet in that some pedestrian accommodations exist and the village pattern is strongly defined. Streetscape enhancements have been installed including newer sidewalks and some decorative treatments, however these need to be extended. Simple improvements such as street trees, improved transit shelter areas, and better defined crosswalks will enhance the overall image. Sidewalks should be encouraged on both sides of Main Avenue. Once sidewalks are installed on Main Avenue, the Town should pursue sidewalk installation on the residential streets connecting to Main Avenue.

The Defreestville portion of Route 4 is intended to express the future vision for this part of Town. It is expected that construction of the I-90 Connector will result in a reduction of traffic on Route 4, allowing for a more desirable streetscape and travel pattern to be established. The community's vision for this area looks to retain elements of a traditional Main Street. This central area on Route 4 could function as the Hamlet center over time and be a potential location for future additional Town facilities.

The potential could be maximized if coordinated with expansion of the Rensselaer Technology Park. Pedestrian friendly amenities such as sidewalks, crosswalks, and streetscape improvements should also be encouraged to knit the neighborhoods together.

Types of uses recommended for these areas are mindful of the smaller lots thus allowing multi-story structures in a character and scale that reflects the historic pattern of both areas. Single story structures should be discouraged in order to maintain the mixed-use character. The vertical mix of uses for any multi-story structure should seek to encourage retail, restaurant, and office uses on the ground floor with residential uses in the upper stories. Residential structures converted into businesses should maintain the residential look. New buildings should be constructed at a size and scale that reflects the character of the surrounding neighborhoods. The maximum building footprint should not exceed 5,000 square feet total in these areas. Parking areas should be located behind the buildings as much as possible. Future development should integrate pedestrian connectivity between sites and neighborhoods.

Moderate Mixed-Use

The Moderate Mixed-Use land use category includes more intensive commercial activity while still co-existing with established single-family residences scattered throughout the area. The two Moderate Mixed-Use areas are both located along Route 4, one serves as the northern gateway from Troy and the other encompasses the area stretching from the Rensselaer Technology Park entrance south to the intersection of Route 4 and Bloomingrove Drive.

These areas serve as primary transportation routes connecting the Cities of Troy and Rensselaer to the countryside. The character of these areas is primarily defined by small to medium scale retail and commercial uses together with a mix of older single-family or multi-family residential units. An occasional larger business such as Cooley Motors can also be found in these areas. These areas are similar in character to the Hamlet Mixed-Use category with the major differences being the scale of development and the sizes of the lots. Moderate Mixed-Use areas tend to contain larger lots and have a higher concentration of medium-sized commercial establishments than Hamlet Mixed-Use areas.

Automobile traffic on Route 4 impacts the walkability of the corridor. The construction of the I-90 Connector should result in a reduction of traffic on Route 4 allowing for a more desirable streetscape and travel pattern to be established. As with the Hamlet Mixed-Use designation, these areas would benefit greatly from sidewalks, crosswalks, street trees and improved transit shelter areas. Developers should be required to provide such amenities as may be appropriate during site plan review.

Appropriate uses in these areas may include, but are not limited to, offices, retail stores, outdoor recreation, restaurants, smaller-scale lodging, and multi-family housing in buildings less than 20,000 square feet. Uses should be appropriate for and complementary to the adjacent residential neighborhoods and the Tech Park. Context sensitive design and scale are critical to melding Moderate Mixed-Use areas into the surrounding neighborhoods.

General Commercial

The Town of North Greenbush is a growing employment and shopping area within the Capital District of New York State. With its location along the I-90, the proposed extension of the I-90 Connector, and the continued development of the Rensselaer Technology Park, the demand for large-scale retail development is expected to increase in the Town. The proximity to existing large-scale retail in East Greenbush just to the south has also placed development pressure on the southern Route 4 tier in North Greenbush. The intersection of Route 4 and 43 is the most appropriate location for future large-scale retail development. Future roads should be designed to maximize access management techniques such as shared driveways, on-site traffic control, and parking facilities while limiting curb cuts as much as possible.

As an important gateway to the Town, the scale, architecture and landscaping of future development should be carefully designed and articulated. Design guidelines should clearly outline these standards. This area should provide buffering to surrounding neighborhoods to reduce the impacts of lights, traffic, and noise. These buffers will be natural or planted vegetation wherever possible. Public spaces such as small parks, fountains, or other gateway features help blend the commercial areas into the surrounding community.

While the areas designated as General Commercial are commonly auto-oriented in design and scale, North Greenbush should encourage pedestrian connections between all General Commercial developments and surrounding neighborhoods including installation of pedestrian walkways and crosswalks where appropriate. Developers should be required to provide sidewalks as part of any new development. In addition, transit stops will be included into public space designs and planning.

Types of uses may include department stores, restaurants, general retail, office buildings, restricted vehicle-oriented services and where appropriate, higher density residential such as apartments and townhomes. Each property should retain 25% of its area in landscaping and buffering.

Tech Park/Mixed-Use

The Rensselaer Technology Park, also known as the Tech Park, should continue to promote a mix of uses that accommodate the needs of science/technology research and development (R&D). Lands designated for technology R&D flank the proposed I-90 Connector route.

Continued development in the Tech Park is desirable and may necessitate a greater mix of uses to ensure the success and viability of such facilities. Tech Park Master Plan identifies the potential for residential and commercial uses in future expansions. The proposed residential uses would include a variety of housing options to benefit the employees of the facilities within the Tech Park. Such uses may include single-family homes, townhouses, and condominiums.

In considering the intensity and rang of uses proposed within the Tech Park, the I-90 Connector should be designed in a manner that facilitates safe access to the various uses in a planned and orderly manner. Shared driveways and parking should be considered as potential on-site traffic management techniques. Pedestrian activity should be encouraged through the continued installation of sidewalks and crosswalks throughout the Tech Park.

Given the long-term mixed-use goals for this area, incorporating public open spaces, multi-use trails and connections, a trolley, shuttle or car pool system between the offices and any future Tech Park residential community, as well as identifying transit stops are important development considerations. Direct pedestrian links to the Hudson River waterfront is important and should continue to be developed.

As this area continues to grow, adequate buffering will continue to be important to reduce any impacts of development on adjacent residential neighborhoods. In an effort to mitigate any potential impacts, and because of the high profile location of the area along the proposed I-90 Connector, it is important for the Town to encourage new development to be modestly scaled, attractive, and well maintained with a common architectural vocabulary. Encouraging pedestrian activity by establishing a human-scale to buildings and amenities is important. It is important for the Town to continue to encourage new development to be modestly scaled, attractive, and well-maintained with a common architectural vocabulary.

Appropriate uses within the Tech Park/Mixed Use area may include a mix of technology, office space, light industrial, design studios, lodging, R&D facilities, commercial uses to service office park workers, and single or multi-family residential.

Waterfront Conservation

The Hudson River is a natural and recreational resource for the Town of North Greenbush, its neighboring communities and visitors. The river which serves as the Town's western boundary is one of the community's greatest assets. Areas designated as Waterfront Conservation are intended to be natural, undeveloped locations where access to the riverfront is made to the public via recreational and/or interpretive trails. In these areas, steep slopes, streams, and wooded areas are preserved for the enjoyment and environmental safekeeping of the entire community.

Waterfront Conservation areas generally extend from the developed or developable land associated with the Rensselaer Technology Park to the east, extending to the former railway line that parallels the Hudson River near its banks to the west.

The Waterfront Conservation areas should be viewed as environmentally sensitive lands that require protection while serving as a pedestrian link to the Technology Park and the Waterfront Mixed-Use area.

Waterfront Mixed-Use

The rebirth and rejuvenation of waterfront communities is being experienced both regionally and nationally. Connecting the Hudson River waterfront to the rest of North Greenbush would benefit the entire community both as a physical asset and as an economic development opportunity. The Town could potentially capitalize on a new tourism economy from an expanded customer base in the form of out-of-Town visitors drawn to the waterfront amenities, either by road, trail, or water access.

The area designated as Waterfront Mixed-Use on the land use plan identifies a swath of land directly adjacent to the Hudson River and the Rensselaer Tech Park. This area could also serve to attract new facilities to the Rensselaer Technology Park.

This land is recognized as environmentally sensitive and any future development should require careful study. Any potential negative impacts to the Town's natural features should be mitigated. Existing tidal wetlands (the Hudson River is still tidal where it flows by North Greenbush) and other highly sensitive areas should be protected and integrated into future development plans.

Ideal future uses for the Waterfront Mixed-Use area in North Greenbush would be complementary to the Tech Park's business environment. In all instances, public access to the waterfront should be enhanced and promoted, including integration of the proposed Marty Mahar Memorial Trail into planned development in this area. Water-dependent

commercial establishments should be required to maintain a public waterfront, such as but not limited to, restaurants, docking facilities, marinas, hotels, and conference centers.

Chapter 5: Conclusion & Implementation

Conclusion

The Town of North Greenbush faces numerous challenges and opportunities as it moves into the 21st Century. Strategic decisions made today will impact the journey and destination of the community over the next 20 years. The 2007 Comprehensive Plan is a culmination of several years worth of review and planning. It provides the foundation for decisions that will drive and shape community development. As the community embarks on this journey, it must build upon its many assets while addressing conditions that adversely affect the quality of life of its citizens. North Greenbush has a proud history and is full of well-established neighborhoods and natural beauty. These assets must be protected and promoted.

The vision, policies, objectives, and actions set forth in the Plan should be used to guide future decision making. The Future Land Use Plan provides an additional level of guidance, identifying areas for specific land uses along with general design guidelines. The Plan is designed to be a user-friendly, working document for key Town officials and staff members, community leaders and other involved community stakeholders. The activities outlined in the Plan cannot be undertaken by the Town's governmental leaders alone. Over the next several years,

residents need to come together to complete the tasks included in the Plan. Successful implementation requires ongoing communication and cooperation among the leaders and residents of North Greenbush. Collectively, they can ensure a healthy and prosperous future for generations to come.
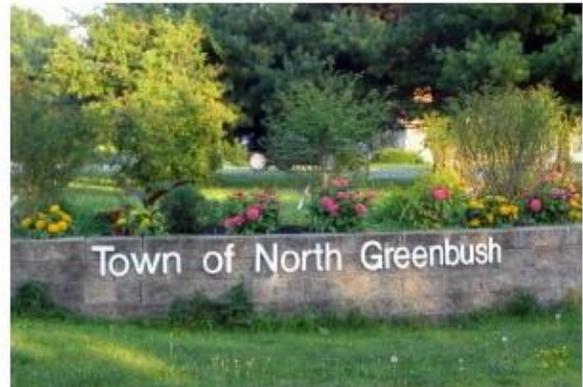
Implementing the Plan

The adoption of the Comprehensive Plan is only the beginning. The mere statements of the vision, policies, objectives, and actions set forth in the Plan will not produce the desired results unless the Town implements the concepts through land use regulations, public investment and cooperation, and/or the formation of partnerships with adjacent municipalities.

Once the Comprehensive Plan is adopted, the Town Board should designate a Comprehensive Plan Implementation Committee to review the Plan's goals and strategies and recommend actions the Town should pursue. This Implementation Committee should first be charged with implementing the recommended changes to the Zoning Law and Zoning Map, so that these regulations may be in accordance with the Comprehensive Plan. Upon completion of their review, the Implementation Committee should present their recommendations to the Town Board for consideration and adoption. The Town Board must follow the legal requirements set forth in Town Law and General Municipal Law §239-m when making changes to Town Laws.

The Implementation Committee should also be charged with the implementation of the other goals and strategies of the Comprehensive Plan. The Committee should work on each strategy in the order of importance established by the "time frames" given within this document; however, it is likely that priorities may change with the availability of funding sources for particular projects.

Implementation Timeline

In the Action Matrix that follows identifies the responsible or lead party designated for implementing the action and the approximate timeframe the action should be accomplished. The recommended timeframes are identified as follows:

> S - Short (or near) term - Next twelve months (Beginning 2009)
>
> M – Midterm (or intermediate): Next Two to Three Years (2010-2012)
>
> L – Long term: Three to Five years (2012-2014)
>
> O – On-going. To be accomplished any time over the next five years.

In addition, potential funding sources have been identified wherever possible. The following table gives the complete names of the agencies that may be abbreviated within the subsequent Action Matrix.

Table XXX: Acronyms for Implementation Action Matrix

Acronym	Full Name
A&BC-CTIG	Arts & Business Council – Cultural Tourism Initiative Grant
ACHP	Advisory Council on Historic Preservation
AFGP	Assistance to Firefighters Grant Program
BARC	Building Advocacy, Resources & Community
BOCES	Board of Cooperative Educational Services
BTF	Baseball Tomorrow Fund
CCE	Cornell Cooperative Extension
CDBG	Community Development Block Grant
CDBG-TA	Community Development Block Grant – Technical Assistance
CF	Conservation Fund
CHAMBER	County Chamber of Commerce
CLG	Certified Local Government

Acronym	Full Name
CW/CA	Clean Water/Clean Air Bond Act
DHCR-	Division of Housing & Community Renewal
EFC-CWSRF	Environmental Facilities Corp. Clean Water State Revolving Fund
EFC-DWSRF	Environmental Facilities Corp. Drinking Water State Revolving Fund
ESDC	Empire State Development Corp
ESDC-WCG	Empire State Development Corp – Wireless Communities Grant
EZ	Empire Zone
FEMA	Federal Emergency Management Agency
FTA	Federal Transit Administration
OCR	Office for Community Renewal (formally Office of Small Cities)
GROW-NY	Grow NY through NYS Agriculture and Markets
GTSC	Governor's Traffic Safety Council
HHS CSBG	Health & Human Services – Community Service Block Grant
HS	Homeland Security
HRVG	Hudson River Valley Greenway
IDA	County Industrial Development Agency
IMLS	Institute of Museum & Library Services
LDC	Local Development Corporation
LGRMIF	Local Government Records Management Improvement Fund
LOCAL	Local Municipality
MANY	Museum Association of New York
MSNY	Main Street NY through DHCR
NG	National Grid Resource Center for Economic Development
NPS – LWCF	National Park Service – Land & Water Conservation Fund
NTIA	National Telecommunications and Information Administration
NYMS	New York Main Street Program through OCR
NYPF	NY Planning Federation
NYS DHCR	NYS Div. Of Housing & Community Renewal
NYSAG	NYS Dept of Agriculture and Markets
NYSAG –FP	NYS Agricultural & Farmland Protection Program
NYS-Aging	NYS Office of Aging
NYSBD	NYS Banking Dept.
NYSBDC	NYS Business Development Corporation
NYSCA	NYS Council on the Arts
NYSCC	NYS Conservation Council
NYSCS	NYS Canal System
NYSDA	NYS Dormitory Authority
NYSDEC	NYS Dept of Environment Conservation
NYSDOL	NYS Dept. of Labor
NYSDOS – QC	NYS Dept. of State, Quality Communities Program

Acronym	Full Name
NYDOS - LGE	NYS Dept. of State, Local Government Efficiency Program (formerly SMSI)
NYSDOS-LWRP	NYS Dept. of State, Local Waterfront Redevelopment Plan
NYSDOS-DCR	NYS Dept. of State, Department of Coastal Resources
NYSDOS-SG	NYS Dept. Of State, Smart Growth
NYSDOT	NYS Dept. of Transportation
NYSDOT IAP	NYSDOT Industrial Access Program
NYSDOT TEP	NYSDOT Transportation Enhancement Program
NYSDOT TIP	NYSDOT Transportation Improvement Program
NYSED	NYS Dept of Education
NYSEDC	NYS Economic Development Council
NYSED-DHP	NYS Dept of Education Document Heritage Program
NYSERDA	New York State Energy Research and Development Authority
NYSDH	New York State Department of Health
NYSHFA	New York State Housing Finance Agency
NYSLRG	New York State Library Research Grant
NYSOCSF	NYS Office of Children and Family Services
NYSOPRHP	NYS Office of Parks, Recreation & Historic Preservation
NYSOPRHP-CLG	NYSOPRHP-Certified Local Government
NYSOPRHP-EPF	NYSOPRHP-Environmental Protection Fund
NYSOPRHP- RTP	NYSOPRHP-Recreational Trail Program
NYSORPS	NYS Office of Real Property Tax Services
NYSOSC	NYS Office of the State Comptroller
NYSUCS	NYS United Court System
OPRHP-Parks Program	Office of Parks, Recreation & Historic Preservation-Parks Program
OSI	Open Space Institute
PF	Private Funding Sources, i.e., Private Foundation
RBEG	Revolving Business Enterprise Grant
RCAP	Rural Community Assistance Program
Restore NY	Empire State Development Corp. Restore NY Communities Initiative
RUS	Rural Utility Service
SAFTEA-LU	Safe, Accountable, Flexible, Efficient, Transportation Equity Act
SARA	State Archives and Records Administration
SBA	Small Business Administration
SBF	Scenic Byways Foundation
SNYM	State of New York Mortgage (Home of Your Own Program)
TEA-21	Transportation Equity Act for the 21st Century
USDA	US Dept of Agriculture
USDOI- RICA	US Dept. of the Interior, Rivers Trails, & Conservation Assistance
USDOJ	US Department of Justice
USPS	US Postal Service

Acronym	Full Name
WCOED	Westchester County Office of Economic Development
WCIDA	Westchester County Industrial Development Agency

Action Matrix

The following represents the implementation Matrix for the goals and strategies identified by the Town of North Greenbush.

Table 10: Action Matrix

Objectives & Actions	Time Frame	Possible Funding or Assistance Source
COMPREHENSIVE PLAN IMPLEMENTATION		
CP Objective 1: Implement the Town's Vision, Policies, Objectives, and Actions identified in the Comprehensive Plan.		
CP Action 1.1 Establish a Comprehensive Plan Implementation Committee (CPIC) to implement and enforce the vision, policies, objectives, and actions of the Comprehensive Plan.	S	Local
SUSTAINABILITY & ENVIRONMENTAL RESOURCE OBJECTIVES		
SE Objective 1: Preserve the Town's natural resources and scenic rural quality.		
SE Action 1.1 Form an Open Space Committee to oversee conservation and passive recreation initiatives in the Town.	S	Local
SE Action 1.2 Continue to implement the recommendations of the North Greenbush Recreation and Open Space Master Plan.	O	Local
SE Action 1.3 Encourage the protection of open space and farmland in the Town.	O	Local, OPRHP, NYSAG
SE Action 1.4 Identify and acquire appropriate properties with access to the Wynants Kill.	S	Local, LWCF
SE Action 1.5 Continue to create an open space network consisting of greenbelts, open space conservation subdivisions, civic spaces, parks, and environmental resources.	O	Local, OPRHP, NYSAG
SE Objective 2: Strengthen safeguards to protect sensitive environmental areas and waterbodies.		
SE Action 2.1 Encourage and support the development of the Snyders Lake Management Plan.	M	Local
SE Action 2.2 Continue to protect the environmental integrity of Snyders Lake.	O	Local, NYSDEC
SE Action 2.3 Comply with current Erosion, Sediment Control, and Stormwater Management Laws established by state and federal clean water regulations to protect and preserve water quality in the Town.	S	Local

Objectives & Actions	Time Frame	Possible Funding or Assistance Source
ECONOMIC DEVELOPMENT OBJECTIVES		
ED Objective 1: Work to solidify the identity of the Town of North Greenbush while promoting its rich assortment of assets.		
ED Action 1.1 Work with the Rensselaer County Regional Chamber of Commerce and the local media to identify and promote the Town's assets, ensuring the delineation between the Town and adjacent municipalities is made clear.	S	Local
ED Action 1.2 Develop a unique logo or design for use on way finding signs throughout the Town.	M	Local, Chamber, NCOA
ED Action 1.3 Install new community signage and landscaping at key gateways and other major points of interest.	M	Local, Chamber
ED Action 1.4 Promote the Town's natural features. For example, provide signage at Snyders Lake and along the Wynants Kill to promote these key features.	O	Local, Chamber, Foundation
ED Objective 2: Balance a business-friendly environment with a sustainable approach to future development.		
ED Action 2.1 Form an Economic Development Committee.	S	Local
ED Action 2.2 Consider forming a Local Development Corporation (LDC) to assist in economic development efforts concerned with funding and grant-seeking.	M	Local
ED Action 2.3 Work with Rensselaer County and the Rensselaer County Regional Chamber of Commerce to aggressively pursue the attraction of desired businesses once they have been identified.	M	Local, IDA, ESDC
ED Action 2.4 Encourage future businesses to locate in North Greenbush.	O	Chamber, ESDC
ED Action 2.5 Form a strategic partnership between the Town, Rensselaer Polytechnic Institute (RPI) and Hudson Valley Community College (HVCC) to address opportunities and constraints associated with their success in the Town.	M	DOS-LGE, NYSED
ED Action 2.6 Encourage the reformation of the North Greenbush Business and Professional Association.	O	Local

Objectives & Actions	Time Frame	Possible Funding or Assistance Source
ED Objective 3: Restore the position of the hamlets as centers of commerce, community identity, and civic life.		
ED Action 3.1 Create master plans for the hamlets of Wynantskill and Defreestville, complete with design guidelines, traffic calming techniques, public space improvements, access management techniques and conceptual site plans for developable parcels.	M	CDBG-TA, DOS-Smart Growth
ED Action 3.2 Develop a revolving loan and small grant pool to be used for small business owners who want to locate in a hamlet to help purchase and renovate a structure or to provide business development assistance.	S	CDBG, Restore NY, ESDC
HISTORIC & CULTURAL OBJECTIVES		
HC Objective 1: Preserve North Greenbush's historic buildings and sites while promoting public awareness of the Town's history.		
HC Action 1.1 Support the Town Historian's efforts to establish a group of residents with knowledge of North Greenbush's heritage to develop an action plan for locating and interpreting important historical sites within the Town.	M	Local
HC Action 1.2 Investigate funding for rehabilitation and enhancement efforts of historic buildings and provide resources such as tax credits to keep these cultural treasures intact.	M	Local, Restore NY OPRHP
HC Action 1.3 Encourage the adaptation of historic buildings.	M	Local, Restore NY OPRHP
HOUSING OBJECTIVES		
H Objective 1: Preserve and expand the range of housing options available within the Town in order to retain long-time residents and attract new residents.		
H Action 1.1 Perform a Town wide housing study to examine existing housing choices and compare the results to emerging market trends.	M	CDBG-TA
H Action 1.2 Develop an adaptive reuse or rehabilitation program for older houses in the Town as an alternative to abandonment or demolition.	M	CDBG, DHCR

Objectives & Actions		Time Frame	Possible Funding or Assistance Source
H Objective 2: Promote a mix of quality housing options at price ranges that are accessible to all ages and income levels.			
H Action 2.1	Ensure the Town offers a variety of housing choices that accommodate changing demographics (smaller family sizes, empty nesters, young professionals, etc.) and support the influx of new jobs at Tech Park and other employment centers.	O	CDBG, DHCR, OCR
H Action 2.2	Update zoning regulations to consider allowing duplexes and twin homes as permitted uses in appropriate residential areas of the Town.	S	Local
H Action 2.3	Update zoning regulations to consider allowing accessory apartments as a special permitted use in lower density residential areas of the Town.	S	Local
H Action 2.4	Encourage public/private partnerships to develop affordable, senior, and rental housing in the Town of North Greenbush.	O	DHCR, OCR
H Action 2.5	Allow smaller, more affordable, building lots in appropriate zones by modifying building intensity (lot size) requirements.	S	Local
H Action 2.6	Consider a variety of housing types, including two-family, multi-family, tourist accommodations, and townhouse dwellings in appropriate zones.	S	Local
H Action 2.7	Continue to seek grants assistance for affordable housing, senior citizen housing units, and homeowner assistance for housing rehabilitation.	O	Local
H Action 2.8	Keep abreast of regional housing initiatives and programs, and promote their use in the Town of North Greenbush.	O	Local
RECREATION & OPEN SPACE RESOURCES			
RO Objective 1: Provide passive and active recreational facilities to accommodate current and future residents.			
RO Action 1.1	Update the North Greenbush Recreation and Open Space Master Plan to ensure its continued relevance.	M	HRVG

Objectives & Actions	Time Frame	Possible Funding or Assistance Source
RO Action 1.2 Implement the recommendations given by the updated Recreation and Parks Master Plan.	S	Local
RO Action 1.3 Consider acquiring additional land for parks, particularly in underserved areas in the southwestern portions of Town.	L	OPRHP
RO Action 1.4 Negotiate with Rensselaer County to upgrade facilities at the Twin Town Ballpark in order to make the best use of the Park.	S	Local
RO Action 1.5 Install benches in shaded areas of existing parks.	S	Local, Chamber, OPRHP
RO Action 1.6 Install a new sign or update the existing sign to at the Twin Town Ballpark to indicate that it is a North Greenbush Town Park.	S	Local, Chamber
TRANSPORTATION & MOBILITY OBJECTIVES		
TM Objective 1: Anticipate and meet the transportation and mobility needs of residents		
TM Action 1.1 Encourage the New York State Department of Transportation (NYSDOT) to advance the Route 4 and I-90 Connector project, as it will have a positive effect on economic development as well as the transportation network in the Town.	S	Local, NYSDOT
TM Action 1.2 Work with the NYSDOT to ensure the design and alignment of the Route 4 and I-90 Connector are consistent with the desired land use pattern identified in the Future Land Use Plan and the Route 4/I-90 Connector Land Use Study.	S	Local, NYSDOT
TM Action 1.3 Create multi-modal transportation opportunities along Route 4 and manage access to better serve the residential and commercial properties in the Town.	L	NYSDOT-TIP, TEP
TM Action 1.4 Create a parking plan for the center of Wynantskill that includes promotional materials and signage advertising the abundance of parking on and near Main Avenue.	M	Local, NYSDOT-MPO
TM Action 1.5 Adjust the intersections of pedestrian, bicycle and motorized traffic, especially in heavily traveled areas, to ensure the safety of each of these modes of transportation.	L	Local, NYSDOT-TIP

Objectives & Actions		Time Frame	Possible Funding or Assistance Source
TM Action 1.6	Encourage new developments to be connected to existing neighborhoods and/or commercial areas.	O	Local
TM Action 1.7	Provide attractive sheltered areas for residents using public transit, especially in commercial and mixed-use areas.	M	NYSDOT, FTA
TM Action 1.8	Request that the NYS Department of Transportation update all relevant exit signs to read "North Greenbush."	L	Local
TM Objective 2: Ensure the road network maximizes connectivity and convenient access without jeopardizing rural character and the environmentally sensitive areas of the Town.			
TM Action 2.1	Require commercial and residential developers to allow for roadway and/or pedestrian connections to existing and future development on adjacent parcels, avoiding the "pod" approach to development that creates a segregated land use pattern.	S	Local
TM Action 2.2	Identify desirable neighborhood linkages that connect existing developments.	M	Local
TM Action 2.3	Connect North Greenbush to the Hudson River.	L	Local, DOS. NYSDOS-LWRP
TM Objective 3: Encourage alternative modes of transportation, including walking, biking, and public transit.			
TM Action 3.1	Work with the Capital District Transportation Committee, the Cities of Troy and Rensselaer, as well as the Rensselaer County Alliance for Trails to establish funding sources to complete the proposed trail along the Hudson River (Marty Mahar Memorial Trail, see Map 9).	S	Local, HRVG
TM Action 3.2	Reestablish a committee, utilizing community volunteers, to perform maintenance to the trail system in Tech Park.	S	Local
TM Action 3.	Establish a committee to develop a Bicycle and Pedestrian Master Plan for the Town.	M	Local, HRVG, OPRHP

Objectives & Actions	Time Frame	Possible Funding or Assistance Source
TM Action 3.4 Work with Capital District Transportation Authority (CDTA) to examine potential improvements to bus service to accommodate new growth in the Town, including the Tech Park.	M	Local, FTA
INFRASTRUCTURE & MUNICIPAL SERVICES		
IM Objective 1: Ensure that public infrastructure accommodates the desired land use pattern while maintaining a high level of service.		
IM Action 1.1 Expand public water and sewer in areas where water quality and/or quantity are an issue.	M	EFC- SRF
IM Action 1.2 Develop and construct stormwater control systems that are compliant with MS4 regulations.	M	EFC-CWSRF
IM Action 1.3 Address the Town-wide retention pond maintenance and ownership problems.	L	Local
IM Action 1.4 Consider different ways to handle run-off, flooding, and stream overflow problems, including biological controls such as rain gardens and wet meadows.	L	EFC-CWSRF
IM Action 1.5 Expand and improve the Town Highway Garage. Consult with the Rensselaer County Highway Department to ensure the most cost effective outcome.	M	ESDC, DOS-LGE
IM Objective 2: Deliver municipal and emergency services in a cost-effective manner that is consistent with the vision and policies expressed in this Plan.		
IM Action 2.1 Continue to work with the Rensselaer County Highway Department to share equipment and services whenever possible.	O	DOS-LGE
IM Action 2.2 Explore the feasibility of consolidating certain aspects of emergency service operations to create a unified identity for the Town.	M	FEMA-AFG, DOS-LGE
IM Action 2.3 Pursue discussions with the four school districts regarding the fragmentation created by the districts, exploring potential solutions to unify the community.	O	Local, NYSED
IM Action 2.4 Develop a hazardous waste collection day for the Town.	S	DEC

Objectives & Actions		Time Frame	Possible Funding or Assistance Source
IM Action 2.5	Participate in the County's Hazard Mitigation Plan.	S	Local, DEC
IM Action 2.6	Perform an analysis of existing emergency services operations in the Town in order to identify deficiencies and/or areas where consolidation of services could occur.	S	Homeland Security
IM Action 2.4	Assist the school districts with planning for enrollment changes.	S	Local, NYSED
IM Action 2.7	Perform an analysis of municipal services in order to identify deficiencies.	M	DOS-LGE
IM Objective 3: Provide social and civic resources and services consistent with the changing needs of the community.			
IM Action 3.1	Engage local senior citizen-based groups to examine the potential for expanding programs and services provided to the elderly.	M	NYSOOA
IM Action 3.2	Explore the feasibility of a consolidated civic center.	M	DOS-LGE
IM Action 3.3	Explore the possibility of expanding or relocating the North Greenbush Public Library.	M	NYS LRG,NYSED
IM Action 3.4	Discuss the potential for creating a North Greenbush ZIP code with the United States Postal Service.	L	Local, USPS
IM Action 3.5	Work with the local schools, churches, the Greenbush Historical Society and other organizations, continue and expand the annual North Greenbush Community Celebration.	O	Local, Chamber
IM Action 3.6	Explore the possibility of opening an office within the Town Hall for the Town Historian. This office should also provide some storage for historical artifacts.	M	NYSED-LGRMIF
LAND USE OBJECTIVES & STRATEGIES			
LU Objective 1: Implement and sustain the Town's character and future land use pattern.			
LU Action 1.2	Review and update the Town's Zoning Regulations to maintain the character and desired future land use pattern.	S	Local

Objectives & Actions	Time Frame	Possible Funding or Assistance Source
LU Action 1.3 Consider allowing the redevelopment of barns for uses other than just residential units.	S	OPRHP
LU Action 1.4 Utilize flexible land use options and creative land development techniques such as conservation subdivisions in low density, open space, and agricultural areas of Town.	S	NYSAG
LU Action 1.5 Consider eliminating the Community/Public District.	S	Local, DOS
LU Action 1.6 Enhance site plan review regulations to provide more specific guidance regarding site design, landscaping, access and other site considerations in an effort to ensure that future development is in keeping with the Town's character and scale.	S	Local, DOS
LU Action 1.7 Create a Town-wide set of best practices and design guidelines.	S	Local, NCOA
LU Action 1.8 Consider creating an overlay district to mitigate development in environmentally sensitive areas.	S	Local
LU Action 1.9 Consider requiring attractive landscaped buffers at the edges of parking lots and transition areas between land uses.	S	Local
LU Objective 2: Promote a balance of uses to support sustainable patterns of development including healthy neighborhoods, thriving commercial districts, working farms and a high quality of life.		
LU Action 2.1 Perform a Fiscal Impact Analysis which will provide insight into the revenue generated and services required by various land use types.	S	Local
LU Action 2.2 Ensure that any land use gaps in the code are properly addressed, including identifying appropriate districts and mitigation with incompatible uses.	S	Local
LU Action 2.3 Initiate zoning changes that will encourage open space conservation and agricultural viability (both small- and large-scale agriculture) while targeting specific areas for future residential, retail, mixed-use or commercial growth.	S	Local
LU Action 2.4 Include architectural review as part of the site plan review process for all new commercial development that occurs within the Town.	M	Local

Objectives & Actions	Time Frame	Possible Funding or Assistance Source
LU Action 2.5 Ensure strict enforcement of development regulations, building, housing and zoning codes.	O	Local
LU Action 2.6 Update the Transportation Overlay District on the Zoning Map to reflect changes to the alignment of the proposed I-90 Connector.	M	Local, NYSDOT
LU Action 2.7 Update the Local Waterfront Revitalization Program to reflect the current vision for the waterfront as well as the progress to date.	M	Local, DOS
LU Action 2.8 Encourage mixed-use areas in the hamlets and along Route 4 to provide a rich diversity of housing and small commercial venues.	S	Local, OCR
LU Action 2.9 Implement the recommendations of the Route 4/I-90 Connector Study.	O	Local
LU Action 2.10 Update adult use regulations to identify appropriate district and mitigation for incompatible uses.	S	Local