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# Quackenderry Commons Mixed-Use Concept

Bloomingrove Drive  
North Greenbush, New York

# Background of Quackenderry Commons Planned Development District (QC PDD)

- ▶ The proposed project is part of the Quackenderry Commons PDD approved as Local Law 7 of 2008, consisting of 52.97 acres.
- ▶ Approval covered three sections:
  - ▶ Multifamily Residential (21.03 acres) – Section A
  - ▶ Hotel (3.89 acres) – Section B
  - ▶ Commercial Subdivision (27.6 acres) – Section C
- ▶ Current project is located in Section C, is in the Route 4 Highway Improvement District, and has access to municipal water and sewer.
- ▶ Section C has been partially developed with CVS and Berkshire Bank, and the remaining lands are ideally situated for a mixed-use development.



# Scope of Proposed QC PDD Amendment

- ▶ Prior development plans for Section C of the QC PDD included Lowe's, Aldi's, and a 12-lot commercial subdivision.
- ▶ The Route 4 development pattern and evolving demands for housing alternatives support the establishment of a hamlet-style community.
- ▶ The proposed development is consistent with the Town Zoning Code, Town Comprehensive Plan, and Route 4 Land Use and Planning Study.
- ▶ The proposed amendment updates Permitted Uses in Section C to include "Mixed-Use Development", retains existing Bulk Standards, and provides a substantial public benefit in the form of land, site improvements, and a financial contribution for establishment of a new 7,000 sq. ft. Ambulance Corps building.
- ▶ The proposed amendment reduces the allowable density and traffic impacts under existing PDD zoning framework.

# Mixed Use Concept – Overview

- ▶ Two mixed-use buildings will be located on separate tax parcels connected via pedestrian bridge.
- ▶ Conceptual plan calls for 30,805 SF of retail/commercial space and 253 residential 1-bedroom and 2-bedroom units.
- ▶ Conceptual plan calls for significant public benefit in the form of a 7,000 square foot ambulance building and will have substantial positive fiscal impacts.
- ▶ Each building will feature rooftop event areas, exercise facilities, and other tenant amenities.
- ▶ Conceptual plan incorporates active/passive recreation, wooded areas, walking trails, and existing Quackenderry creek.
- ▶ Conceptual plan conforms with bulk standards and building design criteria of existing QC PDD and reduces overall density and traffic impacts allowed for under current zoning.

# QUACKENDERRY COMMONS - MIXED USE PLANNED DEVELOPMENT DISTRICT AMENDMENT

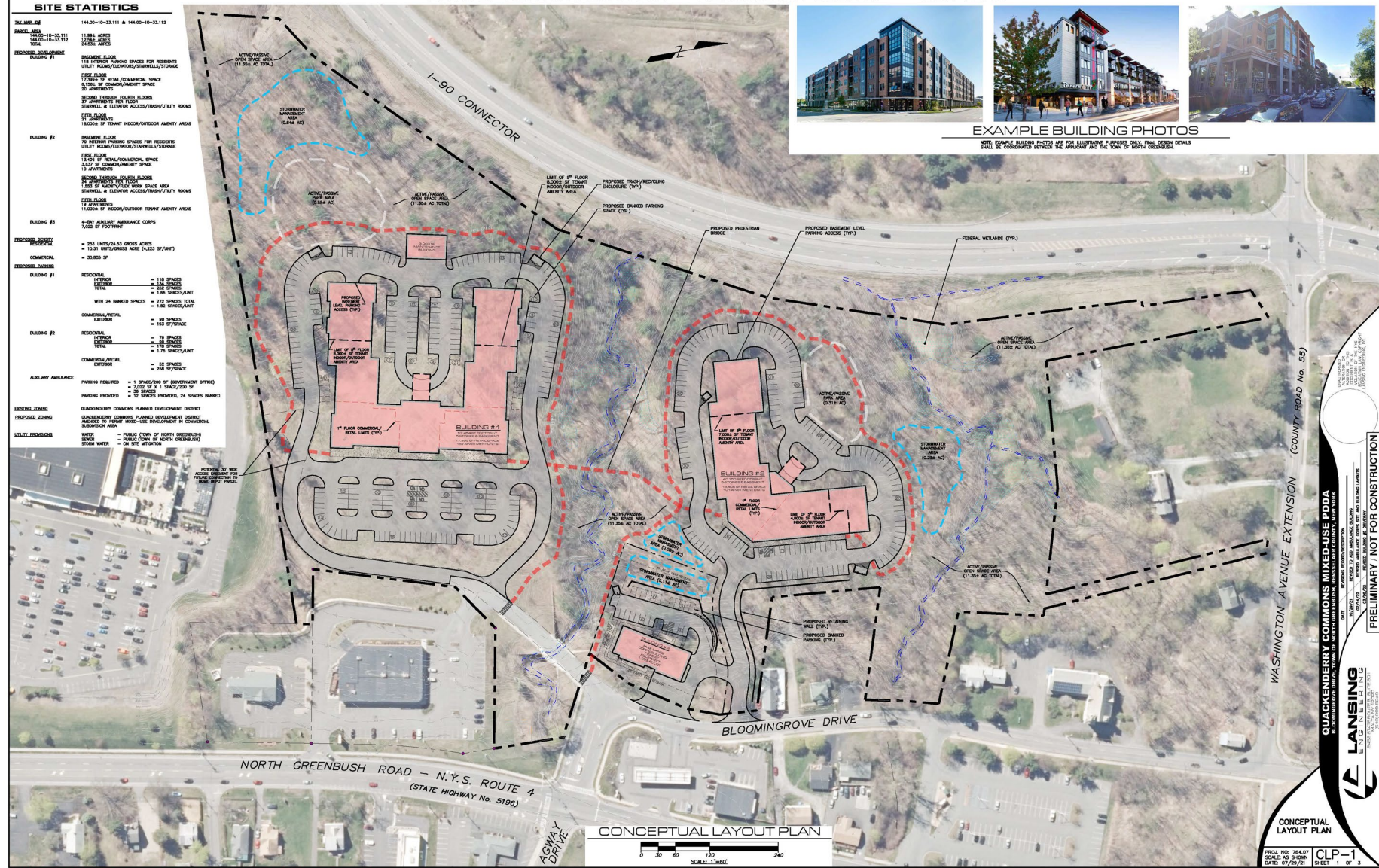
TOWN OF NORTH GREENBUSH \* RENSSELAER COUNTY \* NEW YORK

## SITE STATISTICS

SUBMIT DATE	14.02-16-23.111 & 14.02-16-23.112
PROPOSED DEVELOPMENT	11.264 ACRES 22.542 ACRES 33.806 ACRES
<b>BUILDING #1</b>	<p><b>BASEMENT FLOOR</b> 17,280 SF RETAIL/COMMERCIAL SPACE 1,156 SF COMMON/AMENITY SPACE 30 APARTMENTS</p> <p><b>FIRST FLOOR</b> 17,280 SF RETAIL/COMMERCIAL SPACE 1,156 SF COMMON/AMENITY SPACE 30 APARTMENTS</p> <p><b>SECOND THROUGH FIFTH FLOORS</b> 24 APARTMENTS PER FLOOR ELEVATOR ACCESS/STAIR/UTILITY ROOMS SPINWHEEL &amp; ELEVATOR ACCESS/STAIR/UTILITY ROOMS</p> <p><b>ROOF FLOOR</b> 14,000 SF TOWNHOUSE/OUTDOOR AMENITY AREAS</p>
<b>BUILDING #2</b>	<p><b>BASEMENT FLOOR</b> 17,280 SQUARE FEET FOR RESIDENTS UTILITY ROOMS/ELEVATOR/STAIRWELLS/STORAGE</p> <p><b>FIRST FLOOR</b> 17,280 SF RETAIL/COMMERCIAL SPACE 1,156 SF COMMON/AMENITY SPACE 10 APARTMENTS</p> <p><b>SECOND THROUGH FIFTH FLOORS</b> 24 APARTMENTS PER FLOOR ELEVATOR ACCESS/STAIR/UTILITY ROOMS SPINWHEEL &amp; ELEVATOR ACCESS/STAIR/UTILITY ROOMS</p> <p><b>ROOF FLOOR</b> 14,000 SF TOWNHOUSE/OUTDOOR AMENITY AREAS</p>
<b>BUILDING #3</b>	<p><b>4-BAY AUXILIARY AMENITY COMPS</b> 7,432 SF FOOTPRINT</p>
<b>PROPOSED COMMONS</b>	<p>COMMERCIAL = 233 UNITS/21.435 GROSS ACRES = 13.111 NET/10.935 ACRES (4,323 SF/UNIT) = 30,905 SF</p>
<b>PROPOSED PARKING</b>	<p><b>BUILDING #1</b></p> <p>RESIDENTIAL INTERIOR = 110 SPACES EXTERIOR = 28 SPACES TOTAL = 138 SPACES/UNIT</p> <p>WITH 24 SHARED SPACES = 232 SPACES TOTAL = 146 SPACES/UNIT</p> <p>COMMERCIAL/RETAIL EXTERIOR = 80 SPACES = 163 SF/SPACE</p> <p><b>BUILDING #2</b></p> <p>RESIDENTIAL INTERIOR = 28 SPACES EXTERIOR = 28 SPACES TOTAL = 56 SPACES/UNIT</p> <p>COMMERCIAL/RETAIL EXTERIOR = 32 SPACES = 208 SF/SPACE</p> <p>AUXILIARY AMENITY PARKING REQUIRED = 1 SPACE/200 SF OF GOVERNMENT OFFICE = 125 SF X 1 SPACE/200 SF PARKING PROVIDED = 13 SPACES PROVIDED, 24 SPACES BANKED</p>
<b>EXISTING ZONING</b>	QUACKENDERRY COMMONS PLANNED DEVELOPMENT DISTRICT
<b>PROPOSED ZONING</b>	QUACKENDERRY COMMONS PLANNED DEVELOPMENT DISTRICT AMENDED TO PERMIT MIXED-USE DEVELOPMENT IN COMMERCIAL SUBDIVISION
<b>UTILITY PROVISIONS</b>	WATER = PUBLIC TOWN OF NORTH GREENBUSH SEWER = PUBLIC TOWN OF NORTH GREENBUSH STORM WATER = ON SITE RETENTION



EXAMPLE BUILDING PHOTOS  
NOTE: EXAMPLE BUILDING PHOTOS ARE FOR ILLUSTRATION PURPOSES ONLY. FINAL BUILDING DETAILS SHALL BE COORDINATED BETWEEN THE APPLICANT AND THE TOWN OF NORTH GREENBUSH.



CONCEPTUAL LAYOUT PLAN



QUACKENDERRY COMMONS MIXED-USE PDDA  
 BLOOMINGROVE DRIVE, TOWN OF NORTH GREENBUSH, RENSSELAER COUNTY, NEW YORK  
 PRELIMINARY / NOT FOR CONSTRUCTION



CONCEPTUAL LAYOUT PLAN

PLANS NO. 23-AD-1  
SCALE AS SHOWN  
DATE: 07/26/21  
CLP-1  
SHEET 1 OF 3

# Mixed-Use Concept Layout

# Consistency with Zoning Scheme

- ▶ Proposed project retains “Bulk Standards” in §197-126(C) of current zoning, including 5-story building height.
- ▶ Parcels are adjacent to Business Neighborhood (BN) Zoning District, which allows residential mixed-used development.
- ▶ Proposed project is consistent with 2009 Comprehensive Plan, which recommended Defreetsville Hamlet mixed-use as suitable for “vertical mix of uses for any multi-story structure... to encourage retail, restaurant, and office uses on the ground floor with residential uses in the upper stories”.
- ▶ Proposed development will provide a “mix of uses, benefits and service to the Town's residents in a location compatible with the goals and objectives of the Town of North Greenbush zoning and land use plans.” (Source: Article XVI, Planned Development Districts; § 197-82: Legislative Intent, Objectives)

# Consistency with Development Pattern

- ▶ Proposed layout is consistent with 2006 Route 4 & I-90 Connector Corridor Land Use Planning Study (LUPS), which recommended integration of mixed land uses, compact community design, a range of housing prices and types, and walkable neighborhoods.
- ▶ Ideal location for mixed-use development that integrates the I-90 Gateway and Route 4 commercial corridor with a hamlet-style community and open spaces.
- ▶ Enhances existing network of multi-modal and public transportation (Defreetsville CDTA Park and Ride).
- ▶ The proposed project is appropriately scaled and will not result in significant traffic impacts.



# Meets Growing Rental Housing Demand

- ▶ The area has experienced robust economic growth, leading to job creation and increased demand for housing alternatives.
- ▶ Evolving attitudes on housing choices has driven demand for rental living, accessibility, amenities, and lifestyle offerings.
- ▶ Key data supports growing demand for rental housing:
  - ▶ North Greenbush Population Growth 2010-2020: 9.9%
  - ▶ North Greenbush Median Age: 43.4
  - ▶ North Greenbush Median Income: \$80,845
  - ▶ North Greenbush % of Renters: 22.4%
  - ▶ Area vacancy rates: +/- 5%

*Source: Capital District Regional Planning Commission  
& United States 2020 Census*

# Impact on Local Resources

- ▶ The project is in the Route 4 Highway Improvement District with access to sufficient municipal water and sanitary sewer service.
- ▶ The proposed project will result in over 100 less new vehicle trips than the traffic volumes anticipated under the current zoning, resulting in less impact to the overall roadway network, and no traffic mitigation measures are recommended.
- ▶ The project has been presented to the East Greenbush CSD Long-Range Planning and Budget Review Advisory Committee (BRAC) and received positive feedback regarding local schools' ability to accommodate enrollment.
- ▶ Fire, EMS, and Police Departments have each reviewed the conceptual layout and have not raised any initial concerns.
- ▶ The Planning Board's March 29, 2022, positive recommendation to Town Board noted that "[t]he location is appropriate for a mixed-use development with apartments and the municipal utilities infrastructure is sufficient", the project "is not inconsistent with the surrounding area", and the "School District has raised no initial concerns."

# Positive Fiscal Impact

- ▶ Project is expected to generate +/- \$1.7 million in annual tax revenue.  
*Source: See Fiscal Impact Analysis for detailed projections of annual tax revenue*
- ▶ Project developer payment obligations to the NYS Route 4 Highway Improvement Area total over \$700,000, with over \$400,000 paid to date.  
*Source: See Town of NG Tax Levy for Municipal Bond issued May 15, 2014*
- ▶ Project developer committing +/- \$1.5 million for construction of a new NG Ambulance Corps building (land, site work, and financial contribution).  
*Source: See amendment to Quackenderry Commons PDD § 197-129 "Infrastructure"*
- ▶ Construction of mixed-use development anticipated to generate \$6.4 million in local income and 50+ local jobs.  
*Source: NAHB Local Impact of Home Building - Technical Documentation*
- ▶ Annually recurring fiscal impacts also include the addition of jobs, local income, and revenue for local jurisdictions benefitting from residents and businesses.

# Fiscal Impact Analysis

- ▶ Assumes values of \$200,000/unit (residential dwellings) and \$125/per sq.ft. (commercial space).
- ▶ Assumes same Uniform % of Assessment and Tax Rates from 2022 Tax Levy.
- ▶ No PILOT, tax exemption, or other abatements are proposed.

Projected Assessments				
Property Class	Per/Unit Value	Per/Sq.Ft.	Units/Sq.Ft.	Assessed Value
Residential	\$ 200,000.00	\$ -	253	\$ 50,600,000.00
Commerical	\$ -	\$ 125.00	30,805	\$ 3,850,625.00
			<b>Grand Total</b>	<b>\$ 54,450,625.00</b>

Projected Tax Revenue				
Levy	Uniform % of Assessment	Taxable Value	Rate/\$1,000	Tax Revenue
NY Mandates County	21.75%	\$ 11,843,010.94	25.182	\$ 298,230.70
Charge Backs County	21.75%	\$ 11,843,010.94	2.282	\$ 27,025.75
Town of N. Greenbush	21.75%	\$ 11,843,010.94	4.858	\$ 57,533.35
Highway N. Greenbush	21.75%	\$ 11,843,010.94	5.705	\$ 67,564.38
N. Greenbush Ambulance	21.75%	\$ 11,843,010.94	0.898	\$ 10,635.02
N. Greenbush Fire	21.75%	\$ 11,843,010.94	4.085	\$ 48,378.70
N. Greebush Library	21.75%	\$ 11,843,010.94	0.919	\$ 10,883.73
Water Improvement Dist.	21.75%	\$ 11,843,010.94	0.871	\$ 10,315.26
East Greenbush CSD	21.25%	\$ 11,570,757.81	101.003	\$ 1,168,681.25
			<b>Grand Total</b>	<b>\$ 1,699,248.14</b>

# Public Benefits

- ▶ Attractive development at the Town's I-90 Exit 8 gateway will provide several public benefits and positive fiscal impacts.
- ▶ Project entails a +/- \$1.5 million public benefit, consisting of land, site improvements, and a \$700,000 financial contribution towards establishment of a new Ambulance Corps building, as depicted on concept plan.
- ▶ Expansion of Town's tax base with limited demand on resources (privately maintained roads & stormwater management areas).
- ▶ Complementary businesses in commercial areas will meet resident demands (bakery, dry-cleaner, hair salon, etc.)

# Summary

- ▶ The proposed project entails a hamlet-style development of retail/commercial space and residential units with access to open spaces, transportation, and local commerce.
- ▶ Conceptual layout of 30,805 SF of commercial space and 253 dwelling units presents less density and traffic impact than current allowable uses under PDD.
- ▶ The proposed project is appropriately scaled, is consistent with the Town's zoning and development scheme, meets the growing demand for rental housing, will not unduly burden the Town's resources, will have a significant positive fiscal impact, and offers substantial public benefits.
- ▶ The Quackenderry Commons mixed-use development will be an attractive addition to the Town that fits in with the surrounding area.