

Article XVI. Planned Development District Town of North Greenbush

§ 197-82 Legislative intent; objectives.

A. General.

(2) Large-scale residential developments are intended to be planned, designed and developed with a mixture of dwelling types as integral units independent of adjacent building sites.

The project site is located along the West Sand Lake Road (NYS Route 150) corridor. The West Sand Lake Road corridor from its intersection with Whiteview Road (NYS Route 136) has a mix of uses that includes: commercial, office, retail and residential uses; at its commencement it is lined on the westerly side by the Hoffman's Car Wash complex and on the easterly side by a one-story medical office building and parking lot; as it proceeds south West Sand Lake Road has residential homes on both the westerly and easterly side and as the roadway winds its way and approaches the subject site on the easterly side there is the Willowbrook Apartments, the Pearl Landscaping & Patio Company and Worthington Flowers while on the westerly side there is the Paolo Lombardi Ristorante building and parking area. Adjacent to the site and on its northerly side the Worthington Terrace serves six separate buildings which are a condominium complex. Southerly of the subject site the uses continue to be a mix use of commercial and residential use. Just south on the easterly side there is an automotive building and on the westerly side there is the 4 Paws veterinary building and parking area that was recently constructed.

The proposed development of Condominiums at the subject parcel will provide additional housing variety to the local neighborhood that is lacking in the Town inventory of available housing stock and facilities offered to the increasing town population. There are many cases where local residents are looking to downscale from a single family home and wish to move into a condominium which offers more flexibility in maintenance and independence than conventional homeownership. Young residents may prefer the reduced commitment of living in a condominium.

The proposed residential use project provides an infill development that is complimentary to the existing neighboring developments.

The proposed development provides a service that is lacking in the Town inventory of available housing stock and facilities offered to the increasing population that wish to remain residents or become residents of the Town.

The neighboring properties are developed with a mix of commercial and residential development. The proposed construction of the proposed development will provide a balance of housing options that are not readily available, and which are complementary to the existing housing stock.

E. In order to carry out the intent of this section, the application for a planned development shall pursue the following objectives:

(1) Preservation of trees, outstanding natural topography and geologic features, while preventing soil erosion and uncontrolled surface water drainage.

The project site in its current conditions has a very large open area, as shown on the project drawings, and most of the trees exist along its boundaries with the Wynantskill. The proposed development is proposing to preserve approximately 24 acres of the existing parcel in its current conditions. The proposed development will occur in a very compact and isolated area of the parcel allowing the rest of the parcel to remain undisturbed and its current conditions including the preservation of the existing vegetation consisting of existing trees, brush and open green space. The Wynantskill corridor will not be disturbed. This preserved area will also act as natural buffer from the proposed development which will keep the proposed development impacts away from the Wynantskill. Of course on the proposed active development areas during the project construction the development will be complying and will obtain the necessary permission from the NYSDEC to mitigate the impacts as a result of construction. A full Stormwater Pollution Prevention Plan (SWPPP) will be developed and implemented during the construction phase. Any stormwater discharge will be treated with approved stormwater practices before discharging and entering the Wynantskill and its tributaries. All existing trees that line the Wynantskill corridor as it traverses the project site will remain.

(2) Preservation and integration of historically significant structures and sites into viable adaptive reuses.

As noted in (1) above, the historical significant structure that shapes and dominates the project site is the Wynantskill and the applicant has made it a priority of keeping the proposed development away from the Wynantskill corridor and is proposing to keep approximately 24 acres undeveloped and undisturbed.

The project site has identified the areas of the parcel that are sensitive and the project has been designed to avoid impacts to these areas. The Wynantskill is a Town important natural resource and which maintaining its protection is very important. The project has committed to maintain the bulk of the project parcel, approximately 24 acres, undisturbed and undeveloped. The areas being preserved are along the Wynantskill stream corridor that includes areas of important ecosystems that are common along stream corridors.

(3) Incorporation of an adequate and well-designed system of open space and recreation areas intended to tie the planned development together internally and link it to the larger community.

The project site is proposing to keep approximately 24 acres of the subject parcel as open space that will be undisturbed and undeveloped. Access to the Wynantskill and fishing access to the Wynantskill along with the trail system provides a passive recreation that is very valuable to the project future residents. The Wynantskill has been a very important and valuable asset of the Town and the project sponsors have designed the project to continue the enjoyment of this very nice feature and important ecological system by the resident of the project.

The open space area will provide community recreation that are an important part of creating the unique community that is envisioned for the proposed development.

(6) Provide a maximum choice for residential land uses in occupancy options (e.g., individual ownership, leaseholds, condominiums), housing types (e.g., detached houses, townhouses, garden apartments), lot size and community facilities available to existing and potential town residents.

The proposed project magnitude is limited to 60 units and is offering condominiums as an occupancy option that appeals to current residents that may want to remain

in the Town but are looking to reduce the commitment that is required by owning a single family home or it will be attractive to young persons that may be transitioning from graduating to their first employment. The community facilities composed of the open space described above are being offered for the enjoyment of the new residents of the project site.

(8) Produce a development pattern in harmony with the goals and objectives of the Town.

The project proposed development will result in a development that fits with the neighborhood which has similar uses. The neighboring properties are developed with a mix of commercial and residential development. The proposed construction of the proposed development will provide a balance of housing option that is not readily available, and which is complementary to the existing housing stock which is in keeping with the Town goals and objectives to provide a variety of housing options for current and future residents.

(9) Design a built environment that is compatible and in keeping with the uses intended in the underlying district, and of a scale and visual character as to be integrated into and compatible with the residential character of the Town.

The proposed project applicant objective is to keep the site development in compliance with the underlying district of residential development while reducing the impact to the site. By concentrating the proposed development in those areas of the parcel that is already open and away from the site stream corridor (Wynantskill) the objective is achieved while maintaining the Town residential character. The scale and visual character will be similar to the adjacent development that already exists along the project neighboring properties.

§ 197-83 General design standards.

The establishment of a Planned Development District (PDD) must take into consideration the following standards:

E. Intensity and mix of land use. The density and/or intensity allowed within the planned development shall be determined by the approved planned development plan, except that:

(1) In any residential planned development the density shall not exceed 150% of that otherwise permitted in the Area and Bulk Schedule for that district.⁽¹⁾ Clustering is encouraged to a maximum localized density equal to that allowed in the R4 District - Multiple.

The proposed project is located in the Residential (R-2) District in accordance with the Town of North Greenbush Zoning Code and Zoning Map. Based on the site having access to public water and sanitary sewer the project site could be developed with a total of 40 residential units. Based on this the Code allows the PDD to be increased to 150% of the base development density since it will utilize clustering for the proposed development. This results in 60 residential units being proposed.

F. Natural and recreational open space.

(1) Not less than 35% of the total area of any tract developed or proposed to be developed as a residential PDD District, exclusive of the land area used primarily for vehicular modes of transportation and accessory uses, shall remain forever as common property reserved for an open space system. Not less than 35% of the total area of any tract developed or proposed to be developed as a nonresidential PDD District shall remain forever undeveloped as natural open space and/or landscaped area.

The proposed project has an approximate area of 26.5 acres. However, the proposed project will have a total of approximately 24 acres or 89% of the project site reserved as open space to provide the residents with amenities such as: nature trails, gazebos & picnic tables. The acreage of open space areas that the project will encompass substantially exceeds the 35% requirements.