

**Amendment to the Quackenderry Common PDD Law**  
**Local Law No. 1 of 2023**

Section I. Article XXVI of the Code of the Town of North Greenbush, which was enacted by Local Law Number 8 of 2007, and amended by Local Law 4 of 2012, is further amended as hereafter set forth. This amendment shall only apply to the commercial subdivision portion of the PDD site now referred to as the “mixed-use development” and designated as tax map Parcels 144.00-10-33.111 and 144.00-10-33.112 as described in schedule 1 attached hereto.

1. §197-125(C) “Permitted uses” is amended to read as follows:

A mixed-use development of two mixed-use buildings consisting of not more than 260 residential units and 40,000 square feet of commercial/retail space together with an accessory garage of +/- 3,000 square feet, as set forth in the “Conceptual Rendering dated April 11, 2022, prepared by Lansing Engineering, PC, 2452 State Route 9, Suite 301, Malta NY 12020”, a copy of which has been filed with the Town Clerk. In addition, the mixed-use development shall include a +/-1.09-acre lot on Bloomingrove Drive for establishment of an Ambulance Corps Building, which shall be subdivided and conveyed to the Town of North Greenbush pursuant to the conditions set forth herein.

2. §197-126(C) “Bulk standards” is amended to read as follows:

C. Mixed-Use Development

- (1) Minimum lot size: 20,000 square feet.
- (2) Minimum lot width: 100 feet.
- (3) Minimum front yard setback: 25 feet.
- (4) Minimum side yard setback: 20 feet.
- (5) Minimum rear yard setback: 25 feet.
- (6) Minimum green space: 25%.
- (7) Maximum building height: five stories.

3. §197-127(E) & (F) “Roadways” is amended to read as follows:

E. The mixed-use development shall be designed so that there will exist a landscaped street edge along Route 4 utilizing street trees of at least 2.5-inch caliper.

F. An area for an emergency services access easement from the mixed-use development to the lands to the south, which shall be 30 feet in width, shall be shown and pursued with the adjacent landowner to the south.

4. §197-128(B)(3) & (C) “Parking and parking lots” is amended to read as follows:

B. Parking requirements.

- (3) Mixed-use development: 1.5 spaces per residential unit and 1 space per 300 SF of retail space.

- C. In the mixed-use development there shall be interior and exterior parking lot landscaping. Interior parking lot landscaped area shall be a minimum of 5% of the total parking area. Exterior parking lot landscaping shall include a minimum five-foot wide landscaped strip.
5. §197-129 “Infrastructure” is amended to include subsection (D) as follows:
- D. The +/- 1.09-acre parcel for the Ambulance Corps Building as set forth in the “Conceptual Rendering dated April 11, 2022, prepared by Lansing Engineering, PC, 2452 State Route 9, Suite 301, Malta NY 12020” shall be subdivided by the landowner and conveyed to the Town of North Greenbush as a public benefit of the mixed-use development. Prior to conveyance to the Town of North Greenbush, the landowner shall undertake all site work which shall include grading, water and sewer infrastructure, storm water management, retaining wall(s), concrete walkways, underground conduit for utilities and lighting, and roadways (binder course only). The landowner shall be responsible for all costs associated with preparation and filing of the subdivision map associated with the subdivision of the subject parcel. Upon certification by the Building Inspector and/or Town Engineer that the work set forth above has been completed, landowner shall convey the subject parcel to the Town and contribute \$700,000 towards construction of the Ambulance Corps Building in two equal installments of \$350,000, due within four (4) and eight (8) months of the recording of the deed of conveyance, respectively. In consideration of the above, the Town shall waive landowner’s Traffic Mitigation Fees in connection with the mixed-use development and the Green Space Fees (\$600/unit) shall be due upon issuance of certificates of occupancy.
6. §197-130(C) “Building design” is amended to read as follows:
- C. The mixed-use development will include the following design elements:
    - (1) The mixed-use buildings shall conform with the conceptual renderings submitted to the Town and shall consist of exterior building finishes which include, but shall not be limited to, brick, stone, glass, cementitious or synthetic siding, but shall not include vinyl siding.
    - (2) The mixed-use buildings shall contain rooftop amenity areas for resident use and special events.
    - (3) The mixed-use buildings shall contain parapets, mansard screens or other methods to hide mechanical equipment.
    - (4) Other site mechanical equipment, waste collection and electrical transformer areas shall be screened from view using fencing or landscaping.
    - (5) A covered drop-off area located at each building entrance shall be permitted.
    - (6) Mixed-use buildings may include exterior lighting.

- (7) The mixed-use development will include a pedestrian bridge connecting the two parcels in addition to interconnected walking paths for resident use.
- (8) The mixed-use development will include active/passive outdoor recreation areas for resident use.
- (9) The mixed-use development will include a +/- 3,000 square foot maintenance structure for on-site landscaping, grounds, and building operations.
- (10) There shall be, as much as practical, a uniform theme throughout the mixed-use development.

7. §197-131(C) “Lighting” is amended to read as follows:

C. Lighting poles in the mixed-use development may be 20 feet in height and, in the multifamily residential parcel, 20 feet in height.

8. §197-132(B) & (D) “Walkways; drive-through windows; hours for construction” is amended to read as follows:

B. Within the mixed-use development, pedestrian sidewalk connections shall be designed between parcels wherever practical.

D. Within the mixed-use development, drive-through windows shall not be permitted.

Section II. This Local Law supersedes and modifies North Greenbush Local Law Number 8 of 2007 and to the extent inconsistent therewith, Said Local Law number 8 of the year 2007 is hereby ratified with the changes herein.

Section III. This Local Law shall take effect immediately upon filing with the New York State Secretary of State.