



APPENDIX G:

PUBLIC WORKSHOP SUMMARIES & STAKEHOLDER INTERVIEWS



MEMORANDUM

TO: CPAC

FROM: Laberge Group

RE: **Town of North Greenbush
Transportation, Infrastructure and Municipal Services Community Meeting – Summary**

This is a summary of the results from the Transportation, Infrastructure and Municipal Services Community Meeting held October 7th, 2008 in the Town of North Greenbush.

Question 1: What areas of the Town could use traffic calming techniques? Which techniques work best?

- Table 1:** Route 4
 Line up Winter Street with entrance to Tech Park (get traffic off Bloomingrove)
 Maybe widen?
 Don't want traffic lights every 100 yards
 Alternate Route 4 to pull traffic off Route 4 (but may divert away from local businesses)
Bloomingrove Road
 Cul-de-sac with some other earlier access to cut over to Route 4 (around Town Garage)
Whiteview Road
 It is main connector to Route 4, I-90
 Too many curb cuts
Other roads that could use traffic calming
 Snyders Lake Road
 Lakeview Road
 Brookside Road
- Table 2:** Route 4 to Stewart/Agway Drive
 Route 43 to Best Road
 Bloomingrove Road, use speed bumps and dips big enough to slow traffic
 South Bloomingrove, keep to local traffic only
 Take HVCC students off Bloomingrove
 Winter Street and Route 4, needs traffic light
 Whiteview Road
- Table3:** Main Avenue
 30 mph from Route 150 (by Stewart's) to Troy City Line on Route 66
Route 43
 40 mph from Route 4 to Lape Road
 Possible turning lane, especially around Dutch Acres
Route 4
 40 mph at Cooley's
 35 mph at Sunset south to East Greenbush
 Alternate Route 4 would have traffic calming effect on entire Town
Bloomingrove Road
 30 mph

Winter Street and Route 4
Put in traffic light
Right turn lane (north)

Question 2: Which neighborhoods could be connected with additional sidewalks and/or roadways?

- Table 1:** Trails/walkways to connect Snyders Lake with Tech Park.
Trail/walkways to connect Snyders Lake Road with Peck Road
Any new development in Snyders Lake should include trails/walkways
Require for new development to provide connectors/trails between neighborhoods
Install sidewalks around Snyders Lake since roads are winding with blind corners
Install sidewalks on Brookside Drive
Install sidewalks on Peck and Pershing Roads
Install sidewalks on Bloominggrove to Route 4 (from Snyders Lake Road)
Zelenke Drive needs another access, formalize paper road from Waldron to N. Waldron
Teliska Avenue needs another access
Install sidewalks on Route 43 to Route 4
Install sidewalks on Main Avenue, both sides
Install sidewalks on Route 4 – require for all new development
Install sidewalks in Tech Park – require for all new development
- Table 2:** Wynantskill
Defreestville
- Table 3:** Route 4
Install sidewalk on one side
Install bike path on the other side
Bloominggrove Road
Install sidewalk from Route 4 (by Cumberland Farm) to cemetery
Snyders Lake Road
Bike path to lake

Question 3: Should public water and sewer be expanded? Identify priority areas on the maps.

- Table 1:** Public water
Hills of North Greenbush currently having problems
Agway Drive Area
Running public water down Route 43 will probably drive development
Public sewer
Teliska Avenue and Dutch Acres
Van Alstyn Drive or Tech Valley
Jordan, Diamond and North and South Colonial Roads
- Table 2:** Entire Town should have community water and sewer, especially sewer
- Table 3:** Public water
Dutch Acres
Snyders Lake, northeast corner
Glenmore/Glenwood
Red Oak Lane
Catherine Avenue
Public sewer
Densely populated areas between Route 4 and middle of Town

Question 4: What are the most important municipal services and how could they be improved?

- Table 1:** Public safety is most important – Fire and Police
Satisfied with level of service and taxes we pay
Municipal garbage service? Cost? Investigate?
- Table 2:** Wonderful Town Garage, workers and superintendent
Good police and EMTs
Good Fire Department (Defreestville)
All services tops
Planning Board and Building Department need better site plan review for aesthetics
- Table 3:** Need transfer station and hazardous waste disposal
Merge fire departments
Centralize police services and court
Bookmobile
Need ambulance service on west side of Town

Question 5: With three Hamlets and four School Districts- what can be done to create one identity for North Greenbush?

- Table 1:** Single Post Office (or rename to incorporate North Greenbush into the name but balance with the loss of identity for Wynantskill)
North Greenbush School District?
Rename the library
Create Community Events: Wine Festival, Food, something identifiably North Greenbush
Have three Community Events a year, one in each Hamlet OR rotate one Community Event per year through the three Hamlets in succession
Have a summer concert series, rotate through the Hamlets
Each Hamlet could have a signature event, for instance:
 Snyders Lake, Fall Cider and Doughnuts
 Defreestville, Wine, Beer and Food
 Wynantskill, Music
 Or any combination, switch events etc.
- Table 2:** Drop the “East” from the East Greenbush School District name
Open a Defreestville substation Post Office
- Table 3:** Town of North Greenbush event sign on Van Rensselaer Square sign
Improve Twin Town Ballpark, add sidewalks, pavilions, toilet facilities to make it into a place to hold Town-wide functions

Question 5: What challenges need to be overcome to accomplish these tasks?

- Table 1:** Need cash
Need businesses
Need to balance with the existing character of the communities
- Table 2:** Change people’s minds, educate
Tell residents about happenings and developments and let them voice their opinions
- Table 3:** Limited monetary resources
Getting different sections of Town to think cohesively
Lack of expansion room along roads

Other comments:

Table 1: Passing on shoulder along Route 4 happens a lot
Route 4 backs up because it is only two lanes.
There is an issue in that there are only a few ways to get to I-90.
Access to HVCC is an issue.
Warning: increased public water use (not using private wells and drawing water from the water table) could lead to failing or saturated leach fields.)

MEMORANDUM

TO: CPAC

FROM: Laberge Group

RE: **Town of North Greenbush
Recreation, Open Space and Agriculture Community Meeting – Summary**

This is a summary of the results from the Recreation, Open Space and Agriculture Community Meeting held September 16, 2008 in the Town of North Greenbush.

Question 1: What properties should be preserved as open space? Please mark them on the map.

- Table 1:** Buy development rights to properties
- Table 2:** Classie Lassie Ballpark
Town Hall Playing Field
Tech Park Trail
Snyder’s Lake Park
Bell Top School Property
Gardner Dickinson
Park School property – Cooperative Extension Gardens
Woodland Hills Montessori School
Trolley Line to Averill Park

Question 2: What additions, extensions or improvements would you like to see to North Greenbush’s parks? Where would you like to see these occur? Use the map to mark the locations.

- Table 1:** Add swings to Town Hall Park.
Talk with County about Twin Town Ball Park; add a gazebo, seating and sidewalks.
Raise developer’s fees to provide recreational space for new development’s residents.
Buy land when available to connect to existing parks, e.g. near Snyder’s Lake and along Williams Road.
Work with school districts to allow public access to school parks and playgrounds.
Use Town funds to provide North Greenbush residents with more recreational opportunities at the YMCA.
Need soccer fields.
- Table 2:** There are no soccer fields, have mainly softball and baseball fields.
Twin Town Ball Park should add a gazebo for shade, seating and picnic tables.
Make Twin Town Ball Park’s fields multi-purpose.
Add swing set to Town Hall Park.
Develop connecting sidewalks and trails- maybe along power line right of ways.
Add sidewalks to the south side of William Road.
Provide restrooms at all parks.
All parks should have sidewalks and paths connecting them to neighborhoods.

Question 3: Which farms or key farmlands should be protected? Please mark their locations on the map.

Table 1: Maintain large lots on Route 43

Table 2: Harry Bockleslaugh's land
Gibbs' land;
Lee Travers' land
Deagins' land (may be for sale currently)
Ott's land (has it been subdivided?)
Slyters/Gardner's land
Mohammed-Spililage's land
Foley/Mayoli's land

Question 4: What challenges need to be overcome to accomplish these tasks?

Table 1: Town-wide resources

Table 2: Railroad crossings (for trails)
Connectivity, trails are needed
ATVs on trails on private property without permission
Easements from owners
Niagara-Mohawk/National Grid permissions
Environmental constraints such as wetlands
Hold Harmless policy for ATVs, snowmobiles and horseback riding

Additional Comments:

Question 5: Review North Greenbush’s Goals for Recreation, Open Space and Agriculture. Do you agree with the Goals? What concepts should be added?

Table Number: 1

From the Open Space and Recreation Master Plan	Support	Delete	Amend as Follows...
<p>Goal 1: Examine opportunities to upgrade and reorganize facilities at the Williams Road Facility. The redesign could implement the ideas of shared field space and shared parking areas. For example, the existing softball field could be developed into a multi-use field by removing the outfield fence.</p> <p>Short Term Objectives:</p> <p>(a) Initiate discussions with Rensselaer County about reorganization of these facilities.</p>			<p>Use area between playground and fields. Add property to the east. Install walking area and track.</p>
<p>Goal 2: Develop a Town Facility of approximately 35 acres to provide the Town with various sports opportunities (soccer, little league, and softball fields, basketball and tennis courts) as well as picnic and playground areas and trails.</p> <p>Short Term Objectives:</p> <p>(a) Identify feasible parcels for the development of the Town Facility. (b) Encourage land owners to dedicate lands for tax benefits. (c) Purchase options to buy desired parcels through greenspace program. (d) Identify potential bonding/funding sources.</p> <p>Long Term Objectives:</p> <p>(a) Acquisition of land. (b) Build Town Facilities</p>	YES		
<p>Goal 3: Develop the Hudson River Parcel as a Town Facility that provides water activities and access.</p> <p>Short Term Objectives:</p> <p>(a) Improve existing road to site. (b) Connect existing trail system to site.</p> <p>Long Term Objectives:</p> <p>(a) Develop boat launch. (b) Build Town Facilities.</p>	YES		<p>Examine long-term objectives. Needs roadway, restrooms and facilities.</p>
<p>Goal 4: Develop Neighborhood Facilities of smaller sizes (0.25 – 6 acres) to serve residents within a half-mile radius. Provide playgrounds, seating and basketball courts.</p> <p>Short Term Objectives:</p> <p>(a) Establish Neighborhood Facilities in existing residential areas that are not currently served by these facilities. (b) Encourage land owners to dedicate lands for tax benefits.</p> <p>Long Term Objectives:</p> <p>(a) Establish Neighborhood Facilities as residential development occurs.</p>			

From the Open Space and Recreation Master Plan	Support	Delete	Amend as Follows...
<p>Goal 5: To address future higher-density neighborhoods (apartments, townhouses, smaller single-family lot sizes), develop Sub-Neighborhood Facilities to serve the immediate development. Minimum size for these Facilities should be 500 square feet.</p> <p>Short Term Objectives:</p> <p>(a) Institute planning ordinance law to require developments of the types listed above to incorporate greenspace to serve their residents.</p>			
<p>Goal 6: Develop a pedestrian network throughout the Town to provide recreational opportunities for walking and biking and to link public and private recreational facilities with neighborhoods.</p> <p>Short Term Objectives:</p> <p>(a) Develop a multi-use trail system on the Mohawk-Niagara easements for walking, biking, ATVs, cross country skiing etc.</p> <p>(b) Develop a pedestrian/bicycle system to link recreational facilities with neighborhoods.</p> <p>Long Term Objectives</p> <p>(a) Establish Town Trail Signage Program.</p> <p>(b) Develop Multi-use Trail System and Pedestrian/Bicycle Network</p>			

From the Draft Comprehensive Plan	Support	Delete	Amend as Follows...
<p>Objective 1G: Develop an Open Space Plan for the Town to identify important agricultural lands, scenic landscapes, ecological resources and other significant open space that should be preserved. The Plan will also contain implementation strategies for preserving key areas.</p>			
<p>Objective 1H: Work with Rensselaer County to provide assistance to farmer and interested landowners to protect farmland and open space. Assistance would include farmland conservation techniques such as programs that purchase development rights to properties.</p>			
<p>Objective 2C: Develop a Bicycle and Pedestrian Master Plan. The plan would identify and prioritize recommendations for a pedestrian network throughout Town. This Plan would work to improve connectivity between neighborhoods, recreational facilities and the waterfront</p>			

Table Number: **2**

Did not get to this question.

MEMORANDUM

TO: North Greenbush Comprehensive Plan Advisory Committee

FROM: Laberge Group

DATE: November 18, 2008

RE: **Proposed Land Use and Zoning Community Meeting – Summary**

This is a summary of the results from the Proposed Land use and Zoning Community Meeting held November 5, 2008 in the Town of North Greenbush.

Proposed Land Use Map

Route 4 and 43 Corridors

- Control growth of Route 4 and 43 businesses
- Should be hamlet friendly
- Hamlet Core on Route 4 should be small, locally owned and operated businesses that utilize existing residential structures i.e. professional offices and services.

Route 43

- Moderate density residential should extend only to Lape Road intersection

Tech Park

- Tech Park expansion if well planned is fine
- Leave the park and memorial trails as is
- Community area next to Millers needs to go back to the Tech Park in exchange for other property

Snyders Lake

- Could use some additional neighborhood business on Pershing or Peck Road

Residential Land Uses

- Tighten up Moderate Density and Open Space/Low Density areas, not so broad
- Define “Open Space” and “Moderate Density Residential”

Whiteview/Williams Road

- Gardner School, LaSalle Institute, Twin Town Ballpark, Van Rensselaer Manor remain as moderate density residential

General

- What about agricultural use – not present on proposed land use map
- Does the Town want to keep some agriculture? Would like to see the Town support agricultural uses.
- Do not want Public Safety buildings at corner of Best Road and Route 43. What about Route 4 and Bloomingrove as an alternative location?
- Control the current state of wetlands

Suggestion from Laberge: Perhaps differentiate Snyders Lake’s Hamlet Core from others, call it Lake Hamlet?

Industrial Districts

Planned Waterfront

- No commercial development of any kind
- Leave for park, bike paths and picnic and natural areas
- Make it a public park
- Develop easy public access points
- Not owned by Town, currently owned by Tech Park

Industrial

- Tech Park Industrial should be limited to “light” industrial/business uses only, no moderate or heavy
- Define moderate or heavy industrial uses. Half the uses in the park presently might not be allowed if limited.
- Leave IG zoning near major highways

General

- Monitor wetlands to assure compliance by future builders if any

Commercial Districts

Route 4 and 43

- Don't want it to become Latham or Wolf Road but small businesses okay
- Limit development on Route 4 to small local businesses which utilize current residential structures, i.e. small professional offices and services
- Limit development as above but only in hamlet areas

Tech Park

- Being developed nicely

Agricultural Areas

- Limit businesses to agriculturally related businesses (but farmers need to be able to make a living to pay taxes)

Whiteview Road

- No commercial or retail

Pershing Avenue

- Could use more neighborhood scale restricted small business areas to service local residents

General

- Promote the building of Alternate Route 4
- Prohibit commercial development within existing residential neighborhoods
- Develop regulations for the building of energy related structures i.e. wind farms
- Scale businesses to the hamlets, for example small hamlet businesses in Snyders Lake, larger hamlet businesses in Wynantskill and Defreestville up near Troy line.

Agricultural Districts

AG/RU

- Limited development in AG/RU
- Limit business in AG/RU to agriculturally related such as produce, livestock
- Make 5 acres the minimum lot size in AG/RU
- Maintain 2-acre lots minimum lot sizes

General

- Put all agricultural district properties into a zoning district
- Promote clustering with easements for Town on Open Space (requires community services)
- Lots no smaller than 1 acre in AR
- Eliminate or reduce the size of the quarry and transition to residential area with cactus and stone

Residential Districts

Route 43

- Zoning should be senior citizen housing, agricultural, single-family large lots, and municipal parks

Whiteview Road

- Remain RS only, no commercial activity or retail sales
- Put in sidewalks from Williams Road to Dana Avenue

Snyders Lake

- Year-round activity area around town park

West Sand Lake Road (approximately across street from Kuhl Boulevard)

- Extend RM District to include the area south of power line ROW

West Sand Lake Road (both sides south from Macha Lane to Pershing and Peck)

- Extend RS District to include Thomas Drive, Linda Lane, Michael Street, Palladino Lane, Sagendorf Lane and much of Macha Lane

Winter Street Extension

- Extend RS District eastward between Deeb Drive and Edward Road approximately
- Make area south of Willow Lane RM

Route 4 and just west of Diamond Avenue

- Make this approximate area an RM District

Ludlow Lane, Laurel Lane, Exit 8 ramp parcel

- Make this approximate area an RM District

General

- Areas that are zoned residential should be either Single-family Residential or Agricultural Residential
- Prefer that community activity buildings in Defreestville and Snyders Lake be restored historic buildings such as Excelsior House or Taz Market
- Need affordable senior citizen apartments somewhere in Town

MEMORANDUM

TO: CPAC

FROM: Laberge Group

RE: **Town of North Greenbush
Housing, Hamlet Redevelopment, Revitalization & Preservation Community Meeting –
Summary**

This is a summary of the results from the Housing, Hamlet Redevelopment, Revitalization & Preservation Community Meeting held September 30, 2008 in the Town of North Greenbush.

Question 1: What features or “anatomy” of each Hamlet should be preserved or enhanced?

Table 1:

- Shops with locally owned businesses
- Support businesses with residential units
- Preserve and protect Wynantskill Creek
- Need quality shops (can’t buy a suit this side of the river)
- Rezone the Big Corner, Big Box taking away from the Hamlet
- Need better and more attractive services
- Façade improvements – thematic e.g. New England
- Strict codes and code enforcement
- Wynantskill needs a greater mix of different types of businesses
- Lighting issues at Route 4 and Route 43
- Need better and attractive senior services
- Mixed use is good, mandatory percentage
- Enhance Snyder’s Corner/Lake to be more like The Crossings in Colonie
- Create a destination in Snyder’s Corner/Lake
- Night sky –(stores like Home Depot have bright lights)

Table 2:

- Wynantskill
- Sidewalks need enhancements
- Lighting needs to be consistent with a pedestrian friendly focus (lamp post style)
- Parking issues, not enough around Town Hall
- More shops and businesses to walk to
- Keep the businesses and the houses in the hamlet
- Fix buildings and fill in
- Keep the businesses on Main Ave so they don’t infringe on homes
- Wynantskill Creek needs cleaning out to reduce flooding
- Defreestville
- Preserve the character of the businesses
- Snyder’s Corner/Lake
- Needs mom & pop store for area residents
- Keep roads small
- Improve the Town beach and park
- Maintain or improve the water quality of the lake, density of houses affects it

- Table3:**
- Defreestville
 - Preserve small retail
 - Preserve single-family non-city environment
 - Preserve local retail, locally owned small stores
 - Build up Route 4; encourage development on small scale, local businesses
 - Encourage a mix of small and larger businesses
 - Wynantskill
 - Preserve small town atmosphere
 - Sidewalks
 - Preserve nice architecture
 - Preserve well-kept properties
 - Pride in ownership
 - Fishing access to creek
 - Snyder's Corner/Lake
 - Keep vacation/recreation feel

Question 2: What features or “anatomy” of each Hamlet are missing and should be encouraged?

- Table 1:**
- Need Post Office for Defreestville.
 - Design guidelines should be created
 - Guidelines should be thematic, for example “Cape Codish”
 - Update signage to reflect appropriately scaled pedestrian friendly environment
 - Plant flowers and require landscaped greenspace.
 - Need a light at Winter Street to route traffic off Bloomingrove Road.
 - Provide transportation to senior services
 - Need a place for seniors to gather
 - Multi-use facility

- Table 2:**
- Wynantskill
 - Parking
 - Design standards for landscaping, lighting and signs
 - Pedestrian scale lighting
 - Benches and pedestrian amenities
 - Traffic calming
 - More sidewalks
 - Flower baskets and maybe banners along Main Avenue
 - Need landscaping around town sign
 - Cement planters under Town entry signs
 - Defreestville
 - Traffic calming, particularly Route 4
 - Create a T intersection at Winter Street and Route 4 to get traffic off Bloomingrove Road
 - Sidewalks
 - Crosswalks
 - Parking
 - Design standards for signs and lighting
 - Need more lighting
 - Better façade design
 - Bloomingrove, Route 4 and Agway corner issue needs a solution
 - Flower baskets

Snyder's Corner/Lake
Needs new building for mom & pop store
Needs lighting
Fix the pothole at the intersection
Fix the roads
Needs a sign identifying Snyder's Lake

Table 3: Defreestville and Wynantskill
Parking in rear of buildings
Facade standards
Design guidelines
Buildings should face the street
Encourage sidewalks on Bloomingrove and Route 4
Public spaces for residents e.g. tennis courts, basketball, picnic areas, community gathering spot
Wynantskill
Human scale lighting, not industrial, use Malta as example
Signage (consistent and conservative)
Sidewalks on Brookside
Benches
Creek access
Street trees

Question 3: What types of redevelopment, revitalization or preservation do you want in each Hamlet?

Table 1: Encourage investment into properties through tax incentives
Encourage services that attract residents along with Town Hall, Library, Post Office etc.
Locally owned shops
Wynantskill needs a greater mix of different types of businesses
Need quality shops
Shared curb cuts along Route 4
Smart development with design and traffic flow
Prescriptive designs, limits on size of development with maximum square feet limitations

Table 2: Wynantskill
Fill empty stores and houses
Need community stores
Defreestville
Northern section (north of Cumberland Farms) needs community stores
Keep Big Boxes at Route 4 and Route 43
Snyder's Corner/Lake
Balance of density to maintain water quality

Table 3 Blooming Grove Reformed Church
Van Alen Homestead (Hartgen Archeological Associates)
Preserve Main Avenue houses, encourage pride in ownership via contests, get grants
Wynantskill First Reformed Church
Roads in Snyder's Corner/Lake need attention

Question 4: What types of housing should be encouraged and where? Please mark them on the maps.

- Table 1:** Need moderately priced housing
Need a policy to ensure that moderately priced housing is available
- Table 2:** Multi-family housing needs to be located near stores
Higher density along corridor but nothing east of Defreestville or Route 4
Keep housing off Route 4 and Route 43 but encourage it along side roads
- Table 3:** Single family and senior housing on south side of Route 4 near Oak Hill and Partridge
More single family housing in Defreestville and Wynantskill
Some town houses
Few and far between multi-family in Wynantskill

Question 5: What challenges need to be overcome to accomplish these tasks?

- Table 1:** Traffic congestion on Route 4, too many curb cuts
Make developers pay escrow to protect the Town
Punish property owners that don't do what is wanted, make them pay
Need to invest money in the Town to make it a first class town
- Table 2:** Did not get to this question
- Table 3:** Money
NIMBY attitudes
Don't trample existing homeowner's desires
Town access to land for public use
Need buffers

Other comments:

- Table 1:** Discontinue strip malls
Alternate Route 4 must be developed
No reason to go to Snyder's Corner/Lake except to swim or picnic
Snyder's Lake Road is used as a shortcut
Ask Pond Hill residents where they shop
No more monstrosities
- Table 2:** Why can't the market stay open in Snyder's Corner/Lake?
Route 4 is a barrier for pedestrians and cars
- Table 3:** Alternate Route 4 is needed, take development and traffic pressure off of Route 4
It would be wonderful to contain big development to Route 4 and Route 43 corridors

MEMORANDUM

TO: CPAC

FROM: Laberge Group

RE: **Town of North Greenbush
Economic Development and Commercial Corridors Community Meeting – Summary**

This is a summary of the results from the Economic Development and Commercial Corridors Community Meeting held October 21, 2008 in the Town of North Greenbush.

Question 1: What businesses could be attracted to complement existing businesses?

- Table 1:** Happy how it is
Clothing stores
Expand hours and days of Farmer’s Market
- Table 2:** HVCC students: Paneras, Subways, Tattoo Parlor, Denny’s, Banks, Quick & healthy food
Bookstore
Mary Jane’s (alternate store for text books)
Pharmacy like CVS or Walgreen’s vs. Price Chopper’s pharmacy
RPI Tech Park employees might want banks and restaurants
More restaurants
- Table3:** Clothing stores
Car repair places
Department stores
Book stores like Borders
Advanced Auto or similar store
Small market for Snyders Corner/Lake area
Locate regional retail in the Route 4 and Route 43 area
Locate service and local retail on Route 4 and Main Avenue

Question 2: What business “leaking” from North Greenbush should be attracted to North Greenbush? Where should these businesses be located?

- Table 1:** Keep growth where it is.
Limit infrastructure development
We don’t want to see distribution businesses in Town
Support engineering type services
Partner with Town, County, RPI Tech Park to market jobs
Keep the high tech jobs.
No planned commercial on Route 4
Only small stores for Route 43
Only small neighborhood development for Route 43

Table 2: HVCC students: Arcade, AJ Wright or better alternative, Walmart, Hair cut place
Quality is important
Healthy food
Movies
Bar
Music Shop
Machine Shop
Drafting business
Integrate or tie in to attracting businesses linked to curriculum taught at HVCC and possibly RPI

Table 3: Department store
No hardware, liquor, convenience stores or adult entertainment

Question 3: What obstacles do local businesses face in North Greenbush?

Table 1: Did not get to this question

Table 2: We haven't made up our minds (come to a consensus)
Residential areas have concerns about unwanted development (Wolf Road, Big Box)
Traffic congestion on Route 4
Traffic and perceptions

Table 3: Neighborhood opposition
Lack of planning
Parking in Wynantskill
Need parking plan

Question 4: What can North Greenbush do to attract new businesses?

Table 1: Did not get to this question.

Table 2: Most HVCC students don't know what is already there
HVCC professor: will shop in North Greenbush if on way to/from or a destination shop (like a Trader Joe's)
Pamphlets to students
Market to students
Advertise
Traffic must flow and it must be easy to get where you want to go

Table 3: Improve infrastructure – roads and sewer along business corridors
Take advantage of training for business owners
Small business revolving loan fund
Need ambulance service on west side of Town

Question 5: What can North Greenbush do to retain businesses?

Table 1: Did not get to this question.

Table 2: Advertise to students
Promotions
Locate business locations outside the Tech Park
Access to right kind of space
Flexible

Table 3: Find locations for businesses to relocate to when rents go up or outgrow current space
Parking plans for municipal parking
Take advantage of training for business owners
Small business revolving loan fund

Other comments

:

Table 1: Need Alternate Route 4 to help development of the RPI Tech Park.

Table 2: HVCC students would like more stores within walking distance.
HVCC students were generally unaware of what is in the area (NG, EG & Wynantskill.)
Some businesses might be attractive clustered around HVCC and Alternate Route 4.
HVCC students would be willing to shop at businesses located on Alternate Route 4.
Where can we locate businesses outside of the Tech Park?
Where can we put professional offices and businesses?

MEMORANDUM

TO: Comprehensive Plan Committee

FROM: Laberge Group

RE: **Town of North Greenbush
Stakeholder Interview Summary**

This is a summary of the Stakeholder Interviews held in October, November and December of 2008 in the Town of North Greenbush.

Stakeholder Interviews

Infrastructure

*Larry Bonesteel, Town of North Greenbush Utilities Department
Mark Premo, Town of North Greenbush Highway Department
Mark Galerie, Rensselaer County Highway Department*

- *Common challenge for all three departments is dealing with drainage and stormwater issues*
- *Adopted MS4 Stormwater Regulations management requires a full-time Town engineer, currently have a consultant handling but Town is accruing fines due to lack of work accomplished*
- *Problems with retention ponds include spring thaw overflows, lack of maintenance, and locating them on private property; Need to have a tax to support their maintenance*
- *Water District #15 would alleviate poor water quality and contaminated wells as well as increase water pressure but cost is high*
- *Highway Garage needs expansion and improvements (no wash bays, no grease trap, expensive equipment sits outside while insurance requires it to be inside)*
- *Need a Capital Improvement Plan; costs have risen, no funds to maintain roads*
- *Sharing costly highway maintenance equipment such as pavers and snowplows among State, County and Towns is essential since business as usual is not sustainable; Planning and scheduling are critical.*
- *Route 43 is difficult to plow in winter due to volume of traffic while Bloomingrove and Agway off Route 4 are each difficult to plow because they are traffic bottlenecks*
- *Shared residential driveways are problematic since neighbors dispute who owns what*
- *Need to be proactive rather than reactive in regards to road reconstruction*
- *County Highway Department is hoping to develop a 5-year plan next spring*
- *New County Deputy Engineer is interested in being involved with planning stages of development*

Historic and Cultural

*Jim Greenfield, Town of North Greenbush Historian
Daryl McCarthy, Director, North Greenbush Library*

- *Library needs either a new building or more space; no room to expand despite increasing circulation (exceeds City of Troy on some days); Security issues due to long narrow space*
- *Library is currently open 43 hours a week*
- *Library programming is limited because there is no separate space and no meeting room*
- *Library needs more computers*
- *Library needs more visibility; inside Town Hall but does not have its own sign; no staff for newsletter but could provide paragraph or two for Town website or newsletter*
- *Installing display cabinets in Library would allow historic artifacts to be viewed by the public and much more*
- *Need a Town Historian's office at Town Hall; historic artifacts and materials should be stored there*
- *Would like a Historic District in Bloomingrove area*
- *Need to identify and educate public and homeowners about the value and history of the old houses*
- *Country Grove Inn historic building (Garrit Vandenburg House) is in danger because of Rite Aid's interest in the site; this is first priority for preservation, could the building be moved?*
- *The Country Grove Inn site could be a gateway to North Greenbush and help establish its identity*
- *Would like to grow a North Greenbush Historic Society; current Greenbush Historic Society which serves both North and East Greenbush is mostly made up of East Greenbush residents*
- *Could repeat the successful Trolley Tour, perhaps during Community Days and conduct tours of historic homes and churches, sell the "Drive-Thru History of North Greenbush, New York" booklet to promote a North Greenbush Historic Society*

Open Space and Agriculture

*Gloria Rogers, Richard and Shari Gibbs, Anne Parinian, Andre Kushnir, and Rich Milos
Donna Murray, Rensselaer County Economic Development and Planning*

- *Housing developments surrounding farms put pressure on farming activities and practices (nuisance laws)*
- *Right to Farm Law was passed by North Greenbush*
- *Open spaces, green space and agriculture activity used to be the jewel of this Town; Need to think about impact of development on farms, what happens if they disappear*
- *People feel that they don't have a say although quality of life is rapidly changing*

- *Farmers sell off property because of taxes; Nearly cause and effect: high taxes = farmers sell = development comes*
- *Too much traffic; “Mass migration through neighborhoods”*
- *Perception that procedures are rushed through Planning Board, that zoning laws are being interpreted in a pro-development way and that zoning does not protect farms and open space*
- *Water District #15 is contentious and expensive, should consider extensions instead that are linked to Land Use Plan*
- *Town routinely allows smaller lots with a payment in lieu of open space but money not used for purchase of open space or conservation easements*
- *Neighbor problems with privately owned open space, idea that open space is public space, trespassing, dumping*
- *Registered wetlands are being too easily negated*
- *Developers aren’t finishing jobs, take money and are gone, should be bonded, put up “serious cash” Town might consider implementing development impact fees*
- *Open space is valuable for individual health and quality of life*
- *Encourage unique and creative development opportunities such as cluster and conservation developments*
- *Town says that there are liability issues that prevent expansion of hiking trails on Town property*
- *Comprehensive trails network needed for walking and biking – will be needed to balance rising cost of fuel*
- *Opportunities for new trails should be explored, including requiring that new development put in sidewalks and trails to connect neighborhoods and open space, talk to National Grid about easements and permissions for trails, work with ATV and snowmobile clubs, and working with the Rensselaer County Alliance for Trails.*
- *Recreation and Open Space Plan has vague, poorly defined public causeways between houses to access open space, should be updated with existing and future trails*
- *Snyders Lake has no sidewalks and needs them*
- *Snyders Lake wants a Noise Ordinance (powerboats, parties and snowmobiles)*
- *Need sign(s) identifying the lake*
- *Grant is funding the Snyders Lake Management Plan which will address problems of silting, milfoil, zebra mussels and phosphorus contamination*
- *Coordinate planning and growth with adjacent towns, Town needs to recognize where growth should occur, look to other regional planning efforts like Rensselaer Plateau Regional Conservation Plan*
- *Could get large landowners together and form an Agricultural Advisory Committee*
- *Town is not taking advantage of funding opportunities, coordinate with State and County (e.g. Agriculture Farmland Protection Plan and American Farmland Trust)*

General Community

John Harkin, Town of North Greenbush Assessor
Lillian Parsons, Bill Dedrick, Jean Holmes

- *Wynantskill Creek needs to be cleaned, it is a Class A trout stream*
- *Need more businesses but on a smaller scale*
- *Balance the Town's character and development, growth should not sacrifice green*
- *Space issues and lack of programming at the Library is a problem*
- *Need open and transparent municipal government where residents are encouraged to participate, things are done slowly and carefully, and zoning and code enforcement are applied everywhere in Town*
- *Developments should be linked via paths and trails and sidewalks should be installed everywhere that is feasible*
- *Zoning needs to be updated, need design guidelines ("we are losing our aesthetics") and smart growth*
- *Too much multifamily housing*
- *Town, County, Local Special Districts need to work together to solve funding problems*
- *Need to get recreational uses and power to properties along Hudson River*
- *35 acres on Winter Street Extension is deeded to the Town, form committee to plan its use*
- *DEC seems to be backing off on its wetland regulations and Town no longer has an Environmental Advisory Board or Conservation Commission*
- *Retention ponds are problematic because DEC is unresponsive to pleas for help, everyone should not have to pay for a new development's retention pond and existing ponds are not being maintained*
- *Need aesthetically pleasing drainage like rain gardens*
- *100-year flood planning is not sufficient, need to plan for more*
- *Keep our Snyders Lake community a viable Hamlet*
- *Problems like weed growth, silting, stormwater management, erosion at Lake to be addressed by the Lake Management Plan*
- *Other problems in Snyders Lake are lack of sidewalks, ATVs and 4-wheelers and continued failure of General Store*
- *Would like to see complimentary appropriately scaled businesses in Snyders Lake*
- *Need to encourage and plan more activities at the Lake, for instance a 2k run and supervised wintertime activities*
- *Need to educate public about environmental issues at the Lake*
- *Tech Park is key component of the Town and a model that the Town should look to; Encourage Tech Park to grow*

- *Maintain character of Route 4 but need to be creative and work together with RPI, HVCC and adjacent towns*
 - *Landscape architect/Planner could be engaged and paid through escrow to Town to look at plans*
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Schools

Linda Mappes, Executive Director, Vanderhyden School

- *Vanderhyden is a special education junior/senior high school for at risk youth with the accreditation to grant high school diplomas*
 - *Has approximately 100 students, both live-in students and day students on an 80-acre campus*
 - *Tuition is paid by students' own school district, for boarding students there is a chargeback to the County, there is no municipal share*
 - *Students are not adjudicated, referred by family court, local social services, and school districts*
 - *Depend heavily on North Greenbush Police and Ambulance services, since tax-exempt try to give back e.g. students plant flowers at the Police Station; Great relationship with North Greenbush Police*
 - *Need to raise awareness of the school (students suffer from bad press) and its available recreation resources, invite public officials to the school, re-open ropes course to public*
 - *Water situation needs to be resolved, school signed agreement in 1999 to tie into sewer and are charged for it, school still using wells for drinking water but want to tie into municipal water; One year ago was asked by Town to give up one water tower, its usage rights and access road in exchange for lower water rates*
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Senior Housing

Marlene Papa, Executive Director, Rensselaer Organizations United for Senior Endeavors, Inc. (ROUSE)

- *50 units of low income one-bedroom senior housing in North Greenbush located at 105 Bloomingrove Drive; Also St. Jude Senior Apartments with 50 units*
 - *Income must be less than 60% of median income (about \$29,000), minimum rent is \$300 including heat and hot water; Age limit is 55 years for at least one person in household*
 - *Never have vacancies, waiting list with about 10 people on it*
 - *Services available include weekly bus transport to Hannaford, Latham, Target and Wal-Mart, Book club, Christmas program and milkman*
 - *See the need for housing for upper/middle income seniors but it still needs to be affordable*
 - *There is a need for moderate income (up to \$50,000) senior housing, affordable assisted living (units with up to 10 residents and 2-3 fulltime staff) and group homes with a cook*
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- *Additionally there is a need for affordable housing for the aging in-place population (who don't want to leave their community)*
 - *The Eddy's adult day care program is too often used as a dumping ground for disabled and handicapped seniors*
 - *Need a Section 8 Coordinator at the County*
 - *Need a Senior Site for pickup*
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Rensselaer Technology Park

Mike Wacholder, Director

- *1,250 acres total with Master Plan (25 years old) and GEIS in place*
- *Zoning is through North Greenbush; Tweaks made to Industrial District to suit North Greenbush and suits the Park too*
- *Medium thru large parcels (3-40 acres) are the major market*
- *10-12,000 square feet of building space per acre with 2.5-3.5 people per 1,000 feet of building space*
- *Three phases in Master Plan,*
 - *I – 90% built out*
 - *II – 1 parcel left, 90% built out*
 - *III – Just opened with GE project (33 acres out of 200 acres that are available)*
 - *Stage 1 – just built 70-75 acres*
 - *Stage 2 – extended roads to accommodate GE, another 80 acres*
 - *Stage 3 – not started*
- *Four lane road typically but no sidewalks – new road to GE is three lane with 8' sidewalk on one side*
- *The new GE road will eventually come out across the street from Cooley's Motors on Route 4*
- *New GE is major research institute, 150,000 square feet of space, 65,000 square feet is clean room, and built own power plant*
- *Planned housing community to mingle with workforce, however the property has been eyed with interest by at least one company*
- *Tech Park is all about quality and maintaining high standards*
- *"Business as usual" for the future*
- *Tech Park is adaptable and accountable*
- *Would be interested in a re-zoning of Industrial District that Tech Park is in currently to something more specific to the Tech Park*
- *In zoning code the 3 stories or 40 feet maximum is not realistic in the Park anymore*
- *Good relationship with PB and ZBA in North Greenbush*

North Greenbush Planning Board

All members were present for the meeting of December 1, 2008 which Laberge Group attended

- *Zoning District map needs to be updated; does not show new PDDs*
 - *Chairman noted that parking criteria had been updated to better fit the Tech Park's needs*
 - *Question was asked if gas stations on Route 4 are a good idea. It was suggested that a definition of a gas station was required before the question could be resolved since there are so many different formats for retail suppliers of gasoline*
 - *Commercial/Office development along Route 4 needs to be sensitive to the different setback requirements that currently exist within the northern and southern areas.*
 - *Open Space was seen as detrimental to the tax base if Town is forced to administer the land (however Land Trusts are also qualified to administer conservation easements as is the County)*
 - *It was noted that Purchase of Development Rights (PDR) funding may not be available in the current economic conditions*
 - *Smaller scale housing (cottages) with appropriately smaller-scaled infrastructure (e.g. narrower roads) might be a development option to explore*
 - *Controlled growth and Smart Growth are important*
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Economic Development

Matthew Hug, President of the former North Greenbush Business and Professional Association with law office in the Tech Park

Doug Ehrgood, President of the Kiwanis Club and owner of Wynantskill Service Center

- *North Greenbush Business and Professional Association no longer meets*
- *Doing business in North Greenbush is generally good but could be better*
- *Language in zoning regulations could be more clear (e.g. home occupations, signs)*
- *Certain types of businesses may find it difficult to locate in North Greenbush, for example a used car dealer*
- *Main Avenue traffic is problematic for customers of businesses – difficult to get in and out, more timid drivers may not patronize businesses because of the traffic*
- *Traffic on Main Avenue from 3:00 pm through 5:30 pm is extremely heavy and “road rage” incidents are occurring*
- *Would a police officer directing traffic help? Need some way to move cars along rather than stopping them at traffic lights because traffic backs up badly*
- *Some traffic is just passing through –maybe need other roadways to route them through?*

- *Lots of new homes, seems like it has become overpopulated for what Wynantskill can support*
- *Some businesses have little room for cars to maneuver and traffic does not give them a break*
- *Need to encourage basic types of retail in Wynantskill, like a hardware store, small grocery store, barber shop, restaurants besides pizza places*
- *More diversity of businesses is needed, there are five banks in Wynantskill*
- *Maybe look into zoning and allow small businesses to operate in more areas in Wynantskill*
- *Volume of customers is here but need more merchants to attract them*
- *People don't want to have to drive down to Route 4 from Wynantskill for something basic*
- *Pedestrians walk in Wynantskill, opportunity to attract them with a wider variety of businesses*