



Photos by Paul Buckowski / Times Union

A view of traffic along Route 4 near Hudson Valley Community College on Thursday in North Greenbush.

**CONSTRUCTION**

# Businesses keep coming along Route 4 corridor

*Busy road gives North, East Greenbush easy access to I-90*

By Eric Anderson

*North Greenbush*

These are busy times for North Greenbush.

Anyone who has driven Route 4 between the Troy and East Greenbush lines has encountered plenty of construction along what is developing into a major north-south corridor in the southern half of Rensselaer County.

Among the projects:

- A new mixed-use development is nearing completion across from Hudson Valley Community College;
- The Capital Region's first authorized Tesla collision repair shop opens this week on Route 4 with the completion of the newest Cole's Collision Center;
- Regeneron Pharmaceuticals is expanding the parking lot at the former MapInfo Corp. building

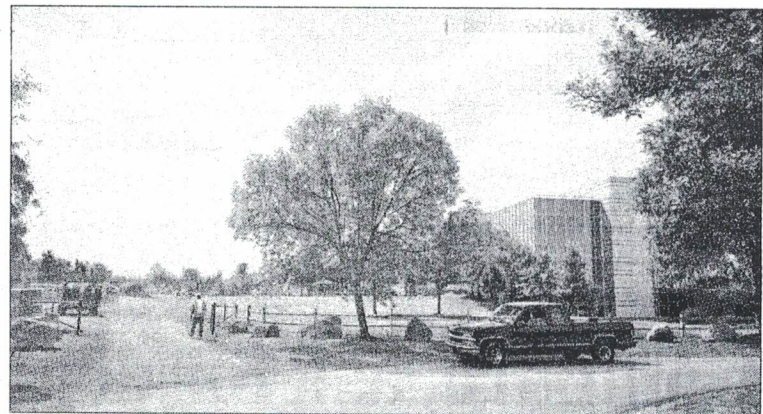
in the Rensselaer Technology Park to accommodate another 442 spaces. Town Supervisor Lou Desso said he understands the biopharmaceutical company is bringing 700 high-paying jobs to the town;

■ The long-stalled Van Rensselaer Square shopping center is moving ahead with the construction of the county's first ShopRite supermarket, due to open before the end of the year.

The two-lane road is quickly turning into the town's main street, with HVCC, the tech park, shopping and now housing drawing students, employees, residents and visitors.

Community Care Physicians developed a new medical building and urgent care center at the entrance to the tech park, while Pat's Barn at the tech park has become

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Above, the Regeneron building in the Rensselaer Tech Park in North Greenbush. Below, the new Cole's Collision Center that opens this week.

# DEVELOPMENT

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a venue for meetings, weddings, galas and other social events.

"Development initially follows access," observed Mark A. Castiglione, executive director of the Capital District Regional Planning Commission, who compared it to growth in Albany and Saratoga counties following the opening of the Northway.

Route 4 gives North Greenbush and East Greenbush easy access to Interstate 90 and from there to much of the rest of the Capital Region.

Traffic hasn't grown to quite the extent that it has on Wolf Road, which sees 30,000 or more cars each day.

The busiest section of Route 4 in the town handles about 22,000 vehicles daily, with the least-busy stretch, between Winter Street Extension and Glenmore Road, handling about 12,500 vehicles, according to data from the state Department of Transportation.

Those figures are expected to grow as employers and retailers expand through the corridor.

Desso attributes the corridor's

attractiveness at least in part to architectural design guidelines that encourage such features as peaked roofs, specific colors, and materials such as stone.

The town has already received \$3.1 million from New York state to make improvements at the Van Rensselaer Square intersection, and it's pursuing additional money to widen and improve Route 4, Desso said.

Among the goals: sidewalks and bicycle paths along Route 4, as part of infrastructure improvements there.

Asked what else he'd like to see, Desso had no shortage of ideas.

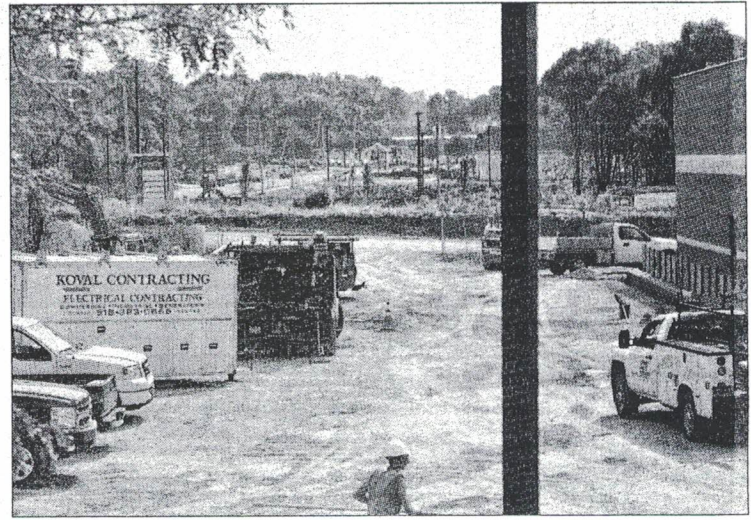
"We need a gym in town. We need a few more restaurants. We need, and we are working on, a very nice town park," he said.

Meanwhile, the businesses keep coming.

Across the river on Broadway in Menands, Save-More Wines & Liquors posted a sign last week that it would close Friday after 40 years in business along what was once one of the Capital Region's busiest commercial strips.

It plans to open later this week on Route 4 in North Greenbush.

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Above, construction work continues on a new commercial building inside the Hudson Valley Plaza along Route 4. Below, a view of the Medical Arts Complex in the Rensselaer Tech Park.