

## **II. SOCIOECONOMIC AND PHYSICAL ENVIRONMENTAL SETTING AND IMPACT ANALYSIS**

### **A. DEMOGRAPHICS**

Since the 1950s the Town of Colonie has experienced significant growth. During the 30-year period between 1950 and 1980, the Town population (excluding the Villages) has increased from 25,001 to 61,712 or over 146 percent. The 1990 Town population (excluding the Villages) has been projected to be 66,550 (Source: CDRPC). Census figures indicate that the Village of Colonie population was 2,068 in 1950 and 8,869 in 1980. The Village population is currently estimated at 9,441. The Town population including the Villages of Colonie and Menands was 29,522 people in 1950 and 74,593 in 1980. The Land Use Management Advisory Council (LUMAC) Technical Report projects that the Town population including the Villages, will be approximately 75,991 in 1990.

From 1950 to 1980 the population of Albany County has increased from 239,386 to 285,909 (19 percent). The 1984 population was estimated at 285,552. The largest increase in the County population occurred during the 1950s while, in the Town, the largest population increase occurred during the 1970s. Since 1970, the County population has declined slightly while the Town and Village populations have continued to increase.

The 1980 population in the Study Area was approximately 7,126 persons (Source: U.S. Bureau of the Census). The 1989 base year population, estimated from figures provided by the CDRPC is approximately 8,032 persons living in just over 3,100 households. Recently, the Study Area has been experiencing strong development pressure. Currently there are nearly 1,420 housing units under consideration by the Town and Village of Colonie. Based on existing development patterns, current proposals, and the desire to evaluate a growth scenario through

the year 2005, it has been determined that approximately 1,583 new housing units will be constructed during this planning period. Based on a multiplier of 2.57 people per household as determined by the CDRPC, an increase in population of approximately 4,068 people can be expected in the Study Area by the year 2005.

Overall, approximately 12,100 people will inhabit the Study Area in the year 2005. Existing and projected populations for the Study Area are included in Table II-A-1.

**TABLE II-A-1  
EXISTING AND PROJECTED POPULATION AND  
HOUSING UNITS IN THE STUDY AREA**

YEAR	TOTAL NUMBER OF PERSONS	TOTAL NUMBER OF HOUSING UNITS
1980 (CENSUS)	7,126	2,770
1989 BASE YEAR	8,032	3,100
2005	12,100	4,683

The projected population increase within the Study Area for the year 2005 is 4,068 people. The anticipated population increase during the same planning period in the Boght Road - Columbia Street area, as estimated in a GEIS conducted by the Town in 1989, is 8,699 persons. As a result, the estimated population increase for both study areas (12,767 persons) is greater than the population increase projected by the 1988 LUMAC Technical Report for the entire Town. This discrepancy is largely due to the two different methods which were used to estimate future populations.

Population projections developed for this FGEIS and the Boght Road - Columbia Street area study were based on an evaluation of existing land use

patterns, current building trends, the availability of undeveloped land and proposed development projects under review by either Town or Village Planning Boards. The projections developed in the LUMAC Technical Report were based on information formulated by the NYSDEC, NYS Department of Commerce and CDRPC using a number of statistical techniques which generally involve the analysis of past trends to estimate future populations. The LUMAC projections were also developed for the Town as a whole and do not take into account growth variations between stable neighborhoods and areas of the Town which are largely undeveloped.

These population projection techniques rely on existing information as their base. However, based on current land use information, proposed development and the availability of large tracts of vacant land, this study indicates that the Town of Colonie will grow at a faster rate than projected by the CDRPC and other state planning agencies. Adjusted population figures which include the significant growth expected within the Study Area and Boght Road - Columbia Street area are shown in Table II-A-2.

**TABLE II-A-2  
EXISTING AND PROJECTED TOWN-WIDE POPULATION**

	<u>YEAR</u>		
	<u>1980<sup>1</sup></u>	<u>1989</u>	<u>2005</u>
TOWN OUTSIDE VILLAGE	61,712	66,550 <sup>2</sup>	83,669 <sup>4</sup>
VILLAGE OF COLONIE	8,869	9,700 <sup>3</sup>	10,772 <sup>5</sup>
VILLAGE OF MENANDS	<u>4,012</u>	<u>5,000<sup>3</sup></u>	<u>5,236<sup>3</sup></u>
TOTALS	74,593	81,250	99,677

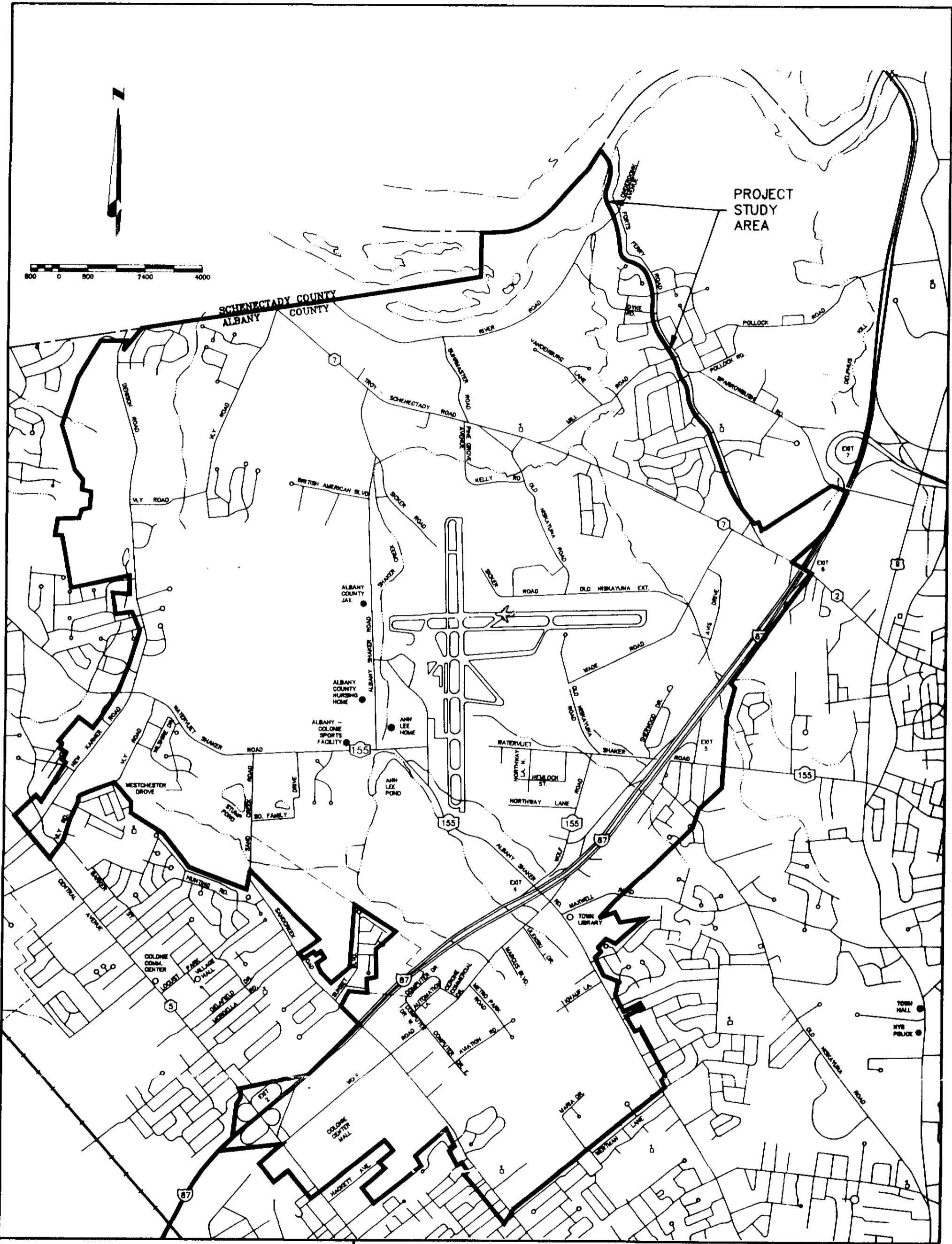
<sup>1</sup> 1980 Census  
<sup>2</sup> LUMAC Technical Report  
<sup>3</sup> Estimated by Village  
<sup>4</sup> Based on LUMAC Technical Report and growth projected in both the Study area and Boght-Road Columbia Street DGEIS's.  
<sup>5</sup> Based on Village data and growth projected in the Study Area.

This increase in housing units and population will result in a corresponding increase in the school age population. Using the demographic multipliers outlined in Table 3 of the CDRPC, "Fiscal Impact Analysis - A Guidebook," and the worst case scenario that all existing homes are single family it was determined that in the base year 1989, there are approximately 2,200 school age children attending public school in the Study Area. By the year 2005, this number will have increased by nearly 1,075 students. Approximately 946 of these students are projected to attend public schools.

#### Impacts and Mitigation Measures:

The relatively large population increase in the Study Area through the year 2005 (approximately 51 percent when compared to 1989 estimated population) will result in higher demands on utilities, municipal services, transportation systems, school systems, fire protection, emergency rescue services, as well as a number of other areas. The specific impacts and mitigation measures are outlined in the appropriate sections of the FGEIS.

Proper planning will tend to mitigate the potential impacts of development. The analysis of projected growth will allow the Town to evaluate financing alternatives to fund potential utility extensions, increased municipal services, and transportation system improvements. As a result, new development will fund its fair share of improvements which will result in adequate services to meet the needs of all residents in the Study Area.



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PROJECT STUDY AREA

EXHIBIT NO.

I - A - 1

**AIRPORT AREA GENERIC ENVIRONMENTAL IMPACT STATEMENT**