

SECTION II

SOCIOECONOMIC AND ENVIRONMENTAL SETTING AND IMPACT ANALYSIS

A. DEMOGRAPHICS

EXISTING CONDITIONS

The Town of Colonie has experienced significant growth, since the 1950's. During the 40-year period between 1950 and 1990, the Town population increased from 25,001 to 76,497, a 206 percent increase. Much of this growth occurred from 1950 to 1970 when the population expanded by 128 percent to 56,997. This growth was due to several factors, including the widespread availability of land and housing during the 1950's; the construction of the Northway, which allowed people to commute from residential areas to jobs in Albany; and the construction of several large shopping centers in the region, establishing the Town of Colonie as a major economic center of the Capital District Region. Population growth during the years 1970-1990 rose at a more moderate rate, from 56,997 to 76,497 or 34 percent. However, over the course of each twenty year period, the Town's population increased on average by 25,000 people.

The Town uses the 1990 Census of population as its current population. Therefore, the 1995 base population used in this DGEIS is 76,497. The Capital District Regional Planning

Commission (CDRPC) estimates the population of the Town would increase by 3,579 or 5 percent over the 20-year planning period. Table II-A-1 depicts population estimates and projections for selected years between 1990 and 2015 for the Town of Colonie, based on CDRPC projections.

Table II-A-2 presents age group information for the Town of Colonie based on 1990 Census data. The median age for the Town of Colonie is 36.1 years. In 1990, a total of 18,885 persons were under the age of 19, while there were 11,347 persons over the age of 65.

Based on 1990 Census information, there were 28,578 households in the Town of Colonie; average household size was 2.56 persons. Table II-A-3 summarizes the housing units within the Town in 1994.

**Table II-A-1
 Lisha Kill - Kings Road Area DGEIS
 CDRPC Population Projections for the Town of Colonie**

1990	2000	2010	2015
76,497	78,278	79,626	80,076

**Table II-A-2
 Lisha Kill - Kings Road Area DGEIS
 Age Group Information**

Age Groups	1990 Population	Age Groups	1990 Population
0-4	4374	45-49	4371
5-9	4599	50-54	3697
10-14	4489	55-59	3863
15-19	5423	60-64	3994
20-24	6099	65-69	3851
25-29	5703	70-74	2888
30-34	6194	75-79	2183
35-39	6263	80-84	1346
40-44	6078	85+	1079

Sources: U.S. Dept. of Commerce, Bureau of the Census; and CDRPC

Table II-A-3
Lisha Kill - Kings Road Area DGEIS
Town Housing Unit Information - 1994

Total Units	Single Family	Two-Family	Three or More Family	Mobile Homes	Other/ Unclassified
30,837	22,441	2,048	5,497	609	242

Source: CDRPC

Table II-A-4 presents information on employment in the Study Area. An estimated 4,577 persons are presently employed within a variety of sectors, the largest being retail and wholesale (34 percent). The same is true for

the year 2015 when it is estimated there would be a total of 5,548 persons employed in the Study Area, of which, 1,935 or 35 percent would be retail and wholesale sector positions.

Table II-A-4
Lisha-Kill Kings Road Areas GEIS
Employment by Industry in Study Area

Year	FIRE	Government	Manufacturing	Other Private Non-Ag	Retail and Wholesale	Services	Transportation	Construction	Total
1990	563	165	372	42	1557	729	185	964	4577

Source: CDRPC

Note: "FIRE" stands for financial, insurance, and real estate.

"Other Private Non-Agricultural" includes forestry, fisheries, agricultural services, and mining.

IMPACTS AND MITIGATION MEASURES

Table II-A-5 summarizes existing and projected population and households for the years 1990 and 2015 for the Study Area..

Approximately 660 new residential units, 750,000 gross square feet (gsf) of commercial space, and 3,000,000 gsf of industrial space could be developed in the Study Area over the 20-year period. This would result in an

increase in resident population and employees within the Study Area.

Based on a multiplier of 2.56 people per dwelling unit, approximately 1,697 new residents are possible by 2015. Using the Census-generated 1990 base population, the current population for the Study Area is 11,002. The 2015 population for the Study Area is estimated to be 12,699; a 15 percent increase. The Town-wide growth projection for the planning period is 3,579 people.

Therefore, 47 percent of the Town-wide population increase would occur in the Study Area.

Actual growth would depend on market conditions and the attractiveness of the Study Area to developers. However, the infrastructure is available, with minor improvements, to support the Projected Growth Development Scenario and, therefore, merits early planning measures to ensure that future development would occur without adverse impact to the community.

Commercial and Industrial Development

Under the Projected Growth Development Scenario, new commercial and industrial development could generate approximately 5,000 new jobs. Nearly 10,000 people could be employed in the Study Area by the end of the 20-year planning period. New jobs would be created in light industry, warehousing, manufacturing, retail, and service industry sectors.

As discussed in Section II.A., the substantial number of new jobs reflects not only potential future growth but the Town's desire to expand the industrial base. LUMAC recommends that industrial development be encouraged in areas

where it can be supported when environmental and socioeconomic conditions are considered. New industrial development would be important to provide job opportunities and a balanced tax base within the Town of Colonie.

Summary

In summary, the Projected Growth Development scenario projects the level of development that could be accommodated by the Study Area over the next 20 years, assuming the mitigation measures adopted in the Statement of Findings are implemented. Although the population growth would result in higher demands on utilities, municipal services, transportation systems, and school districts, proper planning could minimize nearly all of these impacts.

The analysis for projected growth allows the Town of Colonie to evaluate financial resources to fund potential expansions or improvements of utilities, municipal services and the transportation system. (New development would fund its fair share of improvements, resulting in adequate service to meet the needs of all property owners in the Study Area).

Table II-A-5
Lisha Kill - Kings Road Area DGEIS
Study Area Existing and Projected Population and Households

Year	Total Population	Total Households
1990	11,002	4,062
2015	12,699	4,725