

# Study Area Selection Criteria

- office or industrial zoning
- > \_\_\_\_\_ acres
- along connector road.



TAZ 352 minus 2 small ~~city~~ blocks

~~calculate~~ calculate only the mitigation required for potential future development

i.e. back out deficiencies in ~~other~~ infrastructure, etc that result from existing development

? if Town later bonds an improvement for which a mitigation fee has been collected, is payer exempt from bond?

? fiscal impact analysis is separate from net mitigation cost analysis

fiscal impact analysis does not address any need for capital improvements or existing excess capacity

hrna Kill Study estimates \$18.3M in capital costs associated with projected development

mitigation costs are ~~calculated~~ the costs of providing adequate services to new development

What if growth is less than projected growth scenario will first payers pay more than <sup>or less</sup> their proportionate share

hard to tell how unit costs are derived, but given them, can calculate a sample cost per residential unit

water, subarea 1	3000	\$ 3010	given
transp, act 2, subarea 1		405	given
recreation @ \$570/acre ± 1.9 units/acre		268	calc
solid waste		78	given
SEQR prep @ 126/acre ÷ 1.9 units/acre		66	
		<u>3827</u>	

agrees within \$1 with GIS example

to do this calc, need R to C to I breakdowns.

big cost is water

mitigation costs - Aqueduct Area.

Balltown Rd / Rexford Bridge

on program  
~~PSMA~~

proportionate share = ?

Balltown / Aqueduct Rd connector  
w/ water + sewer.

3 M

Balltown / Hillside Ave connector

3 M



assume 1300 acres of developable land  
assume 50% of full buildout:

1339?

660 new residential units  
750,000 g.s.f. commercial space  
3,000,000 g.s.f. industrial space.

expansion of water filtration plant from 22.5 MGD to 38 MGD.  $\Delta = 15.5 \text{ MGD}$

<del>\$15.4 M</del>	\$ 15.4 M	surface water
	2.0 M	ground water
	1.9 M	pump
	1.0 M	storage tank
	3.2 M	transmission
	3.2 M	distribution
	<hr/>	
	\$26.7 M	total
	9.7 M	apportioned cost

traffic growth

add 7,250 trips in PM peak

improvements	w/alternate 1	\$ 2.1 M	\$ 1.4
"	" / alternate 2	\$ 7.4 M	\$ 5.2

recreation

parks \$ 375,000 or \$560/acre

municipal services

3 officers	204,000	?
patrol car	\$ 25,000	✓
fire station	500,000	
fire trucks	1,025,000	✓
EMS	110,000	
TOTAL	1,660,000	



hard to let hard to let costs

for office (commercial)

water subarea 2

3.22

transport. 2, subarea 1

~~\$.90/10,000~~

~~\$.90/10,000~~

rec. \$510/10,000

.05

solid waste

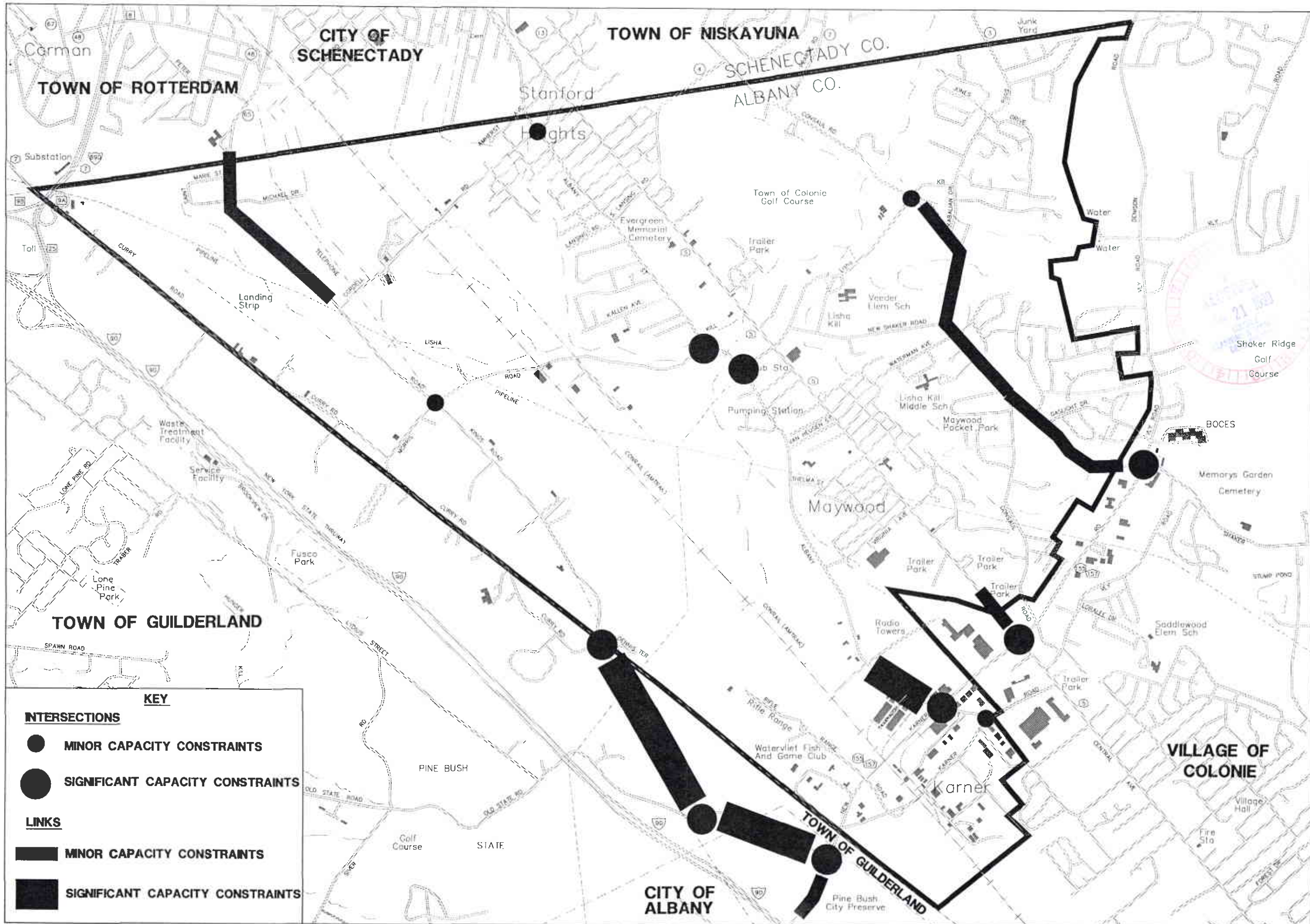
.10

SEQR prep 126/10,000

.0126

\$ 5.28 ✓





**KEY**

**INTERSECTIONS**

- MINOR CAPACITY CONSTRAINTS
- SIGNIFICANT CAPACITY CONSTRAINTS

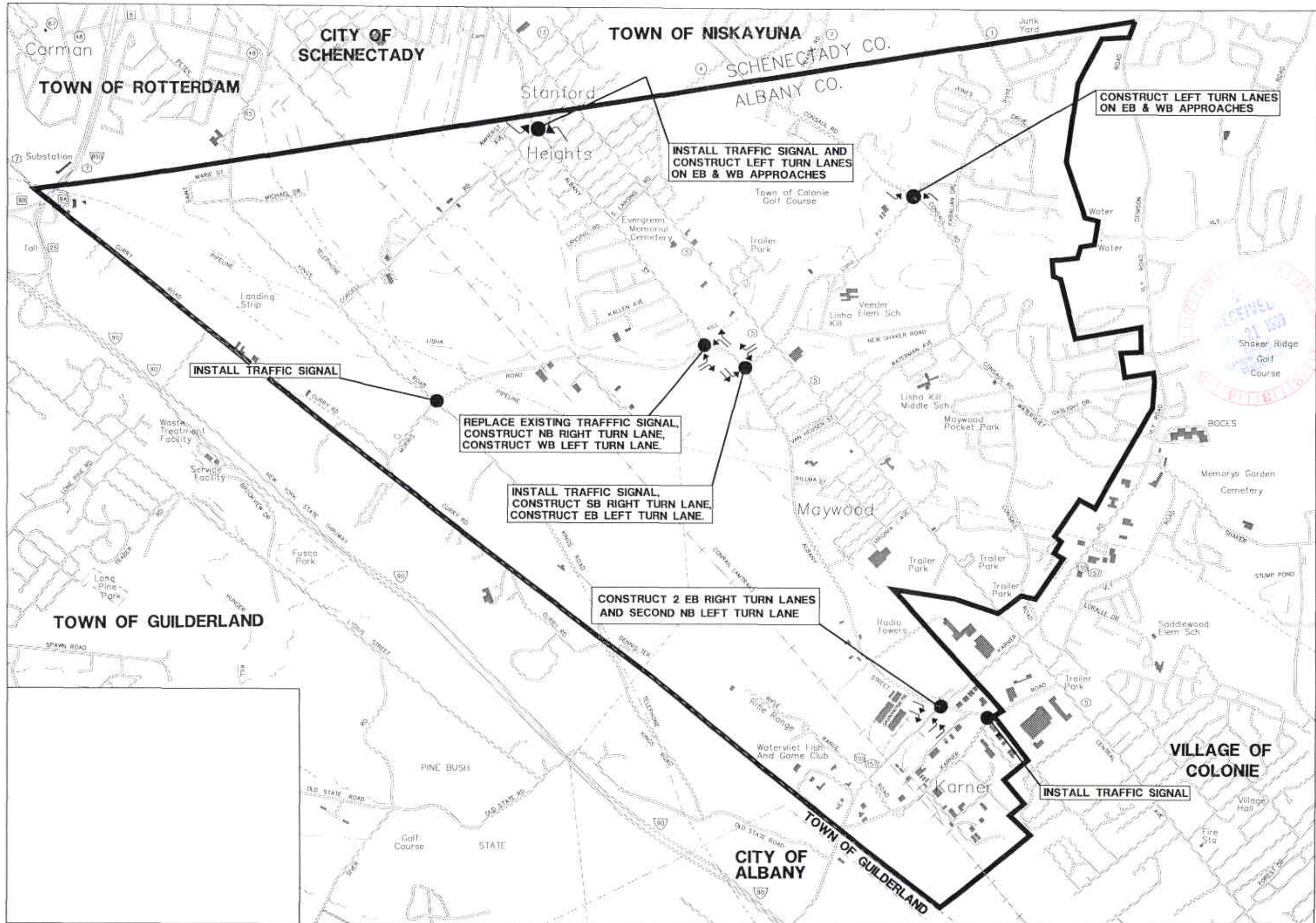
**LINKS**

- ▬ MINOR CAPACITY CONSTRAINTS
- ▬ SIGNIFICANT CAPACITY CONSTRAINTS

**2015 CAPACITY CONDITIONS**  
**PROJECTED GROWTH DEVELOPMENT SCENARIO**  
**LISHA KILL - KINGS ROAD AREA**  
**GENERIC ENVIRONMENTAL IMPACT STATEMENT**



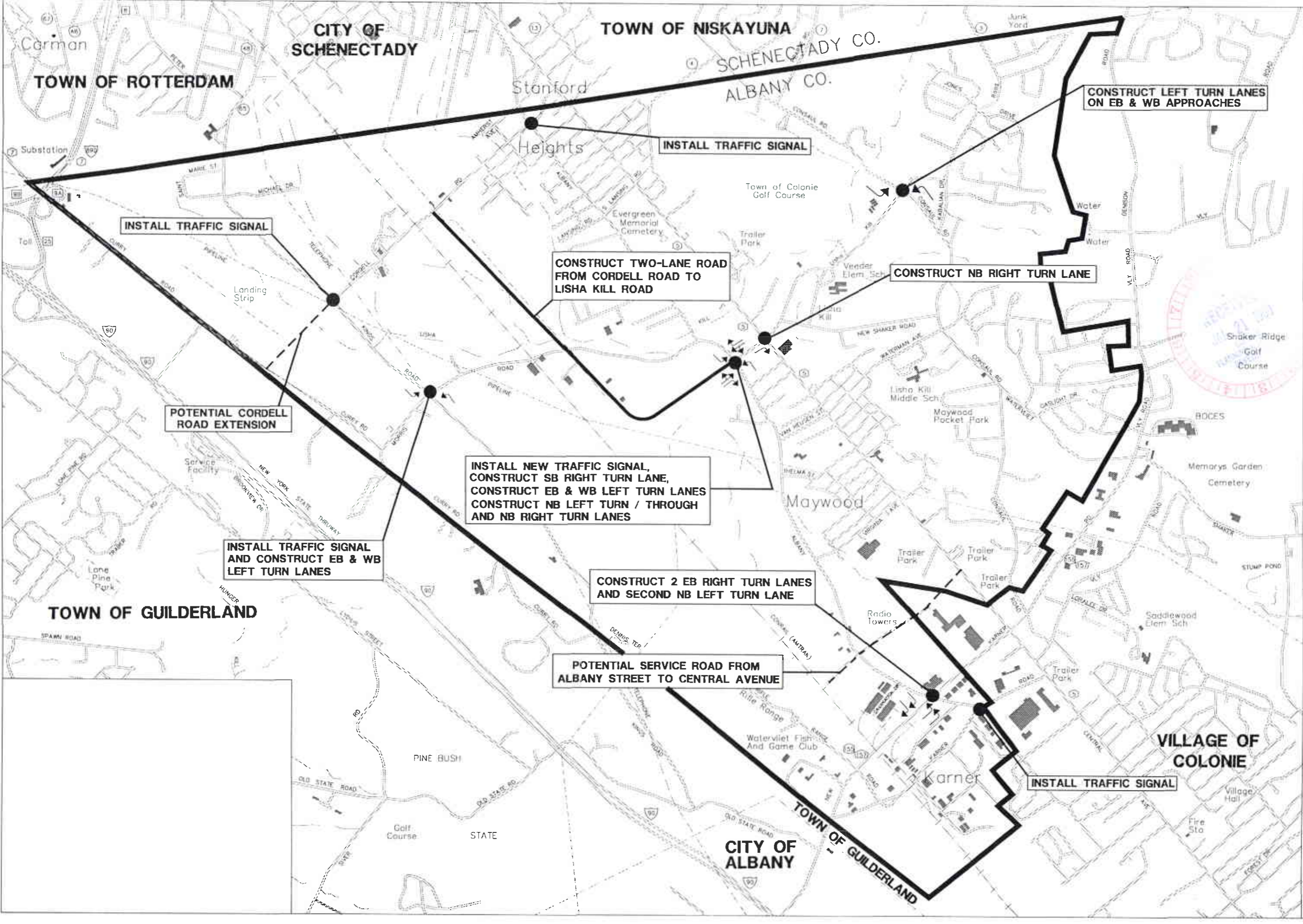
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III WINNERS CIRCLE - ALBANY, NEW YORK - 12205  
**FIGURE NO. II-H-5** SCALE: 1" = 2000'



**TRAFFIC SYSTEM IMPROVEMENTS  
2015 PROJECTED GROWTH DEVELOPMENT SCENARIO  
LISHA KILL - KINGS ROAD AREA  
GENERIC ENVIRONMENTAL IMPACT STATEMENT**



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FIGURE NO. II-H-6 SCALE: 1" = 2000'  
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**IMPROVEMENTS WITH CORDELL-LISHA KILL CONNECTOR  
2015 PROJECTED GROWTH DEVELOPMENT SCENARIO**

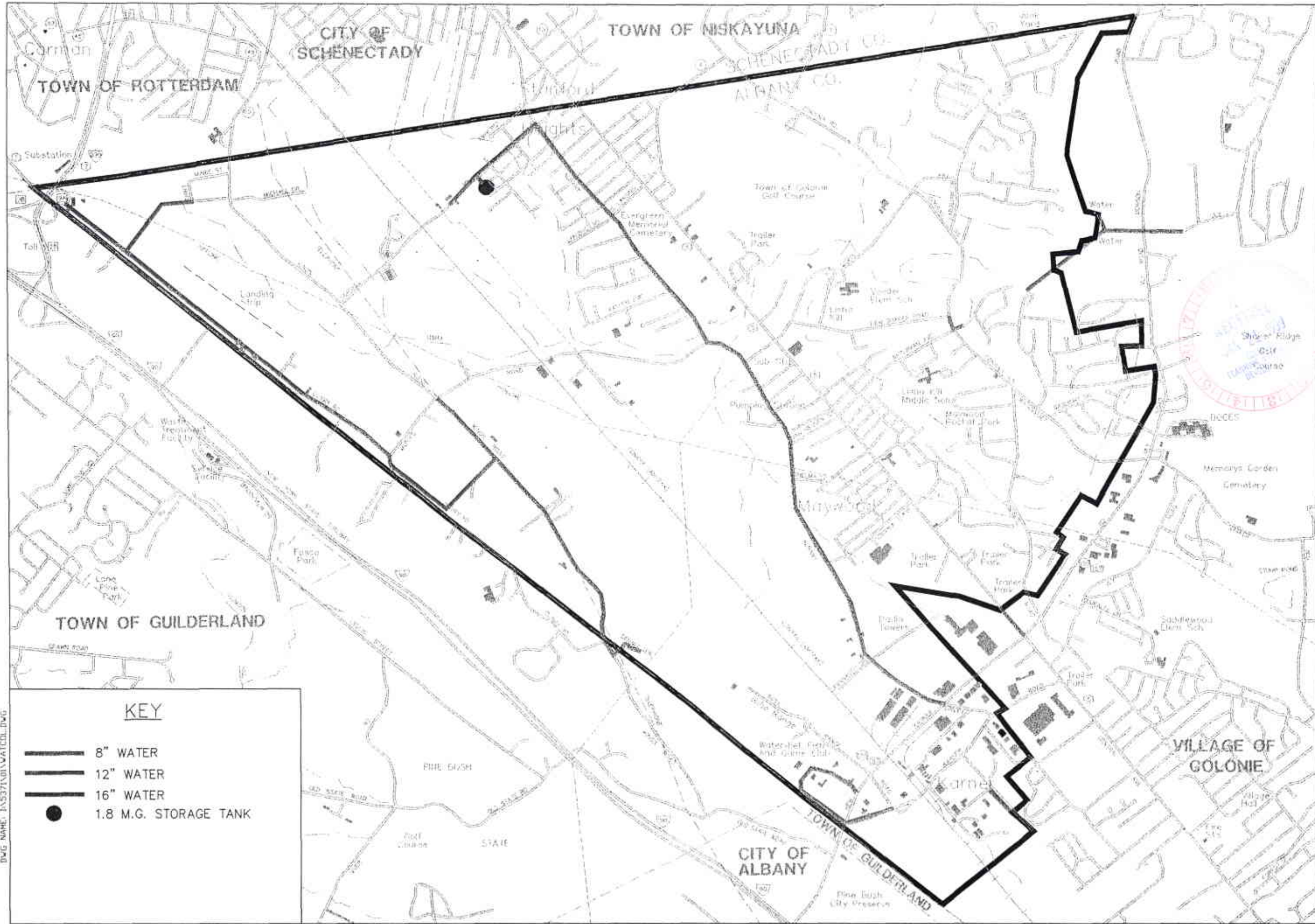
**LISHA KILL - KINGS ROAD AREA  
GENERIC ENVIRONMENTAL IMPACT STATEMENT**



**CHA**  
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111 MITCHELLS CIRCLE - ALBANY, NEW YORK 12205

FIGURE NO. 11-H-7 SCALE: 1" = 2000'

3/13/15 11:00am 11-H-7-01-01-000



DWG NAME: IAN537101NVA1COL.DWG

**KEY**

- 8" WATER
- 12" WATER
- 16" WATER
- 1.8 M.G. STORAGE TANK

**PROPOSED WATER IMPROVEMENTS**

**LISHA KILL - KINGS ROAD AREA  
GENERIC ENVIRONMENTAL IMPACT STATEMENT**



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FIGURE NO. II-G-7 SCALE: 1" = 2000'



State Environmental Quality Review  
**Notice Of Completion of Final GEIS**

**Lead Agency:** Town of Colonie Planning Board  
Public Operations Center  
347 Old Niskayuna Road  
Latham, New York 12110

Date: May 15, 1996

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

A Final Generic Environmental Impact Statement (GEIS) has been completed and accepted for the proposed action described below.

**Name of Action:** Lishakill - Kings Road Area  
Draft Generic Environmental Impact Statement

**Description of Action:** To evaluate the impacts that future development could have on the environmental and socioeconomic resources within the Lishakill - Kings Road Area, which consists of approximately 5,800 acres, the Town has prepared a Generic Environmental Impact Statement. The evaluation of impacts and mitigation strategies have been included in the GEIS and will establish a basis for future site specific reviews within the area.

**Location:** The Lishakill - Kings Road Area is located in the westernmost portion of the Town of Colonie, Albany County. It is bounded by the Town of Guilderland to the south, the Towns of Rotterdam and Niskayuna and the City of Schenectady to the north and the Village of Colonie and the Albany County Airport Area GEIS Study Area to the east.

**Potential Environmental Impacts:**

1. Development within the Lishakill - Kings Road Area could impact the following resources; land use and zoning; geology, topography and soils; vegetation, wildlife and wetlands; surface and groundwater, hydrology and drainage; utilities; transportation; air quality; noise; demographics; economics; historical and archeological resources; recreation and open space; municipal services and visual resources.

A copy of the Final GEIS may be reviewed at:

**Engineering & Planning Services Dept.**  
347 Old Niskayuna Road  
Latham, New York 12110  
Phone No.: (518)783-2741

**The Albany Public Library**  
161 Washington Avenue  
Albany, New York 12210  
Phone No.: 449-3380

**The William K. Sanford Library**  
629 Albany Shaker Road  
Loudonville, New York 12211  
Phone No.: (518)458-9274

A copy of the Final GEIS may be obtained from:

Engineering & Planning Services Department (Contact Person: Mary Burke or Kevin DeLaughter, Sr. Planners) for a cost of \$25.00. Those who have purchased the full Draft GEIS will be provided with a copy of the Final GEIS at no additional cost.

A copy of this Notice and the Final GEIS has been sent to:

Mary E. Brizzell, Town Supervisor  
Thomas Lyons, Chairman, Town of Colonie SEAMAB  
Jean Donovan, Chairperson, Town of Colonie ZBA  
David McMorris, Town of Colonie Pure Waters Department  
Gary Mostert, Director, Latham Water District  
Francis McCashion, Chairperson, Town of Colonie Sign Review Board