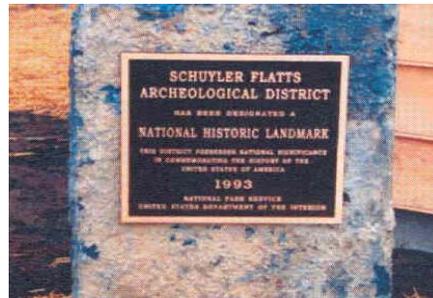
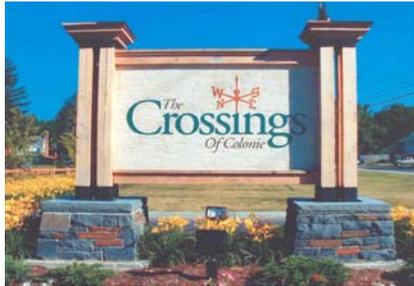


TOWN OF COLONIE A DRAFT COMPREHENSIVE PLAN

Town of Colonie, New York



May 2005
Appendices

APPENDICES

Appendix A – Inventory and Analysis*

Appendix B – Initial Neighborhood Meeting Results*

Appendix C – Community Survey Results*

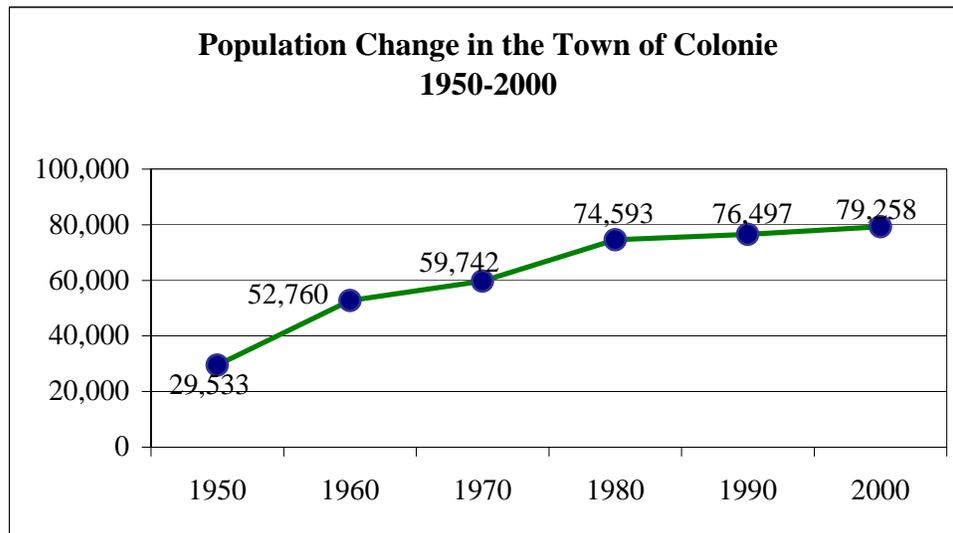
Appendix D – Public Meeting Notes

** Prepared by the Town of Colonie Planning and Economic Development Department*

Appendix A – Inventory and Analysis

Population and Housing Trends

Chart 1



Until the post-WWII housing boom in the 40's and 50's, Colonie's vast agricultural base had been known as "the Breadbasket of the Capital Region". In the 1950's, the population of Colonie grew 78.6%, from 29,533 to 52,760. This growth is reflected in the figures of Table 2, showing that 22.4% of Colonie's existing housing stock was built during the 1950's. In subsequent years, while the rate would slow, Colonie would go on to increase another 50% from 1960 to the year 2000. From 1970 to 1980, the population grew another 24.9%. From 1980 to 1990, the growth dramatically slowed to a 2.6% increase. Slightly increasing, the population increased to 79,258 persons in the 2000 census.

Table 1 – Projected Population, 1980 - 2040

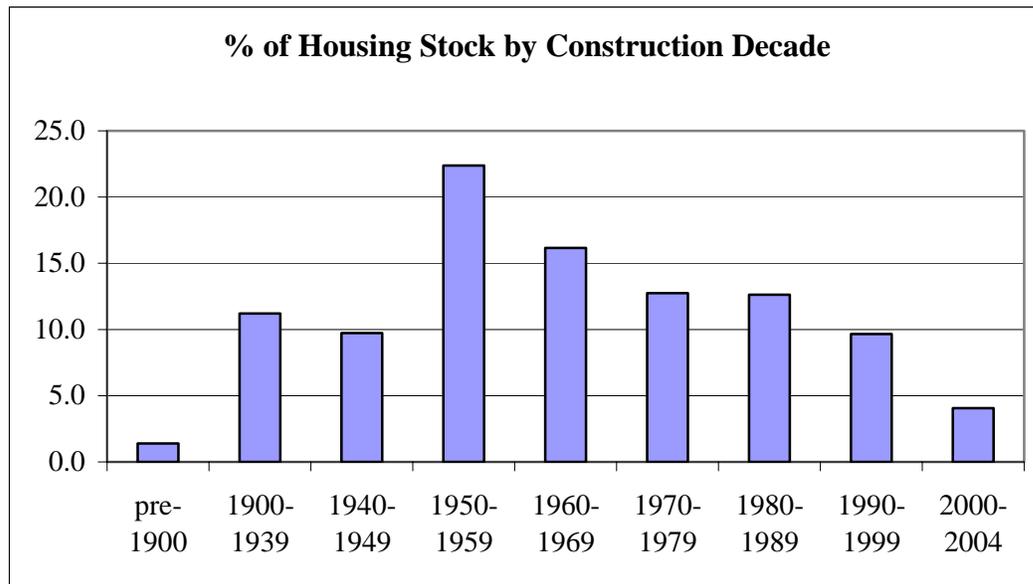
	1980	1990	2000	2010	2020	2030	2040
Town of Colonie	74,593	76,497	79,258	81,970	83,725	84,731	85,402
% Increase		2.55	3.61	3.42	2.14	1.20	0.79
Albany County	285,909	292,793	294,565	302,162	307,201	311,707	316,197
% Increase		2.41	0.61	2.58	1.67	1.47	1.44
Capital District	741,580	777,783	794,293	826,094	848,107	867,000	884,831
% Increase		4.88	2.12	4.00	2.66	2.23	2.06

The Capital District Regional Planning Commission recently released population projections for all of the municipalities in the four county Capital Region. The CDRPC

projects that while Colonie will continue to grow in population, that rate will gradually decline as available developable land is utilized. The CDRPC also projects that Colonie's population increase will be at a lesser rate than both Albany County and the greater Capital District by the year 2040.

With the economic upturn in the 1990's, there was a 3.6% increase in Colonie's population, compared to a 0.6% growth for all of Albany County in the same time period. Of Albany County's 18 municipalities, Colonie had the fifth largest percentage of population increase from 1990 to 2000.

Chart 2



The above chart shows that while Colonie continues to construct new housing, more than a fifth of the residential building stock was constructed during the 1950's. Also, almost half of the town's housing stock was built before 1960.

Of the Town's 32,280 housing units in 2000, 96% were occupied. 71.8% of the occupied housing units were owner occupied. Single family – detached style housing accounted for 70.3% of the town's housing units. Of the 30,980 occupied units, 5.2% were home to people living in group quarters – both institutionalized and non-institutionalized.

While the Town of Colonie has experienced a good measure of population growth over the last six decades, dwindling land resources and aging neighborhood nearing obsolescence are expected to curb the rates of future growth in the coming decades. The Town will need to find ways to balance new development pressures with infrastructure limitations, and determine how to prevent older neighborhoods from declining into patterns of non-owner occupancy and vacancy.

Population Characteristics

Chart 3

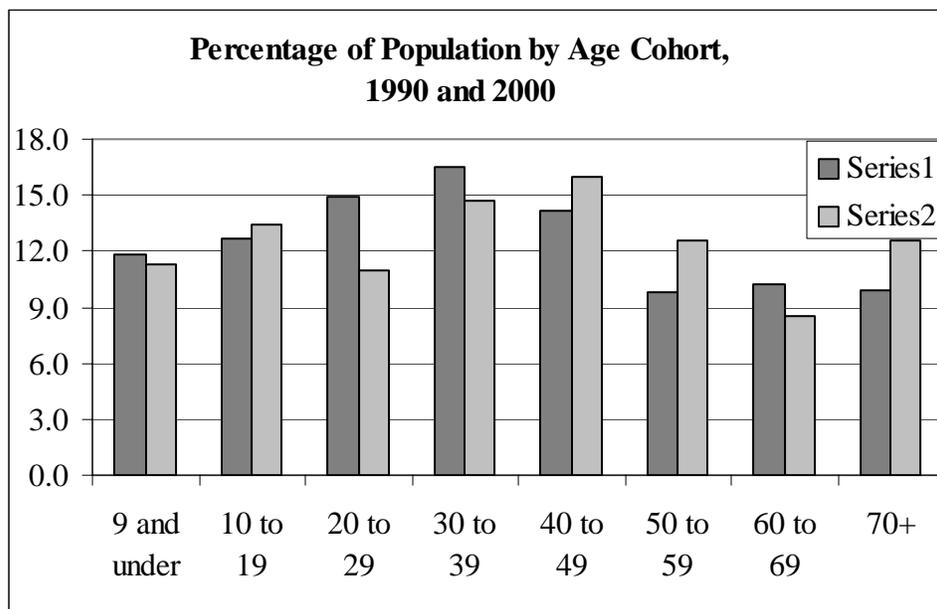
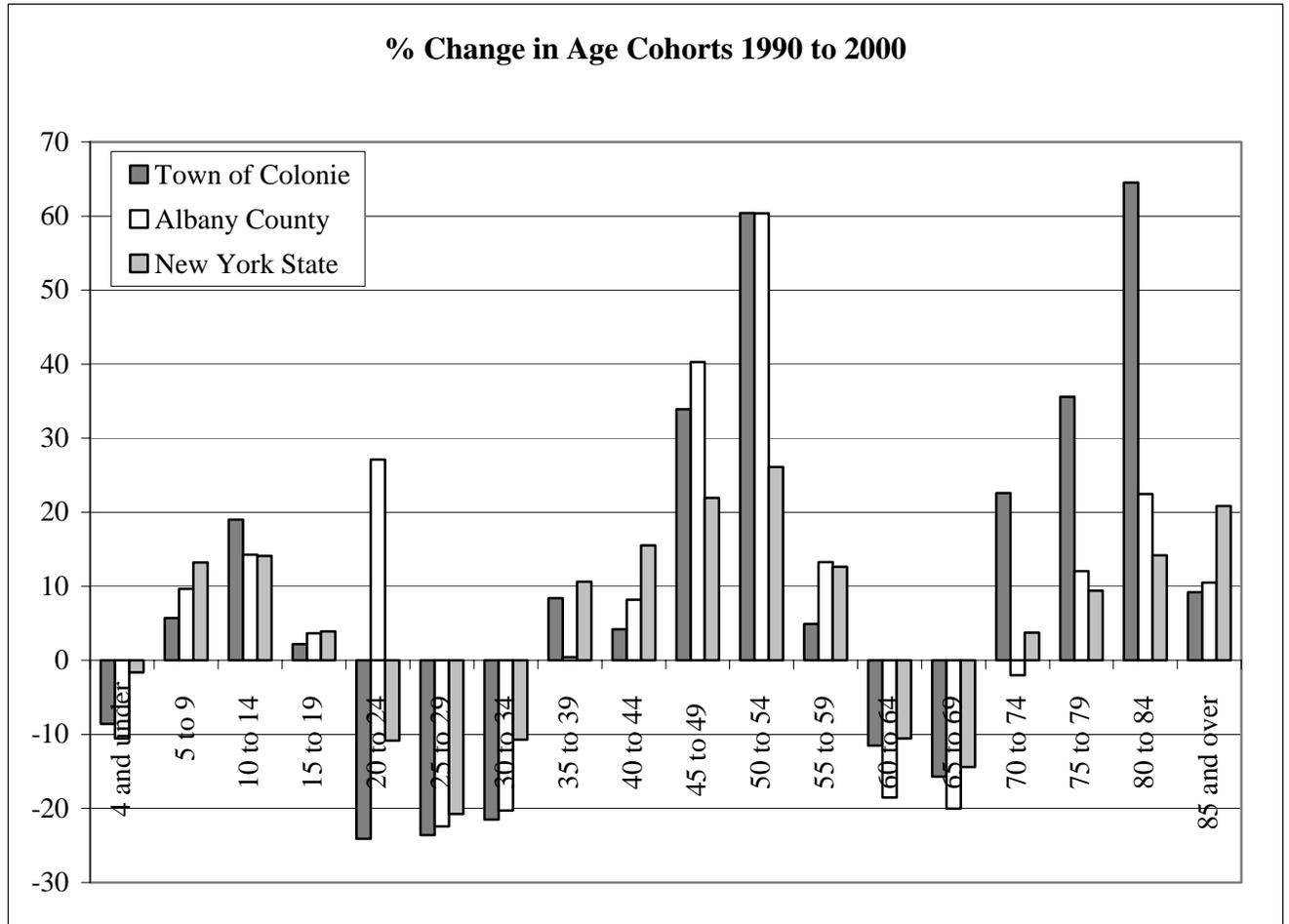


Chart 4



While Colonie’s population grew by 3.6% during the 1990’s, the growth was not evenly distributed through out the various age cohorts. The above table also shows us that while Colonie’s gains and losses are echoed at the County and State level, the Town’s gains in the 70 – 84 brackets were more than double for the County and State. One explanation for this is Colonie’s status as an inner ring suburb, allowing our senior citizens to age in place, to a point. One other notable divergence of the Town’s statistics from the County and State’s is the 20-24 age bracket. From 1990 until 2000, the Town of Colonie lost approximately 25% of the people in the 20 – 24 age bracket. The City of Albany and the Town of Guilderland house a significant number of students that age, attending the many

colleges and universities within their boundaries. While Siena College is located within the Town of Colonie, the College does not offer any graduate programs that attract students in the upper end of that age bracket.

Another interesting trend is that of the over 10% loss in the 60 – 69 age brackets, even though there have been staggering increases in the 70-84 age brackets. This growth is more than double the increases seen at either the County or State Level. While the overall percentage of Colonie's population that was of Senior age did not increase dramatically from 1990 to 2000, the characteristics of that senior population certainly did.

These statistics tell us that although Colonie's overall population has slightly increased, the face of the average Colonian has aged. If this trend continues into the future, the Town can expect a significant increase in demand for services for their senior population. This trend will also have implications on the housing market, as many seniors age out of their homes, precautions must be taken to make sure that the older neighborhoods are protected to maintain their high rates of owner-occupancy.

Table 2 – Residential Home Sale Prices

	1998 mean current \$ selling price	2003 mean current \$ selling price	% change	1998 Average Days to Sale	2003 Average Days to Sale
Town of Colonie West of Northway, V of Colonie	\$99,606	\$143,378	43.9%	97	36
Town of Colonie East of Northway, V. of Menands	\$144,935	\$244,311	68.6%	100	39
Albany County	\$130,554	\$178,552	36%	113.5	45.8

One explanation for the Town’s greater decrease in young adults than the State and County, may be Colonie’s soaring housing market. The Capital District Regional Planning Commission reported that in the six years from 1998 to 2003, the mean current dollar selling price of existing homes has gone up 43.9% in the portions of Colonie that lie west of the Northway, including the Village of Colonie. For the area east of the Northway, including the Village of Menands, the mean current dollar selling price has increased 68.6%. The selling prices in both of the areas in Colonie grew at substantially higher rates than that of Albany County.

Table 3 - Median Annual Income, by Age of Householder, 2000

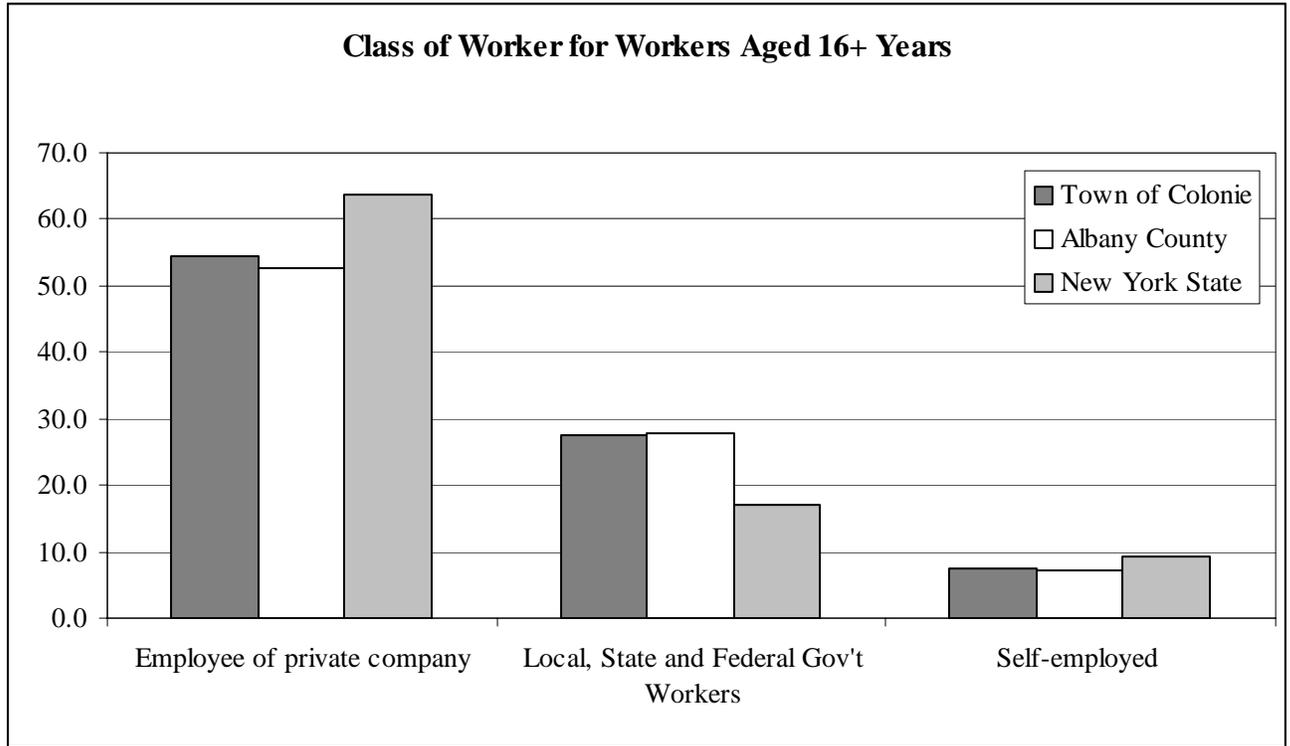
	Town of Colonie	Albany County	New York State
Total	\$51,817	\$42,935	\$43,393
Householder under 25 years	\$28,779	\$18,505	\$21,730
Householder 25 to 34 years	\$50,993	\$40,268	\$42,868
Householder 35 to 44 years	\$58,764	\$50,332	\$51,082
Householder 45 to 54 years	\$69,802	\$61,635	\$57,309
Householder 55 to 64 years	\$58,679	\$53,109	\$50,737
Householder 65 to 74 years	\$38,115	\$34,709	\$32,349
Householder 75 years and over	\$27,142	\$24,160	\$21,617

The median income in the Town of Colonie is higher than both the County and State, across all age cohorts. In Colonie, the overall median income was \$51,817. The 45-54 year age cohort had the highest median income, of \$69,802. Nationally, this age cohort represents peak earning years. The under 25 age cohort, while less than half of the 45-54 bracket, was still much higher than their peers in Albany County and New York State.

Table 4 – Employment by Industry

	Town of Colonie	Albany County	New York State
Educational, health and social services:	21.5%	24.9%	24.3%
Public Administration	15.7%	15.3%	5.2%
Wholesale and Retail Trade	13.4%	13.0%	13.8%
Finance, insurance, real estate and rental and leasing:	9.1%	8.0%	8.8%
Professional, scientific, management, administrative, and waste management services:	9.0%	8.9%	10.1%
Arts, entertainment, recreation, accommodation and food services:	7.7%	7.1%	7.3%
Manufacturing	5.4%	5.7%	10.0%
Other Services	5.1%	5.0%	5.1%
Transportation and warehousing, and utilities:	5.0%	4.3%	5.5%
Construction	4.8%	4.4%	5.2%
Information	3.0%	3.0%	4.1%
Agriculture, forestry, fishing and hunting, and mining:	0.3%	0.3%	0.6%

Chart 5



The top three industries employing Colonie residents are Educational, Health and Social Services with 21.5%, Public Administration with 15.7% and Wholesale and Retail Trade, with 13.4%. Generally, the Town followed the employment trends closely with the County and State, with the exception of employment in Public Administration. The percentage of workers in Public Administration in Colonie and Albany County is almost three times that of New York State at large. As Albany is the New York State Capitol, and the location of state government offices, naturally the County and Town would have a more significant percentage of its workforce working in the public sector. The Manufacturing industry employs a significantly lower percentage of the population in the Town, than in the State. These trends are further reinforced when looking at the class of worker by government entity.

Chart 6

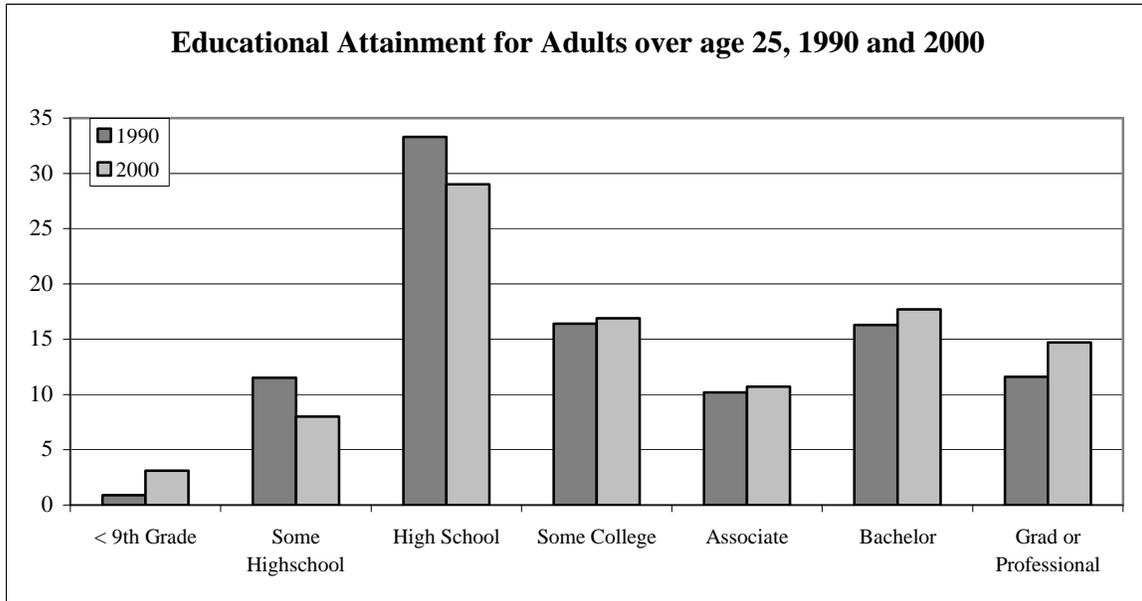
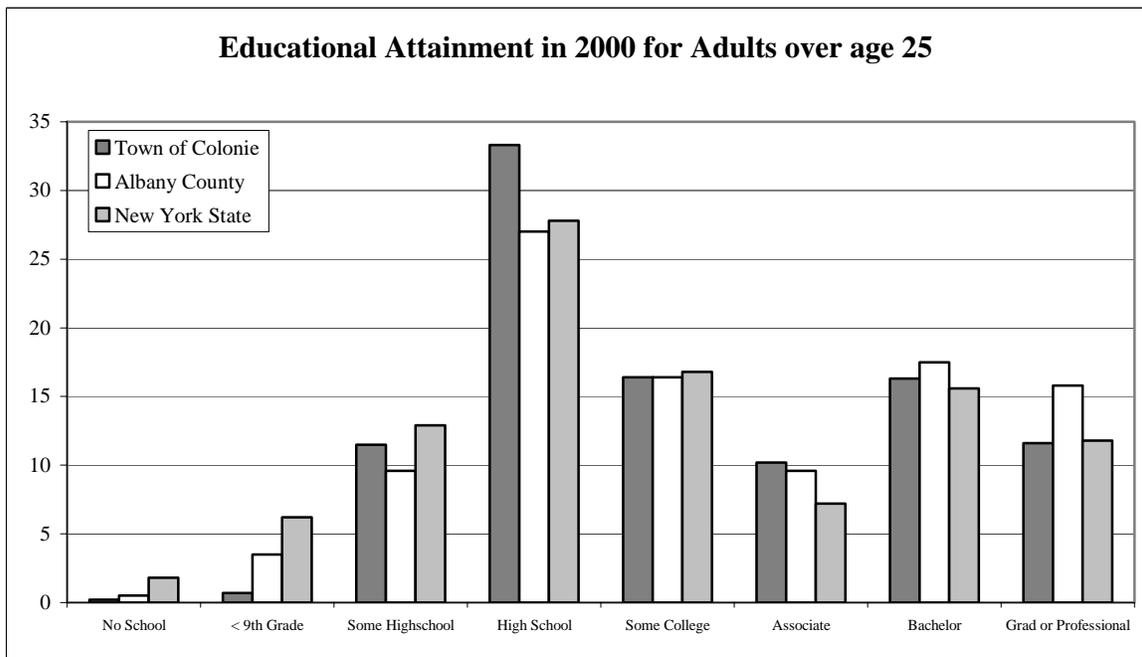


Chart 7



From the above tables, we can see Colonie’s percentage of adults over the age of 25 with a high school degree has risen slightly from 87.8% in 1990 to 89.0% in 2000. The increase in percentage of the population that had attained a Bachelor’s Degree or higher was even more marked – from 27.9% in 1990 to 32.4% in 2000. Conversely, the percentage of the Town’s adult (over age 25) population with less than a 9th grade

education more than tripled from .9% to 3.1%. In general, the Town has a greater percentage of their over 25 years of age population attaining more than a high school degree, with 89%, than the State, 79% or the County, 86%.

Colonie has a very well educated, primarily white collar work force. While the Town has been fortunate to benefit from a strong housing market, care must be taken to prevent younger professionals and other workers from being priced out of the Town's market.

Existing Land Use and Land Use Regulations

Existing Land Use

Table 1 – Existing Land Use

Land Use	Acreage	% of Total
Agricultural	424.5	1.3
Residential	10,113.8	31.7
Vacant	7,820.6	24.5
Commercial	3,809.5	12.0
Recreation and Entertainment	1,423.9	4.5
Community Services	2,619.1	8.2
Industrial	485.6	1.5
Public Service	984.5	3.1
Unknown	1,531.4	4.8
Road Right of Way	2,659.2	8.3
Total	31,872.1	100.

In The Town of Colonie, the primary land use, 31.7%, is residential. Before WWII, the Town's predominant land use was agriculture. After WWII, development began to creep out from the Route 5/Central Avenue and Route 9/Loudon Road Corridors. Other growth areas that began to see increased development during this period include the areas around Denison Road, Vly Road and Consaul Road, in the western portion of the town. The Forts Ferry Road area is also a hub of residential development, as is the area east of Route 9 and north of Alternate Route 7.

13.5% of the Town's land is used for commercial and industrial activity. Central Avenue, Loudon Road and Troy Schenectady Road are all corridors of commercial use. Wolf Road is the location of the majority of the Town's large hotels, and also has many restaurants, retail plazas and office buildings. Around the Albany International Airport is another hub of commercial activity.

There are two main industrial areas of town. Railroad Avenue and Fuller Road are home to some of the older industrial enterprises in Colonie, and several large industrial complexes are located just outside of the City of Watervliet boundaries.

There are still large portions of the Town that are not yet developed. The western portion of town is mostly comprised of large, undeveloped parcels. This portion of the Town is located within the Albany Pine Bush Preserve ecosystem, and is served by a sparse transportation infrastructure. Along the Mohawk River, on the northern side of town, there are significant lands that continue to remain undeveloped.

Agriculture was once a dominant land use in the Town, but now only occupies 1.5% of the land use. Approximately 651.7 acres of land are in agricultural districts and are utilized primarily to grow nursery stock and produce.

Land Use Regulations – Zoning

Table 2 - Zoning

Zoning	Acreage	% of Total
Business	4700.8	14.7
Cemetery	198.8	0.6
Commercial H	2074.6	6.5
Industrial F	3696	11.6
Land Conservation	1011.5	3.2
PUD	137	0.4
Residential A - A4	17950.4	56.3
Residential B and C	568.0	1.8
Senior Citizen	26.1	0.1
Undeveloped	1508.9	4.7
Total	31872.1	100.0

The majority of the land in the Town of the Colonie is zoned one of the single family residential classifications. 56.3% of the land is classified Residential A, A1, A2, A3 and A4. These zones have minimum lot sizes ranging from 16,000 square feet, to 20,000 square feet.

1.8% of the Town is classified in zones Residential B1, B2, B3 and C. These zones allow multi-family residential, with a maximum density of 6 units per acre, either attached or detached.

Commercially zoned property occupies 37.5% of Colonie's land. Business E, E1, E2, E3, E4 and G, Commercial H, Industrial F and Undeveloped are all zones that allow commercial and/or industrial activity. Most portions of Routes 2, 5, 7, and 9 zoned commercially, as is the majority of the area around the airport. The Town's has three major areas of industrial zoning. The first area is the Railroad Avenue area that is adjacent to the Town of Guilderland and City of Albany, where 356.6 acres have an industrial classification. In the western portion of the town, 2,078.3 acres of land is industrially zoned. Along the City of Watervliet boundary, 723 acres are zoned Industrial F.

The Land Conservation Zone accounts for 3.2% of the Town. The permitted uses within this zone are farms and agriculture, parks, playgrounds and game preserve uses. The majority of this classification can be found along the Mohawk and Hudson Rivers, but the Town Golf Course, and a large portion of the Christian Brothers Academy property are also zoned Land Conservation.

The Planned Unit Development (PUD) zone contains 137 acres in the Town. This zone was established to "provide performance criteria in the context of flexible use and design regulations" with the intent to "encourage innovation in residential and nonresidential development" and to "encourage the maximum reasonable conservation and the most efficient possible use of land." The Town Board determines the allowable densities for projects in a PUD zone.

In the Senior Citizen zone, similar to the PUD, densities are determined by the Town Board. Projects in the Senior Citizen zone are allowed to be strictly residential, but are limited to residents over the age of 55 and their family. The type of development allowed in this district is typically apartment/condo style.

The Town of Colonie has, in addition to zoning, adopted subdivision and site plan review guidelines to guide the development process. As an alternative to the conventional subdivision process, the Town has provided developers with the option of cluster subdivisions. This type of subdivision does not increase the density of a site, but allows the same number of houses allowed by zoning, to be constructed on smaller lots to facilitate the preservation of natural and open lands.

Cultural and Recreational Resources

Cultural Resources

The first known inhabitants of Colonie were the Native Americans that settled along the Mohawk River, to take advantage of the fertile soils for agriculture. In the first half of the 17th century, Dutch Colonists appeared and erected Fort Orange, a trading post, near what is now Broadway in the City of Albany.. Kiliean van Rensselaer, in an effort to further the colonization effort, purchased a large tract of land, including all of Colonie, from the Iroquois. Through exhaustive efforts, he attracted a large number of farmers and artisans to settle in this new land called Beverwyck. In 1664, the Dutch reign in the New World was ceded to British rule, and the area was re-christened “Albany:

The Shakers, a religious Christian sect that subscribed to tenets including celibacy, equality of the sexes, pacifism, industry and separation from the outside world and communal living, made their first settlement in Colonie in 1774. By the middle of the 19th century, the Shaker population in Colonie had swelled to 350, but currently have dwindled to just one small settlement in Maine. Innovative and entrepreneurial, the Shakers were well known for the quality of their products and workmanship.

Today, the original Shaker site, is now owned by Albany County, and is looked after by the Shaker Heritage Society, a non-profit historic preservation group. The site is also listed on the National Register of Historic Places.

In total, 68 properties in The Town of Colonie are listed on the National Register of Historic Places, including a large section of the homes on Loudon Road in Loudonville. Also on the Register is the Albany Rural Cemetery, opened in 1844 and burial site to President Chester A. Arthur, and John Van Buren, along with a number of past Albany City Fathers.

National and State Registers of Historic Places in Colonie:

- Watervliet Shaker Historic District

- Newtonville Post Office (old Baptist Church)
- Schuyler Flatts
- Albany Rural Cemetery
- Loudon Road Historic District - (This includes 30 buildings, 27 on Loudon Road between 381 and 424 Loudon Road, 1 Imperial Drive, and 4 & 5 Cherry Tree Lane)
- Bryan's Store in Loudonville,
- the D.D.T. Moore Farmhouse,
- Gorham House,
- Hughson Mansion,
- Springwood Manor,
- Wheeler Home,
- Whitney Mansion and
- Godfrey Farmhouse
- Sage Estate (Albany International)
- Menands Park Historic District of twelve homes on Tillinghast Avenue.
- 372 and 410 Albany-Shaker Road; 537 and 554 Boght Road; 225 Consaul Road; 140 Dunsbach Ferry Road; 33 Fiddlers Lane; 67 Haswell Road; 294, 441, and 463 Loudon Road; 27 Maxwell Road; 210 Old Loudon Road; 71 Old Niskayuna Road; 34 and 158 Spring Street Road; 957 and 1010 Troy-Schenectady Road; 379 Vly Road; 216 Wolf Road; 272 and 592 Broadway, and 40 Cemetery Avenue in Menands
- Casparus Pruyn House

The Pruyn House, built in 1830 by Casparus Pruyn, is included on the Register. This property was purchased by the Town of Colonie in 1982, and after extensive renovations, opened to the public in 1985 to provide the Town with a historic and cultural center that is host to numerous functions, including the popular “Concerts in the Barn” series.

The William K. Sanford Town Library, located on the corner of Maxwell and Albany Shaker Roads, has over 173,000 books, 4,400 periodicals and 10,500 audiovisual materials. In addition to their extensive materials, the library offers free public internet access, and has a wide variety of programs targeted to people of all ages.

Recreation

The Town of Colonie Parks and Recreation Department maintains 850 acres of parking and recreational areas, in addition to the 5 ½ miles of the Hudson Mohawk Bike Hike Trail that is located in the Town of Colonie. The Department also runs a series of programs and events for the public, including the Summer Enrichment Program, weekly

summer track meets and a summer playground program, in addition to being responsible for the concert schedules for the Town Band and Town Brass Choir.

The Colonie Town Park, opened in 1967, and The Crossings of Colonie, opened in 2003, are the Town's two largest parks. The Town Park, in addition to walking and biking trails and playgrounds, is home to the Town Pool, softball and football fields, tennis courts and a boat launch on the Mohawk River, all on 160 beautiful acres.. At the Crossings of Colonie, there are 6 ½ miles of trails, a meeting house that provides conferencing facilities, a barrier free playground and a skating pond on the park's 130 acres.

The Town also maintains a 300 acre, 36 hole public golf course and club house. Approximately 80,000 to 100,000 rounds of golf are played at the Town Golf Course each year. The golf course is available to Town residents and their guests.

Fifteen "pocket parks" dispersed throughout the Town provide playground facilities and tennis and basketball courts. The West Albany Memorial Park, at 22 acres, is the largest pocket park, and has 8 baseball/softball fields. Additionally the Town has three ball field complexes, with soccer, baseball, softball and tee ball fields.

Town Park Information

Park	Location	Size
Colonie Town Park	71 Schermerhorn Road	175 Acres
Town of Colonie Golf Course	68 Lishakill Road	300 acres
The Crossings of Colonie	580 Albany-Shaker Road	130 Acres
Allegheny Pocket Park	Grenanda Terrace	2 acres
Burns-Whitney Pocket Park	Charles Rd	2 acres
California Avenue Pocket Park	California Avenue	2 acres
Forts Ferry Pocket Park	Forts Ferry Road	1 ½ acres
Latham-Kiwanis Pocket Park	First Ave	3 Acres
West Albany Pocket Park	110 Braintree Street	25 Acres
Lishakill Pocket Park	Jones Drive	3 acres
Loudonville Pocket Park	Osborne Road	1 acre
Maplewood Pocket Park	Easy Street	1 ½ acres
Palma Pocket Park	Martin Terrace	3 acres
Roessleville Pocket Park	Wilson Avenue	3 acres
Stanford Heights	Nutwood Ave	1.5 Acres
James G. Egan Memorial Park	Timberland Drive	½ Acre
Maywood Pocket Park	Brent Street	4 acres
South Colonie Sports Complex	288 Consaul Road	44 Acres
North Colonie Soccer Complex	500 Boght Road	54 Acres
Boght Ballfields	1155 A New Loudon Road	20 Acres

The Mohawk Hudson Bike Hike Trail is a 35 mile long multi-use trail that runs through Schenectady and Albany Counties, and is a part of the 350 mile statewide “Canalway Trail” that extends from Buffalo to Albany. In 2003, the Capital District Transportation Committee developed a plan to fill in the gaps that are located throughout the trail. Priority areas for trail connections in Colonie include connecting Broadway in Colonie/Menands with the trail, the newly realigned Albany Shaker Road with the trail and a trail extension to Peebles Island. The Hudson Valley Greenway has ultimate plans to connect the Mohawk Hudson Bike Hike Trail down the Hudson River to New York City.

Between the Village of Menands, and the City of Watervliet, yet still in the Town of Colonie, is The Schuyler Flatts Cultural Park, a site that is steeped in significance to both Native and Colonial American history. This 43 acre site serves as an educational

resources to residents and visitors, as well as a passive recreation area, with its wide, open fields.

The Town is fortunate to access to the numerous cultural and recreational amenities that are available. Challenges in the future for Parks and Recreation, will be to maintain current levels of services, and expanding upon underutilized facilities and recreational opportunities. Also, many of the Town's cultural resources are not widely recognized or known about – the Town must continue to work with the various entities that protect and promote these cultural treasures to fully realize their value.

Natural Resources

Geology

The Town of Colonie encompasses 57.9 square miles in Albany County, situated north of the City of Albany and Town of Guilderland, west of the Hudson River and City of Watervliet, south of the Mohawk River and west of the Town of Niskayuna.

Ten to fifteen thousand years ago, when the glaciers covering North America receded, a large glacial lake, Lake Albany, formed in the Capital District. As that lake drained, much of Colonie was left a moderately level area. The small drainage rill eventually became Colonie's larger creeks: Patroon's Creek, Sand Creek, Lisha Kill, Shaker Creek, Delphus Kill and the Salt Kill. Along the Hudson and Mohawk Rivers are long alluvial flats, that provided extremely fertile soils for agriculture, as a result of the continual flooding.

As Colonie is bordered on the north by the Mohawk River, and to the east, by the Hudson River, there are significant steep slopes on the crests of those two river valleys, that also provide beautiful views of both the rivers and the Taconic Ridgeway to the East. The Shaker Ridge area, in the northwest, and the lands to the east of the Northway are generally gently rolling hills. Very flat areas can be found in and around Albany International Airport, and along the Route 5 – Central Avenue corridor.

Watercourses

Approximately 91 miles of watercourses are protected in the Town of Colonie. Included for protection are major tributaries of the Mohawk and Hudson Rivers, such as the Delphus Kill, Lisha Kill, Salt Kill, Sand Creek, and Shaker's Creek, among many others. Any disruption or work within 100' of the watercourse's banks must be approved by the Significant Environmental Areas Management Board. 1,921 acres of the Town are located within the protected watercourse buffer.

Wetlands and Floodplains

There are 1,531 acres of New York State DEC wetlands in the Town of Colonie. NYSDEC wetlands must be 12.4 or more contiguous acres. Additionally, land within 100' of each NYSDEC wetland is protected by the State. Wetlands are determined by not only the presence of standing water, but by certain vegetation that thrive in wet soils, that indicate the presence of moisture over a period of time. The Federal Army Corp of Engineers additionally protects wetlands that may be smaller than NYSDEC wetlands, but they must be connected to navigable waters. The number of federally protected wetlands in Colonie is unknown and unmapped, but is estimated to exceed the acreage of NYSDEC wetlands.

As a part of the 1972 Clean Water Act, the federal government decided to protect wetlands for several reasons. Wetlands provide many benefits to communities, including flood and storm water control, surface and groundwater protection, erosion control, treatment of pollution and habitat for fish and wildlife.

A floodplain is the level land along the course of a water body. To mitigate the effects of a flood during times of high water levels (after a large rain or snowmelt), the Federal Emergency Management Agency controls and protects the areas located within these federally designated floodplains. In Colonie, these floodplain areas are located in and around The Mohawk River, The Hudson River, The Lisha Kill, Shaker Creek, The Delphus Kill, Sand Creek, and The Salt Kill.

Mineral Resources

The Town of Colonie has valuable mineral resources including gravel, sand and shale. Within the Town, there are currently 19 mining permits that have been issued by the New York State Department of Environmental Conservation, Division of Mineral Resources. The majority of permits issued are for the mining of sand and gravel, with one permit allowing for the mining of shale. The number of acres affected by the current permits total 370.

According to the NYSDEC Region 4 Office, Division of Mineral Resources, there is a growing depletion of gravel resources within the region as a direct result of the rate of growth in the region. Growth and development require the use of aggregate for roadways and grading purposes. At the same time, the ability to extract mineral resources has been and will continue to be reduced as increased residential growth occurs adjacent to the region's resource deposits. The noise, odor, associated truck traffic and air impacts of mining are often concerns for surrounding areas.

All mining operations must meet the requirements of the Mined Reclamation Law and the State Environmental Quality Review Act (SEQR). State law addresses the extraction of mineral resources and the operation of such extraction. Local municipalities may enact local ordinances determining whether or not to allow mining and where mining may be permitted in the community. Local municipalities may also offer suggestions regarding the operation of a mine that address access issues, setback requirements, hours of operation and dust control.

The Albany Pine Bush Preserve

A large portion of the south western border of Colonie, along the Guilderland town line, are lands in the Albany Pine Bush. After glacial Lake Albany drained, dunes were formed by wind whipped sand, which were then stabilized by the globally unique plants of the Pine Bush, such as the Pitch Pine, Scrub Oak and Smooth Shadbush. The Karner Blue Butterfly, a federally endangered species, along with two rare natural communities and fourteen rare insects are native to the Pine Bush.

The Albany Pine Bush Preserve Commission was established in 1988 by the New York State Legislature. Recognizing the Pine Bush is a "rare and endangered natural community", the Commission was charged to "protect and manage the Albany Pine Bush". The Commission is a coalition of public and private entities, of which the Town of Colonie is a partner, along with the NYS DEC, the NYS Office of Parks, Recreation and Historic Preservation, The Nature Conservancy, the City of Albany, the Town of Guilderland, Albany County and four citizen representatives.

The Mohawk River

There are approximately 10 miles of Mohawk River waterfront in the Town of Colonie. Recognized as an important, but underutilized, asset to the Town, a grant was received for Colonie to participate in The Countryside Exchange program in 2002. In 2003, the Town was visited by an international team of Waterfront experts to help the Town chart a course in the planning of this critical area. As a result of the exchange team's recommendations, the Mohawk River Community Partners of Colonie, Inc was organized "to identify, preserve, protect and promote the natural, scenic, cultural, historical, economic and recreational resources" of the waterfront area. Not only is the Mohawk River an important asset due to its beautiful scenic views, and adjacent bike/hike trail, it is also one of the main providers of the Town's water supply.

Infrastructure

Transportation

Due to its geographic location between the cities of Albany, Schenectady and Troy, the Town of Colonie serves as a major crossroads in the Capital District. US Interstate 87 and Route 9 bisect the Town, and State Route 7 runs the length of Colonie, from Rensselaer County to Schenectady County. Parallel to the southern Town boundary, runs State Route 5 /Central Avenue from the City of Albany to Schenectady County.

In addition to the number of State and County highways located in the Town, the Highway Department maintains approximately 300 miles of Town roads. In addition to snow removal and road paving and maintenance, the Department is responsible for signage, drainage and brush cutting and removal within the Town's right of way.

While bus service is available throughout the majority of the town by the Capital District Transportation Authority, the most traveled transit route is the Route 5 corridor. Over the next several years, CDTA will be formulating their agency's master plan for improved/expanded service in the Capital District. One of their priority areas, however, will be the Central Avenue corridor, which has been targeted for Bus Rapid Transit service. Recently a corridor study was completed that analyzed land use and transportation patterns from the City of Albany to the City of Schenectady along Route 5. At the completion of that study, the Town Board resolved to support the conclusions of that document.

Latham Water Department

The Town of Colonie's primary water district is the Latham Water District, which serves the entirety of the Town, with the exception of the Village of Menands and parts of the Maplewood area. 76,000 residents in the Town receive their drinking water that is processed in the Mohawk View Water Treatment Plant. Over 4 billion gallons of water are annually pumped to over 22,700 service connections.

Colonie has three raw water sources from which it draws. The Mohawk River provides the bulk of the summer supply. The Stoney Creek Reservoir, located in the Town of Clifton Park, and groundwater from wells on Onderdonk Avenue provide water for the rest of the year.

Pure Waters

The Pure Waters Department is responsible for the Town's sanitary sewer collection systems. They maintain over 400 miles of pipe and more than 8,000 manholes. At the Mohawk View Water Pollution Control Plant, the Pure Waters Department treats 3.5 million gallons per day of sanitary waste.

Sewer service is available to approximately 85% of the developed parts of town. Public sewer is required in all new Town developments, and the cost of the sewer extension is borne by the developer, at no expense to the taxpayers.

Overall, the Town of Colonie has an extensive amount of available infrastructure throughout the majority of the Town. While this makes Colonie a desired location for commercial and residential activity, the Department of Public Works will be challenged to maintain levels of service to existing and future users.

Appendix B – Initial Neighborhood Meeting Results

**Colonie North Planning Area Meeting Summary
 Forts Ferry Elementary School, Forts Ferry Road
 Monday, October 20, 2003, 7:00 PM – 9:00 PM**

112 Participants

Housing

Assets	
Dots	Comment
6	Single family housing
3	Neighborhood pride

Liabilities	
Dots	Comment
8	Impact of commercial encroachment on property values
8	Need for co-housing
6	Need for mixed-use, traditional development
5	Housing adapted to needs of seniors
3	Commercial encroachment on residential areas
2	Urbanization of suburbs
2	Need for common sense planning for development
2	Need to consider fiscal impacts of development
1	Need to preserve integrity of existing housing stock/density
1	Lack of planning for schools
0	Lack of universal design housing

Cultural Resources

Assets	
Dots	Comment
15	Delphuskill Study
14	Mohawk River
10	Bike path
9	Library
5	Town Park
4	Crossings Park
4	School
4	Shaker Historic Site
4	Golf Course
4	Family Residential neighborhoods
2	Pruyn House
1	Schuyler Flatts
1	Weigh Lock - Maplewood
1	Business culture - Wolf Road

Liabilities	
Dots	Comment
14	Imbalance between business interests & open space preservation
11	Fee for Town Park entry
7	Lack of public access TV production facilities
6	Shaker Site needs more attention
5	Lack of Senior Center
3	Loss of historic sites
2	Unsafe section of bike path on Dunsbach Ferry / IslandView
2	Lack of visitor center
1	Loss of farms
0	Lack of awareness of cost of Crossings development & operation

**Colonie North Planning Area Meeting Summary
Forts Ferry Elementary School, Forts Ferry Road
Monday, October 20, 2003, 7:00 PM – 9:00 PM**

Natural Resources

Assets	
Dots	Comment
18	Mohawk River
14	Mohawk Valley Views
9	Undeveloped Farms
9	Wetlands
6	Fishing
3	Potential landscape along Mohawk River
3	Tributaries to Mohawk River
2	Pine Bush Preserve
1	Proximity of Boght to Cohoes Falls
1	Birding
0	Ann Lee Pond

Liabilities	
Dots	Comment
9	Invasive plants in Mohawk
7	Lack of access to Mohawk waterfront, 1. Fishing 2. Boating
6	silting of Mohawk
4	Lack of runoff management
3	Mohawk flooding - ice jams
2	They are disappearing
2	Mosquito breeding grounds
1	Visual impact of landfill
1	Odor impact of landfill
1	Potential water contamination
1	Pollution of the Mohawk
1	Overpopulation of Canada geese, muskrats
0	Brownfields & toxic waste sites
0	Lack of enforcement education and regulations regarding trash in river
0	Better notice on water level changes in Mohawk

Community Resources

Assets	
Dots	Comment
17	Bike Path
8	Tax Base
6	Town Landfill
6	Crossings Park
5	EMS
5	Composting program
3	Airport Access
3	Snow removal
3	Colonie Senior Service Ctr.
3	Location of Town in Capital Region
2	Summer Camp Youth Programs
2	Public Water
1	Fire Departments
1	CYC & After school program
1	Youth Recreation Services
1	Open Meeting
0	Wolf Road
0	Town Nurse
0	Town Recreation Services North End
0	Police
0	Public Participation
0	Public Knowledge

Liabilities	
Dots	Comment
12	Lack of Town water in north end
11	Overhead power lines - unsightly and vulnerable
10	Lack of road carrying capacity
9	Lack of sidewalks
7	Lack of sewers in north end
7	Unsafe section of bike path on Dunsbach / Islandview
2	Lack of street lights
2	Odors from sewage treatment plant
2	Lack of pedestrian/bike access across Latham Circle
0	Lack of storm sewers
0	Need to plan for future landfill
0	Lack of sound control along Northway
0	Landfill odor
0	Need for more community improvements/mitigation from new developments

Colonie North Planning Area Meeting Summary
Forts Ferry Elementary School, Forts Ferry Road
Monday, October 20, 2003, 7:00 PM – 9:00 PM

Community Services

Assets	
Dots	Comment
6	Youth Services
5	Volunteer fire departments
5	Senior Citizen Services
4	Police Department
4	Neighborhood Association
3	EMS Department
1	Dept. of Public Works
1	Town Web Site
0	Quality of Public Vol.

Liabilities	
Dots	Comment
18	Lack of representation on Town Boards from north area
9	Need to integrate commercial needs with residential needs
9	Need for ward system for Town elections
7	Planning Board
6	Lack of Planning for future landfill closure
6	Poor planning of Wade Rd. Ext., neighborhood and school impact
5	Need leaf vacuums
5	Through commercial traffic in residential neighborhoods
5	Lack of planning around Latham Farms
5	Lack of a walkable community
5	Lack of speed limit enforcement
4	Lack of programs for teens
4	Lack of responsiveness to public input
3	Lack of Town garbage pick-up
3	Need for ombudsman
3	Trash pick up time regulation needed
3	Lack of riverfront infrastructure (docking, boat launches for public)
2	Lack of jobs for teens
2	Lack of bike/pedestrian signage
2	Need to revamp ethics committee
1	Need to improve enrollment process for summer programs
1	Lack of public transportation, especially for seniors
1	Lack of innovative land use planning
1	Lack of Town Center
1	Lack of traffic control devices (4-way stops, children at play, etc.)
1	Airport noise
1	Lack of free recreational children's programs
1	Lack of bike access to the bike path
1	Need for waterfront preservation
1	Lack of meaningful public participation in planning process
0	Need for assistance to seniors for independent living
0	Need more information on Town web site
0	Need to implement study-more support for volunteer fire depts.
0	Need more funding for emergency medical services
0	Lack of sound barrier between Wade Rd. Ext. & Harrowgate
0	Availability of summer camp program
0	Isolation of office parks
0	Lack of ethics board
0	Identification & services for sick & frail seniors
0	Lack of fluoridated public water
0	Voter apathy
0	Lack of capacity in CYC before & after school programs
0	Integrity of Planning Board review process

**Colonie North Planning Area Meeting Summary
 Forts Ferry Elementary School, Forts Ferry Road
 Monday, October 20, 2003, 7:00 PM – 9:00 PM**

Land Use

Assets	
Dots	Comment
17	Existing open space
12	Undeveloped land along Mohawk River
6	Low Tax Rate
4	Pocket Parks
4	Landfill
3	Current Comp. Plan process
3	Single family housing
2	Delphus Kill Study
2	Housing Values

Liabilities	
Dots	Comment
25	Lack of a building moratorium until comp. plan is completed
7	Lack of separation between commercial & residential
7	Need for more open space preservation
5	Lack of pedestrian-friendly land use
4	Impact on residential property values of commercial development
3	"Undeveloped" zoning district designation misleading
2	Lack of a comprehensive plan
2	Need to redevelop vacant commercial buildings
2	Lack of affordable housing
1	Need for archeological review
1	Need to protect landfill capacity
1	Need for review of land use regulations
0	Lack of action on previous studies
0	Un-elected planning & zoning boards
0	Lack of steno. record for public meetings
0	Disparate treatment of different areas of Town

Loudonville Community Planning Area Meeting Summary

Loudonville School, Osborne Road

Wednesday, October 1, 2003, 7:00 PM – 9:00 PM

29 Participants

Housing

Assets	
Dots	Comment
8	quality historic housing
3	stable housing market
1	Nursing home
0	affordable housing (mobile homes)

Liabilities	
Dots	Comment
11	Need for architectural review
3	Need for housing alternatives (e.g. co-housing, aging in place)
1	Need multi-use (mixed housing and commercial)
1	Need Senior housing closer to support facilities
1	Need more traditional development
0	Need more conservation subdivisions
0	Lack of affordable housing
0	Lack of opportunity for multi family housing
0	Need for more neighborhood input in development approval process
0	Mobile Home parks

Cultural Resources

Assets	
Dots	Comment
9	Crossings
5	Good library
4	Cross-country skiing
3	Pruyn House
3	Golfing
2	Shaker area
1	Bike path
0	Town park

Liabilities	
Dots	Comment
5	No Town centers (neighborhood centers)
2	Need arts & Cultural center
2	Lack of investment in tourism promotion (info. Map)
1	No central meeting place
0	Liabilities
0	Loss of Heritage Park & Diamond Dogs
0	Lack of drive-in theater
0	Lack of Museum
0	Need neighborhood schools
0	Need better coordination between student population growth & facilities planning
0	School Taxes
0	Need more community events (First night, 4th of July)
0	Lack of appreciation for Town's agricultural history
0	Lack of public access channel production facility

Natural Resources

Assets	
Dots	Comment
8	Farms we have
5	Mohawk River waterfront
3	Pine Bush area
2	Streams and creeks
1	Potential to preserve Little River area
1	Little's Lake
1	Puryn House trails
1	Mohawk River water supply
0	Powerline rights of way
0	Fishing opportunities

Liabilities	
Dots	Comment
3	Need to identify and preserve open space
3	Need better access to Mohawk
1	Develop utility r.o.w.'s as links between open spaces
1	Provide more passive recreational opportunities
1	Loss of farms
0	Liabilities
0	Need to develop Little River potential
0	Restricted access to Little's Lake
0	Need to preserve and protect waterways
0	Need identification/promotion of fishing opportunities

Loudonville Community Planning Area Meeting Summary

Loudonville School, Osborne Road

Wednesday, October 1, 2003, 7:00 PM – 9:00 PM

0	Ann Lee Pont/trails
0	Town Hall trails

Community Resources

Assets	
Dots	Comment
2	Landfill
2	Airport
1	Mohawk River water supply
1	Crossing playground
0	Water and waste water plants

Liabilities	
Dots	Comment
9	Lack of sidewalks
6	Lack of alternative modes of transportation for non-driving population (bike/ped)
4	Lack of safe pedestrian crossings
3	Traffic
3	Stop widening roads to increase capacity
2	Lack of public transportation
1	Lack of integrated land use/infrastructure planning
0	No skate park
0	Need traffic calming devices
0	Need roundabouts
0	Need to bury overhead utilities
0	Selling of excess landfill capacity
0	Need redevelopment plan for landfill
0	On-street parking

Community Services

Assets	
Dots	Comment
3	Youth sports facilities
2	Extensive adult continuing education
2	Adult daycare at Beltrone Center
2	Youth programs & services
2	Quality of public works and infrastructure
1	Police Dept.
1	Library
1	Fire Services
1	Recreational services at Crossings
1	Pruyn House
1	Emergency response services
0	EMS
0	Community Development
0	School recreational facilities
0	Golf Course
0	Street lighting

Liabilities	
Dots	Comment
1	Lack of professional paid fire service
0	Liabilities
0	Need better senior transportation services
0	Need more senior activities
0	Need more post offices
0	Need more street cleaning
0	Need expanded leaf pick-up
0	Inadequate street lighting
0	Too much street lighting
0	Need more public meeting rooms

Loudonville Community Planning Area Meeting Summary
Loudonville School, Osborne Road
Wednesday, October 1, 2003, 7:00 PM – 9:00 PM

Land Use

Assets	
Dots	Comment
5	Sanderson parcel preservation
2	Good use of Residential/commercial uses
2	Infrastructure to support land use
1	Development of Crossings rather than homes
0	Quality of Life within neighborhoods
0	Noise ordinance

Liabilities	
Dots	Comment
9	Need community design guidelines for traditional development
5	Need architectural review standards
4	Reserve open space
2	Airport noise
1	Need to protect and expand Pine Bush
1	Need more youth recreation
1	Need more neighbor input in development process
1	Need more landscaping in commercial projects
1	Need to connect neighborhoods and schools with bike/ped. Paths
1	Provide parking in commercial development away from street front
1	Need to interconnect neighborhoods for traffic management
0	Provide buffers between neighborhoods
0	Need to target development to areas where infrastructure exists
0	Need less neighbor input in development process
0	Need for preservation of large trees in new development
0	Need access management on commercial corridors (fewer curb cuts)
0	Need shared parking
0	Prevent through traffic in neighborhoods
0	Need Brownfield redevelopment
0	Preserve farms

Latham Community Planning Area Meeting Summary

Shaker Junior High, Watervliet Shaker Road

Wednesday, October 15, 2003, 7:00 PM – 9:00 PM

8 Participants

Housing

Assets	
Dots	Comment
4	Residential tax rates (low)
1	Property values

Liabilities	
Dots	Comment
2	Lack of housing type diversity
2	Lack of senior-friendly housing
2	Lack of multi-family housing
1	Lack of affordable new housing
1	Lack of multi-generational housing
0	Lack of town houses

Cultural Resources

Assets	
Dots	Comment
3	Public Library
2	Shaker Historic Areas
2	School Quality
0	Pruyn House
0	Religious Institutions

Liabilities	
Dots	Comment
2	Lack of live theatre/performance venue
1	Schools overcrowded
1	Lack of preservation of Town history/history
0	Lack of attention/resources devoted to shaker historic area

Natural Resources

Assets	
Dots	Comment
3	Mohawk River
2	Pine Bush
2	Town Parks (Crossing, Town Park, Schuyler Flatts)
1	Tributaries
1	Ann Lee Pone and preserve
1	Wetlands protection

Liabilities	
Dots	Comment
2	Town should acquire land to ensure stream protection
1	Need to preserve/protect tributary streams and waterways
1	Ann Lee Pond Preserve needs better promotion, management
1	Need better planning for passive recreation throughout the Town
0	Wetland preservation not given priority

Community Resources

Assets	
Dots	Comment
2	Bike path quality
1	Multi-use paths (hike & bike)
0	Quality of Latham Water
0	Parks Maintenance
0	Landfill

Liabilities	
Dots	Comment
1	Traffic at northway exit 6
1	Need to review speed limits
0	Municipal fire training center inadequate
0	Need more bike paths and pedestrian accommodations
0	Better winter maintenance of pedestrian/bike routes
0	Lack of neighborhood parks and playgrounds
0	Low water pressure in west side of Town

Latham Community Planning Area Meeting Summary
Shaker Junior High, Watervliet Shaker Road
Wednesday, October 15, 2003, 7:00 PM – 9:00 PM

Community Services

Assets	
Dots	Comment
2	Colonie Senior Service Center
0	Volunteer Fire Departments
0	Leaf pick-up
0	Hazardous Waste Day
0	Mutual Aide

Liabilities	
Dots	Comment
1	Lack of traffic enforcement
0	Municipal fire training center inadequate
0	Need satellite locations for senior services
0	Need better senior transportation
0	Need to plan for police force replacement
0	Need long-range plan for public safety services
0	Lack of volunteers to staff fire department

Land Use

Assets	
Dots	Comment
2	Residential/Commercial mix
1	Waterfront study

Liabilities	
Dots	Comment
4	Zoning too rigid for innovative development concepts
3	Need to determine development capacity of Town
2	Need to focus on environmentally sensitive areas (e.g Mohawk River waterfront)
1	Commercial encroachment on residential areas
0	Need education of public on land use issues
0	Need to allow for mixed-use communities
0	D & H railyards - derelict, hazardous

**Colonie South Planning Area Meeting Summary
The Crossings Meeting House, Albany Shaker Road
Wednesday, October 29, 2003, 7:00 PM – 9:00 PM**

11 Participants

Housing

Assets	
Dots	Comment
4	Variety of housing stock
2	Smaller homes

Liabilities	
Dots	Comment
7	Need more cluster, townhomes
4	Need transgenerational housing
2	Absentee landlords
2	Housing not affordable

Cultural Resources

Assets	
Dots	Comment
5	Crossings
4	Shaker site
4	Pruyn house
4	Library
3	Bike Trail
0	Pine Bush

Liabilities	
Dots	Comment
3	Better use of Shaker site - more displays, info.
2	Better Town support of Shaker site
2	Mobile Town history museum/display
1	Need to expand bike trail system
0	Need performing arts facilities
0	Home venue for Town band needed

Natural Resources

Assets	
Dots	Comment
3	Mohawk River
1	Pine Bush
0	Ann Lee Pone
0	Wetlands
0	Ponds & Streams

Liabilities	
Dots	Comment
2	Need for cooperative extension service in Town
1	Need to dredge and remove weeds from Mohawk
0	Need migratory bird management

Community Resources

Assets	
Dots	Comment
2	Landfill
2	Sports & recreation facilities
0	Sidewalks
0	Cross-walks
0	CYC "Rudy" center
0	Outdoor pools

Liabilities	
Dots	Comment
3	Better street paving plan
2	Need crosswalks for access to sidewalks
0	Need bike lanes on streets
0	Landfill impacts
0	Need leaf pick-up on vacant properties
0	Need non-commercial indoor pool and recreation center

**Colonie South Planning Area Meeting Summary
The Crossings Meeting House, Albany Shaker Road
Wednesday, October 29, 2003, 7:00 PM – 9:00 PM**

Community Services

Assets	
Dots	Comment
3	EMS services
2	Volunteer Fire Departments
2	Public Transportation
1	Colonie Senior Programs
1	CYC "Rudy" Center
1	CYC child care program

Liabilities	
Dots	Comment
2	Need better senior transportation
2	Need better public transportation
1	Traffic congestion
1	Need more child care service
1	Need more town-wide community events
0	Need to expand availability of youth programs

Land Use

Assets	
Dots	Comment
5	Encourage green space
4	Redevelopment of commercial / Reuse property
1	Central location
1	tax base

Liabilities	
Dots	Comment
6	Need to redevelop existing vacant commercial space
5	Need to preserve open space
4	Need analysis of development capacity
1	Need to review and update zoning law
1	Need to preserve farms

Westside Planning Area Meeting Summary
Lishakill Middle School, Waterman Ave
Wednesday, November 5, 2003, 7:00 PM – 9:00 PM

27 Participants

Housing

Assets	
Dots	Comment
2	Wide range of housing opportunities
0	Building code enforcement

Liabilities	
Dots	Comment
11	No need for cluster housing
3	Lack of universal design homes
2	Affordable housing needs for Seniors with transportation
1	Lack of neighborhood centers
1	temporary transient hosing
0	Lack of multi-family housing opportunities

Cultural Resources

Assets	
Dots	Comment
4	The Crossings
1	Shaker Site
1	Pruyn house
1	Historic houses

Liabilities	
Dots	Comment
2	Need for satellite library facilities
1	Lack of performing arts facilities

Natural Resources

Assets	
Dots	Comment
13	Wooded hill between Lishakill & Denison
7	Vly Road area wetlands
7	Pine Bush
3	Mohawk bike path
3	Mohawk Riverfront
3	Diversity of wildlife
3	Nature / Land conservancy protected lands
3	Farms
2	Ann Lee pond
1	Lishakill Creek
0	Lupe Way wetlands

Liabilities	
Dots	Comment
5	Additional Pine Bush protection
5	Threat to Vly Road area wetland
2	Need for more open space preservation
2	Residential over development
2	Need for greater wetland protection
1	Unwanted wildlife
1	Loss of farms
0	Threat to wooded hill between Lishakill / Denison

Community Services

Assets	
Dots	Comment
7	Police Dept.
4	Emergency medical services
3	Colonie youth center
2	Bright Horizons adult day care
2	Fire services
1	Senior service center & resources
0	Latchkey program
0	Town nurse

Liabilities	
Dots	Comment
4	Need for traffic calming
1	Lack of communication about Town/School services
1	Need for more police
1	Need for median barriers ad Railroad crossings
0	Need for better public relations
0	Need for more community outreach
0	Need for traffic enforcement
0	Need for more satellite services
0	Need for more senior outreach
0	Need for more outreach of ability impaired

Westside Planning Area Meeting Summary
Lishakill Middle School, Waterman Ave
Wednesday, November 5, 2003, 7:00 PM – 9:00 PM

Community Resources

Assets	
Dots	Comment
4	Good water supply
4	Bike Trail
3	Good snow removal
3	The Crossings
3	Good parks
2	New ballfields
2	Airport
1	Reasonable water rates
0	Cul-de-sacs

Liabilities	
Dots	Comment
9	Need for more sidewalks
8	Traffic congestion
5	Lack of street lights
4	Need for more bike lanes
4	Need for more pocket parks
3	Need for trails
3	Lack of ATV trails
2	Too many cul-de-sacs
2	Lack of traffic signal coordination
1	Through traffic speeders on residential streets
1	Lack of bus shelters, benches, lighting
1	Need to extend sanitary sewer lines
0	Auto dependencies
0	Lack of multi-modal transportation
0	Lack of water pressure
0	Snow plowing
0	Commercial/Industrial lack of buffers
0	Appearance of Troy Schenectady Road
0	Mis-use of trails by motor vehicles
0	Repaving of residential streets
0	Need for sporting facility
0	Albany Airport noise

Land Use

Assets	
Dots	Comment
6	New parks and trails
5	Convenient location
4	Albany Pine Bush Preserve Commission
2	Lishakill Market neighborhood commercial area
2	Mohawk Riverfront Revitalization Program
0	Elimination of cumulative zoning
0	Town participation in preserve commission

Liabilities	
Dots	Comment
7	Need to direct development away from Pine Bush
5	Need to preserve more open space
5	Need for moratorium trigger
3	Cumulative development impact studies
2	Too much commercial development
2	Need for more protection of residential from commercial
2	Buffer zones
2	Need for rezoning
2	Plan for high speed train impacts
1	Recycle existing properties
1	Lack of insinuation for business redevelopment
1	Need for farm land
1	Need for future land use development study
1	Lack of hospital facilities
0	Need for more small neighborhood areas
0	Need for agricultural districts
0	Need for public transportation planning in development process
0	Traffic congestion

Beltrone Community Planning Meeting Summary
The Beltrone Living Center, Winners Circle
Friday, November 14, 2003, 1:30PM

21 Participants

Housing

Assets	
Dots	Comment
10	Beltrone Living Center
3	Appearance of neighborhoods

Liabilities	
Dots	Comment
9	Need more senior housing
8	Need more affordable housing
3	Need more subsidized housing
2	Need more funding for home rehabilitation
2	Need more sheltered parking
0	Appearance of existing mobile home parks

Cultural Resources

Assets	
Dots	Comment
6	Town Park - Crossings
3	Stedman Room
2	Pruyn House
2	Shaker Museum
1	Library
1	Schools
0	Curtain call theatre
0	Churches
0	Colleges
0	Airport museum

Liabilities	
Dots	Comment
6	Heated, indoor pool needed
3	Need mobile library
2	Need branch libraries
0	Need more museums

Natural Resources

Assets	
Dots	Comment
1	Mohawk River
1	6 Mile water works park
0	Ann Lee Pond preserve
0	Town Park
0	Albany Pine Bush
0	Bike Path

Liabilities	
Dots	Comment
3	Ann Lee Pond needs work
3	Mohawk River needs work
2	Six mile park not accessible from Town
1	Appearance of landfill detracts from natural resource character

Beltrone Community Planning Meeting Summary
The Beltrone Living Center, Winners Circle
Friday, November 14, 2003, 1:30PM

Community Resources

Assets	
Dots	Comment
11	CDTA Shuttle-fly
5	Colonie Senior Center
0	Landfill

Liabilities	
Dots	Comment
4	Need more localized public transit
4	Traffic congestion
3	Lack of sidewalks
2	Shuttle fly not accessible by electric chairs
2	Need more street lighting
1	Landfill visual and odor impacts

Community Services

Assets	
Dots	Comment
6	Police
5	Colonie Senior Services
4	Golf Course
4	Senior clubs
4	EMS
3	Transportation Services
1	Fire
1	Hoffman's Playland
0	Town Times
0	Emergency Management Service
0	HAZMAT

Liabilities	
Dots	Comment
4	Cost of services must be included in planning
3	Need public awareness of emergency shelter locations
2	Need snow plowing service for seniors
2	Need more security personnel in appropriate locations
1	Need community services building
0	Need a par 3 golf course
0	Need for Town trash pick up
0	Need better public communications
0	Water usage restrictions

Land Use

Assets	
Dots	Comment
6	Parks / open space
6	"The Rudy" CYC Rec. Center
0	Zoning code

Liabilities	
Dots	Comment
6	Vacant building at corner of Wolf Road and Albany Shaker Road
5	Need more sensitivity to senior needs in location, size, and design of senior housing
2	Need for sensitivity in siting commercial uses adjacent to neighborhoods
1	Need for zoning enforcement
1	Need to preserve open space

**Business Community Planning Meeting Summary
The Meeting House, The Crossings of Colonie
Tuesday, March 16, 2004; 8AM**

I. Ranking of Assets and Liabilities

Community Services/ Infrastructure

Assets	
Dots	Comment
12	Airport
8	Commercial Tax Base
7	The Crossings
5	Library
5	Police
5	Emergency Medical Service
5	Chambers of Commerce
3	Schools
3	Shaker Site
2	Good local road Maintenance
2	Business and Trade Associations
1	fire protection
1	Water Treatment Plant
1	Landfill
1	Major Highway Access
0	New Water Tower

Liabilities	
Dots	Comment
18	Need for Exit 3
7	Additional maint. Of interstate highway
3	Lack of public sewer north end
3	Parallel route to Wolf Road
2	Overhead utility lines along roadways
2	Albany International Airport
2	Need for Traffic calming
2	Better utilization of Shaker Sites
1	Access to Central Ave from I-90/Slingerland by pass
1	Est. of yard waste collection system

Quality of Life Issues

Assets	
Dots	Comment
18	Wide Variety of Available Goods and Services
5	Comprehensive Plan
4	Safe Community
4	Youth Services
4	Numerous Hotels
2	Senior Services
1	Pedestrian accommodations on Wolf Road

Liabilities	
Dots	Comment
15	Need for visitors center
10	Need for more mass transit
7	Need for high density housing
6	Lack of new affordable housing
5	Need more senior facilities
4	Need for more community/cultural activities
4	Lack of middle class housing
3	Need for more after hour entertainment
2	Need for more traffic enforcement
1	Need for more recreational opportunities in high density areas
1	Expansion of Wolf Road Vision

Business Community Planning Meeting Summary
The Meeting House, The Crossings of Colonie
Tuesday, March 16, 2004; 8AM

Land Use/Regulations/Process

Assets	
Dots	Comment
22	Balance of Commercial and residential development
7	The Crossings
3	Established process in place
3	Bike Path
3	Ciccoti Center
0	Wetlands

Liabilities	
Dots	Comment
30	Regulation time frame too long
12	More Industrial Zoning
12	Need for more mixed use development
5	Better use of natural resources
5	Need for more housing variety
4	Land Use Conflicts
4	Need for better Pedestrian and Bike Linkages
1	Parking issues
1	Re-development promotion
1	Revamp site review process
0	Wetlands not receiving enough attn

Natural Resources

Assets	
Dots	Comment
23	Use of Gravel Deposits
11	Mohawk Riverfront
11	Location
2	Water Supply

Liabilities	
Dots	Comment
24	Redevelopment of community gateways
7	Better understanding needed of Mohawk Riverfront
3	Better utilization needed of trails around Ann Lee Pres.

II. Issues Raised in Brainstorming Session

- Improve signage process
- Revisit signage laws
- Need user friendly street/location guides
- Need for open Zoning Board of Appeals process
- Difficult building permitting process
- Image needs improvement – perception that Town is difficult to work with
- Landscaping and signage conflicts
- Landfill Odors
- Review Process too long
- Need better promotion of resources/opportunities
- Transportation and growth relationships need examining

Business Community Planning Meeting Summary
The Meeting House, The Crossings of Colonie
Tuesday, March 16, 2004; 8AM

III. Supplemental “Post-it” Questions

1. What can the Town do to improve the general business climate?

- Continued development of the GIS system – great tool
- Traffic flow in Latham at Circle, Northway and Rte 9
- Look at traffic patterns
- Continue to work with other communities to promote regional assets within the town, like the airport and to encourage smart growth and comp planning across Tech Valley
- Too much negativity in the Building Department
- Any thoughts of a convention center? With all of our assets, shame to have businesses go to Albany. Good for businesses in Town
- Albany County will build a Convention Center. Exit 3 would save millions

2. How can the Town better help businesses with their growth and expansion needs?

- Address sign regulation – allow temporary signs
- Revision of signage issues for national chains now coming to the area
- Need someone who can sit down with a new business owner to walk through the processes
- Develop natural gravel resource to enhance quality residential and commercial development
- Allow businesses better and larger signs where so desperately needed
- Better flow of traffic in Latham and around the traffic circle and Northway plus Rt 9

Appendix C – Community Survey Results

Residential Survey Results
4,935 responses

1. In your opinion, how would you rate the Town of Colonie as a place to live?

51.9 Excellent
43.5 Good
3.5 Fair
0.4 Poor
0.7 Unknown

2. Would you recommend a friend or relative purchase a home in the Town?

93.0 Yes
2.7 No
4.3 Unknown

3. What do you believe is the best way for the Town of Colonie to communicate with residents?

25.6 Newspaper
14.7 Radio or television
78.4 Town Newsletters,
13.7 The Town's Website
5.0 Attendance at Town Meetings
27.3 Mailed notices of public meetings
4.5 Word of mouth

4. Should the Town encourage the construction of the following types of residential development?

64.4 Single Family Houses
13.0 Apartments, 6 units per acre or less
4.0 Apartments, more than 6 units per acre
20.2 Condominiums
29.5 Town Homes
54.4 Housing for senior citizens
30.6 Housing for young, working families

5. In your opinion, has the overall rate of growth in the Town of Colonie been:

29.9 too fast
69.0 acceptable
1.0 too slow

6. Do you believe the Town should require commercial properties to use less or share curb cuts to assist in improving traffic circulation on Town roads?

60.9 Yes
6.1 No
32.9 Unknown

7. Should the Town investigate alternative/parallel transportation routes to reduce congestion on existing Town roads?

71.9 Yes
11.0 No
17.2 Unknown

8. From your perspective as a driver on local roads, please rate the following traffic issues in Colonie:

a. Traffic congestion

41.8 Serious Problem
46.3 Minor Problem
8.2 Not a Problem
3.6 Unknown

c. Design of intersections

16.9 Serious Problem
46.1 Minor Problem
30.5 Not a Problem
6.5 Unknown

e. Too many pedestrians and bicyclists in roadways

8.1 Serious Problem
26.5 Minor Problem
58.5 Not a Problem
6.8 Unknown

b. Road maintenance

14.4 Serious Problem
52.8 Minor Problem
28.1 Not a Problem
4.6 Unknown

d. Inconsiderate drivers

34.7 Serious Problem
42.4 Minor Problem
17.8 Not a Problem
5.1 Unknown

9. From your perspective as a pedestrian, please circle your level of concern with the following issues:

a. Not enough sidewalks

69.5 Serious Problem
27.1 Minor Problem
21.7 Not a Problem
11.4 Unknown

b. Sidewalks are poorly designed

10.8 Serious Problem
23.5 Minor Problem
40.9 Not a Problem
24.6 Unknown

c. Inconsiderate drivers

29.3 Serious Problem
34.7 Minor Problem
21.7 Not a Problem
14.1 Unknown

d. Sidewalk maintenance

10.7 Serious Problem
27.2 Minor Problem
37.4 Not a Problem
24.6 Unknown

10. Which of the following best describes sidewalks in the vicinity of your home?

13.3 There are sidewalks in my neighborhood and they are adequate.
4.6 There are sidewalks in my neighborhood and they are not adequate.
35.4 There are no sidewalks in my neighborhood and there is need for them.
46.5 There are no sidewalks in my neighborhood and there is no need for them.

11. Should bicycle lanes/corridors be encouraged in the Town?

50.4 Yes
21.5 No
27.8 Unknown

12. Do you currently use mass transit?

2.9 Often
22.8 Seldom
74.2 Never

13. Would you use mass transit if better connections were provided to major travel corridors?

17.3 Yes
41.7 No
40.8 Maybe

14. Is noise a problem within the Town?

13.7 Serious Problem
44.8 Minor Problem
37.8 Not a Problem
3.6 Unknown

15. Is litter a problem within the Town?

8.1 Serious Problem
50.3 Minor Problem
37.9 Not a Problem
3.7 Unknown

Residential Survey Results
4,935 responses

16. Would you like to see more public trails and greenways throughout the Town?

59.8 Yes
19.6 No
20.4 Unknown

17. How often does anyone in your home use Town Park/Recreation facilities?

23.1 Often
42.5 Occasionally
24.1 Seldom
10.3 Never

18. Considering various priorities facing the Town of Colonie for the future, do you think the following should be a high priority, moderate priority or a low priority?

a. Preserving Open Spaces

57.0 High Priority
32.3 Moderate Priority
10.5 Low Priority

c. Expanding Town Water and Sewer Lines

26.7 High Priority
45.1 Moderate Priority
28.0 Low Priority

e. Putting in More Sidewalks

28.7 High Priority
35.7 Moderate Priority
35.5 Low Priority

b. Expanding Mass Transportation Services

19.3 High Priority
43.1 Moderate Priority
37.5 Low Priority

d. Increasing Road Capacity for Vehicles

38.1 High Priority
39.9 Moderate Priority
21.8 Low Priority

f. Putting in More Bike Paths

18.9 High Priority
35.4 Moderate Priority
45.5 Low Priority

19. How important is it to preserve/protect the following:

a. stream corridors

50.8 Very important
26.4 Important
5.8 Not Important
16.9 Unknown

c. wildlife

54.0 Very important
30.2 Important
7.6 Not Important
8.1 Unknown

e. prime farmlands

46.6 Very important
36.0 Important
9.5 Not Important
7.9 Unknown

g. scenic views

55.6 Very important
31.9 Important
6.3 Not Important
6.1 Unknown

b. wetlands

45.8 Very important
29.9 Important
11.7 Not Important
12.6 Unknown

d. historic structures/sites

52.9 Very important
33.6 Important
7.3 Not Important
6.1 Unknown

f. forests and woodlands

56.2 Very important
32.4 Important
5.0 Not Important
6.4 Unknown

20. Are there any special or unique buildings, landscapes or landmarks within the Town that need to be protected from future development? (Number of Mentions)

149 Shaker Sites
83 Pine Bush
70 Pruyn House
65 Mohawk River
59 Ann Lee Pond

49 Farms
26 Latham Water Tower
23 Parks
23 Riverfronts
6 Erie Canal

5 Trolley Station on Central Ave
4 WPTR Building
4 Latham Schoolhouse
2 Hudson River
76 Other

21. Should the Town of Colonie fund initiatives for the preservation and acquisition of Open Space?

32.7 Yes
7.5 No
51.3 Need more Info
8.4 Unknown

22. Would you be willing to pay towards a future fund that would purchase land for the preservation of Open Space?

21.5 Yes
20.0 No
52.1 Need more Info
6.4 Unknown

23. The following commercial facilities are needed in the area where I live:

11.9 small "corner store" within walking distance (not including gas stations)
1.7 gas station
3.8 neighborhood shopping area (a group of small stores: restaurants, banks, offices, etc)
2.6 supermarket complex (large supermarket with 2 or 3 adjoining stores)
2.5 other (please write on comment page)
80.3 No additional commercial facilities are needed in my area

24. What types of businesses would you like to see come to the Town? (Number of Mentions)

177 High Tech
111 Restaurants
85 Manufacturing
79 Professional/Offices
60 Retail
55 Movie Theater
50 Small Business
43 YMCA/Recreation Center
42 Services

35.0 Youth/Family Oriented

35 Recreation
32 Upscale Retail
26 Family Owned
24 Bakery
23 Theater
19 Entertainment
18 Medical
17 Supermarkets
15 Outlets

13.0 Book Store

12 Walmart Supercenter
10 Home Improvement
10 Health Food
7 Farmers Market
6 Daycare
5 Convention Center
5 Educational
4 Target
65 Other

25. Overall, how do you feel about the appearance of commercial signs for businesses in the Town?

3.9 Superior
74.1 Adequate
11.9 Poor
9.9 Unknown

Residential Survey Results
4,935 responses

26. Overall, how do you feel about the appearance of the Town's commercial corridors?

<p>a. Central Avenue/Route 5</p> <p>3.1 Superior</p> <p>54.3 Adequate</p> <p>36.9 Poor</p> <p>5.6 Unknown</p>	<p>b. Loudon Road/Route 9</p> <p>11.9 Superior</p> <p>70.1 Adequate</p> <p>11.6 Poor</p> <p>6.3 Unknown</p>	<p>c. Wolf Road</p> <p>27.0 Superior</p> <p>63.8 Adequate</p> <p>0.3 Poor</p> <p>5.3 Unknown</p>	<p>d. Troy Schenectady Road</p> <p>8.2 Superior</p> <p>71.1 Adequate</p> <p>13.1 Poor</p> <p>7.5 Unknown</p>
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27. How important is it for the Town to do the following:

<p>a. improve the physical appearance of buildings and streets</p> <p>31.3 Very Important</p> <p>48.3 Important</p> <p>10.6 Not Important</p> <p>9.6 Unknown</p>	<p>c. preserve open spaces</p> <p>44.8 Very Important</p> <p>36.9 Important</p> <p>9.6 Not Important</p> <p>8.6 Unknown</p>	<p>e. attract new businesses</p> <p>25.9 Very Important</p> <p>35.5 Important</p> <p>29.0 Not Important</p> <p>9.4 Unknown</p>
<p>b. plant more shade trees</p> <p>30.6 Very Important</p> <p>39.8 Important</p> <p>20.4 Not Important</p> <p>9.0 Unknown</p>	<p>d. create more pedestrian friendly neighborhoods</p> <p>37.4 Very Important</p> <p>37.9 Important</p> <p>14.9 Not Important</p> <p>9.7 Unknown</p>	<p>f. require new development to meet design standards</p> <p>41.5 Very Important</p> <p>31.4 Important</p> <p>12.0 Not Important</p> <p>15.0 Unknown</p>

28. Should there be architectural review and design guidelines for new development throughout the Town?

67.3 Yes
11.0 No
21.6 Unknown

29. Overall, how do you feel about the employment opportunities available within the Town of Colonie?

0.2 Superior
46.9 Adequate
11.1 Poor
36.3 Unknown

30. Please rate the following services that are provided by the Town of Colonie:

<p>a. Fire Protection</p> <p>64.9 Excellent</p> <p>23.6 Good</p> <p>1.4 Fair</p> <p>0.7 Poor</p> <p>9.2 Unknown</p>	<p>d. Road Maintenance</p> <p>20.3 Excellent</p> <p>50.6 Good</p> <p>21.0 Fair</p> <p>5.3 Poor</p> <p>2.8 Unknown</p>	<p>g. Planning Board</p> <p>12.4 Excellent</p> <p>31.9 Good</p> <p>13.2 Fair</p> <p>6.5 Poor</p> <p>35.9 Unknown</p>	<p>j. Youth Services</p> <p>16.6 Excellent</p> <p>34.7 Good</p> <p>9.4 Fair</p> <p>3.5 Poor</p> <p>35.7 Unknown</p>
<p>b. Leaf Removal</p> <p>48.8 Excellent</p> <p>32.8 Good</p> <p>6.5 Fair</p> <p>2.4 Poor</p> <p>9.4 Unknown</p>	<p>e. Sidewalk Maintenance</p> <p>10.4 Excellent</p> <p>29.8 Good</p> <p>14.9 Fair</p> <p>6.1 Poor</p> <p>38.7 Unknown</p>	<p>h. Zoning Board of Appeals</p> <p>9.5 Excellent</p> <p>26.7 Good</p> <p>12.0 Fair</p> <p>6.0 Poor</p> <p>45.6 Unknown</p>	<p>k. Recreational Services</p> <p>23.7 Excellent</p> <p>44.9 Good</p> <p>10.8 Fair</p> <p>2.7 Poor</p> <p>17.7 Unknown</p>
<p>c. Snow Removal</p> <p>42.5 Excellent</p> <p>38.6 Good</p> <p>12.1 Fair</p> <p>3.2 Poor</p> <p>3.5 Unknown</p>	<p>f. Water/Sewer Service</p> <p>38.0 Excellent</p> <p>43.5 Good</p> <p>7.2 Fair</p> <p>3.2 Poor</p> <p>8.1 Unknown</p>	<p>i. Senior Services</p> <p>19.4 Excellent</p> <p>32.5 Good</p> <p>8.4 Fair</p> <p>2.6 Poor</p> <p>36.9 Unknown</p>	

31. What is your age group?

8.0 18-35
50.0 36-59
41.8 60 & over

32. What is the size of your household?

20.5 1 person
43.7 2 people
29.7 3 or 4
5.9 5 or more

33. Does anyone under 19 years of age live in your home?

29.3 Yes
70.6 No

34. Do you have access to the internet/email?

74.3 Yes
25.6 No

35. Do you Own or Rent your home?

90.6 Own
9.3 Rent

36. Do you live in a:

88.5 Single Family Detached Home
6.7 Apartment or Condo
4.2 Town Home/Duplex
0.5 Group Living Arrangement

37. How long have you lived in the Town?

13.3 Less than 5 years
19.9 5-15 years
66.7 More than 15 years

38. Do you expect to be living in the Town of Colonie five years from now?

84.6 Yes
3.0 No
12.3 Unknown

Residential Survey Results
4,935 responses

39. When you are considering options for your next residential move, will the next home be:

- 17.0 Larger than your current dwelling
- 23.5 Smaller than your current dwelling
- 18.5 About the same size as your current dwelling
- 40.9 Don't know

40. Are you employed within the Town?

- 18.7 Yes
- 80.0 No
- 1.2 Unknown

41. Which of these terms describes you?

- 98.9 Town Resident
- 0.5 Non-Resident Town Property Owner
- 0.2 Town Business Owner

42. In your opinion, what are the most positive aspects of the Town of Colonie?

- | | | |
|--------------------------------|-----------------------------|---------------------------|
| 27.1 Convenient Location | 2.7 Youth Services/Programs | 1.2 Town Board |
| 20.5 Schools | 2.2 Golf Course | 1.2 Town Times |
| 18.7 Reasonable Taxes | 2.2 Bike Trails/Paths | 1.2 Affordable Housing |
| 12.1 Safety | 2.1 Town Park/Pool | 1.2 Sidewalks |
| 12.0 Services | 2.1 Open/Green Spaces | 1.1 Highway Dept |
| 10.2 Police Dept | 2.0 Quiet | 1.1 Pure Waters Dept |
| 8.5 Good Gov't | 1.9 Town Employees | 1.1 Planning Board |
| 8.1 Parks | 1.9 Growth/Development | 1.1 Public Transportation |
| 7.4 Shopping | 1.7 Water/Sewer Services | 1.1 Town Band |
| 5.9 Fire Depts | 1.7 Community Feeling | 1.1 New Soccer Fields |
| 5.4 The Crossings | 1.7 Mary Brizzell | 1.1 Schuyler Flatts |
| 4.5 Library | 1.6 Leaf Pick up | 1.0 Loudon Green |
| 4.2 Clean | 1.5 Airport | 1.0 Zongn Board |
| 4.1 Recreational Opportunities | 1.5 Pruyn House | 1.0 Pine Bush |
| 4.0 EMS | 1.4 DPW | 1.0 Shaker Sites |
| 4.0 Neighbors/Neighborhoods | 1.3 Latham Water Dept | 1.0 Riverfront |
| 3.2 Snow Removal | 1.3 Landfill | 1.0 Hazardous Waste Day |
| 2.8 Senior Services/Programs | 1.3 Restaurants | 2.7 Other |
| 2.8 Road Maintenance | | |

43. In your opinion, what are the least positive aspects of the Town of Colonie?

- | | | |
|-------------------------------------|--------------------------------------|----------------------------------|
| 19.6 Traffic | 0.9 Code Enforcement | 0.3 Town Board |
| 9.3 Overdevelopment | 0.8 Community feeling lacking | 0.3 Leaf Pick up |
| 7.8 Lack of sidewalks | 0.7 Recreation Center Needed | 0.3 Loudon Green |
| 3.6 Appearance of Comm. Corridors | 0.7 Planning Board | 0.2 Caters too much to business |
| 3.4 Delinquent/Vacant Properties | 0.7 Litter | 0.2 Too much cronyism in gov't |
| 3.1 Lack of traffic enforcement | 0.6 Lack of Senior Housing | 0.2 On Street Parking |
| 2.9 Road Maintenance | 0.6 One Party Rule/Political Struct. | 0.2 Sidewalk Maintenance |
| 2.4 Airport Noise | 0.6 Parks Needed | 0.2 Golf Course |
| 2.1 Lack of Green/Open Space | 0.6 Latham Circle Mall | 0.2 Water Pressure |
| 1.7 Noise Ord. Needed | 0.6 Town Center lacking | 0.2 Paid Fire Dept Needed |
| 1.4 Housing Too Expensive | 0.5 Senior services | 0.2 Teen Curfew Neede |
| 1.3 Too Much Retail | 0.5 Approval Process | 0.2 Need more Sewers |
| 1.3 Taxes | 0.4 Intersection Design | 0.2 Too tough on businesses |
| 1.2 Lack of Mass Transit | 0.4 Street lights needed | 0.1 Need Nightlife/Entertainment |
| 1.2 Snow removal | 0.4 Strip Clubs | 0.1 Need More Haz. Waste Days |
| 1.1 Lack of Youth Programs/Services | 0.4 Library | 0.1 Need more Development |
| 1.0 Motels/Trailer Parks | 0.4 Crime | 0.1 Lack of Diversity |
| 0.9 Garbage Pick up needed | 0.4 Town Employees | 0.1 Zoning Board |
| 0.9 Police Dept | 0.3 Water Drainage | 0.1 Pool/Town Park |
| 0.9 Water restrictions | 0.3 The Crossings | 6.0 Other |
| 0.9 Schools | | |

Appendix D – Public Meeting Notes



Town of Colonie ***Visioning Workshop Results***

August 25, 2004
The Crossings at Colonie

*Note: The following are **only notes** based on information received during this public workshop.*

The Town of Colonie Planning Advisory Committee (CPAC) sponsored a Visioning Workshop held on Wednesday, August 25, 2004. The Visioning Workshop is the next step in a series of public workshops in the development of the Town's comprehensive plan. Approximately thirty-five community members and Town officials attended the workshop. The purpose of this workshop was to identify a vision for the future of the town. Input from this workshop, in addition to information gathered at previous public workshops, will form the basis of the goals included in the comprehensive plan.

Workshop participants were asked to take part in three exercises. First, participants were asked to discuss nine primary issues of concern – what would we like to accomplish and what are some potential obstacles? These primary issues of concern were developed from previous neighborhood meetings and the Town-wide survey results. Results from the primary issues discussion are found below.

Second, participants engaged in an image preference evaluation. Sixty images were shown illustrating various styles and types of commercial development, housing, streetscape and public spaces. Participants were given a scorecard and asked to rate each image on a scale of 1 to 7. A score of 1 is undesirable or inappropriate and a score of 4 is indifferent, while a score of 7 is very desirable or appropriate. The results of the image preference evaluation are discussed in a separate document.

Following the image preference evaluation, participants were divided into smaller groups to circulate around a series of five aerial maps. Each map represented one of the five neighborhood planning areas of the Town: Westside, Colonie North, Latham, Loudonville, and Colonie South. Throughout this exercise, the groups visited each table and described what they envisioned for that specific area of the town. Using markers, this vision was drawn on the maps provided. The participants' vision for each area is listed below.

Primary Issues of Concern

Primary issues of concern that have been identified through the comprehensive planning process include housing; open space; transportation; development issues; natural resources; cultural resources; economic development / tax base; community services; and community character and identity.

Housing

What would we like to accomplish in regard to this issue?

- Intergenerational housing universal design home
- Affordability for all income groups
- Mix of income levels

What are some of the obstacles to accomplishing this?

- Get developer to develop affordable housing
- Integrate income levels in a neighborhood
- Integrate into existing development
- Handle concerns with values of existing homes
- Universal-designed home

Open Space

What would we like to accomplish in regard to this issue?

- Protect Pine Bush
- Protect Mohawk
- Preserve remaining farms
- Open Space has value
- Provide Access
- Link open spaces

What are some of the obstacles to accomplishing this?

- Balance open space with other issues.
- Finance acquisition
- Funding for maintenance
- Growth balanced with open space
- Differentiate between open space & undeveloped land, “not just leftover”
- Deer off farms

Transportation

What would we like to accomplish in regard to this issue?

- Encourage public transportation. Use and developing a better system

- More sidewalks
- More bike lanes
- More public transportation stops, more often
- Coordinate public transportation with offices and mall
- More traffic calming measures
- Truck access/safety in commercial areas
- Funnel traffic where it should be, not into neighborhood
- Integrate wildlife, etc
- Wildlife hazards
- Senior population needs

What are some of the obstacles to accomplishing this?

- Funding
- Involve other agencies; county coordination
- Limited R.O.W.
- Create demand for public transportation
- Recognize multi-use roadways

Development

What would we like to accomplish in regard to this issue?

- Reuse of land/site (bldg. Where appropriate – i.e. historic)
- Limit and guidelines for kind of development
- Arch. & design of building – “fit in”
- Support for local business
- Diversity of development
- Zoning (change) allow mixed use

What are some of the obstacles to accomplishing this?

- Have diversity of income levels – avoid gentrification
- Encourage redevelopment of vacant land
- Maintain balance between the environment and development.

Natural Resources

What would we like to accomplish in regard to this issue?

- Ann Lee Pond access
- Recover areas (ex: Heritage Park to natural state)
- Protect and enhance what already exists – Pine Bush
- Utilize Natural Resources (Gravel)
- Ed. & outreach (Stewardship)
- Relationship in protecting watersheds
- Provide incentives for farms to remain
- Manage wildlife (deer)

- Wind farms (creative use)
- Public access to existing resources
- Protect water supply

What are some of the obstacles to accomplishing this?

- Funding
- Time (protect before developed)
- Encourage/address access and private property rights
- Enhance public awareness

Cultural

What would we like to accomplish in regard to this issue?

- Shaker Heritage Site
- Education; protect
- Pruyn House
- Value in no change
 - Public Access channel to get info out
 - More info to public RE: Resources
 - Link Resources
 - Bike trail
 - Venue for entertainment
 - Neglected historic buildings - save
 - Current res. – active diversity

[11]

What are some of the obstacles to accomplishing this?

- What are these resources?
- Raise public awareness
- Coordination – various groups (state and fed res. Land be tapped)
- Value in promoting – get public involved

Economic Development

What would we like to accomplish in regard to this issue?

- Balance residential/commercial
- Capital region changing – understand how we fit in and what opportunities we have
- Revitalization of exist areas.
- Maintain manufacturing sector (recent explosion of retail)
- Commitment to local businesses
- Re-evaluate endless growth – consider environment
- Sustainability
- Economic sustainability & address other issues
- Happy to be in Colonie
- Type of economic Dev.-how to attract – desired.

- Niche dev.-where does Colonie fit?
- Attention to older industrial areas.
- Appropriate areas for new industry.

What are some of the obstacles to accomplishing this?

- Relieve pressure on open areas.
- Deal with landowners that have prop. Zoned – address expectations[12].
- I.D. desirable development – how to get it.
- Maintain commercial business
 - Draw people to Colonie (regionally)
 - ID competition and role of Town.
 - Convince developers to land swap.

Community Services

What would we like to accomplish in regard to this issue?

- Support bright horizons
- Adult/senior daycare
- Available to all residents (geographically)
- High quality – maintain
- Build new project continue to develop
- Youth (soccer, etc.) & adult (gyms) res.
- Develop services for senior and caregivers.
- Venue for plays, etc.

What are some of the obstacles to accomplishing this?

- People to provide services and participate
- Coordinate efforts thru schools
- Foster volunteerism (emergency services)
- More involvement in determining what's needed (Issue –nursing home facility)
- Encourage more nurses – educate nurses and provide pay

Community Character

What would we like to accomplish in regard to this issue?

- Gateways
- Attractive
- Environmentally friendly
- Community-wide events (need more)
- Neighborhood identity
- Encourage formation of neighborhoods
- Bring residents not involved in school events
- Regionally sign. Landscaping (indigo. Plants)
- Identify all of Colonie with some identity – i.e. farming

- Dynamic community that cares
- Reminders of history – design - farm, river
- Coordinate with historian to write articles/publicize history

What are some of the obstacles to accomplishing this?

- Relocate facilities, if desired
- Big town to create identity
- Overcome citizen apathy

Neighborhood Planning Areas

Westside

- The Pine Bush area should be carefully studied to determine how much land is really developable, especially wetland areas
- Address truck issues in area along Cordell Road – weight limits?
- Address major congestion issues along Central Avenue corridor from New Karner Road southeast to Town boundary
- Create bike/hike connection from Sand Creek Road across Watervliet-Shaker Road to existing trails
- Add bike lane pavement markings
- Keep the area adjacent to Morris Street and Albany Street as conservation land for Pine Bush
- Create trail link from Vly Road to Consaul Road
- Conserve land on east and west sides of Denison Road (Ashford Glen area). Also create trails in this area with potential links to bike path.
- Add exit 3 along I-87?

Colonie North

- Address access issues for the Green Island Power Authority Site
- Continue the gateway cleanup at the Route 9 Mohawk River crossing
- Improve boat access at Town Park. The hours and availability of boat launch is poor for fishermen.
- Create additional boat access
- Create Town Park linkages to Shelter Cover and bike path
- Keep agricultural areas along Route 9 (Loudon Road)
- There are erosion concerns into the Mohawk River from residential development in the area north of Boght Road
- Good water/boat access (no weeds) opportunities in some areas west of I-87 and east of Forts Ferry Road
- Create links from Forts Ferry Road to the bike path without using roads
- Create a road for truck access from Sparrowbush Road to Route 9 and to River Road. Try to avoid going through neighborhoods and using Forts Ferry Road with trucks, especially those with chemicals

- Create additional amenities along bike path
- Open space opportunities exist in area south of River Road and west of Forts Ferry
- Potential gateway opportunity on River Road
- Need connection between River Road and Troy-Schenectady Road
- Loop the Ann Lee Pond area to bike path and Schuyler Flats
- Questions raised about future of Heritage Park area
- No retail along Troy-Schenectady Road west of I-87, but an opportunity for professional buildings
- Concern over what will happen in large open area located west of I-87, north of Sparrowbush Road and south of River Road. Is this an opportunity for professional office or high-tech development?

Latham

- The area north of Troy-Schenectady Road, west of I-87, and extending north to the Mohawk River (Delphus Kill area) should be single family residential.
- No more development along Troy-Schenectady Road between I-87 and Loudon Road (Route 9)
- Add streetscape enhancements and sidewalks all along Loudon Road (Route 9)
- Add buffer along I-87 north of Troy-Schenectady Road to reduce noise and views of highway
- Protect remaining farmland along Haswell Road
- Create a buffer between industrial and residential uses in the area east of Boght Road
- Reduce speeding along all roadways, especially on Sparrowbush Road
- Consider the area between Route 7 and Haswell Road for cluster development
- The entire area lacks character. The use of architectural standards should be encouraged.
- The transition to other areas of town is not smooth visually. Try to improve transitions.

Loudonville

- The intersection of Menands Road, Old Niskayuna Road, Loudon Road and Osborne Road is a neighborhood center
- Examine opportunities to reuse quarry located between Osborne Road and Old Niskayuna Road as a park
- Keep the large open area south of Spring Street Road rural
- New apartment housing is slated for the area between Troy-Schenectady Road and Watervliet-Shaker Road
- There is a Historic District located north of Siena College near Loudon Road that extends north.
- Install sidewalks along Albany-Shaker Road that extend to The Crossings
- Improve the shopping center at intersection of Osborne Road and Albany-Shaker Road – address scale and mixed use options
- The Pruyn House is an important historical site
- Possibly move library an area closer to the Pruyn House and closer to existing residential neighborhoods

Colonie South

- Neighborhood revitalization is needed in the area bounded by Osborne Road, Sand Creek Road, and Everett Road.
- Sidewalk and pedestrian improvements are needed along Central Avenue, Fuller Road, and on Osborne Road near Albany Shaker Road.
- There are parking issues in the Wolf Road, Hannaford Plaza and Computer Drive West area. A reduction of green space may allow for more parking.
- There is an opportunity for high-tech industry along Fuller Road and west of Fuller Road

Public Comments

- Are we trying to influence growth or follow it? We should try to shape growth now.

Town of Colonie
Visioning Workshop
Image Preference Evaluation & Discussion Comments

August 25, 2004
The Crossings at Colonie

Note: The following are notes based on information received during this public workshop and are intended for discussion purposes only.

Workshop participants were asked to take part in an image preference evaluation during the Visioning Workshop. Approximately 60 images were shown illustrating various styles and types of commercial development, housing, streetscape and public spaces. These images are included in the Visioning Workshop presentation. Participants were given a scorecard and asked to rate each image on a scale of 1 to 7. A score of 1 is undesirable or inappropriate and a score of 4 is indifferent, while a score of 7 is very desirable or appropriate. A brief discussion of various images followed the image evaluation. The average rating of each image and discussion comments are found in the following table.

Image #1	Average Rating: 3
	<i>Positives:</i>
	▪ Small scale
	▪ Green Island
	▪ Community-oriented small business
	▪ Maintained
	<i>Negatives:</i>
	▪ Boring architectural
	▪ Lack of landscape
	▪ No pedestrian access
▪ No trees	
▪ pole	
Image #2	Average Rating: 5
	<i>Positives:</i>
	▪ Green
	▪ Parking
	▪ lighting
	<i>Negatives:</i>
	▪ all lawn
	▪ no pedestrian access
▪ isolated	

Image #3	Average Rating: 2	
	<i>Negatives:</i>	
	<ul style="list-style-type: none"> ▪ too much asphalt 	
	<ul style="list-style-type: none"> ▪ unstructured access 	
	<ul style="list-style-type: none"> ▪ no sidewalks 	
<ul style="list-style-type: none"> ▪ utility lines/poles 		
Image #4	Average Rating: 4	
	<i>Positives:</i>	
	<ul style="list-style-type: none"> ▪ architecture 	
	<ul style="list-style-type: none"> ▪ planter strip 	
	<ul style="list-style-type: none"> ▪ visual definition 	
	<i>Negatives:</i>	
<ul style="list-style-type: none"> ▪ canopies 		
Image #5	Average Rating: 3	
	<i>Negatives:</i>	
	<ul style="list-style-type: none"> ▪ too much 	
	<ul style="list-style-type: none"> ▪ utility lines 	
Image #6	Average Rating: 5	
	<i>Positives:</i>	
	<ul style="list-style-type: none"> ▪ landscaping 	
	<ul style="list-style-type: none"> ▪ small sign 	
	<ul style="list-style-type: none"> ▪ not cluttered 	
	<ul style="list-style-type: none"> ▪ no utility lines 	
<i>Negatives:</i>		
<ul style="list-style-type: none"> ▪ sign too big 		
Image #7	Average Rating: 5	
	<i>Positives:</i>	
	<ul style="list-style-type: none"> ▪ trees 	
	<ul style="list-style-type: none"> ▪ pedestrian facilities 	
	<ul style="list-style-type: none"> ▪ parking 	
	<ul style="list-style-type: none"> ▪ downtown feel 	
	<ul style="list-style-type: none"> ▪ narrow streets 	
	<ul style="list-style-type: none"> ▪ interesting architecture 	
	<i>Negatives:</i>	
	<ul style="list-style-type: none"> ▪ parking available 	
<ul style="list-style-type: none"> ▪ More green (planter strip) 		

Image #8	Average Rating: 3
	<i>Positives:</i>
	<ul style="list-style-type: none"> ▪ accessible
	<i>Negatives:</i>
	<ul style="list-style-type: none"> ▪ no landscape
	<ul style="list-style-type: none"> ▪ where is parking
	<ul style="list-style-type: none"> ▪ location of building (to close to road)
	<ul style="list-style-type: none"> ▪ no sidewalk
<ul style="list-style-type: none"> ▪ archaic 	
Image #9	Average Rating: 4
	<i>Positives:</i>
	<ul style="list-style-type: none"> ▪ setback; greenspace
	<ul style="list-style-type: none"> ▪ sidewalk
	<ul style="list-style-type: none"> ▪ signage (uncluttered)
	<i>Negatives:</i>
	<ul style="list-style-type: none"> ▪ architecture
	<ul style="list-style-type: none"> ▪ lack of landscape
<ul style="list-style-type: none"> ▪ large sign 	
Image #10	Average Rating: 6
	<i>Positives:</i>
	<ul style="list-style-type: none"> ▪ creative use of older buildings
	<ul style="list-style-type: none"> ▪ Design
	<ul style="list-style-type: none"> ▪ awnings
	<ul style="list-style-type: none"> ▪ pedestrian amenities
	<ul style="list-style-type: none"> ▪ charm
	<i>Negatives:</i>
<ul style="list-style-type: none"> ▪ not local business 	
<ul style="list-style-type: none"> ▪ sign on building 	
Image #11	Average Rating: 4
	<i>Positives:</i>
	<i>Negatives:</i>
	<ul style="list-style-type: none"> ▪ signage
	<ul style="list-style-type: none"> ▪ cars in front
	<ul style="list-style-type: none"> ▪ architecture
<ul style="list-style-type: none"> ▪ no landscape 	

Image #12	Average Rating: 4
	<i>Positives:</i>
	▪ windows
	▪ streetscape, trees
	▪ sidewalk
	<i>Negatives:</i>
	▪ box (architects)
▪ parking?	
Image #13	Average Rating: 3
	<i>Negatives:</i>
	▪ everything
	▪ clutter
	▪ maze like
	▪ no landscape
	▪ connection store/pedestrian
	▪ architecture
▪ cement light pillars	
Image #14	Average Rating: 5
	<i>Positives:</i>
	▪ architecture
	▪ sidewalk
	▪ lighting fits
	▪ scale of sign
Image #15	Average Rating: 4
	<i>Positives:</i>
	▪ awnings
	▪ tree
	▪ roofline
	<i>Negatives:</i>
	▪ typical, generic
▪ pedestrian facilities	

Image #16	Average Rating: 6
	<i>Positives:</i>
	▪ Village
	▪ Architectural
	▪ Sidewalks
	▪ Friendly and appealing
	▪ Brick and streetlights
Image #17	Average Rating: 4
	Positive
	▪ Pedestrian crossings/sidewalks
Image #18	Average Rating: 5
	Positive
	▪ Curved-visual interest
	▪ Fence-security
	Negative
	▪ Parking?
	▪ Auto oriented
Image #19	Average Rating: 3
	Negative
	▪ All parking
Image #20	Average Rating: 5
	
Image #21	Average Rating: 5
	

<p>Image #22</p> 	<p>Average Rating: 5</p> <p>Positive</p> <ul style="list-style-type: none"> ▪ low rise ▪ landscaping ▪ large roadway ▪ windows <p>Negative</p> <ul style="list-style-type: none"> ▪ Anywhere, USA
<p>Image #23</p> 	<p>Average Rating: 6</p> <p>Positive</p> <ul style="list-style-type: none"> ▪ Public space ▪ Garden/park ▪ Human scale
<p>Image #24</p> 	<p>Average Rating: 4</p>
<p>Image #25</p> 	<p>Average Rating: 6</p> <p>Positive</p> <ul style="list-style-type: none"> ▪ Mixed use ▪ Village feel ▪ Arch. ▪ Flowers ▪ Re-use
<p>Image #26</p> 	<p>Average Rating: 2</p>
<p>Image #27</p> 	<p>Average Rating: 4</p>

Image #28	Average Rating: 5
	Positive
	▪ Porches
	▪ Walkable
	▪ sidewalks
	▪ architecture
	▪ planter strip
	▪ traditional neighborhood
Image #29	Average Rating: 5
	Positive
	▪ Open Space
	Negative
	▪ No landscape
Image #30	Average Rating: 5
	
Image #31	Average Rating: 3
	
Image #32	Average Rating: 3
	Negative
	▪ snout houses
Image #33	Average Rating: 5
	Positive
	▪ Garage?

Image #34	Average Rating: 5
	Positive
	▪ Architecture
	▪ Green
	▪ Looks like Europe
	Negative
Image #35	Average Rating: 4
	Positive
	▪ Architecture
	▪ Entryways
	▪ Not auto-dominant
Image #36	Average Rating: 4
	
Image #37	Average Rating: 4
	
Image #38	Average Rating: 5
	
Image #39	Average Rating: 5
	Positive
	▪ mature trees
	▪ planting strip
	▪ diversity in architecture
	▪ sep. b/t house and road
	Negative
	▪ wider sidewalks

Image #40	Average Rating: 3
	Negative
	▪ drainage
	▪ sidewalk
	▪ lack of separation
Image #41	Average Rating: 3
	
Image #42	Average Rating: 4
	
Image #43	Average Rating: 5
	
Image #44	Average Rating: 4
	
Image #45	Average Rating: 3
	Negative
	▪ all road
	▪ shoulder
Image #46	Average Rating: 3
	Negative
	▪ crosswalk too wide
	▪ not inviting

	<ul style="list-style-type: none"> ▪ too much paving
Image #47	Average Rating: 4
	Positive
	<ul style="list-style-type: none"> ▪ Brick
Image #48	Average Rating: 4
	
Image #49	Average Rating: 5
	
Image #50	Average Rating: 5
	
Image #51	Average Rating: 5
	Positive
	<ul style="list-style-type: none"> ▪ friendly
	<ul style="list-style-type: none"> ▪ no cars
	<ul style="list-style-type: none"> ▪ places to S4, walk
	<ul style="list-style-type: none"> ▪ landscaping
Image #52	Average Rating: 5
	Positive
	<ul style="list-style-type: none"> ▪ landscape
	<ul style="list-style-type: none"> ▪ architecture
	<ul style="list-style-type: none"> ▪ room to gather
	Negative
<ul style="list-style-type: none"> ▪ No people 	

Image #53	Average Rating: 5
	
Image #54	Average Rating: 5
	
Image #55	Average Rating: 6
	
Image #56	Average Rating: 6
	
Image #57	Average Rating: 6
	Positive
	▪ Connection to H ₂ O
	▪ Bike path parallel to water
	▪ Mature trees
	▪ Bike path not isolated
	▪ lighting
	▪ places to sit
Image #58	Average Rating: 6
	Positive
	▪ Access
	▪ design

Image #59	Average Rating: 6
	Positive
	<ul style="list-style-type: none"> ▪ Open
	<ul style="list-style-type: none"> ▪ Easy to navigate
	<ul style="list-style-type: none"> ▪ Interesting
	<ul style="list-style-type: none"> ▪ Safety Bollards
Image #60	Average Rating: 5
	Positive
	<ul style="list-style-type: none"> ▪ Docks
	<ul style="list-style-type: none"> ▪ Architecture
	<ul style="list-style-type: none"> ▪ Multi-use
	Negative
	<ul style="list-style-type: none"> ▪ Too crowded
	<ul style="list-style-type: none"> ▪ Not much natural space
	<ul style="list-style-type: none"> ▪ Deck space
	<ul style="list-style-type: none"> ▪ Amusement park
<ul style="list-style-type: none"> ▪ affordability 	



Town of Colonie
Focus Group Meeting Notes
Parks and Recreation

September 27, 2004
The Crossings at Colonie

Note: The following are informal notes based on information received during this public meeting.

The Town of Colonie Planning Advisory Committee (CPAC) sponsored a Parks and Recreation Focus Group meeting held on Monday, September 27, 2004. The Focus Group is the next step in a series of public workshops in the development of the Town's comprehensive plan. Approximately twenty community members and Town officials attended the focus group meeting. The purpose of this meeting was to identify concerns and opportunities for parks and recreation in Colonie. Input from this meeting, in addition to information gathered at previous public workshops, will form the basis of the goals included in the comprehensive plan.

The Saratoga Associates provided a brief overview of the comprehensive planning process and described the current parks and recreation setting. Workshop participants were then asked to participate in an icebreaker. Participants were asked to identify what is currently working regarding parks and recreation and also to discuss what issues or concerns they have.

The second portion of the workshop consisted of a facilitated discussion. Results for the facilitated discussion are found below. The discussion group was provided with a map of parks and recreation resources in the Town to assist in identifying opportunities. The following set of questions were addressed in the group:

1. What do you like about the ideas that have been described? Why?
2. What concerns you about the ideas that have been described? Why?
3. What other opportunities do you see for improving parks and recreation resources in the Town of Colonie?

Icebreaker

What is working in terms of the Town's parks and recreation?

- Pocket parks
 - Due to the of size of Town, it is important to have pocket parks serving neighborhoods throughout the Town
 - Well-maintained
- Summer recreational programs
 - Inexpensive
 - Serves school age children
- The pool
 - Well-maintained
- The actual location of the larger parks – they serve different areas of the Town
- Golf course
 - All season use: Winter – cross country skiing as well
- Pine Bush Preserve
 - Contains passive trails on approximately 2,900 acres
- Bike Trail
 - The Colonie section is the most well-maintained part
- Athletic fields
 - Accommodations for a variety of sports

What is not working? What concerns do you have?

- Preservation of Pine Bush
 - Preserve all as passive recreation
 - Need wild recreation places as well
- The cultural component is missing here
 - Need more emphasis on this
 - Need to expand cultural opportunities
- Modern trends should be examined such as a skatepark and adult sport leagues
- The bike path is not long and there are too many stopping points (at intersections with streets). There is a need for more dedicated bike path and connections
- Integrate bike bath into other recreation facilities
- The Town Park is over-run with day camps which make it difficult for others to use
 - Concern over the parking fee
 - The hours of operation are not reasonable for boaters and fisherman – Park opens at 10:00 am
- Mohawk River Countryside Exchange Report
 - Work with recommendations outlined in report
 - Opportunities for river access and trails
 - Viewsheds are important
- User conflicts
 - Bike path
 - Ann Lee Pond

- Look to New York City as an example of assigned sections for pedestrians and assigned sections for bicycles
- Playground at The Crossings
 - Sometimes overwhelmed, especially when bus loads of children are dropped off to use the facilities
 - There is a need more facilities
- Town Park Playground
 - User fee
 - Overwhelmed with users
- What is the rationale for Town Park user fee?
- More age appropriate programs should be consider as demographics change

Discussion Group

What do you like about the ideas described:

- Ashford Glen is under easement with the Albany County Land Conservancy
- Old wastewater treatment facility
 - Countryside exchange report identified this as a possible location for an interpretive/education center
 - Connect trails to Sch. & Nisk.
- Schuyler Flatts becoming more of a resource
- Bike access along/to Central Avenue
 - Discussed in Rt. 5 Study
 - Need wider lanes for bikes

What concerns do you have:

- Watervliet-Shaker Road and area North of Watervliet-Shaker Road currently underserved
- Forts Ferry Road has several safety issues for bicyclists
 - The road is steep and winding – difficult even for an experienced rider
- The discussion of a connection from British American to Bike trail and Ann Lee Pond
 - Signage/ markings important
- Overpass for bike/hike is needed
 - Solve Northway safety/crossing issues
- Boat launch
 - Time/hours of operation are not user-friendly (especially for those wanting to fish early in the morning)
- Biking/hike facilities
 - Restrooms
- Water quality – for the Mohawk River and Ann Lee Pond
 - Invasive species are threats
- Canal Corp owned islands
 - Open space/recreation opportunities?
- Dog waste pickup in parks and along trails
 - Signage needed

- Provide trash cans (baggies)

Opportunities or suggestions for the future:

- The entire Pine Bush should be preserved
- Look for additional areas for parks and recreation facilities in Latham
- There is a need for a pocket park in area north of Sparrowbush Road to serve those residential areas
- Reuse gravel mines for parks and recreation
 - Land reclamation should be considered
- Examine utility lines for opportunities for bike paths
 - What is the ownership?
 - Are easements possible?
 - Liability issues
- Use Ann Lee pond pavement for a skating park?
- Bike trail in the Cohoes area
 - “missing mile”
 - \$14,000 grant received for paving (TEA.21 funding)
- Parks Opp.
 - North Colonie school property
- Amphitheater?
 - Library considering on that property
 - Access point. with Maxwell Road realignment
- Expand Pine Bush trail system
 - Connect trails to Schenectady & Niskayuna
- Bike trail improvements – Menands has funding for improvements in that section if the Mohawk-Hudson bike trail
- Bike paths along stream corridors
 - An Albany initiative is to follow Patron Creek and connect Corning Preserve, Tivoli and the Pine Bush
 - Connect to W. Albany Park?
- Hunting/fishing opportunities
 - Guns allowed for small game – Pine Bush
 - Bow for big game – Pine Bush
- Walking/hiking trails along dry river area
- Links to Village of Colonie recreation facilities
- Forever green areas in Latham

Public Comments

- Cultural and historical resources should be included in these discussions
- There was a concern over the difficulty finding information about the Comprehensive Plan on the website



Town of Colonie
Focus Group Meeting Notes
Open Space and Natural Resources

September 22, 2004
The Crossings at Colonie

*Note: The following are **only notes** based on information received during this public meeting.*

The Town of Colonie Planning Advisory Committee (CPAC) sponsored an Open Space and Natural Resources Focus Group meeting held on Wednesday, September 22, 2004. The Focus Group is the next step in a series of public workshops in the development of the Town's comprehensive plan. Approximately thirty-five community members and Town officials attended the focus group meeting. The purpose of this meeting was to identify a concerns and opportunities for open space and natural resource protection in Colonie. Input from this meeting, in addition to information gathered at previous public workshops, will form the basis of the goals included in the comprehensive plan.

The Saratoga Associates provided a brief overview of the comprehensive planning process, described the current setting and explained how other communities are addressing open space and natural resource protection. Workshop participants were then asked to participate in an icebreaker. Participants were asked to identify what is currently working regarding open space and natural resources and also to discuss what issues or concerns they have.

The second portion of the workshop consisted of facilitated discussions in breakout groups. Results for the facilitated discussion are found below. Participants were divided into three breakout groups. Each group was provided with a map of open space resources and natural resources in the Town to assist in identifying opportunities. The following set of questions were addressed in each group:

1. What do you like about the ideas that have been described? Why?
2. What concerns you about the ideas that have been described? Why?
3. What other opportunities do you see for improving the open space and natural resources in the Town of Colonie?

Icebreaker

What is working in terms of the Town's open space and natural resources?

- Bike Path
- Town Parks
 - Pocket parks, The Crossings
- Neighborhood connections with crossing
- Pine Bush as a regional resource
- Location of airport
- Ann Lee Pond
- Cultural Centers
 - Waylock, Pruyn House
- Working farms
- Countryside Exchange
 - Mohawk River Community Partners
- Albany County Land Conservancy and other private partners
 - Open Space Institute
- Water course Protection Law
- Comprehensive Plan process
- Waterfront on Mohawk River
- Mitigation fees for parks and recreation
- Current zoning process allows flexibility to allow for preservation
- Sidewalks in the business district
- Conservation Advisory Council
- Large lot zoning allows for more open space
- Albany Rural Cemetery
- Century Hill & British American Drive.
 - Bike paths, open space incorporated into development
- 35% green space requirement for commercial development

What is not working? What concerns do you have?

- Dumping in vacant parcels
- Erosion problems on vacant parcels
- Pine Bush – It is rare and more should be protected. We should think about sustainability.
- More integration of open space into neighborhoods
- More passive open space in other areas of town (not just at The Crossings)
- Various resources lack connections to one another
- Public access to the Mohawk River and other recreation areas (AnnLee, cemetery)
- Trash in Mohawk River
- Work with properties along the Mohawk River to encourage viewshed protection
- Utility lines – possible opportunity for trail connections
- Fragmentation of habitat (Pine Bush)
- Inappropriate uses – ATV's and trespass concerns

- Increasing number of species on developed land
- Not enough development of facilities within open space, such as public access trails or paths if appropriate
- A moratorium in Pine Bush area needed
- Mohawk River tributaries are isolated
 - Potential trail opportunities
- Reduce road width
- Mohawk River has issues with siltation and invasive species. Correcting this is a cumbersome process
- Inappropriate zoning- ie. The Pine Bush area is zoned industrial
- Code makes open space preservation difficult
 - No Transfer of development rights option
 - Length of cluster process might prevent its use
 - Not getting creative design approaches in the PUD zones

Group 1

What do you like about the ideas described:

- Clustering – density neutral creates open land
- Fiscal analysis is viewed as useful
- Transfer of development rights
- Pine Bush Protection – education is critical
 - Value of ecosystem
 - Fiscal side of its preservation
- Conservation Subdivision is logical and makes sense
- Success Stories – Pittsford, Canandaigua
- Incentive zoning used for public areas
- A combination of funding sources through cooperation and partnerships
- Lands of Conservation Interest
 - Raises awareness
 - Must be combines with education about what it means
- Gravel as a resource

What concerns do you have:

- What are we protecting when we talk about farmland protection?
- There is a concern about clustering. Will developers use just to maximize the number of lots that can be developed on difficult parcels?
- Something should be done about steep slopes
 - Stream protection is not enough (not adequate)
 - Erosion concerns
 - There is plenty of zoning protection now – cannot go near stream now.
- Existing regulations are not always enforced
- There is a need for education about existing laws and regulations

- Cluster housing – who owns and maintains open space?
- Wetlands enforcement is critical – trash often develops in these areas
- There is uncertainty in western part of town about regulations that exist as well as the federal and state interests.
- Tax foreclosures may be opportunities
- Wildlife corridors need to be considered

Opportunities or suggestions for the future:

- Connect the bike path from Cohoes to 5 Rivers through Colonie
- West side (Albany St. area) – There are no linkages between new neighborhoods there and there might be an opportunity in rear of neighborhoods by Pine Bush
- More creativity and flexibility is needed in subdivision design
- There is a need for more affordable housing
- Area adjacent to Ashford Glen (about 100 acres) might be an opportunity
- Help Pine Bush Preserve and create connections from neighborhoods
- Belief that public would support funding acquisition
- Moratorium in Pine Bush (one is being proposed)
- Mitigation Fees should be required for more open space
- There is a need more commercial space and less residential
- The landfill – future opportunity – Plan now.

Group 2

What do you like about the ideas described:

- Greenspace development
- Better planning & utilization of greenspace
- The need for an open space plan that targets specific parcels
- No need to always extend utilities and infrastructure for all new development.
- The need to look at infrastructure capacity before development
- May need to reduce densities
- Don't create cityscape in country
- "Junk areas" (areas that cannot be developed such as steep slopes) are greenspace in new development
- Need for cohesive open space and connections
- Shouldn't dictate to private landowners
- People should be compensated fairly for their land.
- Communities are using bonding to purchase open space
- The need to balance these issues of open space preservation with affordable housing.
- Purchase of Development Rights is good idea- helps preserve agriculture uses
- Transfer of Development Rights – would it work in all situations?
- Islands in Mohawk be used for park development
- Polling to determine willingness for bonding for open space

- Using utility corridors

What concerns do you have:

- Cluster as is done now - Current residents don't like it
- How to connect parkways?
 - Neighborhoods are very fragmented.
 - Could walk to some pocket parks, but often isn't safe
- Maintenance issues
- Prime lands are gone – constrained lands are left for development
- Latham/Mohawk area is “final frontier” – lots of constraints there
- Infrastructure is a limiting factor – can roads carry traffic? Quality of life issues are also important.
- Gravel ban issues – gravel is an important natural resource
- Building homes on gravel deposits will not work
- Instead of connecting whole town – first connect the neighborhoods, focus on micro first

Group 3

What do you like about the ideas described:

- Identification of critical resources and creating a future vision for those resources
- Purchase of development rights
- Incentive zoning
- Concentrating development
- Issue of open space to be preserved in the future
- Balance of commercial/residential development with open space.
- Revenue raising resources
- Cost of community services related to open spaces.
- Gaining public access through private property
- Transfer of development rights
- Preventing fragmentation
- Bike/Pedestrian linkages

What concerns do you have:

- Fragmentation of ecosystems with cluster development
 - Appropriateness of clustering in Pine Bush
- Supportiveness of Town (as a whole) to support open space
- Conflict between zoning & Pine Bush and other sensitive areas
- Identification of significant natural resources
 - Pine Bush wetlands.
- Update significant areas resource mapping i.e. Pine Bush, Riverfront
- Expanding site analysis mapping to include other significant items such as species habitat, woodland, protected plants, etc.
- Creating usable open space and balancing with development

- Avoid waste space or non usable open space
- Make everyday Earth day – the carry in, carry out approach

Opportunities or suggestions for the future:

- Zoo
- Amusement open space
- Cemetery within Pine Bush with foot access only
- More connections
- More trails
- Less isolated pieces of open space
- Open space protection along stream corridors
- Additional streetscape enhancements to keep open space feel, such as street trees
- Protection of Pine Bush
- Protection of Scenic vistas and natural areas
- Need more open space in populated areas

Public Comments

- Disappointed in process – concerns include:
 - Lack of feedback
 - What has been produced?
 - Want opportunity to see what others are suggesting
- How does the town incorporate its vision with regional activities and regional growth?
- Can town absorb growth?

Town of Colonie, New York

Development Patterns Focus Group

Meeting Notes

October 19, 2004

The Crossings at Colonie

T H E S A R A T O G A A S S O C I A T E S



LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS, AND PLANNERS, P.C.

*Note: The following are informal **notes** based on information received during this public meeting.*

The Town of Colonie Comprehensive Plan Advisory Committee (CPAC) sponsored a Development Patterns Focus Group meeting on Tuesday, October 19, 2004. The Focus Group is the next step in a series of public workshops in the development of the Town's comprehensive plan. Approximately twenty-five community members and Town officials attended the focus group meeting. The purpose of this meeting was to examine past development patterns in the Town and discuss future development patterns. Input from this meeting, in addition to information gathered at previous public workshops, will form the basis of the goals included in the comprehensive plan.

The Saratoga Associates provided a brief overview of the comprehensive planning process and described historic patterns and current trends. After the presentation, two groups were created to work with a facilitator in answering the following questions:

1. What do you like about the ideas that have been described? Why?
2. What concerns you about the ideas that have been described? Why?
3. What other opportunities do you see for development patterns in the Town of Colonie?

Results for the facilitated group discussions are found below.

Discussion Group 1

What do you like about the ideas described:

- New Urbanism
 - Livable community
 - Human scale
 - Walking
 - interaction
- Focus development in certain areas (follow through is complicated)
- Moving beyond sprawl – Central Avenue
- Target the “tired” areas
 - Good tool for encouraging redevelopment
- Form based codes – mixed use
 - Appropriate for areas of Central Avenue
 - Also perhaps areas of Route 9 and Route 7
 - Perhaps areas of Route 32 by Watervliet and Wolf Road

- Need to identify what is appropriate in each of these area. What is appropriate in one is not the same as another. Define scale.
- Redeveloping worn out
 - Malls
 - Alternative to future typical mall design
- Tree planting is important
- Conservation Subdivision
 - Preserves open space

What concerns do you have:

- Farmland
 - Not a lot of active farming
 - Retirement/inheritance
 - Also a natural resource - wildlife
- How to encourage mass transit – can we do this?
- Coordination with other municipalities
- Overcoming economics of scale – trend to larger & larger formats
- Need to be careful about targeting only specific areas. Don't bring the City to the country everywhere in the Town.
 - Preserve other areas
- Built out scenario. What does this do to schools, services, taxes, etc.
 - Schools do stay on top of this. Purchase property for new schools, etc.
 - But what about cost?
- Build-out – some of the residential area is in Pinebush. Not much infrastructure.
 - Zoning in Pinebush may not be appropriate.
- Devil in the details. Plan is a start but implementation will be complicated. Need direction in how to accomplish.
- What is the role of citizens – in terms of identifying these areas?
 - Also zoning.
 - Public involvement in all next steps.
 - Concern about New Urbanism – could be issues with affordability.
 - Could be too prescriptive-Disney-ish?

Opportunities or suggestions for the future:

- Continue to look at other examples, other town.
- Town needs a sense of identify.
 - Opportunity to do this, tie together neighborhoods as part of the Town of Colonie.
- Greenspace requirements – currently the same rule (%) everywhere. Think about different areas.
- Look to future demographics.
 - Use this to plan for the future.
 - For example, seniors – their needs down the road
- Focus transit services around commuter patterns
- Central Avenue is an opportunity.
 - Assemble land, market sites, etc.

- Sense of urgency about identifying and preserving special places.

Discussion Group 2

What do you like about the ideas described:

- Connections b/w retail
 - Vehicular and pedestrians
- Connected neighborhoods – Pedestrian/Bike
 - Creation of community
- Transect zoning
- Purchase of development rights and transfer of development rights
- Traditional street network
 - Traffic dispersal
- Increase density to provide affordable housing
- Street widths
- Setback reductions
- Pedestrian friendly design
- Balance of Economic Development with Conservation
 - Using a tool box to achieve balance
- Open Space Plan “Green Print” in Pittsford
- Definitions of Green Space
 - Parks & Recreation
 - Should look at “Special” areas of a site to make it worth preserving.
 - Forested and Meadows
 - Nature & Wildlife areas
 - Environmentally sensitive areas
 - Quiet, relaxing, peaceful space
- Green Space should be located throughout the town
- Network of Greenspace.
- Accessible by walking and bicycling
- Safety of travel for children
- Greenspace should be part of front of site for benefit
- Conservation subdivision design
- More creative residential design
 - Mixed use
 - Cluster
 - PUD
- Maintaining unique-ness/identity of hamlets
- NIMBY-ism issues regarding clustering

What concerns do you have:

- Overcoming perception of “clustering” high-density
- Addressing issues of use of gravel, natural resource
- Transect Zoning: how to decide what areas belong in what sector?
 - How to transition b/w zones

- People originally come here to get away from density
- Maintenance of trails issues?
- Ability of seniors/youths to navigate town?
- “Universal” adoption vs. “piecemeal”. We need Comprehensive Approach.
- NBRS don’t necessarily want vehicular connectors, pedestrian connections ok
 - Traffic thru neighborhoods a problem
- Issues with Airport. Greenspace, quiet, pedestrian issues
 - Latham Water tower issues
- Inclusion of neighborhood commercial in res. Area
 - Cape Cod
 - Can neighborhoods support a local business
 - Newton Plaza – successful – small local businesses
- New MF dwellings, no zoning for it.

Opportunities or suggestions for the future:

- The proposed watermain along Sparrowbush & Pollack may provide road access to remedy traffic problems in the area.
- Redevelopment areas may include:
 - Rte. 5
 - Railroad Ave
 - Fuller Road
- Riverfront Development – work with Mohawk River Community Partners
 - Recreation issues
 - Clean up assistance to marinas
 - Take advantage of Tourist/entertainment
- Shake Site/Airport
 - Partnership with county
- Lack of Railroad Station in Colonie
- Trolley opportunity along Rte 5 and Rte. 7
- Better advertising for Bus Service from Albany to Saratoga
- Our location in the region and diversity of neighborhoods is a great opportunity
- Need to maintain older neighborhoods
- Brownfield redevelopment
- Need for more incentives for redevelopment
- Stream lining the process
- Reputation for balance of conservation with development

Public Comments

- Looking forward to product (vision regarding different focus areas)
 - What is process?

Town of Colonie, New York

T H E S A R A T O G A A S S O C I A T E S



LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS, AND PLANNERS, P.C.

Economic Development Focus Group

Meeting Notes

October 25, 2004

The Crossings at Colonie

Note: The following are informal notes based on information received during this public meeting.

The Town of Colonie Comprehensive Plan Advisory Committee (CPAC) sponsored a Economic Development Focus Group meeting on Monday, October 25, 2004. The Focus Group is the next step in a series of public workshops in the development of the Town's comprehensive plan. Approximately twenty-five community members and Town officials attended the focus group meeting. The purpose of this meeting was to examine current economic development conditions and trends in the Town and identify future opportunities. Input from this meeting, in addition to information gathered at previous public workshops, will form the basis of the goals included in the comprehensive plan.

The Saratoga Associates provided a brief overview of the comprehensive planning process and described current conditions and trends. Meeting attendees participated in an icebreaker that asked what is working and what is not working regarding economic development. After the presentation, facilitated discussion took place around the following questions:

1. What do you like about the ideas that have been described? Why?
2. What concerns you about the ideas that have been described? Why?
3. What other opportunities do you see for development patterns in the Town of Colonie?

Results for the icebreaker and facilitated group discussion are found below.

Icebreaker

What is working?

- Big box stores – attracting
- Office park development
 - British American
- Experience of private sector
- 2 active chambers
- Low taxes
- Educated work force
- Airport
- Center of region
- Quality school districts
- Recreational amenities
 - Crossings, Mohawk River

- Railroad avenue serves important function

What is not working?

- Homestead Act, business pays more
 - Impact school tax?
- Areas difficult re: Economic Development
 - Brownfields
 - Vacant buildings
- Aging housing (Central Avenue)
- Not utilizing gravel resources
- Highway system pressures
- Not enough resident input RE: what can go where
 - Mixed use would be good (positive), make attractive
- Conflicts between business uses and residential uses in thru traffic
- Cookie cutter development
 - Control design/look of development
 - Looks generic
- Buildout
 - Impact on services (less than residential)
 - Factor out the Pine Bush area where development should not occur?
- Business Survey
 - Property owners only
 - Length of review process
- Establish data base for commercial property that is vacant
 - Incentives to redevelop

Facilitated Discussion

What do you like about the ideas described:

- Quality of life –
 - What does this mean?
 - How does it enhance Economic Development
- Empire Zones
- Emphasize Brownfield & Grayfield Sites
 - Railroad Avenue, Altec Site
 - Commercial, manufacturing, distribution
- Planning Process – creates clarity about what we want, where we want it, etc.
 - Good for everyone to know - businesses
- The Boght (Route 9)
 - Good area for development well-planned commercial or mixed-use
- Believes that incentives are needed for affordable housing for work force.
 - (more so than incentives for Brownfield or Grayfield development)
- Center for education – retain educated workforce
- Airport-looking to attract aviation related businesses
 - Airport – huge economic impact
- NYS Thruway/Northway also great transportation infrastructure

- Natural Resources – gravel
- Regional Cooperation – important for the town

What concerns do you have:

- Development Review Process –
 - Need to revise and allow more flexibility for development
- Redevelopment – made more difficult due to rigid zoning requirements (can't think outside the box)
- Development Review – need to get public information earlier in the process
 - Pre-concept/informal meetings
- Is the review process a unique problem for Colonie?
- Use more technology in the plan review process to improve public understanding of proposed project. (visioning technology)
- Good examples – New Urbanism, connections, higher density, mixed-use
- Last meeting – a lot of consensus but a very small group
- How will we educate public about these new ideas
- Route 9 – north end of town
 - Landfill smell is a problem
 - Industrial uses may make sense, harder to imagine residential (though some is proposed)
 - Address infrastructure
- Downside of growth/economic development
 - Traffic/congestion (could discourage economic development quality of life.
 - Look at trans. Solutions – Route 5 study
- Design standards work best where there is demand for development - good to have control of design in these area (ie. Chain drugstore in Loudonville)
- May need more flexibility in grayfield areas
- How does Planning Board know what kind of commercial growth is appropriate? Need guidance. Where to encourage growth?
- Don't need to reinvent the wheel. Some of these ideas – New Urbanism are not that new. Provide more information to community – education. (Perhaps use the website, resource list)
- What kinds of businesses do we want?
 - Are we over retail?
 - We have been mostly re-active to development so far
 - Challenge – we need to define what should be where? This will help streamline the review process

Opportunities

- What do we want?
- Are distribution facilities a good option?
 - High cost of land, limited land available, etc.
 - Look at where these tend to locate
- Route 7, Route 9, Central Avenue (west of 155) and infill – Technology based industry
- Airport – maintenance facilities
 - cargo
- Economic Development – where we focus must consider transportation

- Northern part of town – more undeveloped land
- Less congestion
- What additional transportation routes do we need to plan for?
- Flex – space – 5,000-7,500 square feet – adaptable, mixed-use, module building (for one tenant or multiple tenants (like Corporate Circle)
- These are component of technology industry growth
- Life style centers – outdoor commercial area usually anchored by a large retailer, a lot of entertainment, restaurants, a 20 hour venue.
- Make public transportation more attractive and rewarding
 - Convenience
 - Make it a (positive) adventure
- Consider pollution related to traffic
 - Quality of life
- DOT project for interchange to airport
 - Would help traffic
 - Improve economic development
 - Potential near airport
 - Caution – businesses need traffic-don't divert away from existing businesses.
- Airport – needs to grow to serve the region.
- Riverfront – a restaurant or marina?
 - Residential development
 - All of these could use river as an amenity
- Wolf Road – potential for a more complete 24 hour community
- Need for multi-family housing to address changing demographics
 - Higher-density, new urbanism-style
- Intensify utilization of an area like Wolf Road
- Meetings, conventions, (small conventions, not a convention center per se), tourism – not yet mentioned.
 - How to better capitalize on this?
 - Need a destination, could a redeveloped Wolf Road serve as an attractive location? There is currently no place to go from hotels.
- Consider campus – style office/flex development in areas of Pinebush on the less critical parcels. This may help to create a buffer between the preserve and residential neighborhood.
- Pinebush area:
 - Lack of infrastructure, roads, etc.
 - A lot of people who live there may not want more.
 - Environmental constraints
- Heritage Park – opportunity to use this again?

Traffic and Transportation Focus Group

Meeting Notes

November 10, 2004

The Crossings at Colonie

*Note: The following are informal **notes** based on information received during this public meeting.*

The Town of Colonie Comprehensive Plan Advisory Committee (CPAC) sponsored a Traffic and Transportation Focus Group meeting on Wednesday, November 10, 2004. The Focus Group is the next step in a series of public workshops in the development of the Town's comprehensive plan. Approximately thirty community members, Town officials, and interested parties attended the focus group meeting. The purpose of this meeting was to examine current conditions and trends regarding traffic and transportation in the Town and identify future opportunities. Input from this meeting, in addition to information gathered at previous public workshops, will form the basis of the goals included in the comprehensive plan.

Saratoga Associates provided a brief overview of the comprehensive planning process and described current conditions and trends. Meeting attendees participated in an icebreaker that asked what is working and what is not working regarding transportation in Colonie. After the presentation, facilitated discussion took place around the following questions:

1. What do you like about the ideas that have been described? Why?
2. What concerns you about the ideas that have been described? Why?
3. What other opportunities do you see for development patterns in the Town of Colonie?

Results for the icebreaker and facilitated group discussion are found below.

Icebreaker

What is working?

- Good access to Interstates
- Local streets are good
 - Character
 - Well-maintained
- Airport Access

What is not working?

- Bus Service
 - Frequency
 - Location/Routes (Corporate Woods)

- Weekend service
- Poor pedestrian/bicycle network
 - Few requirements within Town code
 - Shoulders, sidewalks
 - Should be include in the development process
- Wade Road Extension
 - Neighborhood concerns
 - It is causing more traffic
 - Sparrowbush Road – poor visibility, especially in rainy weather
- Need for a solution other than building more roads
- Realignment of Albany-Shaker Road near the airport & Ann Lee Pond
 - What is the reasoning for that?
 - The result is additional traffic on other streets
 - Less access to Ann Lee Pond
- At - Grade crossings (rail)
- Rt. 378, Rt. 9 and Osborne Road experience rush hour congestion
- Need for Public Relations program with Wade Road extension
 - Many are not aware of the road improvements
 - Is Mill Road traffic alleviated?
- Lack of alternate routes for through traffic
 - No bypass routes
- Bottlenecks
 - Exit 2W onto Central Ave– difficult to merge
 - Rt. 7/Northway congestion
 - Traffic goes through neighborhoods
 - Dangerous/safety a concern
- Degradation of current routes
 - Must move through traffic more efficiently
- Increased traffic in neighborhoods (Wade Road)
- Exit 4S backup
- Need for traffic calming
 - Speeding on local streets functioning as a bypass
- Poor parking design
 - Latham Farms – too much asphalt
 - Northway Mall
 - Integrate better site design into plan

Facilitated Discussion

GROUP 1

What do you like about the ideas described:

- Wolf Road – combining trips by walking (Common to strip commercial development)
- Central Avenue needs safer pedestrian crossings (Colonie Center/Northway Mall)
- Reclaiming connections that did once exist
 - Airport and Northway created barriers for cars and bikes
- Bus service – needs improvement

- CDTA is adding real-time information about schedules

What concerns do you have:

- Problem with sidewalks – winter maintenance
- County is adding 4' paved shoulders
- Integrate transportation with land use – shop and work close to where you live.
- Transportation solutions do not end to look beyond drivers.
 - How to integrate better with natural environmental?
 - Route 155 is a model project
- Few north/south routes across the Mohawk River (part of Route 7 problem)
- Concern about recommendation from Delphus Kill study (more commercial)
- Commercial build-out
 - Concern about more big box
 - Commercial – leaving old boxes empty?
- Can traffic issues be enough to say no to development?
- State & CDTC have not completed certain projects for town
 - Exit 3
 - Alternate Route 7

Opportunities

- Boulevards in certain appropriate areas
- Speeding on local roads can be addresses
 - Width
 - Street network – few blocks
- Expedite movement of traffic – i.e. roundabouts
- Incorporate natural environment – i.e. underpasses
- Route 5 study – appears that in Schenectady improvements have impeded traffic – do cars go elsewhere? (new problems). Not sure this would be good at Rt 155/Karner Road intersection.
- Congestion – mostly peak hour and at Holidays (shopping)
 - Would be better if we could spread out times – work with employers for example.
- Official map – plan connections in advance (like Wolf Road access road)
- Plan to connect activity centers – parks, the river, especially for bikes and pedestrians.
- Aging population – opportunity for higher density, transit supportive development.
 - Housing alternatives
- Central Avenue – between Taft Furniture and Niskayuna is a very sparse commercial area.
 - Redevelopment opportunity here for higher density, mixed-use development

GROUP 2

What do you like about the ideas described:

- Combine trips (may not save lots of traffic)
- Car pooling and encourage public transit
 - Incentives/education
- Need more Park-n-rides to support transit
- Smaller roads, buildings, parking
 - Scale and design important

What concerns do you have:

- New Target
 - Can walk to different retail stores, but not across the street that easily. Is there a better way?
- New “TEA-21”
 - School component
 - Walking opportunities and safety
- We are allowing the developer and market drive landscape
 - Town-wide
 - Regionally
- Look beyond Borders for commercial development – coordinate regionally
- Build-out
 - Future development – should consider more multi-family
- Consider demographics
 - Service and access
 - Seniors
 - Affordability
- Through traffic
 - Bypass for through traffic
 - Roads used for through traffic are connectors – in neighborhoods
 - Traffic enforcement within local streets should be enhanced
- Morris Road Study
 - Coordinate with comprehensive plan
 - Don’t just shift traffic
 - Status of study?
 - Financial aspects
 - Location of Pine Bush
- Snow cleanup on sidewalks

Opportunities

- Flex-time for employees
- Services in office parks (zoning should allow for this)
- Morris/Cordell Study
 - Coordinate with comprehensive plan
- More mixed use zoning
- Federal programs will provide funding for improved access to schools
- Redevelopment
 - Central Avenue
- Plant more street trees
 - Pollution
 - Traffic calming
- Wolf Road
 - Trolley (continual loop)
 - Connect hotels, shopping

- Beltrone, airport, shuttle fly flag service, service of future – funded GEIS (Airport)
 - Funded by a Business Improvement District
 - Keep low cost
- CDTA Bus – address safety issues, or at least perception of safety
 - This would help to make it more attractive
- Wolf Road and Sand Creek intersection
 - Center median
 - Increased pedestrian traffic with recent improvements
- Technology and signalization
 - Coordination
 - Role of technology allows for better management fo the system, and better info/warnings
 - Smarter signals
 - Change timing plans in real time
 - Interconnected signals
- Pedestrian rights in crosswalks
 - State law compliance
 - Signs to education drivers
- Education of public for positive transportation improvements or new facilities (i.e. Wade Road)

Public Comment

- We are bound to our auto-oriented culture
 - What locations have dealt with this successfully
- Solution will come as our dependence on oil increases and oil costs increase
- State instituted a carpooling program in 1970's
 - This is an opportunity for clusters of development (office park, etc.)
- Can the plan accommodate changes within Town during the process?

Business Workshop

Meeting Notes

November 16, 2004

The Crossings at Colonie

*Note: The following are informal **notes** based on information received during this public meeting.*

The Town of Colonie Comprehensive Plan Advisory Committee (CPAC) sponsored a Business Workshop meeting on Tuesday, November 16, 2004. The Business Workshop is the next step in a series of public meetings in the development of the Town's comprehensive plan. Approximately thirty community members, Town officials, and interested parties attended the focus group meeting. Input from this meeting, in addition to information gathered at previous public workshops, will form the basis of the goals included in the comprehensive plan.

Saratoga Associates provided a brief overview of the comprehensive planning process and then opened the meeting up for an open discussion centered around the following questions:

- What issues/concerns do you have regarding business growth and development in the Town?
- What ideas/opportunities do you have for improving the prospects for business success in the Town?

Concerns and opportunities described during this discussion are identified below.

What issues/concerns do you have regarding business growth and development in the Town?

- Monitoring of taxes/revenues impacts resulting from plan recommendations
- Fiscal impact analysis is an important component of the plan
- Accessibility of Town leads to traffic
- Existing infrastructure
 - Computer Drive West
 - Older buildings should be considered
- Attracting people to stay in Colonie
 - A gateway community
- Entry-level employees
 - Affordable housing
 - Transportation (transit options)
 - Affordable compared to other business centers
- Surrounding communities already providing service industry housing
- Landfill closure
 - Consider future

- This is a large revenue source

What ideas/opportunities do you have for improving the prospects for business success in the Town?

- Shorten review process
- Important to know playing field so that businesses can adapt
 - There seems to be a bottleneck with departmental review
- Redevelopment
 - What worked in the past may not work today
 - Need more flexibility
- Creating grants/incentives to encourage redevelopment
- Incentives:
 - Tax credits
 - Flexibility
 - Allow administrative review
- Fuller Road/Railroad Avenue
 - Great location for new high technology development
- Town should take advantage of the high tech industry in Region
 - Need a diverse business mix
- Colonie has many assets
 - Transportation
 - Schools
- Adaptive reuse of Shaker site
 - Uniqueness
 - Strategic plan process currently underway for the Shaker site
- Infrastructure improvements/upgrades
 - Communication
 - Understanding needs is important
- Brownfields as redevelopment opportunities
 - Legislation should be addressed
- Grayfields an opportunity
- Additional conference facilities
- Signage
 - From the Northway – do we let people know what’s here?
- Types of housing?
 - Difficulty siting condos for young professionals within the town
 - PUD option for senior housing and others
 - Clustering
 - Conservation –friendly
 - Cost effective
- New urbanism
 - Need density – this would be different in an already developed area
 - Focus on one area and master plan (very difficult)
 - Climate? Impact on walkable communities of being in Upstate NY?
- Education about new urbanism techniques
 - Involve residents in process

- Neighborhood connections
- Important to understand fiscal responsibility as we examine future of community
 - School districts
 - Can we fiscally continue as we are?
- Town should take a proactive approach to educate neighbors.
- Present other Towns as models
- Speak positively about business community

Colonie Youth Advisory Board

Meeting Notes

December 2, 2004

Colonie Community Center

*Note: The following are informal **notes** based on information received during this meeting.*

The Town of Colonie Comprehensive Plan Advisory Committee (CPAC) participated in a regularly scheduled Colonie Youth Advisory Board meeting on Thursday, December 2, 2004. The youth of a community are the future of that community. The Colonie Planning Advisory Committee (CPAC) and the Town of Colonie recognize the importance of discovering what is important to Colonie's youth and what their future holds regarding living and working in Colonie. Approximately 20 students from various school districts in the community participated.

Saratoga Associates lead a facilitated discussion that centered on the following questions:

- What do you like about Colonie? Why?
- Do you see yourself working and/or living in Colonie in the future? Why or why not?
- How could Colonie be a better place for young people to live?

The results of this discussion are identified below.

What do you like about Colonie? Why?

- The Crossings
- Location - close to the city and mountains
- Things to do – malls, movies, places to eat
- Safe
- Not too hectic (mellow)
- Activities and events in the region (not just within Colonie).

Do you see yourself working and/or living in Colonie in the future? Why or why not?

- Yes, this type of community is good
- No, probably someplace else
- No, it is not exciting enough to spend whole life here.
 - Good place to raise a family
 - Suburb – like any other suburb
 - Not many job opportunities – though there are plenty of state jobs if that interests you
 - Not much art and design

How could Colonie be a better place for young people to live?

- Add more things for young teens to do, such as laser tag or arcades
- Add things that don't cost much money
- It is hard to get to places
 - Currently, you need a ride everywhere
 - Create safer public transit
 - Add sidewalks, safe places to walk , more attractive places to walk
- Use the river –
 - For recreation
 - Clean-up the river
- Events
 - Sports
 - Diamond Dogs
- Affordable Housing
- Keep some nature – the Town is getting too developed
- Regional events – sports tournaments, etc. (cost can be tough for young people or families)
 - Incentives? Contests for tickets?
 - Recognize students, etc.
- Some like going to Albany – many go to Lark Street
 - Most drive there (a bit difficult – especially parking)
 - Lark Street has more diversity
 - Shops and galleries (it is not the mall)
- Discussion about the benefit of showing kids (especially young kids) all the diversity
- Other places are more welcoming and have a better pedestrian environment
- Fix up run down buildings

Townwide Public Meeting

Meeting Notes

February 9, 2005

The Crossings

Note: The following are informal notes based on comments and questions received during this meeting.

The Town of Colonie Comprehensive Plan Advisory Committee (CPAC) held a Townwide Public Meeting on Wednesday, February 9, 2005 at The Crossings. The purpose of this meeting was to present and discuss the draft Vision and Goals for the Comprehensive Plan. Over 150 residents, business owners and interested parties attended the meeting. The meeting began with an introductory presentation about the project status, community challenges, and the vision and goals for the future. Following the introductory presentation, Saratoga Associates lead a facilitated discussion that centered on the following questions:

- > What do you like about the Vision and Goals?
- > What questions/concerns do you have about the Vision and Goals presented?

The presentation continued with a discussion of possible plan concepts. The concepts presented are a sample of the ideas that are currently being discussed with the CPAC. These concepts have not been yet decided upon. The intent of presenting these possible concepts at this evening's meeting is to get feedback from the meeting participants regarding the ideas that are being discussed. Following the second portion of the presentation, Saratoga Associates lead a facilitated discussion that focused on the following question:

- > What comments, questions, or suggestions do you have about the initial ideas presented?

The results of the discussion are identified below.

What do you like about the Vision and Goals?

- The goals reflect information gathered at community and neighborhood meetings early in the process
- The goals are a balance between environmental, business, and neighborhood concerns
- The vision expresses a desire for Colonie to stay like it is now, which is good.
- The vision and goals are trying to give long-term residents consideration
- Public transportation is viewed as important
- Connecting trails is important and a variety should be considered: Horse trails, nature trails, paved trails, biking trails
- The Town is trying to work with neighborhood groups
- The emphasis on walking & biking is positive
- The suggestion for providing incentives to redevelop existing buildings/parcels is a good idea

- Redevelopment is important
 - Look for opportunities for Senior center/facilities (also address parking for these facilities)
- Providing a mix of housing is important - smaller houses are needed
- Enhancement of the Riverfront is important
- The Town is very well-run
- The focus on active lifestyles is positive
- The concept of walkability is positive. However, there are no sidewalks on Rt. 9 – can we increase walkability in this area?
- Public transportation is an important issue. Could a park & ride facility be considered?
- Consider the purchase of open space to keep open and set aside for public use.
- This provides a good framework and is very comprehensive
- Public safety is important to attracting businesses and keeping property values high
- Open space preservation should also consider preserving stream corridors
- Preservation of Town character is important
- Local stores & services are a good thing
- Maintain farmland & open/natural areas
- The Crossings is a great addition to Town
- Look at growth of Town as a way to determine short-term & long-term needs
- Land banking could be an option to protect open space thru purchase
- The vision statement is good, but may need further definitions of terms, such as ‘enhancing neighborhoods’
- Mobility is important, especially multi-modal modes of transportation
- Public transportation is important
- The Vision statement is positive
- It is important to look to purchase open space before it is developed
- Recognize importance of Pine Bush as a globally rare ecosystem

What questions/concerns do you have about the Vision and Goals?

- It is important to distinguish between needs and wants, especially when considering funding improvements.
- Consider sidewalk safety when considering walkability
- It is important to address buffers between residential, commercial and industrial development
- Access and impacts of access on the use of industrial areas located near residential areas should be considered
- How do we address businesses leaving after a short time and encourage the redevelopment of the then vacant space?
- Flag lots are a problem
- Flexibility in terms of housing variety and meeting the need of changing demographics is important.
- What structure is in place to determine if the plan is working or not?
 - We must address long-range maintenance (i.e. The Crossings)
- Address airport and airport-related impacts on the Town such as growth and traffic
- Are there priorities within the goals?

- Airport area GEIS is useful and requires some developer responsibility. Corporate responsibility could added to the goals.
- The current land use zoning is too rigid for innovative concepts, such as housing variety
- Overall the Town is a good place to do business, however, small businesses have different concerns than large businesses and should be considered differently.
- Mobility needs to be addressed in various locations in terms of traffic and signalization timing: Central Avenue, Rt. 7, etc. traffic
- The landfill and its life expectancy should be considered
- Consideration of funding opportunities through state agencies is good, but what about considering a bond act to help fund connections between neighborhoods through bike & pedestrian trails, pocket parks?
- Albany Pine Bush – specifically state globally rare ecosystem
- There is no mention of growth prevention in the goals. How do we address traffic and big box development?
- The impact of growth on schools and the transportation system needs to be carefully considered. (consider the buildout figures)
- Keep some areas undeveloped
- Where are the remaining open spaces in the town?
- It is important to stay in close contact with regional activities and initiatives
- Public transportation is needed
- Business development is fine, as long as there are no more big box developments
- Develop 5-6 business centers around town (it is unrealistic to connect entire Town) and design should also be addressed
- Make more connections for bikes to The Crossings and the bike path.
- How will aesthetics of new development be addressed?

What comments or suggestions do you have about the ideas presented?

- There is a concern about clustering and developers using this to over develop property
- Covered a lot of information and it is important to maintain quality of life, but difficult to know what the future holds
- Will there be an action plan?
- When will the draft plan be available? Will it be available online?
- Are we prioritizing specific areas? How is this done and will there be community input?
- The density – neutral concept is good.
- Can the Town work with farmers to keep farms alive?
- There would be more opportunities to revitalize/redevelop areas if it is more difficult to build on open space. More strict regulations on open space protection should be considered.
- When do we prioritize? Who is responsible for prioritizing?
- Will the plan recommend an architectural review board?
- Regarding zoning changes, how will this take place and will this address commercial development? How can the public know what the current zoning is? It is very difficult to understand.
- A recent Spotlight article was very good
- Affordable housing is important
- What is the project schedule?

- There may be differences in opinion when details are discussed and detail should be defined, especially in the vision. Defining neighborhood is one example.
- Central Avenue Public Transit is important, but we should consider public transit in areas beyond Central Avenue
- Cluster subdivision is good because it considers the individual site and protects open space. Is the Town considering transfer of development rights?
- Prevent fragmentation of the Pine Bush area in order to preserve critical habitat

Additional Public Comments

- The Town should have a top-notch, multi-purpose recreation facility for sports of all types

Townwide Public Meeting

Meeting Notes

April 26, 2005

The Crossings

Note: The following are informal notes based on comments and questions received during this meeting.

The Town of Colonie Comprehensive Plan Advisory Committee (CPAC) held a Townwide Public Meeting on Tuesday, April 26, 2005 at The Crossings. The purpose of this meeting was to present and discuss the Draft Comprehensive Plan recommendations. Over 100 residents, business owners and interested parties attended the meeting. The meeting began with an overview of key concepts and key recommendations in the Draft Plan. Following the introductory presentation, Saratoga Associates lead a facilitated discussion that centered on the following questions:

- > What do you like about Draft Comprehensive Plan Recommendations?
- > What remaining issues or concerns do you have? What suggestions do you have?

The results of the discussion are identified below.

What do you like about the recommendations?

- > Gateways
 - o Setting the stage for historic Route 9.
- > View of Pitch Pines & Preserving Pine Bush
 - o Unique to Colonie
 - o Use indigenous vegetation to make the area unique.
- > Neighborhoods are vital
 - o Important to maintain and work to prevent decline
- > Link Neighborhoods
 - o Albany Shaker Road connection
- > Question: nimo Line on Open Space Map
 - o Connection to neighborhoods & crossings
- > Bicycle and pedestrian issues in major corridors
 - o Maintenance an issue
- > Reuse and redevelopment
 - o Brownfields
 - o Altec
- > Mix of Housing
 - o Some reservations re: mixed use
- > Incentive to Reuse
 - o To reduce land use
 - o Conflicts in areas where infrastructure exists

- > Recognition of Historic and Cultural Resources
- > Aesthetics and Conservation of Open Space
- > Limit Industrial Use to Specific Areas
- > Reuse of Industrial Areas
 - Impact of neighborhoods
 - Establish a way to do this
 - Encourage developers
- > Community Heritage → Shaker
- > Aesthetics
 - Small commercial properties – corner of Wolf Road and Albany Shaker in addition to large areas
 - Tax incentives
- > Buffers, Traffic Calming in Neighborhoods
 - Carry over to reuse areas
- > Industrial Sites → Railroad Avenue and Tobin Site
 - Not retail
 - High tech biz
- > Encourage Airport to Maintain Open Space
- > Housing Options / Affordability
 - Role of town?
- > Commercial and Industrial areas
 - Increased competition
 - Neighborhood retail

What remaining issues or concerns do you have? What suggestions do you have?

- > Architectural Guidelines
 - According to survey many are supportive of this – incorporate review as well
 - Reflect adjacent neighborhoods
- > Expand Loudonville historic district (see handout from the Neighborhood Association)
- > Neighborhood Identity
 - Signage is important
- > Loudonville Triangle should be added to the Plan Recommendations Map
- > Delphus Kill Study
 - Gravel permit exists for mining in this area
 - Landowner is a steward of large tracks of land
 - No issue with housing after extraction
 - There is a need for an inventory of gravel resources
- > The identification of mineral resources is missing
 - Important resource that should be recognized by town
- > Good implementation section
- > Plan does address human resources, but could go into more detail
 - Impact on homeowners regarding economic forces
 - Concern with additional development in Delphus Kill
 - Affordable single family housing is important
- > Blaine's Bay

- Specifically mention marina's in the plan
- 32,000 cubic yards → Blaine's Bay to be dredged
- 200,000 cubic yards → Albany Marina to be dredged
- Health of Mohawk is important
- > Infrastructure on an ongoing basis → what's happening elsewhere
 - Bury utilities?
 - Water tower
 - Airport green space
 - Consistent with modern technology
- > Expected more from the plan
 - Wow reaction → looking for something special
 - Look at activities in other communities
 - East Gate example not a good example
- > Transportation connections within neighborhoods (roads)
 - Pedestrian Connections okay
 - GEIS → Problem with airport area
- > Strike reference to cluster development
 - No green space
 - Important to maintain suburban character
- > There are no benchmarks in Plan
- > Appendix
 - Town Library should be mentioned as a cultural resource
- > Delphus Kill
 - Rezoning Recommendation → "transition" to what?
 - Congested roadways a concern along Sparrowbush Rd
 - More commercial development not ideal or wanted
 - A comprehensive traffic Study needed in the area
 - Too much traffic already
- > Does Plan discuss when enough development is enough?
- > Encourage mass transit
 - Traffic not all from town residents
 - Look to jitney services?
 - Service Wolf Rd., British American Blvd.
- > Park and Ride Lots
- > Safety regarding utility rights-of-way
 - Water tower and safety
- > What is meant by low density residential in Pine Bush
- > Significant parcels for preservation in Pine Bush should be next to protected areas
- > Concern that road connections equal more traffic
 - Make a destination instead
 - Bikes and pedestrian connections are okay
- > Attention to Historic Loudonville
 - Uneven attention to neighborhoods → Latham not as much of an emphasis
- > Conservation Design →

- Emphasize control of sewer and water also
- > Traffic → Underlying goals regarding the Route 7 Study
 - How do neighborhoods fit
 - Residents want to maintain character
- > There is a desire for something more specific
 - Neighborhood Plans
 - Infrastructure
- > Traffic impacts environmental health
 - Encouraging bike paths and mass transit is important
- > Town should make it more difficult → make the Town nicer and maintain quality of Town through standards
- > Preserve character and achieve predictability regarding where development will occur
 - Infrastructure?