

Town of Colonie



Comprehensive Plan Draft

March 21, 2019



Executive Summary

- 2005-first Comprehensive Plan, 2010-Comprehensive Plan Review
- 2016-Town Board recognized importance of a current & dynamic plan Barton and Loguidice was hired to update plan
- Plan update provides a vision for the following areas while incorporating public comments and concerns for both residents and business community
 - Economic Development and Smart Growth
 - Transportation and traffic
 - Open Space and conservation
 - Infrastructure improvements
 - Parks and recreation facilities
 - Library expansion, preservation of cultural and historic resources
 - Continued excellence in Public Safety



Introduction and Purpose

- Most upstate communities have experienced decline in population, but the Town has benefitted from modest growth
- The Town's Comprehensive Plan must be current and dynamic to continue to provide future direction and vision. It must describe existing conditions, assess community resources, identify needs & discuss key issues, opportunities & challenges
- Objectives – update plan while providing opportunities for resident involvement in shaping future, ensuring specific studies are incorporated, addressing neighborhood concerns, focus on business community and commercial districts, protecting open space and identifying goals and action plans



Process and Public Involvement

- A Comprehensive Plan Advisory Committee (CPAC) which included a cross-section of residents, business community and Town staff was established in 2016
- Comprehensive Plan reflects the results of research & interviews conducted throughout Town
- CPAC held several meetings, open to the public with agenda at each devoted to public comment
- Neighborhood meetings were held and an independent Town-wide survey was conducted by Siena College Research Institute (SCRI)
- SCRI sampled 2,000 residents and received 30+% response. Survey questions addressed growth, housing, traffic, recreation, open space, business employment and development
- Survey studies and workshops that were conducted are part of the first draft of the updated Comprehensive Plan



Goals and Status

- **2005 Goal: Provide opportunities and incentives for the development and redevelopment of a variety of housing options in the Town to meet the needs of its increasingly diverse population.**
- Over the past 10 years, new housing options added to the Town include carriage houses, townhouses, apartments, condos, and affordable senior housing (i.e. King Thiel, Ashfield, and others in Planning process). Also, a new independent, retirement living center Shaker Pointe offers a range of housing options including carriage houses and apartments. Canterbury Crossings is a new example of an intergenerational housing development
- **2019 Comprehensive Plan Goal: Accommodate the provision of a range of housing types in appropriate locations to meet the diverse needs of Colonie's residents. Provide incentives for affordability and to encourage mixed-income developments and multi-generational neighborhoods**



Goals and Status

- **2005 Goal: Maintain the integrity of residential and mixed-use neighborhoods throughout the Town.**
- **2019 Comprehensive Plan Goal:** Protect existing neighborhoods from encroaching commercial and higher density residential development. Work with neighborhood groups to identify and address quality of life concerns.
- **Recommendation for 2019 Goal:** Review and evaluate requirements in the Town's land use law to protect and maintain the integrity of residential and mixed use neighborhoods throughout the Town.



Goals and Status

- **2005 Goal: Improve mobility throughout the Town.**
- To enhance safety and attractiveness of non-motorized modes of travel, new connector trails and emergency access roads were developed to improve interconnectivity between neighborhoods, existing trails, and cross streets. Examples of trails and access roads installed are listed below.
 - **Shelter Cove** - Shelter Cove to the Colonie Mohawk River Park and Mohawk-Hudson Bike-Hike Trail
 - **Parkside Estates** - Mohawk-Hudson Bike-Hike Trail to Island View Road
 - **Winding Creek** – to Mohawk-Hudson Bike-Hike Trail
 - **Northern Pass** – trails and connection to Mohawk-Hudson Bike-Hike Trail
 - **Lake Ridge** – to Hudson Preserve
 - **Canterbury Crossings** – Route 9 and Baker Avenue; to Hunters Run through emergency access road
 - **Mohawk Riverside Landing Park** to Mohawk-Hudson Bike-Hike Trail
 - **Colonie East** – trails to Utica Avenue
 - **Meadowdale Estates** – Watervliet Shaker Road to Wade Road



Goals and Status

- **2005 Goal: Improve mobility throughout the Town (continued):**
- Upgraded pedestrian crossings at Sand Creek Middle School and Colonie Central High School through the Safe Routes to School grant. New crosswalks and pedestrian buttons were installed at signalized intersections. Islands were added, providing students safer areas to wait to cross the street. Ramped crosswalks were installed for ADA compliance. New sidewalks were installed, as well as curbed islands in the middle school parking lot to calm traffic.
- The Town is in the application process for a grant for new or improved pedestrian infrastructure to Albany Shaker Road between Wolf and Everett Roads in response to the Albany Shaker Road Corridor Study recommendations. These improvements are as follows:
 - New or upgraded striped crosswalks
 - New or upgraded pedestrian signal heads and push buttons
 - ADA-compliant sidewalk ramps on all legs of the signalized intersections
 - Reduce speed limit to 30mph
 - New traffic light at Shaker El with signalized pedestrian crosswalks (by Albany County)
- The Town made strategic investments to highway infrastructure to improve mobility. The Town is on its 10th year of the long-term paving program. This program includes roadway restoration and stormwater management projects. A total of approximately \$25M was invested through 2018.
- Sand Creek Road was rehabilitated with new curbing and sidewalks. New check dams and culverts were also installed at the Russell Road Storm Water Management System to better contain stormwater.
- Maxwell Road Roundabout (Albany County)
- New connector road at Route 9 and 9R (NYSDOT)
- Winners Circle roundabout (for future Maxwell Road Extension)



Goals and Status

- **2005 Goal: Improve mobility throughout the Town (continued):**
- The Town partnered with Albany County on grant applications for improvements to New Karner Road between Western Avenue and Watervliet Shaker Road, and on Watervliet Shaker Road from New Karner to Sand Creek Road.
- The Town partnered with NYSDOT for the development of the Exit 6 Single Point Urban Interchange (SPUI) and the Exit 4 bridge, both off Route I-87. The Town also partnered with other agencies on the Northway Exit 4 Reconfiguration.
- To improve access to public transportation, the Town continues to collaborate with CDTA as areas are developed. An example of an improvement is the Bus Rapid Transit (BRT) line, the No. 905 BusPlus, which provides limited stop service on Route 5 (Central Avenue).
- **2019 Comprehensive Plan Goal:** Continue to improve mobility throughout the town. This includes thoughtful investments in roads and highways to relieve significant impacts of traffic congestion to enhance the safety and attractiveness of active transportation modes (walking and biking). Continue to expand and improve access to public transportation. Coordinate with our partners at Albany County, CDTC, CDTA, and NYSDOT in addressing these mobility issues.



Goals and Status

- **2005 Goal: Encourage the reuse or redevelopment of existing sites and buildings**
- The Town amended the Greenspace law in 2011 as an incentive to create opportunities for increasing the value of underutilized commercial areas for redevelopment.
- By making the upgrades and improvements to our infrastructure, the Town is seen as an attractive place for business. This will continue to be true as improvements are made through our long-term plans for our roads, sewer, water, and stormwater infrastructure.

Examples of redevelopment projects are as follows:

- Former Latham Circle Mall to Shoppes at Latham Circle
- Former strip mall at Route 155 and Route 9 to Fresh Market Commons
- Former Starlite Theatre to AYCO
- Former Adirondack Steel to Gallivan Nursery
- Former Latham Farms Walmart to Dick's and Field and Stream
- Former Hoffman's Driving Range to Village at New Loudon
- Former Bowler's Club to Plaza 7 Commons



Goals and Status

- **2005 Goal: Encourage the reuse or redevelopment of existing sites and buildings (continued)**
- Former Michael's Banquet House to Albany Medical Center Emergent Care
- Saints Plaza
- Former Handy Andy to small retail plaza
- Former Lennon's Flowers to mixed use development
- Former Ford Motor to Precision Valve Automation
- Former Tri-City Cleaners to small retail plaza
- Former Grand Union Plaza to Grace Fellowship Church
- Former restaurant space on Route 2 to New Comer Funeral Home
- Former Sears site to Whole Foods / BJ's Restaurant
- Former Kirker's to small retail plaza
- Former Tobin's First Prize in initial stages – joint project with City of Albany



Goals and Status

2005 Goal: Encourage the reuse or redevelopment of existing sites and buildings (continued):

- The Town received \$175,000 grant to perform the Zombie Property Project. The Town applied for the second round of zombie grant funding. Accomplishments during the first round of funding are below.
- Developed an inventory of zombie properties (run down or abandoned) street by street
- Established a Vacant Property Coordinator
- Foreclosure prevention program through affordable housing partnership (NFP)
- Developed Vacant Property Committee and implemented tracking system
- Partnered with Albany County Land Bank to return properties back to the tax roll
- Working with Community Development Department through HUD revolving loan fund to repair properties



Goals and Status

- **2005 Goal: Encourage the reuse or redevelopment of existing sites and buildings (continued)**
 - The Town received a grant to perform the Lincoln Avenue Brownfield Opportunity Area study. This study will identify ways to revitalize the Al-Tech Steel property. The clean-up for this area was designed and is being overseen by NYSDEC. This area was once a major industrial region, and will remain as such through its zoning and the NYSDEC cleanup requirements.
- **2005 Goal: Promote commercial and industrial growth in specifically designated areas, taking advantage of the Town's infrastructure, location, and critical regional assets.**
 - The Town is maintaining zoning for these locations that allows for appropriate use given the existing infrastructure and land use.
- **2019 Comprehensive Plan Goal:** Focus commercial and industrial growth in existing areas that are designated for these purposes and where infrastructure already exists. Encourage the reuse or redevelopment of existing commercial sites and buildings. Provide incentives and create opportunities for increasing the value of underutilized commercial areas by permitting higher density mixed-use development/redevelopment, and emphasizing pedestrian friendly, high quality design, in these areas. Facilitate reinvestment in older industrial areas for future industrial and light industrial use, or a wider array of mixed uses if appropriate.



Goals and Status

- **2005 Goal: Improve the development approval process by establishing land use regulations that guide development in a manner that is consistent with the vision, goals, and recommendations contained in this plan.**
- The Greenspace Law was amended in 2011
- Improved the development approval process by establishing a fair and level playing field
- Implemented TDE review process
- Improved quality and efficiency of the process
- Implemented CityWorks for permit tracking (automated for interdepartmental collaboration)
- Increased transparency of the process
- **2019 Comprehensive Plan Goal: Ensure an efficient and fair development approval process that is predictable, transparent, and protective of the Town's environment and the residential character of its neighborhoods.**



Goals and Status

- **2005 Goal: Provide a business-friendly environment that is supportive of local businesses, that encourages entrepreneurship, and that helps assure the provision of quality employment and a diverse economic base in the community.**
- The Town has a working partnership with the Capital Region Chamber of Commerce, Colonie Chamber of Commerce, Local, County, and State entities.
- **2019 Comprehensive Plan Goal: Provide a business-friendly environment that is supportive of local businesses and that encourages entrepreneurship. Recognizing the Town's locational advantages, critical regional assets, well-developed infrastructure, and attractive quality of life, target economic development initiatives and incentives to industries that generate quality employment and diversify the community's economic base.**
- **Recommendation for 2019 Goal: Continue to attract a variety of employers to increase jobs across all sectors.**



Goals and Status

- **2005 Goal: Protect the Town's important natural resources such as stream corridors, steep slopes, floodplains, wetland systems, and unique ecosystems.**
- In 2007, the Town added 7 conservation overlay districts with the update of the land use law. These were established so that new development preserved stream corridors, steep slopes, flood plains, wetlands systems, and unique ecosystems
- The Town purchased 57 acres on Onderdonk Road as permanent open space. The acquisition preserves the space from development and provides habitat for wildlife
- The Town dedicated 157 acres to the Albany Pine Bush Preserve
- The Town preserved the Kettle Bog
- In 2015, Mohawk Hudson Land Conservancy established the Fox Preserve, 70 acres of protected land with over a mile of trails through fields, forests, and along Shaker Creek
- In 2010, the Town became its own MS4 for NYSDEC compliance. New development projects since have to incorporate stormwater measures to capture runoff to be released more slowly, eliminating flash flooding and erosion. This protects the purity of the Town's surface waters from contaminants contained in uncontrolled runoff. The Town is also a member of the Albany County Stormwater Coalition
- **2019 Comprehensive Plan Goal: Protect the Town's important natural resources such as stream corridors, steep slopes, floodplains, wetland systems, and unique ecosystems. Manage development activity to ensure that necessary clearing and site disturbances are minimized and implemented consistent with approvals.**



Goals and Status

- **2005 Goal: Enhance the Town's Mohawk River waterfront.**
- Purchased 57 acres on Onderdonk Road, including acreage on the waterfront in the deepest section of the Mohawk River, as permanent open space
- Established the Mohawk Riverside Landing Park, a passive park on 12.3 acres with connection to the Mohawk-Hudson Bike-Hike Trail. Received \$10,000 grant from NYSDEC to make the connection
- New public canoe access point at the Mohawk Riverfront Apartments
- Connections made to the Mohawk-Hudson Bike-Hike Trail that runs along the Mohawk riverfront
- **2019 Comprehensive Plan Goal:** Conserve a Town-wide network of open lands including, but not limited to, viable farmland, wildlife habitat, special or unique environmental resources and potential trail corridors, river access, and recreation areas.
- **Recommendation for 2019 Goal:** Explore partnerships with neighboring municipalities and grant opportunities to manage invasive species inhibiting recreational use of the Mohawk River.



Goals and Status

- **2005 Goal: Encourage the conservation of viable farmland and significant open spaces throughout the Town.**
- Town-owned recreational and open space in 2016 was approx. 1,156 acres. Examples of new lands conserved are as follows:
 - 118 acres along Sand Creek Road adjacent to Stump Pond
 - 12.3 acres converted to the Mohawk Riverside Landing Park
 - Schuyler Flatts, a 22.5-acre park, was donated to the Town
 - 57 acres on Onderdonk Road
 - 23.75 acres of open space and trails near Northern Pass that connects to the Mohawk-Hudson Bike-Hike Trail
 - 157 Acres dedicated by the Town to Albany Pine Bush Preserve
- Fox Preserve, 70 acres of protected land donated to the Mohawk Hudson Land Conservancy in 2015. This area contains over a mile of trails through fields, forests, and along Shaker Creek.
- Conservation overlay districts were created in the 2007 update to the land use law.
- Fees for development outside the three GEIS areas are collected to be used by the Town to purchase farmland, open space, environmentally sensitive areas, and waterfront property for preservation.
- **2019 Comprehensive Plan Goal: Conserve a Town-wide network of open lands including, but not limited to, viable farmland, wildlife habitat, special or unique environmental resources and potential trail corridors, river access, and recreation areas.**



Goals and Status

- **2005 Goal: Develop a network of open lands to provide wildlife habitat and potential recreational trail corridors.**
- Connections were made to the Mohawk-Hudson Bike-Hike Trail as described in the improving mobility goal.
- The 2008 Pathways Plan was updated in 2019 to include CDTC's pedestrian districts and bicycle routes (Capital Trails NY Plan), existing Town sidewalks and trails. This plan also displays proposed future connections.
- **2019 Comprehensive Plan Goal: Conserve a Town-wide network of open lands including, but not limited to, viable farmland, wildlife habitat, special or unique environmental resources and potential trail corridors, river access, and recreation areas.**



Goals and Status

- **2005 Goal: Expand active and passive recreational resources available in the Town to meet the growing and changing demand for these amenities**
- Active and passive recreational resources have expanded through private and public lands.

Public lands

- Colonie Mohawk River Park improvements:
 - 2016 barrier-free playground
 - Pool and bath house improvements
 - 2018 splash pad
 - New soft pool liners
 - New pool filtration system
 - ADA-compliant lifts
 - Bath house renovations
 - New pavilion in lower park
- Dog parks at Golf Course and Colonie Mohawk River Park
- Drainage and facility improvements at the Town Golf Course



Goals and Status

- **2005 Goal: Expand active and passive recreational resources available in the Town to meet the growing and changing demand for these amenities (continued):**
- Improvements at the 12 pocket parks
 - New fences
 - New playground equipment
 - Court updates
- Opened Mohawk Riverside Landing Park
- The Crossings improvements – in application process for a new playground and parking improvements through DASNY Grant
- Athletic field improvements
- Mohawk-Hudson Bike-Hike Trail improvements

Private lands

- Afrim's outdoor soccer complex
- **2019 Comprehensive Plan Goal:** Enhance and expand active and passive recreational resources available throughout the Town to meet the growing and changing demand for these amenities.



Goals and Status

- **2005 Goal: Maintain the Town's high level of public safety services; community services for youth, seniors, and the public at large; and public utility infrastructure and services**
- Public Safety Services
- Town was recognized as the #1 Safest Community in the US in 2008 and 2009
- CPD received a 100% compliance rating on its most recent accreditation
- CPD is at the highest staffing level in its history with 115 officers
- Community policing was increased.
- Resource officers at Shaker and Colonie High Schools
- Updated to county-wide public safety radio system that increases efficiency and interoperability.
- In 2017, EMS received American Heart Association's Mission Lifeline Gold Award for excellence in emergency cardiac care
- EMS recently named Regional Agency of the year
- The twelve Volunteer fire departments consistently rank as the best in the region.



Goals and Status

- **2005 Goal: Maintain the Town's high level of public safety services; community services for youth, seniors, and the public at large; and public utility infrastructure and services (continued)**
- Renovation and upgrades at Municipal Training Center, the campus of training facilities used by all public safety personnel in the Town.
- \$500,000 grant in application process for improvements to MTB including renovating the main classroom building and repaving the roadways within the complex.
 - \$50,000 grant for audio/visual equipment upgrades and renovations to the upper classroom building.
- **2019 Comprehensive Plan Goal: Maintain the Town's high level of public safety services.**



Goals and Status

- **2005 Goal: Maintain the Town's high level of public safety services; community services for youth, seniors, and the public at large; and public utility infrastructure and services (continued):**

- Youth Services
- Youth Advisory Board
- Youth Court
- Explorers Post 185 (Colonie Police Department)
- Fire Department Explorers
- DARE program (Colonie Police Department)
- William K Sanford Town Library events and programs
- Students in Local Government Day
- Global Youth Service Day
- Summer Programs
- Sports teams



Goals and Status

- **2005 Goal: Maintain the Town's high level of public safety services; community services for youth, seniors, and the public at large; and public utility infrastructure and services (continued):**
- Senior Services
- Colonie Senior Resources Department provides a wide range of senior programming and services
- Partnership with Colonie Senior Service Centers, Inc. expands services provided
- Seven senior clubs
- Public At-Large
- Pruyne House: Concerts in the Barn, Old Fashion Sunday, Open House, Holiday Greens Show, bus trips
- The Crossings: Concerts at the Crossings, Farmer's Market, Harvest Fest, Halloween at the Crossings
- Colonie Town Band
- William K Sanford Town Library events and programs
- Community Development Department services to assist all residents
- **2019 Comprehensive Plan Goal: Maintain the Town's high level community services for youth, seniors, and the public at large.**



Goals and Status

- **2005 Goal: Maintain the Town's high level of public safety services; community services for youth, seniors, and the public at large; and public utility infrastructure and services (continued):**
- Utility Improvements:
- Pure Waters
- By the end of 2018, the Town invested \$14 million in sanitary sewer infrastructure
- Replaced the screens and grit equipment at the Pollution Control Plant
- Overhauled the Lisha Kill Pumping Station
- Rehabilitated the Wolf Road and Fonda Road Pumping Stations
- Upgraded emergency notification systems at all 29 remote pumping stations
- Rehabilitated the sewer system on Metro Park Road, Aviation Road, and Computer Park Drive East
- Rehabilitated the sewer mains on Sand Creek Road



Goals and Status

- **2005 Goal: Maintain the Town's high level of public safety services; community services for youth, seniors, and the public at large; and public utility infrastructure and services (continued):**
- Latham Water
- By the end of 2018, the Town invested \$18 million in water infrastructure
- Water main replacements
 - In 2018, new water mains replaced aging cast iron on Route 9 and Maxwell Road (2,150 and 3,000 feet, respectively)
 - Replaced approximately 4,500 feet of water main on Sand Creek Road from Osborne Road to Everett Road
 - In 2019, a new water main will be installed on Route 9 from Maxwell Road to Old Loudon Road
- Rehabilitated the Miller Road Water Tank and the Osborne Road Elevated Water Tank
- Replaced pumps, motors, and electrical switching gear at the Mohawk View High Lift Pump Station
- Overhauled the River Road Pump Station



Goals and Status

- **2005 Goal: Maintain the Town's high level of public safety services; community services for youth, seniors, and the public at large; and public utility infrastructure and services (continued):**
- Interconnection project with the City of Albany to be installed in 2019. This will allow Albany and Colonie to provide each other with more efficient and cost-effective emergency backup water systems. The Town received \$960,000 grant from NYS Water Infrastructure Impact Act for this project.
- Highway
- In the 10th year of the paving program, with approximately \$25 million invested to pave roadways, repair sinkholes, and improve drainage and stormwater flows.
- Received DASNY grant to repair storm drains on the Mohawk-Hudson Bike-Hike Trail to be constructed in 2019.
- **2019 Comprehensive Plan Goal:** Continue to maintain the Town's extensive water, sewer, and local roadway infrastructure. Work with utilities and providers of fiber optic and other communications infrastructure to ensure that high quality services are available to meet the growing needs of residents and businesses. Consider adaptation strategies to ensure the resiliency of the Town's infrastructure in response to a changing climate.
- **Recommendation for 2019 Goal:** Implement the next 5-year paving plan in 2020, continue long-term plans for Latham Water and Pure Waters



Goals and Status

- **2005 Goal: Protect and promote the Town's significant cultural and historic resources**
- **Pruyn House** site has seen considerable investment for improvements and restoration. The following has been completed thus far:
 - Window replacement
 - Staircase restoration
 - Room refurbishment
 - New roof, exterior paint, and repairs to the siding and cupola of the Buhrmaster Barn
- Further restoration will be completed in 2019 including a new roofs, masonry repairs to the exterior and chimneys, storm drain repairs, and paving
- **William K Sanford Town Library** is undergoing over \$3 million in improvements. The Town received a \$1 million grant to assist in the reconfiguration of the lobby and an expanded entryway. Other work includes the following:
 - Enhanced technology
 - More flexible space for meetings
 - Educational services



Goals and Status

- **2005 Goal: Protect and promote the Town's significant cultural and historic resources (continued):**
 - Relocated and reconfigured teen and children's rooms
 - New bathrooms
 - New energy efficient, LED lighting
 - New technical training room
 - New sprinkler system

The library previously installed an outdoor reading garden with wireless connectivity.

- **2019 Comprehensive Plan Goal:** Protect and promote the Town's significant cultural and historic resources.



Goals and Status

- **2005 Goal: Expand opportunities for sharing information and for encouraging community involvement. Promote volunteerism and community service.**
- Ongoing to keep the public informed: Town's website Colonie.org, CPD social media, Chronicle, State of the Town addresses, Town Board meetings are streamed online
- The Town is in the process of upgrading audio equipment for the zoning board of appeals and planning board meetings
- Volunteer opportunities for the youth, fire departments, and library
- Will continue to expand opportunities for sharing information and continue community involvement
- **2019 Comprehensive Plan Goal: Continue to expand opportunities for sharing information and for encouraging community involvement. Promote volunteerism and community service.**



Goals and Status

- **2005 Goal: Cooperate with the Villages of Colonie and Menands, and other neighboring and regional municipalities, agencies, and organizations on issues of mutual concern.**
- The Town is a member of the Albany County Shared Services Committee
- Town has Municipal Cooperation agreements with neighboring agencies
- Town has intermunicipal training for PD, EMS, fire and volunteer fire
- Town has Mutual Aid agreements with other agencies
- Town has a shared application for records management grant with Albany County
- **2019 Comprehensive Plan Goal: Continue to collaborate with the Villages of Colonie and Menands, and other neighboring and regional municipalities, agencies, and organizations on issues of mutual concern. Look for opportunities to share services when appropriate.**



Goals and Status

- Goal: Encourage low-impact development techniques and green infrastructure to address stormwater management
- Goal: Promote energy efficiency and conservation, the use of renewable energy, and waste reduction in the Town
- Contract signed in 2019 to begin changing approximately 4,000 street lights in Town to LED to cost and energy savings
- Town nearing final approval on a new hydroelectric power project to reduce utility costs in Town facilities and promote green energy credits

2019 Recommended Goal: Continue to evaluate renewable energy to encourage energy efficiency and conservation and reduce costs



Future Vision

In the Year 2030... The Town of Colonie is a well-managed and forward-thinking suburban community in the heart of the Capital District. It has an exceptional quality of life with strong, well-established neighborhoods, excellent schools, and generous amenities such as parks, trails, and conserved open lands. Its central location makes it both convenient and busy, yet the Town has worked with its regional partners to ensure that the impacts of traffic are controlled and that safe and attractive transportation options are available for all.

The Town balances fiscal responsibility with long-term infrastructure maintenance and great community services. It protects its natural resources, promotes environmentally sustainable development practices, and carefully guides development and redevelopment in its existing commercial and industrial areas to support the tax base and create and retain jobs. Colonie's varied housing stock meets the diverse needs of the community and, in combination with relatively low taxes, the Town has retained its status as an affordable and desirable community for living, learning, and doing business.