

APPENDIX B

DRAFT

TOWN OF COLONIE COMPREHENSIVE PLAN UPDATE

TOWN OF COLONIE
ALBANY COUNTY, NEW YORK
COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC) MEETING



To: Town of Colonie Comprehensive Plan Advisory Committee
From: Katie Crawford, Land Use Planner I – Barton & Loguidice, D.P.C.
Re: Meeting Summary Notes
Date: September 22, 2016

Meeting Location: Town of Colonie Public Operations Center
Meeting Date/Time: September 21, 2016 - 6:30 pm – 8:30pm
Meeting Attendees: CPAC, Barton & Loguidice, and several members of the general public

Summary Notes

This was the first meeting of the Comprehensive Plan Advisory Committee (CPAC) since Barton & Loguidice (B&L) was selected as the Town's planning consultant for the Town of Colonie Comprehensive Plan Update project. Joe LaCivita, Director of the Planning and Economic Development Department (PEDD) and Chairman of CPAC, welcomed everyone. He noted that the room setup was reconfigured and microphones provided to the committee in response to complaints from the audience at the last meeting that it was sometimes difficult to hear the discussion. Hopefully these changes will help. He also noted that the comprehensive plan webpages on the Town's website have been updated.

Mr. LaCivita introduced Michael Welti, AICP, Senior Land Use Planner with B&L and the Project Manager for this project and Katie Crawford, a junior land use planner on B&L's team. Mr. Welti thanked the committee and the Town for selecting B&L. He then reviewed the meeting agenda. A copy of the agenda is attached.

A summary of the discussion follows below:

CPAC Meeting Protocols

Mr. Welti noted that these are working meetings of the committee. Therefore, it is important that all members of the committee feel comfortable discussing sometimes difficult issues around the table. It is also important that members of the public who attend to observe the committee's work can hear the discussion. Hopefully the changes to the room setup will help to achieve both goals. Due to the large number of people in attendance and the work that must be accomplished at each meeting, Mr. Welti asked that members of the committee interact only with one another and the consultant team as they work through items on the agenda. There will always be a place on the agenda for public comment. Feedback from those in attendance to observe the committee's deliberations will be welcomed at that time.

Comprehensive Plan Update Process

- Additional Community Outreach Suggestions? Ideas for consideration:
 - o Committee Ambassadors – *committee was responsive to the idea of going out to organizations in the community to spread the word about the process and bring back feedback and information on key concerns*
 - *A list of potential groups should be compiled for this purpose*
 - o Neighborhood Coalition Meeting – *committee was responsive to the idea of going to an upcoming meeting of the Neighborhood Coalition to introduce the comprehensive plan process*
 - o Additional Focus Group Meetings – *committee suggested the Town be broken into similar geographies as in 2005 Comprehensive Plan (Colonie North, Loudonville, Latham, Colonie South, and West-side), committee also suggested reaching out to the senior and business communities at some point.*
 - *Committee identified that the first round of meetings should be done based on geographies and possibly a second round of meetings organized around key topics later in the process. The first round of meetings would focus on issues identification and would replace the single, issues identification workshop identified in B&L's preliminary scope of services.*
 - *Survey (online) – committee supported the idea of an online survey's to allow public to submit their input*
 - *Other input – Committee should utilize internet resources more extensively*

2005 Comprehensive Plan Review - CPAC Discussion

- Successes and accomplishments of the 2005 Comprehensive Plan?
 - o Preservation of the kettle bog – the Town was able to acquire the property
 - o Conservation overlays and identification of environmentally sensitive areas have encouraged Town acquisition of areas in danger – the map generated for this purpose has been utilized and it has been a useful tool for the Planning Board in the review of projects
 - o Stormwater management regulations have been developed and adopted and updates have been made to the Town's environmental Impact Statement
 - o Implementation of traffic calming measures in new development and routine improvements have been used since 2005 and are making a difference
 - o A significant number of projects have been implemented overtime – in general the plan has actively shaped development
 - o 1st time home buyers program, the re-energizing of older neighborhoods, obtaining grant funds, and keeping older residents in their homes have all been accomplished
 - o Green space, business development, and many other projects have begun – but are still a work in progress
 - o Sidewalks have been better utilized by residents and visitors – especially along the Wolf Road corridor
 - o Apartment complex development near the Crossings and the addition of the WWTP were accomplishments of the 05' plan
 - o The plan was useful when implementing the zoning changes in 2007 and amendments made since then

- In your view, what were some of the shortcomings of the 2005 Comprehensive Plan? Were there recommendations or implementation actions that we not fully executed? Were there items that had unintended consequences?
 - o Gateway streetscape concept has not been practical along Central Avenue – they had to be removed
 - o Saratoga was used too heavily as an example for the plan and zoning code – this is especially apparent in the lot set back requirements and the parking in the back of buildings
 - o Mixed-use zones may not have played out as nicely as hoped – are they sustainable in the long-term? Are the necessary residential amenities available to really attract people to these developments – this is a high profile issue because the board is receiving a lot of applications within these districts and these may not be a good fit for every part of the community
 - o Conservation overlays – affordable new housing is not available for new residents or seniors looking to stay within the community
 - o Traffic mitigation goals should be more realistic – the 2005 plan did not provide real recommendations to address traffic. There should be awareness of what roads can actually change
 - i. People need to be informed about the different approaches that can be taken to local, state, and federally owned roads
 - ii. The plan should be a more useful guide for decision makers that can be used during the development approval process
 - o Snowstorm regulation should be revisited – narrow streets and on-street parking can often hinder snowstorm management in the case of a snow event
 - o Town walkability should be addressed – we need to find more areas to connect people in day-to-day walkability in appropriate locations
 - i. The sidewalk plan should be updated
 - o PDD – they have not always had desired outcomes
 - i. These should be reviewed in order to better understand what went right/what went wrong
 - o Zoning update did not properly address where certain zones were located in different areas of the Town
 - i. Commercial development along Central Ave. should be treated differently than commercial development located elsewhere

Next Steps

- o October 19th determined as the next meeting date – back to 6:00 PM start time
- o December 21st meeting may be rescheduled to avoid holiday conflicts
- o Town website will soon be able to compile a resident email list for those interested in staying up-to-date on the process

Public Comments

- Residents would like the plan update to maintain the same aggressive approach as the 2005 plan and would like to see more emphasis placed on open space management and preservation
 - o New development is creating traffic issues, green space is being lost, and there is a higher demand on existing services– these issues are impacting existing neighborhoods

- o Communications should be improved between Niskayuna and Colonie in regards to new development along Route 7
- CPAC meeting notes should be posted online and the committee should think about a social media presence to reach to younger demographics
- The local education communities of SUNY Polytec. and UAlbany should be more engaged in the process to bridge the divide between the two communities
- Local group - Save Colonie – would like to see their written correspondence and all other written correspondence with the committee posted online to improve transparency in the process
- The open space conservation fund that was proposed in the 2005 comprehensive plan was not accomplished – this is something that residents would like to see more attention paid to
 - o An open space map should also be prepared
 - o The draft bike/ped plan is no longer online – this should be reposted
- The public hearing minutes regarding adoption of the 2005 Comprehensive Plan and the 2007 Zoning Code update should be posted online so that residents can review the concerns and intentions that were discussed in the previous planning process
- The Route 9 corridor around Maxwell Road and Latham circle should be reviewed for pedestrian safety measures
- Some residents feel that the makeup of the board is inappropriate and does not properly represent the residents of the community
- PDD should have strict guidelines as to when they are approved
- Survey questions should be written and vetted through residents before being sent out to ensure that questions and responses are representing the issues within the community and that results are properly represented
- Land use maps should reflect the most recent land use data to properly represent the condition of neighborhoods or areas of the town.
- The Town's heritage of agriculture should be honored through the preservation of open space
- Awareness should be raised on the smaller home options that are available in the Town and the resources available to modernize these homes



Town of Colonie
Comprehensive Plan Advisory Committee (CPAC)
September 21, 2016, 6:30 PM
Agenda

I. Welcome and Agenda Review

II. CPAC Meeting Protocols

III. Comprehensive Plan Update Process

A. Review Scope and Timeline

B. Additional Community Outreach Suggestions? Ideas for consideration:

- Committee Ambassadors
- Neighborhood Coalition Mtg.
- Additional Focus Group Mtgs.
- Survey (online)

IV. 2005 Comprehensive Plan Review

A. CPAC Discussion:

In your view, what were some of the successes of the 2005 Comprehensive Plan? What has been accomplished?

In your view, what were some of the shortcomings of the 2005 Comprehensive Plan? Were there recommendations or implementation actions that we not fully executed? Were there items that had unintended consequences?

Looking at the memorandum prepared by the 2010 Comprehensive Plan Review Committee, how do their comments or suggestions sound today?

B. Summary of Zoning Amendments since 2007

V. Next Steps

Upcoming CPAC Meetings: October 19, November 16, December 21

Public Workshop #1: Identify Key Issues and Opportunities – late Oct. /early Nov.

VI. Public Comment

VII. Wrap-up and Adjournment

Proposed Scope of Work

Task 1: Project Coordination and Community Profile

- Project Kickoff and Monthly CPAC Meetings (10)
- Refinement of Community Outreach Process
- Community Profile

Task 2: Community Outreach

- Public Workshops / Public Hearings
 - Public Workshop #1 – Identify Key Issues and Opportunities
 - Public Workshop #2 – Visioning
 - Public Workshop #3 – Draft Comprehensive Plan
 - Public Hearings (2) – One by CPAC and one by the Town Board prior to adoption of the plan
- Interviews with Community Leaders
- Roundtable with Town officials and select stakeholders
- Utilization of Media Outlet Resources – webpage, press releases, progress reports, etc.
- Optional Public Participation Methods – Additional workshops, stakeholder meetings or focus groups, survey (written or on-line), image preference survey, community event outreach, etc.

Task 3: Develop Vision, Goals, and Recommendations

Task 4: Develop Draft Comprehensive Plan

Task 5: SEQR Compliance (Full EAF)

Task 6: Final Plan and Plan Adoption

Proposed Timeline

Town of Colonie Comprehensive Plan Update										
	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Task 1: Project Coordination	•	•	•	•	•	•	•	•	•	•
Community Profile	—————									
Task 2: Community Outreach		◆	❖	◆	□	❖	◆		■	■
Task 3: Vision, Goals, and Recommendations				—————						
Task 4: Draft Plan						—————				
Task 5: SEQR								—————		
Task 6: Final Plan and Adoption									—————	

- CPAC Meetings ◆ Public Workshops ❖ Interviews □ Roundtable ■ Public Hearings

TOWN OF COLONIE COMPREHENSIVE PLAN UPDATE

TOWN OF COLONIE
ALBANY COUNTY, NEW YORK
COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC) MEETING



To: Town of Colonie Comprehensive Plan Advisory Committee
From: Chuck Voss, AICP, Senior Land Use Planner – Barton & Loguidice, D.P.C.
Re: Meeting Summary Notes
Date: October 19, 2016

Meeting Location: Town of Colonie Public Operations Center
Meeting Date/Time: October 19, 2016 - 6:30 pm – 8:30pm
Meeting Attendees: CPAC, Barton & Loguidice, and 30+ members of the general public

Summary Notes

This was the second meeting of the Comprehensive Plan Advisory Committee (CPAC) since Barton & Loguidice (B&L) was selected as the Town's planning consultant for the Town of Colonie Comprehensive Plan Update project. Joe LaCivita, Director of the Planning and Economic Development Department (PEDD) and Chairman of CPAC, welcomed everyone. He also noted that the comprehensive plan webpages on the Town's website have been updated.

Mr. LaCivita introduced Michael Welti, AICP, Senior Land Use Planner with B&L and the Project Manager for this project and Chuck Voss on B&L's team. Mr. Welti thanked the committee and the Town for selecting B&L. He then reviewed the meeting agenda. A copy of the agenda is attached.

A summary of the discussion follows below:

Community Outreach Process

Mr. Welti discussed the need to conduct Issues Identification Workshops to provide an opportunity to reach out into the community and solicit feedback about issues important to the public. These workshops will be open to the public and will be formatted to include a short presentation about the Comprehensive Planning process, followed by facilitated discussions about key issues.

Possible workshop topics include:

- o *What do you like about living/working in Colonie? What is working, and should be protected or enhanced?*
- o *What are the problems/concerns that should be addressed through the plan?*
- o *What would we like to accomplish in regard to this issue?*
- o *What are some of the obstacles to accomplishing this? How to...?*

It was noted that most of these workshop meetings will occur at various public schools around the town to geographically reach the entire community, and would take place in the evenings to accommodate maximum public participation.

Efforts to publicize these workshops will include: formal press releases; announcements at Town Board meetings; posting of notifications on town web site; posting of flyers at local polling places on election day; distribution of flyers via e-mail and web sites of interested stakeholders; publication of meeting schedules in newspapers of record (Spot Light, Times Union; Capital District Business Review); Posting of notices in Village of Menands and Village of Colonie newsletters; and general word of mouth.

It was discussed that CPAC members should attend as many of the workshops as they can to listen to public comments. Mr. Welti advised the CPAC that these meetings are not intended to be a question and answer format between CPAC members and the public. Thus CPAC members should expect to play a limited role, and use these workshops to hear what the public's issues and concerns are.

The proposed public workshops are scheduled for November and early December (See attached meeting schedule).

Community Survey

Mr Welti briefed the CPAC on recent developments in relation to utilizing a formal survey to augment the plan development process. Mr. Welti noted that conducting a formal survey was not part of the original scope of work, but would be added into the project.

Siena College's Siena Research Institute (SRI) was contacted by the project consultants and the Town Planning Director to help the CPAC formulate and conduct a limited sample survey. Mr. Welti briefed the CPAC on his discussions with SRI's Dr. Levy. It was noted that utilizing a reputable 3rd party such as SRI would bring a sense of accountability and accuracy to the survey data.

Dr. Levy recommended that a random sample of 1,500 residents be used, and that multiple means of response to fill out the survey be utilized. SRI's call center would also be deployed to assist with the survey data collection. Mr. Welti noted that according to his discussions with SRI, a survey of this nature could yield a statistical response rate of %80+. Which is an extremely high response rate.

SRI noted that a general cost for such a limited sample survey might run in the range of \$5,000-\$10,000. However a formal proposal from SRI had not been requested at the time of this meeting. But the CPAC did agree that this would be a very beneficial tool for the committee, and requested that Mr. Welti and Mr. LaCivita meeting with SRI and request a formal proposal.

Mr. Welti suggested that a subcommittee of the main CPAC be formed to assist with the survey development and data collection once SRI had provided a scope of services and cost.

The anticipated time frame for the survey's distribution is early Spring 2017. It was also discussed that the Town of Colonie Industrial Development Agency (IDA) may provide funding for the survey, since the data collected could benefit both the CPAC and the IDA.

Neighborhood Coalition Meeting

Mr. Welti discussed with the CPAC about attending an upcoming Colonie Neighborhood Coalition meeting for the purpose of reaching out to this large stakeholder group, and informing them about the work of the CPAC. The CPAC strongly endorsed this idea and asked Mr. Welti and Mr. LaCivita to contact the CNC representative to schedule a time for the consultant team to attend a CNC meeting. It is anticipated that this meeting will occur sometime in mid-November.

Community Ambassadors

Mr. Welti suggested to the CPAC that they utilize another public outreach tool "Community Ambassadors" to assist the committee in their data collection work. Mr. Welti noted that members of the CPAC can be utilized to go out into the public and meet with various stakeholder groups to give and get information about the planning process. These ambassadors can provide valuable information to the public and groups who otherwise may not be directly involved in a process such as this. And they can be used as a conduit to keep these groups of people informed moving forward.

Mr. Welti suggested that CPAC member volunteer to be ambassadors and begin this outreach work in early 2017.

The potential list of groups and organizations the ambassadors could/could reach out to include:

- SIREP & Realtors Broker groups
- Chambers of Commerce
- Seniors groups
- Veterans groups
- PTA's
- Rotary organizations
- Farm Bureau
- Land Conservancies

Update – Data Collection

Mr. Welti informed the CPAC that he had meet with Rocky Ferarro at the Capital District Regional Planning Commission (CDRPC) to acquire more information on the larger regional issues that may affect or impact the Town of Colonie.

Mr. LaCivita presented a power point presentation showing the various Federal, State, County and local road networks in town. The purpose of this display was to show a comparison of how the total road network is integrated and spread out across the entire town. The presentation noted that there were approximately 570+ miles of Town roads, and 44 mile of sidewalks.

Mr. Welti then presented several slides depicting maps showing development approvals and their locations since 2007. These maps will be refined as new data is acquired and made available at a later date.

Other maps that may be developed by the consultant team include:

- Greenspace Preserved
- Agricultural Districts

- Phased Developments

Mr. Welti then provided the CPAC with a summary of what the 2007 Build Out Analysis actually attempted to show, and how that data did not actually show what was expected to be built, but showed a projection of what could be built under the zoning in place at that time, if all available parcels were developed.

However the CPAC felt that it would be pertinent for the consultant team to make some projections in this new plan about what potential new numbers of development will occur over the next 10-20 years.

Next Steps

- Next CPAC Meeting will be on November 16th, 2016.
- The December CPAC meeting will take place on 12/21 tentatively.

Public Comments

- Residents asked if comments or questions to the CPAC could be submitted in person or via email? Mr. LaCivita said both ways were acceptable.
- CPAC members were encouraged to sign up to attend 1-2 of the upcoming public workshops.
- Attendees wanted to know if the CPAC meetings could be video recorded or use a stenographer. The CPAC would take that under advisement.
- Attendees asked if the survey could be placed on-line as well as using the SRI method. The CPAC would take that suggestion under advisement and seek guidance from SRI about using two survey instruments.
- A suggestion was made to provide name plates for each member of the CPAC so that the public could see who the members were.



**Town of Colonie
Comprehensive Plan Advisory Committee (CPAC)
October 19, 2016, 6:00 PM
Agenda**

- I. Welcome and Agenda Review**

- II. Community Outreach Process**
 - A. Issues Identification Workshops (5) – November/December**
 - Dates, times, locations
 - Format – presentation/facilitated discussion:
 - *What do you like about living/working in Colonie? What is working, and should be protected or enhanced?*
 - *What are the problems/concerns that should be addressed through the plan?*
 - Select 5 Priority Issues. For each:
 - *What would we like to accomplish in regard to this issue?*
 - *What are some of the obstacles to accomplishing this? "How to..."*
 - Meeting Publicity – website, press release, flyers, other?
 - B. Community Survey – discussion with the Siena Research Institute**
 - Survey subcommittee
 - C. Neighborhood Coalition Meeting – November ____, time/location**
 - D. Committee Ambassadors**
 - List of potential organizations to visit

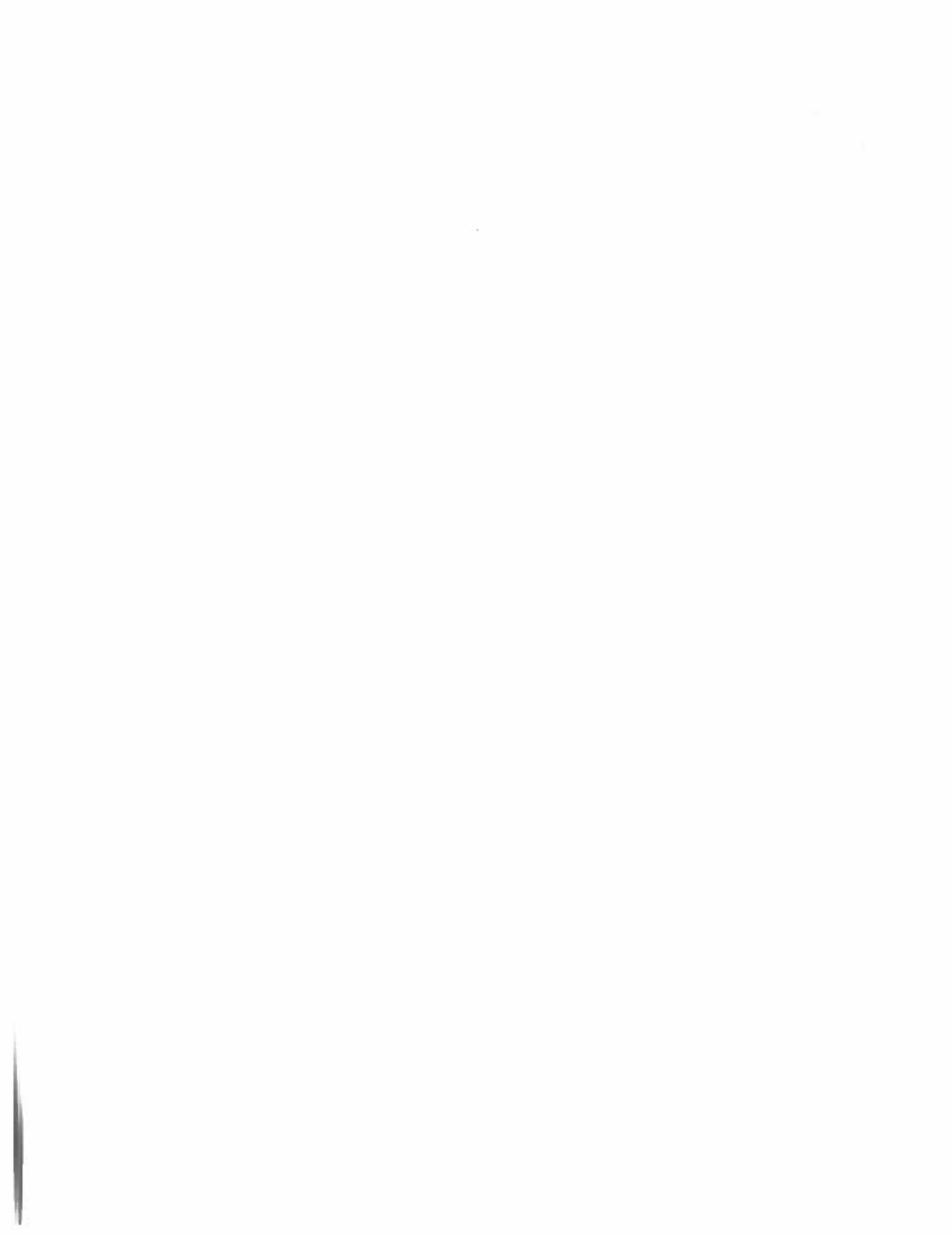
- III. Update - Data Collection (Community Profile)**
 - A. Roadway Jurisdiction Map
 - B. Draft Pathways Plan
 - C. Development Approvals since 2006

- IV. Next Steps**

Upcoming CPAC Meetings: November 16, December 21 (tentative)

- V. Public Comment**

- VI. Wrap-up and Adjournment**





Paula A. Mahan
Town Supervisor

TOWN OF COLONIE

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

Public Operations Center
347 Old Niskayuna Road
Latham, New York 12110-2289

Phone (518) 783-2741 Fax (518) 783-2888
Planning Board Agenda (518) 783-1511
www.colonie.org/pedd

Joseph LaCivita
Director

COMPREHENSIVE PLAN COMMUNITY MEETING SCHEDULE

The following locations have reserved: (End time needs to be 8:30 because they lock up the buildings at 9:00 so I reserved 6:30-8:30)

NOVEMBER 10th 6:30-8:30PM
Forts Ferry Elementary Auditorium
95 Forts Ferry Road
Latham, NY 12110
Phone: (518) 785-9203

NOVEMBER 29th 6:30-8:30PM
Loudonville Elementary Auditorium
349 Osborne Road
Loudonville, NY 12211
Phone: (518) 434-1960

DECEMBER 1st 6:30-8:30PM
Shaker Jr. High Auditorium
475 Watervliet-Shaker Road
Latham, NY 12110
Phone: (518) 785-1341

DECEMBER 7th 6:30-8:30PM
Lishakill Middle School Auditorium
68 Waterman Avenue, Albany, NY 12205
Phone: (518) 456-2306

DECEMBER 14th 6:30-8:30PM
The Crossings Main Meeting Room
580 Albany Shaker Rd
Loudonville, NY 12211
Phone: (518) 438-5741

TOWN OF COLONIE COMPREHENSIVE PLAN UPDATE

TOWN OF COLONIE
ALBANY COUNTY, NEW YORK
COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC)
COMMUNITY WORKSHOP



To: Town of Colonie Comprehensive Plan Advisory Committee
From: Katie Crawford, Land Use Planner I – Barton & Loguidice, D.P.C.
Re: Meeting Summary Notes
Date: December 14, 2016

Meeting Location: **Beltrone Living Center**
Meeting Date/Time: **December 14, 2016 - 12:30 pm – 1:30pm**
Meeting Attendees: See sign-in sheets (attached)

Summary Notes

This was an alternative community workshop to the series of five (5) that will be held at locations throughout the Town in November and December of 2016. Michael Welti, AICP, Senior Planner at Barton & Loguidice, welcomed everyone to the meeting and reviewed the agenda. He began with a presentation that introduced the Town of Colonie's team for the Comprehensive Plan Update project, explained what a comprehensive plan is, and described the process that the Town will undertake to review and update its 2005 Comprehensive Plan over the next several months.

Following the short presentation, Mr. Welti facilitated a discussion with attendees. A summary of the discussion follows below:

What do you like about living/working in Colonie? What is working, and should be protected or enhanced?

- Reasonably priced senior housing
- Low property taxes
- Community amenities
 - Library
 - Parks
 - Crossings
- Diversity of parks and amenities
- Historic and cultural resources
- Significant heritage of the area
- Good emergency services
- Access to transportation
 - Access to airport
- Good municipal services
 - Sewer

- Water

What problems/concerns should be addressed through the plan? What can be done to improve life in Colonie?

- Climate change preparation
- Maxwell Road corridor
- Density and housing in Wolf Road area
- Library needs updating
- Traffic congestion
- Too many hotels
- Clear cutting of sites
- Land use regulations allow too much development
- Signage is too excessive
- Town departments are understaffed to handle a community of this size
- More attention to conservation
- Better maintenance of housing and building stock
- Concern over landfill expansion
 - Need regional solutions to regions solid waste
- Density of Town too high
- Diminished open space
- High water table in this area
- Need better stormwater management on a Town-wide basis
- PDD's should be used more sparingly
- Plans are not enforced well
- Traffic signs not followed or enforced
- Maxwell Road connector will increase traffic
- Lack of sidewalks across Town
- Lack of dark night sky
 - Excessive lighting
- Town Hall is dated and needs updating
- Library needs updating
- Lack of community facilities in the hamlets
- Parking requirements for commercial development is too excessive

Following this discussion, Mr. Welti reminded the audience about upcoming meeting dates and thanked them for their participation. The meeting was adjourned at approximately 1:30 PM.

TOWN OF COLONIE COMPREHENSIVE PLAN UPDATE

Comprehensive Plan Update - Public Workshop

December 14, 2016, 12:30 PM
Beltrone Living Center, Albany, NY

Sign In Please:

Name	Address	Preferred Phone #	E-mail
Elizabeth Keenels	6 Winners Cir.	439-9842	
Ed Keenels	6 Winners Cir	439-9842	
Margaret Mayer	" "	694-0384	
Bob Mayer	" "	"	
Chuck Voss	B+L	218-1801	cvoss@bartonandlogsdice.com
Rev. James Kane	6 Winners C. (#440)	407-0207	
Fran Harrison	Beltrone	491-0128	Harrisonmary75@yahoo.com
Stephano	Sonyk	445-0969	6 Winners Circle Apt 301
David	Hanson	445-0969	6 Winners Circle Apt 301
S.E. Jack	6 Winners Cir, Apt 621	438-5873	jackse1@aol.com
Emily Jack	6 Winners Circle apt 112	380-5133	e.henk@hotmail.com
MARY Bryant	11711 A Doughton Dr Latham NY		



TOWN OF COLONIE COMPREHENSIVE PLAN UPDATE

Comprehensive Plan Update - Public Workshop

December 14, 2016, 12:30 PM
Beltrone Living Center, Albany, NY

Sign In Please:

Name	Address	Preferred Phone #	E-mail
Tony Braukman	8 Conway Cir.	(518) 785-6904	abrank@aol.com
Mrs Singh	BLC		





TOWN OF COLONIE COMPREHENSIVE PLAN UPDATE

ISSUES IDENTIFICATION

December 14, 2016

The Beltrone Living Center
Town of Colonie, New York



Agenda

- Project Team Introduction
- What is a Comprehensive Plan?
- Development of the Plan
- Issues Identification

Agenda

- **Project Team Introduction**
- What is a Comprehensive Plan?
- Development of the Plan
- Issues Identification

Introductions

Town Board:

- Paula Mahan, Town Supervisor
- David C. Rowley
- Christopher Carey
- David R. Green
- Linda J. Murphy
- Paul L. Rosano
- Jennifer Whalen



Comprehensive Plan Advisory Committee (CPAC):

- | | | |
|----------------------|---------------------|-------------------|
| □ Joe LaCivita | □ Peter Stuto | □ Linda Murphy |
| □ Paul Shepard | □ Michael Magguilli | □ Craig Shamilin |
| □ Christopher Dennis | □ Christine Cary | □ Jack Cunningham |
| □ Jessica Mahar | □ Robert Daggett | □ Rebekah Kennedy |
| | □ Laura Weed | □ Gary Rinaldi |

Introductions

Barton & Loguidice Consultant Team:

- ❑ Michael Welti, AICP, Senior Land Use Planner
- ❑ Chuck Voss, AICP, Senior Land Use Planner
- ❑ Donald Fletcher, PE, Vice President
- ❑ Robert Murphy, AICP, Land Use Planner III
- ❑ Katie Crawford, Land Use Planner I



Agenda

- Project Team Introduction
- **What is a Comprehensive Plan?**
- Development of the Plan
- Issues Identification

What is a Comprehensive Plan?

- The definition of “**town comprehensive plan**” identifies a document with both an immediate and a long-range view:

"town comprehensive plan" means the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the *immediate and long-range protection, enhancement, growth and development of the town* located outside the limits of any incorporated village or city.

Town Law §272-a (emphasis added).

What is a Comprehensive Plan?

- A Comprehensive Plan's primary role is to:
 - ▣ Establish the community's vision for its future;
 - ▣ Be directional about how to attain this vision; and
 - ▣ Assign responsibilities for and to prioritize the specific actions that will be taken following completion of the plan.

What is a Comprehensive Plan?

- The Plan provides a venue for identifying:
 - *The current state* – take stock of the situation – What do you cherish? What are your issues/concerns about the future?
 - *The desired state* - what does the community want to be like in the future – what is its vision?
 - *How* does the community intend to get there?

What is a Comprehensive Plan?

- According to state law, the plan may include a wide range of topics “at the level of detail adapted to the special requirements of the town...”
- Topics such as residential growth, economic development, land-use, infrastructure, and community character will be addressed in the Colonie Comprehensive Plan

What is a Comprehensive Plan?

- Benefits of adopting a Comprehensive Plan
 - All land use regulations *must be* in accordance with a comprehensive plan adopted pursuant to this section.
 - All plans for capital projects of another governmental agency on land included in this comprehensive plan adopted pursuant to this section shall take such plan into consideration
- Updating zoning and subdivision regulations is one of the most important tools communities in New York State have for ensuring that future growth contributes to achieving the community's vision and goals described in the Plan

What is a Comprehensive Plan?

- Zoning & Regulatory Measures:
 - Development Guidelines or Standards
 - Innovative Zoning Techniques
 - SEQR Compliance
- Potential Non-Regulatory Tools:
 - Farmland and open space conservation
 - Purchase of development rights
 - Special districts (BID, SAD, etc.)
- Capital Budgeting:
 - Community Facilitates and Infrastructure
 - Phasing Strategy
 - Grants and Financing Opportunities
- Organizational Capacity:
 - Governmental and Private Sector
 - Regional and Inter-municipal Connections

Agenda

- Project Team Introduction
- What is a Comprehensive Plan?
- **Development of the Plan**
- Issues Identification

Development of the Plan

- Ten Steps in preparing a Plan
 1. **Plan to Plan** ✓
 2. **Structure and Schedule the Process** ✓
 3. Gather and Analyze Data
 4. Identify Problems, Issues, and Concerns
 5. Develop a "Vision" for the Plan
 6. Develop Plan Goals and Objectives
 7. Generate and Evaluate Plan Alternatives
 8. Select and Develop a Preferred Plan
 9. Adopt the Plan, Set an Implementation Schedule
 10. Monitor for Results and Impact

The current state



The desired state



***How to go from
here to there***

By: Michael Chandler

From: Planning Commissioners Journal #39, Summer 2000

Development of the Plan

□ Ten Steps in preparing a Plan

1. Plan to Plan ✓
2. Structure and Schedule the Process ✓
3. **Gather and Analyze Data**
4. **Identify Problems, Issues, and Concerns**
5. Develop a "Vision" for the Plan
6. Develop Plan Goals and Objectives
7. Generate and Evaluate Plan Alternatives
8. Select and Develop a Preferred Plan
9. Adopt the Plan, Set an Implementation Schedule
10. Monitor for Results and Impact

The current state



The desired state



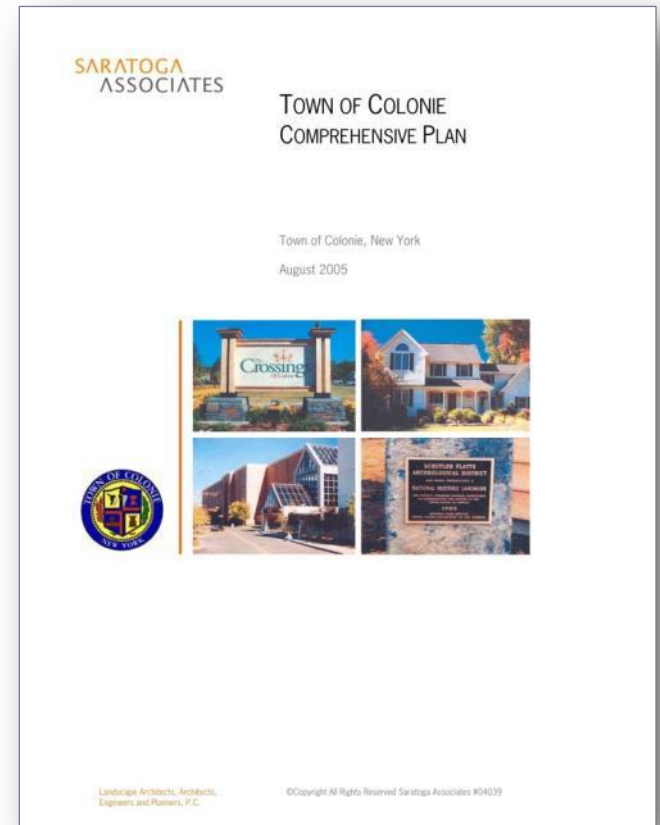
*How to go from
here to there*

By: Michael Chandler

From: Planning Commissioners Journal #39, Summer 2000

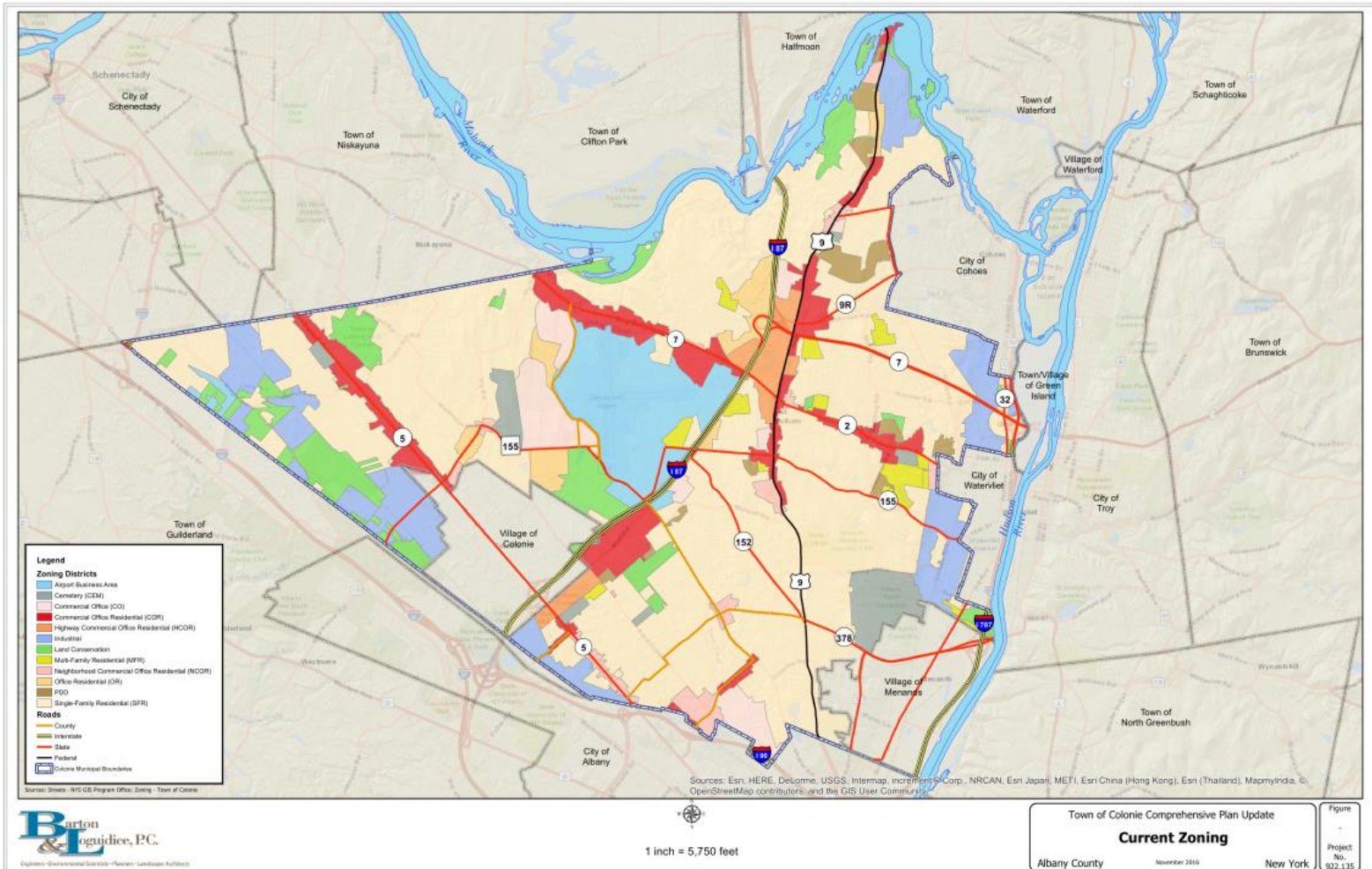
Development of the Plan

- Existing Planning Documents:
 - 2005 Town of Colonie Comprehensive Plan
 - 2007 Town of Colonie Zoning and Subdivision Regulations
 - 2010 Comprehensive Plan Review Committee – recommendations memo



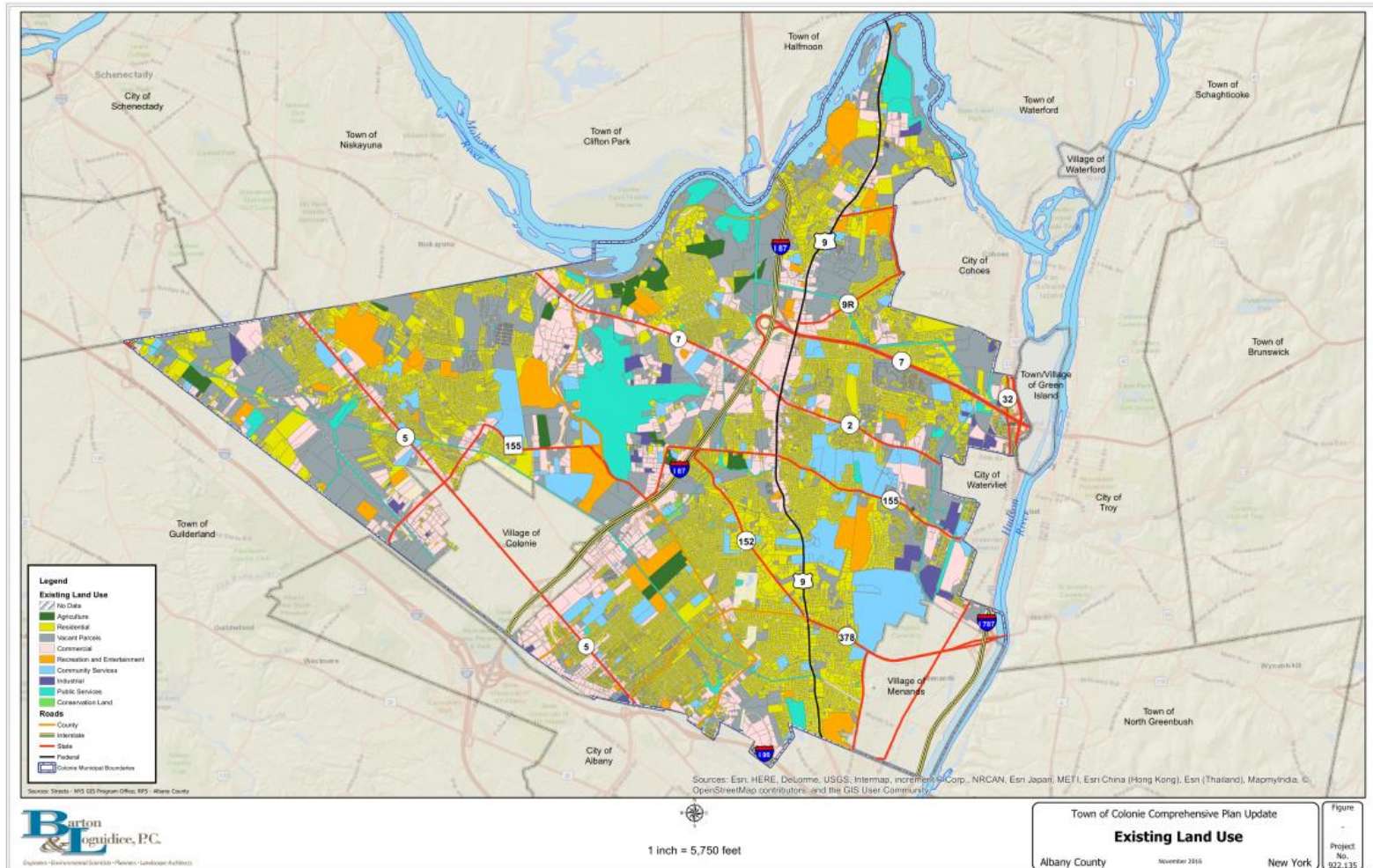
Development of the Plan

□ Community Profile



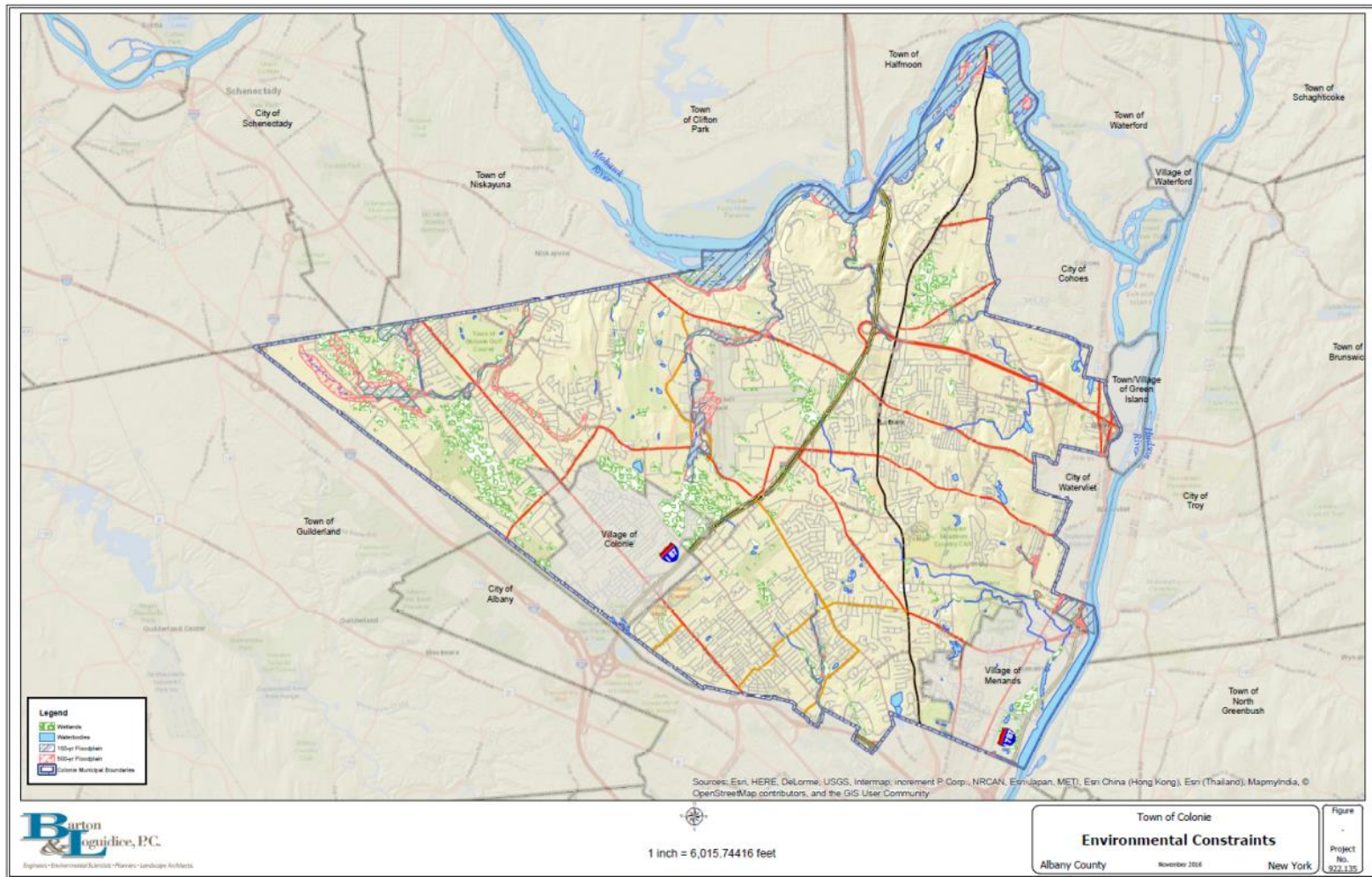
Development of the Plan

□ Community Profile



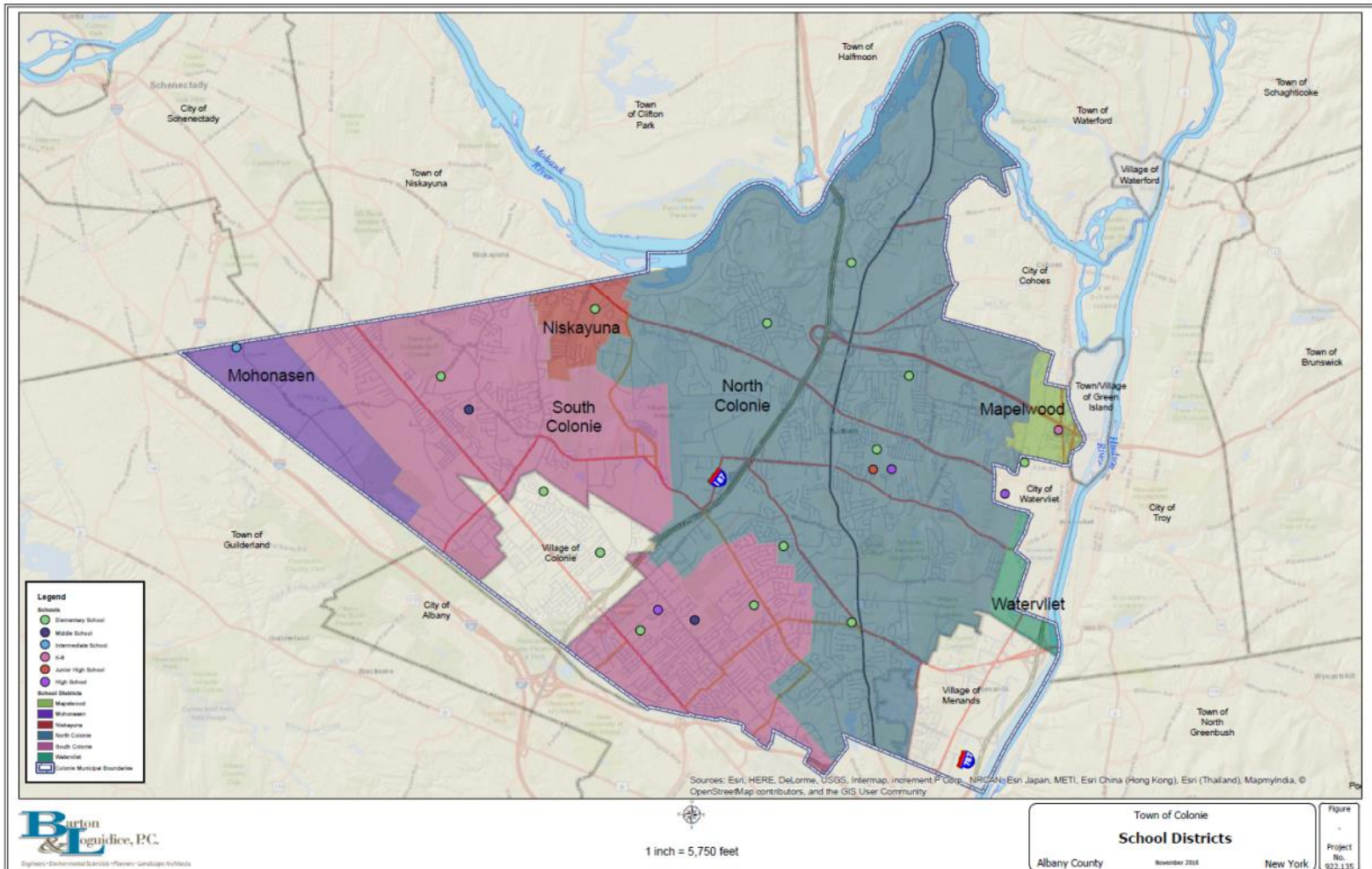
Development of the Plan

□ Community Profile



Development of the Plan

□ Community Profile

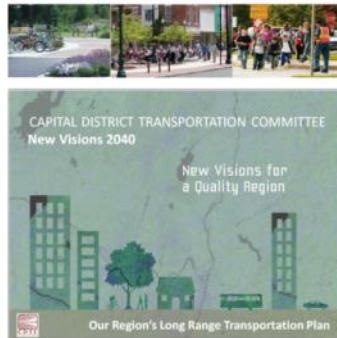


Development of the Plan

□ Community Profile

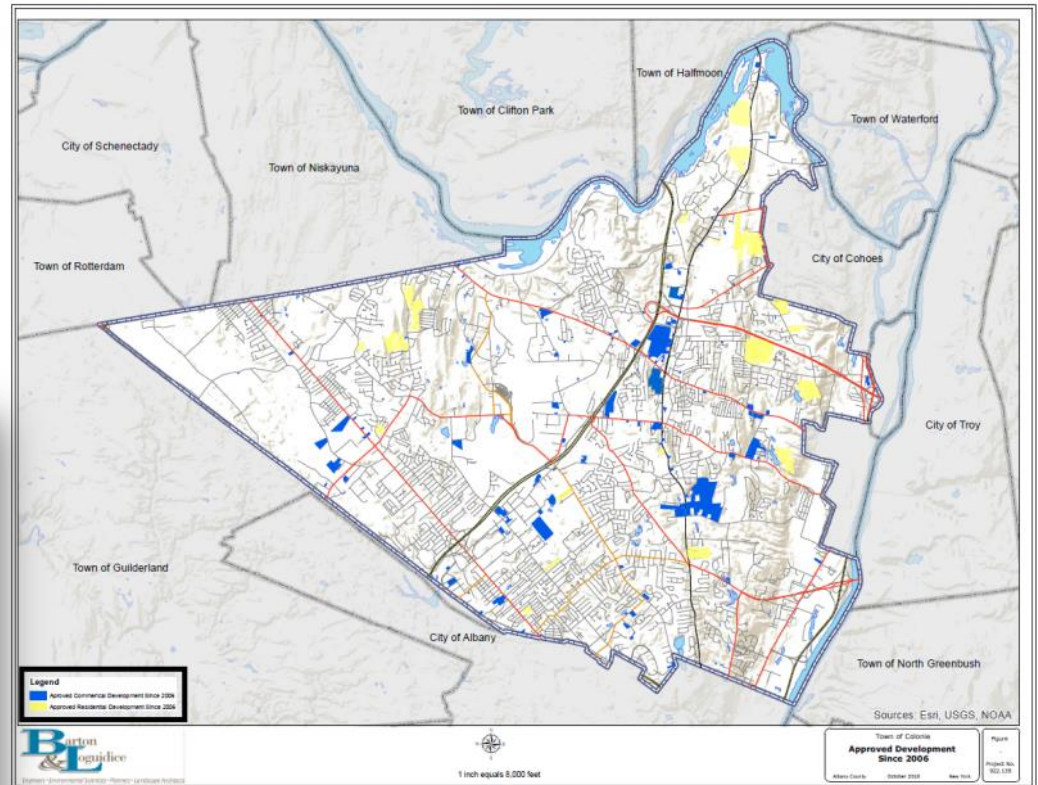
School Enrollment Projections for the South Colonie Central School District

2012-16 School Year



CDTC New Visions 2040

September 3, 2015
Amended March 31, 2016



Development of the Plan

- Involvement = Ownership = Commitment
 - Issues Identification Workshops ✓
 - Visioning Workshop
 - Town-wide Public Meeting
 - Public Hearing(s)

- Community Survey
- Committee Outreach Ambassadors
- Website: <http://coloniepedd.org>
Questions and Comments can also be submitted here

Welcome to the
Town of Colonie
Planning and Economic Development Department (PEDD)

Paula Mahan
Supervisor
Joe LaCivita
Director

Home Forms Comprehensive Plan GEIS Planning Board SEAMAQ CAC Contact Us Colonie Portal

Colonie Development: Fresh Market

The Future of Colonie is in the Planning for tomorrow

Town of Colonie Comprehensive Plan
The public is invited to review the Adopted Comprehensive Plan. Paper copies are also available for review at the Town Clerk's office and the Planning and Economic Development Department. Hard copies are available for purchase from the Planning and Economic Development Department.

- Letter From Chairman
- Adopted Plan
- Public Review - Final Draft of Plan
- Open Space Map - (download as an image)
- Plan Recommendation Map - (download as an image)
- Appendix - May 5th Update
- Notice of Public Hearing

Community Meeting Schedule
November 10th at Forts Ferry Auditorium
November 20th at Ludoville Elementary Auditorium
December 1st at Shakier Jr. High Auditorium
December 7th at Lehigh Middle School Auditorium
December 14th at The Crossings Main Meeting Room

Download the full Comprehensive Plan Community Dates schedule with location details

2010 Review & Recommendations
Download the 2010 Comprehensive Plan Recommendations

Next Comp Plan Meeting
November 16th at 6:00 pm
at Public Operations Center

Comp Plan Update Community Workshops Dates
Comprehensive Plan Community Dates

Questions/Comments on the Comprehensive Plan?
Please complete the form below:

Development of the Plan

□ Ten Steps in preparing a Plan

1. Plan to Plan ✓
2. Structure and Schedule the Process ✓
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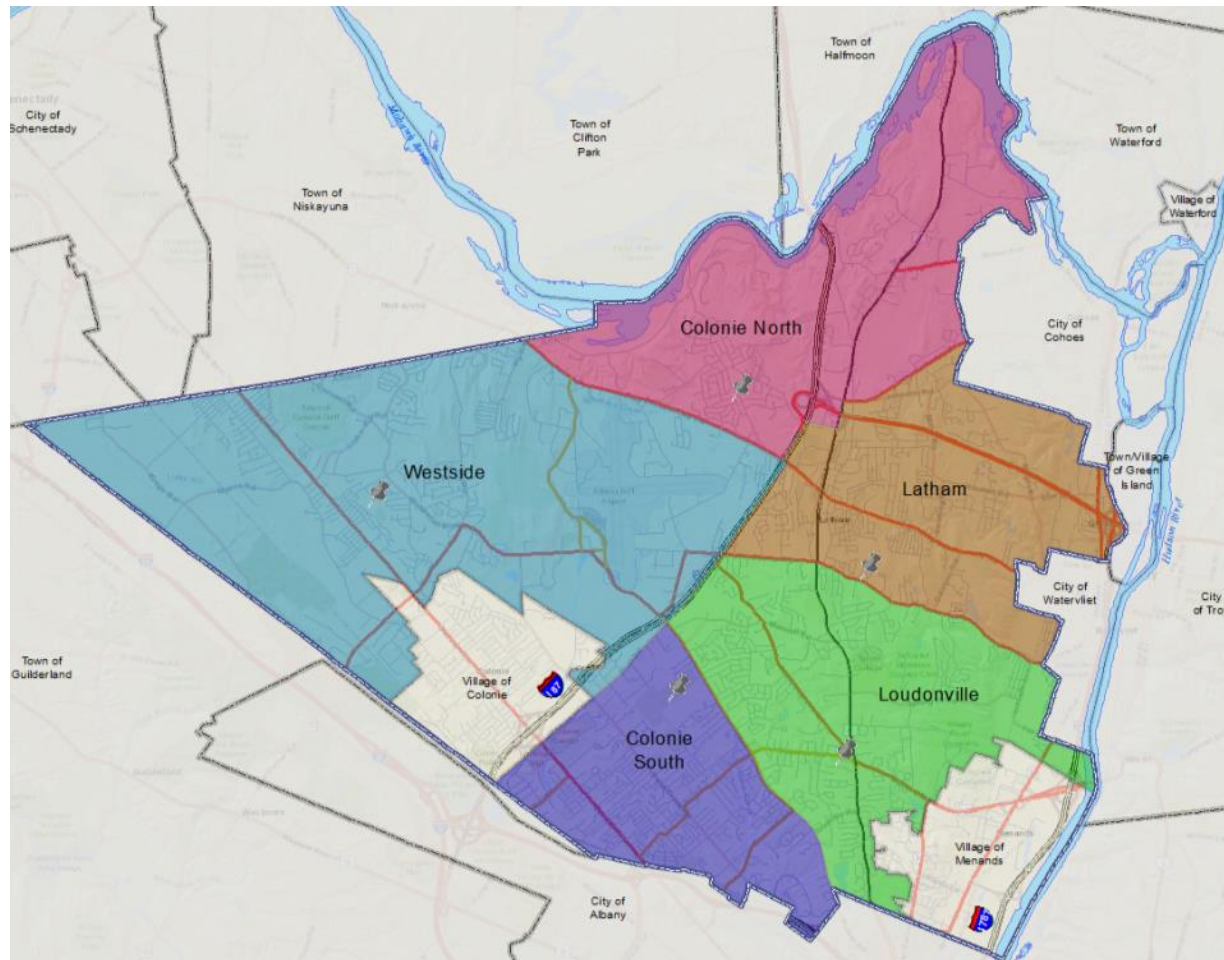
From: Planning Commissioners Journal #39, Summer 2000

Development of the Plan

□ Project Timeline:

- Monthly CPAC Meetings
- Community Workshops:
 - Colonie North Issues Identification Workshop – November 10, 2016
 - Loudonville Issues Identification Workshop – November 29, 2016
 - Latham Issues Identification Workshop – December 1, 2016
 - Westside Issues Identification Workshop – December 7, 2016
 - South Colonie Issues Identification Workshop – December 14, 2016

Development of the Plan



Geographic Breakdown of the Meeting Locations

Development of the Plan

□ Project Timeline:

- Monthly CPAC Meetings
- Community Workshops – Issues Identification:
 - Colonie North Issues Identification Workshop – November 10, 2016
 - Loudonville Issues Identification Workshop – November 29, 2016
 - Latham Issues Identification Workshop – December 1, 2016
 - Westside Issues Identification Workshop – December 7, 2016
 - **South Colonie Issues Identification Workshop – December 14, 2016**
- Next Year:
 - Continued Stakeholder Outreach
 - Visioning Workshop – Winter 2017 *Vision and Goals*
 - Community Survey – Spring 2017 *Plan Concepts*
 - Town-wide Public Meeting – Spring/Summer 2017 *Draft Comprehensive Plan*
 - Public Hearings – Summer/Fall 2017
- Plan Adoption by Town Board – Fall 2017

Agenda

- Project Team Introduction
- What is a Comprehensive Plan?
- Development of the Plan
- **Issues Identification**

Issues Identification

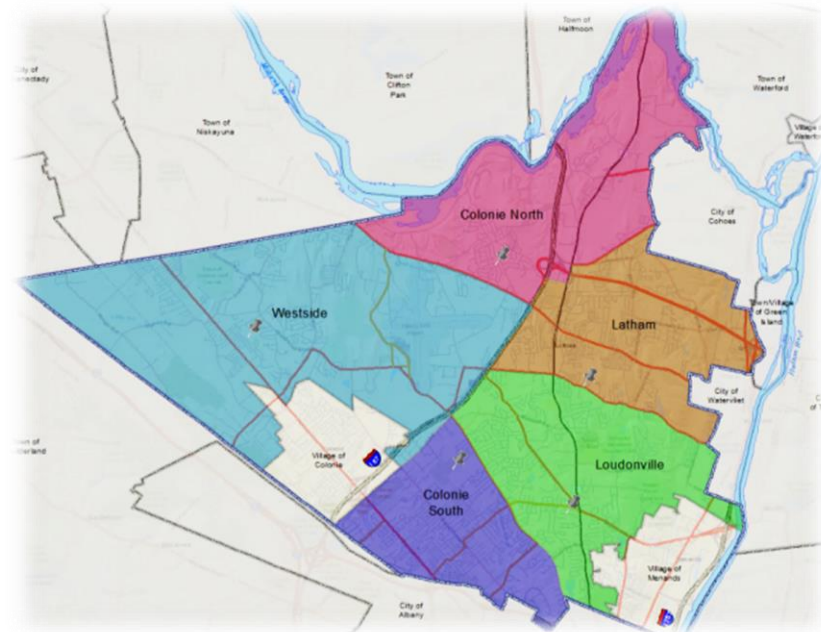
- What do you like about living/working in Colonie? What is working, and should be protected or enhanced?
- What problems/concerns should be addressed through the plan? What can be done to improve life in Colonie?

Issues Identification

- 4 or 5 Priority Issues:
 - ▣ What would we like to accomplish in regard to this issue?
 - ▣ What are some of the obstacles to accomplishing this?

Next Steps

- Next CPAC Meeting
 - 6:00 PM on Wednesday, December 21, 2016 @ Public Operations Center
- Stay in touch:
 - Website: <http://coloniepedd.org>



Comprehensive Plan Update

Thank You



TOWN OF COLONIE COMPREHENSIVE PLAN

TOWN OF COLONIE
ALBANY COUNTY, NEW YORK
COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC) MEETING



To: Town of Colonie Comprehensive Plan Advisory Committee (CPAC)
From: Katie Crawford, Land Use Planner I – Barton & Loguidice, D.P.C.
Re: January 18, 2017 Committee Meeting - Summary Notes
Date: January 19, 2017

Meeting Location: Town of Colonie Public Operations Building
Meeting Time: 6:00 pm – 8:00pm
Meeting Attendees: Committee, Barton & Loguidice, and several members of the general public

Summary Notes

This was the sixth meeting of the Comprehensive Plan Advisory Committee (CPAC) for the Town of Colonie Comprehensive Plan Update project. The meeting was attended by the CPAC, consultants (B&L), and several members of the general public.

This meeting was primarily dedicated to the following agenda items:

- Welcome and Agenda Review
- Community Outreach Process
- Generic Environmental Impact Statements
- Next Steps
- Public Comment
- Wrap-up and Adjournment

Community Outreach Process

The Subcommittee working on the community survey that will be administered by Siena Research Institute has been working to develop the questions for the survey. The Subcommittee has met twice this month and is looking to finalize the questionnaire prior to the February 15th committee meeting. Based on the full Committee's review of the final draft questionnaire in February, a final questionnaire is expected to go to Siena by the end of the month. Siena will then distribute the survey at the beginning of March and it will be out for approximately seven weeks. On May 24th Siena Research Institute will present the survey data to the CPAC.

There is an upcoming meeting with the Neighborhood Coalition on January 25th at 7:00 pm at Town Hall. The primary topic for this meeting will be the Comprehensive Plan Update. Joe LaCivita and Mike Welti will review the status of the comprehensive planning process and there will be time for discussion.

Supervisor Mahan's State of the Town address will be held tomorrow, January 19th, 7:00 pm at Town Hall.

In the near future, Supervisor Mahan will be recording an episode of Colonie Connect to explain the progress of the Comprehensive Plan. Mr. LaCivita and Mr. Welti will join Supervisor Mahan for this discussion.

Generic Environmental Impact Statements (GEIS)

Mr. LaCivita presented information about the three Generic Environmental Impact Statements (GEIS) that are in effect in the Town of Colonie. The Town uses these GEISs to project future development that will occur within specific areas of the Town. The GEIS looks 20 years into the future. Without authorization for the use of impact fees in New York State, this use of the State Environmental Quality Review Act (SEQRA) is the only way for municipalities to have development projects pay for their own impacts.

There are currently 3 GEISs within the Town:

- The Boght Road – Columbia Street GEIS
 - Adopted in 1989
 - Covers 4,100 acres of northern Colonie
 - This GEIS was reviewed in 2005 to update the land use and transportation sections of the document (although it was not until 2012 that a final supplement to the GEIS was formally adopted)
- Airport Area GEIS
 - Adopted in 1991
 - Covers 8,500 acres surrounding Albany International Airport
 - This GEIS is currently being updated and is expected to be completed within 16-19 months
- Lisha Kill/Kings Road Area GEIS
 - Adopted in 1995
 - Covers 5,800 acres of land in the western part of Town

The three GEISs cover 41.5% of the Town's total land area. The main purpose of the GEIS is to anticipate future development within a defined area. Based on the findings of the GEIS, cumulative and long term impacts of development in the area are determined. These impacts may be related to use of infrastructure such as roads, water and sewer, or recreational amenities located within the area. As part of the findings of each study, a mitigation fee is established that developers must pay as part of the cost to develop within the area. The document provides the rationale for the necessary improvements and related costs. The three GEIS do not collect mitigation fees for the same purposes – ex. Boght Road GEIS includes fire whereas the others do not.

All development located within a GEIS area is placed on a level playing field. All development within the area must pay its fair share of the cumulative impact of development in the area through the mitigation fee. The fees are based on size of development. The mitigation fees paid by developers can fund new roads or road improvements, new turn lanes, traffic signals, bike lanes, open space preservation, etc. The fees are mainly used for recreation, transportation, and water/sewer. System-wide GEIS mitigation dollars have allowed the Town to build the Wade Road Extension as well as many other existing and proposed projects.

Jack Cunningham was not able to attend this evening, but he will update this presentation in February with regard to funds that have been collected through the GEISs.

Next Steps

The next committee meeting will be held on February 15th and the subsequent meeting will be held on March 15th. These meeting dates will be posted to the website.

Public Comments

Susan Laurillard, asked for clarification regarding the Airport Area GEIS and how the recreation fees were used. Resident also expressed concern for the outdated numbers used for the mitigation fees in the outdated GEIS. The committee and the resident discussed GEIS details and helped to provide clarification on the issue.

Mark Mitchell, suggested that the Comprehensive Plan committee consider the potential impact of distributed generation of electricity in the future. NYS is moving toward this paradigm and this will result in demand for more local power generation. Suggestions included solar model ordinances, and looking at the work of Pace University.

Mary Beth, asked for clarification on who pays for the mitigation impacts if development occurs outside of a GEIS area? The committee responded that it is done on a case by case basis through SEQR rather than with an area wide look that the GEISs provide.

Susan Laurillard, costs associated with the GEIS should really cover the actual costs of new development – they may be too outdated.

Jamie Easton was curious about how public input from the first round of meetings will translate to actual projects, especially based on transportation mitigation projects. Committee responded that these are looked at more carefully through traffic studies on particular corridors (such as the upcoming Albany Shaker Road Corridor Study) rather than within the comprehensive planning process.

Jamie Easton suggested flexible design standards will encourage more use of redeveloping parcels as well as more creative development of subdivisions. Guilderland uses conservation subdivisions that encourage open space conservation within new subdivisions in the western part of the town.

Town Resident, gave a copy of the book "The Little House" by Virginia Lee Burton to a committee member.

Mark Mitchell, asked about moratoriums and whether these can be used to curb noxious development that may degrade quality of life? The committee responded that moratoria must be time limited and used for a specific purpose with a strong nexus.

Mark Mitchell, also asked whether, when GEIS fees are paid, there are offsetting tax credits for the developer? No, the developer pays to mitigate their impact.

Susan Laurillard, noted that property rights and community health and welfare need to be balanced.

Wrap-up and Adjournment

The meeting was adjourned around to 7:45 pm.



Town of Colonie
Comprehensive Plan Advisory Committee (CPAC)
January 18, 2017, 6:00 PM
Agenda

- I. **Welcome and Agenda Review**

- II. **Community Outreach Process**
 - A. **Community Survey**
 - Subcommittee update
 - Final Draft prior to our February 15th CPAC Meeting
 - Tentative Schedule:
 - February 28 – Survey finalized
 - March 1 – Mail out surveys
 - April 28 – Close survey collection
 - May 24 – Presentation of data to CPAC

 - B. **Neighborhood Coalition – January 25th, 7:00 PM @ Town Hall**

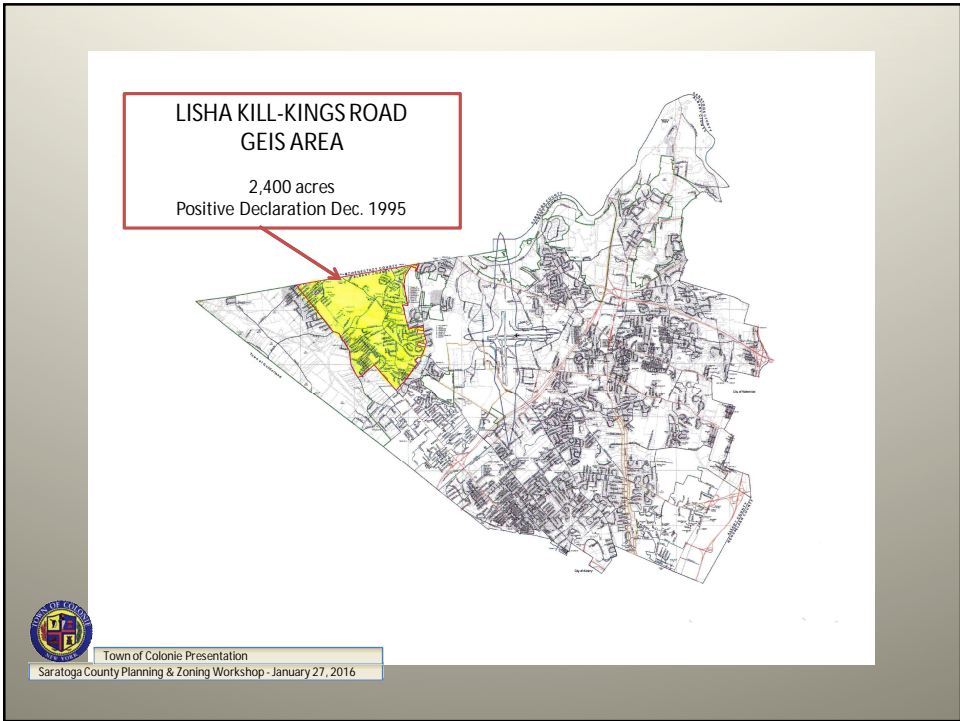
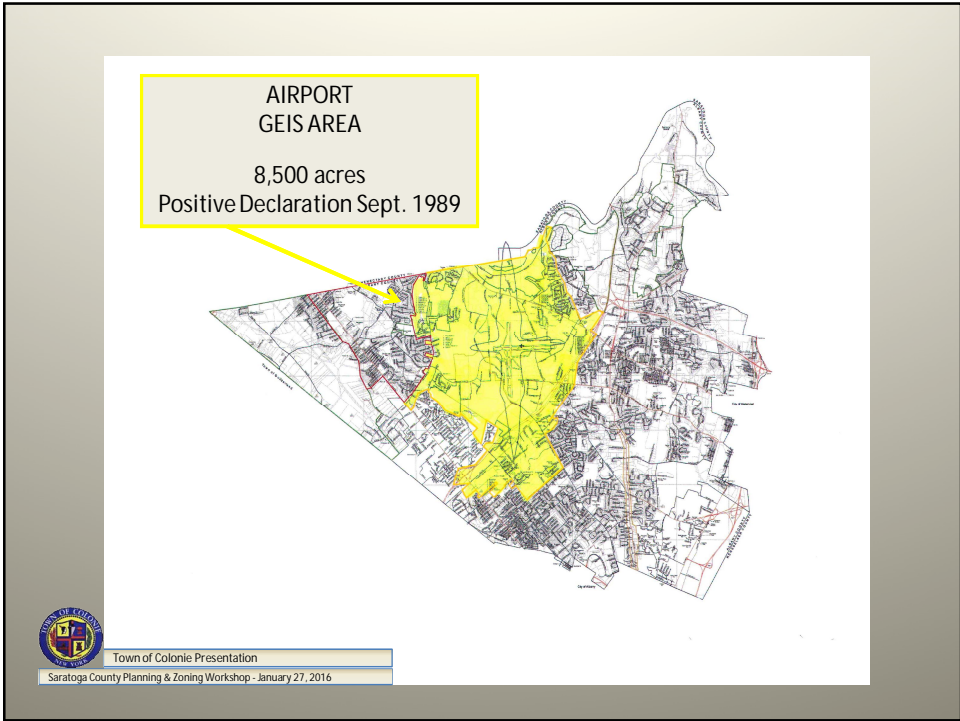
 - C. **Additional Outreach**
 - State of the Town – January 19, 7:00 PM @ Town Hall
 - Colonie Connect

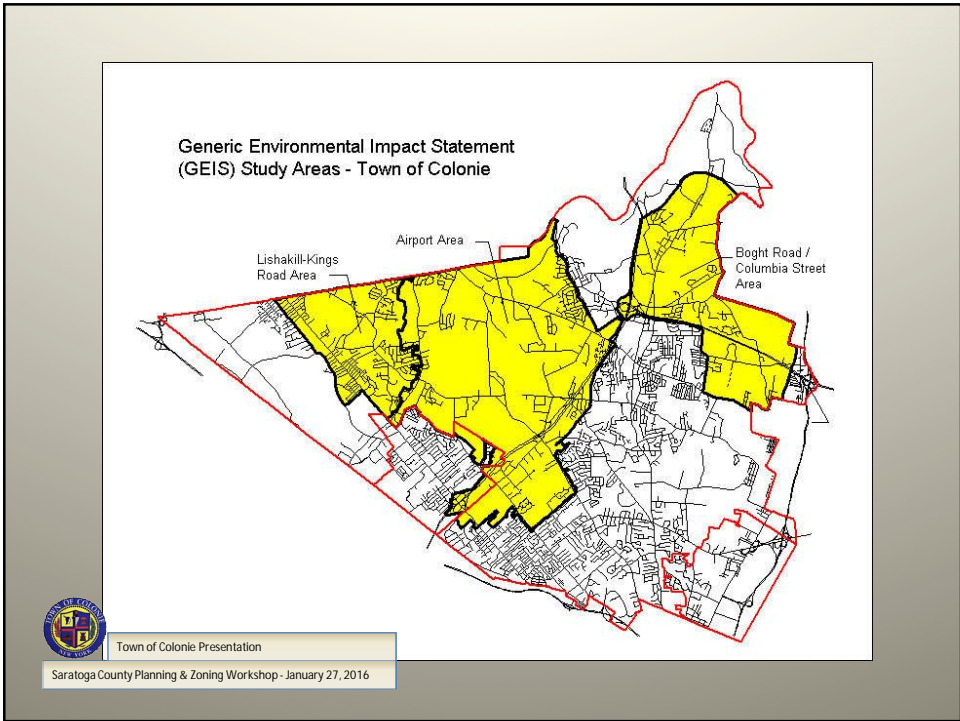
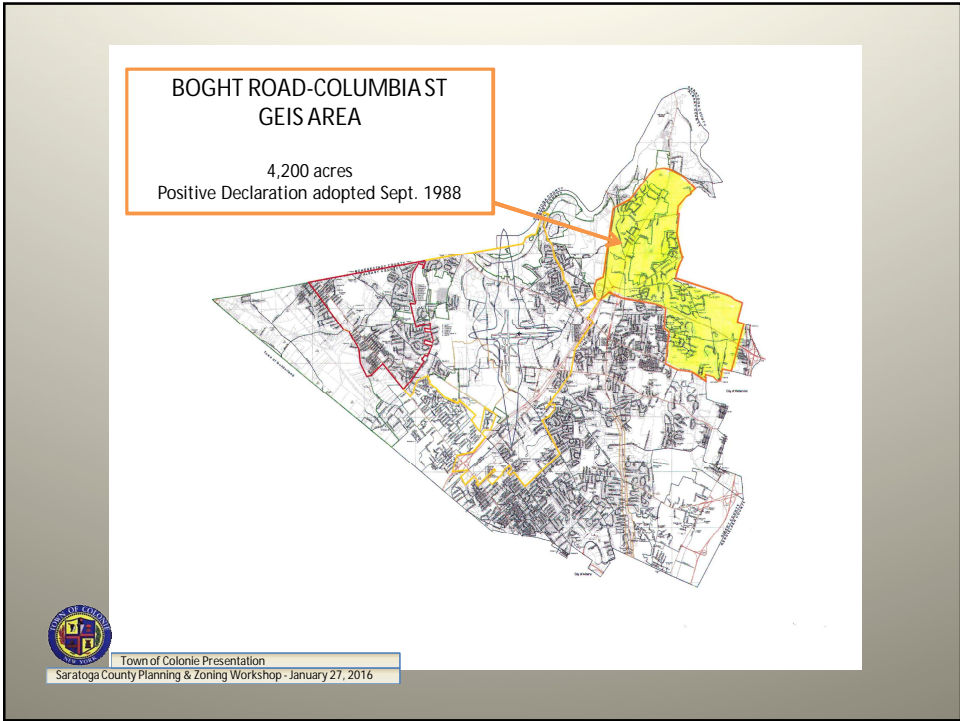
- III. **Generic Environmental Impact Statements (GEIS) – presentation and discussion**
 - Airport Area
 - Boght Road - Columbia Street
 - Lishakill / Kings Road Area

- IV. **Next Steps**
 - Upcoming CPAC Meetings: February 15th, March 15th

- V. **Public Comment**

- VI. **Wrap-up and Adjournment**





DATA to COMPARE:

1 square mile = 640 acres of land

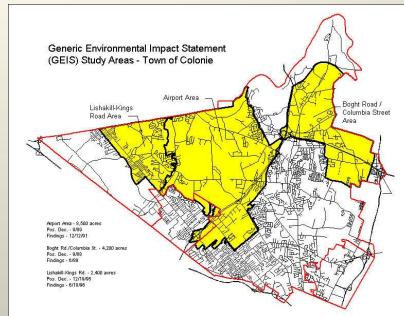
Town of Colonie – 57 square miles

57 mile x 640 areas = 36,480 acres
within the Town's footprint

Airport Area = 8,500 acres
Boght Area = 4,200 acres
Lishakill Area = 2,400 acres

TOTAL ACRES = 15, 100 acres

41.5 % of the Town's land is within a GEIS study area



Town of Colonie Presentation
Saratoga County Planning & Zoning Workshop - January 27, 2016

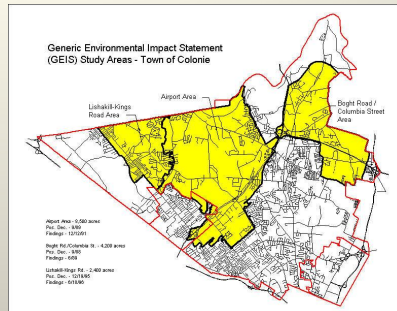
SO WHAT DOES THIS DO ??

We now have analyzed

- The Cumulative impacts and Long-Term impacts of projected growth in the targets areas.
- A legal SEQRA document to rely on
- Identifies "Impacts" on Town's Infrastructure (roads, water, sewer)
- Establishes mitigation strategies to address "Impacts" to manageable levels
- Creates set policies and procedures for future actions
- Provides a rational nexus for improvements to development build-out

BUT remember these are assumptions !

- determined period of time to update to keep the GEIS viable
- review or measure the build-out scenario to see if you are on target



Town of Colonie Presentation
Saratoga County Planning & Zoning Workshop - January 27, 2016

Example of Costs - Commercial

Project Stats:

Airport Area GEIS
Re-development Site

Component of Project
New 6,062 sq. ft. pad

Water \$12,730.00
GEIS Prep 1,634.00

Traffic \$ 290,026.00

Review
7/16

AIRPORT AREA
DEVELOPMENT MITIGATION COSTS
(2013 DOLLARS)

Project Name _____ Pl. Bd. # _____ 805#
Project Address _____ Date 12/18/14

IMPROVEMENT	UNIT MEASURE	COST PER UNIT (\$)	UNITS	TOTALS
*Water	Sq. ft. of building space	2.10	6,062	\$ 12,730.00
Water	Residential Dwelling unit	5,372.00		
Recreation	Dwelling unit	156.00		
GEIS Preparation	Acre	277.00	5.9 ac	\$ 1,634.00
1 Bldg credit applied for removal of portion of Bldg 12/14 less Sub Total: \$ 14,364.00				
**Transportation (per CDTC analysis) + \$ 290,026.00 (Per CDTC Memo of 1/1/14)				
Total:				\$ 304,390.00

* Mitigation costs for non-residential water usage impacts are based on an average estimated usage of 0.1 gallons per sq. ft. per day. Excessive water user mitigation costs will be used for those developments that the Latham Water district determines will have an estimated water usage substantially higher than the estimated average.

** Based on analysis of project's traffic impact on surrounding highway systems and calculation of proportionate share of mitigating funds.

Payment #	Transp. Amount	Non-Transp. Amount	Date Paid
1	\$ 96,676.00	\$ 4,788.00	1/22/15
2	\$ 96,675.00	\$ 4,788.00	1/22/15
3	\$ 96,675.00	\$ 4,788.00	



Town of Colonie Presentation
Saratoga County Planning & Zoning Workshop - January 27, 2016

#PEDD Mitigation/GEIS/GEIS Mitigation Worksheet 2013

Example of Costs - Residential

Project Stats:

- Boght Area GEIS
- New Development Site
- Planned Development District

329 Units to be constructed at
Final build out - with
mix of SFR and
condominium units

Water \$12,730.00
GEIS Prep 1,634.00

Traffic \$ 290,026.00

BOGHT ROAD-COLUMBIA STREET AREA
DEVELOPMENT MITIGATION COSTS
COMBINED - RESIDENTIAL USE & COMMERCIAL USE
(2008 DOLLARS)

Project Name _____ SD # _____
Project Address _____ Date 7-6-15

IMPROVEMENT	UNIT MEASURE	COST PER UNIT (\$)	UNITS	TOTALS
Schools	Dwelling Unit	537	329	176,635.00
Water	Dwelling Unit	2,274	329	748,146.00
Sewer	NA			
Transportation	Dwelling Unit	1,263	329	415,527.00
Recreation	Dwelling Unit	243	329	79,947.00
Park Land	Dwelling Unit	861	329	283,269.00
Fire Protection	acre	60	193.88	11,633.00
GEIS Preparation	acre	69	193.88	13,309.00
Water	sq. ft. of building space	0.78	6,000 ±	4,680.00
Sewer	--	N.A.		
Transportation	Office sq. ft. of building space	2.73		
Transportation	Retail sq. ft. of building space	4.14	6,000 ±	24,840.00
Transportation	Industrial sq. ft. of building space	1.14		
2 included from house payment Total:				1,259,964.00

Payment #	Amount	Date Paid
1	585,988.00	
2	585,988.00	
3	585,988.00	



Town of Colonie Presentation
Saratoga County Planning & Zoning Workshop - January 27, 2016

#PEDD/GEIS Mitigation Worksheet

SUGGESTIONS FOR IMPLEMENTATION:

- Don't do this by yourself
Engage your local Engineer
 - Bring the appropriate groups to table
Make the process count
 - Look to your local
Municipal Planning Organization (MPO)
Capital District Transportation Committee
- They are great support for the Town
- 1) independent
 - 2) sounding board
 - 3) calculate the proposed development traffic impacts



Town of Colonie Presentation
Saratoga County Planning & Zoning Workshop - January 27, 2016



Town of Colonie Presentation
Saratoga County Planning & Zoning Workshop - January 27, 2016

System-wide improvements planned



Town of Colonie Presentation
Saratoga County Planning & Zoning Workshop - January 27, 2016

Constructed Built Round-a-bouts



Town of Colonie Presentation
Saratoga County Planning & Zoning Workshop - January 27, 2016

An example of Private /Public roadway project



Town of Colonie Presentation
Saratoga County Planning & Zoning Workshop - January 27, 2016

A continuation of that project along Wolf Road Corridor



Town of Colonie Presentation
Saratoga County Planning & Zoning Workshop - January 27, 2016



I Hope this was Helpful

Feel free to contact me at:

Joe LaCivita
Director of Planning and Economic Development
Town of Colonie

Office - (518) 783-2741
Email – lacivitaj@colonie.org



TOWN OF COLONIE COMPREHENSIVE PLAN

TOWN OF COLONIE
ALBANY COUNTY, NEW YORK
COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC) MEETING



To: Town of Colonie Comprehensive Plan Advisory Committee (CPAC)
From: Katie Crawford, Land Use Planner I – Barton & Loguidice, D.P.C.
Re: February 15, 2017 Committee Meeting - Summary Notes
Date: February 16, 2017

Meeting Location: Town of Colonie Public Operations Building
Meeting Time: 6:00 pm – 8:00pm
Meeting Attendees: Committee, Barton & Loguidice, and several members of the general public

Summary Notes

This was the seventh meeting of the Comprehensive Plan Advisory Committee (CPAC) for the Town of Colonie Comprehensive Plan Update project. The meeting was attended by the CPAC, consultants (B&L), and several members of the general public.

The meeting began with a review of the agenda (attached).

Community Outreach Process

Community Survey:

The subcommittee developed a draft set of questions for the survey that was sent to the Siena Research Institute for their review. Siena redrafted the questions and sent a draft survey questionnaire back to the subcommittee. The subcommittee is reviewing the changes and will work with Siena to create a final draft prior to the next CPAC meeting in March. This will ensure that the survey will follow the revised schedule shown on the agenda and be out in April. The subcommittee will plan to meet again before the end of the month so that the draft survey questionnaire can be sent to the CPAC members for review prior to the March meeting.

Neighborhood Coalition Meeting:

The Neighborhood Coalition meeting was held on January 25th. The Coalition was appreciative of the update on the planning process. Many members of the Coalition asked questions about the process. Overall coalition member's comments were consistent with other comments received at the previous series of public workshops. About 25 residents were present, including representation from the Vly Road, Forts Ferry, West End, Latham Association, Green Meadows Association, and Greater Loudonville Association neighborhood groups.

Additional Outreach:

Supervisor Paula Mahan will be filming a short piece on the Town's comprehensive plan to air on the Colonie Connect program. The filming will take place on March 15th at 3 PM, and will air the following week. Supervisor Mahan will be reviewing the comprehensive planning process and also talking about the survey. This will help to raise awareness of the survey prior to it being delivered, hopefully leading to a higher response rate.

Open Space Conservation

Mr. Welti gave a brief presentation on past and current open space conservation efforts in the Town (*see attached presentation*). The presentation summarized the recommendations found in Section 5 of the 2005 Comprehensive Plan.

Section 5 of the 2005 Comprehensive Plan provides an overview of the how Open Space Conservation and Recreation fit within the overall goals of the Comprehensive Plan and includes an inventory of existing open space resources found within the Town. Opportunities for future recreation and open space preservation efforts can also be found in this section. Strategies for achieving these goals were outlined, they include:

- Consider acquisition from **willing** selling/donors utilizing one or many of the following approaches
 - Fee simple acquisition – outright purchase of the property
 - Help concerned land owners preserve their land – the municipality does not necessarily need to own the land -
 - Purchase of Development Rights (PDR)
 - The value of the property is determined for its potential and current use – an easement is then put in place so that the property can no longer be developed (but the property owner has been justly compensated) – this is flexible option
 - Conservation easements - Land Owners can utilize the conservation easement for tax benefits
 - Transfer of Development Rights (TDR)
 - Sending and receiving areas are identified - this encourages infill development and preservation of open space
 - This option requires more upfront planning than others
 - Incentive Zoning
 - The Town identifies desired public benefits – the developer includes these public benefits in their development proposal – in return the developer receives an incentive such as a density bonus
 - Conservation Subdivision Design
 - Cluster of homes on smaller lots in order to preserve more green space within the plot
 - This mechanism allows for special natural features to be protected

This section also included recommendations for potential funding sources.

- Local Bond Act
 - This would be to provide the capital for the purchase of the conservation lands that had been previously identified
- Grant Funding

- Farmland Protection – targeted at providing funding for the preservation of high yielding farm land
- Real Estate Transfer Tax
 - Town takes a percentage of the value of a real estate transfer to be put into a fund for conservation activities

Potential partnerships were covered in the last section of the plan; including the Open Space Institute, Trust for Public Land, American Farmland Trust, Albany County Land Conservancy, public agencies on the federal, state, and regional level, the local development community, and neighboring municipalities.

A Short Term Action, identified in the Implementation Section of the 2005 Comprehensive Plan was to: Identify priority areas for open space conservation and develop a funding mechanism for conserving open space.

This next step was never taken following the completion of the 2005 plan – depending on feedback from the survey and future public discussion this may be a focus of the current Comprehensive Plan Update.

Mr. LaCivita provided some details on the progress of open space conservation efforts in the Town since 2006:

- Conservation overlay added 252 acres in protected space
- There are 13 items that have yet to be included in the above counts
- 124 acres have been designated near the Stump Pond for conservation (they were a gift to the town)

In addition, he noted that there are approximately 82 acres of land that are part of utility corridors that cannot be disturbed. He is continuing to work with the Town's GIS department to create an updated inventory of the Town's open space resources.

Mr. Stuto noted that the conservation overlays and the existing open space map are often reviewed by the Planning Board before decisions are made.

Community Preservation Fund – Real Estate Transfer Tax

Another idea discussed at the meeting was the notion of a Community Preservation Fund (CPF). In a CPF, money is set aside for the purpose of land acquisition. Some of this money comes from the real estate transfer tax. This method adds up to 2% on real estate transactions (above the median home value) to the existing real estate transfer tax. The money is placed in a designated fund. Authorization to establish a CPF has not been approved statewide – in order to include this, the locality must get permission from the State Legislature to approve this mechanism on the local level.

GEIS mitigation fees can also go towards conservation funds if the GEIS is setup to do so. The Town of Clifton Park is an example.

Determining what mechanisms the Town should go forward with should be a priority for the plan.

Next Steps

The next CPAC meeting will be held on March 15th at the Public Operation Center at 6:00 pm.

Public Comments

Mr. Welti opened the floor for members of the public who attended the meeting to provide comments to the committee.

Wendy, transfer tax question - Does it include all commercial and residential real estate? Yes, it does.

Paul, survey question - Would it be an option that residents who want to take the survey but were not selected as part of the sample could still take it? Siena has advised against this.

Paul, comment - Bethlehem's open space preservation program for large lots with development pressures - They developed a plan to allow large land owners to temporarily sell their development rights so that they do not feel pressured to develop their land. This is a term easement program - they provide tax abatement dependent on the number of years (the term) agreed to.

Jennifer, comment - Has been encouraging people to make comments on the website for the plans consideration.

Jennifer - can there be an informal web based survey that could be done in tandem with or after the formal survey is completed? As noted above, this is not recommended.

Sue, open space map question - Will the 2005 map be updated? Yes, the map will be updated, but some details of the program will need to be developed following the comprehensive planning process. Trends for open space since 2005 may show where changes to zoning, etc. should be made.

Paula, open space comment - The Town does identify where there are needs within the existing parks. Funding for park upkeep was not specifically outlined when these parks were established. There will need to be a balance between acquisition of new lands and upkeep of existing lands.

Wendy - can neighborhood associations work in partnership with the Town to revitalize pocket parks? A "friends of parks" group may be a good solution to keeping these parks up and could also solicit funding through a "friends of parks" group.

Paul, open space comment - NYC parks conservatory raises money for the NYC parks and they partner with local govt.

Sue, suggestion - The Town should hire a grant coordinator for the Town to organize funding opportunities.

Wrap-up and Adjournment

The meeting was adjourned just before 8:00 pm.



Town of Colonie
Comprehensive Plan Advisory Committee (CPAC)
February 15, 2017, 6:00 PM
Agenda

- I. **Welcome and Agenda Review**

- II. **Community Outreach Process**
 - A. Community Survey
 - Subcommittee update
 - Final Draft prior to our March 15th CPAC Meeting (tentative)
 - B. Neighborhood Coalition Meeting – January 25th
 - C. Additional Outreach
 - Colonie Connect

- III. **Open Space Conservation** – presentation and discussion
 - Recommendations from the 2005 Comprehensive Plan – Sections 5 & 6
 - Progress/accomplishments since 2005
 - Discussion

- IV. **Next Steps**
 - Upcoming CPAC Meeting: March 15th

- V. **Public Comment**

- VI. **Wrap-up and Adjournment**



TOWN OF COLONIE COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC)

OPEN SPACE CONSERVATION

February 15, 2017

Public Operations Center
Town of Colonie, New York



2005 Comprehensive Plan

- Section 5 – Town-wide Open Space and Recreation Plan
 - Overview
 - Existing Open Space and Recreation Resources
 - Opportunities for Open Space and Recreation
 - Recommended Actions and Strategies for Open Space and Recreation

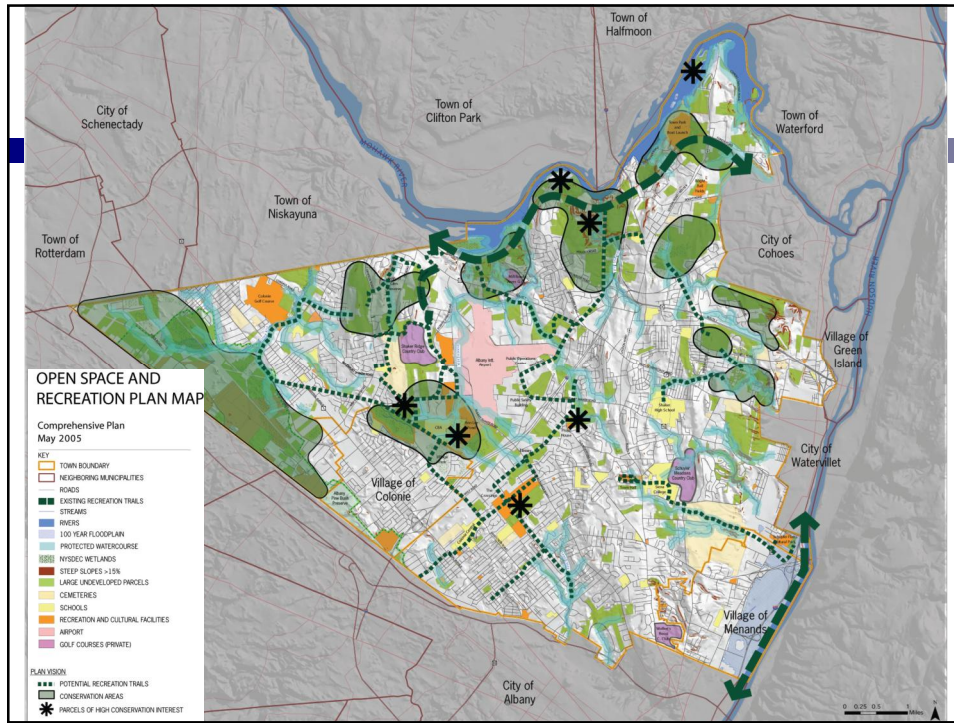
- Section 6 – Open Space and Recreation Plan Map

2005 Comprehensive Plan

- Section 5 – Town-wide Open Space and Recreation Plan
 - Overview
 - Existing Open Space and Recreation Resources
 - Opportunities for Open Space and Recreation
 - Recommended Actions and Strategies for Open Space and Recreation
- Section 6 – Open Space and Recreation Plan Map

2005 Comprehensive Plan

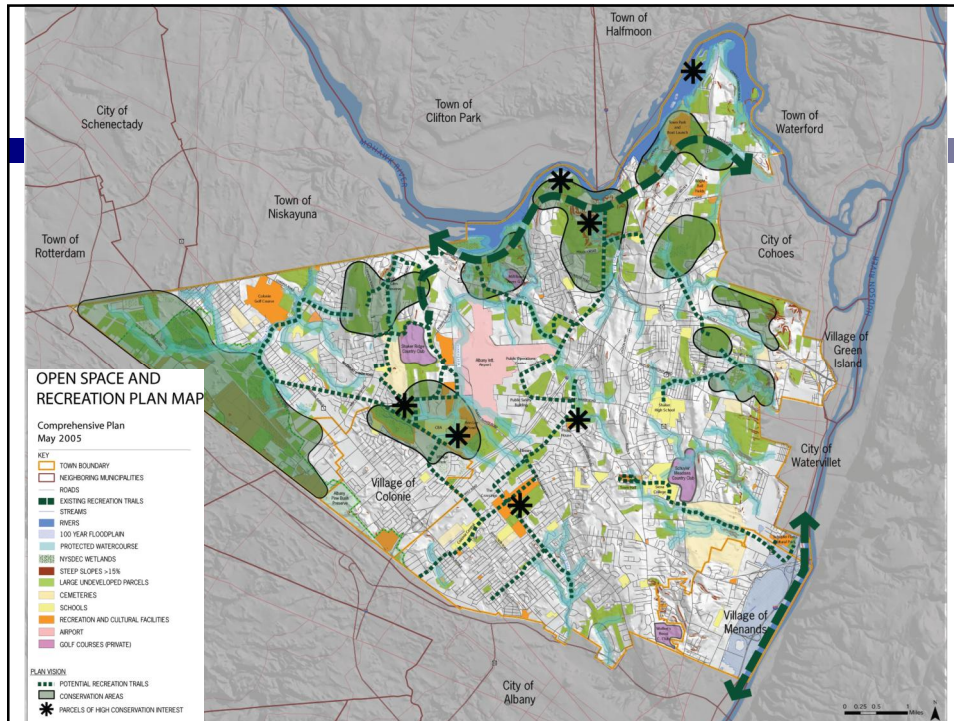
- Opportunities for Open Space and Recreation
 - Recreation Resources
 - Potential recreational trails
 - Scenic roads
 - Conservation areas and areas for conservation design
 - Albany Pine Bush Preserve
 - Ashford Glen Preserve
 - Ann Lee Pond Area
 - Area north of Albany Intl. Airport
 - Mohawk River Revitalization Area
 - Delphus Kill Area
 - Fonda Road Area
 - Area south of Boght Ball Fields and east of Route 9
 - Area north of Route 7 near the boundary with Cohoes
 - Area south of Route 7 in the vicinity of Haswell Road
 - Area between Troy-Schenectady Road (Route 2) and Route 155 near Watervliet



2005 Comprehensive Plan

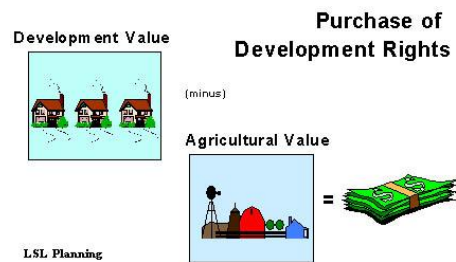
Opportunities for Open Space and Recreation

- ❑ Recreation Resources
- ❑ Potential recreational trails
- ❑ Scenic roads
- ❑ Conservation areas and areas for conservation design
- ❑ Parcels of high conservation interest
 - Ann Lee Pond / Shaker Heritage Site
 - Stump Pond
 - Parcels adjacent to The Crossings
 - Pruyn House
 - Kettle Bog
 - Islands on the Mohawk River
 - 2002 Albany Pine Bush Management Plan – parcels identified for full protection



2005 Comprehensive Plan

- Recommended Actions and Strategies for Open Space and Recreation
 - ✦ Consider acquisition of open space from willing sellers or donors.
 - n Fee Simple Acquisition
 - n Purchase of Development Rights (PDR)
 - n Conservation Easements



2005 Comprehensive Plan

n Transfer of Development Rights (TDR)

**Transfer of Developments Rights
The Concept**

Owner of "sending" parcel sells development rights in exchange for permanent conservation easement.

growth area

preservation area

Owner of "receiving" parcel buys development rights to build at densities higher than allowed under base zoning.

Smart Growth / Smart Energy Toolkit Transfer of Development Rights



2005 Comprehensive Plan

Recommended Actions and Strategies for Open Space and Recreation

- ☐ Encourage the use of Incentive Zoning
 - n Public benefits in exchange for a density bonus
 - n Public benefits, such as: preservation of open space, recreational trails, public access to preserved open space

2005 Comprehensive Plan

- Recommended Actions and Strategies for Open Space and Recreation
 - Require the use of Conservation Subdivision Design as development occurs
 - Revise zoning regulations to require the use of conservation subdivision design in conservation areas as illustrated on the Open Space and Recreation Map

2005 Comprehensive Plan

- Recommended Actions and Strategies for Open Space and Recreation
 - Require the use of Conservation Subdivision Design as development occurs

Conservation Subdivision Design (term coined by Randall Arendt)

Uses open space resources present on a site to be developed as the starting point for design (In the same way that a golf-course community is designed).

The **four-step conservation subdivision design process** is quite simple:

1. Identify conservation areas – potential development areas follow once the conservation areas have been “greenlined”.
2. Locate house sites
3. Align streets and trails
4. Draw in the lot lines

Conservation easement – a legal tool that ensures that conservation lands set aside as a result of this process remain undeveloped.

Ownership options for conservation lands - an individual landowner or several landowners in the new conservation subdivision, a homeowner's association, the Town, or a land conservancy such as the Albany County Land Conservancy.

See Randall Arendt's, *Conservation Design for Subdivisions: A Practical Guide to Creating Open Space Networks* (1996) and *Growing Greener: Putting Conservation into Local Plans and Ordinances* (1999) for more information.

2005 Comprehensive Plan

Recommended Actions and Strategies for Open Space and Recreation

- Require the use of Conservation Subdivision Design as development occurs



A comparison of a conventional subdivision (left) with a conservation subdivision (right). In both cases, a total of 16 residential lots were created. A conservation easement ensures that the open land preserved as part of the conservation subdivision (right) cannot be further subdivided or developed in the future. *Source: Conservation Design for Subdivisions: A Practical Guide to Creating Open Space Networks (1996) by Randall Arendt.*

2005 Comprehensive Plan

Recommended Actions and Strategies for Open Space and Recreation

- Develop a Parks and Recreation Master Plan
- Identify and pursue potential funding sources for conservation activities
 - A local bond act (referendum)
 - Real estate transfer tax
 - Grant funding – NYS Department of Agriculture and Markets (farmland protection)

The Town should consider gathering more information about funding conservation activities. Important considerations would include determining the amount of land to be protected, the anticipated cost of protection, the availability of grants funds, the average cost to taxpayers, and the fiscal costs and benefits associated with such an initiative. It is important to establish a common understanding of these issues with Town residents.

2005 Comprehensive Plan

- Recommended Actions and Strategies for Open Space and Recreation
 - Initiate and continue to foster partnerships
 - Land Conservation Organizations – Open Space Institute, Trust for Public Land, American Farmland Trust, Albany County Land Conservancy, etc.
 - Public Agencies – federal, state, regional
 - Local Development Community
 - Neighboring municipalities

2005 Comprehensive Plan

- Section 7: Implementation
 - Short-Term Actions (Within 1-2 Years)
 - 7.2.9 Identify priority areas for open space conservation and develop a funding mechanism for conserving open

As follow-up actions to the Comprehensive Plan the Town should develop a set of criteria that could be used to evaluate specific open space parcels proposed for acquisition (fee simple or easement). At the same time, the Town should investigate the establishment of a local funding mechanism for its open space conservation program. Overall goals in terms of protected acres, and estimates of associated acquisition costs should be evaluated. Ultimately, the Town should determine an appropriate level of funding, the methods for generating these funds (general funds, general revenue bonds, or other), and the process for gaining approval for such funding (some methods may require voter referendum). These follow-up activities could be organized through an existing entity such as the Town's Conservation Advisory Council, with assistance from the Department of Planning and Economic Development and, perhaps, outside expertise from a partner such as the Nature Conservancy and/or the Trust for Public Land.

Other ideas

Community Preservation Fund

- ✘ East End of Long Island
- ✘ Warwick
- ✘ Red Hook

NEWS
Victory For Proposition 1: The Vital Extension of Eastern Long Island's Community Preservation Fund
 By Anne Traskovsky

On Tuesday, November 8th, voters on the East End of Long Island had an important environmental decision to make on their ballots, whether or not to extend the Community Preservation Fund (CPF) in the five East End towns. Voters have spoken and the result, shown in a scrolling banner in red, is that the vital 2% real estate transfer tax that protects and preserves local farmland, water quality and open space. This ballot measure is extended the CPF from 2009 to 2016 in response to one of the environmental risks of inaction on the legislative vote extension. The revenue generated from the CPF goes toward protecting local and water resources, public safety, and by voting yes on Proposition 1, East End Towns are now authorized to use up to 10% of their Community Preservation Fund towards vital water quality benefits.

NVLCV
 NVLCV is the only statewide environmental organization in New York that fights the climate crisis with science-based strategy and expertise through critical action, for more information, programs, and events.

Make your voice heard on critical environmental issues.
TAKE ACTION

What you need to know about the Peconic Bay Region Community Preservation Fund

Who gets the 2% tax? Your Town Government!

The Peconic Land Trust does not collect or distribute the CPF funds.

CONGRATULATIONS ON YOUR NEW HOME!

The 2% Real Estate Transfer Tax

is collected at your closing, then sent to the East End Town Government where your property is located

TO LEARN MORE ABOUT THE CPF IN YOUR TOWN, PLEASE CONTACT:

RIVERHEAD 631.727.2004	SOUTHOLD 631.765.0711	SOUTHAMPTON 631.287.2300	EAST HAMPTON 631.264.7400	SHELTER ISLAND 631.740.3000
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THE TRANSFER TAX DOLLARS go to YOUR TOWN, to preserve the community character unique to the East End!

The CPF Tax is not a deductible charitable contribution — it is a Transfer Tax.



Town of Colonie
Comprehensive Plan Advisory Committee (CPAC)
March 15, 2017, 6:00 PM
Agenda

- I. **Welcome and Agenda Review**

- II. **Community Outreach Process**
 - A. **Community Survey**
 - Approve final draft
 - Schedule:
 - April 1 – surveys mailed out
 - Late May – close survey collection
 - June – presentation of data to CPAC
 - Raise Awareness

 - B. **Colonie Connect**

 - C. **Additional Outreach**

- III. **Parks and Recreation – presentation and discussion**

- IV. **Next Steps**
 - Upcoming CPAC Meeting: April 19th

- V. **Public Comment**

- VI. **Wrap-up and Adjournment**

TOWN OF COLONIE COMPREHENSIVE PLAN

TOWN OF COLONIE
ALBANY COUNTY, NEW YORK
COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC) MEETING



To: Town of Colonie Comprehensive Plan Advisory Committee (CPAC)
From: Katie Crawford, Land Use Planner I – Barton & Loguidice, D.P.C.
Re: April 26, 2017 Committee Meeting - Summary Notes
Date: April 27, 2017

Meeting Location: Town of Colonie Public Operations Building
Meeting Time: 6:00 pm – 8:00pm
Meeting Attendees: Committee, Barton & Loguidice, and several members of the general public

Summary Notes

This was the eighth meeting of the Comprehensive Plan Advisory Committee (CPAC) for the Town of Colonie Comprehensive Plan project. The meeting was attended by the CPAC, consultants (B&L), and several members of the general public.

This meeting was dedicated to the following agenda items:

- Welcome and Agenda Review
- Community Outreach Process
- Update – Status of Related Projects
- Comprehensive Plan Vision & Goals
- Next Steps
- Public Comment
- Wrap-up and Adjournment

Community Outreach Process

- Community Survey
 - Schedule
 - Early April – surveys mailed out
 - Siena College Research Institute has begun to receive survey responses, most are coming back by mail (about ¼ via the web)
 - Late May – close survey collection
 - June – presentation of data to CPAC
 - Raise Awareness – get the word out so that residents who receive the survey questionnaire are more likely to recognize its importance and complete the survey.
 - The Town put out a press release last week regarding the survey – it was featured in the “Spotlight”
 - Town will put an announcement on the Town's website

- The Committee suggested posting on the sign in front of Town Hall, reaching out to the community groups that were involved in earlier public outreach efforts (email), posting signs during "Conservation Day", and placing signs at the Crossings and Library as other ways to increase awareness of the survey
- Colonie Connect – looking to schedule a new date soon

Update – Status of Related Projects

- CDTC – Joe LaCivita noted that the Albany Shaker Road Corridor Study is well underway
 - Albany County, Town of Colonie, & CDTC partnered together to complete the corridor study using grant funds
 - The committee has been meeting for the past month – the group includes CDTA, CDRPC, & the Albany Airport
 - Looking to begin public outreach with a public workshop at the end of May and perhaps a second public meeting at the end of June or early July
 - Study findings should be available around August
 - Currently looking at impact of maximum build-out on vacant lots under existing zoning
- Lincoln Avenue Brownfield Opportunity Area (BOA)
 - \$266,000 grant award from 2011 for study of an existing brownfield area near the City of Watervliet
 - A committee is currently being set up
 - Kick-off meeting towards the end of June

Comprehensive Plan Vision & Goals

- Review of 2005 Plan's Vision & Goals – Mr. Welty explained that we are turning the corner from discussing existing conditions and community concerns. Will now start to focus more on the Vision and Goals – and eventually recommendations - for the future. Survey responses, which will be available at our next meeting, will be valuable input for this next phase. But for tonight, the committee will start to review the Vision and Goals from the 2005 Comprehensive Plan – a preliminary discussion about what still sounds relevant, things that may have changed in some way, or current concerns that may be missing from the 2005 Vision and Goals. The Committee should continue thinking about this between meetings since updating the Vision and Goals will be one subject of our discussion next time.
 - Vision Statement: looks to describe the Town in the year 2020
 - Suggested planning period: perhaps 2030
 - The committee provided the following initial comments on the original vision statement:
 - A lot of this still holds true as a vision for the future of Colonie
 - Maintain status as affordable & desirable for living, learning, & doing business; Stabilize existing neighborhoods; Maintain well-established commercial & industrial areas
 - Include well maintained infrastructure in the vision – recognizing that much has been done and must continue to be done to maintain aging infrastructure
 - Parks, the environment, and river resources were left out of the 2005 statement

- Maintain low taxes –fiscally responsibility while maintaining and improving infrastructure: affordable while providing a high level of services
- Include enhancing existing neighborhoods & conservation of natural resources
- Continued focus on appropriate, well-designed, commercial development moving forward to maintain existing tax structure

Goal 1: 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

- Post-recession housing market has shifted to more diverse housing types. But affordability remains an issue that could be addressed in the plan and through incentives in the Town's local land use regulations
- Affordability, in many ways, is out of the Town's control due to state and federal regulations
- This goal may have been encouraged to address the issue of senior housing – senior housing options have expanded over the past 15 years in Colonie
- May need to focus on attracting the right kind of industries rather than the right kind of housing

Goal 2: Maintain the integrity of residential and mixed-use neighborhoods throughout the Town

- This goal has withstood the test of time – improved partnerships between planning and neighborhood groups should be promoted
- Neighborhood boundaries could be identified and planning could be improved by defining these areas
- Existing neighborhood associations are not formally structured (some more effective than others) - perhaps the Town could encourage the formation and development of stronger neighborhood associations
 - A "Community Board" type of concept may increase public access into local government

Goal 3: Improve mobility throughout the Town

- This goal is still relevant to the Town
- In the future, needs surrounding automobiles and mobility may change drastically – ride sharing, autonomous vehicles, and other technology-related changes
- Walkability should be a focus to attract a new workforce and provide adequate facilities for existing aging residents

Goal 4: Encourage the reuse or redevelopment of existing sites and buildings

- This will become increasingly important over time due to changes in retail markets and the services malls and shopping centers offer

Goal 5: Promote commercial and industrial growth in specifically designated areas, taking advantage of the Town's infrastructure, location, and critical regional assets

- Moving forward, target desired industries to encourage economic development

Goal 6: Improve the development approval process by establishing land use regulations that guide development in a manner that is consistent with the vision, goals, and recommendation contained in this plan

- Since the adoption of the 2005 plan the process has been completely redone which has improved the development approval process – use of Town-designated engineers has also made the process more professional and fair.

Goal 7: 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 community

- Economic analysis of the Town, initiated by the IDA, will be completed within the timeframe of this planning process and can help inform the final recommendations
 - Being particular and selective with economic development moving forward will be incorporated within the goal

Goal 8: Protect the Town's important natural resources such as stream corridors, steep slopes, floodplains, wetland systems, and unique ecosystems

- This goal is still relevant and important
- Aside from regulations, there is currently no mechanism for the Town to meet this goal – CAC is looking into grant funding that could be available to improve information about the Town's environmental resources

Goal 9: Enhance the Town's Mohawk River waterfront

- Mohawk River waterfront was the focus of a separate study done around the time of the 2005 Comprehensive Plan
- Natural resources & habitats constantly face pressure by development – this goal may need some refinement

Goal 10: Encourage the conservation of viable farmland and significant open spaces throughout the Town

- This goal is still relevant – an inventory of the existing farmland and open space should be created
- Trends such as more small-scale farming catering to local markets, "agri-hood" concept, and other changes to farming have some traction in Colonie

Goal 11: Develop a network of open lands to provide wildlife habitat and potential recreational trail corridors

- This goal remains relevant – results of the survey will inform this goal

Goal 12: Expand active and passive recreational resources available in the Town to meet the growing and changing demand for these amenities

- This goal remains relevant

Goal 13: 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

- Infrastructure may need to be separated out from the rest of the goal

Goal 14: Protect and promote the Town's significant cultural and historic resources

- This goal remains relevant

Goal 15: Establish an identity for the Town of Colonie that transcends the Town's size and diversity while maintaining the integrity and distinctiveness of individual neighborhoods

- The committee did not provide comment at this time

Goal 16: Expand opportunities for sharing information and for encouraging community involvement. Promote volunteerism and community service

- This goal remains relevant – a routine system of dispersing information to residents should be established (beyond the website)
 - Potentially with the school districts

Goal 17: Cooperate with the Villages of Colonie & Menands, and other neighboring and regional municipalities, agencies, and organizations on issues of mutual concern

- This goal remains relevant

As noted earlier, the committee will continue reviewing the 2005 Vision and Goals for further discussion at the next meeting.

Next Steps

The next CPAC meeting has been set for June 21st, 2017 and will be held at the Colonie Public Operations Building at 6:00 pm. Representatives of the Siena College Research Institute will be at the meeting to present the community survey results.

A meeting with business groups in the Town will be held later in the summer as well as a next round of public meetings in the summer or early fall. Mr. LaCivita has compiled comments received through the website and will provide these to the committee via email soon.

Public Comments

- Mary Beth - received the survey questionnaire in the mail. She feels that the Supervisor's letter should not have been included in the front of the survey questionnaire due to conflict of interest. She had concerns about the wording of a few questions on the survey based on the options provided. Suggested that a pedestrian safety educational component should be included in the goals – roundabout education, use of reflective or other safety gear, etc. Also suggested that Town Board members might better represent the diversity of neighborhoods in the Town if they were selected from different areas of the Town.
- Paul B. - submitted his comments to the committee. Concern that existing PDD & Senior Citizen incentives are not achieving the intended results - this law should be revisited in the planning process due to the impacts on traffic, etc. and potential issues with enforcing 55+ requirements. He noted challenges with voicing comments through the website's public comment section – comments are being left off and the Town's planning process is not being transparent. Traffic and development considerations should be included in the goals.

- Susan – had a question about how public comments and survey results will be incorporated into the vision, goals, and recommendations. Suggested that to promote neighborhood involvement the Town Board should be elected by neighborhood to represent geographically rather than Town-wide. The plan should determine how to protect the natural resources we have available. The Town Planning Department needs increased staffing to allow the Town to pursue more grant funding.
- Suzanne - the Town should be better positioned to obtain funding through grant resources for a variety of programs. All of the Town's existing assets should be better inventoried in order to be prepared to take advantage of funding programs.
- Paul R. – has been looking at enrollment data from the State. South Colonie CSD enrollment has decreased from the early 2000s & North Colonie CSD enrollment has decreased from the early 2000s - although other figures need to be assessed to fully understand the issues and challenges within each school district. Discussion about historical school enrollment data, future enrollment projections, and the complex issues facing schools
- Tim - plan should emphasize working cooperatively with the school districts & ways that this could be accomplished – increased from the current biannual meetings schedule
- Lisa - climate change has not been adequately addressed in discussions thus far and should be reflected within the vision, goals, & recommendations in the plan
- Tim - turnover of real estate is challenging to forecast & changes the way that the community plans for the future, it is currently hard to see this on the ground in the community
- Linda - approval of PDD's is impacting existing neighborhoods. Concern about how projects change and whether they are monitored properly.

Wrap-up and Adjournment

The meeting was adjourned at about 8:20 PM.

TOWN OF COLONIE COMPREHENSIVE PLAN

TOWN OF COLONIE
ALBANY COUNTY, NEW YORK
COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC) MEETING



To: Town of Colonie Comprehensive Plan Advisory Committee (CPAC)
From: Katie Crawford, Land Use Planner I – Barton & Loguidice, D.P.C.
Re: June 21, 2017 Committee Meeting - Summary Notes
Date: June 22, 2017

Meeting Location: Town of Colonie Public Operations Building
Meeting Time: 6:00 pm – 8:00pm
Meeting Attendees: Committee, Barton & Loguidice, and several members of the general public

Summary Notes

This was the tenth meeting of the Comprehensive Plan Advisory Committee (CPAC) for the Town of Colonie Comprehensive Plan Update project. The meeting was attended by the CPAC, consultants (B&L), presenters, and several members of the general public.

The meeting began with a review of the agenda (attached).

Update – Status of Related Projects

- CDTC – Albany Shaker Road Corridor Study
 - Public Workshop was held last week (6/13/17) – led by Creighton Manning Engineering
 - Opportunities for continued public comment will be available on the project website – from coloniepedd.org; use the "studies" tab and click on link to the Corridor Study Website
 - This is where all information regarding the project will be located moving forward
 - The next Public Meeting will be held Fall 2017
- Lincoln Avenue Brownfield Opportunity Area (BOA)
 - A committee has yet to be formed by the Town of Colonie – this is the initial step before the project can kick-off
 - The study will focus on abandoned industrial buildings near the Town's boundary with the City of Watervliet
- Airport Generic Environmental Impact Statement (GEIS)
 - Presentation & Discussion by Chris Einstein, AICP (CHA) – see slides attached
 - GEIS focus on a large area, rather than a typical Environmental Impact Statement (EIS) which focuses on a particular project site

- The purpose of the GEIS is to identify the cumulative impacts of growth in the study area
 - GEIS relies on information about existing land uses and planned development to determine potential future impacts – this project will be best understood as future land uses are identified as part of the comprehensive plan update process
 - Specific mitigation efforts will depend on the desires of the Town as identified during this planning process; i.e. infrastructure, open space, etc.
 - Mitigation fees can fund capital improvements, but cannot fund operating costs (i.e. can purchase a van but cannot go towards a driver's salary)
 - Only projects that that would typically go through the SEQR process are required to contribute to the mitigation
 - A GEIS Steering Committee is being set up soon
 - Project kicking off next month
 - GEIS Scoping will begin with a review of the previous GEIS
 - Select topics will roll over and new items will be incorporated
 - The project will have two public meetings to engage the public
 - First Public Meeting in September
 - The public meetings will inform the scope of the project
 - Timeframe is based on how much growth actually happens, but generally 10-20 years
 - Growth projections in the current GEIS were not met
 - The draft scope will be introduced to the public and revised to create a final scope
 - DRAFT EIS & Public hearing will be complete around Summer 2018

Community Survey

- Presentation of Survey results by Donald Levy, Ph.D. - Director, Siena College Research Institute – see slides attached
 - Methodology
 - Sample population: 2,000 registered voters (total)
 - Village of Menands and Colonie excluded
 - 607 completed surveys (40% response rate)
 - typical response rate 8% - 9%
 - Distribution of response rate even across the Town
 - Survey was open from April 3 – June 12, 2017
 - Survey available by: Mail, Web & Phone
 - Most (95%) people feel that the Town of Colonie is an “Excellent” or “Good” place to live
 - Colonie Spotlight & Times Union are well-reviewed news sources by Town residents; newsletter or mailing or the Town website
- Committee Discussion
- The Town and B&L received copies of the raw data (crosstab format). A summary document will be prepared by Siena and made available on the comprehensive plan website in the near future.

Next Steps

- The next CPAC meeting will be held on July 19th at the Public Operation Center at 6:00 pm.

- Focus of the meeting will be Plan Vision, Goals, and Preliminary Concepts

Public Comments

Mr. Welti opened the floor for members of the public who attended the meeting to provide comments to the committee.

- Supervisor Mahan felt that Siena did a great job and the survey will be very useful moving forward
- Susan, had several questions for Joe Grasso (CHA) about the Airport GEIS –
 - How often does CDTC update their transportation model used in GEIS - the model is updated at least annually
 - Mr. LaCivita noted that the number of units built since at least 2008 goes to the Planning Board annually – Susan is looking for number of units built since 1990
 - Does this data get used in the development of a GEIS – Yes, to show historic growth rates in the Town to project forward
 - Mr. Welti noted that these are the types of questions that will be good for the scoping meetings that will be held by the Town and CHA in the Fall
- Mary Beth said that the letter accompanying the survey directed questions to the current administration, she feels that that was inappropriate and would have rather seen the questions directed to Siena
 - Feels the survey identifies areas where more attention should be paid rather than being a poor reflection on the Town
 - Felt that Question #12 was very misleading - confusion about how the question was interpreted that could lead to a misunderstanding of the results
- Suzanne, the Airport GEIS committee has not formed; feels the Albany Shaker Committee should be represented

Wrap-up and Adjournment

The meeting was adjourned just at 8:00 pm.

Airport Area Generic Environmental Impact Statement (GEIS) Scoping

Presented by:
Chris Einstein, AICP
Joe Grasso, RLA

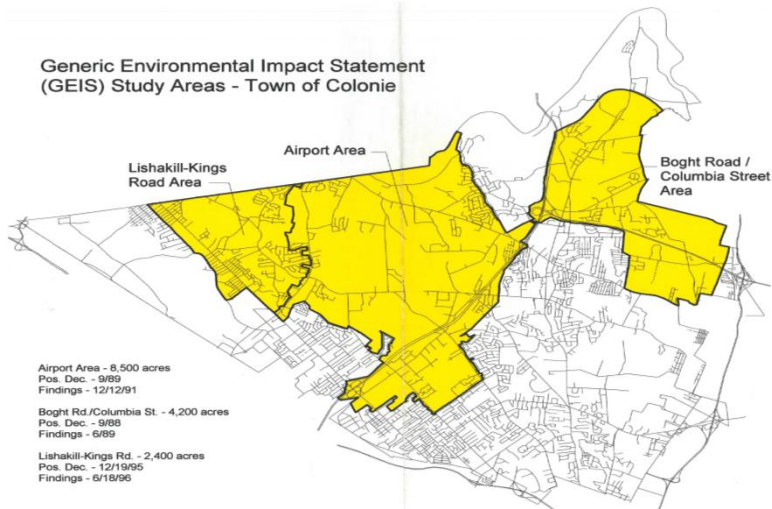


What is a GEIS and What is Scoping?



Town of Colonie GEIS Map

Generic Environmental Impact Statement
(GEIS) Study Areas - Town of Colonie



CIA

Tasks

- Establish GEIS Update Steering Committee
- Agency Coordination
 - Lead Agency
 - Involved Agencies
 - Interested Agencies
- GEIS "Scoping"
 - Review former topics
 - Prepare Draft Scope
 - Prepare Final Scope

CIA

Tentative Schedule

	Q3-2017	Q4-2017	Q1-2018	Q2-2018
Steering Committee Meeting –Kick Off	7/6/2017			
Steering Committee- Background Review	7/27/2017			
Public Meeting- Gather Public Comment on Scope	9/19/2017			
Steering Committee Meeting- Review Draft Scoping Document		Q4 2017		
Public Meeting- Present and Gather Public Comment on Draft Scoping Document		Q4 2017		
Steering Committee- Review Final Scoping Document			Q1 2018	
Lead Agency- Adopt Final Scoping Document			Q1 2018	



Future Tasks

- Prepare and Accept Draft GEIS
- Conduct Public Hearing on Draft
- Prepare and Accept Final GEIS
- Prepare and Adopt Statement of Findings







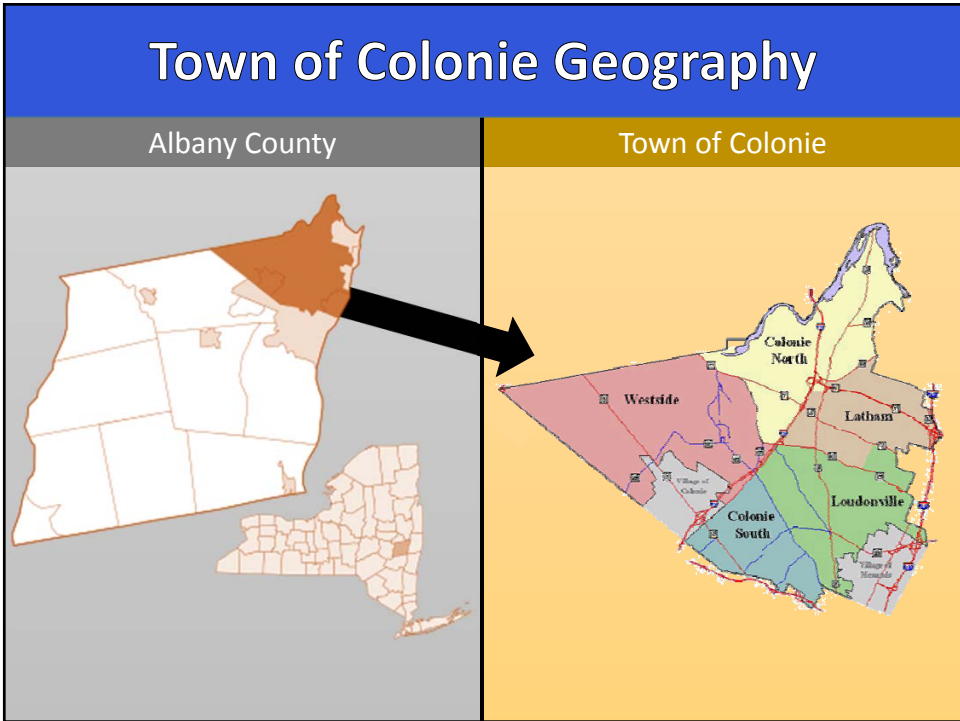
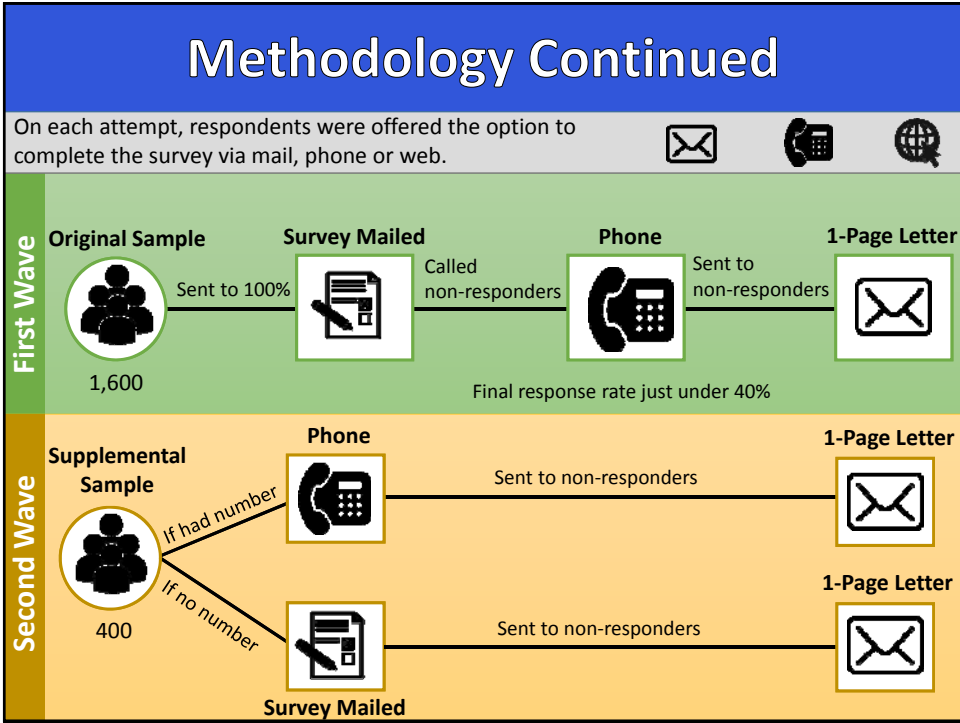


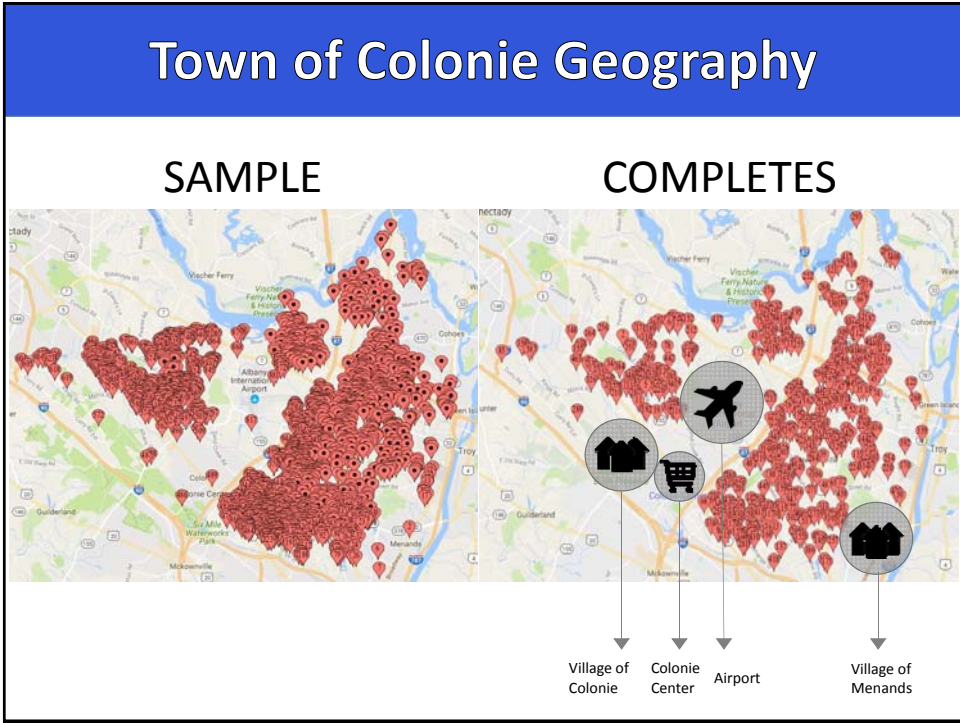
Town of Colonie
Comprehensive Plan Advisory Committee

SIENA COLLEGE RESEARCH INSTITUTE
DR. DON LEVY
JUNE 21, 2017

Methodology

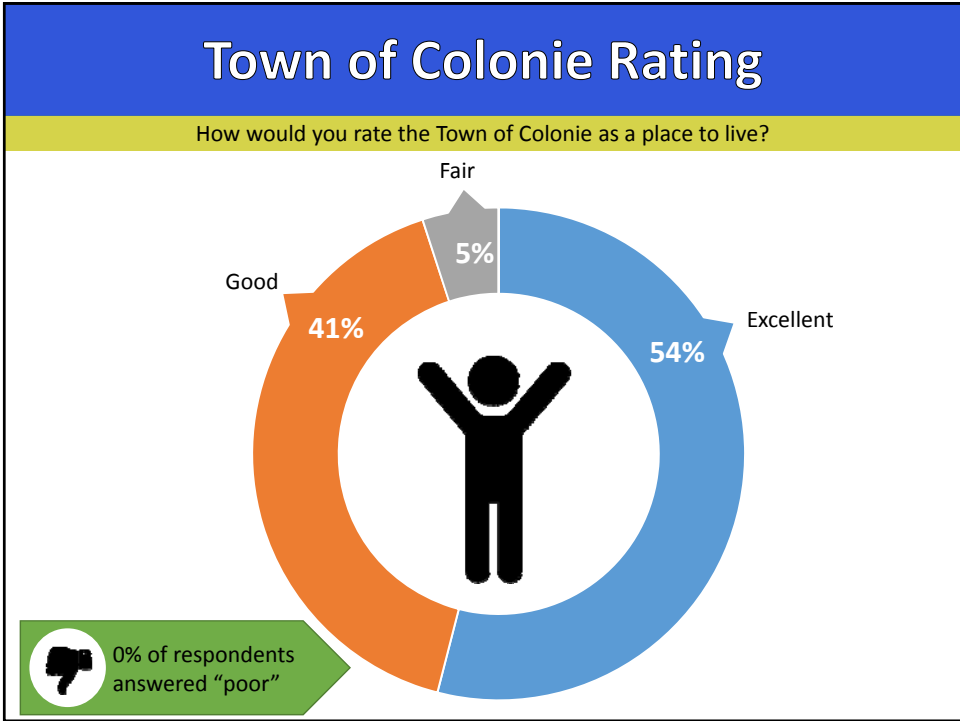
-  Total sample of 2,000 Town of Colonie Registered Voters
-  607 Completed Surveys
-  April 3 - June 12, 2017
-  Multi-methodological: Mail, Web and Phone





Nature of the Sample

	Respondents	Registered Voters	Voted 2015
Gender			
Male	42%	46%	48%
Female	51%	54%	52%
Age			
18-34	7%	20%	6%
35-49	16%	21%	15%
50-64	34%	31%	37%
65 and older	37%	28%	42%
Years lived in Town of Colonie			
Less than 5 years	8%		
5-10 years	9%		
10-20 years	19%		
20 years or more	64%		
Education			
Some college or less	38%	44%	40%
Bachelor's degree	26%	31%	31%
Graduate/Professional degree	32%	25%	28%
Household Size			
One person	15%		
Two people	44%		
Three or more people	37%		
Income			
Less than \$50,000	14%	11%	12%
\$50,000 to \$100,000	34%	50%	49%
\$100,000 or more	39%	39%	39%
Home			
Own	88%	78%	87%
Rent	8%	22%	13%



Activity Engagement in Town

For each of the following activities that people engage in, please indicate if you engage in this activity almost always in the Town of Colonie, usually in the Town, usually out of the Town, or almost always out of the Town:

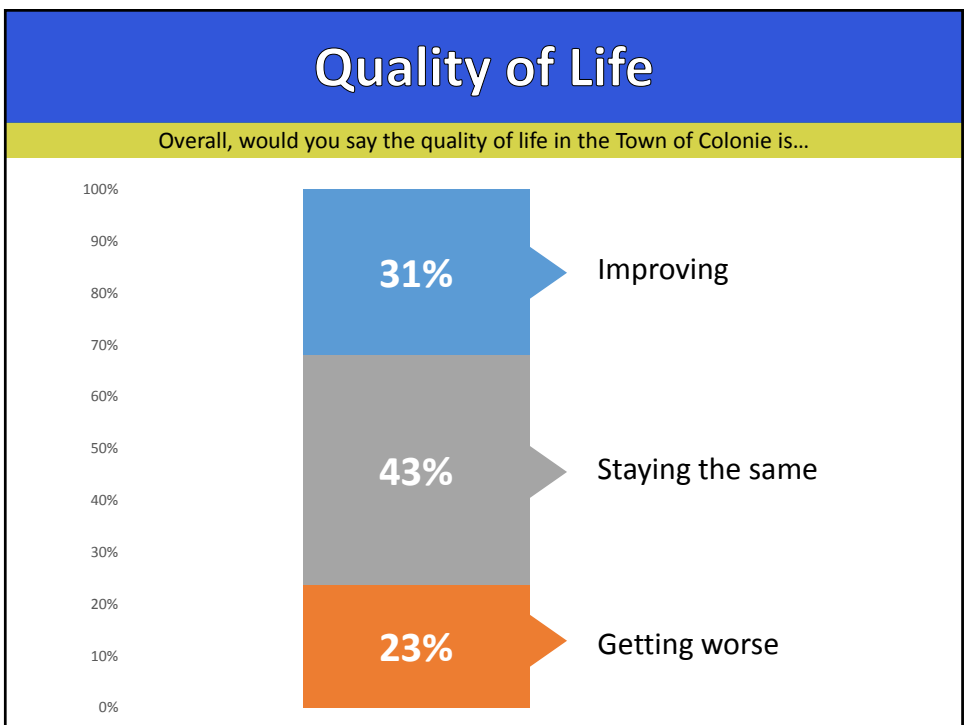
	0	1	2	3
	Almost always out of town	Usually out of town	Usually in town	Almost always in town
Activity	Score	Don't know		
Grocery shopping	2.72	1%		
Engage in physical exercise, including walking, biking, or working out	2.48	9%		
Conduct personal business, including running errands	2.38	2%		
Shopping for things other than groceries	2.24	3%		
Attend religious services	2.21	33%		
Go to restaurants or bars	2.07	7%		
Attend entertainment venues, including movies, or live entertainment	1.76	10%		
Go to your primary physician	1.75	4%		
Go to work	1.35	39%		

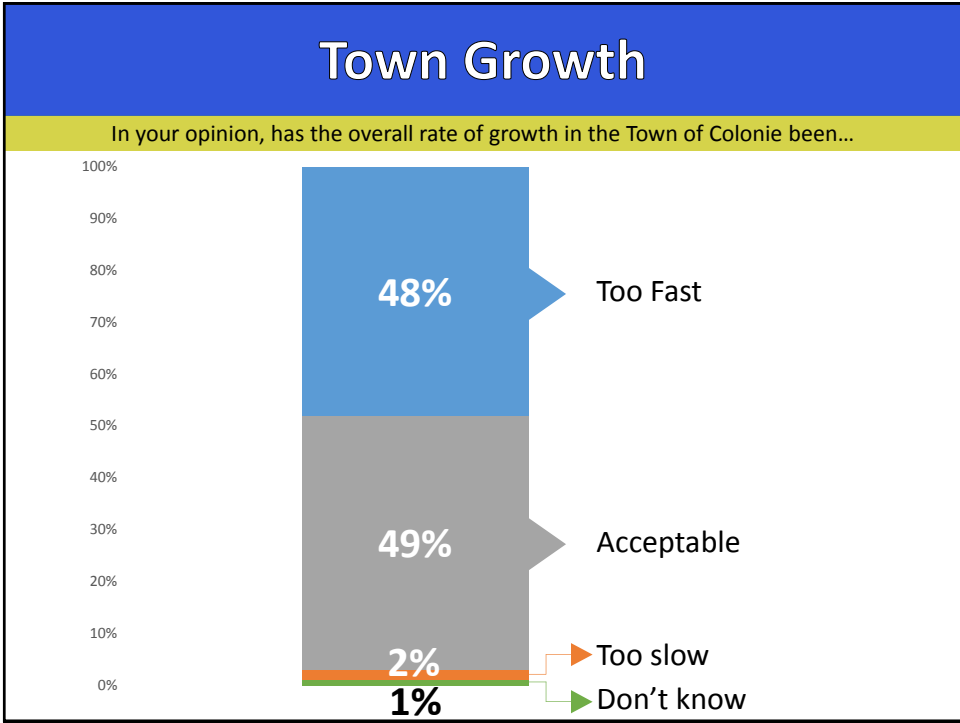
Frequency of Engaging in Town Activities

Tell me if you have visited these places or engaged in these activities in the Town of Colonie very often, somewhat often, not very often, or not at all.

0 Not at all	1 Not very often	2 Somewhat often	3 Very often
-----------------	---------------------	---------------------	-----------------

Activity	Score	Very / Somewhat Often
Followed Town news through sources like the Colonie Spotlight or the Times Union	2.18	78%
Gone to The Crossings	1.88	66%
Visited the William K. Sanford Town of Colonie Library	1.46	43%
Used the Town of Colonie’s website (www.colonie.org) to get information	1.18	36%
Gone to the Mohawk River Park and Pool (also known as Colonie Town Park)	0.87	23%
Used the Ciccotti Family Recreation Center	0.78	21%
Volunteered in the Town of Colonie for or through an organization	0.75	19%
Attended any public meetings in the Town of Colonie in which there was a discussion of neighborhood or school affairs	0.69	13%
Gone to the Town of Colonie Golf Course	0.50	11%





Quality of Life vs Overall Town Rating vs Town Growth

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

×

Overall, would you say the quality of life in the Town of Colonie is...

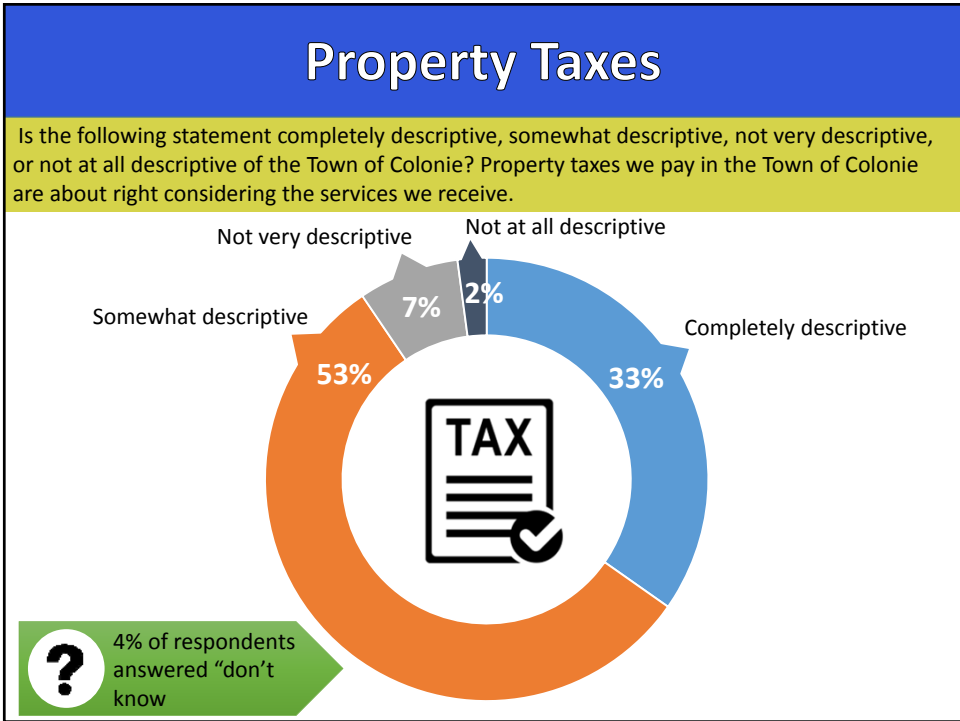
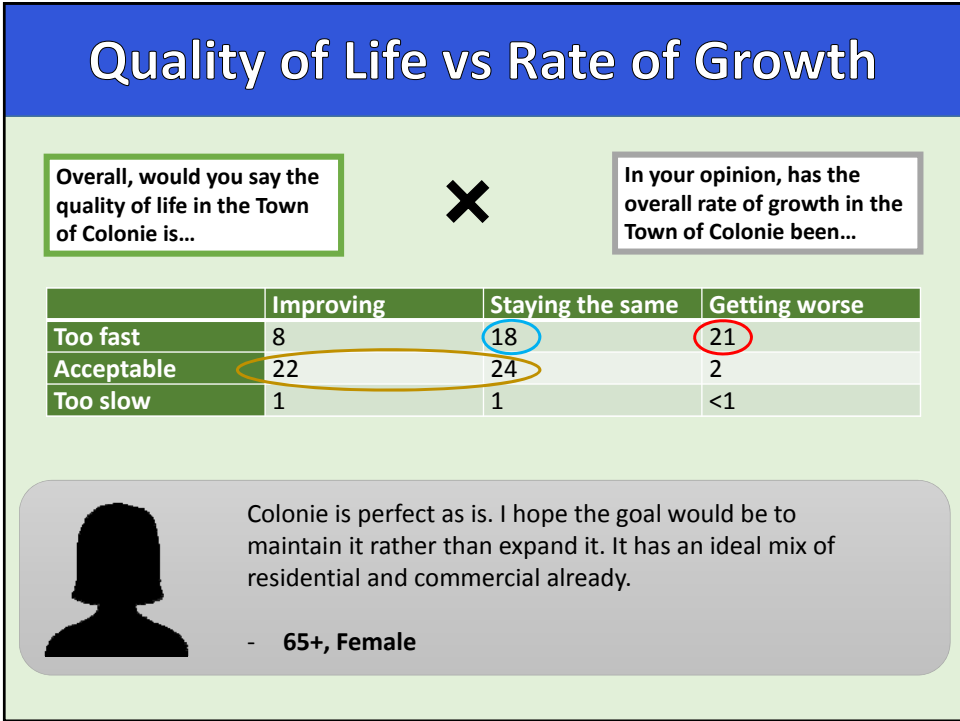
Quality by Change	Excellent/Good	Fair/Poor
Improving	30	<1
Staying the same	43	1
Getting worse	19	5

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

×

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

Quality by Rate of growth	Excellent/Good	Fair/Poor
Too fast	44	4
Acceptable	48	1
Too slow	2	1



Town of Colonie Neighborhoods

I am going to read you a list of statements. Please tell me if each of the following statements is completely descriptive, somewhat descriptive, not very descriptive, or not at all descriptive of your neighborhood or the area immediately around your home.

Activity	Score
It is easy to get to stores and services	87%
It is easy to get to parks	83%
Where I live feels like a neighborhood	82%
I feel safe walking or biking along the roads in my neighborhood	73%
Housing costs are reasonable	73%
People tend to drive safely on local roads in my neighborhood	59%
Roads are in good condition	56%
Commercial development is adversely affecting the neighborhoods where I live	48%



I would support none of these [amenities] until our roads are fixed.
– 50-64, Female



Construct new sidewalks along main roads – especially along Spring Street road! – 65+, Male

Satisfaction With Town Services

How satisfied are you with the following Town services? Are you completely satisfied, somewhat satisfied, not very satisfied, or not at all satisfied with...

Activity	POP Score	Don't know
Fire services	94%	12%
Emergency services	94%	14%
Police services	92%	6%
Sewer services	87%	9%
Water services	85%	7%
Responsiveness of local government	65%	25%



With all the new housing developments in the Town of Colonie, there must be much, much new taxes coming in! Update the water lines and sewer lines and roads! The landfill everyone knows is a geyser of money incoming into the Town with it we could rebuild many new roads in the Town if it was handled properly! “DO IT” – 65+, Male

Satisfaction With Town Services

How satisfied are you with the following Town services? Are you completely satisfied, somewhat satisfied, not very satisfied, or not at all satisfied with...

Activity	POP Score	Don't know
Code enforcement	73%	29%
Home rehabilitation and maintenance programs	68%	70%
Development approval process	54%	38%

Living in South Colonie for over 22 years now, I feel at times that our Town Supervisor and our decision making staff forget about our “end of town” and concentrate more on North Colonie. South Colonie needs work. Especially on Central Avenue from Route 155 to Balltown Road. There are many eye sores and ugly looking buildings. The Sky Lane Motel being one. It’s all one town, right???. How about some attention in South Colonie??

- **50-64, Female**

Satisfaction With Town Services

How satisfied are you with the following Town services? Are you completely satisfied, somewhat satisfied, not very satisfied, or not at all satisfied with...

Activity	POP Score	Don't know
Library services	86%	19%
Parks and recreation	84%	8%
Senior services	83%	47%
Youth services	78%	52%
Community relations / public information	69%	17%

Like previous meetings held at the “Crossings.” Paula does a great job with these [meetings] – very informative and helpful to understand the issue(s)

- **Age unknown, Female**

Quality of Life: Land Use & Development

There are many issues that could impact the quality of life in the Town of Colonie today and over the next several years. A list of some of these follows. For each, please tell me whether you think it is a very significant issue, a somewhat significant issue, not a very significant issue, not at all a significant issue, or that you don't know if it is an issue for people in the Town of Colonie.

Activity	Score	Don't know
The impact of development on natural resources (trees, waterways, wetlands, wildlife, etc.)	84%	8%
The rate of commercial development	82%	8%
The rate of construction of new housing developments	81%	6%
The quality (look and feel) of new development	78%	8%
Adequacy of parks and recreation facilities	77%	5%
Open space including farmland	74%	11%
The supply of affordable housing	70%	12%

Quality of Life: Services

There are many issues that could impact the quality of life in the Town of Colonie today and over the next several years. A list of some of these follows. For each, please tell me whether you think it is a very significant issue, a somewhat significant issue, not a very significant issue, not at all a significant issue, or that you don't know if it is an issue for people in the Town of Colonie.

Activity	Score	Don't know
The quality of infrastructure including buried water and sewer lines	87%	12%
The availability of services for seniors	78%	18%
The availability of services for youth	76%	27%
Available options for walking or biking	74%	5%
The maintenance of public facilities including Town Hall and the Library	72%	7%
The availability of public transportation	64%	11%



I feel the West End of the Town, Stanford Heights Fire District is neglected. Our side streets haven't been repaired in years, especially streets between Albany St. and Central Ave. While streets in Loudonville seem to be repaved every two years. – 65+, Male

Quality of Life: Other

There are many issues that could impact the quality of life in the Town of Colonie today and over the next several years. A list of some of these follows. For each, please tell me whether you think it is a very significant issue, a somewhat significant issue, not a very significant issue, not at all a significant issue, or that you don't know if it is an issue for people in the Town of Colonie.

Activity	Score	Don't know
Quality of life in your neighborhood or the area immediately around your home	88%	3%
Feeling safe and secure in your neighborhood or the area immediately around your home	87%	2%
Traffic congestion	86%	3%
The amount residents pay in Town taxes	84%	6%
Communication between the Town and its residents	84%	5%

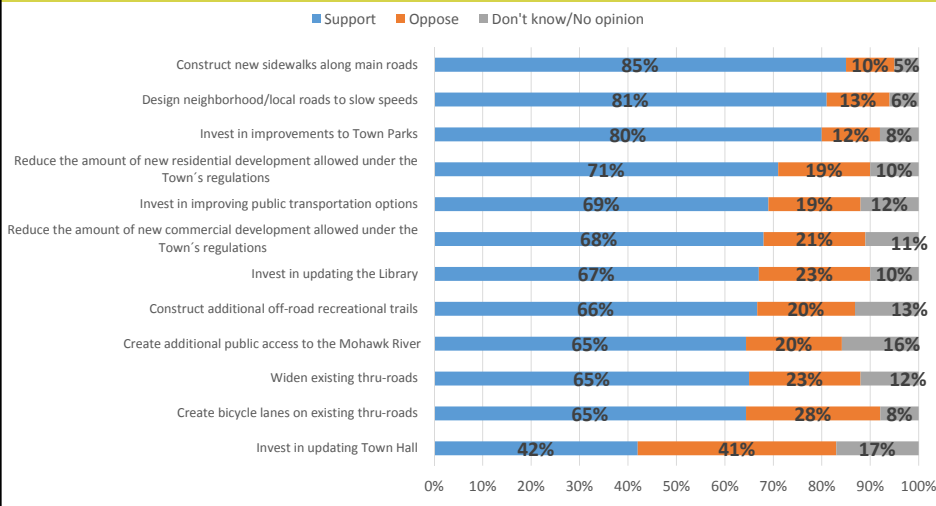


Traffic Congestion should be the Town's top priority. Roads are congested all times of the day. Entrance to the Crossings is the worst.

- 65+, Female

Support for Town of Colonie Comprehensive Plan

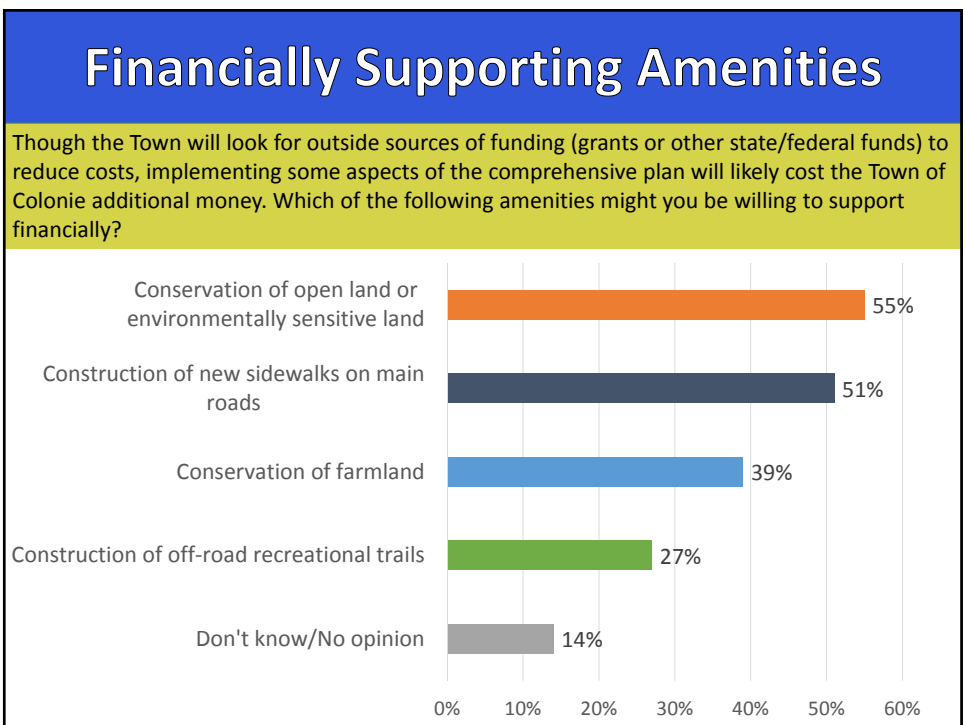
Many programs and initiatives may be considered for inclusion in the Town's Comprehensive Plan. For each of the following, please tell me whether you strongly support it, somewhat support it, somewhat oppose it, or don't know.

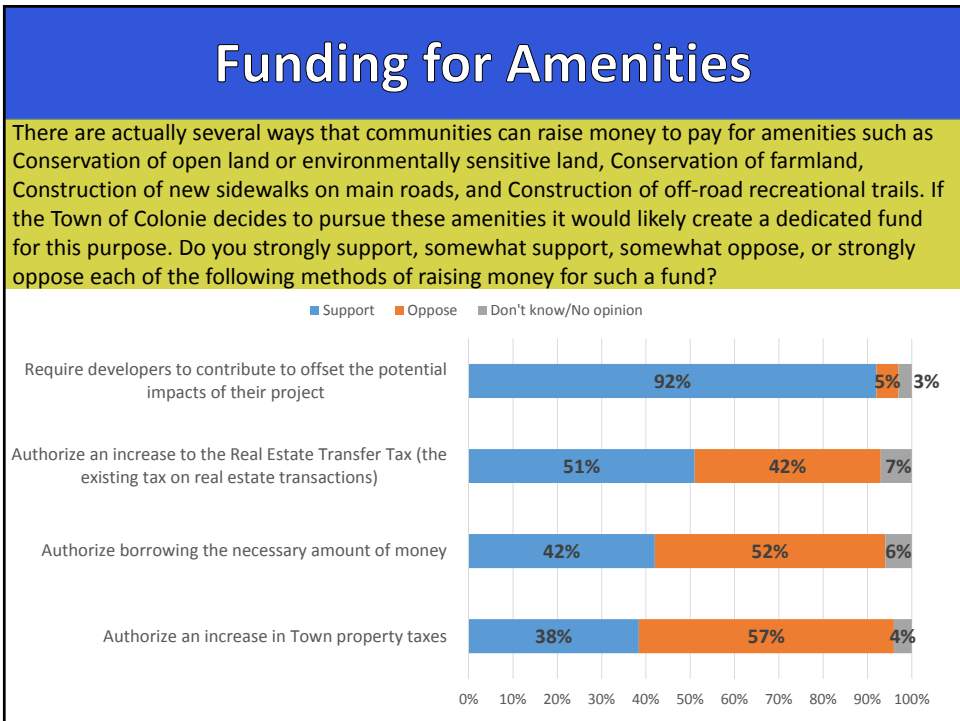
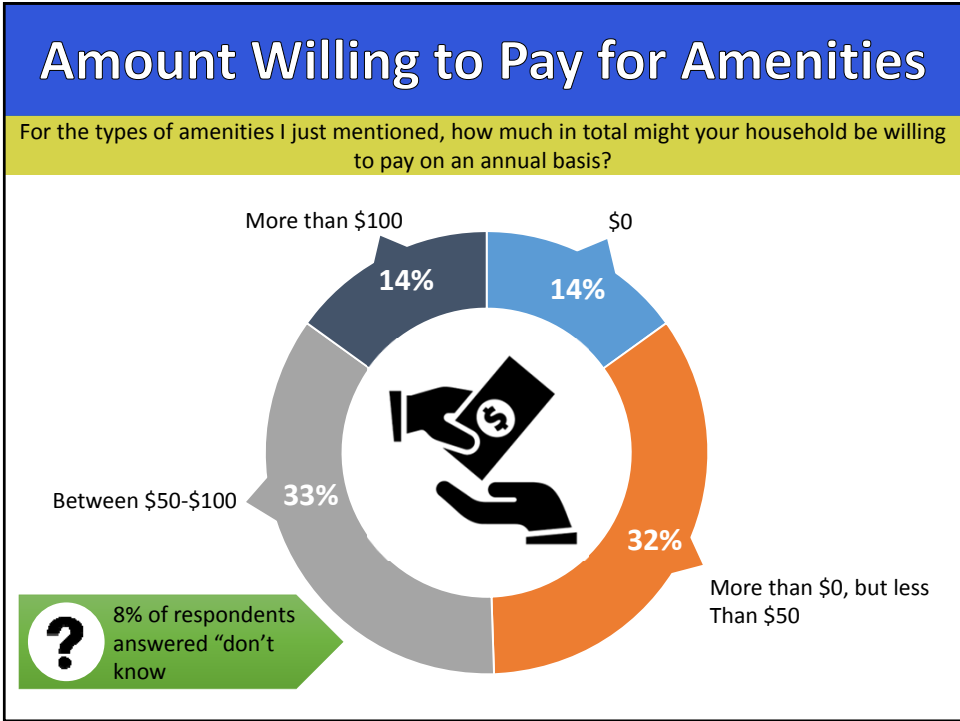


Town of Colonie Planning

And for each of the following, tell me if it is very important, somewhat important, not very important, or not at all important to be part of the Town of Colonie's planning moving forward.

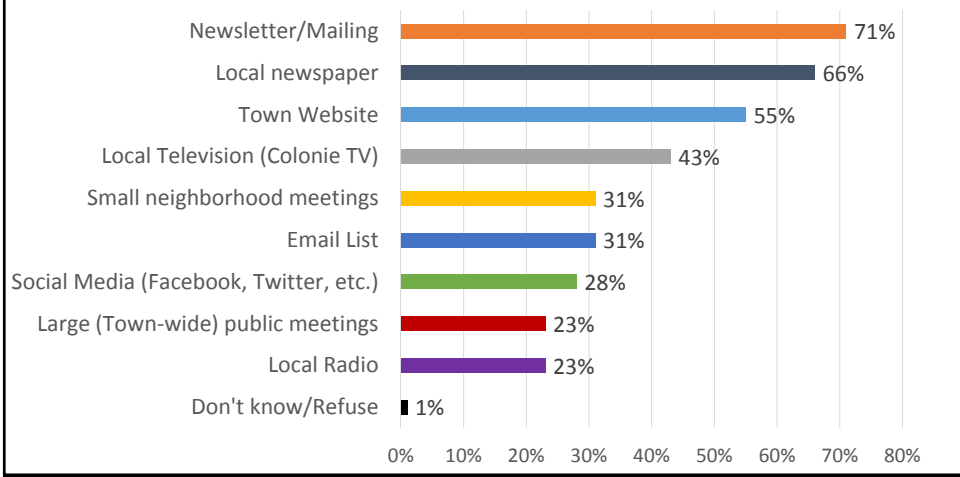
Activity	Score	Don't know
Provide incentives for the reuse of old commercial buildings or sites	85%	3%
Protect environmental resources including wetlands and wildlife hab	85%	2%
Provide incentives for preserving historic sites and structures	81%	3%
Strengthen regulations governing the disturbance or clearing of undeveloped land	80%	4%
Actively conserve open land including farmland	80%	4%
Reevaluate commercial design standards	72%	7%
Provide incentives to assist the development and growth of local businesses	69%	3%
Provide incentives that attract businesses to the Town	65%	6%
Reevaluate standards for commercial signs	61%	5%
Provide incentives for the development of affordable housing	59%	4%
Promote the development of more single-family, detached housing	57%	4%
Promote the development of more multi-family housing (apartments and townhomes)	39%	4%





Preferred Information Sources

As we prepare the Comprehensive Plan Update, and if we conduct follow-up studies or plans regarding some of the topics described in this survey, the Town of Colonie will continue to reach out to the community for input. Which of the following sources would you like to use to get information from the Town of Colonie?



Discussion



TOWN OF COLONIE COMPREHENSIVE PLAN

TOWN OF COLONIE
ALBANY COUNTY, NEW YORK
COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC) MEETING



To: Town of Colonie Comprehensive Plan Advisory Committee (CPAC)
From: Michael Welti, AICP – Barton & Loguidice, D.P.C.
Re: November 15, 2017 Committee Meeting - Summary Notes
Date: November 22, 2017

Meeting Location: Town of Colonie Public Operations Building
Meeting Time: 6:00 pm – 8:00pm
Meeting Attendees: Committee, Barton & Loguidice, and several members of the general public

Summary Notes

This was the twelfth meeting of the Comprehensive Plan Advisory Committee (CPAC) for the Town of Colonie Comprehensive Plan Update project. The meeting was attended by the CPAC, consultants (B&L), and several members of the general public.

The meeting began with a review of the agenda (attached).

Update – Status of Related Projects

Mr. Welti noted that he and Mr. LaCivita met with the planning teams for the Airport Area GEIS (CHA) and the Albany Shaker Road Study (CME and CDTC) on October 30th. As the Comprehensive Plan Update process moves into draft recommendations over the next few months, continued coordination with these two studies and the Lincoln Ave. BOA study will be important.

- Airport Area Generic Environmental Impact Statement (GEIS)
 - Mr. LaCivita noted that the Planning Board established itself as Lead Agency for the GEIS at its meeting last night.
- CDTC – Albany Shaker Road Corridor Study
 - Public Meeting #2 will be held tomorrow (11/16) from 6:00 to 8:00 PM at the Shaker Road Loudonville Fire Department
- Lincoln Avenue Brownfield Opportunity Area (BOA) Study
 - First Steering Committee was held on October 3rd, so this project is now underway. Mr. LaCivita noted that the Town did receive an extension from the Department of State (DOS) for the grant that is funding this study.
- IDA Retail and Hospitality Analysis – Mr. LaCivita noted that a draft report from Camoin Associates will be ready soon.

Community Outreach Process

- School Districts - Mr. Welti and Mr. LaCivita met with the Superintendents of the North Colonie and South Colonie School Districts earlier today. Topics discussed included growth and school enrollment projections and an interest in meeting more than once a year with the Town to share information (perhaps every six months to start).
 - It was noted that the Niskayuna School District has recently completed a very thorough analysis of its projected growth and suggested that we take a look at that as well.
- Business Roundtable – Mr. LaCivita said he is hoping to hold this meeting in December or January. He would like B&L and Camoin Associates to be involved.

Revised Draft Vision and Goals

Mr. Welti noted that the committee reviewed an initial draft of the vision and goals at its last meeting in July. Based on comments received at that meeting, and subsequent emails from the Committee, a revised draft was prepared. He reviewed the revised draft (November 2017) and indicated changes in comparison to the original, July version. Comments and suggestions from the CPAC follow:

- The Vision statement is fine as is.
- Housing goal – there was some discussion about what “incentives” mean and how we might try to achieve the goal of affordability or encourage mixed-income developments and multi-generational neighborhoods. It was noted that “the devil is in the details” and more discussion of this topic will need to occur when we start talking about actual recommendations. In terms of multi-generational housing, it was noted that making it easier for older residents to stay in Colonie is an important consideration. Services for seniors are increasingly important and there are a lot of opportunities to expand community-based services.
- Transportation goal – it was suggested that we remove the word “worst” in the second sentence. Because some of these issues are not controlled by the Town alone, we should also reference the continued need to work with partners such as the County, the State, and CDTA.
- Development approval process goal – replace “maintain” with “ensure”
- Natural resources goal – add language as follows: “...ensure that necessary clearing and site disturbances are minimized and consistent with approvals.”
- Infrastructure goal – there was discussion about the second sentence: “Focus development where infrastructure already exists.” It was noted that developers generally pay the cost of expanding infrastructure to new areas; however, the Town bears the cost of long-term maintenance of this infrastructure. It was suggested that this part of the infrastructure goal is consistent with the emphasis on redevelopment of existing sites and buildings that is called for in an earlier goal; and perhaps this sentence could be incorporated into that earlier goal instead. In terms of maintaining and enhancing infrastructure, it was suggested that the goal also mention the need to partner with utilities and other new infrastructure service providers to maintain and enhance these types of infrastructure as well as the traditional water, sewer, and roadway infrastructure.
- There was discussion about resiliency related to climate change. With the town’s location along the Mohawk and Hudson Rivers, and the increasing intensity of rainfall events in recent years, resiliency should be mentioned in the goals. Though this came up in the context of the energy efficiency and conservation goal, it was suggested that this might be better incorporated into the infrastructure goal.

- There was discussion about the town identity goal that was in the 2005 plan and whether that should be removed in this update. Some members of the committee would prefer to leave it in, even if it is not a major driver of recommendations in the comprehensive plan update.

Mr. Welti will update the Vision and Goals with the comments from this meeting. These will not be the focus of discussion at the next meeting, but further refinements can be made as the committee works toward the plan recommendations and reaches out to the public again early next year. None of this is "final" until the committee votes to send its Draft Comprehensive Plan Update to the Town Board for adoption.

Brainstorming: Major Initiatives

Now that they have some agreement about the Vision and Goals, Mr. Welti noted that the Committee will be turning its attention to plan recommendations in the coming weeks. He asked committee members to start thinking about the major initiatives that they see emerging from the comprehensive plan. To start the conversation, he had three big picture ideas that he had been thinking about for Colonie based on the public input and CPAC discussions thus far:

- An Open Space Conservation Program – this was something discussed in the 2005 comprehensive plan, but never fully executed. There seems to be a lot of interest in this still today. The Comprehensive Plan Update should provide guidance about how the Town could establish a sustainable program for open space conservation. Such a program would involve establishing priorities, providing information about conservation tools and techniques available to the community, education and outreach to the public, and identifying sources of funding. Mr. Welti noted that he and Mr. LaCivita have been working on developing an inventory of existing open space resources in the Town. The inventory will be shared at a future CPAC Meeting. This information can serve as a starting point, but the plan recommendations should make suggestions for how the Town can organize this effort.
- A Complete Streets Initiative – building from the recommendations in the Albany-Shaker Road Corridor Study, the Town could take a closer look at other corridors. The Town might want to talk to CDTC about funding an Active Transportation Plan for Colonie.
- Zoning refinements – Mr. Welti said that he does not anticipate a major overhaul of the Town's zoning based on the discussions thus far, but the plan will include recommendations for refinements to certain portions of the zoning that have been identified as problematic.

The Committee was encouraged to provide other ideas.

- The Town Attorney's office is using a grant to prepare an inventory of vacant properties – so called "zombie properties". There is interest in creating a land bank (like Albany County) to facilitate the reuse or redevelopment of these properties - getting them back on the tax rolls and, perhaps, providing opportunities for affordable housing.
- The Town Attorney's office is also concerned about abandonment of big box stores in light of changes to the retail economy. They are working on ways to protect the Town from the blight that these large, vacant structures can cause.
- It was suggested that infrastructure maintenance could be another initiative and that this could even piggyback on the Open Space Initiative. Recent examples from Community Preservation Programs on Long Island have shown how funds for infrastructure maintenance can be obtained outside of the property tax base.

- Climate Smart Communities – it was suggested that the Town could consider participating in programs through NYSDEC and NYSEDA that encourage greater use of renewable energy and promote energy conservation as part of the Governor's efforts to reduce greenhouse gas emissions.

Next Steps

- Upcoming CPAC Meeting: December 20th, 6:00 pm @ Public Operations Building

Public Comments

Mr. Welti opened the floor for comments from members of the public in attendance.

Don Porter – handed out information about the DEC's Climate Smart Communities program and NYSEDA's Clean Energy Communities program. He suggested that the Comprehensive Plan could encourage participation in these programs to advance clean energy and prevent climate change.

Ms. Weed noted that Colonie was recently designated a Tree City.

Marybeth Buckner – stated that the 2005 plan included some good examples of gateways and suggested that these would be a nice addition to the entranceways to Colonie. She also said she was disappointed by the discussion about traffic congestion earlier in the meeting because she does not like to think that there isn't more that can be done. She encouraged the committee to be creative.

Dick – noted that a couple of the goals mention increasing density and he is concerned about how this is done in his neighborhood along Maxwell Road. He said that the Town has allowed density increases in areas where it is not appropriate.

Paul Bergdorf – suggested that instead of removing the word "worst" from the transportation goal, it might be better to substitute the word "significant." He also asked Mr. LaCivita what the proper way is for the public to comment on the draft Vision and Goals.

Mr. LaCivita said that the Vision and Goals will be posted on the project webpage and that the email link on the website was the best way to get comments to the Committee.

Mr. Bergdorf suggested that the plan should make some statement about the maintenance of solid waste infrastructure. He is concerned that capacity in the landfill be reserved for town residents.

Susan Weber – asked about the submission of comments via the website – is there a way to see what comments have been submitted? Mr. LaCivita said that he would put the comments received to date on the website. Ms. Weber was also pleased to learn that we are developing an inventory of existing open space resources.

Curtis – thinks the identity of Colonie issue is an appropriate one to include in the plan. He noted that he bought his house in Loudonville 8 years ago but only recently learned that it was part of the Town of Colonie. He suggested that the committee think about the trajectory of the Town – not just where we are now but where we are headed. Instead of incentivizing redevelopment as discussed in the Vision and Goals, he wondered whether it would be possible to disincentivize

new development. And finally, he asked whether it is possible for a Town to develop its own public transportation (instead of relying on CDTA).

Paul Bergdorf – encouraged people to attend the Public Meeting for the Albany-Shaker Road Corridor Study tomorrow night. He saw of preview of the presentation and thinks it will be worth everyone's time to go to the meeting.

Wrap-up and Adjournment

The meeting was adjourned around 8:15 pm.



Town of Colonie
Comprehensive Plan Advisory Committee (CPAC)
November 15, 2017, 6:00 PM
Agenda

- I. **Welcome and Agenda Review**

- II. **Update – Status of Related Projects**
 - Airport Area GEIS
 - CDTC - Albany Shaker Road Corridor Study

Public Meeting #2 – Tomorrow (11/16), 6:00 to 8:00 PM @ Shaker Road Loudonville Fire Department

 - Lincoln Ave. BOA (Brownfield Opportunity Area)

- III. **Community Outreach Process**
 - Meeting with School Superintendents
 - Business Roundtable?

- IV. **Revised Draft Vision and Goals**
 - Preliminary discussion 7/19/17
 - Committee comments via email
 - Review and discuss revised vision and goals

- V. **Brainstorming: Major Initiatives**
 - What are some of the major initiatives that we see emerging from the Comprehensive Plan?

- VI. **Next Steps**
 - Upcoming CPAC Meeting: December 20th, 6:00 PM

- VII. **Public Comment**

- VIII. **Wrap-up and Adjournment**

TOWN OF COLONIE COMPREHENSIVE PLAN

TOWN OF COLONIE
ALBANY COUNTY, NEW YORK
COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC) MEETING



To: Town of Colonie Comprehensive Plan Advisory Committee (CPAC)
From: Michael Welti, AICP – Barton & Loguidice, D.P.C.
Re: December 20, 2017 Committee Meeting - Summary Notes
Date: December 22, 2017

Meeting Location: Town of Colonie Public Operations Building
Meeting Time: 6:00 pm – 8:00pm
Meeting Attendees: Committee, Barton & Loguidice, and several members of the general public

Summary Notes

This was the thirteenth meeting of the Comprehensive Plan Advisory Committee (CPAC) for the Town of Colonie Comprehensive Plan Update project. The meeting was attended by the CPAC, consultants (B&L), and several members of the general public.

The meeting began with a review of the agenda (attached).

Update – Status of Related Projects

Mr. Welti and Mr. LaCivita updated the Committee on the status of several other projects that are ongoing and that are related to the Comprehensive Plan Update:

- Airport Area Generic Environmental Impact Statement (GEIS) – work on scoping for the GEIS will begin in 2018. The recommendations from the Comprehensive Plan Update will help to inform the GEIS process.
- CDTC – Albany Shaker Road Corridor Study – Mr. Welti reviewed a brief summary of the November 16th Public Workshop that he received from Don Adams, Project Manager for CME. There was quite a bit of interest and discussion about the Albany Shaker Road Study and its relationship to the recommendations that the CPAC will include in the Comprehensive Plan Update. Several members of the Committee noted examples of Road Diets and Complete Streets that have been completed in the region (Van Rensselaer Boulevard, Broadway in Menands) in recent months and years that have been problematic in their view. Some members believe that these projects resulted in roads that were less safe and which over-emphasized bike and pedestrian travel at the expense of vehicular travel (the good for one does not outweigh the bad for the other). There was considerable skepticism about this approach and whether it is really practical in Colonie, a community that is dependent on cars for transportation, where the weather is cold for much of the year, etc. There was also skepticism about the notion that slowing down traffic on Albany Shaker Road was an appropriate goal and whether this would

really discourage pass-through traffic. Instead, many felt that such a goal would just make things worse for area residents. Finally, there was a question about whether the CDTC or DOT have done follow-up evaluations of the Road Diet / Complete Streets projects that have been completed to measure their actual results in terms of safety, traffic congestion, and bike/pedestrian use. Mr. Welti will follow-up with CDTC and CME to find out what information is available.

- Lincoln Avenue BOA (Brownfield Opportunity Area) – Mr. LaCivita noted that the Town received an extension on the grant from DOS. Initial work was submitted to DOS for review and will be made available to the public via a project website once the DOS signs-off. The Town is hoping to add some additional members to the project Steering Committee and will likely schedule a second committee meeting in January.
- IDA Economic Assessment Study – Mr. LaCivita noted that the IDA had discussed the initial draft of this report with its consultants (Camoin Associates) on Monday night. The assessment focuses on retail and hospitality at this time, but the IDA may ask for other sectors to be evaluated – warehousing, office and technology. Information from the study will eventually be shared with the Town Board, Planning Board, CPAC and business and property owners. There was some follow-up discussion about the summary findings, questions about the data, etc. Mr. Rinaldi noted that one possible concern for consideration in the Comprehensive Plan might be what happens to older product when businesses move into newer product. It was suggested that for retail, zoning flexibility may be needed for these sites to allow for their redevelopment; though it was noted that the mixed use zoning currently in place in some of these areas might already provide that flexibility. Mr. Shamilin said that he is more concerned about vacant warehouse and office space – these are harder to redevelop than retail. Retail sites are more likely to redevelop because of the market along the town's commercial thoroughfares. Mr. Daggett noted that the conversion of older office spaces to residential in Albany has resulted in unforeseen stresses on infrastructure downtown.

Community Outreach Process

- There remains interest in scheduling a Business Roundtable in January. Committee members would like to have the input of the business/development communities prior to finalizing its recommendations. It was suggested that this could be a joint effort between Camoin Associates (the IDA's consultant) and B&L.

Revised Draft Vision and Goals

Mr. Welti reviewed the changes to the Draft Vision and Goals that he made following the discussion at last month's CPAC Meeting.

In discussing the mobility (transportation) goal, it was suggested that a recommendation for the plan could be that the Town establish a point person for transportation who would be responsible for focusing on these issues and coordinating with partners at CDTC, CDTA, Albany County, and NYSDOT. It was noted that traffic was one of the highest concerns expressed by the public at the public workshops and through the community survey. It was opined that the trend in transportation has gone too far toward alternative modes and that there needs to be more balancing of interests between bikes/peds and automobiles. There was also discussion about the types of comments that the Planning Board gets from the CDTA and NYSDOT and how their suggestions are often unhelpful. For example, the CDTA is sometimes reluctant to allow pull-offs for buses on Central Avenue, preferring instead to have buses stop in the right lane of traffic. This causes traffic backups. Another example is when the NYSDOT prevents the town from allowing

more than one access point from a new commercial project onto a state road, forcing the secondary entrance to the commercial development to be provided on a local, residential street.

The Committee approved of the changes to the draft Vision and Goals that Mr. Welti presented and it was agreed that these would be made available to the public for review and feedback via the project website.

Plan Recommendations

Following up on the discussion of major initiatives at the last CPAC meeting, the Committee identified some areas of concern related to the town's zoning. Mr. Magguilli was concerned about commercial encroaching on residential neighborhoods and described a couple of recent examples (Cumberland Farms, Stewarts) where the zoning allowed for too much commercial right up against residential neighborhoods.

There was discussion about the Planning Board's experiences in reviewing projects in some of the Mixed Use zones. The PB has granted many waivers for specific provisions such as the small front yard setback, requirements for parking in the rear of buildings that, in their opinion, do not really make sense in some of the traditionally commercial areas that were zoned for mixed use after the 2005 plan. There were also questions about whether allowing residential above commercial was always appropriate in the NCOR and COR Districts – especially on smaller parcels. Mr. Welti wondered whether part of the problem was the way in which the 2005 comprehensive plan's concept of nodes was eventually implemented in the zoning. He noted, for example, that the 2005 plan graphic showed mixed-use nodes at specific points along Central Avenue that were coordinated with the locations that had been identified for BRT Stations in an earlier Route 5 Corridor Study that was completed by CDTC. However, in the zoning that was created following the Comprehensive Plan, the mixed use zones were applied end to end across the entire corridor.

The Committee discussed parking requirements in the current zoning. It was suggested that the required parking is often too high and there should be better provisions for shared parking.

The Committee discussed the Town's current sign regulations and whether these need to be revised. Though some of this should be updated to account for newer problems such as LED signs, the main problem appears to be that the Sign Review Board, which is under the ZBA, simply grants too many variances. It was suggested that sign approval could be shifted to the Planning Board as part of Site Plan Review.

The Committee also discussed the Open Space Conservation initiative. Mr. Welti reviewed some initial mapping of existing and potential open space resources that B&L had prepared with the Town. There is still some data that needs to be acquired, but it was agreed that this was a good start for the Comprehensive Plan. Ms. Mahar made a number of suggestions about other entities in the region that might be willing to partner with the Town as it works to prepare a comprehensive approach to open space conservation in an open, community-based process. Ms. Weed noted that the CAC would be certainly be interested in participating. It was agreed that the Comprehensive Plan Update should outline a process for moving this important initiative forward.

Next Steps

Mr. LaCivita stated that he has a couple dozen public comments that have been received via the website. He will put these together and make them available on the project website.

The Committee agreed that the next CPAC meeting will be held on Wednesday, January 24th.

Public Comments

Mr. Welti opened the floor for comments from members of the public in attendance.

Wendy – commended the committee for its great, meaningful conversation tonight. She also commented about the need to take a new approach to sign review and to address concerns about digital signs.

Lisa – suggested that the idea of lowering speeds on Albany Shaker Road, to discourage pass through traffic, may not work for residents who live in the corridor. She believes that there are some good aspects to the Complete Streets concept – for example, the provision of medians to provide pedestrian refuge on longer street crossings is helpful. She also supports having more street trees. However, she suggested that the Town look for other ways to make its streets more attractive and useful.

Paul – commended the Committee about its discussion of the Albany Shaker Road Corridor and transportation issues generally. He agrees with the Committee and is not in agreement with CDTC's philosophy. He noted that a letter that he recently submitted to the Committee via the project website (which will be posted Mr. LaCivita along with the other comments received) covers many of the same points that were made tonight.

Curtis – expressed some confusion about the committee's reaction to anything that would inconvenience cars. He suggested that the committee think long-term about these issues and suggested that we will not all be using cars the same way in the future. He also suggested that the Committee consider municipal broadband. This approach is being tried in many places across the country and he believes Colonie would be a good candidate for such an approach. He agreed to send some examples of what's being done elsewhere.

Wrap-up and Adjournment

The meeting was adjourned around 8:00 pm.



Town of Colonie
Comprehensive Plan Advisory Committee (CPAC)
December 20, 2017, 6:00 PM
Agenda

- I. **Welcome and Agenda Review**

- II. **Update – Status of Related Projects**
 - Airport Area GEIS
 - CDTC - Albany Shaker Road Corridor Study
 - Lincoln Ave. BOA (Brownfield Opportunity Area)
 - IDA – Economic Assessment Study

- III. **Community Outreach Process**
 - Business Roundtable – joint effort between B&L and Camoin Associates – perhaps late January

- IV. **Revised Draft Vision and Goals**
 - Revisions from the November meeting

- V. **Plan Recommendations**
 - Initial discussion of major initiatives

- VI. **Next Steps**
 - Upcoming CPAC Meeting: January 17th or 24th, 6:00 PM

- VII. **Public Comment**

- VIII. **Wrap-up and Adjournment**



Town of Colonie
Comprehensive Plan Advisory Committee (CPAC)
February 21, 2018, 6:00 PM
Agenda

- I. **Welcome and Agenda Review**

- II. **Update – Status of Related Projects**
 - Airport Area GEIS
 - CDTC - Albany Shaker Road Corridor Study
 - Lincoln Ave. BOA (Brownfield Opportunity Area)
 - IDA – Economic Assessment Study

- III. **Community Outreach Process**
 - Business Roundtable – perhaps March?

- IV. **Draft Vision and Goals**
 - Posted on the Comprehensive Plan webpage after our meeting on 12/20

- V. **Preliminary Plan Recommendations**
 - Review and Discussion

- VI. **Next Steps**
 - Upcoming CPAC Meeting: March 21st, 6:00 PM?

- VII. **Public Comment**

- VIII. **Wrap-up and Adjournment**

Issue Identification Workshops

(Forts Ferry, Lisha Kill, Loudonville, Shaker High School, and
The Crossings)

TOWN OF COLONIE COMPREHENSIVE PLAN UPDATE

TOWN OF COLONIE
ALBANY COUNTY, NEW YORK
COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC)
COMMUNITY WORKSHOP



To: Town of Colonie Comprehensive Plan Advisory Committee
From: Michael Welti, AICP- Senior Planner – Barton & Loguidice, D.P.C.
Re: Meeting Summary Notes
Date: November 11, 2016

Meeting Location: Forts Ferry Elementary School
Meeting Date/Time: November 10, 2016 - 6:30 pm – 8:30pm
Meeting Attendees: See sign-in sheets (attached)

Summary Notes

This was the first of a series of five (5) community workshops that will be held at locations throughout the Town in November and December of 2016. Michael Welti, AICP, Senior Planner at Barton & Loguidice, welcomed everyone to the meeting and reviewed the agenda. He began with a presentation that introduced the Town of Colonie's team for the Comprehensive Plan Update project, explained what a comprehensive plan is, and described the process that the Town will undertake to review and update its 2005 Comprehensive Plan over the next several months. A copy of the slides used for this presentation is attached to these notes.

Following the short presentation, Mr. Welti facilitated a discussion with attendees. A summary of the discussion follows below:

What do you like about living/working in Colonie? What is working, and should be protected or enhanced?

- The bike/hike path and the new park along the Mohawk River
- Ashford Glen Preserve
- Diverse and abundant recreational resources – Town parks, pool, golf course, dog parks, etc.
- Farmer's Market at The Crossings
- The Town is centrally located in the region – a blessing and a curse
- Good public schools
- Good emergency services (police, fire, EMS) – safe community, low crime rate
- Historic and cultural resources – very rich
- Mix of residential and commercial in the Town – good from a tax base standpoint and convenient
- Library
- Town services
- Access to waterways

- Strong sense of community
- Unsurpassed quality of life
- Neighborhood schools
- Airport (a positive and a negative)
- Senior programs – transportation, senior daycare – helps make it possible for seniors to stay in the community
- Higher education – colleges in the Town (Siena) and nearby (UAlbany, RPI, Union, St. Rose, etc.)
- Health services
- Infrastructure is well maintained
- Youth services
- Youth sports – good programs and facilities
- Diversity (demographic)
- Trees, greenspace
- Jobs available – in Town and nearby
- Stable economy – large state workforce
- Everything you want to do is here – entertainment, restaurants, retail...
- Sewer and water – the Town has newer facilities, an emergency reservoir, etc.
- Housing variety – in terms of price points
- Religious organizations – a large cross-section
- Quality development – good town oversight
- Landfill, recycling
- Low taxes (relative to the array of services provided)

What problems/concerns should be addressed through the plan? What can be done to improve life in Colonie?

- Traffic – some specific roadway mentioned (such as Albany Shaker Road)
- Infrastructure – though generally a strength, there are areas that have problems – for example, Vly Road area
- Loss of wooded areas as development occurs (examples: near The Crossings and by Target). Replacement of mature trees with young, specimen trees doesn't really work
- Lack of sidewalks and bike lanes
- Pressure of development – the way that it is occurring is a problem – threatens the positive qualities listed above
- Overdevelopment of residential – pressure on taxes, schools and other services
- Diversity of the Town is not always well-represented. Neighborhood representation is sometimes lacking too (perception that some areas are better represented than others)
- New roads were not planned or developed as development increased over previous decades (It was, however, noted that where roads are concerned, "if you build it they will come" – induced travel)
- Density and character of residential development is a problem – not appealing (examples: Parkside at The Crossings and Maxwell Road project)
- Loss of rural areas, farms, natural resources – loss of mature trees
- Need for more green energy – but rules for the siting of such facilities also needed
- Need to be more forward thinking – for example, Route 9 – Hoffman's development
- Signage regulations need to be reevaluated – some recent poor examples include: Pioneer Savings and the church by the Post Office

- Take advantage of opportunities to create/preserve sense of place – for example, corner of Route 7 and Wade Road – when unsightly building removed, create a small park, clock
- The change to more urban form has not always worked – buildings too close to the street – could foreclose future opportunities to widen the road
- Transition from residential to commercial or higher density residential too abrupt in some cases. Look at the zoning in these transition areas
- Would be nice to have a better balance of local stores to chains
- Encroachment of development into neighborhoods – hotels, higher density residential, and commercial
- Housing – still a lack of housing for people with special needs, lack of affordable housing
- Review the way we define “senior” for zoning purposes. Should have two-story homes for seniors. Trip generation, especially for younger “seniors” is probably higher than typically estimated.
- Need to be more realistic about how we calculate traffic (trip generation) from development – seems to be underestimated in the development review process. Must also consider cumulative impacts of development in an area and throughout the town. Update models.
- Better communication from the Town – social media and website. Earlier notification about development proposals. More transparency.
- “The 5 P’s” – Proper Planning Prevents Poor Performance – concern about the way PDD’s are used – developers take advantage of these regulations without better outcomes for the town
- Need connections from neighborhoods to the bike paths
- Preserve the remaining farms – there are only a few left – but some of these are still active and there are even new farms (niche, organic, etc.)
- Redevelopment before development – more emphasis on redevelopment of vacant or underutilized sites – old industrial, former retail (Kmart), etc. Create incentives for redevelopment.
- Open Space Conservation – set aside money for this purpose
- Consider the potential of Railroad Avenue – location near UAlbany and all the growth that is occurring there

5 Priority Issues:

Mr. Welti asked participants to identify 4 or 5 of the issues of concern listed above that they would consider to be the priority issues. After some discussion, the following five were identified as priorities:

- Traffic
- Development Pressure (form/type) and preservation of neighborhoods
- Natural / Open Spaces
- Infrastructure
- Walkable / Bikeable Community

For each: What would we like to accomplish in regard to this issue? What are some of the obstacles to accomplishing this?

❖ *Traffic*

- Better coordination between agencies responsible for the various roadways
- More pro-active, less reactionary

- Seems that traffic is more a symptom of other issues – development, town’s location
 - SPUI (Route 7 over the Northway) was a success – what can we do at some of the other major bottlenecks? (Latham Circle, Osborne Road and Route 9)
 - Traffic studies related to development – perhaps independent review needed
 - Road maintenance and repair – not everyone content
 - There are only a few major roads in the Town – all traffic gets pushed to these roads
 - Consider transportation choices – more alternatives coming, how can these help and be encouraged?
 - Pedestrian safety – perhaps we need to consider more expensive alternatives to crosswalks in some locations (pedestrian bridge, tunnel)
 - Roundabouts – seem to work well when designed properly and placed in appropriate locations
- ❖ *Development Pressure*
- Set the bar higher – the Town is a desirable place, have higher standards, don’t be afraid to ask for more in return for approvals
 - Density – think carefully about where this is appropriate and how it’s done
 - Get community review and input earlier in the development review process
 - Encourage more neighborhood participation
 - Cumulative look at the impacts of development
 - Set aside greenspace as part of development approval – watch for loopholes
 - Reform the PDD process
 - Look at other zoning requirements (transition areas)
- ❖ *Open Space Conservation*
- Funding – look at all options: town budget, creative mechanisms (such as real estate transfer tax), grants, etc.
 - Encourage volunteerism for the maintenance of parks – “friends” organizations – there are residents who would be interested in this
 - Open space – opportunities near schools? Educational benefits
 - Perhaps more pocket parks around the Town
 - Make Open Space Conservation a Town priority
- ❖ *Infrastructure*
- Grants are available – perhaps pursue for improvements to water delivery system
 - Continue evaluating development to keep up with development
 - Road maintenance
- ❖ *Walkable / Bikeable Community*
- Connections from neighborhoods to trails
 - Connections from neighborhoods to nearby commercial areas – sidewalks
 - Make it safer to walk or bike in the Town
 - Prioritize bike/ped accommodations in development review process
 - Pathway Plan that was completed a few years ago but never adopted – revisit this and consider whether to formalize
 - Escrow fund (collected as part of development approval for future sidewalks) – unclear if this is working
 - Need places to walk to – destinations. Perhaps new development could incorporate (mixed -use)

- Well-designed lighting (protecting against light pollution) to make it safer to walk/bike at night
- Retrofit some older neighborhoods to make them more pedestrian friendly too (example – Maxwell Road)

Following this discussion, Mr. Welti reminded the audience about upcoming meeting dates and thanked them for their participation. The meeting was adjourned at 8:30 PM.

TOWN OF COLONIE COMPREHENSIVE PLAN UPDATE

Comprehensive Plan Update - Public Workshop

November 10, 2016, 6:30 PM

Forts Ferry Elementary Auditorium, Latham, NY

Sign In Please:

Name	Address	Preferred Phone #	E-mail
Suzanne Maloney	17 Campus View Dr	518 330 9521	suzanne@loudonvilles-tyke.com
David + Erin Bokor	37 Perry Ave.	518-785-1878	rogie27@gmail.com
Peter Nentescu		518-321-6143	
JAMES BENNETT	21 BAILEY AVE	518-605-9410	JABENNETT12110@GMAIL.COM
SHARON C. BENNETT	21 BAILEY AVENUE	518-605-9400	SLE122216617@AOL.COM
Sudhir Kulkarni	14 Windlas Dr	518-783-7179	sukul1@yahoo.com
Stephen Lachetta	4229 River Rd Latham	518 242 7238	shankerrfidolla@gmail.com
Jessica MAHAR	5 Brookhill DR.	518 669 5067	jessica mahar@gmail.com
Swan Lamillard	83 Ash Tree Lane		
Mary Beth Buchner	18 Coventry Ct Latham NY	518 785 1528	mbbuchner@gmail.com
Todd Drake	222 Forts Ferry Rd	518 857 9755	tldrake@empirevallestate.com



TOWN OF COLONIE COMPREHENSIVE PLAN UPDATE

Comprehensive Plan Update - Public Workshop

November 10, 2016, 6:30 PM

Forts Ferry Elementary Auditorium, Latham, NY

Sign In Please:

Name	Address	Preferred Phone #	E-mail
Erich Smith	19 Omega Terra	518-782-3465	ESMITH15@NYCAP.RR.COM
Carol Rinaldi	4 Blackburn Way	518-783-6316	GMRO6@AOL.COM
Paul Sisco	62 Maxwell Rd		
Janine Ferris	102 Dunsbach Ferry Rd.	782-7069	janinef31a@gmail.com janinef31a@gmail.com
Barbara & Arley Numrich	350 Old Loudon Rd	785-5693	LJNUM@mac.com
Richard D'Appoliso	6 Fork CT	783-9130	Rappedis@NYCAP.RR.COM
J.S. MAHAN III	167 FORTS FERRY ROAD		
Dev & Lois Porter	18 ASHFORD LANE	786-1871	lois.s.porter@gmail.com
Tim Nichols	6 Ciysh Ln.	785-4705	TINA3259@AOL.COM
Rosaline + JOHN VAN HEERTUM	3 HARROWGATE WAY	785-5253	romovan2@verizon.net
Mark Kornfein	17 Omega Te	785-6876	Kornfein@gmail.com
John Hulbert	11 Northview Drive	522-7209	JJHULB5@gmail.com





**TOWN OF COLONIE
COMPREHENSIVE PLAN
UPDATE**

COMMUNITY WORKSHOPS – ISSUES IDENTIFICATION

November 10, 2016 Forts Ferry Elementary School
Town of Colonie, New York




Agenda

- Project Team Introduction
- What is a Comprehensive Plan?
- Development of the Plan
- Issues Identification

Agenda

- Project Team Introduction
- What is a Comprehensive Plan?
- Development of the Plan
- Issues Identification

Introductions



Town Board:

- Paula Mahan, Town Supervisor
- David C. Rowley
- Christopher Carey
- David R. Green
- Linda J. Murphy
- Paul L. Rosano
- Jennifer Whalen


Comprehensive Plan Advisory Committee (CPAC):

□ Joe LaCivita	□ Peter Stuto	□ Linda Murphy
□ Paul Shepard	□ Michael Magguilli	□ Craig Shamilin
□ Christopher Dennis	□ Christine Cary	□ Jack Cunningham
□ Jessica Mahar	□ Robert Daggett	□ Rebekah Kennedy
		□ Gary Rinaldi

Introductions

Barton & Loguidice Consultant Team:

- Michael Welti, AICP, Senior Land Use Planner
- Chuck Voss, AICP, Senior Land Use Planner
- Donald Fletcher, PE, Vice President
- Robert Murphy, AICP, Land Use Planner III
- Katie Crawford, Land Use Planner I



Agenda

- Project Team Introduction
- What is a Comprehensive Plan?
- Development of the Plan
- Issues Identification

What is a Comprehensive Plan?

- The definition of “town comprehensive plan” identifies a document with both an immediate and a long-range view:

“town comprehensive plan” means the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the *immediate and long-range protection, enhancement, growth and development of the town* located outside the limits of any incorporated village or city.

Town Law §272-a (emphasis added).

What is a Comprehensive Plan?

- A Comprehensive Plan's primary role is to:
 - Establish the community's vision for its future;
 - Be directional about how to attain this vision; and
 - Assign responsibilities for and to prioritize the specific actions that will be taken following completion of the plan.

What is a Comprehensive Plan?

- The Plan provides a venue for identifying:
 - *The current state* – take stock of the situation – What do you cherish? What are your issues/concerns about the future?
 - *The desired state* - what does the community want to be like in the future – what is its vision?
 - *How* does the community intend to get there?

What is a Comprehensive Plan?

- According to state law, the plan may include a wide range of topics “at the level of detail adapted to the special requirements of the town...”
- Topics such as residential growth, economic development, land-use, infrastructure, and community character will be addressed in the Colonie Comprehensive Plan

What is a Comprehensive Plan?

- Benefits of adopting a Comprehensive Plan
 - All land use regulations *must be* in accordance with a comprehensive plan adopted pursuant to this section.
 - All plans for capital projects of another governmental agency on land included in this comprehensive plan adopted pursuant to this section shall take such plan into consideration
- Updating zoning and subdivision regulations is one of the most important tools communities in New York State have for ensuring that future growth contributes to achieving the community's vision and goals described in the Plan

What is a Comprehensive Plan?

- Zoning & Regulatory Measures:
 - Development Guidelines or Standards
 - Innovative Zoning Techniques
 - SEQR Compliance
- Capital Budgeting:
 - Community Facilities and Infrastructure
 - Phasing Strategy
 - Grants and Financing Opportunities
- Potential Non-Regulatory Tools:
 - Farmland and open space conservation
 - Purchase of development rights
 - Special districts (BID, SAD, etc.)
- Organizational Capacity:
 - Governmental and Private Sector
 - Regional and Inter-municipal Connections

Agenda

- Project Team Introduction
- What is a Comprehensive Plan?
- Development of the Plan
- Issues Identification

Development of the Plan

- Ten Steps in preparing a Plan
 1. Plan to Plan ✓
 2. Structure and Schedule the Process ✓
 3. Gather and Analyze Data
 4. Identify Problems, Issues, and Concerns
 5. Develop a "Vision" for the Plan
 6. Develop Plan Goals and Objectives
 7. Generate and Evaluate Plan Alternatives
 8. Select and Develop a Preferred Plan
 9. Adopt the Plan, Set an Implementation Schedule
 10. Monitor for Results and Impact

The current state
↓
The desired state
↓
How to go from here to there

By: Michael Chandler
From: Planning Commissioners Journal #39, Summer 2000

Development of the Plan

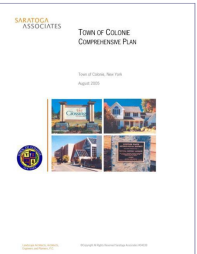
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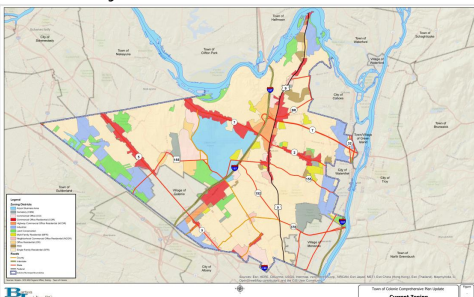
Development of the Plan

- Existing Planning Documents:
 - 2005 Town of Colonie Comprehensive Plan
 - 2007 Town of Colonie Zoning and Subdivision Regulations
 - 2010 Comprehensive Plan Review Committee – recommendations memo



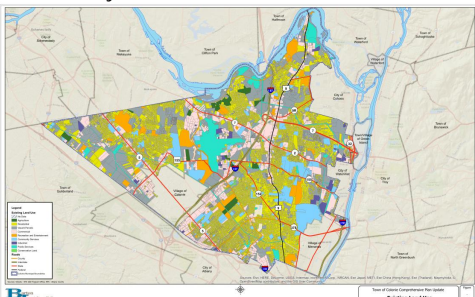
Development of the Plan

- Community Profile




Development of the Plan

- Community Profile



Development of the Plan

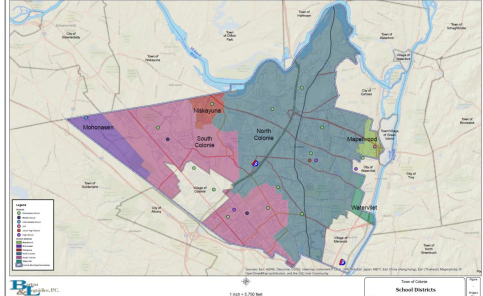
- Community Profile



Environmental Constraints

Development of the Plan

- Community Profile




School Districts

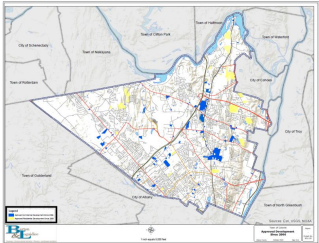
Development of the Plan

- Community Profile

School Enrollment Projections for the South Colonial Central School District




CDTC New Visions 2040
November 2015
November 12, 2015



Development of the Plan

- Involvement = Ownership = Commitment
 - Issues Identification Workshops ✓
 - Visioning Workshop
 - Town-wide Public Meeting
 - Public Hearing(s)
- Community Survey
- Committee Outreach Ambassadors
- Website: <http://coloniepedd.org>
Questions and Comments can also be submitted here



Development of the Plan

- Ten Steps in preparing a Plan
 1. Plan to Plan ✓
 2. Structure and Schedule the Process ✓
 3. Gather and Analyze Data
 4. Identify Problems, Issues, and Concerns
 5. Develop a "Vision" for the Plan
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The current state

↓

The desired state

↓

How to go from here to there

By: Michael Chandler
From: Planning Commissioners Journal #39, Summer 2000

Development of the Plan

- Project Timeline:
 - Monthly CPAC Meetings
 - Community Workshops:
 - Colonie North Issues Identification Workshop – November 10, 2016
 - Loudonville Issues Identification Workshop – November 29, 2016
 - Latham Issues Identification Workshop – December 1, 2016
 - Westside Issues Identification Workshop – December 7, 2016
 - South Colonial Issues Identification Workshop – December 14, 2016

Development of the Plan

Geographic Breakdown of the Meeting Locations



Development of the Plan

- Project Timeline:
 - Monthly CPAC Meetings
 - Community Workshops – Issues Identification:
 - Colonie North Issues Identification Workshop – November 10, 2016
 - Loudonville Issues Identification Workshop – November 29, 2016
 - Latham Issues Identification Workshop – December 1, 2016
 - Westside Issues Identification Workshop – December 7, 2016
 - South Colonie Issues Identification Workshop – December 14, 2016
 - Next Year:
 - Continued Stakeholder Outreach
 - Visioning Workshop – Winter 2017
 - Community Survey – Spring 2017
 - Town-wide Public Meeting – Spring/Summer 2017
 - Public Hearings – Summer/Fall 2017
 - Plan Adoption by Town Board – Fall 2017

Vision and Goals
Plan Concepts
Draft Comprehensive Plan

Agenda

- Project Team Introduction
- What is a Comprehensive Plan?
- Development of the Plan
- Issues Identification

Issues Identification

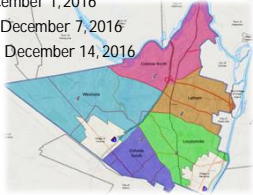
- What do you like about living/working in Colonie? What is working, and should be protected or enhanced?
- What problems/concerns should be addressed through the plan? What can be done to improve life in Colonie?

Issues Identification

- 5 Priority Issues:
 - What would we like to accomplish in regard to this issue?
 - What are some of the obstacles to accomplishing this?

Next Steps

- Next CPAC Meeting
 - 6:00 PM on Wednesday, November 16, 2016 @ Public Operations Center
- Future Community Workshops (start time: 6:30 PM)
 - Loudonville Elementary Auditorium – November 29, 2016
 - Shaker Junior High Auditorium – December 1, 2016
 - Lishakill Middle School Auditorium – December 7, 2016
 - The Crossings Main Meeting Room – December 14, 2016
- Stay in touch:
 - Website: <http://coloniepedd.org>



Comprehensive Plan Update

Thank You



Comprehensive plan meeting
November 10, 2016
Forts Ferry Elementary School

Development of the town is desired but it must be compatible with it's surrounding neighborhood. Example: a Multi-story apartment complex should not be placed in the middle of a large single family residential area . Look at the surrounding neighborhood for a better fit.

There should not be conflicting zones adjacent to each other.
Example: Industrial zone next to residential.

The planning board and the town board must adhere to the zoned areas and not let developers constantly apply for a PDD just because the project that they are purposing does not fit in that zone.

Erich R. Smith
19 Omega Terrace

esmith15@nycap.rr.com

TOWN OF COLONIE COMPREHENSIVE PLAN UPDATE

TOWN OF COLONIE
ALBANY COUNTY, NEW YORK
COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC)
COMMUNITY WORKSHOP



To: Town of Colonie Comprehensive Plan Advisory Committee
From: Robert J. Murphy, Jr., AICP, Land Use Planner III – Barton & Loguidice, D.P.C.
Re: Meeting Summary Notes
Date: December 14, 2016

Meeting Location: Lisha Kill Middle School
Meeting Date/Time: December 7, 2016 - 6:30 pm – 8:30pm
Meeting Attendees: See sign-in sheets (attached)

Summary Notes

This was the fourth in a series of five (5) community workshops that will be held at locations throughout the Town in November and December of 2016. Charles Voss, AICP, Senior Planner at Barton & Loguidice, welcomed everyone to the meeting and reviewed the agenda. He began with a presentation that introduced the Town of Colonie's team for the Comprehensive Plan Update project, explained what a comprehensive plan is, and described the process that the Town will undertake to review and update its 2005 Comprehensive Plan over the next several months. A copy of the slides used for this presentation is attached to these notes.

Following the short presentation, Mr. Voss facilitated a discussion with attendees. A summary of the discussion follows below:

What do you like about living/working in Colonie? What is working, and should be protected or enhanced?

- Some suburban feel remains
- Superb town services – police, fire, EMS, highways
- Library
- Recreational amenities
- Easy Commutes
- Kings Road still has a rural feel
- Affordable housing – safe and near public transportation
- School Districts
- Transportation System
- Low taxes
- Library as a community center
- Friends of the Colonie Library Organization
- Location and country-feel
- Open space in surrounding County around Colonie

- Youth programs and facilities
 - South Colonie Pop Warner Cheerleading was just honored
- Rudy A. Ciccotti Family Recreation Center
 - Multi-faceted services offered
 - Serves as a draw for the community
- Emergency services (fire, police, ambulance, etc.)
- Attractive business climate

What problems/concerns should be addressed through the plan? What can be done to improve life in Colonie?

- Unchecked development
- Traffic
- Clear-cutting and contouring in development
- Wish there were more library branches
- Accelerating loss of suburban feel
- Some recreational opportunities are inaccessible for folks on West End
- Pinebush is disappearing
- Lack of awareness of and support mechanisms for affordable housing opportunities
- Stormwater runoff issues
- Disappearing wildlife
- Development vs. Open Space/Recreation
- Development vs. Road Infrastructure Capacity
- Road network connectivity on West End
- Water/Sewer infrastructure is approaching its maximum
- Library facility needs to be modernized
- Need to actively protect open space/agricultural land
 - Like Saratoga County does with Saratoga PLAN
 - Need a local coordinator in Town Government
 - Need an open space fund – maybe tied to a County Bed Tax
- High water table
- Unknown PFOA threat in drinking water
- Traffic
 - Even heavier on Kings Road
 - Troy-Schenectady Road (Route 7) becoming “Jersey-like” in its traffic volume
 - Need to coordinate between Town, County, and State DOT
- Need attention to pedestrian and bicycle networks
 - Should be a viable option for travel
 - Improve pedestrian/bicycle safety on existing network
- Need to better alert public to development projects
- Need to analyze open spaces and compare to other similar Towns
 - How much do communities like Guilderland preserve as open space?
- Need to steer industry/warehouse development to appropriate areas with infrastructure capacity and a history of such activity
 - i.e. Railroad Avenue and Lincoln Avenue
- Need to revitalize traditional commercial corridors
 - i.e. Central Avenue through the West End
- Relaxed signage rules are an issue
 - i.e. new Pioneer Bank building on Albany-Shaker Road
- Need to enforce open space requirements

- Update Airport Area GEIS and include identified open spaces
- Need a comprehensive, Town-wide traffic study rather than piecemeal studies currently on the books
- Expand pedestrian/bicycle network down Vly Road and throughout the West End
- Allow the Town Government to be proactive in environmental consciousness
- Development vs. School Enrollment
 - What does it mean for class size and school tax burden?
- Be careful with PDD zoning/overlays
- Buffering between commercial and residential uses
- Use market demand to encourage (or demand) architectural standards
- Architectural review loop-hole in site plan review process when development is a continuation of an existing use
- Improve availability of land use regulation information
 - Potential put this in an easily navigable, on-stop page on the municipal website
- Neighborhood-specific architectural standards
 - i.e. Shoppes at New Loudon
- Use quotas on repetitive, impactful uses
 - i.e. car dealerships on Central Avenue
- Improve meeting awareness
 - Look into Town's municipal television network


Top Priority Positive Attributes of the Town:

- Town services
- Programs for both youth and seniors
- Suburban/Rural (not city) feel

Top Priority Obstacles Looking into the Future:

- Preservation of green space
- Traffic mitigation
- Walkability/bike-ability
- Implementation of conservation overlay district regulations
- Limited knowledge for enhanced neighborhood participation in development process
 - Also needs to be included earlier in the development process


Following this discussion, Mr. Voss reminded the audience about upcoming meeting dates and thanked them for their participation. The meeting was adjourned at 8:30 PM.



**TOWN OF COLONIE
COMPREHENSIVE PLAN
UPDATE**

COMMUNITY WORKSHOPS – ISSUES IDENTIFICATION

December 7, 2016 | Lishakill Middle School
Town of Colonie, New York




Agenda

- Project Team Introduction
- What is a Comprehensive Plan?
- Development of the Plan
- Issues Identification

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Introductions



Town Board:

- Paula Mahan, Town Supervisor
- David C. Rowley
- Christopher Carey
- David R. Green
- Linda J. Murphy
- Paul L. Rosano
- Jennifer Whalen


Comprehensive Plan Advisory Committee (CPAC):

□ Joe LaCivita	□ Peter Stuto	□ Linda Murphy
□ Paul Shepard	□ Michael Magguilli	□ Craig Shamilin
□ Christopher Dennis	□ Christine Cary	□ Jack Cunningham
□ Jessica Mahar	□ Robert Daggett	□ Rebekah Kennedy
	□ Laura Weed	□ Gary Rinaldi

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Barton & Loguidice Consultant Team:

- Michael Welti, AICP, Senior Land Use Planner
- Chuck Voss, AICP, Senior Land Use Planner
- Donald Fletcher, PE, Vice President
- Robert Murphy, AICP, Land Use Planner III
- Katie Crawford, Land Use Planner I



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What is a Comprehensive Plan?

- The definition of “town comprehensive plan” identifies a document with both an immediate and a long-range view:

“town comprehensive plan” means the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the *immediate and long-range protection, enhancement, growth and development of the town* located outside the limits of any incorporated village or city.

Town Law §272-a (emphasis added).

What is a Comprehensive Plan?

- A Comprehensive Plan's primary role is to:
 - ▣ Establish the community's vision for its future;
 - ▣ Be directional about how to attain this vision; and
 - ▣ Assign responsibilities for and to prioritize the specific actions that will be taken following completion of the plan.

What is a Comprehensive Plan?

- The Plan provides a venue for identifying:
 - ▣ *The current state* – take stock of the situation – What do you cherish? What are your issues/concerns about the future?
 - ▣ *The desired state* - what does the community want to be like in the future – what is its vision?
 - ▣ *How* does the community intend to get there?

What is a Comprehensive Plan?

- According to state law, the plan may include a wide range of topics “at the level of detail adapted to the special requirements of the town...”
- Topics such as residential growth, economic development, land-use, infrastructure, and community character will be addressed in the Colonie Comprehensive Plan

What is a Comprehensive Plan?

- Benefits of adopting a Comprehensive Plan
 - ▣ All land use regulations *must be* in accordance with a comprehensive plan adopted pursuant to this section.
 - ▣ All plans for capital projects of another governmental agency on land included in this comprehensive plan adopted pursuant to this section shall take such plan into consideration
- Updating zoning and subdivision regulations is one of the most important tools communities in New York State have for ensuring that future growth contributes to achieving the community's vision and goals described in the Plan

What is a Comprehensive Plan?

- Zoning & Regulatory Measures:
 - ▣ Development Guidelines or Standards
 - ▣ Innovative Zoning Techniques
 - ▣ SEQR Compliance
- Potential Non-Regulatory Tools:
 - ▣ Farmland and open space conservation
 - ▣ Purchase of development rights
 - ▣ Special districts (BID, SAD, etc.)
- Capital Budgeting:
 - ▣ Community Facilities and Infrastructure
 - ▣ Phasing Strategy
 - ▣ Grants and Financing Opportunities
- Organizational Capacity:
 - ▣ Governmental and Private Sector
 - ▣ Regional and Inter-municipal Connections

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- Development of the Plan
- Issues Identification

Development of the Plan

- Ten Steps in preparing a Plan
 1. Plan to Plan ✓
 2. Structure and Schedule the Process ✓
 3. Gather and Analyze Data
 4. Identify Problems, Issues, and Concerns
 5. Develop a "Vision" for the Plan
 6. Develop Plan Goals and Objectives
 7. Generate and Evaluate Plan Alternatives
 8. Select and Develop a Preferred Plan
 9. Adopt the Plan, Set an Implementation Schedule
 10. Monitor for Results and Impact

The current state
↓
The desired state
↓
How to go from here to there

By: Michael Chandler
From: Planning Commissioners Journal #39, Summer 2000

Development of the Plan

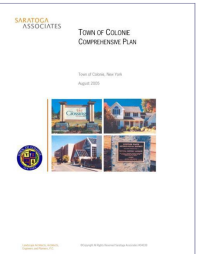
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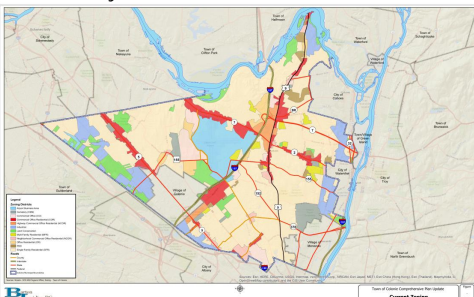
Development of the Plan

- Existing Planning Documents:
 - 2005 Town of Colonie Comprehensive Plan
 - 2007 Town of Colonie Zoning and Subdivision Regulations
 - 2010 Comprehensive Plan Review Committee – recommendations memo



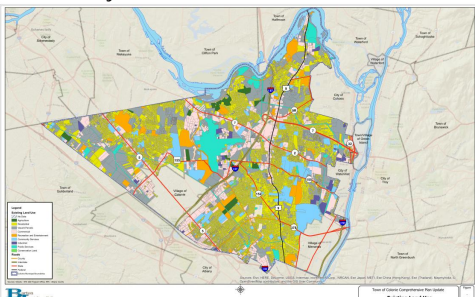
Development of the Plan

- Community Profile



Development of the Plan

- Community Profile



Development of the Plan

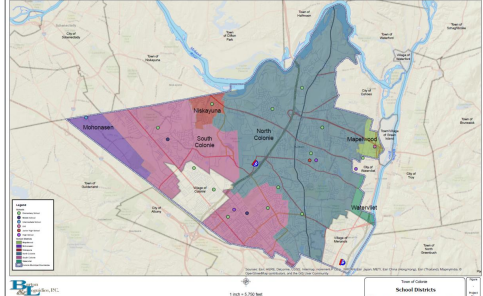
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Environmental Constraints

Development of the Plan

- Community Profile




School Districts

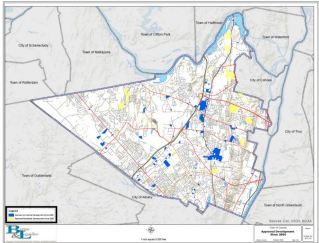
Development of the Plan

- Community Profile

School Enrollment Projections for the South Colonial Central School District




CDTC New Visions 2040
November 2015
November 12, 2015



Development of the Plan

- Involvement = Ownership = Commitment
 - Issues Identification Workshops ✓
 - Visioning Workshop
 - Town-wide Public Meeting
 - Public Hearing(s)
- Community Survey
- Committee Outreach Ambassadors
- Website: <http://coloniepedd.org>
Questions and Comments can also be submitted here



Development of the Plan

- Ten Steps in preparing a Plan
 1. Plan to Plan ✓
 2. Structure and Schedule the Process ✓
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How to go from here to there

By: Michael Chandler
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Development of the Plan

- Project Timeline:
 - Monthly CPAC Meetings
 - Community Workshops:
 - Colonie North Issues Identification Workshop – November 10, 2016
 - Loudonville Issues Identification Workshop – November 29, 2016
 - Latham Issues Identification Workshop – December 1, 2016
 - Westside Issues Identification Workshop – December 7, 2016
 - South Colonial Issues Identification Workshop – December 14, 2016

Development of the Plan

Geographic Breakdown of the Meeting Locations

Geographic Breakdown of the Meeting Locations

Development of the Plan

- Project Timeline:
 - Monthly CPAC Meetings
 - Community Workshops – Issues Identification:
 - Colonie North Issues Identification Workshop – November 10, 2016
 - Loudonville Issues Identification Workshop – November 29, 2016
 - Latham Issues Identification Workshop – December 1, 2016
 - Westside Issues Identification Workshop – December 7, 2016
 - South Colonie Issues Identification Workshop – December 14, 2016
 - Next Year:
 - Continued Stakeholder Outreach
 - Visioning Workshop – Winter 2017
 - Community Survey – Spring 2017
 - Town-wide Public Meeting – Spring/Summer 2017
 - Public Hearings – Summer/Fall 2017
 - Plan Adoption by Town Board – Fall 2017

Vision and Goals

Plan Concepts

Draft Comprehensive Plan

Agenda

- Project Team Introduction
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- Development of the Plan
- Issues Identification

Issues Identification

- What do you like about living/working in Colonie? What is working, and should be protected or enhanced?
- What problems/concerns should be addressed through the plan? What can be done to improve life in Colonie?

Issues Identification

- 4 or 5 Priority Issues:
 - What would we like to accomplish in regard to this issue?
 - What are some of the obstacles to accomplishing this?

Next Steps

- Next CPAC Meeting
 - 6:00 PM on Wednesday, December 21, 2016 @ Public Operations Center
- Future Community Workshops (start time: 6:30 PM)
 - The Crossings Main Meeting Room – December 14, 2016
- Stay in touch:
 - Website: <http://coloniepedd.org>



Comprehensive Plan Update

Thank You



TOWN OF COLONIE COMPREHENSIVE PLAN UPDATE

TOWN OF COLONIE
ALBANY COUNTY, NEW YORK
COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC)
COMMUNITY WORKSHOP



To: Town of Colonie Comprehensive Plan Advisory Committee
From: Katie Crawford, Land Use Planner I – Barton & Loguidice, D.P.C.
Re: Meeting Summary Notes
Date: November 30, 2016

Meeting Location: **Loudonville Elementary School**
Meeting Date/Time: **November 29, 2016 - 6:30 pm – 8:30pm**
Meeting Attendees: See sign-in sheets (attached)

Summary Notes

This was the second of a series of five (5) community workshops that will be held at locations throughout the Town in November and December of 2016. Michael Welti, AICP, Senior Planner at Barton & Loguidice, welcomed everyone to the meeting and reviewed the agenda. He began with a presentation that introduced the Town of Colonie's team for the Comprehensive Plan Update project, explained what a comprehensive plan is, and described the process that the Town will undertake to review and update its 2005 Comprehensive Plan over the next several months. A copy of the slides used for this presentation is attached to these notes.

Following the short presentation, Mr. Welti facilitated a discussion with attendees. A summary of the discussion follows below:

What do you like about living/working in Colonie? What is working, and should be protected or enhanced?

- Roads are well designed to control traffic flow
 - E.g. Wolf Road network
- Balance of commercial and residential uses – good for traffic reduction and diversity of the tax base
- Good place to raise a family
- Great school districts
- Lots of trees and maintained woodlands
- Great neighbors and community (including substantial community resources)
- Great senior services
- Low crime
- Historic Shaker Society and preservation of history in general
- Accessibility to the Airport
- Nursing Home
- Pruyn House

- Library
- Bike path and Town Parks
- Shift towards a walkable community (especially in Latham)
- Variety of land uses and a diversity of housing options
- Accessibility of the Town Planning/Development Boards to the public
- Pool and other recreational resources
- Lack of speed bumps
- Access to CDTA bus system
- Public/Private partnerships for youth activities
- Town of Colonie Golf Course
- Good Emergency Services
 - EMT
 - Police
 - Fire
- Central location in the Capital District
- Sidewalk accessibility
- 12 Pocket Parks throughout the Town
- Water/Wastewater infrastructure is well established
- Neighborhood Schools
- Responsive Local Government
- Variety of housing for all income levels
- Senior citizen outreach programs
- Affordable housing for seniors
- Recent addition of veteran's housing
- Town sponsored activities
 - E.g. Town Band

What problems/concerns should be addressed through the plan? What can be done to improve life in Colonie?

- Zoning ordinances need to be crafted more thoughtfully and pay special attention when considering new development near existing residential areas
- Traffic – some specific roadways mentioned (such as Albany Shaker Road)
 - These roads are dangerous because of heavy traffic flow – and they have implications for feeder roads
- Communication between the Town and County transportation departments seems to be lacking
- Town is lacking rental properties and affordable housing units for the working class
- Housing development should reflect the market
- Sidewalks around schools are not adequate – where sidewalks have been added they are generally appreciated; but many areas still lack sidewalks and would like to have them.
- New development is not cohesive with existing neighborhood character
 - E.g. Maxwell Road – Maxwell Village
- Some existing vegetation should be maintained throughout construction of new development
- Mill Road and Sparrowbush have experienced an increase in traffic due to development, but they have not improved road amenities or increased capacity
- Landfill expansion needs to be considered in the planning process

- The contract between the Town and private firm in control of the landfill should be reviewed to generate the best possible outcome for the Town
- Traffic along Osborne Road/Maxwell Road/Old Niskayuna Road should go under analysis and these traffic studies should be considered in the plan and prior to the approval of new development
- When reviewing new development the existing neighborhood should be considered prior to site plan approval – earlier notification and involvement of the public
- Concerns regarding development should be incorporated into the existing zoning code
- Deals made with developers should be fiscally sustainable
 - The agreements made during site approval should be thoroughly investigated in regards to long term costs
- Lack of bike lanes on roads
- Lack of young adults participating in the future of the Town
- Encourage diversity within the Town's population moving towards the future
- Data collection throughout the planning process should key into parcels where future conservation efforts can be made
 - As well as public access to the waterfront
- Community character should be protected using zoning as a tool
 - E.g. open space conservation, wildlife management, etc.
- Challenges with infrastructure should be addressed throughout the Town
 - E.g. low water pressure in certain areas, aging water/wastewater infrastructure
- Floodplain and stormwater impacts need to be addressed when site plans are approved
- Density is impacting quality of natural resources
- Encourage importance of aesthetics during the site plan approval process
- Careful consideration of local school districts
- Development design guidelines are a tool the town should utilize
- Look to education leaders to be included in the planning process
- Communication with public needs to be improved at early stages in the planning process
- Move to quality based design and architectural standards – implement the “Architectural Review Board” proposed in the 2005 Comprehensive Plan
- Improve services in the northern part of the Town
- Micro-grid development and regional energy should be considered in the planning process
- Planning process should including traffic decongestion options
- Trip generation estimates associated with development proposals should be reviewed carefully and held to a realistic standard
- To encourage more community participation - the local evening news, social media presence, newsletters and other mass mailers need to be considered and explored

Following this discussion, Mr. Welti reminded the audience about upcoming meeting dates and thanked them for their participation. The meeting was adjourned at 8:30 PM.

TOWN OF COLONIE COMPREHENSIVE PLAN UPDATE

Comprehensive Plan Update - Public Workshop

November 29, 2016, 6:30 PM
Loudonville Elementary Auditorium, Albany, NY

Sign In Please:

Name	Address	Preferred Phone #	E-mail
STEVE SMITH	13 RITALA LOND.	462-9837	STEVE5513@NYCAP.RR.COM
Suzanne Maloney	17 Campuss View Dr	330 9521	suzanne@loudonvillestyle.com
Leneha Bulson	20 Coventry Court		
Sheila Kiehl	6 Fuller Place Albany, NY		
Barbara Cavaliere	16 Deerwood Dr. Albany NY		bacavaliere@yahoo.com
John McCarthy	3 CLOVERFIELD DR 12211	4825958	ALFEDJACK@HOTMAIL.COM
RICHARD WEISS	47 GREEN MEADOWS LN 12211	438-4632	RHWEISS@NYCAP.RR.COM
Rose Appalsano	6 YORK CT. Latham, NY 12110	783-9130	roppedis@Nycap.rr.com
Mary Beth Buchner	18 Coventry Ct Latham NY 12110	7851528	mbbuchner@gmail.com
Carol Charley Flanagan	17 Spring St Rd Loudonville NY 12211		CarolFlan@gmail.com
susan Laurillard	83 Ash Tree Lane Niskayune NY 12309		
Cathie Loue	20 Schwyler Hills Rd, Loudonville	426-7023	cloue@nycap.rr.com
Annemarie Caola	60 Cambridge Way Latham NY 12110		



Name	Address	Preferred Phone #	E-mail
Tina F. Connell	48 Green Meadows Lane	Jenckville (518) 221-4940	tinafconnell@gmail.com
Maura Colavito	1 Forsythia Ct.	Albany 518-698-9829	
Jessica Matar	5 Brookhill Dr.	518 669 5067	
Mike Maggulli	23 Newell Ct.	Menands NY 12204	
Peter S Fito		Menands NY	
Paul Burgdorf	7 Chippendale Ct	Latham NY 12110	

TOWN OF COLONIE COMPREHENSIVE PLAN UPDATE

Comprehensive Plan Update - Public Workshop

November 29, 2016, 6:30 PM
Loudonville Elementary Auditorium, Albany, NY

Sign In Please:

Name	Address	Preferred Phone #	E-mail
Gloria Jean Knorr	426 Albany Shaker Rd Albany N.Y. 12211	518 489-2225	phone
David Kiehle	6 Fuller Place Albany 12205	457-4571	dkiehle@nycep.tr.com
PATRICK J. QUINN FAIA	3 THISTLEDOWN CT, G'VILLE 12211	435 8021	profquinn13@gmail.com
Susan + Fred Buse	3 North La. Loudonville	426-5060	SFBUSE@GMAIL.COM
David Schenberg	3 Aspen Rd.		
Eric Johnson	38 Aspen Rd	783-7262	PEJohnson2@aol.com
Dan Porterfield	84 m: 11 Rd 12110	573-7911	dg-porterfield@y.hoo.com
Kynda Murphy	TOC Comp Board		
Ricky Martinez	223 SHAKER RD	321-6943	
Risa Patton	1 North Lane	436-8638	lberon375@ymail.com
Chris Naugeim	58 Cambridge Way	782-0022	
Jane Toklemba	33 Cedar Loudon Rd		rtoklej@sahoo.com



Name	Address	Preferred Phone #	E-mail
SUE McLANN	4 LONDON LANE SOUTH	518-265-4422	SUEMAC81@aol.com
Judy Fruit Crman	26 Mulberry Dr	813-4006	
Susan Weher	14 Pepper Lane, L'ville	412-3247	Sweher2@nycap.rr.com
Franklin Hecht	81 Coventry Ct Latham	783-0876	franklin.hecht@gmail.com
Paula Weiss	14 Lawrence St	518-785-7842	PaulaDWeiss@gmail.com
Laura Wood	4 Cypress Dr	518-458-1075	
Tim Nichols	6 Crystal Ln.	785-4705	
EMERY FOSTER	23 CAMPOUS VIEW DR	786 6918	efosteren@yahoo.com



TOWN OF COLONIE COMPREHENSIVE PLAN UPDATE

COMMUNITY WORKSHOPS – ISSUES IDENTIFICATION

November 29, 2016

Loudonville Elementary School
Town of Colonie, New York



Agenda

- Project Team Introduction
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The current state



The desired state



*How to go from
here to there*

By: Michael Chandler

From: Planning Commissioners Journal #39, Summer 2000

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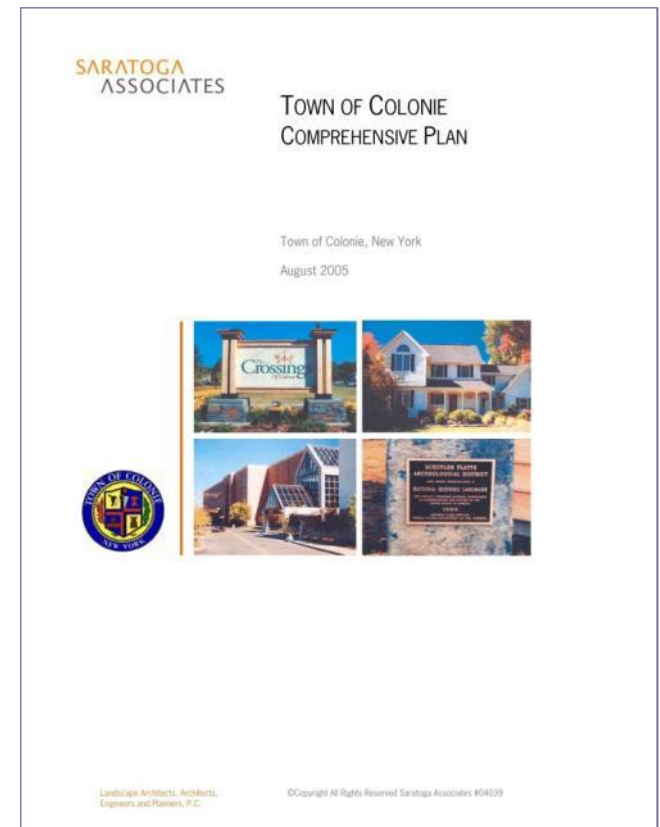
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By: Michael Chandler

From: Planning Commissioners Journal #39, Summer 2000

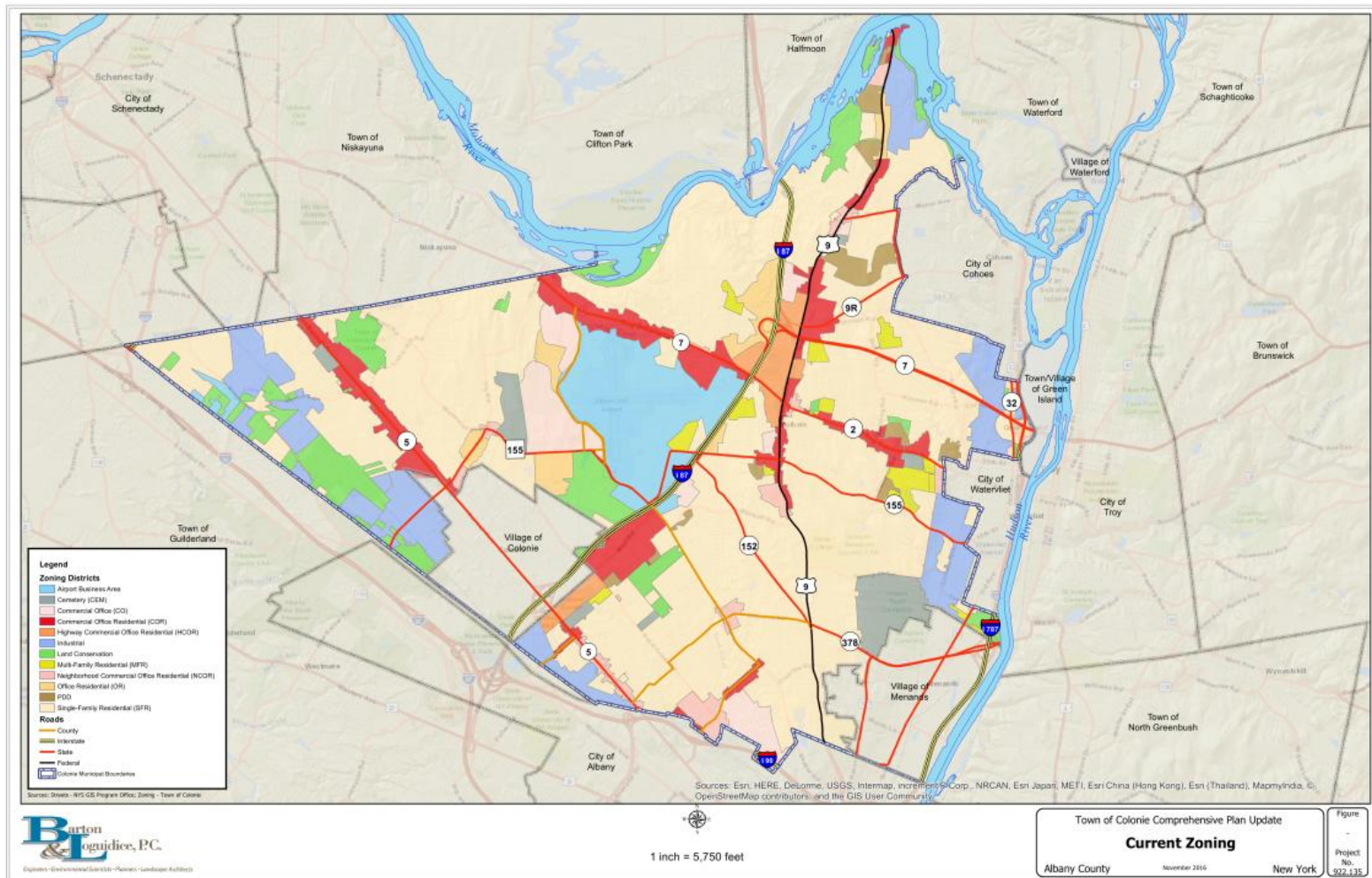
Development of the Plan

- Existing Planning Documents:
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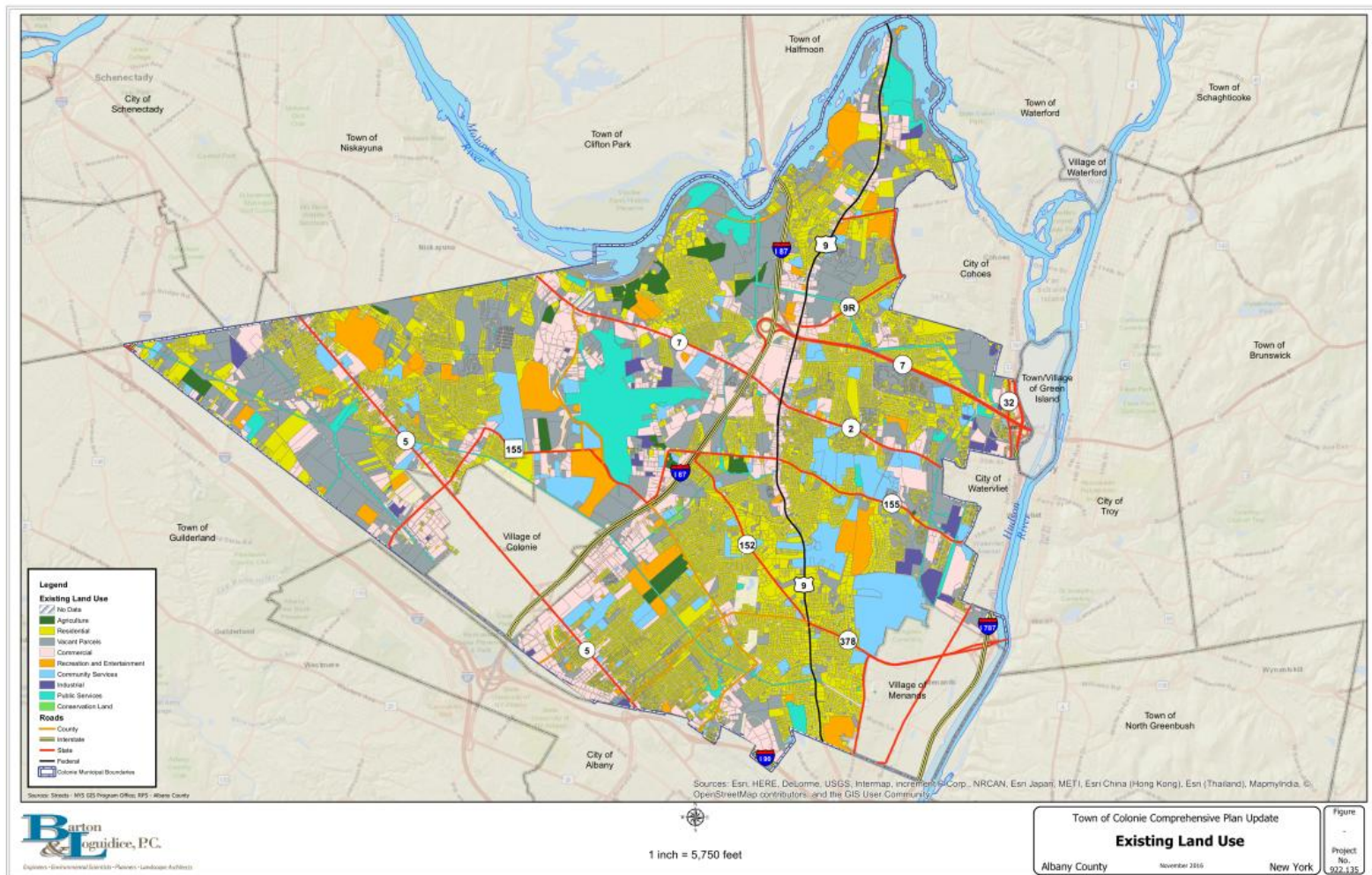
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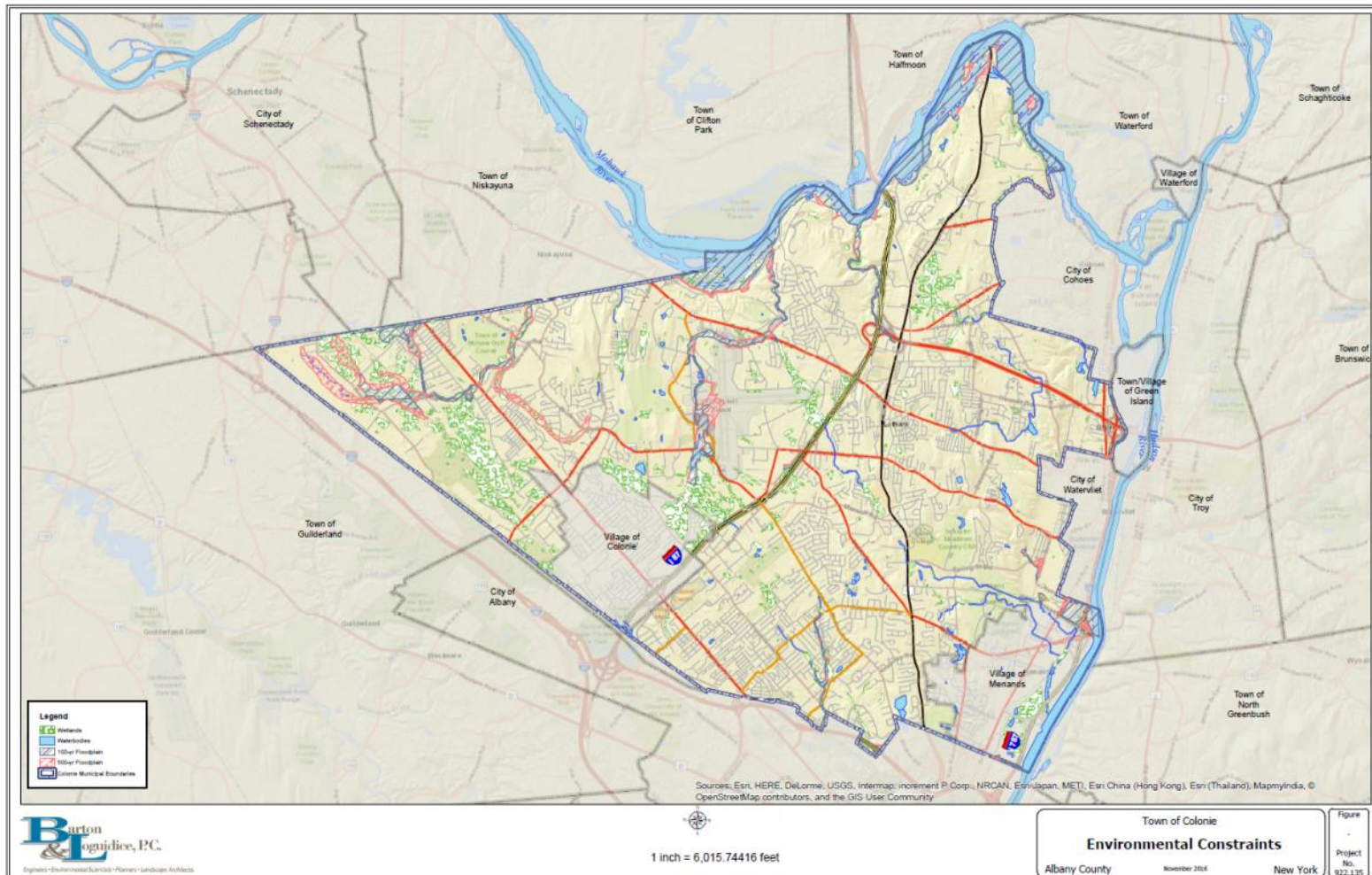
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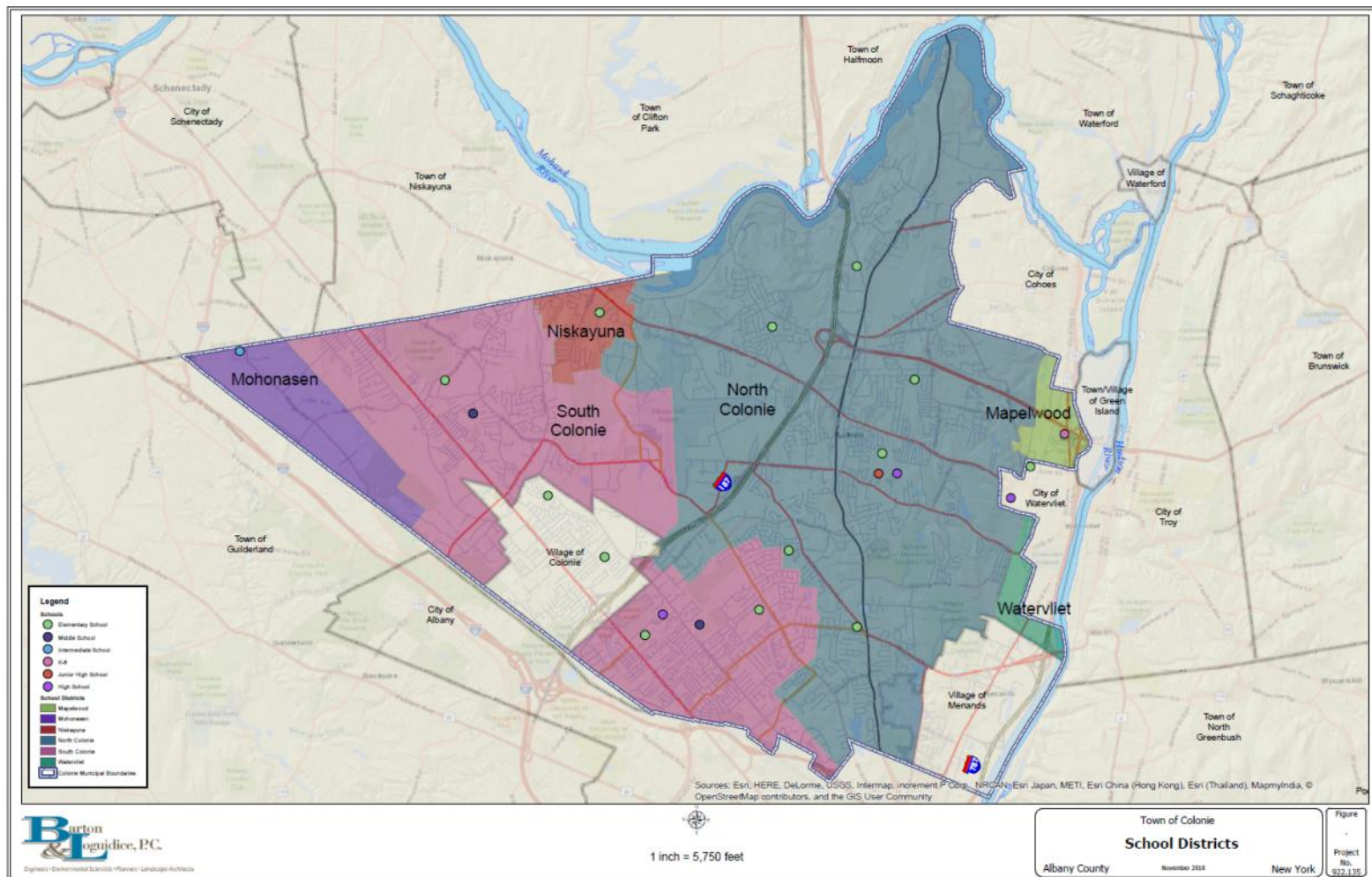
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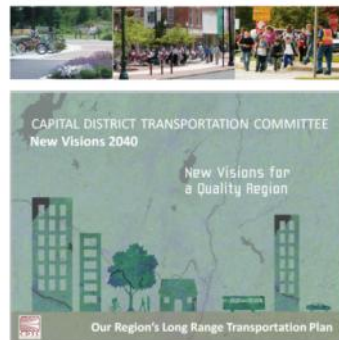


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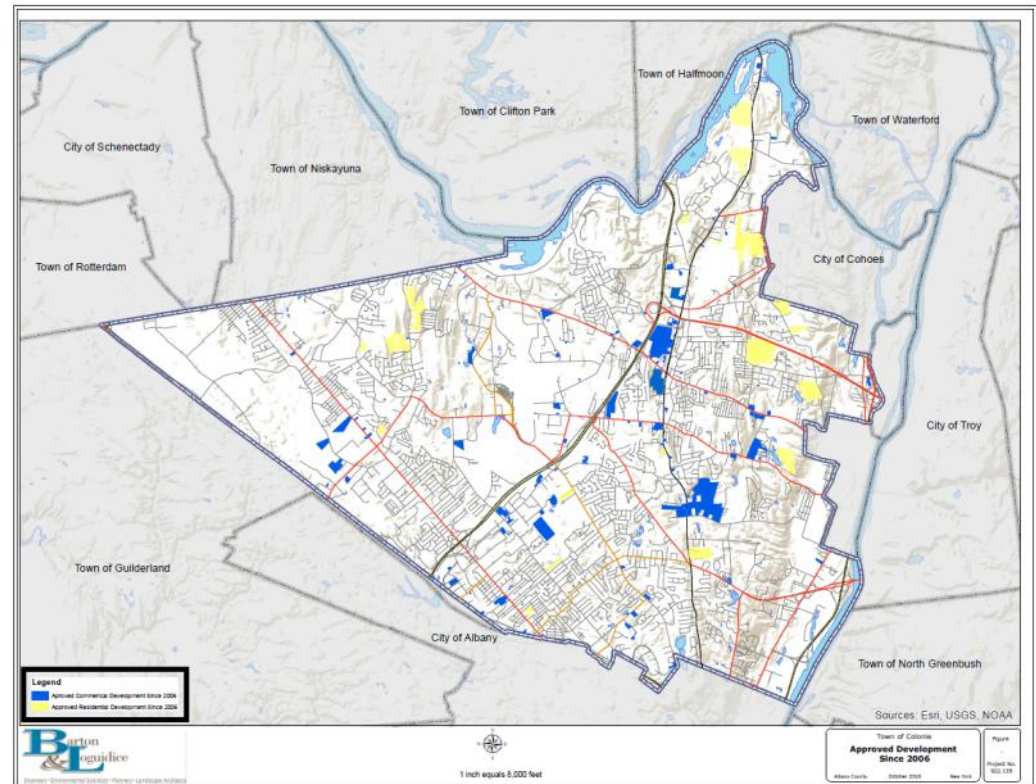
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CDTC New Visions 2040

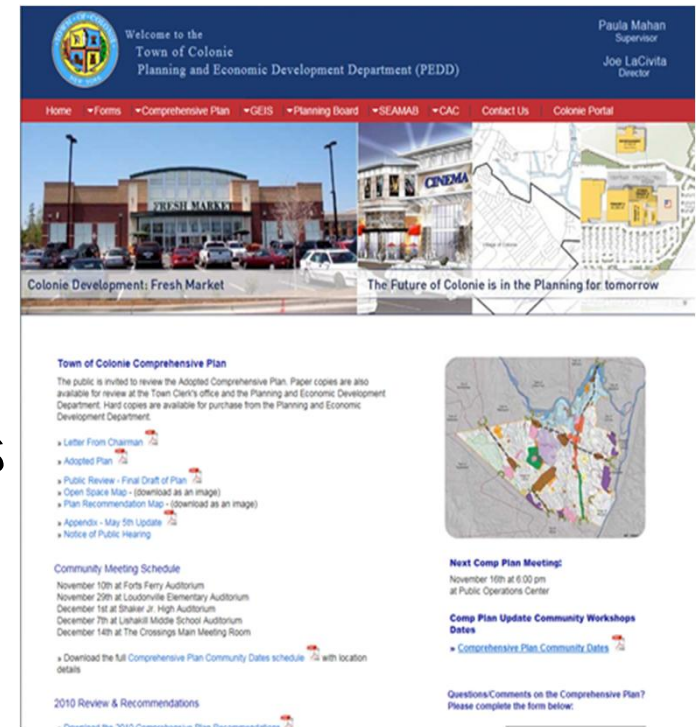
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Development of the Plan

- Involvement = Ownership = Commitment
 - Issues Identification Workshops ✓
 - Visioning Workshop
 - Town-wide Public Meeting
 - Public Hearing(s)

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- Committee Outreach Ambassadors
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▶ Download the full Comprehensive Plan Community Dates schedule with location details

2010 Review & Recommendations
▶ Download the 2010 Comprehensive Plan Recommendations

Next Comp Plan Meeting:
November 16th at 6:00 pm
at Public Operations Center

Comp Plan Update Community Workshops Dates
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Questions/Comments on the Comprehensive Plan?
Please complete the form below:

Development of the Plan

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The current state



The desired state



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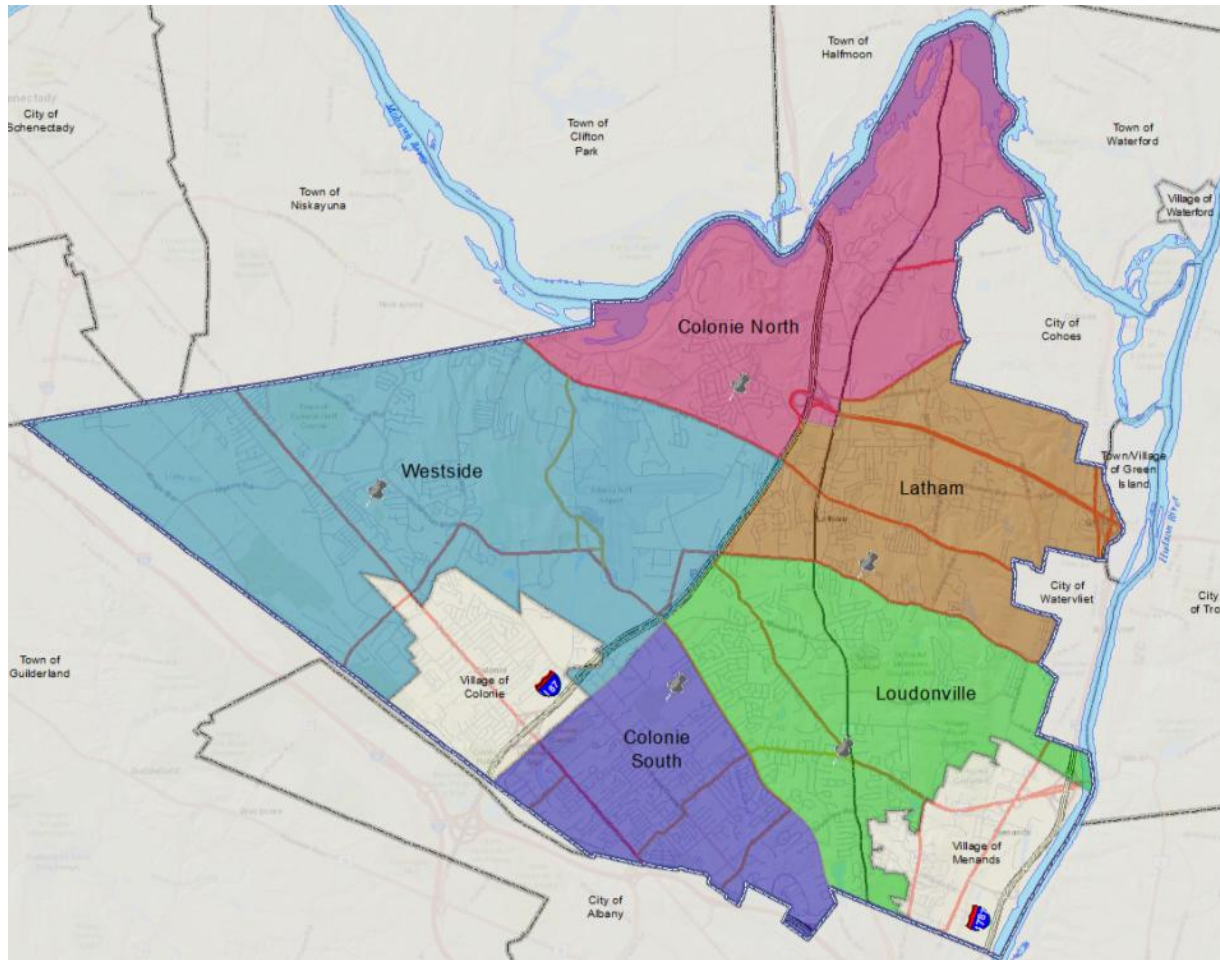
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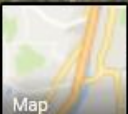
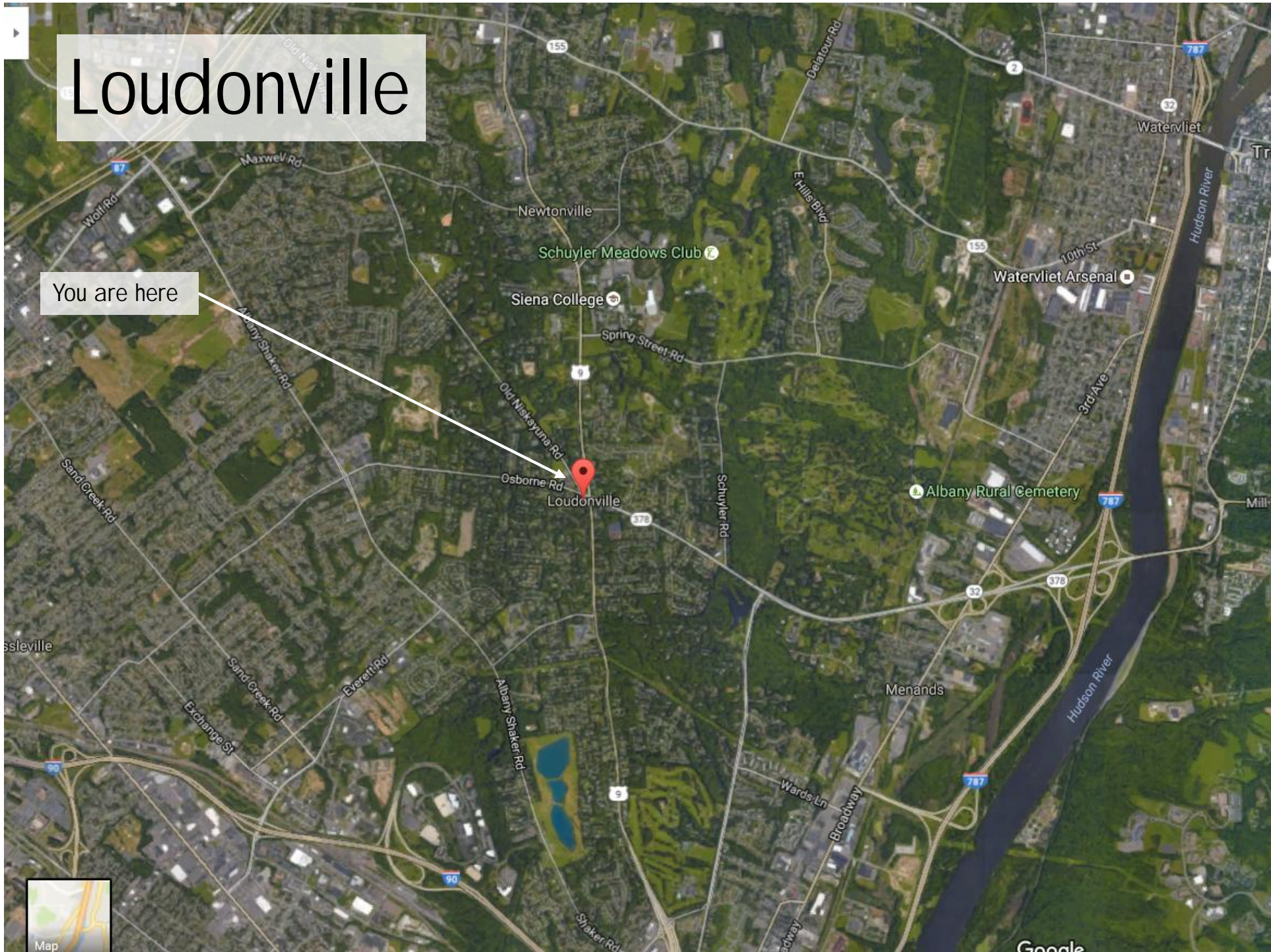
Development of the Plan



Geographic Breakdown of the Meeting Locations

Loudonville

You are here



Development of the Plan

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Agenda

- Project Team Introduction
- What is a Comprehensive Plan?
- Development of the Plan
- Issues Identification

Issues Identification

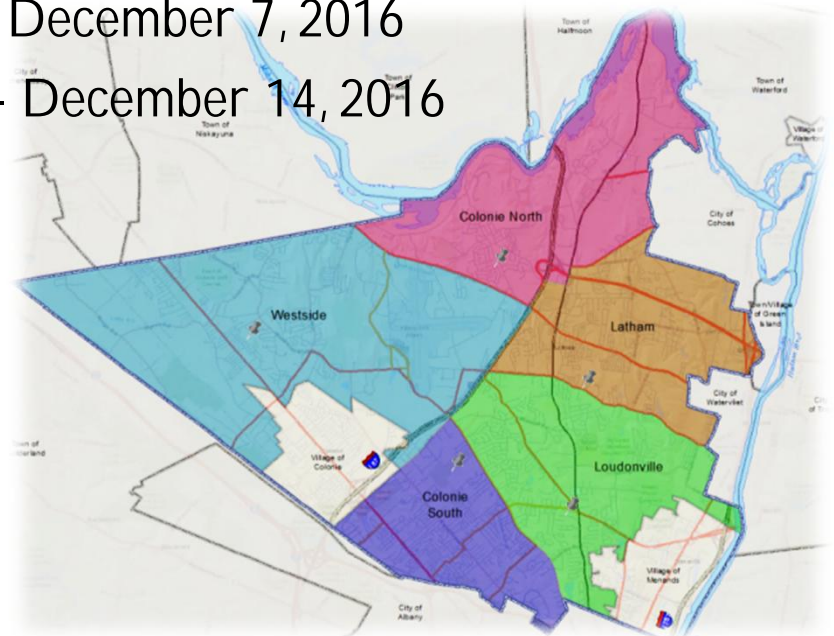
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Issues Identification

- 5 Priority Issues:
 - What would we like to accomplish in regard to this issue?
 - What are some of the obstacles to accomplishing this?

Next Steps

- Next CPAC Meeting
 - 6:00 PM on Wednesday, December 21, 2016 @ Public Operations Center
- Future Community Workshops (start time: 6:30 PM)
 - Shaker Junior High Auditorium – December 1, 2016
 - Lishakill Middle School Auditorium – December 7, 2016
 - The Crossings Main Meeting Room – December 14, 2016
- Stay in touch:
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Comprehensive Plan Update

Thank You



TOWN OF COLONIE COMPREHENSIVE PLAN UPDATE

TOWN OF COLONIE
ALBANY COUNTY, NEW YORK
COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC)
COMMUNITY WORKSHOP



To: Town of Colonie Comprehensive Plan Advisory Committee
From: Chuck Voss, AICP, Senior Land Use Planner – Barton & Loguidice, D.P.C.
Re: Meeting Summary Notes
Date: December 2, 2016

Meeting Location: Shaker Junior High School
Meeting Date/Time: December 1, 2016 - 6:30 pm – 8:30pm
Meeting Attendees: See sign-in sheets (attached)

Summary Notes

This was the third of a series of five (5) community workshops that will be held at locations throughout the Town in November and December of 2016. Michael Welti, AICP, Senior Planner at Barton & Loguidice, welcomed everyone to the meeting and reviewed the agenda. He began with a presentation that introduced the Town of Colonie's team for the Comprehensive Plan Update project, explained what a comprehensive plan is, and described the process that the Town will undertake to review and update its 2005 Comprehensive Plan over the next several months.

Following the short presentation, Mr. Welti facilitated a discussion with attendees. A summary of the discussion follows below:

What do you like about living/working in Colonie? What is working, and should be protected or enhanced?

- Good Schools
- Colonie is a safe community
- Colonie has nice open spaces
- Easy to get around by vehicle
- Close proximity to goods and services
- Colonie is a pedestrian friendly town
- Decent mix of taxes which are not too high
- There are many mature trees in the neighborhoods
- Basic services light water, sewer, power, etc., are provided
- Good services for older residents
- Good libraries
- Nice Parks
 - The Crossings
 - Pocket Parks

- Proximity to many colleges and universities
- Nice bike trails
- Round-a-bouts make it easy for pedestrians to cross busy roads/intersections
- Many historic sites in town
- Access to major transportation
 - Albany International Airport
 - Rensselaer Rail Station
- Good outdoor recreation facilities

What problems/concerns should be addressed through the plan? What can be done to improve life in Colonie?

- The Town is becoming too urbanized
- There is a lack of town-wide traffic coordination and poor access management
- Loss of open space
- Aging infrastructure
 - Frequent repairs needs for water and sewer lines
- There is a general lack of connectivity with local road networks
- Lack of bike routes
- Excessive traffic speed and a lack of pedestrian safety along town roadways
 - Physical solutions are needed to address both of these issues
- Need better traffic control across the town
- New commercial development is encroaching on existing residential areas and causing conflicts
- There is a lack of public involvement in the planning process
 - There needs to be better advanced notice of projects
 - There needs to be more opportunities early in the review process for public input
 - The public needs to be involved much earlier in the project review process than they are now
- The Town is not considering the cumulative impacts of development on the whole town
- There is a lack of a town wide vision to guide growth and development
- Lack of affordable housing for young people and young families
- There needs to be better coordination between the Town, County and the State for road paving projects
- The Latham traffic circle does not function very well because it is too congested
- There is a lack of uniform street lighting standards across the town
 - This affects pedestrian safety
 - This encourages light pollution
 - Signage lighting needs to be reduced as well
- New large, tall buildings are obscuring the sky, sky line and views
- There is poor pedestrian safety in built areas due to a general lack of sidewalks
- Adjacent development pressures on existing residential neighborhoods are affecting the residents quality of life
- The Town needs to work more closely with the school districts to help them better deal with student population growth and the need for new school facilities caused by the growth
- The Town needs to better understand and/or better define the meaning of "appropriate development", and then decide where it should occur in town
- Planned Development Districts (PDD's) are not being used effectively or as originally intended by the town

- The overall development process used by the town needs to be better defined and implemented
- Many parks are not being adequately maintained or are aging and falling into disrepair
 - Pocket Parks especially
- There is a lack of neighborhood level recreational programming for kids and for many parks
- Density in town is too excessive
- The town needs to reexamine the term “senior housing” to ensure it reflects housing for “true” seniors >65 yrs old
- As available land shrinks due to development, more pressure will be put on remaining lands
- Colonie is not a farm friendly town
- There needs to be increased notice of Planning Board agendas so potentially impacted neighbors can have time to properly research the project(s) before they come to a meeting for the first time
- The town should incentivize small farms and small agricultural uses in town to encourage more of these uses
- Site development needs to be done better to preserve the valuable spaces on a parcel of land
 - Currently there is no public benefit to mandatory “green space” areas being set aside on developed lands
- The former Tobin First Prize packing plant site is a blight on the town
- Don’t encourage development to occur too close to the edge of the roadways. This is an urban/city approach that should not be used in Colonie which is a suburban community
- Ensure that as the town grows, there are adequate numbers of first responders available
- There needs to be more alternatives for transportation access across the town
 - Bus
 - Bike lanes
 - Light rail

Following this discussion, Mr. Welti reminded the audience about upcoming meeting dates and thanked them for their participation. The meeting was adjourned at approximately 8:30 PM.



TOWN OF COLONIE COMPREHENSIVE PLAN UPDATE

COMMUNITY WORKSHOPS – ISSUES IDENTIFICATION

December 1, 2016

Shaker Junior High School
Town of Colonie, New York



Agenda

- Project Team Introduction
- What is a Comprehensive Plan?
- Development of the Plan
- Issues Identification

Agenda

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Introductions

Town Board:

- Paula Mahan, Town Supervisor
- David C. Rowley
- Christopher Carey
- David R. Green
- Linda J. Murphy
- Paul L. Rosano
- Jennifer Whalen



Comprehensive Plan Advisory Committee (CPAC):

- | | | |
|----------------------|---------------------|-------------------|
| □ Joe LaCivita | □ Peter Stuto | □ Linda Murphy |
| □ Paul Shepard | □ Michael Magguilli | □ Craig Shamilin |
| □ Christopher Dennis | □ Christine Cary | □ Jack Cunningham |
| □ Jessica Mahar | □ Robert Daggett | □ Rebekah Kennedy |
| | □ Laura Weed | □ Gary Rinaldi |

Introductions

Barton & Loguidice Consultant Team:

- ▣ Michael Welti, AICP, Senior Land Use Planner
- ▣ Chuck Voss, AICP, Senior Land Use Planner
- ▣ Donald Fletcher, PE, Vice President
- ▣ Robert Murphy, AICP, Land Use Planner III
- ▣ Katie Crawford, Land Use Planner 1



Agenda

- Project Team Introduction
- What is a Comprehensive Plan?
- Development of the Plan
- Issues Identification

What is a Comprehensive Plan?

- The definition of “town comprehensive plan” identifies a document with both an immediate and a long-range view:

“town comprehensive plan” means the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the *immediate and long-range protection, enhancement, growth and development of the town* located outside the limits of any incorporated village or city.

Town Law §272-a (emphasis added).

What is a Comprehensive Plan?

- A Comprehensive Plan's primary role is to:
 - Establish the community's vision for its future;
 - Be directional about how to attain this vision; and
 - Assign responsibilities for and to prioritize the specific actions that will be taken following completion of the plan.

What is a Comprehensive Plan?

- The Plan provides a venue for identifying:
 - *The current state* – take stock of the situation – What do you cherish? What are your issues/concerns about the future?
 - *The desired state* - what does the community want to be like in the future – what is its vision?
 - *How* does the community intend to get there?

What is a Comprehensive Plan?

- According to state law, the plan may include a wide range of topics “at the level of detail adapted to the special requirements of the town...”
- Topics such as residential growth, economic development, land-use, infrastructure, and community character will be addressed in the Colonie Comprehensive Plan

What is a Comprehensive Plan?

- Benefits of adopting a Comprehensive Plan
 - All land use regulations *must be* in accordance with a comprehensive plan adopted pursuant to this section.
 - All plans for capital projects of another governmental agency on land included in this comprehensive plan adopted pursuant to this section shall take such plan into consideration
- Updating zoning and subdivision regulations is one of the most important tools communities in New York State have for ensuring that future growth contributes to achieving the community's vision and goals described in the Plan

What is a Comprehensive Plan?

- Zoning & Regulatory Measures:
 - Development Guidelines or Standards
 - Innovative Zoning Techniques
 - SEQR Compliance
- Potential Non-Regulatory Tools:
 - Farmland and open space conservation
 - Purchase of development rights
 - Special districts (BID, SAD, etc.)
- Capital Budgeting:
 - Community Facilitates and Infrastructure
 - Phasing Strategy
 - Grants and Financing Opportunities
- Organizational Capacity:
 - Governmental and Private Sector
 - Regional and Inter-municipal Connections

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The desired state



*How to go from
here to there*

By: Michael Chandler

From: Planning Commissioners Journal #39, Summer 2000

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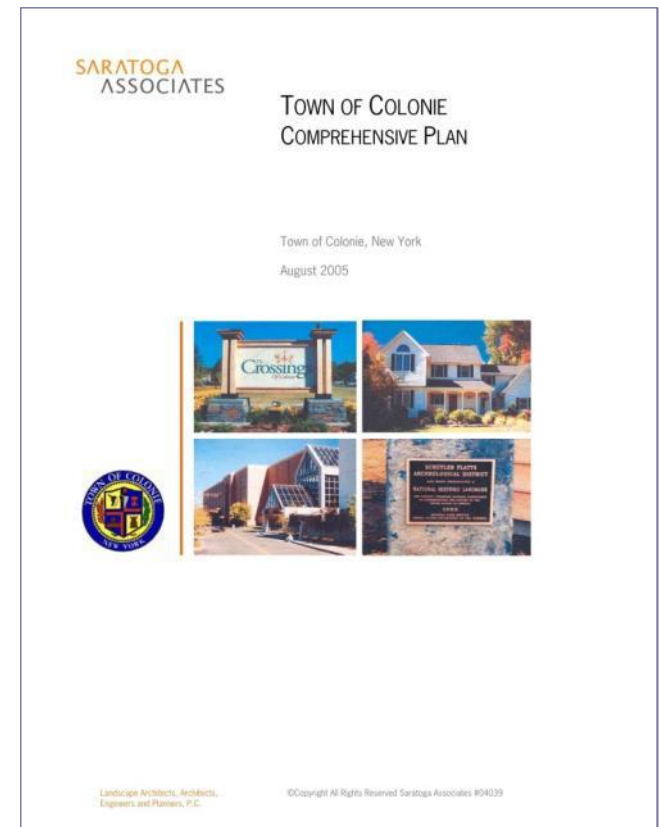
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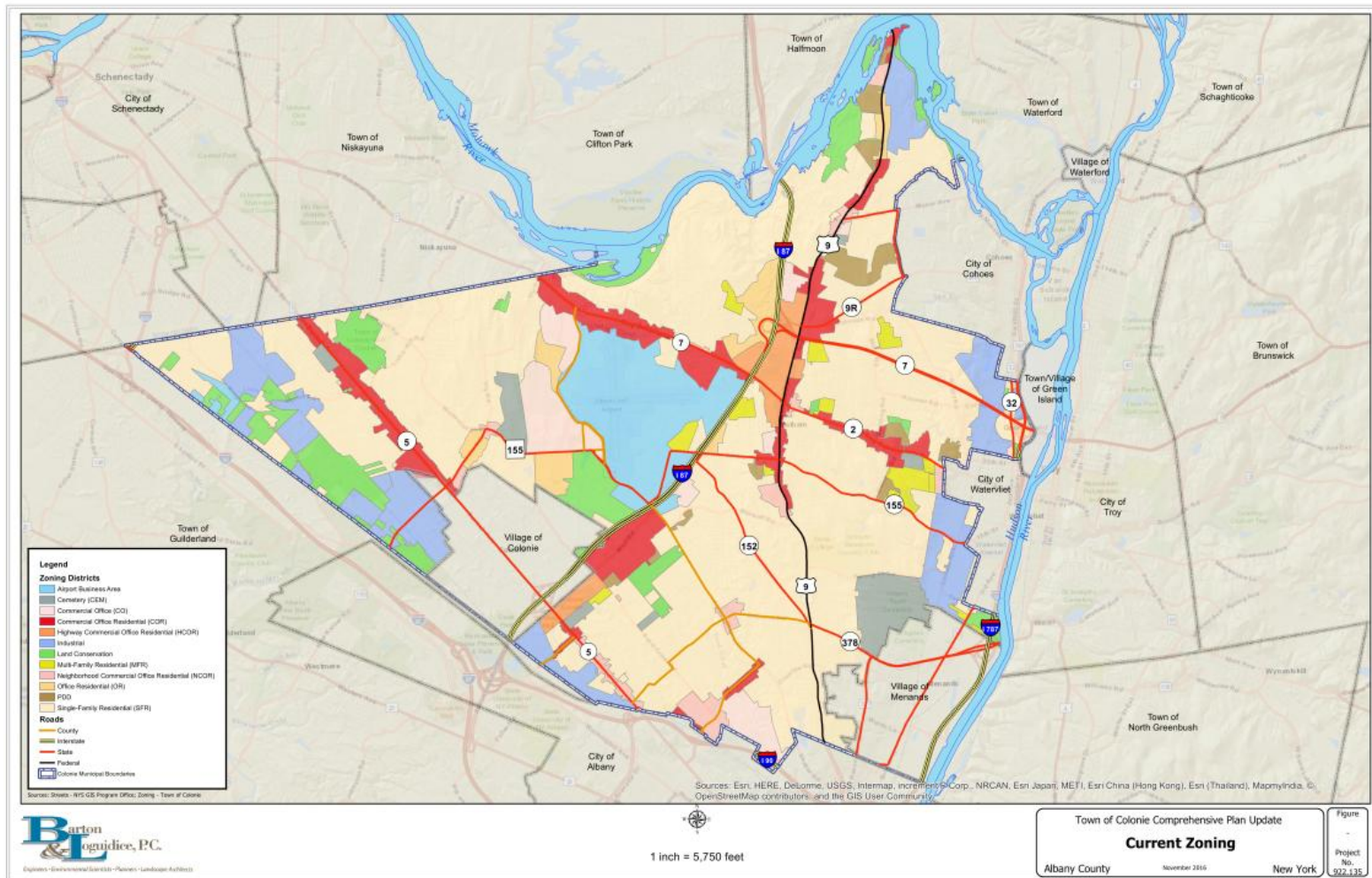
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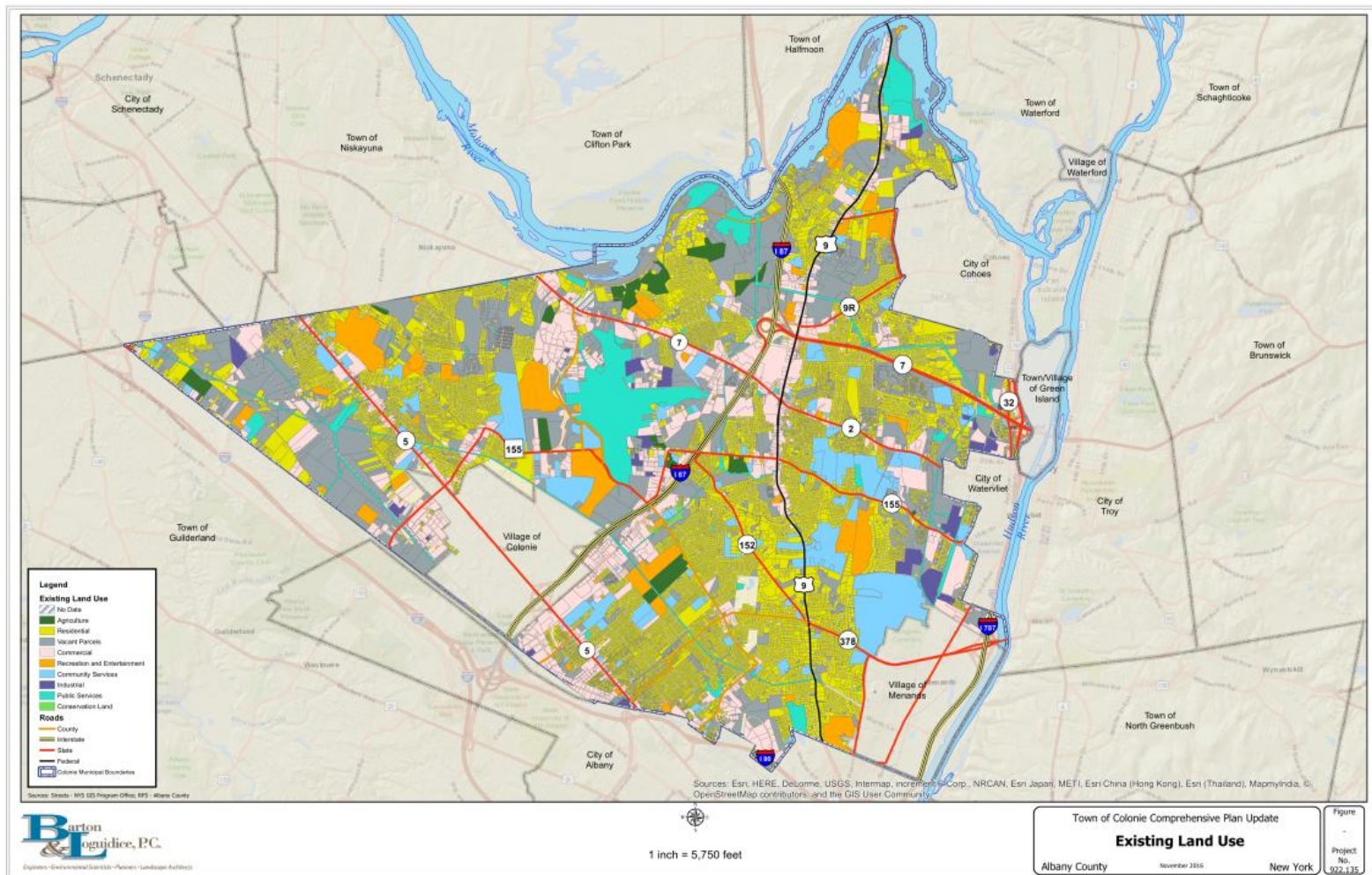
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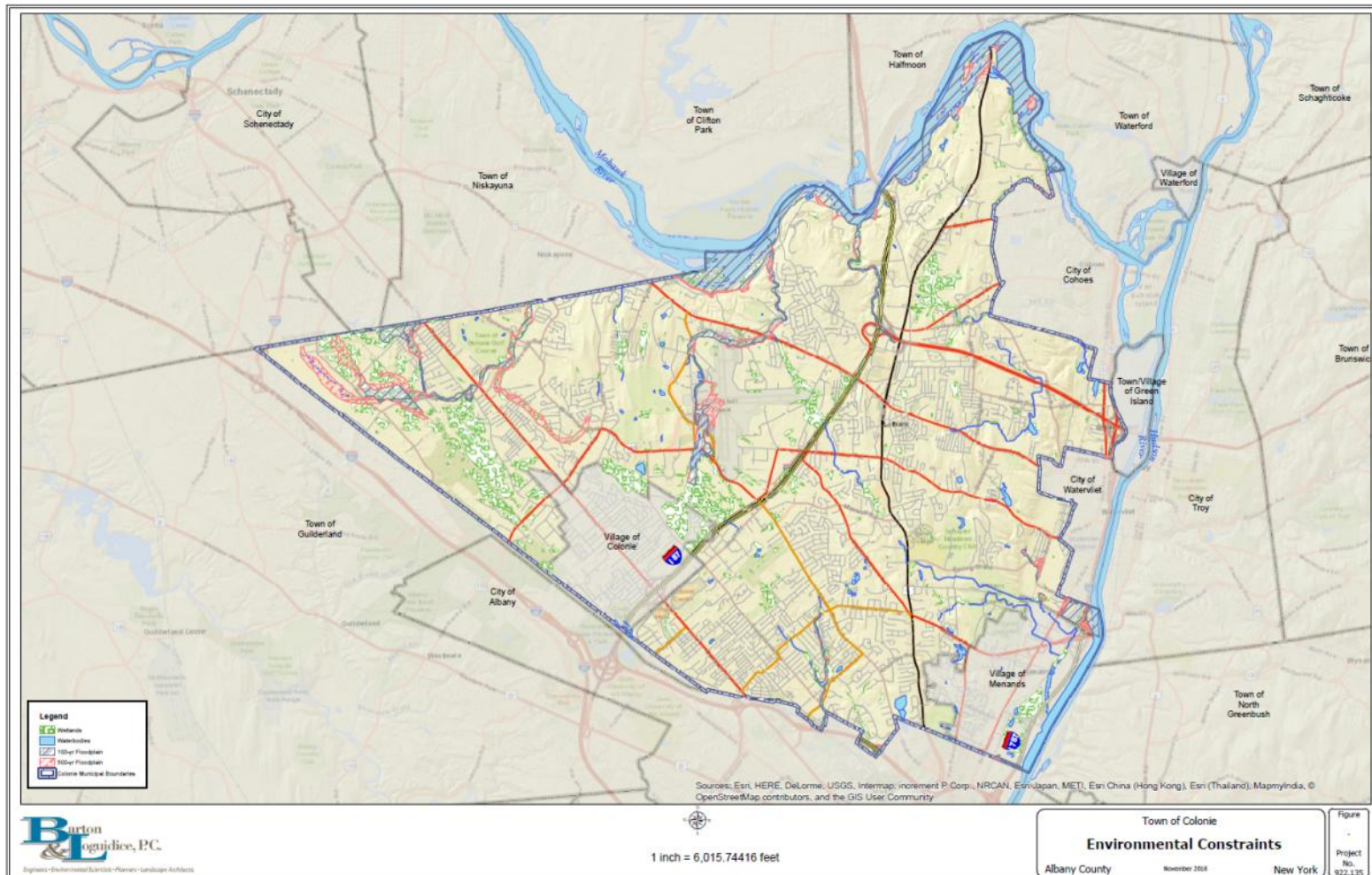
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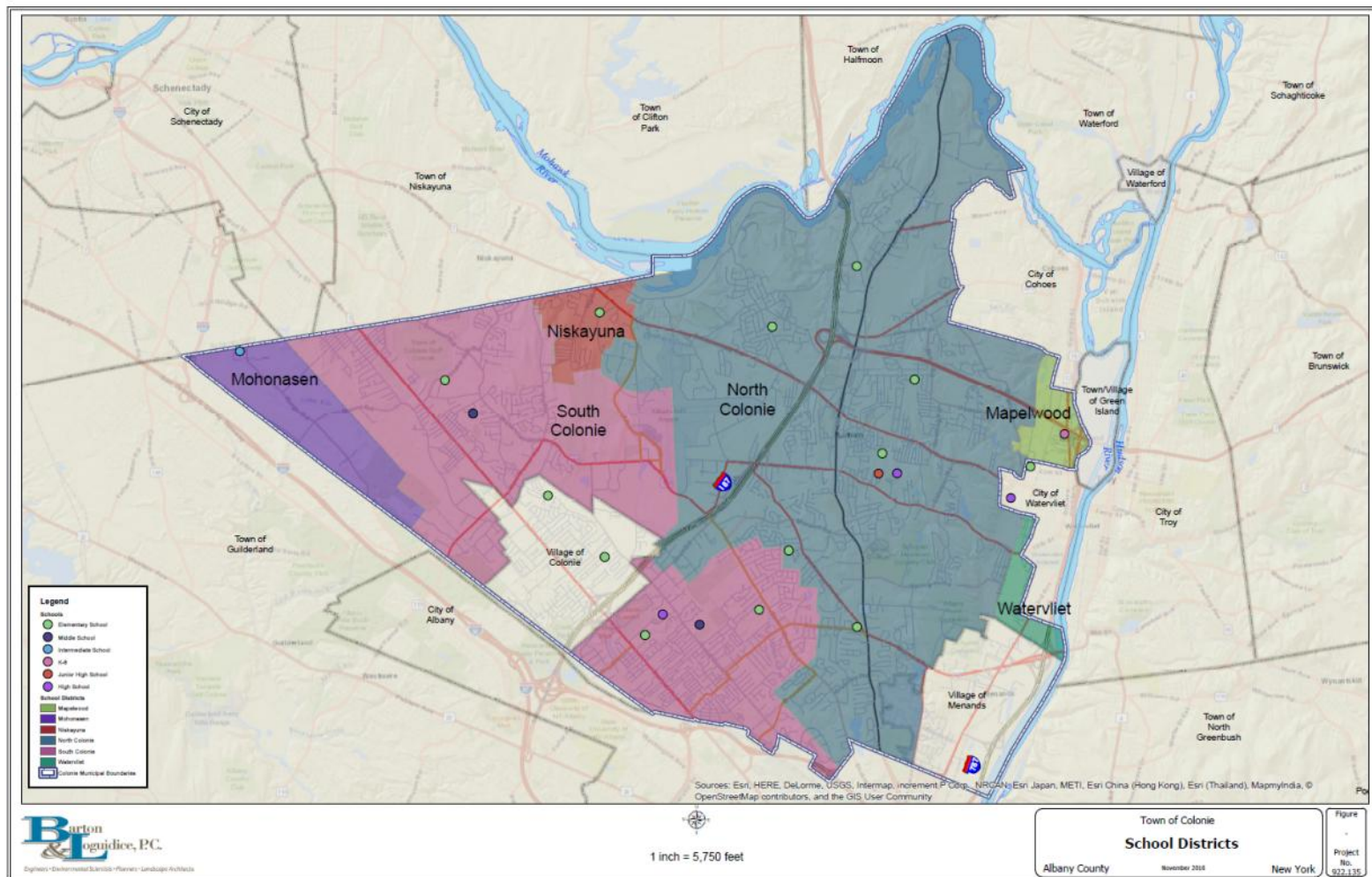
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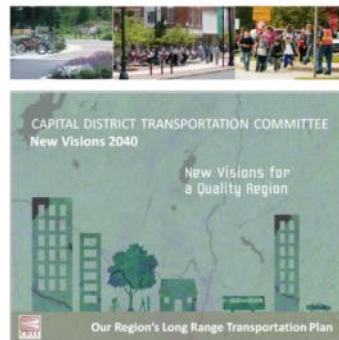


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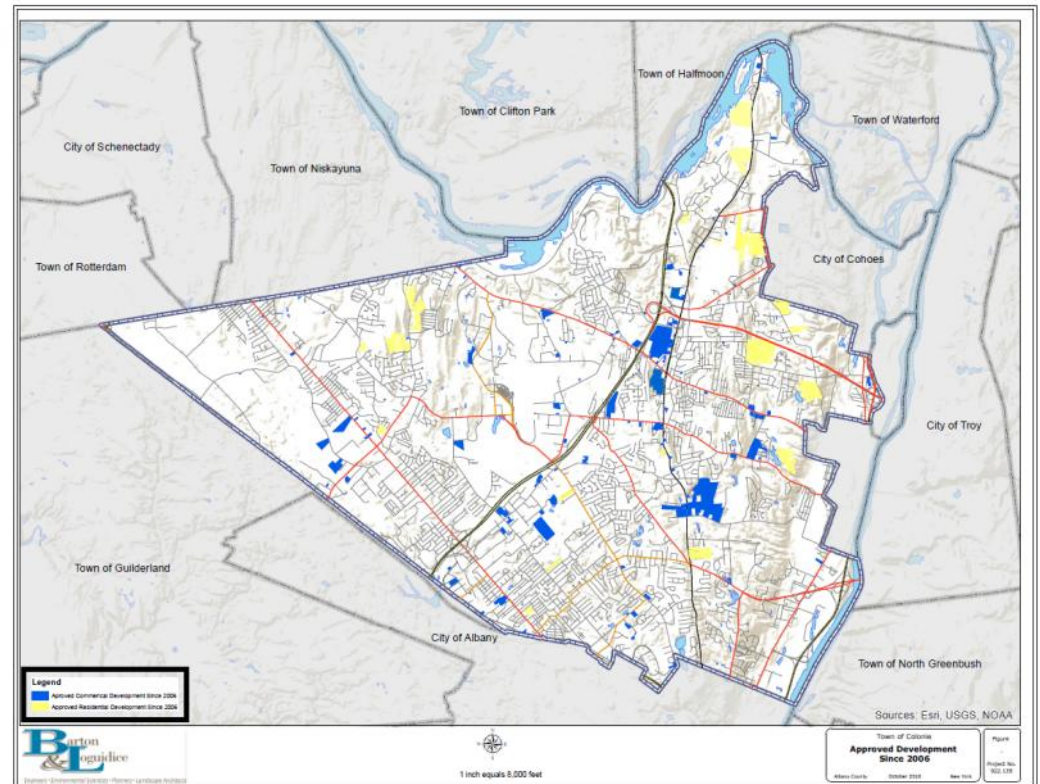
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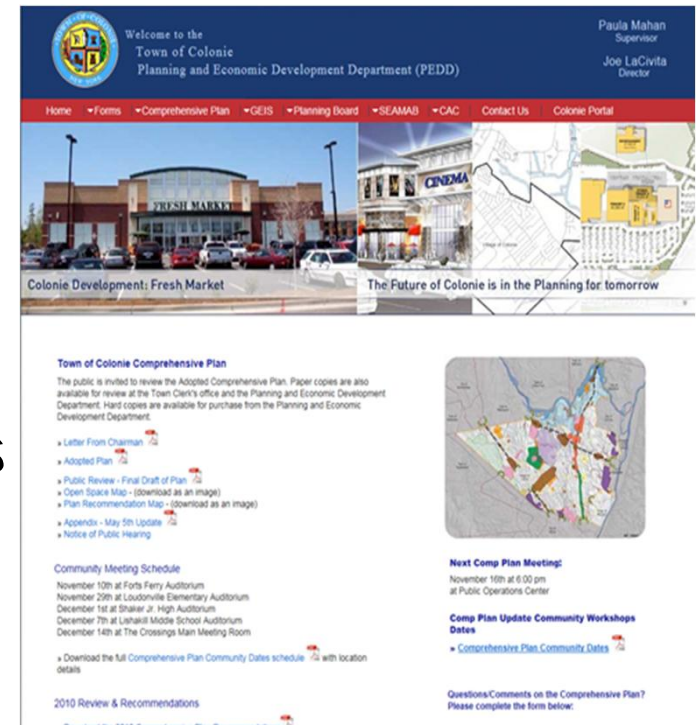
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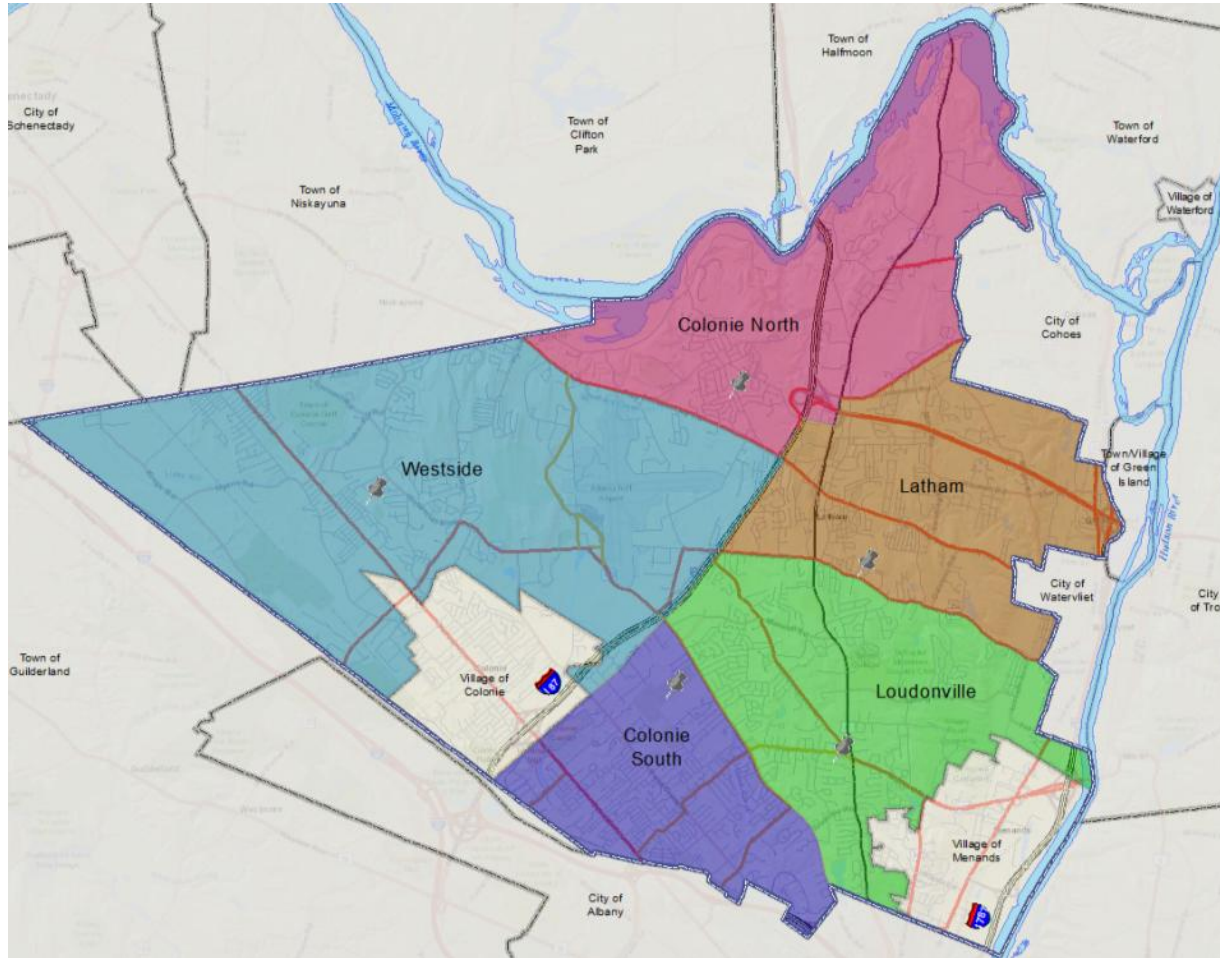
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Development of the Plan



Geographic Breakdown of the Meeting Locations

Latham

You are here



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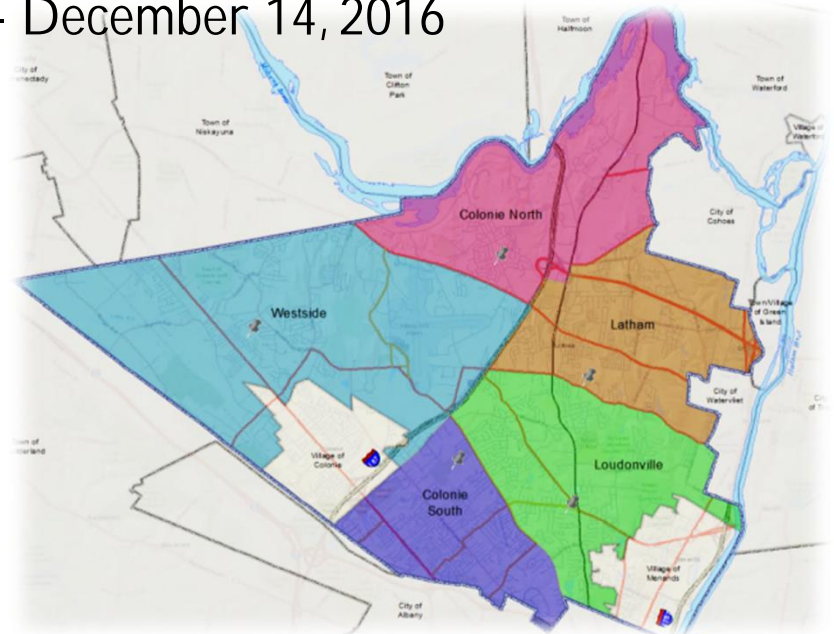
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Comprehensive Plan Update

Thank You



TOWN OF COLONIE COMPREHENSIVE PLAN UPDATE

TOWN OF COLONIE
ALBANY COUNTY, NEW YORK
COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC)
COMMUNITY WORKSHOP



To: Town of Colonie Comprehensive Plan Advisory Committee
From: Katie Crawford, Land Use Planner I – Barton & Loguidice, D.P.C.
Re: Meeting Summary Notes
Date: December 15, 2016

Meeting Location: **The Crossings Main Meeting Room**
Meeting Date/Time: **December 14, 2016 - 6:30 pm – 8:30pm**
Meeting Attendees: See sign-in sheets (attached)

Summary Notes

This was the final of a series of five (5) community workshops that were held at locations throughout the Town in November and December of 2016. Michael Welti, AICP, Senior Planner at Barton & Loguidice, welcomed everyone to the meeting and reviewed the agenda. He began with a presentation that introduced the Town of Colonie's team for the Comprehensive Plan Update project, explained what a comprehensive plan is, and described the process that the Town will undertake to review and update its 2005 Comprehensive Plan over the next several months.

Following the short presentation, Mr. Welti facilitated a discussion with attendees. A summary of the discussion follows below:

What do you like about living/working in Colonie? What is working, and should be protected or enhanced?

- The Town has high quality school districts with well-equipped faculty and staff
- The Town is centrally located
- Community Character
 - Safe neighborhoods
- Library
- Farms and farm products
 - They provide breathing space
- Good EMS services
- Streets are plowed
- Airport
- Low taxes compared to the high quality of life the Town provides
- Bike path
- Ashford Glen preserve

- Good quality of utilities - Wastewater treatment plant and water filtration systems work well
 - Sewer
 - Water
- Good air quality
- Pruyn House has available gathering spaces
- Historic legacy
 - Historic homes
 - Historic preservation
 - Shaker Site
- Open space
 - Schuyler Flats
 - Pine Bush Preserve
- Parks
 - The Crossings
 - Town Park
 - Pocket Parks
- Mohawk River front
- Engaged community
- Town programs
 - Youth program
 - Family programs
 - Senior programs
 - Summer programs
 - Veterans programs – soldier on
- Easy access to retail and restaurants
- Control of light pollution near Siena
 - Adequate height restrictions
- Public transportation and the availability of alternative modes of transportation
- Forward thinking Town government

What problems/concerns should be addressed through the plan? What can be done to improve life in Colonie?

- Road maintenance (specifically Sand Creek Road)
- Complete streets should be incorporated into the Town's transportation network
- Coordination with CDTA to provide crosswalks and other pedestrian amenities to users of public transit
 - CDTA should provide access to areas where people need access
 - Apartments
 - Post office
 - Town hall, etc.
- Walkability could be improved – especially around bus stops
- Land use decisions should reflect what the Town can accommodate
 - School enrollment
 - Traffic congestion
- Existing infrastructure should be maintained before adding new infrastructure to the system
 - In the Town and specifically the Vly Road area
- Traffic congestion should be thought of when approving new developments

- There should be a balance between open space preservation and private property development rights
 - More emphasis should be placed on preserving open space moving forward
- Low-income and affordable housing units should be available
- Review options such as TDR
- Density has become an issue over time
- PDD's may need to be relooked at how they are used in the Town
- Clear cutting prior to development of sites should cease
 - Enforcement surrounding the issue may need to be improved
- Renewable energy should be encouraged and required
 - Schools may be able to utilize other energy sources
 - Micro-grids and other innovations may need to be explored
 - Resources for implementing these project will also need to be pressured
- Lack of street lights in certain areas may need lead to safety issues
- "cut through" roads may need traffic calming devices implemented
- Ratio of permeable/impermeable surface area may need to be more heavily enforced
 - Stormwater management may need to be improved
- The planning department should be better staffed for a Town of this size
- Developer fees may need to be increase or better utilized
- Building department enforcement needs to be enhanced
- SEQR needs to be improved on
- Signage and design regulations should be improved
- Town should better communicate to the community what items are posted on the agenda and neighboring property owners should be notified sooner
- Connectivity should existing within and in between the hamlets
- Commercial solar and other commercial scale energy should be addressed
- Young professionals and young families should be engaged in the process and the Town should try and attract them to the area

Three priority issues were identified they are

- Design Standards
- Open Space Preservation
- Traffic Congestion

What would we like to accomplish in regard to this issues? What are some of the obstacles to accomplishing this?

- A built out analysis should be done to understand where the Town is at in regard to development trends
- Identify what open space exists in the Town
- Identify where certain properties are at risk and which properties would have the highest impact
- Plan for future preservation
- The existing "Pathways" plan should be reviewed as a starting point
- Incentives should be provided for infill and brownfield development

Following this discussion, Mr. Welti reminded the audience about upcoming committee meeting date and thanked them for their participation. The meeting was adjourned at approximately 8:30 PM.



**TOWN OF COLONIE
COMPREHENSIVE PLAN
UPDATE**

COMMUNITY WORKSHOPS – ISSUES IDENTIFICATION

December 14, 2016 The Crossings
Town of Colonie, New York




Agenda

- Project Team Introduction
- What is a Comprehensive Plan?
- Development of the Plan
- Issues Identification

Agenda

- Project Team Introduction
- What is a Comprehensive Plan?
- Development of the Plan
- Issues Identification

Introductions



Town Board:

- Paula Mahan, Town Supervisor
- David C. Rowley
- Christopher Carey
- David R. Green
- Linda J. Murphy
- Paul L. Rosano
- Jennifer Whalen


Comprehensive Plan Advisory Committee (CPAC):

□ Joe LaCivita	□ Peter Stuto	□ Linda Murphy
□ Paul Shepard	□ Michael Magguilli	□ Craig Shamilin
□ Christopher Dennis	□ Christine Cary	□ Jack Cunningham
□ Jessica Mahar	□ Robert Daggett	□ Rebekah Kennedy
	□ Laura Weed	□ Gary Rinaldi

Introductions

Barton & Loguidice Consultant Team:

- Michael Welti, AICP, Senior Land Use Planner
- Chuck Voss, AICP, Senior Land Use Planner
- Donald Fletcher, PE, Vice President
- Robert Murphy, AICP, Land Use Planner III
- Katie Crawford, Land Use Planner I



Agenda

- Project Team Introduction
- What is a Comprehensive Plan?
- Development of the Plan
- Issues Identification

What is a Comprehensive Plan?

- The definition of “town comprehensive plan” identifies a document with both an immediate and a long-range view:

“town comprehensive plan” means the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the *immediate and long-range protection, enhancement, growth and development of the town* located outside the limits of any incorporated village or city.

Town Law §272-a (emphasis added).

What is a Comprehensive Plan?

- A Comprehensive Plan's primary role is to:
 - Establish the community's vision for its future;
 - Be directional about how to attain this vision; and
 - Assign responsibilities for and to prioritize the specific actions that will be taken following completion of the plan.

What is a Comprehensive Plan?

- The Plan provides a venue for identifying:
 - *The current state* – take stock of the situation – What do you cherish? What are your issues/concerns about the future?
 - *The desired state* - what does the community want to be like in the future – what is its vision?
 - *How* does the community intend to get there?

What is a Comprehensive Plan?

- According to state law, the plan may include a wide range of topics “at the level of detail adapted to the special requirements of the town...”
- Topics such as residential growth, economic development, land-use, infrastructure, and community character will be addressed in the Colonie Comprehensive Plan

What is a Comprehensive Plan?

- Benefits of adopting a Comprehensive Plan
 - All land use regulations *must be* in accordance with a comprehensive plan adopted pursuant to this section.
 - All plans for capital projects of another governmental agency on land included in this comprehensive plan adopted pursuant to this section shall take such plan into consideration
- Updating zoning and subdivision regulations is one of the most important tools communities in New York State have for ensuring that future growth contributes to achieving the community's vision and goals described in the Plan

What is a Comprehensive Plan?

- Zoning & Regulatory Measures:
 - Development Guidelines or Standards
 - Innovative Zoning Techniques
 - SEQR Compliance
- Capital Budgeting:
 - Community Facilities and Infrastructure
 - Phasing Strategy
 - Grants and Financing Opportunities
- Potential Non-Regulatory Tools:
 - Farmland and open space conservation
 - Purchase of development rights
 - Special districts (BID, SAD, etc.)
- Organizational Capacity:
 - Governmental and Private Sector
 - Regional and Inter-municipal Connections

Agenda

- Project Team Introduction
- What is a Comprehensive Plan?
- Development of the Plan
- Issues Identification

Development of the Plan

- Ten Steps in preparing a Plan
 1. Plan to Plan ✓
 2. Structure and Schedule the Process ✓
 3. Gather and Analyze Data
 4. Identify Problems, Issues, and Concerns
 5. Develop a "Vision" for the Plan
 6. Develop Plan Goals and Objectives
 7. Generate and Evaluate Plan Alternatives
 8. Select and Develop a Preferred Plan
 9. Adopt the Plan, Set an Implementation Schedule
 10. Monitor for Results and Impact

The current state
↓
The desired state
↓
How to go from here to there

By: Michael Chandler
From: Planning Commissioners Journal #39, Summer 2000

Development of the Plan

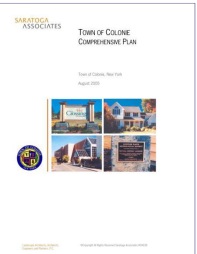
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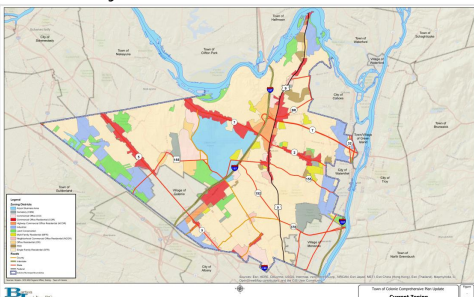
Development of the Plan

- Existing Planning Documents:
 - 2005 Town of Colonie Comprehensive Plan
 - 2007 Town of Colonie Zoning and Subdivision Regulations
 - 2010 Comprehensive Plan Review Committee – recommendations memo



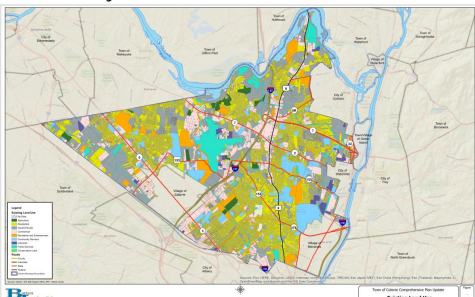
Development of the Plan

- Community Profile



Development of the Plan

- Community Profile



Development of the Plan

- Community Profile

Development of the Plan

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Development of the Plan

- Community Profile

School Enrollment Projections for the South Colonial Central School District

CDTC New Visions 2040

Development of the Plan

- Involvement = Ownership = Commitment
 - Issues Identification Workshops ✓
 - Visioning Workshop
 - Town-wide Public Meeting
 - Public Hearing(s)
- Community Survey
- Committee Outreach Ambassadors
- Website: <http://coloniepedd.org>
Questions and Comments can also be submitted here

Development of the Plan

- Ten Steps in preparing a Plan
 1. Plan to Plan ✓
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The desired state

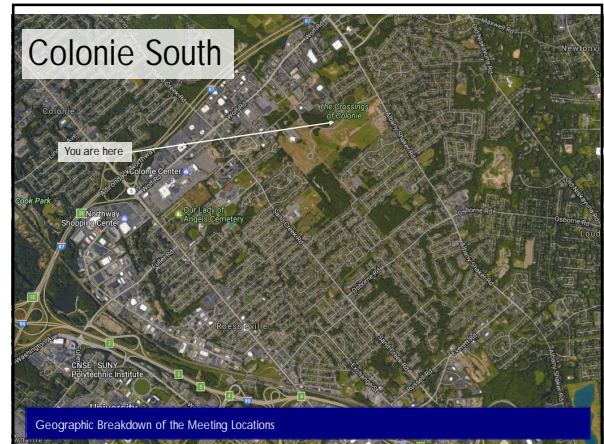
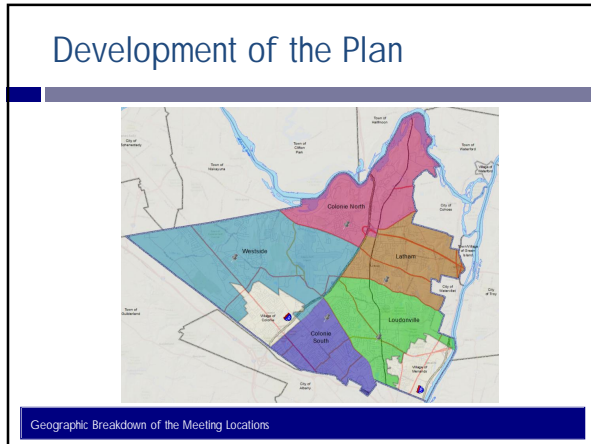
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How to go from here to there

By: Michael Chandler
From: Planning Commissioners Journal #39, Summer 2000

Development of the Plan

- Project Timeline:
 - Monthly CPAC Meetings
 - Community Workshops:
 - Colonie North Issues Identification Workshop – November 10, 2016
 - Loudonville Issues Identification Workshop – November 29, 2016
 - Latham Issues Identification Workshop – December 1, 2016
 - Westside Issues Identification Workshop – December 7, 2016
 - South Colonial Issues Identification Workshop – December 14, 2016



Development of the Plan

- Project Timeline:
 - Monthly CPAC Meetings
 - Community Workshops – Issues Identification:
 - Colonie North Issues Identification Workshop – November 10, 2016
 - Loudonville Issues Identification Workshop – November 29, 2016
 - Latham Issues Identification Workshop – December 1, 2016
 - Westside Issues Identification Workshop – December 7, 2016
 - South Colonie Issues Identification Workshop – December 14, 2016
 - Next Year:
 - Continued Stakeholder Outreach
 - Visioning Workshop – Winter 2017 *Vision and Goals*
 - Community Survey – Spring 2017 *Plan Concepts*
 - Town-wide Public Meeting – Spring/Summer 2017 *Draft Comprehensive Plan*
 - Public Hearings – Summer/Fall 2017
 - Plan Adoption by Town Board – Fall 2017

Agenda

- Project Team Introduction
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Issues Identification

- What do you like about living/working in Colonie?
What is working, and should be protected or enhanced?
- What problems/concerns should be addressed through the plan? What can be done to improve life in Colonie?

Issues Identification

- 4 or 5 Priority Issues:
 - What would we like to accomplish in regard to this issue?
 - What are some of the obstacles to accomplishing this?

Next Steps

- Next CPAC Meeting
 - 6:00 PM on Wednesday, December 21, 2016 @ Public Operations Center
- Stay in touch:
 - Website: <http://coloniepedd.org>



Comprehensive Plan Update

Thank You

