

TOWN BOARD

COUNTY OF ALBANY

TOWN OF COLONIE

\*\*\*\*\*

PUBLIC HEARING IN RELATION TO THE PROPOSED UPDATES AND AMENDMENTS OF THE COMPREHENSIVE PLAN PURSUANT TO NEW YORK STATE TOWN LAW SECTION 272 A

\*\*\*\*\*

THE STENOGRAPHIC MINUTES of the above entitled matter by NANCY L. STRANG, a Shorthand Reporter, on March 21, 2019 7:20 p.m. at Memorial Town Hall 534 Loudon Road, Newtonville, New York 12128

BOARD MEMBERS:

- PAULA A. MAHAN, SUPERVISOR
- LINDA MURPHY, DEPUTY SUPERVISOR
- PAUL ROSANO
- DAVID GREEN
- CHRISTOPHER CAREY
- MELISSA JEFFERS-VONDOLLEN
- JENNIFER WHALEN

ALSO PRESENT:

- Michael C. Magguilli, Esq. Town Attorney
- Julie Gansle, Town Clerk
- Charles Voss, PE, Barton and Loguidice
- Gloria Knorr
- Gilda Leone
- Patrick Quinn
- Susan Quine-Laurilliard
- John Drake
- Terri Haywood
- Todd Drake
- Mary Beth Buckner
- Lisa Barron

EXHIBIT INDEX

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

EXHIBIT	DESCRIPTION	PG.
Laurilliard 1	Save Colonie Letter of 3/3/19	71
Laurilliard 2	Albany Business Review Article	77

1 SUPERVISOR MAHAN: Before we go into this  
2 presentation, some of you have this before you where  
3 the neighbor sitting next to you has a copy. This is  
4 what's going to be presented so it will help you follow  
5 along if it's too difficult to read it from the  
6 PowerPoint.

7 This is the Comprehensive Plan Draft. I should  
8 clarify that. This is a section of the Comprehensive  
9 Plan.

10 I had some good meetings with some people who are  
11 here tonight; Suzanne, Wendy Allen, Susan Laurilliard  
12 and Amy was there. Then, there were some other  
13 discussions with some of the people that were on the  
14 Comprehensive Plan Committee along with Joe LaCivita,  
15 the Planning Director; Chuck Voss, our consultant from  
16 Barton and Loguidice; some other residents and outside  
17 people to talk about where we are at at this point.

18 What is on the website - it is a very baseline  
19 draft. There is still more work to be done on it. A lot  
20 of work and completion, changes, revisions and  
21 additions. We have tried to get it up there so it would  
22 be on there for two or three weeks so people could see  
23 just the baseline draft. I don't know whether that was a  
24 good thing to do or a bad thing to do, but a lot of  
25 people asked for it to be right out there. They put it

1 out there.

2 One of the things that was really very valuable  
3 that was on my mind of the people that I talked to along  
4 with the meeting that I had with some of the members of  
5 the Save Group -- a very important part of this is -  
6 this is an update. As Gloria said, we are not  
7 reinventing the wheel. There are parts of the 2005  
8 Comprehensive Plan - many parts of the 2005  
9 Comprehensive Plan that still are very valuable and that  
10 we are still following. There is some language in the  
11 draft. There is a referral to a sunset and that is not  
12 accurate. It is not sunsetting. We have been following  
13 the 2005 Comp Plan all the way through. It will still  
14 be, in essence, very valuable.

15 However, we did a review in 2010. We were fairly  
16 new here, so it was important to review what had been  
17 done. This is an update to that Plan - updating the  
18 goals and direction the Town is going, where the Town  
19 has been and that was one of the more critical pieces.

20 The question is: Where was the Town in 2005 when  
21 this was developed and what have we done since then and  
22 where are we headed at this point? I shared again that  
23 same question. So, it was very valuable to talk to  
24 people and get some good feedback, which helps. That's  
25 what this is all about because the public is supposed to

1 be involved in this. It was not an extensive process, as  
2 the first Comprehensive Plan in 2005. I attended all  
3 those meetings as well. That was the beginning of the  
4 first plan, so it obviously had to have a lot of work  
5 put into it. I think the piece that we are adding to the  
6 draft to take a look at tonight - - and we are going to  
7 do this section by section at different public hearings.  
8 There is no intent to vote on this tonight. We are only  
9 going over one section. So, there is no way that we  
10 could vote on this tonight. It's not our intention to do  
11 that. To take this plan so that people can really grasp  
12 it, the Board has to grasp it and we all have to  
13 understand it thoroughly and we've got to get any  
14 changes or revisions that we want to our consultant.  
15 These things have to be done before we can vote.

16 So, I took some of my old skills from teaching and  
17 one of the things you do is when something is so large  
18 of a task that you have to be able to absorb it all and  
19 you have to find a way to get through it, it's much  
20 easier if you break it down into smaller more manageable  
21 parts. This is a part that I feel was missing and others  
22 feel was missing, but I think this is going to be very  
23 valuable for you to see and this is something that we  
24 like to see added to the plan. When it gets to the final  
25 stage, all the sections that we review at the various

1 public hearings -- they will all be filed into one final  
2 plan that we feel comfortable that we have gone through  
3 everything.

4 We have tried to respond to as much feedback as we  
5 can. Obviously, we can't get everything we want and will  
6 just have to come to a consensus.

7 Then at that point in time when the Town Board gets  
8 comfortable and we have done all the work that we need  
9 to do, Chuck is our consultant -- then we will move  
10 forward and then the final will be all put together.

11 So, again, this is the Comprehensive Plan Draft  
12 that is a portion of it. You won't see this on the  
13 website because the original draft is still there  
14 because we don't want to change anything because were  
15 doing public hearings for the purpose of reviewing and  
16 seeing what other revisions need to be made.

17 Also, this is not in here because I just got it  
18 just the other day. It is the Shaker Heritage Society,  
19 which is a very important part of the Town of Colonie  
20 and I can see that this is from the new director there.  
21 Basically is information that they would like to see  
22 included in the plan. It will be included in the plan.  
23 It is an important part of the Town. We work together  
24 with them. We work with Albany County. There's a lot of  
25 things that are going on in that area. In the future we

1 are hoping to see the Soldier On program there, which is  
2 paired with the Shaker Heritage Society. They are  
3 partnering along with Albany County and have partnered  
4 with them all the way through the process. So, this is  
5 information from Shaker Heritage that will also be  
6 included in the plan.

7 As I said, there are a lot of moving parts here.  
8 This is still a work in progress. What I am hoping you  
9 will see tonight is things that you have been asking  
10 for. It took a lot of work to get this together for  
11 tonight so we will hand this over to Chuck. He is going  
12 to go through the PowerPoint and then as time permits,  
13 we will take as many comments as we can.

14 Let me reiterate again as I think people think this  
15 is over tonight and we are voting. That's not happening.

16 MS. WHALEN: I have a question for Chuck, too,  
17 before we start.

18 MR. MAGGUILLI: We do have to follow the  
19 legalities. She has to announce the public hearing.

20 SUPERVISOR MAHAN: We didn't announce it yet  
21 because we put it off until now. Julie will do that.

22 Can you wait for your question for just a second?

23 MS. WHALEN: Yes.

24 SUPERVISOR MAHAN: That's just a format and Julie  
25 will announce formally the public hearing announcement.

1 MS. GANSLE: This public hearing is being held by  
2 order of the Town Board to hear all persons in relation  
3 to the proposed updates and amendments of the  
4 Comprehensive Plan pursuant to New York State Town Law  
5 Section 272 A. Notice of the public hearing is been  
6 posted in the official Town newspaper which is the  
7 Spotlight and has been posted on the Town Clerk's  
8 bulletin board. I have an affidavit for each. The Town  
9 Board will now hear all persons interested in this  
10 proposal.

11 MS. WHALEN: I have a question, Chuck. You have  
12 been engaged in this process for the last two and a  
13 half years approximately and have had many public  
14 comment sessions attached to all the meetings. Then,  
15 even did a survey - I think it was a Siena survey maybe  
16 halfway through - a blind survey that was sent out to  
17 community members. It said in your draft that you got  
18 about a 30% response rate. I guess my question is: You  
19 have done this before, obviously, for other Towns or  
20 your company has. Are you satisfied with the  
21 participation from the community that you received  
22 throughout the process? In other words, have we had a  
23 good community response participation rate? Is it  
24 something that you have found to be superior, inferior  
25 or in the middle? Is that 30% response rate to a survey

1 sent out a good response rate? I'm just curious to  
2 know.

3 MR. VOSS: It's an excellent question.

4 For a formal introduction, my name is Chuck Voss. I  
5 am a managing land use planner for Barton and Loguidice,  
6 the firm hired by the Town to work on this project.

7 Jennifer, to answer your question, yes. It is a  
8 great response rate. Based on other communities we have  
9 seen - especially for a survey. Certainly the folks at  
10 Siena Research Institute could probably provide more  
11 detail in the actual numbers of what they have seen for  
12 other similar surveys. Based on my experience, a 30%  
13 return rate on a blind survey for a community of this  
14 size is excellent. The standard that I have seen over  
15 the years is usually 5%, 6% or 7%, surprisingly. Folks  
16 were very engaged here in Colonie.

17 Over the span of those two and a half years we had  
18 several - - and we will go through it a little bit  
19 tonight - several community meetings and we had close to  
20 probably 20 community meetings of the Comprehensive Plan  
21 Update Committee. There was a lot of really good  
22 involvement in those. As Supervisor Mahan noted in her  
23 opening remarks, we've got a lot of comments from the  
24 public already all the way through the process which has  
25 been excellent. Folks have been very focused and very

1 willing to offer good suggestions in a very constructive  
2 way. I think we certainly have appreciated it as the  
3 consultant and I think all the staff working on this, as  
4 well, has really appreciated that. I'm very pleased with  
5 the turnout, given the size of the community, the  
6 complexity of the project and really where we are tasked  
7 with going with the survey.

8 SUPERVISOR MAHAN: Dr Levy from Siena who was the  
9 one whose group did the survey - it was an independent  
10 survey done by Siena and he indicated - - you may not  
11 have been here yet. They indicated that it was an  
12 excellent response. Chuck, I think you said it exactly  
13 - usually the percentages are very, very low. So, he  
14 was very pleased with the number of responses -  
15 percentagewise.

16 MS. WHALEN: I actually got the survey and filled  
17 it out and returned it. That's good to know. I went to  
18 the presentation after the survey material was  
19 collected and presented at one of those meetings.

20 I was just wondering overall if you were satisfied  
21 with the community participation.

22 Then, I guess I wanted to know is there still a  
23 window of opportunity for the community members to  
24 weigh-in now during this process. So, this is sort of  
25 the last call - these next few meetings for anyone who

1 may have missed what was going on. Is the window still  
2 open for say, community members to weigh-in - even now,  
3 right?

4 MR. VOSS: There is. That is the point of having  
5 these public hearings now. The Comprehensive Plan  
6 Update Committee has really finish their work. They  
7 spent quite a number of months and almost 2 years now  
8 of going through and doing the base work and pulling  
9 together the base information which really constitutes  
10 the draft that we have online. Their task is  
11 essentially completed at this point and it now becomes  
12 a Town Board's document to look at, to edit, to change  
13 and really kind of consider all the information in  
14 there.

15 I know that in talking with the Supervisor and some  
16 other key folks here in the Town and some of the  
17 department heads that it makes sense to keep that public  
18 process going. Really, it is another step in soliciting  
19 more information, certainly, from the public. We  
20 certainly look forward to it.

21 As the Supervisor said earlier, there has been a  
22 lot of great input already. It has been very dynamic and  
23 it has been very inclusive. We really appreciate the  
24 input that we have gotten. The public is probably our  
25 best source of information for projects like this when

1 you look at the long-range planning aspects of these  
2 types of projects. So, we welcome the additional  
3 comments. We think it's excellent and if the Board is  
4 certainly amenable, we would like to see several more  
5 meetings where we can extract some more information from  
6 the public as we present certain pieces.

7 MS. WHALEN: Is there anything else that we can do  
8 outside of this room and these public hearings to kind  
9 of shop this, or is that appropriate? In your  
10 experience as an expert on these types of documents, is  
11 there something else or anything more we should do or  
12 what other Towns have done?

13 MR. VOSS: It is really word of mouth. It is  
14 engaging the public as best you can. I know we have had  
15 good press coverage which is essential to a Town this  
16 size. We have had good media coverage. I know the Town  
17 Board has been very active in promoting these meetings  
18 and the meetings we have had to date. Certainly getting  
19 it on the website - the electronic viewership these  
20 days is really where people are getting their  
21 information. So, the website has been very good, I  
22 think, over the span of the last couple years in  
23 providing that kind of information. So, I would  
24 continue to do that. You are sort of undertaking a much  
25 broader advertising campaign. Certainly the Town Board

1 is welcome to do that. I haven't seen too many Boards  
2 do that over the years because word-of-mouth gets out  
3 pretty quick.

4 SUPERVISOR MAHAN: That is good to know. The 2005  
5 Comp Plan is the plan that is actually the Master Plan.  
6 They had just one public hearing and then voted. I  
7 think one of the reasons of having more than one public  
8 hearing is the draft is a baseline. It needs work.  
9 There is no question about it. This gives us the  
10 opportunity with the public hearings to get more input  
11 and allow us to keep tweaking until we get to where we  
12 want to be.

13 You can keep the public hearing open. We are not  
14 presenting the whole thing tonight obviously. It's going  
15 to be held over. The Town Board setting is probably the  
16 best place at this time. There are some people that I  
17 have been going back and forth with via email or  
18 whatever to get information. We still have a ways to go,  
19 so I think we're going to have more input.

20 MS. WHALEN: Okay, thank you.

21 MR. VOSS: Then, I would like to get started. I  
22 see we have a great group here tonight.

23 The Supervisor has asked us this evening to come  
24 and really give the public an update on where we are  
25 with this next section. As she outlined in her opening

1 remarks, the process has taken quite a while to get us  
2 to this point and we have been very deliberative about  
3 the process. So, you have the outline and I think there  
4 are some hard copies. I wanted to walk through some of  
5 this information. I just wanted to highlight it this  
6 evening. Folks have a better sense of one of the pieces  
7 of the plan. If you see the plan online - the draft plan  
8 - you understand that has various components to it and  
9 various sections to it. Some of those sections are based  
10 on data which is our profile section. That is the raw  
11 information about the Town since the 2005 update.

12 Things have changed over the last 14, 15 or 16  
13 years. So, it is important to kind of understand where  
14 some of that information lies. Also, there are various  
15 mapping elements to those other sections and we have  
16 highlighted some of that in the previous meetings.  
17 Tonight, as the Supervisor has mentioned, we really want  
18 to cover a section that we thought that was very  
19 instrumental in kind of providing a better understanding  
20 of really where the Town has come over the last 15  
21 years. I think it's important to understand that  
22 dynamic.

23 When the 2005 plan was set and the goals were set,  
24 they were kind of goals in theory. What are they and  
25 what do they mean to us? How achievable were those

1 goals? What we want to do tonight is kind of walk you  
2 through some of the examples of really how those goals  
3 were implemented by various the administrations coming  
4 up to this point. But then we want to compare them and  
5 juxtapose those to the new goals that the community has  
6 recently set for the 2019 plan. So, I think you will  
7 find it very interesting with the amount of things that  
8 actually have changed in Colonie. For a lot of folks who  
9 live in the community, you're not always thinking about  
10 the day-to-day operations of the community and what is  
11 happening on a daily basis. There has been a lot of  
12 activity in the Town over the years; not just things  
13 that we can tangibly see every day like traffic issues  
14 and growth issues, but there has been a lot of positive  
15 aspects to the community. We really felt that we should  
16 have that in the plan.

17 So, by way of structure, the plan will have an  
18 Executive Summary as you can see here. The Executive  
19 Summary really kind of outlines where the 2005 plan was.  
20 We will talk a little bit about the 2010 update. Then,  
21 we'll talk about the 2016 to 2019 aspects of the plan  
22 and how we go through it. It's really kind of a snapshot  
23 of the plan, itself.

24 We will also incorporate visuals which you will see  
25 at the end of this presentation which I think is kind of

1 interesting for this community. It will go through the  
2 various sections that you can see here. We have listed  
3 those just for your reference.

4 We also talk about the introduction and the purpose  
5 of the plan. One of the key elements of the plan is to  
6 really kind of understand what are the key purposes and  
7 needs and desires of that plan. As you can see here,  
8 most upstate communities have experienced a decline in  
9 the population. The Town of Colonie is different. It  
10 hasn't. It has actually grown, believe it or not.

11 The Town's Comprehensive Plan needs to be current  
12 and dynamic, as you can see, to really kind of continue  
13 providing future reference and vision for the community.  
14 We really learned a lot about it. We want to describe  
15 the existing conditions and assess the community  
16 resources which the profile section does. We want to  
17 identify needs and discuss issues, certainly. Then, we  
18 also want to look at the opportunities of the Town and  
19 the challenges it faces.

20 We also will talk about objectives of the plan. As  
21 you can see here, we want to look at the long-term  
22 shaping of the community and really where we are going  
23 to go from this point moving forward. We'll talk  
24 certainly about the process of the plan and how the plan  
25 developed. We will talk about the Advisory Committee. It

1 was a 15 plus or minus member group of folks who spent a  
2 lot of time and a lot of dedication to put it together.

3 There are lots of different aspects to this plan  
4 and I think it's certainly important to highlight their  
5 activities. We will certainly talk about the involvement  
6 of various Town departments. Projects like this involve  
7 almost every Town department that's out there. We  
8 certainly appreciate all their input and help. It is  
9 instrumental in providing a lot of information to us. We  
10 surely want to talk about how it reflects the results of  
11 the research that we recently conducted. There was a lot  
12 of that.

13 The Comprehensive Plan held upwards of almost 20  
14 meetings, if memory serves over the course of the  
15 project, which I think is critical and the information  
16 obtained from those meetings is integrated not only into  
17 the body of the plan, but will also be included in the  
18 appendices for folks to kind of see and dig into.

19 We had five neighborhood meetings which were very  
20 well attended and interspersed throughout the Town last  
21 year. I attended several of those and the feedback we  
22 got was excellent. Folks were really thoughtful and  
23 engaged. Really the purpose of those kind of focused  
24 neighborhood meetings was to get a better understanding  
25 of a Town this size and what are the differences and the

1 nuances and issues and the concerns in various parts of  
2 the Town.

3 The Town is a very diverse community. It has  
4 different issues and different needs all over the place.  
5 So, we wanted to have a sense of that.

6 As we were talking before earlier, the Siena  
7 College research Institute across the street was  
8 instrumental in working with us on a comprehensive  
9 survey. It was a tremendous resource for us. That survey  
10 and all of its raw data, data sets and tables are all  
11 included in the plan. For folks who want to take a  
12 late-night read some night and go through all those data  
13 - - actually, it's very interesting to see where the  
14 information boiled down to. Those results were formed  
15 out of our workshop sessions, as well.

16 What I wanted to do this evening, and in talking  
17 with the Supervisor was give you a sense of what the  
18 2005 goals were, what were some of the developments  
19 since 2005 and how do they compare to the new goals that  
20 the committee has set. So, we will go through the next  
21 series of slides and kind of outline that. I know there  
22 are a lot of words, but I'll try to summarize quickly  
23 for folks just so you get a sense of the  
24 accomplishments. I think it is important to understand.

25 As you can see here, the red highlights the 2005

1 goal, the blue text highlights the new 2019 goal. It's  
2 nice to see them juxtaposed against each other just for  
3 contrast and kind of see where we are headed.

4 In 2005 one of the first goals was to provide  
5 opportunities and incentives for the development and  
6 redevelopment of a variety of housing options in the  
7 Town to meet the needs of its increasingly diverse  
8 population.

9 Now, you can kind of get a better understanding of  
10 what happened over the past 10 years. New housing  
11 options have been added to the Town which include  
12 carriage houses, Townhouses, apartments, condos and  
13 affordable senior.

14 For example, The Theil and Ashfield projects.  
15 Certainly, the independent living and retirement center  
16 at Shaker Pointe is another great example of how this  
17 goal was actually met.

18 Certainly, the Canterbury Crossings project is  
19 another example of how the Town is starting to look at  
20 and really promote different types of housing. We think  
21 this is a critical piece certainly as the community  
22 population ages. You are a suburban community. You're  
23 not directly an urban community yet. However, in a  
24 community this size with this much residential base,  
25 there has to be options for people at all different ages

1 and levels.

2 The Committee was very sensitive to try and look at  
3 the future goal which we see here in 2019 to help set  
4 that and make that happen. So, as you can see, the 2019  
5 goal is similar but a little different. It is a Nuance.  
6 It is to accommodate the provision of a range of housing  
7 types in appropriate locations to meet the diverse needs  
8 of Colonie residents, provide incentives for  
9 affordability and to encourage mixed income development  
10 and multi-generational neighborhoods.

11 I think what's interesting about this set of goals  
12 is that as the economy shifts and as development trends  
13 change over the years, we are seeing new and different  
14 types of housing developments come in and new different  
15 types of developers coming in. Whereas 40 or 50 years  
16 ago it was the single-family home that was the most  
17 popular residential form, now, it is not. Now it is a  
18 multi-use type of building that has residential  
19 apartments mixed with commercial. It is condominiums and  
20 Townhomes and it's all kinds, depending on how the  
21 community really needs new housing.

22 Another goal in 2005 was maintaining the integrity  
23 of residential and mixed-use neighborhoods throughout  
24 the Town. It sounds like a pretty straightforward goal.  
25 What we wanted to do was tweak that a little bit.

1           The Committee looked at it and said let's change  
2           that just a little bit to make it a little bit more  
3           reflective of today's conditions. So, you will see the  
4           goal that we now have that we will continue that thought  
5           is to protect existing neighborhoods from encroaching  
6           commercial in higher density residential development. We  
7           certainly want to work with neighborhood groups to  
8           identify and address the quality of life concerns. One  
9           of the key issues that came up at some of the meetings  
10          was we are starting to get a little friction between  
11          development patterns and existing neighborhoods. How can  
12          we look at that and potentially offset that and manage  
13          that? So, we wanted to make sure we capture that in the  
14          plan.

15                 One of the recommendations that will go with that  
16                 is as you can see here, is to review and evaluate  
17                 requirements in the Town's Land Use Law; a zoning code  
18                 to protect and maintain the integrity of residential and  
19                 mixed-use neighborhoods throughout the Town. It's really  
20                 looking out where those existing neighborhoods are and  
21                 understanding that the zoning code which will directly  
22                 address what can be built where, when and how and  
23                 contains those things. We will take a look at that.

24                 Another thing that was an '05 goal that we wanted  
25                 to highlight was again, it is pretty straightforward but

1 it made a lot of sense; improve mobility throughout the  
2 Town.

3 One of the things that the Town has done to date is  
4 to enhance the safety and attractiveness of nonmotorized  
5 modes of travel with new connector trails and emergency  
6 access roads that have been developed. There have been  
7 great strides in improving interconnectivity between  
8 neighborhoods, existing trails and cross streets.  
9 Examples of trails and access roads are certainly listed  
10 below. We have looked at several here. Most of you will  
11 recognize a lot of these.

12 Certainly, folks were engaged in coming to meetings  
13 and kind of understanding where things are going. These  
14 are great strides moving forward.

15 Adding all these different types of pedestrian and  
16 other accessible abilities - the trail systems in the  
17 Town are now extensive. The interconnectedness of all  
18 these systems in our neighboring communities is also a  
19 key component of what we want to understand.

20 Some of these we can continue on, but I think it is  
21 important to highlight them.

22 Another one is upgraded pedestrian crossings at the  
23 Sand Creek Middle School. It is critical that we protect  
24 those crossings and we provide amenities to make them  
25 safe for schoolchildren. The Town is certainly in the

1 application process now for a grant for a new or  
2 improved pedestrian infrastructure to the Albany Shaker  
3 Road corridor between Wolf Road and Everett Road. This  
4 was in response to the Albany Shaker Road Corridor Study  
5 that was done. One of those types of documents that not  
6 a lot of people may know about or understand was  
7 actually done. The Town commissioned, along with Albany  
8 County, that study to better understand the traffic that  
9 affect the pedestrian dynamics of the corridor.

10 As you can see here, there are some recommendations  
11 that are going to go with that study which will be new  
12 upgraded striped crosswalks. A lot of these seem simple,  
13 but they're very important pieces of the puzzle that  
14 certainly go in to kind of better understand where the  
15 Town has been. The Town has made strategic improvements  
16 to the highway infrastructure to improve mobility. The  
17 Town is on its 10th year of a long-term paving program.  
18 That is another critical piece. That is an  
19 infrastructure piece that the Town's DPW has been  
20 working on and developing and enhancing. The Highway  
21 Department has done a tremendous job at keeping up with  
22 the current infrastructure that we have here. So, we  
23 wanted to highlight that.

24 Sand Creek Road was rebuilt with new permanent  
25 sidewalks. New check dams and culverts were also

1 installed along the Russell Road storm water management  
2 system which helps better alleviate the storm water  
3 issues there. The Maxwell Road roundabout - a lot of  
4 people have been through that now and kind of understand  
5 how that dynamic works. That was kind of a new road  
6 system for the Town. It has been in other communities -  
7 the roundabouts, but we haven't seen too many here in  
8 Colonie lately. That is a great one.

9 There will be a new connector road at Route 9 and  
10 9R. Certainly, the Winners Circle roundabout and that  
11 whole intersection behind Wolf Road, I think, is also  
12 coming along. That is important to highlight.

13 The Town has partnered with Albany County on many  
14 occasions on grant applications for improvements to lots  
15 of the road systems. As you know, the Town is kind of  
16 unique in that it shares not only Town roads, but the  
17 state roads and county roads. Those interrelationships  
18 of how all those road systems work are critical.  
19 Understanding how that all comes about is important.  
20 Highlighting the partnerships and the successes of that  
21 complex network is very important. We want to put that  
22 in the plan.

23 The Town has partnered with DOT for the development  
24 of the Exit 6 interchange - the single point of  
25 interchange that we now see. That interchange seems to

1 work very well. It was a little quirky at first when we  
2 all had to get used to it, but it's a huge investment in  
3 the Town even though it is a state investment. It is a  
4 huge component of how the Town operates and functions.

5 To improve access to public transportation, the  
6 Town continues to collaborate with CDTA. They have all  
7 kinds of bus routes. They have the BRT system now.

8 Most of you will probably remember not too long ago  
9 when Central Avenue was under construction. That was a  
10 collaboration of CDTA and the Town and the state. It was  
11 a big improvement to Central Avenue. A lot of us  
12 remember Central Avenue when it was very dangerous. It  
13 is still a little busy, but it's much better now and  
14 much improved traffic flow.

15 As it all compares to the 2019 plan, as you can  
16 see, here is the goal. It's a very similar goal but  
17 again, it is nuanced.

18 Continue to improve mobility throughout the Town.  
19 This includes thoughtful investments in roads, highways  
20 to relieve significant impacts and traffic congestion to  
21 enhance the safety and attractiveness and active  
22 transportation modes. We also want to encourage walking,  
23 biking.

24 We've got a lot of input from various groups who  
25 are proponents of walking and biking and trails. We are

1 incorporating that all into the plan which is excellent.

2 The 2005 goal of encouraging the reuse or  
3 redevelopment of existing sites and buildings is a huge  
4 one in the Town because we have seen a lot of  
5 involvement with new developments. We all think that  
6 they are new, but a lot of the new developments that are  
7 occurring are not happening in greenfields, they are  
8 happening on redevelopment sites. Sites which were  
9 former commercial or other entities were in place. So,  
10 we are kind of reusing some of those things and we  
11 wanted to list some of those things here.

12 The Town also minted a Green Space Law in 2011 as  
13 an incentive to create opportunities for increasing  
14 value of underutilized commercial sites. It makes sense  
15 to redevelop sites that are maybe vacant or abandon or  
16 they were once commercial sites. Usually the  
17 infrastructure is in place to support that  
18 redevelopment. It's not like you're going out into the  
19 middle of a green farm field and then having to run  
20 sewer and water lines. These redevelopments, I think,  
21 are critical. Certainly in a Town like Colonie, it makes  
22 sense to redevelop as many of those former sites as we  
23 can. By making the upgrades and improvements to our  
24 infrastructure, the Town is seen as an attractive place  
25 for business. This is certainly true. This will

1 certainly continue to be true as improvements are made  
2 throughout the long-term plans for the Town's  
3 infrastructure; roads, sewer and water lines. The Town  
4 has made great investments in its infrastructure. It has  
5 been a critical component in the Town's growth and  
6 development which is very attractive. It is attractive  
7 to folks who live here. You have clean water and you  
8 have sewer. You also have good road systems. It also  
9 makes it attractive for folks who want to come and live  
10 and work and do business here.

11 Here are some examples. You will probably recognize  
12 a lot of these.

13 The Latham Circle Mall was a big one not too long  
14 ago. The new Ayco site up at the starlight Theatre. That  
15 site has been vacant for 25 or 30 years. I remember as a  
16 kid going up there many, many years ago seeing shows.  
17 Now it's coming back online. It was a vacant abandon  
18 site for a long time and an eyesore in the community.

19 Certainly, as you can see, there are lots of them  
20 here. We will just kind of go through these quickly. You  
21 will recognize these. Some of them may seem small but as  
22 incremental as they go, these are all sites that were at  
23 one time other uses. They are now being redeveloped. I  
24 think one of the key ones here is the one here on the  
25 bottom.

1           We all know the Tobin's First Prize meatpacking  
2           site. It was a huge eyesore between the Town of Colonie  
3           in the City of Albany. That site is now being hopefully  
4           planned. There is some interest. The Town and the City  
5           are working together in conjunction to hopefully  
6           redevelope that site and come up with a long-term plan  
7           which might bring that parcel back online.

8           This is some really good information that I think a  
9           lot of folks don't realize. The Town received a \$175,000  
10          grant to perform a zombie properties project. Do people  
11          know what zombie properties are? Those are those vacant  
12          properties that sit right in the middle of a residential  
13          area or commercial area that are just a blight. They  
14          just create depressed property values. Nobody wants to  
15          kind of live near them or be near them. Sometimes they  
16          are kind of a scary spot. We are looking to kind of  
17          create a project or inventory product to look at them  
18          and then decide how to prioritize and go after and start  
19          changing those.

20          The Town applied for a second round of zombie grant  
21          funding. They developed and inventoried the properties.  
22          This kind of just goes through some of that. There is a  
23          property coordinator now that the Town has which it  
24          didn't have back in 2005. There is a foreclosure  
25          prevention program that is now being developed. We've

1 got a partnership now with the Albany County Land Bank  
2 to return some of the properties back to the tax rolls.  
3 It is a nice mechanism to be able to use in partnership  
4 with the Town. Certainly the community is working well  
5 with the Community Development Department through HUD on  
6 revolving loan opportunities for folks to help bring  
7 some of those properties back online and cleaned them  
8 up. It's a great project.

9 We received a grant to perform the Lincoln Avenue,  
10 Brownfield opportunity area study. How many folks are  
11 aware of the old Adirondack Steel and Altech Steel site  
12 down by the Colonie/Watervliet line? It's a Brownfield  
13 site. It's part of a Superfund site. It is a project  
14 that we have been working with the Town on for many  
15 years. It is a huge blight on that end of the community.  
16 However, it was once a huge industrial complex that  
17 provided a lot of resources to the community. The study  
18 now is underway. It is paid for by the Department of  
19 State to look at that site and come up with  
20 redevelopment scenarios for that site. It is a great  
21 opportunity to bring about 400 or 500 acres of really  
22 nasty dirty contaminated area back online and  
23 understanding how we can reuse that site and make it  
24 profitable certainly for the Town and remove that blight  
25 influence. That project is certainly underway.

1 Another goal here is to promote commercial and  
2 industrial growth in specifically designated areas  
3 taking advantage of the Town's infrastructure, location  
4 and critical regional assets. This was a great goal back  
5 in 2005. It kind of recognize the fact that we are  
6 looking forward into the future as to where  
7 infrastructure should go and needs to go to support our  
8 growth. The Town certainly has maintained the zoning for  
9 these locations which is supporting the intended uses  
10 for those areas which I think is ideal. Sometimes that  
11 doesn't always happen in communities. Colonie has done a  
12 tremendous job at keeping their zoning relatively  
13 current to help carry the vision forward from the 2005  
14 plan. One of the key goals after the plan is developed  
15 is for the Town to look again at their zoning and  
16 understand what areas might need to be changed or  
17 tweaked a little bit to accommodate our new 2019 goals.

18 As you can see here the complimentary goal from the  
19 new plan is still very similar.

20 Just to read it quickly - "focus commercial and  
21 industrial growth in existing areas that are designated  
22 for this purpose and where infrastructures already  
23 exists."

24 It makes sense. "Encourage the reuse or  
25 redevelopment of existing commercial sites and

1 buildings." Again, it's something that we really want to  
2 promote. "Provide incentives to create opportunities for  
3 increasing the value of underutilized commercial areas  
4 by permitting higher density mixed-use  
5 development/redevelopment in emphasizing pedestrian  
6 friendly high quality design in these areas".

7 It's critical that we start taking a look at the  
8 various components. It is one thing to say I want a  
9 nicer development. We need natural development in the  
10 Town, but you have to be able to define what that is and  
11 understand really how to get to that point. We all have  
12 a different idea of what we think we like or what looks  
13 nice. We need to boil that down. This goal really helps  
14 us achieve that.

15 A 2005 goal talks about various regulations and  
16 moving forward. The goal in 2005 was very similar to  
17 what we are talking about again in 2019. It is just  
18 nuanced a little bit. Improve the development approval  
19 process by establishing land use regulations that guide  
20 development in a manner that is consistent with the  
21 vision, goals, and recommendations contained in the  
22 plan.

23 It's actually a state law now that a community  
24 zoning code needs to be not in direct conformance, but  
25 in conjunction with your Comprehensive Plan's visions

1 and goals and ideals. The Comprehensive Plan needs to  
2 inform your zoning. In other words, you want to know  
3 what we're going to allow in certain areas of the Town  
4 and how we are going to allow it. The Comprehensive Plan  
5 is the tool that helps us understand that and do that.  
6 So, the two will go hand-in-hand certainly as we move  
7 forward. As you can see here, a lot of things  
8 procedurally have been done in the Town since 2005.

9 The Green Space Law was amended. Improved to the  
10 development approval process by establishing a fair and  
11 level playing field.

12 Years ago the Town's process was vague. It was  
13 cumbersome. It was unresponsive, potentially. That has  
14 all changed. It's much more streamlined. It is much more  
15 open and it's much more focused.

16 The TDE - Town Designated Engineer review process  
17 was instituted several years ago. That is utilizing  
18 outside engineering assistance to work directly with the  
19 Town departments on moving projects quickly and  
20 efficiently and thoroughly through the review process.  
21 It has helped immensely. It certainly has improved the  
22 quality and efficiency of the process overall - the land  
23 use process.

24 The Town has modernized its computer systems and  
25 implemented a great program; the City Works program. Is

1 a way of tracking project information about various  
2 developments all the way through the departments. I know  
3 all the departments share that system and it's a great  
4 way to help coordinate the land use approval review  
5 process. That was never in effect back in 2005. It has  
6 been a great upgrade.

7 Again, our 2019 goal is very similar ensuring an  
8 efficient and fair development approval process that is  
9 predictable, transparent and protective of the Town's  
10 environment and the residential character of its  
11 neighborhoods. We want to carry that 2005 goal and see  
12 it through.

13 Let's talk about business. The 2005 plan obviously  
14 addressed it and here is their one goal that really kind  
15 of talked about some of that. Their goal was to provide  
16 a business friendly environment that is supportive of  
17 local businesses, that encourages entrepreneurship, and  
18 helps assure the provision of quality employment and a  
19 diverse economic base in the community.

20 It's a great goal. It's something that we all want  
21 to aspire to in every community.

22 What has the Town done? Well, they have done quite  
23 a bit. The Town has a working partnership now with the  
24 Capital Region Chamber of Commerce, the Colonie Chamber  
25 and local county and state entities. The partnerships

1 that have been formed over the years since the plan was  
2 developed in 2005 have been immense. That is a tribute  
3 to certainly the Town taking a very focused and  
4 proactive approach to how they want to move things  
5 forward.

6 You will see the 2019 goal is very similar. Provide  
7 a business friendly environment that is supportive of  
8 local businesses and that encourages entrepreneurship.  
9 Recognizing the Town's locational advantages, critical  
10 regional assets, well-developed infrastructure, and  
11 attractive quality of life, target economic development  
12 initiatives and incentives to industries that generate  
13 quality employment and diversify the community's  
14 economic base.

15 Colonie has been blessed with the fact that you are  
16 not a one industry Town by any stretch of the  
17 imagination. That insulates Colonie economically from a  
18 lot of the national up-tricks and down-tricks that we  
19 have seen over the years. Having that diverse economic  
20 base is critical to a healthy community and it provides  
21 a huge amount of employment opportunity localized right  
22 here. In other words, residents don't have to  
23 necessarily leave Colonie to find gainful employment and  
24 meaningful employment. They can stay right here in the  
25 community and find that.

1           As you can see the 2019 goal is very similar. It is  
2 to provide a business friendly environment and is  
3 supportive of local businesses entrepreneurship and it  
4 talks about the critical assets. I think one of the  
5 things that is important is to look at is the last  
6 recommendation that you want to put in here which is to  
7 continue to attract a variety of employers to increase  
8 jobs across the community. Again, it is that variety  
9 aspect.

10           Here is another important goal we talk about:  
11 natural resources. In 2005 the goal was to protect the  
12 Town's important natural resources such as stream  
13 corridors, steep slopes, floodplains, wetland systems  
14 and unique ecosystems. Certainly that is a goal that we  
15 can all identify with. Since then, here's a list of a  
16 lot of things that have actually been done.

17           In 2007 the Town added seven conservation overlay  
18 districts with the update of the Land Use Law. These  
19 were established so that new development preserve stream  
20 corridors, steep slopes, floodplains, wetland systems  
21 and unique ecosystems. It was a direct result of that  
22 2005 goal. The Town also purchased 57 acres on Onderdonk  
23 Road as permanent open space. The acquisition preserves  
24 the space from development and provides habitat for  
25 wildlife. It is a nice addition.

1           The Town dedicated 157 acres to the Albany Pine  
2 Bush Preserve, which we all know is a critical natural  
3 asset to the community. The Town preserved the Kettle  
4 Bog.

5           In 2015, the Mohawk Hudson land Conservancy  
6 established the Fox Preserve, 70 acres of protected land  
7 with over a mile of trails through fields, force, and  
8 along Shaker Creek. It is a great resource. I don't know  
9 how many people even know that it's there, but it is a  
10 huge resource for the Town.

11           In 2010, the Town became its own MS4 for NYSDEC  
12 compliance. This is with storm water. This is a  
13 stormwater compliance designation that the Town now has.  
14 They are now required to manage their stormwater very  
15 effectively as per the DEC regulations. That is a huge  
16 leap forward. A lot of communities still have not met  
17 their regulations.

18           In 2019 the goal is again very similar. We have  
19 nuanced it a little bit. To protect the Town's important  
20 natural resources such as stream corridors, steep  
21 slopes, floodplains, wetland systems, and unique  
22 ecosystems. We want to manage development activity to  
23 ensure that necessary clearing and site disturbances are  
24 minimized and implemented consistent with the approval  
25 process. It's a critical understanding of how the

1 development review process works and what it really  
2 needs to do.

3 The 2005 goal was - - talking about waterfront and  
4 Riverfront. The Town again is blessed with a riverfront.  
5 In 2005 they wanted to enhance the Town's Mohawk  
6 Riverfront. How did they do that? What have we done? The  
7 Town has purchased 57 acres again on Onderdonk Road,  
8 including acreage on the waterfront in the deepest  
9 section of the river as permanent open space, which is a  
10 great connection to the river. We established the Mohawk  
11 Riverside Landing Park, a passive park on 12.3 acres  
12 with connection to the Mohawk Hudson Bike - Hike Trail.  
13 Again, a great amenity. The Town received a \$10,000  
14 grant from the DEC, the Department of Environmental  
15 Conservation to make the connection. Again, another  
16 valuable link and connection.

17 A new public new access point at the Mohawk  
18 Riverfront Apartments was put in.

19 Connections made to the Mohawk Hudson Bike - Hike  
20 Trail that runs along the Mohawk Riverfront. That  
21 connects with the Niskayuna side of the trail and then  
22 moves across to the Saratoga County side as you go  
23 forward.

24 Again, to kind of complement that the 2019 goal was  
25 conserve a Townwide network of open lands including, but

1 not limited to, via farmland, wildlife habitat, special  
2 or unique environmental resources and potential trail  
3 corridors, river access and recreation areas. So, we try  
4 to capture really all the sediments from the 2005 goal,  
5 but nuance it for 2019 and forward.

6 Again, another recommendation was to explore  
7 partnerships with neighboring municipalities for grant  
8 opportunities and to manage invasive species. It is a  
9 critical thing now that we see.

10 One of the initiatives that the Planning Board has  
11 started doing is taking the DEC's invasive species  
12 habitat list and looking at that as they do site plan  
13 reviews and making sure that developers aren't putting  
14 in species that aren't necessarily native to the area,  
15 but are invasive and potentially harmful to the area.

16 In 2005 we wanted to encourage the conservation of  
17 viable farmland and significant open spaces throughout  
18 the Town. Again, there was an understanding that there  
19 was development pressure. We wanted to make sure that we  
20 can serve some of those viable areas.

21 Since then, the Town owned recreational and open  
22 space and in 2016 was about 1,100 acres. It has now  
23 added even more lands to that. We have 118 acres along  
24 Sand Creek Road adjacent to stump pond that was a  
25 mitigation area, 12.3 acres converted to the Mohawk

1 Riverside Landing Park, Schuyler Flats now is a 22-acre  
2 park and it was donated to the Town. Again, 57 acres on  
3 Onderdonk Road has been added and another 23 or 24 acres  
4 of open space lands and trails near the Northern Pass  
5 that connects to the Mohawk Hudson Bike - Hike Trail and  
6 another 157 acres dedicated by the Town to the Albany  
7 Pine Bush Preserve. So, significant acreage coming into  
8 the Town is permanently preserved space.

9 The Fox Preserve is a 70-acre area protected land  
10 donated to the Mohawk Hudson Land Conservancy in 2015.  
11 Even though it's not Town owned, it is conserved space  
12 which we certainly appreciate and can be used for public  
13 benefit.

14 The conservation overlay districts, which we said  
15 earlier were created in 2007, incorporated into the Land  
16 Use Law. Those are very specific zoning areas where much  
17 more sensitive development and related pressures need to  
18 be considered as the project moves forward.

19 Fees for development outside the generic  
20 environmental impact areas - we have three of those in  
21 Town - have been collected to be used by the Town to  
22 purchase farmland, open space, environmentally sensitive  
23 areas and waterfront property. Those fees were not here  
24 in 2005. We now have the benefit of using those now.

25 In 2019 the Comprehensive Plan goal was again

1 nuanced a little bit, but it preserves that same intent  
2 from 2005 which is to conserve a Town wide network of  
3 open lands including, but not limited to, viable  
4 farmland, wildlife habitat, special or unique  
5 environmental resources and potential trail corridors,  
6 river access and recreational areas.

7 So, you can see a lot of the goals are very similar  
8 but we wanted to nuance a lot of them now and carry the  
9 2005 ones forward.

10 Here's another one: Develop a network of open lands  
11 to provide wildlife habitats and potential recreational  
12 trail corridors. We make connections to the  
13 Mohawk-Hudson Bike-Hike Trail we talked about earlier,  
14 to improve mobility.

15 The 2008 Pathways Plan was updated in 2019 to  
16 include the Capital District Transportation Committee's  
17 pedestrian district bicycle routes. The Capital Trails  
18 New York Plan is something that's being promoted now and  
19 has come online to the state. The Town wanted to be  
20 responsive to that.

21 Existing Town sidewalks and trails have been  
22 developed since 2005. We are also now starting to look  
23 at future connections.

24 As I said earlier, the Town of Colonie doesn't  
25 exist in a vacuum. We are surrounded by other

1 communities who have infrastructure and trails and are a  
2 big part of that. We want to look at those bike trails.  
3 We want to look at those hiking trails. We want to  
4 understand how those systems interconnect with Colonie  
5 systems. So, we will look at that as well. We have that  
6 in some of the base data.

7 The 2019 plan goal: To carry this theme forward is  
8 to conserve a Town wide network of open lands including,  
9 but not limited to, viable farmland, wildlife habitat,  
10 special or unique environmental resources and potential  
11 trail corridors, river access and recreation areas.

12 So, some of the goals you will see from 2019  
13 encompass some of the other multiple goals from 2005.  
14 You will see some of that as we go through the rest of  
15 these.

16 In 2005 we wanted to expand active and passive  
17 recreational resources available in the Town to meet the  
18 growing and changing demand for these amenities. As a  
19 said earlier, the Town's population has actually grown.  
20 It is not receding. So, there is more increased demand.  
21 There are people who need and want more recreational  
22 amenities. How do we provide for that? How do we move  
23 forward?

24 Some of the things that have happened to date:  
25 Active and passive recreational resources have expanded

1 through private and public lands.

2 Just as an example of some public lands: The  
3 Colonie Mohawk River Park improvements; in 2016 they  
4 were made barrier-free for the playground. The pool and  
5 bathhouse improvements were extensive at the park. A new  
6 pavilion was put in. As you can see, there's quite a  
7 list of significant improvements that were made to the  
8 park.

9 There was improvements at most of the Towns pocket  
10 parks. There are 12 active ones now. There are a couple  
11 others. As you can see, there are new fences, new  
12 playground equipment has been purchased and/or  
13 installed, new ball courts have been surfaced or  
14 rebuilt. Years ago they were in pretty rough shape.

15 We opened the Mohawk Riverside Landing Park which I  
16 think is a great asset to the community in terms of its  
17 recreational assets. The Crossings improvements - I know  
18 a lot of people used The Crossings years ago when it was  
19 just a concept idea. People were like, I don't know if I  
20 am going to use it. It is a huge resource now and it's  
21 right in the middle of the Town and people love it. We  
22 wanted to make sure that certainly that was highlighted.

23 There certainly has been athletic field  
24 improvements all across the Town. As you were saying  
25 before, the bike-hike trails - those interconnections

1 are there.

2 One of the more significant private investments is  
3 the new Afirm's soccer complex on Watervliet Shaker  
4 Road. I don't know if anyone has been by it. It is  
5 tucked in back behind the Shaker Shed area. It is an  
6 amazing facility. It is four outdoor full-sized soccer  
7 fields with another large dome and it is tucked back  
8 into the hillside in the woods. It is a huge  
9 recreational resource. The developer there - the owner  
10 intends to utilize that site to have regional  
11 tournaments now. So, people will now be coming to  
12 Colonie and bringing more tourism money, if you will, to  
13 Colonie for those types of facilities. It's just an  
14 amenity that the Town has never had.

15 Maintain the Town's high level of public safety  
16 services; community services for youth, seniors, and  
17 public at large; and public utility infrastructure and  
18 services. These next series of slides kind of go into  
19 the discussion about safety, utilities and really kind  
20 of where we have been since. So, I will kind of run  
21 through them quickly.

22 Public safety services, as you can see - the Town  
23 was recognized as the number one safest community in the  
24 USA in 2008 and 2009. That's great. How many people can  
25 boast about that? Even though it was a couple years ago,

1 it's a huge accomplishment.

2 The Police Department received a 100% compliance  
3 rating on its most recent accreditation. You have one of  
4 the best police forces in the capital region right here  
5 in Colonie. It is a huge amenity and a huge asset for  
6 the community.

7 Again, just some of the bullet points - I will go  
8 through all of them, but you can see that there has been  
9 some significant investments in improvements in  
10 Colonie's public safety services, which are critical. I  
11 wanted to highlight those in the plan.

12 Next is maintain the renovations and the upgrades  
13 to the Municipal Training Center. Again, some more  
14 highlights from the public safety discussion and the  
15 goal.

16 There is a \$500,000 grant in application process  
17 for improvements to MTB including renovating the main  
18 classroom building and repaving the roadways within the  
19 complex was developed. Additional grants for  
20 audio/visual equipment have been achieved. Again, all  
21 critical improvements that people may not see on a daily  
22 basis, but if you're not aware of these things happening  
23 - they are significant.

24 The 2019 goal that we wanted to kind of carry  
25 forward was maintain the Town's high level of public

1 safety services; plain and simple. You've got a great  
2 level of public safety now. Let's keep it going.

3 Again, talking a little bit about youth services -  
4 we broke these down a little bit by category. As you can  
5 see, there is now a Youth Advisory Board, Youth Court,  
6 Explorer's post is up and running. We have Fire  
7 Department Explorers and a lot of different programs  
8 here that have been developed and enhanced for youth  
9 services over the last 15 or so years.

10 Senior services - Colonie Senior Resource  
11 Department now provides a wide range of senior programs  
12 and services. That has been greatly expanded.  
13 Partnership with the Colonie Senior Service Center, Inc.  
14 expands those services and we now have seven senior  
15 clubs, which is great.

16 Just general things at large - public at large -  
17 there are concerts that you see regularly in various  
18 parks and locations.

19 The Crossings, as we said before, is a great  
20 amenity - a public amenity being utilized. That wasn't  
21 here back in 2005. The library events - - again, there's  
22 a whole slew of different things. Again, just carrying  
23 that theme forward is the goal to maintain the Town's  
24 high level of community services for youths, seniors,  
25 and the public at large. So, we're really not trying to

1 re-create the wheel there. We're just trying to make  
2 sure that we carry those themes forward - that whole  
3 momentum forward.

4 Again, just kind of going forward - utility  
5 improvements that have been made have been extensive.  
6 Pure Waters is the Towns basic sewer department. I love  
7 the name Pure Waters trying to keep those waters pure.

8 Extensive improvements have been pushed across the  
9 Town. By the end of 2018 the Town will have invested \$14  
10 million and sanitary sewer infrastructure. They replaced  
11 the screens and grit equipment at the pollution control  
12 plan. I think there was a discussion of that earlier  
13 tonight.

14 We talked a lot about the infrastructure that the  
15 Town has been upgrading. There is an ongoing maintenance  
16 and improvement plan that the Pure Waters Department has  
17 as other departments. That really talked about these  
18 issues and as you can see, a lot of development  
19 improvements have been made. We want to highlight these  
20 going forward.

21 Latham Water, which supplies your drinking water,  
22 again - by the end of 2018 the Town had invested \$18  
23 million in water infrastructure. These are significant  
24 improvements. A lot of communities don't have that  
25 infrastructure. A lot of communities 10 minutes away

1 from here don't have that infrastructure. It is a huge  
2 amenity to this community.

3 Water main replacements - as you can see, there has  
4 been several. Again, the Water Department has an ongoing  
5 Capital Improvement Plan. They execute that plan and it  
6 has been a huge success.

7 I think one of the other things that we wanted to  
8 highlight to you which was really important was the Town  
9 and the City did an interconnect project. That's going  
10 to occur this year. This will allow the City of Albany  
11 and Colonie to provide each other with more efficient,  
12 cost-effective emergency backup water. The two systems  
13 will be meshed. The Town has received almost \$1 million  
14 grant from the New York State Water Infrastructure  
15 Improvement Act to help assist with this project. Again,  
16 this is communities working together to help solve  
17 issues and problems. Colonie is really at the forefront  
18 of that, which is tremendous.

19 We don't want to leave the Highway guys out. They  
20 are in their 10th year of the pavement program right now  
21 and they are moving forward. They have invested \$25  
22 million to pave roadways, repair sinkholes and improve  
23 drainage and storm water. Colonie has quite a bit of  
24 public Town roads. For the most part, outside of some  
25 potholes here and there which are common this time of

1 year, Colonie's road infrastructure is very impressive  
2 and very well maintained.

3 They received a Dormitory Authority grant to repair  
4 storm drains on the Mohawk-Hudson Bike Trail which will  
5 be constructed this year.

6 Again, that's kind of helping that transportation  
7 route. As you can see, the way we were in the 2019 plan  
8 goal - promoting what we did and what the earlier goal  
9 was. I would just read it quickly. Continue to maintain  
10 the Town's extensive water, sewer, and local roadway  
11 infrastructure. Work with utilities and providers of  
12 fiber optic and other communications infrastructure to  
13 ensure that high-quality services are available to meet  
14 the growing needs of residents and businesses. Consider  
15 adaptation strategies to ensure the resiliency of the  
16 Town's infrastructure and responding to a changing  
17 climate.

18 In 2005 the general idea of climate change had  
19 really taken hold, in general. It was there, but it  
20 wasn't mainstream as it is now. People recognize now  
21 that we need to take another look at our infrastructure.  
22 Do we need to harden facilities to deal with climate  
23 change? Do we need to move facilities? Getting a better  
24 sense of how that all works is something that we want to  
25 in the plan.

1           The 2005 goal to protect and promote the Town's  
2           significant cultural and historic resources. We surely  
3           don't want to forget about those. They are extensive.  
4           One of the things that has kind of changed since the  
5           2005 was the Pruy House. The site has seen considerable  
6           investment in improvements for restoration and here's  
7           just a quick list of the things that have happened  
8           there; windows, stairs, refurbishment inside and great  
9           stuff. It is a great amenity and we went to save it and  
10          protect it. The restoration will be completed this year  
11          which will be pretty extensive, as you can see here.  
12          There will be new roofs and masonry repairs to the  
13          exterior. It is a huge historic asset that we want to  
14          make sure we preserve.

15                 Certainly the library has undergone over the years  
16          lots of renovations, but it is again happening again.  
17          More money is being invested in the library which is a  
18          great community resource. We want to make sure that  
19          happens. Most libraries have been a little slow in  
20          responding to technology, but we are moving quickly on  
21          that. Again, here is just the library kind of continued.  
22          As you can see, our 2019 goal will be to protect and  
23          promote the Town significant cultural and historic  
24          resources. We keep a very simple and straightforward.

25                 In 2005 we went to expand opportunities for sharing

1 information and for encouraging community involvement,  
2 promote volunteerism and community service.

3 People recognize as we talked about at the  
4 beginning of this meeting getting more people involved  
5 in Town government. Somebody said the beginning of the  
6 meeting that it was great to see so many people at a  
7 Town Board meeting. Oftentimes you don't see people  
8 involved in the process. It's great to get people to  
9 come out and get engaged. If we can find more creative  
10 ways to do that, it benefits the community as a whole.  
11 So, some of the things that have happened - certainly,  
12 over the last couple years there's an ongoing process to  
13 keep the public informed. The Town Board and the Town  
14 departments have done great jobs at updating things like  
15 the website, getting the word out, getting people  
16 involved in meetings and really sharing information. I  
17 think that is key.

18 The Town is certainly in the process of updating a  
19 lot of its audio equipment. Years ago these meetings  
20 weren't recorded or televised. Now, we are on candid  
21 camera, which is great. Because there are folks that  
22 can't get to meetings or who are elderly or or were  
23 limited can now see him participate in what's happening  
24 at the various levels. Again, volunteerism is certainly  
25 in the Town which I think is tremendous. Again, as we

1 look to 2019 and beyond we want to continue that. That  
2 is reflected here in the school.

3 Again, inter-cooperation is critical. This is  
4 something that we recognize early on in this planning  
5 process. We want to cooperate with the Villages of  
6 Colonie and Menands. You've got two separate  
7 municipalities inside of the Town of Colonie. We want to  
8 make sure that were working with that and were  
9 coordinating with them, as well as other organizations  
10 inside and outside of the Town. As you can see now the  
11 Town is a member of the Albany County Shared Services  
12 Committee. The Town has a municipal cooperation  
13 agreements with most if not all neighboring agencies.  
14 The Town has intermunicipal training now with a lot of  
15 different communities for its various departments,  
16 mutual aid agreements and things that seem pretty  
17 straightforward but at the time they may not have  
18 happened. The Town also has a shared application for  
19 records management with Albany County. The Town was part  
20 of the Albany County Stormwater Coalition which is  
21 another big collective process. So, as you can see again  
22 caring the theme forward in 2019: continue to  
23 collaborate with the Villages of Colonie and Menands and  
24 with other neighboring and regional agencies and  
25 organizations on issues of mutual concern. Look for this

1 opportunities to share services when appropriate.

2 In 2005 we had a goal to encourage low-impact  
3 development techniques and green infrastructure to  
4 address stormwater management.

5 Another goal that was similar was: To promote  
6 energy efficiency and conservation, the use of renewable  
7 energy. Those are all great goals. In that time since  
8 2005, a contract was signed by the Town to begin  
9 changing approximately 4,000 streetlights to LED to cost  
10 energy savings. Years ago the sodium vapor lights burned  
11 away and it took a lot of energy and resources. This is  
12 a nice strategic way to start developing green  
13 infrastructure. The Town is nearing final approval on a  
14 new hydroelectric power project to reduce utility costs  
15 in Town facilities and promote green energy credits.  
16 Again, another great initiative that the Town will be  
17 talking more about in the very near future. Again, the  
18 2019 goal as you can see, complements that. Continue to  
19 evaluate renewable energy to encourage energy efficiency  
20 to reduce costs.

21 You're starting to get a sense of how those goals  
22 are really interconnected moving forward.

23 My last line is now and I will be quiet. I think  
24 this is a critical piece to take away. The Committee  
25 spent a lot of time thinking about and formulating and

1 really kind of assessing how the Town is now and where  
2 we want to be in another 15 years. I would just like to  
3 read it quickly.

4 In the year 2030 the Town of Colonie is a  
5 well-managed and forward thinking suburban community in  
6 the heart of the capital district. It has exceptional  
7 quality of life with strong, well-established  
8 neighborhoods, excellent schools and generous amenities  
9 such as parks, trails, and conserved open lands. Its  
10 central location makes it both convenient and busy, yet  
11 the Town has worked with its regional partners to ensure  
12 that the impacts of traffic are controlled and that safe  
13 and attractive transportation options are available for  
14 all.

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

1           That's really kind of the vision of where we want  
2           to go.

3           What I will do at this point is I will turn it back  
4           over to the Supervisor and if there are any comments or  
5           questions, we can go from there. Thank you.

6           SUPERVISOR MAHAN: That was the hard part. That's  
7           a lot to go through. Does anyone have any comments or  
8           questions?

9           Gloria?

10          MS. KNORR: The reason I have this \$350 Wonder is  
11          it is so hard at bus stops if you just lean on the bus  
12          stop. This is so I can sit down.

13          The farm is 13 acres. There are 7 acres on one side  
14          of the Niagara Mohawk line and six on the other side of  
15          the Niagara Mohawk line. So, when I went to a Pathway  
16          talk at The Crossings, I wondered if Niagara Mohawk  
17          would allow you to use their land because the Niagara  
18          Mohawk land that cuts through the farm goes right to The  
19          Crossings.

20          Have you talked to Niagara Mohawk? Would they allow  
21          us -

22          MR. VOSS: It's a question I can't answer tonight,  
23          but I would imagine that they would definitely be  
24          interested.

25          MS. KNORR: Okay, thank you.

1 SUPERVISOR MAHAN: Thank you, Gloria.

2 Anyone else?

3 MS. WHALEN: Is this the public hearing part now?

4 MR. MAGGUILLI: I would ask that when everyone  
5 comes up, if they would please give their name and  
6 address for the stenographer and please speak up. We  
7 are being taped for television and so if you could  
8 speak into the mic so the people viewing at home can  
9 hear you, as well, we would appreciate it.

10 MS. LEONE: My name is Gilda Leone and I live at  
11 58 Vly Road. I wanted to discuss quickly 54 Vly Road.  
12 That is a project that is there right now. I have been  
13 a resident for over 30 years. I've been fighting this  
14 proposal for over two years. I have gotten one written  
15 notification and that's because I called to get a  
16 written notification sent to me. I usually look at the  
17 posted trees. That's how I do it, just to let you know.

18 The reason I am bring this up is because I  
19 understand building more apartments, building this,  
20 building that, but I wanted to discuss like a zoning  
21 loophole. You guys have something called COR zoning -  
22 commercial/office/residential combination. This is a  
23 prime example where the developer bought an acre of land  
24 and he has maybe another half-acre, but he also owns  
25 office space behind my house and on the side of my

1 house. So, he is saying that he has 5.4 acres to build  
2 on. In essence, it's maybe one and a half - that's the  
3 building lot. He is using those three office spaces -  
4 421, 423 and 423 A with the parking lots and saying he's  
5 got 105,000 square feet of green space, let alone the  
6 building land that he bought. One acre equals about  
7 43,500. So, he's lucky he even has 75,000 square feet to  
8 build on - his two buildings. He wants to put 18  
9 apartments - 18 two-bedroom apartments there and this is  
10 a residential area. I know it has been rezoned. However,  
11 it was a single-family home and now he wants to put two  
12 buildings there of 18 apartments. Like I said, it's  
13 maybe an acre and a half. Because of that COR zoning, he  
14 is saying he has 5.4. He is saying he actually he's got  
15 105,000 square feet of green space. The land that he  
16 bought doesn't even equal that. So, if you think about  
17 this - common sense. I was a teacher, too.

18 To me, this is an aberration. I can't believe the  
19 Planning Board is even considering this project to begin  
20 with. This project isn't fair. It isn't transparent. It  
21 highly affects the neighborhood's residential character.  
22 The neighbors are totally against it. Many want him to  
23 just rebuild the single-family home that he tore down.

24 Like I said, I am already surrounded on the right  
25 and on the back by his office buildings on New Karner

1 Road.

2 As for improving mobility in this Town - it is  
3 highly unlikely because when the Board considers  
4 projects such as 55 Vly Road, a residential street, most  
5 of the homes there are single family. There are a couple  
6 duplexes, but most of them are single family. It impacts  
7 traffic when you think about it. It could be up to at  
8 least 36 extra residents on that tiny parcel of land  
9 coming out of there. The curve there is called dead  
10 man's curve - where he is building, also.

11 I guess that's about it. I just don't understand  
12 the COR zoning. How this is even feasible and how the  
13 Planning Board could even entertain an idea like this -  
14 like I said, when you've got maybe one and a half -  
15 maybe two - - but I think more one and a half acres -  
16 because he bought one acre of land and he had some  
17 behind it that he owned - to build 18 two-bedroom  
18 apartments - two buildings there - - and remember he's  
19 got to put in the sewer and the drainage and the teeny  
20 little spot for the green space.

21 I don't understand. The green space is the parking  
22 lot, as far as I'm concerned. That 107,000 has got to be  
23 the parking lot and the office buildings. Where are  
24 those children supposed to go? That's not to mention the  
25 atrocities next door to me. That's something to think

1 about. If you have a single family home and all the  
2 residents there are single family, usually, to have 18  
3 apartments smack right on Vly Road is unfeasible.

4 Thank you for your time. Like I said, it is  
5 loopholes that are in the COR zoning.

6 SUPERVISOR MAHAN: We will look into that. The  
7 zoning was put into place prior to this administration  
8 in 2007. All of the zoning was all redone.

9 MS. LEONE: That's the thing. Vly Road - one side  
10 is Village and my side is Town. So, the attitude from  
11 the Zoning Board was well, you should know. You are  
12 commercial land now. How am I supposed to know? Well,  
13 you're supposed to get the newspaper. No one sent me  
14 anything in the mail. All of that whole street is on  
15 the Town's side where our homes are except for the bar  
16 at the end - Heritage Pub. It's a place on the other  
17 end.

18 SUPERVISOR MAHAN: I know the area that you're  
19 talking about. These are Zoning and Planning Board  
20 questions. Obviously, we don't have the plans for the  
21 work that was done.

22 MS. LEONE: Well, I could go Tuesday night anyway.  
23 I wanted to let you know that with this Comprehensive  
24 Plan, this is something that we seriously need to look  
25 at because developers are going in and saying I can do

1 this because it is COR zoning and I can use all of my  
2 office buildings and make it 5.4 and say I can build 18  
3 apartments there because I am including office  
4 buildings and parking lots and not just the land  
5 itself.

6 SUPERVISOR MAHAN: I hear you. The thing is that  
7 we have to follow the zoning laws. We have no choice in  
8 that matter. However, that's what the Comprehensive  
9 Plan update is - it allows us to take the next step.  
10 After the Comprehensive Plan is done, the next step is  
11 to go through the zoning and the Land Use Laws to see  
12 what you are saying which is that is a loophole. That  
13 gives us an opportunity after the plan is done to take  
14 a look at the 2000 zoning that was put into place.  
15 There is a process to amend those laws and there are  
16 things that have to be done, but you've got to have a  
17 starting point. The starting point is to update the  
18 plan.

19 We have been able to make some changes to the Code,  
20 but this is more extensive because we are really  
21 evaluating where we are at this point. That is the next  
22 step, which is to take a look at the Zoning Land Use Law  
23 and the codes that were put in place.

24 MS. LEONE: I'm just saying why are they even  
25 entertaining it? The Planning Board should say two

1 buildings and 18 apartments-

2 MR. MAGGUILLI: Ma'am, yours is the property with  
3 a swimming pool right behind?

4 MS. LEONE: Yes, it is. Nice to meet you.

5 MR. MAGGUILLI: I was at that Planning Board  
6 meeting. You'd be better off addressing these issues  
7 directly to the Planning Board.

8 MS. LEONE: I've been doing this for two years.

9 MR. MAGGUILLI: It's my understanding that there  
10 is nowhere near any type of approval for that project.  
11 It is my understanding that they are not looking at  
12 that favorably.

13 MS. LEONE: Like I said, they keep coming back and  
14 they keep showing two buildings with 18 one-bedroom  
15 apartments.

16 MR. MAGGUILLI: You can't stop people from making  
17 an application and proceeding with an application. That  
18 is their right.

19 MS. LEONE: I understand that.

20 MS. WHALEN: I think the broader issue is - - what  
21 was really ringing in my ears is what Chuck said. This  
22 is something that is going to be a mandate going  
23 forward on our Zoning Land Use regulations. So, this is  
24 what she is saying. So, someone should be logging in  
25 her comments. Right? Who's taking note of this?

1 SUPERVISOR MAHAN: Jennifer, there's a  
2 stenographer.

3 MS. WHALEN: Oh, she is.

4 MS. LEONE: I'm just saying this is something to  
5 address for the future so someone else isn't suffering  
6 like me.

7 MS. WHALEN: You're talking about a specific  
8 problem, but you wanted it to be extrapolated more  
9 largely on this process.

10 MS. LEONE: Yes.

11 MR. ROSANO: I think that at a Planning Board  
12 meeting you are going to find, if I'm not mistaken  
13 because I am the liaison to Planning - there will be no  
14 access to Vly Road from this project. The duplex is  
15 gone and the access road is gone. So, there will be no  
16 access out to Vly Road.

17 MS. LEONE: I still have 18 one-room apartments  
18 next-door.

19 MR. ROSANO: I know, but you mentioned having cars  
20 and traffic coming out Vly Road. I just want to take  
21 that off of you.

22 MS. LEONE: He changes it every week.

23 MR. ROSANO: He's going to do whatever the  
24 Planning Board says. They can change and he can say  
25 anything he wants. He owns the property. The Planning

1 Board will make the final decision. At this point, the  
2 duplex is gone and the emergency access is gone. There  
3 is no access at all from that property to Vly Road.  
4 None of the Rossetti properties exit onto Vly Road.

5 MS. LEONE: They're going to the parking lot. I  
6 got that. Common sense lies with the zoning, what is  
7 actually allowable on an acre and a half of land to  
8 build and not 5.4 acres.

9 MS. WHALEN: So, we should find a way to amend the  
10 Zoning Code to stop this type of thing from happening.  
11 It says that some of our goals are to actually add a  
12 lot of these neighborhoods in places. I don't see the  
13 residents as wanting some of these 2019 recommendation  
14 goals.

15 MS. LEONE: They're all single family homes, is  
16 what I meant anyway. Their business is everywhere and  
17 they throw apartments there. It is commercial. No one  
18 cares.

19 MR. ROSANO: I was just wondering, don't you have  
20 a childcare center on the other side of the Rossetti  
21 property?

22 MS. LEONE: Way, way down.

23 MR. ROSANO: And there are other commercial  
24 buildings going down toward Central Avenue?

25 MS. LEONE: Only that one childcare. Then, the

1 pizza is on Central. Only that one building.

2 MS. WHALEN: It's sort of like look what has  
3 happened at like Forts Ferry, right? That is not ideal.  
4 We have to stop that from happening, though. There's  
5 Maxwell Road with the library. All those Town houses on  
6 top of the neighborhoods.

7 SUPERVISOR MAHAN: You have to understand that  
8 some of those projects were already in the works and  
9 you have to follow through with it. The Land Use Laws  
10 and the zoning codes guide us as to what you can do. It  
11 may not be the most desirable thing. There are some  
12 things that some people like and some people don't  
13 like. The whole objective of doing the update - you  
14 can't stop development, but you want to promote  
15 development that is going to enhance. So, that's the  
16 purpose of the next step after the Comprehensive Plan  
17 update is done. Again, we followed the code from 2005  
18 that we were given. We followed the Land Use Law of  
19 2007 that we were given. This is part of the process  
20 and bringing it into where we are in 2019. Those are  
21 not numbers. That's a year - 2019. So, that's where we  
22 are at this point. Certainly there are things that we  
23 would like to do, but legally -

24 MS. LEONE: For the future, too. Like I said, I've  
25 been in Colonie for 30 years and if this keeps

1 happening to people, you're not going to have many  
2 Colonie residents to tax. All your apartments keep  
3 coming in and you can't tax them.

4 SUPERVISOR MAHAN: They pay through their rent.

5 MR. MAGGUILLI: We're getting kind of far afield  
6 here from the public hearing.

7 SUPERVISOR MAHAN: We are getting far afield, but  
8 it relates somewhat to the plan. I think what we have  
9 to understand is everybody has something that they  
10 favor more than others. It's really taking a look at  
11 the needs of the Town and where it is and balancing  
12 that. Some of that balance will be able to be achieved  
13 through some land use changes.

14 I agree with you. I'm not thrilled with everything  
15 that is in the 2007 Land Use Plan, but there are some  
16 things there that are good and they work. There are a  
17 lot of different populations. There are a lot of needs  
18 and wants. Maybe adjustment to the Land Use Code is  
19 something that is going to be a very public part of  
20 extending this process, but frankly these are the goals  
21 from the 2005 plan that we had to follow. A lot of these  
22 have changed.

23 One of the things with development that you have to  
24 understand is - I understand your particular situation.  
25 Throughout the Town we don't want boarded-up buildings

1 and vacant areas and things like that. They drive down  
2 the attractiveness and they deter certain populations  
3 from wanting to be here. They attract other populations  
4 that can do the safety of the Town. So, all of those  
5 things come into play. We can't just look at one thing.  
6 We have to look at it globally. You're seeing some  
7 things that are much more creative and not all these box  
8 stores in different places. That is a concern for the  
9 future because you don't want those big box stores  
10 later. So, that's part of the plan. What are you going  
11 to do with them years down the road when they are there?  
12 What are they going to become? These plans give us  
13 guidance and direction, but they do have to correspond  
14 with the Land Use Laws. This is the time that will  
15 happen. It is our opportunity to adjust those Land Use  
16 Laws and try to make some of those things a little  
17 different.

18 When you look at a lot of the changes where you  
19 have office/residential and your abutting residential to  
20 office or commercial, it's a very delicate balance. It  
21 is very difficult. So, what can we do to make that a  
22 little bit more acceptable? How do you do that? In the  
23 meantime, we have fought cases to try to do things that  
24 the Land Use says we have to do.

25 MS. LEONE: That's crazy because one side of the

1 road is commercial and the other side is residential.

2 SUPERVISOR MAHAN: I understand what you are  
3 saying but -

4 MS. LEONE: I know. I'm saying it's just something  
5 that needs to be addressed.

6 SUPERVISOR MAHAN: And I know that Chuck is  
7 listening to you and we are all listening. too. It is  
8 the next step in this process. It takes a while in  
9 government, but we appreciate -

10 MS. LEONE: I didn't bring it up because of my  
11 personal garbage, it is something that seriously needs  
12 to be looked at.

13 SUPERVISOR MAHAN: You have been heard by the  
14 Planning Board because I know, as Paul said, they have  
15 made some significant changes because you brought  
16 things forward. That's who you need to be talking to.

17 MS. LEONE: I know, but I thought for the  
18 Comprehensive Plan I thought it would help.

19 SUPERVISOR MAHAN: It is a help and we appreciate  
20 you being here. Thank you

21 MS. LEONE: Thank you so much. It was nice meeting  
22 you all.

23 MR. QUINN: My name is Patrick Quinn I live at 3  
24 Thistle Down Court in Green Meadows.

25 I come before the Board to address a single issue

1 because I am particularly concerned with the generality  
2 of some of the planning and this goes to what Mr. Voss  
3 was talking about.

4 I should explain a little bit about my own  
5 background. I am a member of the International Making  
6 Cities Livable Commission for eight years. I had an  
7 occasion to talk about some of these issues with  
8 planning directors of major cities around the world  
9 including Philadelphia where one of my former students  
10 is director of planning and another in San Francisco. I  
11 talked to the head of planning in Moscow and Miami and  
12 Sydney and Wellington and Tokyo - a few places around  
13 the world.

14 There are certain issues that all of these  
15 officials come up with. The head of the Moscow Planning  
16 Institute - this was just after Mr. Gorbachev opened  
17 things up. There were many discussions just like this in  
18 communities all over Moscow. He said that we have  
19 exactly the same problems that you have in the United  
20 States. We look to you for examples. It was very  
21 interesting. He asked me what does New York City do  
22 about its infrastructure because we have that problem.  
23 However, one of the issues that keeps coming up over  
24 these years which is a simple issue that Mr. Voss  
25 finally touched on at the end of his talk - is the issue

1 of climate change.

2 Several years ago I purchased enough copies to give  
3 each of the Planning Board - copies of Dr. Selhub's  
4 book, Your Brain on Nature, where she discussed what  
5 research produced on how we react to the natural  
6 environment.

7 I know there are some very good things in this  
8 plan. It's really excellent. You talked about open  
9 space, trails and preservation of the waterfront. I'm  
10 very much aware of the improvements in the swimming pool  
11 area and so on because I use it - the golf course, too.

12 However, Mr. Stuto who is Chairman of the Planning  
13 Board and seven others thanked me for going out of my  
14 way in buying these books and letting them share them.  
15 They had to do with the fact that you have to think  
16 globally and act locally where environment is concerned.  
17 In this particular instance it was an awareness of the  
18 fact that our ecology, our tree structures and so forth  
19 actually modify common pollution in the atmosphere. If  
20 we are to act locally, I pointed out to the Planning  
21 Board that should be a local issue.

22 Within three years the Planning Board had agreed to  
23 allow the absolute demolition of several of our most  
24 beautiful stands of trees, of natural undergrowth and so  
25 on - wildlife habitat. I referred to only two things

1 now; Maxwell Road and Aviation Road. The extension of  
2 Aviation Road will do something similar.

3 Also the fact that there was an intention  
4 established to modify the landscape for the warrior's  
5 home at the Shaker property near the airport. I don't  
6 know what it's called. That plan would demolished a most  
7 beautiful parkland. So, I think that issue with several  
8 other credible issues should replace possibly the  
9 statement of 2005 with the intents of 2019. We know that  
10 hell is paved with good intentions. I suggest that issue  
11 - the quality of the environment issue is far more  
12 important to this community and this quality of life  
13 instead of simply encouraging business because business  
14 is coming anyway.

15 SUPERVISOR MAHAN: Thank you, Patrick.

16 MR. MAGGUILLI: Professor, do have a suggestion -  
17 something that you would suggest we do in response to  
18 that?

19 MR. QUINN: It would take me an hour to do it, but  
20 I would be willing to discuss it with Mr. Voss.

21 MR. MAGGUILLI: That would be appreciated,  
22 Professor.

23 MS. QUINE-LAURILLIARD: Good evening. I am Susan  
24 Quine-Laurilliard, 83 Ashtree Lane. I am a 58-year  
25 resident of the Town of Colonie. I would like to thank

1 you for the opportunity to be here this evening to  
2 speak out on the Comprehensive Plan.

3 I personally am very interested in the update and  
4 how it has proceeded through the process.

5 I also want to thank Supervisor Mahan for the  
6 opportunity that she provided us to meet with her and  
7 the Planning staff on March 6 to share with her and her  
8 staff the serious concerns that we have or that I have  
9 and Save Colonie had with the draft plan that is posted  
10 right now on the Town website.

11 I am very glad to hear tonight that the Board isn't  
12 taking a vote. I was also glad to find out that the  
13 premature referral to the Albany County Planning Board  
14 has been tabled. I don't know if the referral is still  
15 in existence. So, I'm very glad to hear that fast paced  
16 rush to have this thing finalized, which was apparent on  
17 February 27, is no more.

18 I have just a couple of housekeeping issues. I want  
19 to make sure that our March 6 letter - I have a copy and  
20 I know Town Attorney Magguilli is a big proponent of  
21 marking exhibits, so here's a copy of my letter. This is  
22 Save Colonie's letter from March 6. So, I want this to  
23 be part of the official record for these hearings on the  
24 Comprehensive Plan. So, I will hand out to the  
25 stenographer.

1 (Laurilliard Exhibit 1 was marked for  
2 identification).

3 Actually, I have a question and I want the Town  
4 Board to kind of follow-up on this for me.

5 Mr. Voss made references to the written and the  
6 public comments that have been received by the  
7 Comprehensive Plan Advisory Committee throughout this  
8 process. So, they were the meetings where people came  
9 and spoke and there were minutes that summarized those  
10 comments. There are a lot of people in our Town who are  
11 shut-ins or have work schedules that weren't able to  
12 make those evening meetings that were held. So, it was  
13 offered out to the public that you could submit a  
14 comment via the Planning Board Comprehensive Plan  
15 website. Frankly, that website was not working for a  
16 very long time, which I believe discouraged public  
17 written comments in this process. I understand that some  
18 written comments were received, but I would like the  
19 Town Board to request an accounting of the written  
20 public comments that have been received to date by the  
21 Planning Department in the Comprehensive Plan review  
22 group and make them log them in. I also think they  
23 should be copied and put on the Town website because  
24 right now I looked on the website for the Comp Plan and  
25 there are three comments there that date way back in the

1 process early on in 2016. So, take all the written  
2 comments, if they're substitute, should be logged in and  
3 put on the website.

4 I also would request that a transcript - and I see  
5 a stenographer here - of this public hearing be posted  
6 online on the Town Board website. It has been my  
7 experience in the past when there have been public  
8 hearings, and I don't even want to refer to the public  
9 hearing last August - that public transcript was never  
10 uploaded on the Town website. I had to make a FOIL  
11 request. I had to pay money to get a copy of that  
12 transcript. This Comprehensive Plan hearing is very  
13 important to Town residents. They can listen to the  
14 video, but I believe the transcript from this evening  
15 should be put up on the Town website along with all of  
16 the transcripts of all of the public hearings going  
17 forward.

18 MS. WHALEN: I thought all of our transcripts from  
19 these meetings are on the website.

20 MR. MAGGUILLI: Yes.

21 MS. QUINE-LAURILLIARD: No. The ODA meeting from  
22 August 2018 was never put up on the website. So, I just  
23 want to make a note of that. That is neither here nor  
24 there. I paid money and I got a copy of the transcript.

25 MR. MAGUILLI: I know it is the intent, Susan, to

1 do it. I think we, as a policy, put in all the  
2 transcripts of our hearings here and then the Planning  
3 Board and Zoning Board on the Town website. There is a  
4 heading meetings and I have found them in there. If  
5 they're not there, we will certainly make sure that  
6 they get posted.

7 MS. QUINE-LAURILLIARD: I am glad to hear that.  
8 So, the transcript from tonight should be on the -

9 MS. WHALEN: Every Town Board meeting transcript  
10 should be on the website within a reasonable amount of  
11 time. I raised that as an issue with the Planning Board  
12 before like a few years ago.

13 MS. QUINE-LAURILLIARD: I don't want to go over  
14 all the comments that we put in our Save letter, but I  
15 do want to highlight several issues that are near and  
16 dear to me and my neighborhood. The one thing that I  
17 found through my experience dealing with the planning  
18 process is that there needs to be better neighborhood  
19 outreach. They should be part of the ongoing planning  
20 development review process on a proactive basis. What I  
21 mean by that is we are all reacting when we see that  
22 pink sign in our neighborhood or we get a letter of  
23 something that might be happening within a certain  
24 amount of distance from a project site. I think looking  
25 at the past two years, and I have really been following

1 the Planning Board process - I think it calls out for  
2 something to be done and commitment from the Town to  
3 this Comprehensive Plan process that there be proactive  
4 outreach to neighborhoods and that they be involved  
5 long before there's even a project and even at the  
6 Developmental Coordination Committee stage that this  
7 all has to be - there has to be more involvement. The  
8 way it's working is - it's just not working.

9 I know there are a lot of people here that have had  
10 their neighborhoods affected by development proposals. I  
11 don't think it works anymore just to say that the  
12 Planning and Economic Development Department Director  
13 can invite you in his office and show you the plans. I  
14 think there has to be a working arrangement between  
15 neighborhoods, developers in the Town so that everybody  
16 kind of knows - what are the issues here?

17 There is a limited amount of open space land left  
18 in the Town. I think that really needs to be accounted  
19 for and looked at and not just in words saying we value  
20 open space. There has to be a plan here. All these words  
21 were said back in 2005 and nothing took place.

22 I know, Supervisor Mahan. I just want to continue  
23 here.

24 I also want to talk about the issue of the open and  
25 transparent development process. You mentioned that the

1 Town Board meetings are live-stream and broadcast. I  
2 think the Planning Board meetings also need to be  
3 live-streamed too. You have the capability, as I can  
4 see. This can easily be done for Planning Board and  
5 Zoning Board meetings. These are important meetings for  
6 people in our Town. Not everyone can get out and attend  
7 those.

8 I also want to say that I looked at the  
9 Comprehensive Plan Advisory Committee and they were two  
10 members of the Planning Board on that Committee, as well  
11 as two attorneys. One of the things that I have noticed  
12 - just observing this development review process the  
13 past couple years - is everyone is always saying to me:  
14 well, that's what the Code says. There is nothing we can  
15 do. That is a permitted use. Well, there has been a lot  
16 of neighborhoods that have been concerned about that  
17 approach. Maybe this Comp Plan review process should  
18 look at why isn't the current code working instead of  
19 what needs to be changed and not as an aspiration that  
20 oh, were going to change it eventually. There are enough  
21 instances here where neighborhoods have been told too  
22 bad, it is a permitted use. It's going to happen.  
23 There's nothing we can do. I just want to throw that out  
24 there.

25 Finally, I just want to talk about a little bit

1 about parks and recreation and planning for those. I am  
2 hopeful that the language that is in the current plan  
3 that now reads because of the Town's abundant cultural  
4 and recreational resources, the Parks and Recreation  
5 Department may face challenges while trying to maintain  
6 current levels of service and expand underutilized  
7 facilities. I hope that language is taken out of the  
8 plan because I think that signals the fact that maybe  
9 the Town doesn't want to believe in the need for parks  
10 and recreation and trails and pathways and aren't going  
11 to pursue them because it's just fiscally not possible,  
12 or not possible with current staffing. So, I just want  
13 to know what the intention of that wording is. If it is  
14 not to discourage new parks, new trails, new recreation  
15 then maybe it should be removed.

16 I also just want to mention the bike path  
17 connection to the Mohawk-River Bike Path was mentioned  
18 at the February 27 hearing. There was going to be a  
19 connection through Cumberland Farms. That needs to be  
20 put forth in that document.

21 I just had a couple of questions.

22 There are some statements in hear about airport  
23 protection zones. That should clarify what that is meant  
24 to be. There is a reference to utilities and fiber  
25 optics and ensuring the high quality of service

1 available to the growing needs of residents and  
2 businesses. I wonder how that is juxtaposed to cell  
3 tower citing.

4 Also, there is a reference to a four base code and  
5 I just want to know what that means. Does that mean that  
6 the Town Zoning Code is not going to be replaced by a  
7 four base code?

8 I also have an article in today's Albany Business  
9 Review that actually one of the things that Save had  
10 pointed out was that the data isn't updated from 2010.

11 Actually, there's a great article - Mike DeMassi at  
12 the Albany Business Review that talks about new census  
13 data that is just out which shows that the number of  
14 apartments were oversaturated apartments.

15 So, hopefully, Chuck, you can use this new census  
16 data and that can be Exhibit 2 for the hearing.

17 Those are just some brief ideas. I know other  
18 people have been waiting a very long time to speak  
19 tonight and I want to say thank you, very much.

20 SUPERVISOR MAHAN: Thank you, Susan. I have to  
21 respond to just a few things. I don't disagree with you  
22 on everything there. I think there are a lot of things  
23 that we agree on.

24 I disagree with you that we don't - - I can tell  
25 you very clearly that we do care about parks and

1 recreation and trails and all those kinds of things.

2 That language does have to be changed.

3 It is very difficult for a group of people to know  
4 and live everything that has gone on. Over the last  
5 three or four years we have invested heavily in parks. A  
6 lot of things that we didn't do - and I know you don't  
7 want to hear this - was because we couldn't because of  
8 the situation with the Town's financial situation. We  
9 are in a way different path at this time. We are taking  
10 care of parks. We were left with no funds to take care  
11 of parks. We built that up and we are now doing things  
12 on a yearly basis.

13 The other thing is you talked about planning. I  
14 agree with you. I think there can be some improvements  
15 with some communication. I don't know that we can do all  
16 that you are asking for. You have to look at the full  
17 picture - everything that is going on and not just  
18 issues that are pertinent to your goals. We are trying  
19 our best to meet as many as we can and we are doing that  
20 and looking at other municipalities and what they do. We  
21 do a lot more than others.

22 I take a personal responsibility for when I got  
23 here with the Planning Departments and part of that -  
24 that was changed drastically and the reason that was  
25 changed drastically was because the developing community

1 which I was well aware of what was going on - they asked  
2 for the Town Designated Engineers and part of the things  
3 that were going on during Planning process was because  
4 of the corruption that was going on. That's part of it.  
5 The agencies knew about it and everyone knew about it.

6 We got here and we did what we could to straighten  
7 that out and try our best to reign that in.

8 I think things have gotten much more transparent  
9 over the years. It may not be at the level that we want  
10 it to be. I agree with you that there are a lot of  
11 things that could be done. They do reach out to  
12 neighbors, but maybe they have to reach out more and  
13 that's something that we can work on. There are a number  
14 of things like that.

15 Planning is done at the Planning Department with  
16 the Planning Board. It's not done in people's living  
17 rooms. That doesn't happen anymore. There are a lot of  
18 things that have been done to make it more transparent  
19 and open. I know this may not be what you want to hear,  
20 but you have to take a look at the whole picture and  
21 where it came from which was basically bankruptcy to  
22 where we are now.

23 The accomplishments are there because you guys  
24 wanted to see what was done over the last 10 or 12  
25 years. So, we're very happy to show that. We would love

1 to be able to expand on some of those things. Going  
2 forward, this is what we are doing. That is why we are  
3 doing this plan. The way government works and the law  
4 works, we do have to follow certain things. I agree with  
5 you.

6 I don't think the answer of well, that's what the  
7 Code says and that's what we have to do - I think we  
8 have to work more to make things happen and do things  
9 better. That is always the goal.

10 I see your side of it, but I also want you to see  
11 where it came from, what has been done and where we are  
12 going. As I said, my door has always been open. You can  
13 come in and you can look at all of the finances for  
14 people who have problems with that. You can take a look  
15 and see where it was. They are not my records. These are  
16 records from agencies and states. You can come in and  
17 you can look to see what was done in Planning and why  
18 things were changed to the way they are. That is 100  
19 times more transparent. It is 100 times more fair and  
20 more of a level playing field than there ever was.

21 I just want to say those things because if you have  
22 gone through what we have gone through here to get this  
23 back on track, we are proud of the accomplishments but  
24 we know that we don't do it alone. We do it with the  
25 public, we do with the residents and we do take what you

1 say seriously and we try very hard to do that.

2 Really, again, I do see a lot of changes that have  
3 to be made and we agree on a lot of those changes. There  
4 is no question about it. That is what is being done now.

5 The first part was to be able to go to 2005 and  
6 where we now. We thought that was the most important  
7 thing for you guys that you wanted to see. Frankly, that  
8 is a logical way to do it because to go forward, you  
9 need to know where you have been. So, I hope that kind  
10 of shows you that.

11 We can pick apart things from here as to what we  
12 can do better. I just need to say some of those things  
13 because I know that you, in particular, have some of  
14 those issues. I just want you to hear that and you are  
15 welcome to come in and go over any of the stuff that you  
16 want to go over. It is an open door. I would be more  
17 than happy to do that with you. I hope that you gain  
18 some satisfaction and knowledge from what was presented  
19 because a lot of the reason for doing that was from the  
20 conversations that we had. So, those conversations were  
21 helpful. We hope that was helpful for you as well.

22 MS. QUINE-LAURILLIARD: Thank you. We look forward  
23 to participating in this process.

24 SUPERVISOR MAHAN: Thank you.

25 MR. DRAKE: Good evening, my name is John Drake

1 and I live at 4 Catalina Drive. I want to start with  
2 some positives.

3 A little over year ago I had a chance to be a part  
4 of the Umbrella Program which is a part of the Colonie  
5 Senior Services Center. I just want to speak in support  
6 of that program and working with the Town of Colonie to  
7 help seniors age in place. I know there is a lot of  
8 discussion about senior living apartments and  
9 developments and obviously have been a part of that. As  
10 I get the chance to work in people's homes and a lot of  
11 them are in South Colonie, I have learned that there is  
12 a huge number of homes that were built in the 50's. They  
13 are smaller homes and a lot of these people built their  
14 homes back in the 50's. These are widows that just need  
15 a hand. They want to stay in their homes. Whatever help  
16 you can give them, whatever help we can give them as a  
17 community, I think it's a much better solution than  
18 trying to force these people into expensive senior  
19 living. They want to stay in their home and they want to  
20 stay in their neighborhood. I know this Board in this  
21 Town does a lot to make that happen. I want to thank you  
22 for that and just encourage that whatever you can do - I  
23 know the Colonie Senior Services is a public  
24 organization and you provide funds for them. I think  
25 that's money well spent and that coordination is very

1 important. So, I see it's on here and I definitely want  
2 to speak in favor of that.

3 On page 31 there was a comment about upgrading the  
4 audio equipment. I know Susan spoke of that. I would  
5 also support upgrading the visual equipment. Having  
6 attended many of those Planning Board meetings, it's  
7 very difficult being in the audience to see what people  
8 are talking about. It's very important that the Board  
9 Members and the developers use the mics and people speak  
10 in the mics so that whatever can be done to make that  
11 happen, I think that's very important.

12 I do think that streaming can be done. I know my  
13 church, Calvary Methodist - we started streaming our  
14 services. I am a part of that team. Somebody set it up.  
15 It is on Facebook live. I push a button at the start of  
16 the service and I run a very simple camera. It's a few  
17 thousand dollars. I do think it's something that the  
18 Town can look at. It's not a lot of money. It does take  
19 a person to push the button so it's not free, but I  
20 think making that visibility could be an important thing  
21 and certainly providing better audio and visual at the  
22 meeting, I think, is critical so that everyone that  
23 attends can understand what's going on.

24 I was involved in the process 10 or 12 years ago so  
25 I can't comment on the improvements and the

1 transparency, but I would argue that there is not enough  
2 involvement with the community. I can speak for my own  
3 experience.

4 So, I am not a part of Save. I have talked to them  
5 and I am on their Facebook page. I'm speaking for the  
6 West Latham Neighborhood Association. I can tell you  
7 that we worked hard to try to talk to the developer and  
8 they would not talk to us unless you forced them to. My  
9 suggestion is that before a project is put on the agenda  
10 whether that's concept, final or whatever, a  
11 neighborhood should be given the opportunity to meet  
12 with the developer and the TDE to have that discussion.  
13 I think it would make it a lot more efficient for the  
14 Planning Board. I think it would get them home before  
15 10:00 or 11:00 at night and I think a lot of questions  
16 could be answered off-line in a more casual environment,  
17 if that opportunity was given. Right now neighborhoods  
18 don't know until a few days before the Planning Board  
19 meeting what's going to be on the agenda, so we have to  
20 race around. There should be a way to provide a couple  
21 weeks notice to schedule a meeting, if a neighborhood  
22 wants to. Most of the projects, the neighborhood is not  
23 going to come to a meeting. So, this is not for  
24 everything. Some of these big projects - I think a lot  
25 of the conflict that you hear at the Planning Board

1 keeps all of you in the Planning Board out for hours and  
2 hours. It could be avoided if you could force the  
3 developer to meet with the neighborhoods and the TDE  
4 before those Planning Board meetings.

5 So, that's the suggestion that I have to help the  
6 transparency and make the neighborhoods feel like there  
7 given an opportunity to be a part of the process.

8 Thanks.

9 SUPERVISOR MAHAN: Thank you, John.

10 MS. HAYWOOD: Terri Haywood, Katherine Road,  
11 Albany.

12 Of course I'm here to talk about maintaining the  
13 integrity of the residential neighborhoods, as well. I  
14 think that first off - there are just so many places. I  
15 think most of the proposed development could be severely  
16 limited or denied if the New York State Zoning and the  
17 local Town laws that already on the books were enforced  
18 and there should be some kind of recourse when it is on  
19 record and well-known that the variance that  
20 neighborhoods are notified when a developer is going up  
21 for a variance. There are rules. There are New York  
22 State Court of Appeals rules - 3-prong requirements that  
23 aren't even being met. These are precedents. Nobody  
24 wants to follow them. I don't think half the people on  
25 the Planning Board, from what I have witnessed, seem to

1 be aware of what the Zoning Board rules are.

2 Our neighborhood was told when it came to Stewart's  
3 that they had to take Katherine Road because the  
4 counties wouldn't allow two curb cuts. That didn't turn  
5 out to be true at all when I went to the county full  
6 circle two and a half years ago. It was only a guideline  
7 and it's not in any of their books and they ended up  
8 with the driveway.

9 What the Planning Board says has to be - you have  
10 to be very sure of what you're saying because people are  
11 taking that as fact when in fact it wasn't. I think the  
12 Planning Board and anybody in any of the offices need to  
13 know what the Town's rules are and what New York State's  
14 rules are and abide by them.

15 Nothing is more important to us taxpaying residents  
16 than our own homes in our neighborhoods. It doesn't  
17 matter what's going on. Our houses are not any longer in  
18 the neighborhood that we chose. When people buy a house,  
19 they buy a house for reasons of the way the neighborhood  
20 is in everything. When you're no longer living in that  
21 area and you're paying your mortgage, I think everybody  
22 should be guaranteed that the home that they bought -  
23 that you're not gonna see businesses in your front yard.

24 I think that the SEQRA and the Town and the  
25 environmental impact studies should not be based on

1 square footage. It doesn't matter whether it's 3,725  
2 feet, it depends upon what the project is. If it's  
3 hazardous to somebody's health and it is that  
4 neighborhood, that's what a SEQRA and an environmental  
5 impact should be based on. What does the square footage  
6 have to do with the environmental impact? I think it's  
7 the project itself that should determine what the SEQRA  
8 is and the environmental impact - the square footage is  
9 totally irrelevant.

10 Out of curiosity, what's going on with NL  
11 industries? That's still considered Colonie, right?  
12 That's been contaminated forever

13 SUPERVISOR MAHAN: NL industries - that's in the  
14 Town, but we are not the ones that own the cleanup and  
15 all of that. All that is through the state. It is a  
16 Superfund site, or whatever. I remember that going on  
17 for a long time when I first got here. They  
18 periodically send the Town - cc's on copies of what  
19 they are doing. That's not our project or area to take  
20 care of. That's all through the state.

21 Chuck?

22 MR. VOSS: Yes, I believe the state took ownership  
23 of the property, but it was and is a federal Superfund  
24 site. It's still an active federal remediation site.  
25 The Town has no jurisdiction over that.

1 SUPERVISOR MAHAN: No, we have no jurisdiction  
2 over it.

3 MS. HAYWOOD: I think there has to be done for the  
4 residents for some type of protection to protect the  
5 neighborhoods. We go through Planning Board meetings  
6 and we're only left to take the Planning Board at its  
7 word and then we have to go home and Google what the  
8 rules and facts are and everything.

9 I know in the Stewart's case that there were  
10 multiple occasions where New York State Zoning Laws as  
11 well as Town of Colonie Zoning Notification Laws were  
12 not followed and there was no effect for the developer.  
13 It was just okay. I think they need to be held  
14 accountable and I think laws need to be followed.

15 SUPERVISOR MAHAN: I think if I remember  
16 correctly, Mike, we met several times regarding the  
17 laws and looking into the whole thing.

18 MS. HAYWOOD: Right, I mean it's right here about  
19 250 feet of the perimeter.

20 SUPERVISOR MAHAN: I do know that you have gone  
21 over it.

22 MS. HAYWOOD: But it still went on. So, it doesn't  
23 matter when we go forward if were not enforcing the  
24 laws that are already -

25 MR. MAGGUILLI: That is just not true. When we

1 looked into the issue, all the documentary evidence was  
2 there. There were affidavits. The terms of the law were  
3 met. I know Terry, that you never -

4 MS. HAYWOOD: The Planning Board told us that they  
5 did 200 feet from 19 Fuller Road. This says 250 feet  
6 from the perimeter. I'm not trying to make this about  
7 Stewart's. I'm trying to make this comprehensive with  
8 the planning going forward that rules need to be  
9 followed.

10 MR. MAGGUILLI: We agree.

11 MS. HAYWOOD: And when they are not, people need  
12 to be held accountable for it.

13 MR. MAGGUILLI: We agree. We don't disagree with  
14 any of that.

15 MS. HAYWOOD: We both know that it is on record  
16 200 feet from 19 is not the same as 250 feet from the  
17 perimeter.

18 MR. MAGGUILLI: We both know that is true - that  
19 one is not the same as the other, but what I do know is  
20 what is in the record. What is in the record documents  
21 that they followed the terms of the law. I know you say  
22 that you did not get notice.

23 MS. HAYWOOD: We didn't.

24 MR. MAGGUILLI: But according to what was filed,  
25 which I have no reason to disbelieve, they met all the

1 requirements, Terri. If I thought they didn't, I would  
2 have acted.

3 MS. HAYWOOD: Right, but is on the Planning Board  
4 records that I forget who it was that said they did do  
5 200 feet from 19 and that is not what is written in the  
6 Town of Colonie, so I don't understand how that -- and  
7 the Planning Board presented that.

8 MR. MAGGUILLI: I don't know what you are  
9 referring to. I think you are misreading.

10 MS. HAYWOOD: No, I don't. The same way is with  
11 the two curb cuts and now we have a driveway on the  
12 second curb cut that is on Fuller Road as well as  
13 Katherine and a right and a left hand turn out of  
14 Katherine when it was agreed upon to only have a  
15 left-hand turn.

16 No person that has bought a home and has spent  
17 their life trying to keep that home in this Town should  
18 be forced out of their neighborhood. That's what I think  
19 is the most important thing in this Comprehensive Plan  
20 no matter how you look at it is to protect the sanctity  
21 of everybody's neighborhood and where they live.

22 Does anybody else want to look at their front  
23 window and have a parking lot of Stewart's on a 10-house  
24 street? No, nobody does.

25 SUPERVISOR MAHAN: That's what we are saying. The

1 Comprehensive Plan is a global guide for the entire  
2 Town, for every aspect of it. What you're talking about  
3 - the Land Use Law and the zoning laws and things like  
4 that. That comes after the Comprehensive Plan. I know  
5 we were at many of the meetings and we did tests up at  
6 the Kmart site and trucks and we did everything that we  
7 possibly could and the thing is that it's not just the  
8 Planning Board. All of the departments are involved.  
9 There is the DCC the departmental meeting and all kinds  
10 of things that go on.

11 The TDE's were brought on as an extra set of eyes  
12 to talk about the engineering aspects and the laws and  
13 things like that. It's a very strict structured process.

14 Out of all the municipalities, I think the people  
15 that develop in the Town will tell you that this is one  
16 of the places where the laws are the most strict and the  
17 most structured and they understand why, but they will  
18 tell you that. I think what you're talking about - no  
19 one talked more about this than Mike and I and we tried  
20 hard and agreed that we had to look at everything  
21 because Stewart's wanted to redevelop their Stewart's  
22 property that was there. They wanted to bring in the  
23 gas. There is a lot that goes into it.

24 We are talking about the Comprehensive Plan and we  
25 are talking about the global view for the Town going

1 forward. You are talking about the Land Use Law and the  
2 zoning and things like that. As we said, the Code was  
3 made in 2007. We are following that Code and following  
4 the laws and this is the opportunity to make some  
5 amendments to that from this plan.

6 MS. WHALEN: I think it is pretty clear that they  
7 want the Land Use Laws fix so this stuff doesn't  
8 continue to happen, right? I mean, it is repetitively  
9 recanted over and over.

10 MS. HAYWOOD: Other people said that there needs  
11 to be communication with the developer and the people  
12 that are directly affected by this and not having it as  
13 a surprise or hearing it as hearsay that they have  
14 already gotten the variance.

15 SUPERVISOR MAHAN: You are talking about the  
16 Zoning Board now. I know I talked to you personally  
17 there. I came there several times.

18 That's what this is all about. This is what this is  
19 about. When you're doing an update to your plan - the  
20 Comprehensive Plan or developing the Comprehensive Plan.  
21 Your Land Use Laws - that follows. If you look at 2005  
22 when they did the first Comprehensive Plan in 2007 they  
23 developed the Land Use Laws because that follows. They  
24 really took a look at all the other land in the Town and  
25 they labeled all of that whatever zoning they determined

1 at the time. A lot of things were changed at that time  
2 in 2007 without Land Use Laws where you had residences,  
3 they put commercial and office or office/residential  
4 next to it. Those are the ways they did the laws. It  
5 comes after, just like it did in 2005.

6 So, when this is completed and voted on from the  
7 Board, then the process starts with what you are talking  
8 about with the Land Use Laws. I am hoping that some of  
9 those things really can be changed. How many times did  
10 we talk about that? Everybody want to the Stewart's, but  
11 they didn't want to the gas.

12 MS. HAYWOOD: That was just the lesser of the two  
13 evils. We tried to - - with them, but they wouldn't  
14 work with us. Where do we go now? There's no place that  
15 we can go now and say okay, you're going to put a  
16 glaring white fence up, or are you going to put up a  
17 brown fence? There needs to be - - when it is in the  
18 middle of the neighborhood, there has to be - - it  
19 would be great if there could be a Town appointed  
20 liaison to work between the neighbors and the  
21 developer. Right now you make calls to everybody and  
22 you don't get calls returned and nothing happens. Is  
23 there any way to have a Town liaison between the  
24 developer?

25 SUPERVISOR MAHAN: Maybe some people didn't call

1 you back. I know I did. I know Mike did. But all I can  
2 say is the Town Board is a different government entity  
3 than the Planning Board or Zoning Board. There is a  
4 liaison to the Planning Board. There are also people in  
5 Planning that can come and take a look. We, on the Town  
6 Board, if we can get out and take a look at things, we  
7 are the ones that arrange the whole thing for the truck  
8 to see if they could -

9 MS. HAYWOOD: Right, and now they need a driveway  
10 because they can't get it in after all of that.

11 MR. MAGGUILLI: Terri, there is nothing to prevent  
12 you and your neighbors if you truly believe that you  
13 have been wronged and we have failed to follow the law  
14 - there's nothing to prevent you and your neighbors  
15 from getting together and bringing an action against  
16 the Town and having a court say yes, you are right, or  
17 you are wrong.

18 MS. HAYWOOD: Yes, an Article 78 - you would've  
19 had to file within the 30 days and we don't have that  
20 kind of money to go up against Stewart's.

21 MR. MAGGUILLI: That's why I suggested that you  
22 and the group of neighbors doing it - maybe that would  
23 help.

24 There did come a point where I had to stop  
25 returning Terry's calls because it was clear that there

1 would've been a conflict and I could no longer speak to  
2 her because it did look like that it was going in the  
3 way possibly of a lawsuit.

4 So, Terri, just for your knowledge, I wasn't  
5 ignoring you, but I had an ethical - I could not return  
6 your calls at that point. I did have my secretary call  
7 and I think she left a message.

8 MS. HAYWOOD: No, I didn't get that.

9 I thought that we had only a left-hand turn out of  
10 there and when I reread the November minutes, now we  
11 have a left and right because Stewart's is trying to  
12 tell us - so, we don't have to go all the way out to  
13 Fuller Road - that we can be able to drive back into the  
14 neighborhood. There are 10 houses. We're going to walk.  
15 We are not going to drive to Stewart's. So, they're  
16 going to get the right and left. They are getting the  
17 second curb cut on Fuller Road, plus Katherine. So, what  
18 the Planning Board told us from day one that they  
19 weren't going to have two curb cuts - they got the curb  
20 cut -

21 MR. MAGGUILLI: I don't know anything about a  
22 second curb cut. You keep mentioning this, but we are  
23 here for the Comprehensive Plan.

24 SUPERVISOR MAHAN: I think Terry's point is to the  
25 Land Use Law. I think that's what she is referring to.

1 MR. DRAKE: Hi.

2 SUPERVISOR MAHAN: Hi, Todd.

3 MR. DRAKE: How are you? Thanks for having me  
4 here. I am Todd Drake. I live at 222 Forts Ferry Road.  
5 I am also representing the north side of Latham - the  
6 County Legislator.

7 I want to just touch upon something to acknowledge  
8 Supervisor Mahan's point actually which is that we  
9 aren't here really to get into weeds. We are here to  
10 come up with a Comprehensive Plan and goals.

11 There is probably no greater example of some of the  
12 trials and tribulations that residents have faced than  
13 in the West Latham neighborhood with the project that is  
14 currently going up on Forts Ferry Road. I think it's  
15 been brought up heavily because it is an example where  
16 Town residents and taxpayers feel very frustrated with  
17 the process. I think everyone is aware that development  
18 is going to happen. As our space constraints grow here  
19 in Town, we found ourselves more and more, for lack of a  
20 better phrase, development clashing with the public  
21 because it's going to happen. You are going to be in  
22 somebody's backyard no matter what you do now because  
23 the Town is building out very quickly.

24 Just were I live in the last 15 years we have seen  
25 a tremendous explosion. So, I think that as people begin

1 to worry about their investments in their neighborhood -  
2 not only their investment, but in terms of dollars and  
3 property value, also their investment. They brought  
4 their family up there in the character of the  
5 neighborhood. I think really what we do is include here  
6 in this Comprehensive Plan some acknowledgment to points  
7 that seem to be a common theme that were brought up  
8 here.

9 I don't want to speak for anyone in particular, but  
10 what seems to come up is that residents are looking for  
11 consideration. They're looking for outreach. They're  
12 looking for cooperation. They're looking for  
13 accommodations; again, referencing our space constraints  
14 which continue to grow. I think ultimately they're  
15 looking for accountability, some people feel it's the  
16 Board's accountability and some people feel it's the  
17 developers accountability but I think overall it is  
18 accountability for eventually hearing what they have to  
19 say and trying to accommodate that.

20 As Supervisor Mahan noted perhaps once that goal  
21 could be articulated, that would influence future  
22 changes in zoning or planning law.

23 On a different note, I was very pleased to see one  
24 of the recommendations from 2019 to explore partnerships  
25 with neighboring municipalities and grant opportunities

1 to manage evasive species inhibiting recreational use of  
2 the Mohawk.

3 In the last couple of years I have worked on it  
4 with the Town toward that goal and as a representative  
5 of Albany County for all of this, I would like to make a  
6 very pleasant announcement which is that we plan to move  
7 forward with working with the Town in the spring and  
8 summer to begin eradicating the evasive species so that  
9 some of the great access points that we have in Town  
10 started with the Town of Colonie's main and original  
11 Town park provide the public access. We are very pleased  
12 that this is one of the goals the Town has. I am hoping  
13 that means that we will have partnership in terms of the  
14 DEC permitting that will be required, as well as space  
15 to go in and put the evasive species on land as we  
16 extract them from the river and of course we are working  
17 on a proclamation there and ultimately this summer the  
18 dock will be put back up to allow boater and fishing and  
19 other access down there. So, that is an ongoing program  
20 that we are working on and I hope to make an official  
21 announcement that we received that grant for Albany for  
22 soil and water conservation. I hope that the Board will  
23 commit to working with me and the other folks at the  
24 County that are working for this. This would be a pilot  
25 program. Again, not to be dramatic, but it would take

1 back the waterfront a little bit.

2 One of my goals and working as a Legislator is  
3 economic development. Economic and recreational  
4 development is really in our grasp and we are blessed in  
5 this Town with an immense amount of waterfront and I  
6 think we could be making much better use of that. So,  
7 again, I'm very pleased to see that is one of the  
8 recommendations and I am looking forward to meetings in  
9 the very near future about getting going on the permit  
10 process and hoping for that commitment from the Town  
11 Board. I thank you all for your time this evening.

12 SUPERVISOR MAHAN: Todd, the Town partners a lot  
13 with the County on various projects, on application  
14 grants and all those kinds of things. It is certainly  
15 something that we would like to do. Did you actually  
16 get the grant?

17 MR. DRAKE: We are right there.

18 SUPERVISOR MAHAN: It entails equipment and yearly  
19 it's going to grow and grow, so you need to be able to  
20 maintain it as well.

21 MR. DRAKE: To expound on that, we have a vendor  
22 and a crew and all of that. This is meant to be a pilot  
23 program with further funding from the state to expand  
24 not only the acreage. The on-water geography that could  
25 be affected, but it would be a five-year phaseout plan

1 for removing the species that would start next year.

2 This would be a pilot program building on the small - I  
3 will call it the by-hand pilot program that was started  
4 last year just to show how difficult it was. I think  
5 that we have worked and we got attention and we are  
6 hoping to do a bigger program this year. Again, I'm  
7 looking forward to partnership with the Town.

8 MR. MAGGUILLI: Is this grant for a specific  
9 location?

10 SUPERVISOR MAHAN: Yes, at the park.

11 MR. DRAKE: Yes, the park and at Blaine's Bay;  
12 about 18 acres.

13 SUPERVISOR MAHAN: The Town Park at the boat  
14 launch.

15 MR. DRAKE: That's the area that could most  
16 benefit the greatest number of people in the public as  
17 well and afford some economic development opportunity  
18 albeit Blane's Bay or the Town for waterfront  
19 attraction whether it be events or food service, or  
20 beverage service or that kind of thing where people can  
21 enjoy those picnics.

22 I can recall in the 80's coming down and having a  
23 line up the hill waiting to launch boats and people  
24 picnicking and kids playing and events going on,  
25 barbecuing in those silly little things that you see at

1 the parks. I forget what you call those grills.

2 Regardless, people really enjoy the waterfront and I  
3 think we can get back to that.

4 MR. ROSANO: I have a couple of questions for you.  
5 Have you reached out to Prism yet?

6 MR. DRAKE: Yes, we are working through -

7 MR. ROSANO: We are already working and we already  
8 have them on board for an April cleanup under the DEC  
9 regulations through volunteerism. We were going to go  
10 up there with a volunteer group from DEC and it wasn't  
11 going to cost the Town a penny to start harvesting. You  
12 know the time and dates of harvesting on the river?  
13 Were you aware of that?

14 MR. DRAKE: I'm quite aware of that.

15 MR. ROSANO: Did you know about Prism? That is a  
16 state agency that would regulate that. They are already  
17 on board with us.

18 MR. DRAKE: Mr. Rosano, we have been working with  
19 the Town -

20 MR. ROSANO: I go to all the Prism meetings and I  
21 have been to DEC and Siena College. I've never seen  
22 anybody from the County there. That's why was  
23 wondering. I'm so excited to hear this.

24 SUPERVISOR MAHAN: You are actually there -

25 MR. ROSANO: You have to be careful because

1 there's a process. There's a time that you can do it  
2 and there's a time you can't do it. There's a way of  
3 disposing of it. There's a way of not disposing of it.  
4 That's all covered by Prism. I'm so excited to hear  
5 this because I thought we were on our own because we  
6 have been doing it and we are ready to go in April.

7 MS. WHALEN: Don't you need permits to get that  
8 stuff out by hand?

9 MR. DRAKE: You do need permits for wide scale and  
10 that's what we are in touch with through Prism and  
11 Susan and Albany Soil and Water Conservation. That's  
12 the route that we have taken and that is the recipient  
13 of the grant.

14 MR. ROSANO: What does the Canal Corp. say about  
15 the the sandbar?

16 MR. DRAKE: Well, the Canal Corp. doesn't need us  
17 if we are on this side of the sandbar. We have a good  
18 shot of getting this done with limited red tape as a  
19 pilot program.

20 MR. ROSANO: Okay, thank you.

21 SUPERVISOR MAHAN: We talked about it briefly back  
22 then. You are trying to work with the Sheriff's  
23 Department.

24 MR. DRAKE: We did and that was a unique program.

25 SUPERVISOR MAHAN: It's just not an easy thing. I

1 didn't walk in the water and pull anything out.

2 MR. DRAKE: We are hoping to have volunteers to  
3 help.

4 Councilman Rosano, if you are willing to work with  
5 me on that, I would appreciate that. The volunteers will  
6 be more for the land operation. Doing this in a water on  
7 and 18 and 25 acre scale by hand would take months that  
8 we don't have. It would almost be impossible.

9 MR. ROSANO: I don't know if you knew this but in  
10 southern Saratoga County at some of our CAC meetings,  
11 they spoke of getting together with several  
12 municipalities and buying a harvester. Obviously, that  
13 would be the way to go.

14 MR. DRAKE: That's the idea. We want to lead the  
15 way here in the Town of Colonie and Albany County and  
16 were going to start with this and then my personal goal  
17 was to take this and involves Saratoga County and  
18 Schenectady County, our nearest neighbors. There are 11  
19 counties in the Mohawk watershed so everybody's got a  
20 vested interest in this and I think that just taking  
21 the lead on this, we will get that interest level in  
22 both the Town and the county can be at the forefront of  
23 that.

24 MR. ROSANO: Thank you.

25 MR. DRAKE: Thank you all

1 SUPERVISOR MAHAN: Thank you, Todd.

2 MS. BARON: Hello, I'm Lisa Barron. I live at 37  
3 Upper Loudon Road in Loudonville. I'll try not to take  
4 up too much time because I know we are all here later  
5 than we expected and we are all tired.

6 I must say that I am appalled really that climate  
7 change has gotten such short shrift in this plan. I have  
8 to stand with Patrick who spoke earlier. This is a  
9 catastrophe that is developing at the moment and  
10 communities all over the country are taking steps to do  
11 something locally because most actions begin that way  
12 and we will have to with the national neglect of this  
13 issue. We have 12 years, we are told. Some of the  
14 communities are doing things like saving trees, planting  
15 trees, mitigating traffic because I'm not sure that  
16 having trails, pedestrian walkways and bike paths are  
17 going to be very effective in that regard. It's only  
18 half the year at most the people are going to be able to  
19 use them, except for the diehards and sportsmen that we  
20 have.

21 MS. WHALEN: I am with you on that one. I agree  
22 with you completely.

23 MS. BARRON: I think that we have to do more and  
24 really make this a crucial issue in our Comprehensive  
25 Plan because if we don't do it, who will? I think it is

1 - we cannot be a community of science deniers and  
2 climate deniers. The time has long passed that we have  
3 to save the trees that are there and replace the ones  
4 that haven't been taken down. Trees are really an  
5 essential part of protecting us against the effects of  
6 climate change, which is already happening. Just look  
7 around the world and we can see every community,  
8 Midwest to the wildfires in the droughts, floods. These  
9 things can't be ignored. So, I think we have to make  
10 some effort to face this in the Comprehensive Plan and  
11 other things that we do. Thank you

12 MS. BUCKNER: I'm Mary Beth Buckner from 18  
13 Coventry Court in Latham.

14 I just wanted to make a suggestion. I think you've  
15 done a wonderful job in Colonie, but I think that we  
16 should save more time to have a comment. In less time on  
17 all the things that we have done because it's right  
18 there in black and white. You can just point out quickly  
19 next time when you do the next part. These are some of  
20 the things, read them over. I'm sure people would be  
21 glad to read them over later, so we have more time to  
22 hear from the public. I am hoping that the beautiful  
23 objectives and goals will turn into real concrete  
24 actions when it comes to the planning process. Thank  
25 you.

1 SUPERVISOR MAHAN: Thank you, Marybeth. I can't  
2 guarantee that there will be public presentations  
3 because a lot of this is on the web and all that. We  
4 have a consultant that is here and part of his role is  
5 to present it to the public. So, we will try to go  
6 little faster. This is probably one of the more  
7 in-depth areas and frankly we tried to put it out there  
8 because that was one of the requests. We will get  
9 there.

10 Anyone else?

11 Gloria?

12 MS. KNORR: Paula, I don't have a computer so I  
13 appreciate this presentation. Last time I spent \$30 on  
14 the Comprehensive Plan. So, now I knew there was a  
15 public meeting and I knew I would get information here.  
16 I think you did a very fine job. I know that the  
17 Planning Board is a thankless job.

18 I want to say that I don't know if anybody is here  
19 from Hearthstone Village or from Meadowbrook Estates - -  
20 that's right, people aren't in there yet. Do you know  
21 the length of time - - Meadowbrook Estates - that's a  
22 wonderful community and people came out - not in my  
23 backyard. So, those people thanked me for helping with  
24 Hearthstone village. Neighbors came out and said it's  
25 going to be lit up like a football field. Stick them up

1 by Thatcher Park. They will have a nice view. Absolutely  
2 not. Our seniors made Colonie what it is.

3 I know all the work that you have put in and the  
4 Planning Board. Having a forum - - I would like more of  
5 the public to come out and every single meeting. You  
6 have them twice a month. Where are they? In the papers -  
7 I love Chris Churchill. He always talks about that we  
8 need affordable housing.

9 Also, Mr. Frankel - I would like to meet him. I  
10 would like to know how many homeowners - how many  
11 landowners have come onto your survey. I will keep  
12 coming. If you don't have enough, I will be coming. This  
13 property that I have had to take responsibility for  
14 since 1992 - - then, Paul Goldman did a title search and  
15 I was so upset. My mother didn't know that we did in on  
16 the driveway. What the Northway does to Times Union and  
17 all that salt and more water there. Times Union bought  
18 18 acres of my grandparents' farm. Then, the Niagara  
19 Mohawk cut it in half. A realtor, Michael Fields and Ted  
20 Cillia Junior offered me \$150,000 for 13 acres. That's  
21 what Times Union bought from my uncle.

22 We have three lawyers - - listen, I know I can work  
23 with the Town. It is the residents that are not in my  
24 backyard. Do I have to get - - and I don't want to get  
25 for \$400 an hour Paul Goldman because all developers in

1 the top developers and everyone - he is the expert. My  
2 divorce lawyer informed me. I don't have them anymore.  
3 He did the title search and I thought it was best to  
4 wait it out.

5 Let Colonie all be sold. I will keep paying taxes  
6 because my son gave me his beneficiary to his life  
7 insurance and a Roth Ira. So, if anyone thinks - there  
8 is one percent in particular that I'm going to be  
9 desperate because my lawyer Stephen Mollensac said  
10 there's a developer waiting for me to be desperate. Oh  
11 no. Tim has helped me. I just think it is an important  
12 that as landowners we get a say and I think Mr. Frankel.  
13 I would like to meet him someday. The landowners have  
14 rights. Thank you.

15 SUPERVISOR MAHAN: Thank you, Gloria. Anyone else?

16 I think were done for the night. Thank you.

17 MR. MAGGUILLI: What we just formally adjourn the  
18 public hearing?

19 SUPERVISOR MAHAN: We are still in a public  
20 hearing. Need to make a motion to adjourn the public  
21 hearing.

22 MR. MAGGUILLI: Hearing to the next Town Board  
23 meeting.

24 MR. GREEN: I will make that motion to adjourn  
25 until April 4.

1 MS. GANSLE: Do we have a second?

2 MR. CAREY: Second.

3 MS. WHALEN: So, the public hearing on the  
4 Comprehensive Plan review is adjourned until the next  
5 meeting, April 4 at which time will have a continuation  
6 of the public hearing?

7 MR. MAGGUILLI: That's correct.

8 SUPERVISOR MAHAN: Yes, we will have another  
9 section that we will go over and take comments.

10 MS. WHALEN: I am in favor of that.

11 SUPERVISOR MAHAN: We have to vote.

12 MS. GANSLE: All in favor?

13 (Ayes were recited.)

14 Any opposed?

15 (There were none opposed.)

16 Public hearing adjourned to April 4.

17 (Whereas the above entitled proceeding was  
18 adjourned at 10:25 p.m.)

19

20

21

22

23

24

25

CERTIFICATION

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

I, NANCY L. STRANG, Shorthand Reporter and Notary Public in and for the State of New York, hereby CERTIFY that the record taken by me at the time and place noted in the heading hereof is a true and accurate transcript of same, to the best of my ability and belief.

\_\_\_\_\_

NANCY L. STRANG

Dated \_\_\_\_\_