

# **I. PROJECT DESCRIPTION**

## **A. EXISTING CONDITIONS**

The purpose of this Draft Generic Environmental Impact Statement (DGEIS) is to evaluate socioeconomic and physical environmental impacts to the study area associated with a reasonable development scenario for a twenty (20) year planning period. Impacts associated with current development proposals ( $\pm$  seven hundred sixty (760) single family residential units and one (1) commercial proposal) as well as projected development will be evaluated. Also examined will be appropriate mitigation measures to minimize identified impacts as well as potential costs for mitigation.

The Boght Road - Columbia Street area is located in the northeastern portion of the Town of Colonic, New York (Exhibit I-A-1). For the purposes of this report, the study area is shown in Exhibit I-A-2. Generally it is bordered by the Town bike path to the north, the Northway to the west, Alternate Route 7 and Troy-Schenectady Road to the south, and the Delaware and Hudson railroad and Town border to the east.

As indicated in the Land Use Management Advisory Council (LUMAC) Technical Report, existing land use in the study area includes a variety of uses dispersed throughout active and inactive agricultural land and woodlands. Intensively developed areas are concentrated along Route 9, Boght Road, Dunsbach Ferry Road, and Columbia Street/Alternate Route 7. Development along these corridors can be characterized as medium-density residential having average lot sizes of sixteen thousand (16,000) to eighteen thousand (18,000) square feet.

Commercial and office development is concentrated on Route 9 north of Alternate Route 7 to Dunsbach Ferry Road. North of Dunsbach Ferry Road are uses such as home, businesses, neighborhood commercial, motels, agribusinesses, and the Mohawk Industrial Park (LUMAC Technical Report).

Extensive undeveloped lands are available for potential future development. Since public water and sewer service is limited to existing transportation corridors, utility improvements would be required to support intensive future developments.

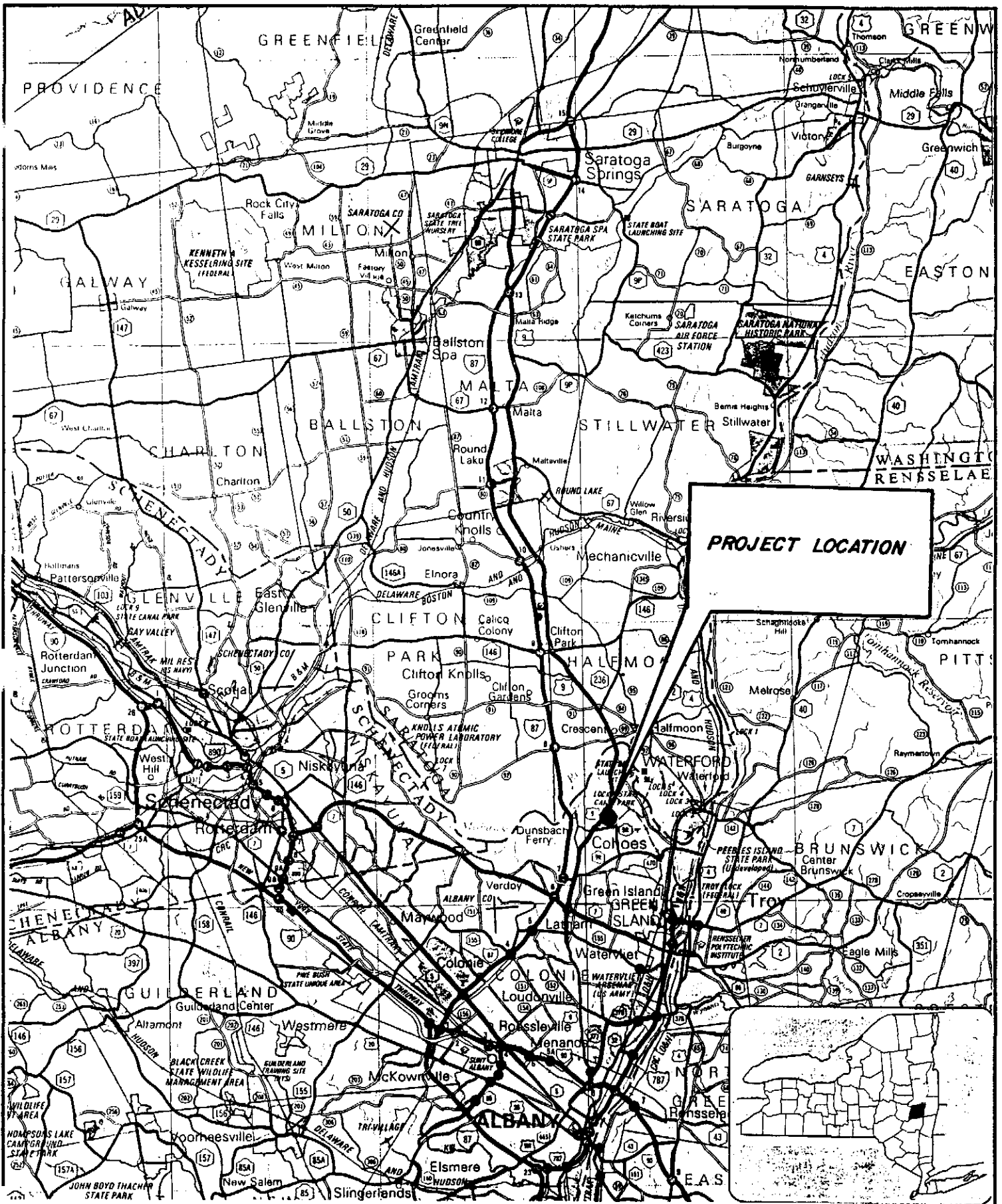
## **B. PROJECT NEED**

A major portion of undeveloped land in the Town of Colonie can be found in the project study area. As a result, the Town has authorized the preparation of this document to evaluate development related impacts. Ultimately, the findings resulting from this process can be used as a planning tool for minimizing impacts as well as assessing necessary capital improvements to accommodate potential future growth.

Growth projections for the study area were developed on the basis of existing projections in the LUMAC Technical Report and through consultation with the Town of Colonie Engineering and Planning Services Department. Projections have been made for a ten (10) and twenty (20) year period (1999 & 2009). Details of assumptions used for the projections can be found in Section II, A, Demographics.

Included in the projections are the currently proposed subdivisions in the study area which include approximately seven hundred sixty (760) single family residential units and one (1) commercial proposal. The locations of the proposed developments have been identified on Exhibit II-B-4.

This DGEIS will provide information to facilitate orderly growth in the study area. It will also identify the necessary capital improvements to transportation systems, infrastructure, recreation facilities, schools, and municipal services.



**CHA** CLOUGH, HARBOUR & ASSOCIATES  
ENGINEERS & PLANNERS

**PROJECT LOCATION**

EXHIBIT I - A - 1

BOGHT ROAD - COLUMBIA STREET AREA, DRAFT GEIS, TOWN OF COLONIE