

II. SOCIOECONOMIC AND PHYSICAL ENVIRONMENTAL SETTING AND IMPACT ANALYSIS

A. DEMOGRAPHICS

1. Population Projections:

Since the 1950's the Town of Colonie has experienced significant growth. During the thirty (30) year period between 1950 and 1980, the Town population has increased from twenty five thousand one (25,001) to sixty one thousand seven hundred twelve (61,712) or over one hundred forty-six percent (146%). This population figure does not include the Villages of Menands or Colonie. The 1990 population has been projected to be sixty-six thousand five hundred fifty (66,550), (Source: Capital District Regional Planning Commission). Based on population projections by the New York State Department of Conservation (NYSDEC), the New York State Department of Commerce and the Capital District Regional Planning Commission (CDRPC) it is expected that the population of the Town-outside-Village-area will be seventy-two thousand seven hundred (72,700) in the Year 2010 (LUMAC Technical Report Page 3).

While the population of the Town as a whole has grown rapidly during this period, the population of the project study area has remained relatively stable. The 1980 population of the project study area, located in portions of United States Census Tracts 135.01 and 135.02 was three thousand six hundred fifty-nine (3,659). Utilizing a growth rate of 7.8% for the decade 1980 through 1990 (LUMAC Technical Report page 3), the 1989 base year population will be three thousand nine hundred sixteen (3,916). Using Table 1 from the CDRPC, "Fiscal Impact Analysis A Guidebook", and anticipating that the majority of homes in this

area are or will continue to be single family detached homes and townhouses, an average demographic multiplier of 2.9 persons per households was derived. As a result there will be an estimated one thousand three hundred fifty (1,350) households in the project study area in the 1989 base year.

As indicated in Section II, B, Land Use, the project study area has experienced very little development over the last thirty (30) years. However, this situation is changing as the area has recently begun to experience significant development pressure. As of October 1988, there were approximately seven hundred sixty (760) proposed residential lots under consideration by the Town of Colonie Planning Board. Due to the large amount of undeveloped land in the Boght Road - Columbia Street area as compared to the remainder of the Town, it is believed that growth in the study area will accelerate at a faster pace than the overall Town growth projected by the various agencies mentioned previously in this section. As a result, through consultation with the Town of Colonie Engineering and Planning Services Department it has been assumed that between 1989 and 1999 (planning period 1), approximately two hundred fifty (250) residential building permits will be issued annually. Again, using the demographic multiplier of two point nine (2.9), these additional two thousand five hundred (2,500) units will result in approximately seven thousand two hundred fifty (7,250) additional persons. The total number of persons and housing units will be approximately eleven thousand one hundred sixty-five (11,165) and three thousand eight hundred fifty (3,850), respectively in 1999.

During planning period 2 (1999-2009), through consultation with the Town of Colonie Engineering and Planning Services Department, it has been assumed that growth will continue at approximately one-half (1/2) the rate of planning period 1. Residential permits to be issued during this time period are estimated

at one hundred twenty-five (125) annually or one thousand two hundred fifty (1,250) over a ten (10) year period. This will result in an additional three thousand six hundred twenty-five (3,625) persons. The total projected population is estimated to be fourteen thousand, seven hundred ninety (14,790) in the Year 2009. The corresponding number of households will be five thousand one hundred (5,100). Table II-A-1 summarizes existing and projected population and housing units from 1980 through 2009 in the study area.

**TABLE II-A-1
EXISTING AND PROJECTED POPULATION AND HOUSING UNITS**

<u>Year</u>	<u>Total Number of Persons</u>	<u>Total Number of Units</u>
1980 (1980 Census)	3,659	1,262
1989 Base Year	3,916	1,350
1999 Planning Period 1	11,165	3,850
2009 Planning Period 2	14,790	5,100

The projected population increase within the project study area during the period from 1989 to 2009 is ten thousand eight hundred seventy-four (10,874), which is greater than the projected increase for the entire Town, as stated on page 3 of the LUMAC Technical Report. This difference can be justified in several ways. The information contained in the LUMAC Technical Report was based on information developed for the entire Town from the NYSDEC, NYS Department of Commerce and CDRPC. These agencies normally do not study and project growth rates for portions of Towns or Villages.

In order to prepare this DGEIS, information specific to the project study area was collected and reviewed. Currently, there are over two thousand nine hundred (2,900) undeveloped acres available for residential use. In other portions

of the Town outside the project study area, there is limited land with sufficient utilities and other services available for residential development. The majority of the anticipated five point six percent (5.6%) growth rate per decade will occur in the project study area. In-Town migration was also not accounted for in the NYSDEC, CDRPC and NYS Department of Commerce figures. Lastly, the Town of Colonie is developing into a major employment center in the Capital District as evidenced by the commercial office development along Wolf Road and the Corporate Woods Office Park. Many people prefer to live in close proximity to their place of employment. The combination of all these factors will likely result in a growth rate in the project study area which is higher than the figures shown in the LUMAC Technical Report. Adjusted population figures which include the significant growth expected in the Boght Road - Columbia Street area are shown in Table II-A-2.

TABLE II-A-2
EXISTING AND PROJECTED TOWN WIDE POPULATION

	<u>Year</u>			
	<u>1980</u> ¹	<u>1989</u>	<u>1999</u>	<u>2009</u>
Town Outside Village	61,712	66,550 ²	76,874 ⁴	83,214 ⁴
Village of Colonie	8,869	9,700 ³	10,000 ³	10,200 ³
Village of Menands	4,012	5,000 ³	5,200 ³	5,300 ³
Totals	74,593	81,250	92,074	98,714

1 1980 Census

2 NYS Department of State and CDRPC

3 Population as estimated by the Villages

4 Estimated based on 5.6% growth rate per decade Town wide (LUMAC Technical Report) plus additional growth as shown on Table II-A-1 for the study area.

Future increased population within the project study area will also result in an increase of the school age population. Using the demographic multipliers outlined in Table 3 of the CDRPC, "Fiscal Impact Analysis - A

Guidebook", it was determined in the base year, 1989, there will be one thousand eighteen (1,018) school age children in the Boght Road - Columbia Street area. In 1999, this number will increase by one thousand eight hundred eighty-six (1,886) for a total of two thousand nine hundred and four (2,904) school age children. After planning period 2, there will be approximately three thousand eight hundred forty-seven (3,847) school age children in the study area.

Not all of the children will attend public schools. According to figures developed by the CDRPC, 87.3% of all school age children attend public schools, while the remainder attend private institutions. In the year 2009, approximately three thousand three hundred fifty-eight (3,358) school age children will be attending public schools in the study area.

Impacts and Mitigation Measures

The development scenario briefly described above will result in a relatively large population increase through the year 2009 in the project study area. This population growth will result in higher demands on utilities, municipal services, transportation systems, school systems, and especially the volunteer agencies of fire protection and emergency rescue services, as well as a number of other areas. The specific impacts and mitigation measures will be outlined in the appropriate sections of the DGEIS.

Proper planning will tend to mitigate the potential impacts of development. The analysis of projected growth will allow the Town to evaluate financing alternatives to fund potential extensions of utilities, increased municipal services, and transportation system improvements. As a result, new development will fund its fair share of improvements which will result in adequate services to meet the needs of all residents in the study area.

