

Business Community Planning Meeting Summary
The Meeting House, The Crossings of Colonie
Tuesday, March 16, 2004; 8AM

I. Ranking of Assets and Liabilities

Community Services/ Infrastructure

Assets	
Dots	Comment
12	Airport
8	Commercial Tax Base
7	The Crossings
5	Library
5	Police
5	Emergency Medical Service
5	Chambers of Commerce
3	Schools
3	Shaker Site
2	Good local road Maintenance
2	Business and Trade Associations
1	fire protection
1	Water Treatment Plant
1	Landfill
1	Major Highway Access
0	New Water Tower

Liabilities	
Dots	Comment
18	Need for Exit 3
7	Additional maint. Of interstate highway
3	Lack of public sewer north end
3	Parallel route to Wolf Road
2	Overhead utility lines along roadways
2	Albany International Airport
2	Need for Traffic calming
2	Better utilization of Shaker Sites
1	Access to Central Ave from I-90/Slingerland by pass
1	Est. of yard waste collection system

Quality of Life Issues

Assets	
Dots	Comment
18	Wide Variety of Available Goods and Services
5	Comprehensive Plan
4	Safe Community
4	Youth Services
4	Numerous Hotels
2	Senior Services
1	Pedestrian accommodations on Wolf Road

Liabilities	
Dots	Comment
15	Need for visitors center
10	Need for more mass transit
7	Need for high density housing
6	Lack of new affordable housing
5	Need more senior facilities
4	Need for more community/cultural activities
4	Lack of middle class housing
3	Need for more after hour entertainment
2	Need for more traffic enforcement
1	Need for more recreational opportunities in high density areas
1	Expansion of Wolf Road Vision

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Land Use/Regulations/Process

Assets	
Dots	Comment
22	Balance of Commercial and residential development
7	The Crossings
3	Established process in place
3	Bike Path
3	Ciccoti Center
0	Wetlands

Liabilities	
Dots	Comment
30	Regulation time frame too long
12	More Industrial Zoning
12	Need for more mixed use development
5	Better use of natural resources
5	Need for more housing variety
4	Land Use Conflicts
4	Need for better Pedestrian and Bike Linkages
1	Parking issues
1	Re-development promotion
1	Revamp site review process
0	Wetlands not receiving enough attn

Natural Resources

Assets	
Dots	Comment
23	Use of Gravel Deposits
11	Mohawk Riverfront
11	Location
2	Water Supply

Liabilities	
Dots	Comment
24	Redevelopment of community gateways
7	Better understanding needed of Mohawk Riverfront
3	Better utilization needed of trails around Ann Lee Pres.

II. Issues Raised in Brainstorming Session

- Improve signage process
- Revisit signage laws
- Need user friendly street/location guides
- Need for open Zoning Board of Appeals process
- Difficult building permitting process
- Image needs improvement – perception that Town is difficult to work with
- Landscaping and signage conflicts
- Landfill Odors
- Review Process too long
- Need better promotion of resources/opportunities
- Transportation and growth relationships need examining

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III. Supplemental “Post-it” Questions

1. What can the Town do to improve the general business climate?

- Continued development of the GIS system – great tool
- Traffic flow in Latham at Circle, Northway and Rte 9
- Look at traffic patterns
- Continue to work with other communities to promote regional assets within the town, like the airport and to encourage smart growth and comp planning across Tech Valley
- Too much negativity in the Building Department
- Any thoughts of a convention center? With all of our assets, shame to have businesses go to Albany. Good for businesses in Town
- Albany County will build a Convention Center. Exit 3 would save millions

2. How can the Town better help businesses with their growth and expansion needs?

- Address sign regulation – allow temporary signs
- Revision of signage issues for national chains now coming to the area
- Need someone who can sit down with a new business owner to walk through the processes
- Develop natural gravel resource to enhance quality residential and commercial development
- Allow businesses better and larger signs where so desperately needed
- Better flow of traffic in Latham and around the traffic circle and Northway plus Rt 9