

**COLONIE LAND USE LAW**  
**ADOPTED 1-4-07 by LOCAL LAW #1 of 2007**

**ARTICLE I - CHAPTER 190-1** (as last amended 8/28/08 by LL#8-08)

**Introductory**

**A. Title.**

This chapter shall be known and may be cited as the "Colonie Land Use Law."

**B. Authority.**

The Town Board of the Town of Colonie, in the County of Albany and State of New York, under authority of the Town Law of the State of New York, and pursuant the Municipal Home Rule Law, §10, hereby ordains, enacts and publishes the following.

**C. Purpose and Intent.**

It is the purpose of this chapter to promote the health, safety, convenience, and general welfare of the community; to further the goals set forth in the Town Comprehensive Plan; to encourage the orderly development of land in the Town; to promote appropriate uses of land; to preserve and stabilize the value of property; to aid in the provision of fire and police protection; to preserve access to adequate light and air; to minimize traffic congestion; to prevent undue concentration of population; to facilitate the provision of community services such as water supply and sewage treatment; and to protect and enhance the appearance of the landscape.

The land use regulations and zoning districts as herein set forth have been made in accordance with the Comprehensive Plan. The Comprehensive Plan identifies important issues related to the Town's continued growth and development ensuring the community remains a great place in which to live, work and visit, attracting new industry and employment opportunities and conserving the area's natural resources and remaining open spaces. The plan's guiding principles include: focusing development in mixed use centers; emphasizing quality of life; becoming pro-active about economic development; conserving natural and open spaces and creating connections. The land use regulations have been updated to reflect these recommendations.

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**D. Conformance Required.**

The general land use regulations and zoning districts as herein set forth are approved and established. No building or land shall be used or developed and no building or other structure shall be erected, reconstructed, structurally altered or demolished, except in conformity with the regulations herein prescribed. These regulations shall apply to all lands within the Town of Colonie, including public and private rights-of-way.