

Appendix B

Full Environmental Assessment Form

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

THIS AREA FOR LEAD AGENCY USE ONLY

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project:

Part 1

Part 2

Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a **negative declaration will be prepared.**
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared.***
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration will be prepared.**

*A Conditioned Negative Declaration is only valid for Unlisted Actions

Brunswick Meadows (Planned Development District)

Name of Action

Town of Brunswick Town Board

Name of Lead Agency

Mr. Phillip Herrington

Supervisor

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

PART 1--PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action Brunswick Meadows (Planned Development District)

Location of Action (include Street Address, Municipality and County)

NYS Route 142 (Grange Road), Town of Brunswick, County of Rensselaer approximately 600 feet east of Hialeah Drive Tax Map Parcel No. 80.00-2-3

Name of Applicant/Sponsor J.P.J. Partnership / John Mainello, Partner

Address 6 Century Hill Drive

City / PO Latham State NY Zip Code 12110

Business Telephone (518) 785-9600 (518) 785-4611 Fax

Name of Owner (if different) TOPATOMA LLC

Address 32 Hialeah Drive

City / PO Troy State NY Zip Code 12182

Business Telephone (518) 235-8920

Description of Action:

The Brunswick Meadows residential condominium community that is proposed will consist of 136 units of condominium residences constructed in 34 buildings with four (4) dwelling units in each two-story building. The overall density of the proposed project will be approximately 8.19 unit per acre. Approximately 57.9 % of the site will be open green space and walking trails. These condominium units will be constructed and marketed towards the retirement-aged homeowners and young single couples. Each condominium unit will contain a minimum of two (2) bedrooms, a single car garage, separate entrances and individual driveway. Estimated sale price for the condominium units will be in the \$140,000 to \$150,000 range depending upon the unit's type, size and location. Living areas of the condominiums will be approximately 1,350 square feet for the first floor units and approximately 1,600 square feet for the second floor units. The infrastructure included as part of this project are sanitary collection sewers, sanitary sewerage pump station, sanitary sewerage force main, stormwater collection sewers, stormwater management detention facility, water distribution main, master water meter chamber, fire hydrants, water valves, service connections to each building, open space walking trails, parking areas and private roadways, all which are to be built to Town of Brunswick specifications. It is proposed that the Brunswick Meadows residential condominium community be established as a Planned Development District (PDD) in accordance with the Town of Brunswick Zoning Ordinance regulations outlined in Article IV Section 10. The northerly portion of the site (400 feet south from NYS Route 142) is currently zoned as a "R-15 Residential" and the remaining part of the site is zoned as "A-40 Agricultural".

Please Complete Each Question--Indicate N.A. if not applicable

A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Other _____

2. Total acreage of project area: 16.6 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>3.1</u> acres	<u>3.1</u> acres
Forested	_____ acres	_____ acres
Agricultural (Includes orchards, cropland, pasture, etc.)	<u>11.0</u> acres	<u>0</u> acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)	<u>2.5</u> acres	<u>2.5</u> acres
Water Surface Area	_____ acres	_____ acres
Unvegetated (Rock, earth or fill)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	<u>0</u> acres	<u>7.0</u> acres
Other (Indicate type) <u>Lawns</u>	<u>0</u> acres	<u>4.0</u> acres

3. What is predominant soil type(s) on project site? SANDY LOAM/SAND
- a. Soil drainage: Well drained 60 % of site Moderately well drained 40 % of site.
 Poorly drained _____ % of site
- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? 14.1 acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? Yes No

a. What is depth to bedrock N/A (in feet)

5. Approximate percentage of proposed project site with slopes:
 0-10% 90 % 10- 15% 10 % 15% or greater _____ %

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? Yes No

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No

8. What is the depth of the water table? 10+ (in feet)

9. Is site located over a primary, principal, or sole source aquifer? Yes No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? Yes No

According to:

Identify each species:

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations?)

Yes No

Describe:

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

Yes No

If yes, explain:

14. Does the present site include scenic views known to be important to the community? Yes No

15. Streams within or contiguous to project area:

Yes, stream along the southerly part of the site flows into the old Lansingburgh Water Works Storage Reservoir. This stream will be protected and not affected by the project construction.

- a. Name of Stream and name of River to which it is tributary

Unnamed stream that flow into old Lansingburgh Water Works Storage Reservoir and than flow into the Hudson River approximately 1 mile west of the site.

16. Lakes, ponds, wetland areas within or contiguous to project area:

One USACOE wetland located adjacent to unamed stream at southerly portion of site. A second USACOE wetland located in the western portion of the site that flows into the old Lansingburgh Water Works Storage Reservoir.

- b. Size (in acres):

Approximately 2.5 acres total of both wetlands

17. Is the site served by existing public utilities? Yes No **PROPOSED WATER & SEWER DISTRICTS**
- a. If **YES**, does sufficient capacity exist to allow connection? Yes No
- b. If **YES**, will improvements be necessary to allow connection? Yes No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? Yes No
20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate).
- a. Total contiguous acreage owned or controlled by project sponsor: 16.6 acres.
- b. Project acreage to be developed: 14.1 acres initially; 14.1 acres ultimately.
- c. Project acreage to remain undeveloped: 2.5 acres.
- d. Length of project, in miles: N/A (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed. N/A %
- f. Number of off-street parking spaces existing 0; proposed 332
- g. Maximum vehicular trips generated per hour: 70 (upon completion of project)?
- h. If residential: Number and type of housing units:
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially | _____ | _____ | _____ | <u>136</u> |
| Ultimately | _____ | _____ | _____ | <u>136</u> |
- i. Dimensions (in feet) of largest proposed structure: 30 height; 30 width; 60 length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 352 ft.
2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? 0 tons/cubic yards.
3. Will disturbed areas be reclaimed Yes No N/A
- a. If yes, for what intended purpose is the site being reclaimed?
- Residential units, lawns, parking areas, landscaping, trails and stormwater management
- b. Will topsoil be stockpiled for reclamation? Yes No
- c. Will upper subsoil be stockpiled for reclamation? Yes No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 7.0 acres.

5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?

Yes No

6. If single phase project: Anticipated period of construction: 24 months, (including demolition)

7. If multi-phased:

a. Total number of phases anticipated _____ (number)

b. Anticipated date of commencement phase 1: _____ month _____ year, (including demolition)

c. Approximate completion date of final phase: _____ month _____ year.

d. Is phase 1 functionally dependent on subsequent phases? Yes No

8. Will blasting occur during construction? Yes No

9. Number of jobs generated: during construction 200; after project is complete 20

10. Number of jobs eliminated by this project 0.

11. Will project require relocation of any projects or facilities? Yes No

If yes, explain:

12. Is surface liquid waste disposal involved? Yes No

a. If yes, indicate type of waste (sewage, industrial, etc) and amount _____

b. Name of water body into which effluent will be discharged _____

13. Is subsurface liquid waste disposal involved? Yes No Type _____

14. Will surface area of an existing water body increase or decrease by proposal? Yes No

If yes, explain:

15. Is project or any portion of project located in a 100 year flood plain? Yes No

16. Will the project generate solid waste? Yes No

a. If yes, what is the amount per month? 10 tons

b. If yes, will an existing solid waste facility be used? Yes No

c. If yes, give name Town of Colonie; location Colonie Route 9

d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No

e. If yes, explain:

17. Will the project involve the disposal of solid waste? Yes No

a. If yes, what is the anticipated rate of disposal? _____ tons/month.

b. If yes, what is the anticipated site life? _____ years.

18. Will project use herbicides or pesticides? Yes No **FOR LANDSCAPING PURPOSES**

19. Will project routinely produce odors (more than one hour per day)? Yes No

20. Will project produce operating noise exceeding the local ambient noise levels? Yes No

21. Will project result in an increase in energy use? Yes No

If yes, indicate type(s)

Natural gas and electric for residential condo units

22. If water supply is from wells, indicate pumping capacity N/A gallons/minute.

23. Total anticipated water usage per day 40,800 gallons/day. **FROM CITY OF TROY SYSTEM**

24. Does project involve Local, State or Federal funding? Yes No

If yes, explain:

25. Approvals Required:

		Type	Submittal Date
City, <u>Town</u> , Village <u>Board</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Establish Water District</u>	<u>Jan 13, 2005</u>
		<u>Establish Sewer District</u>	<u>Jan 13, 2005</u>
		<u>Establish PDD Zone</u>	<u>Jan 13, 2005</u>
City, <u>Town</u> , Village <u>Planning Board</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Site Plan Review</u>	<u>March 17, 2005</u>
		<u>Subdivision Plat</u>	<u>March 17, 2005</u>
City, Town Zoning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
City, <u>County Health Department</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Water & Sewer Plans</u>	<u>May 2005</u>
Other Local Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Rensselaer County Planning</u>	<u>Jan 13, 2005</u>
		<u>239 Review</u>	
Other Regional Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No		
State Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>NYS DOT Work Permit</u>	<u>May 2005</u>
		<u>NYS DEC SPEDES Permit</u>	<u>May 2005</u>
		<u>NYS DEC Water Supply</u>	<u>April 2005</u>
Federal Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No		

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? Yes No

If Yes, indicate decision required:

- | | | | |
|---|---|--|---|
| <input checked="" type="checkbox"/> Zoning amendment <u>PDD</u> | <input type="checkbox"/> Zoning variance | <input type="checkbox"/> New/revision of master plan | <input checked="" type="checkbox"/> Subdivision |
| <input checked="" type="checkbox"/> Site plan | <input type="checkbox"/> Special use permit | <input type="checkbox"/> Resource management plan | <input type="checkbox"/> Other |

2. What is the zoning classification(s) of the site?

The northerly portion of the site (400 feet south from NYS Route 142) is currently zoned as a "R-15 Residential" and the remaining part of the site is zoned as "A-40 Agricultural".

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

Area of project site is "R-15" is 3.5 acres and "A-40" is 13.1 acres. "R-15" zone could be 8 single family homes and the "A-40" zone could be 10 single family homes.

4. What is the proposed zoning of the site?

It is proposed that the Brunswick Meadows residential condominium community be established as a Planned Development District (PDD) in accordance with the Town of Brunswick Zoning Ordinance regulations outlined in Article IV Section 10.

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

The 16.6 acre parcel could support 166 units of condominium residential housing at a density of 10 units per acre. The Brunswick Meadows project is proposed at a density of 8.19 units per acre with 136 units

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No

Residential housing of a mixed variety is encouraged with extension of municipal utilities.

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

The predominate land use in the surrounding area is residential in nature with mostly single-family homes. The proposed site is bordered generally on the north by NYS Route 142 and bordered on the west by lands of Niagara Mohawk Power Corporation. Located to the west of the site is Hialeah Estates, a 25 lot residential single-family home subdivision and a 80 lot Miami Beach Estate residential single-family home subdivision located in the City of Troy constructed in the early 1970's.

8. Is the proposed action compatible with adjoining/surrounding land uses with a ¼ mile? Yes No

9. If the proposed action is the subdivision of land, how many lots are proposed? Two parcels

a. What is the minimum lot size proposed? Not applicable, site will be a condo project

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No

Town of Brunswick Water District No. 13 and Sewer District No. 7 will need to be established by the Town Board

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?

Yes No

a. If yes, is existing capacity sufficient to handle projected demand? Yes No

Project is located in the Lansingburgh Central School District. Speigletown Fire Protection District will provide fire protection. Rensselaer Co. Sheriff Department and NYS Police will police site.

12. Will the proposed action result in the generation of traffic significantly above present levels? Yes No

a. If yes, is the existing road network adequate to handle the additional traffic. Yes No

797 new trips per day on NYS Route 142 which has a AADT of 5,444 trips, a modest 14.6 % increase of trips

D. Informational Details

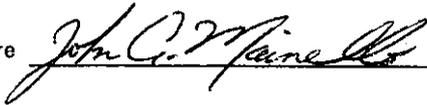
Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name J.P.J. Partnership/John Mainello Date Jan 13, 2005

Signature



Title Partner

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.