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List of Abbreviations

BMP	Best Management Practices
DEIS	Draft Environmental Impact Statement
EAF	Environmental Impact Statement
EPM	NYS DOT Environmental Procedures Manual
GPM	Gallons Per Minute
GSF	Gross Square Feet
HOA	Home Owners Association
MGD	Million Gallons Per Day
NAAQS	National Ambient Air Quality Standards
NWI	National Wetlands Inventory
NYSDEC	New York State Department of Environmental Conservation
NYSDOT	New York State Department of Transportation
NYSOPRHP	New York State Office of Parks Recreation and Historic Preservation
PDD	Planned Development District
PSI	Pounds Per Square Inch
PUD	Planned Unit Development
ROW	Right of Way
SEQRA	State Environmental Quality Review Act
TPD	Trips Per Day
USACOE	United States Army Corp of Engineers

1 Executive Summary

1.1 Objectives

The J.P.J. Partnership of Latham, New York seeks to rezone a parcel of undeveloped land to Planned Development District (PDD) and develop the 18.3 acres into a residential condominium community of 31 buildings totaling 124 dwelling units with a single access point on to New York State Route 142 (Grange Road).

1.2 Project Description

The proposed project includes development of an 18.3 acre parcel in the Town of Brunswick as a residential condominium community. The project will include roads, infrastructure, and stormwater management systems to accommodate 31 buildings totaling 124 units of residential housing.

1.3 Environmental Setting

The existing project site is a vacant field surrounded by hedge rows on the north and south and a wooded area that slopes to the west toward the existing stream corridor. The land along Route 142 is mostly clear.

The wooded areas are mostly made of maple, elm and apple trees with some succession growth wooded areas along the hedgerows. The existing project site is currently a vacant field. The land slopes to the west from New York State Route 142 toward the stream that leads to the old Lansingburgh Water Works Storage Reservoir near Biscayne Boulevard. A small detention area exists along the north property line the outlet proceeds under Hialeah Drive (north) ultimately reaches the old Lansingburgh Water Works Storage Reservoir to the north of the project site.

1.4 Potential impacts

The potential impacts identified in the SEQR Full Environmental Assessment Form Process include water service, sanitary sewer and traffic.

1.5 Alternatives

The alternative available for the site include development under the former zoning to single family residential, development as a mixed residential and commercial use and a no build alternative. The alternatives will be addressed in more detail later in the report.

1.6 Approvals

The proposed project may require action by the following agencies with regard to notifications, actions, or permits:

U.S. Army Corp of Engineers	Nation Wide Permit No. 36
NYSDEC	GP-02-01(Storm water) Water District creation and extension Sewer District creation and extension
NYSDOT	Highway Work Permit – NYS Route 142
NYS OPRHP	Archaeological resource evaluations approve mitigation
Rens. Co. Department of Health	Sewer and Water plan approval
Rens. Co. Sewer District	District creation, extension for hook up approvals
City of Troy	Water & Sewer agreement for hook up approval
Town of Brunswick Building/Utility Dept.	Review and approval of sewer and water main and storm water management plans
Town of Brunswick Planning Board	Subdivision approval and site plan approval
Town of Brunswick Town Board	Public utilities establish Town water & sewer district

Lead Agency SEQR Process
Determines Project significance
Determines DEIS complete
Conducts Public meetings and hearings
Causes FEIS preparation
Determines complete, Make findings statement
Approves Final PDD

1.7 Distribution of DEIS

City of Troy
NYS Department of Environmental Conservation
NYS Department of Transportation
NYS Office of Parks Recreation and Historic Preservation
Rensselaer County Economic Development and Planning
Rensselaer County Department of Health
Rensselaer County Sewer District
Town of Brunswick Building and Utility Department
Town of Brunswick Zoning Board of Appeals
Town of Brunswick Planning Board
Town of Brunswick Town Board
U.S. Army Corp of Engineers

2 Project Description

2.1 Introduction

The proposed project is a condominium community to be developed on a currently vacant parcel of land located just outside the city limits of the City of Troy. The Community will be served by a single access point off of NYS Route 142 (Grange Road). The community will be served by municipal water and sewer. A network of trails will be developed along an existing stream corridor at the western edge of the property, and will provide for active and passive recreation venues for the residents.

The proposed Brunswick Meadows condominium community will provide a housing style sought after by many area residents. Most units are expected to be occupied by empty nesters or retirees looking for a lower maintenance living arrangement. In addition some residents who may be new to the area may be interested in a looking for a transition location before relocating to a permanent home in the Capital District.

The project site is close to major traffic routes including NYS Route 40 and the I-787, I-90, I-87 highway systems. On April 14, 2005 a positive declaration and Notice of Intent to prepare a Draft Environmental Impact Statement was filed under the New York State SEQRA guidelines. The project was listed as a Type I action as it may have significant impact on the environment and that the Draft Environmental Impact Statement will be prepared.

2.2 Public Need

The need for housing of this type is illustrated by the market demand for similar type projects throughout the Capital District. Currently similar style housing in the vicinity of the project, including the Highpoint Development, a collection of condominiums and townhouses are at or near capacity. Sellers often turn over properties within months of offering for them sale. Additionally the North Ridge Condominium Complex located west of Route 40 near the Northern Drive intersection, are currently sold out. Refer to the Aerial Map (Figure 10).

The nearby senior housing community known as Diamond Ridge has a waiting list for future occupants. They have 110 apartments, made up of studio, 1 and 2 bedroom units. They have been in operation since 1997.

2.3 Municipal Objectives

The Town of Brunswick identified multifamily housing in their Comprehensive Master Plan dated February 6, 2001. The project is in keeping with many of the objectives outlined in the plan. Below is a list of objectives from the Brunswick Comprehensive Plan that are achieved in the Brunswick Meadows PDD:

- *...**maintain quality of life** presently enjoyed in Brunswick*
- *...development will **broaden the tax base** of the Town and the County, helping to offset the need for increased taxes.*

- *...most residents enjoy the scenic qualities of the Town and their respective Hamlets.*
- *The rolling terrain, open lands,* ***quality of housing****, school system, and* ***community facilities*** *all contribute to the positive feelings....*
- *...****extend sewer, potable water*** *and natural gas* ***to areas not currently served****, while maintaining and improving those that exist.*
- *...****Architectural styles*** *conforming to existing flavor in historic districts or areas can be* ***encouraged by regulatory directives*** *and incentives.*
- *Various* ***development tools should be encouraged****, including* ***Planned Development Districts, (PDD)****.... These include homes clustered to minimize development/purchase costs, have public water and sewer facilities.*
- *The town acknowledges that* ***growth is inevitable****, and that growth and change should not diminish the quality of life enjoyed by the residents of the community, nor should it place an undue burden on the present tax payers.*
- *Brunswick should take measures to* ***promote "sensitive growth"*** *Development should* ***blend with*** *the existing* ***natural and stylistic qualities of its surrounding****.*
- *The future should* ***ensure environmental quality*** *and* ***protection of natural resources****.*

The Brunswick Meadows project addresses these items in a well planned, residential community at the Town's border with the City of Troy.

2.4 Project History and Background

The site was formerly a field. It was formerly a portion of the Lansing Farm. The site was purchased in 2004 by TOPATOMA LLC from the Dr. Gerald A. Ripp Trust when the home and associated structures were sold separate from the fields.

In 2005 the process of development and permitting began.

2.5 Site Description and Property Boundaries

The parcel is an 18.3 acre portion of a larger parcel, totaling 97.6 acres. The remaining undeveloped portion of the property will be retained by the owners in its current state with no development proposed for the remaining 79.3 acres. The site is located in the Town of Brunswick in Rensselaer County, New York.

The site is surrounded by a mix of land uses. Within one quarter mile are residential structures both single and multi-family. Within one-half mile the land support such uses as banks, doctor and dentist offices, convenience stores, a commercial water company, a farm stand, senior housing, townhouses, churches, a water treatment plant and storage tank and limited agricultural uses.

The project will include 124 condominium units to be located in 31 buildings. The project site is approximately 200' east of the Town of Brunswick and City of Troy municipal boundary line.

The project site is located on tax map parcel No 80-00-2-3.1 and is part of the 97.6 acre parcel owned by TOPATOMA, LLC, 32 Hialeah Drive, Troy, NY12182. Presently the 18.3 acre parcel proposed for this development is under contract with J.P.J. Partnership, 6 Century Hill Drive, Latham, NY 12110. No further development is planned for the remaining 70+ acres of land.

Each of the 31 proposed buildings will contain four dwelling units, two on the first floor and two on the second floor. Each unit will be provided with two off street parking spaces, one in an enclosed garage, the other in a paved driveway. Some units will contain additional parking in their respective driveways. In addition there are a number of undesignated parking spaces for visitors located throughout the site..

In accordance with the New York State Real Property Law a homeowners association will be formed to operate and maintain the common areas of the project including the roads, parking lots, storm water management and recreation area.

Town of Brunswick -Brunswick Meadows
Legal Description
October 17, 2006

All that certain piece or parcel of land, lying and being in the Town of Brunswick, County of Rensselaer, State of New York, more particularly bounded and describe as follows:

Beginning at a point on the west right-of-way line of NYS Route 142 (aka Grange Road),

Said point being located approximately 126.85 feet southerly from an existing New York State highway concrete monument located at a point on the City of Troy / Town of Brunswick municipal boundary line as it intersects with the west right-of-way line of NYS Route 142,

Said New York State highway concrete monument also being approximately 175 feet southerly from the southerly right-of-way line of Hialeah Drive,

Said point of beginning also being the southeasterly corner of Tax Map Parcel 80.00 – 2 – 5 (n/f Moran) and the northeasterly corner of Tax Map Parcel 80.00 – 2 – 3.1 (n/f TOPATOMA LLC),

Thence, South 13 degrees 53 minutes 12 seconds East along said west right-of-way line of NYS Route 142 for a distance of 350.23 feet to a point; said point being the northeasterly corner of Tax Map Parcel 80.00 – 2 – 6 (n/f Gauthier);

Thence, South 76 degrees 6 minutes 48 seconds West along the north property line of Tax Map Parcel 80.00 – 2 – 6 (n/f Gauthier) for a distance of 150.00 feet to a point;

Thence, South 13 degrees 53 minutes 12 seconds East along the west property line of Tax Map Parcel 80.00 – 2 – 6 (n/f Gauthier) for a distance of 99.21 feet to a point;

Thence, South 76 degrees 24 minutes 48 seconds West along the north property line of Tax Map Parcel 80.00 – 2 – 7 (n/f Vallee) for a distance of 39.81 feet to a point;

Thence, South 13 degrees 35 minutes 12 seconds East along the west property line of Tax Map Parcel 80.00 – 2 – (n/f Vallee) for a distance of 208.89 feet to a point;

Thence, South 74 degrees 39 minutes 36 seconds West along the south property line of Tax Map Parcel 80.00 – 2 – 3 (n/f TOPATOMA LLC) for a distance of 1,091.86 feet to a point;

Thence, North 5 degrees 45 minutes 48 seconds East through Tax Map Parcel 80.00 – 2 – 3.1 (n/f TOPATOMA LLC) for a distance of 726.55 feet to a point;

Thence, North 71 degrees 27 minutes 0 seconds East for a distance of 27.13 feet to a point;

Thence, North 18 degrees 33 minutes 0 seconds West for a distance of 155.00 feet to a point;

Thence, North 77 degrees 45 minutes 0 seconds East for a distance of 683.41 feet to a point; said point being the northwest corner of Tax Map Parcel 80.00 – 2 – 5 (n/f Moran);

Thence, along the property line of Tax Map Parcel 80.00 – 2 – 5 (n/f Moran) the following courses and distances:
South 15 degrees 36 minutes 20 seconds East for a distance of 247.30 feet to a point;
North 74 degrees 3 minutes 40 seconds East for a distance of 154.94 feet to a point;
North 25 degrees 15 minutes 30 seconds East for a distance of 132.00 feet to a point;
North 73 degrees 54 minutes 10 seconds East for a distance of 95.00 feet to the point and place of beginning.

Said parcel area being approximately 18.3 +/- acres in size; and

Being a portion of Tax Map Parcel 80.00 – 2 – 3.1 (n/f TOPATOMA LLC).

2.6 Site Access

The Site is accessed from a single point of entry off New York State Route 142 (Grange Road). New York State Route 142 is a connector route between New York State Route 7 to the east and New York State Route 40 to the west. The hamlet of Center Brunswick is located on Route 7 to the east. The City of Troy, more specifically Lansingburgh is located to the west between NYS Route 40 and the Hudson River.

The internal road system will be comprised of a loop road leading back to the access point with two small dead end roads on the northern side of the project flanking the storm water management area. The roads in the Brunswick Meadows project will be privately owned and maintained by the Brunswick Meadows Home Owners Association (HOA).

2.7 Design and Layout

The projects proposed layout is shown in Exhibit A. It includes a loop road system with two spurs that end in hammer head turn around areas. All one-hundred-twenty-four (124) units are accessed by the proposed road system. The total amount of green space will be approximately 60 % of the project. A trail system will be developed along the western boundary along the stream corridor to provide passive and active recreational opportunities for the residents.

The proposed utilities that will serve the project will benefit both the project site and adjacent lots. The storm water from the site will be controlled on site and outfall through an existing pipe along the northern property line. The water service will come from an existing main along NYS Route 142. The site's sanitary sewer system will be collected in a piping system that ends at a pumping station proposed at the topographic low point of the site from that point it will be piped via a force main to the extension of the existing municipal system in the NYS Route 142 right of way.

2.8 Construction Phasing

The project will not be phased but will be developed in a single construction effort.

2.9 Right of way, Easements

The proposed road system will be privately owned and operated by the Brunswick Meadows Homeowner's Association.

The water and sewer main lines will constitute the centerline of easements, and will be dedicated to the Town of Brunswick for ownership and maintenance. Each will be described with a metes and bounds description.

Easements will be created for the stormwater management facilities to provide the Town of Brunswick maintenance access.

2.10 Alternatives

Alternative sites were evaluated by the developer and include two sites.

- One site consists of currently vacant land in the Town of Brunswick along NYS Route 2 west of the Green Bridge (Poestenkill Creek). The property is not currently served by sewer and water. Municipal water would need to be brought to the site from the main installed along McChesney Avenue (formerly Lands of Riccadi) located near the rear entrance to the existing Wal Mart. The land cost, cost of development, lack of municipal water and sewer made this project site less than optimum for the developer.

Another parcel that was evaluated was the 50-acre site owned by the Oakwood Cemetery in the City of Troy on Oakwood Avenue & Farrell Road . This parcel is serviceable by municipal sewer and water but the initial cost of land was too high and the severe rock at or near the surface made the site cost prohibitive for these developers for their intended style of development.

2.11 Approvals

The proposed project may require action by the following agencies with regard to notifications, actions, or permits:

U.S. Army Corp of Engineers	Nation Wide Permit No 36
NYSDEC	GP-02-01(Storm water) Water district creation and extension Sewer District creation and extension
NYSDOT	Highway Work Permit – NYS Route 142
NYS OPRHP	Archaeological resource evaluations
Rens. Co. Department of Health	Sewer and Water plan approval
Rens. Co. Sewer District	District creation, extension, hook up approvals
City of Troy	Water and Sewer agreement, hook up approval
Town of Brunswick Building Dept.	Review and approval of sewer and water main facility, storm water management plans
Town of Brunswick Planning Board	Subdivision approval and site plan approval
Town of Brunswick Town Board	Accept public utilities establish town water & sewer district Lead Agency SEQR Process Determines project significance Determines DEIS complete Conducts public meetings and hearings Causes FEIS preparation Determines complete, make findings statement Approves Final PDD

The following is a list of the applications, meeting and approvals that have already occurred with regard to the Brunswick Meadow project.

January 13, 2005 Town Board Meeting
- Presentation of PDD Application
- Petition with Map, Plan & Engineer's Report submitted to Town Board requesting establishment of Water District
- Petition with Map, Plan & Engineer's Report submitted to Town Board requesting establishment of Sanitary Sewer District

February 10, 2005 Town Board Meeting
- Town Board Resolution Appointing Consultant Engineer and SEQRA Review Attorney

March 10, 2005 Town Board Meeting
- Town Board refers PDD Application to Planning Board and to Zoning Board of Appeals for recommendations
- Town Board Resolution Requesting to be the Lead Agency for SEQRA Review

March 15, 2005 Town Board Meeting
- SEQRA Review Attorney sends PDD Application and Lead Agency Request Resolution to involved agencies as part of Coordinated SEQRA Review (30 days max for agencies to respond)

March 21, 2005 Zoning Board of Appeals Meeting
- Presentation of PDD Application

March 17, 2005 Planning Board Meeting
- Presentation of PDD Application

April 14, 2005 Town Board Meeting
- Town Board Resolution Designating Town Board as Lead Agency (If no other agency objects)
- Town Board Resolution – SEQRA Positive Declaration

May 5, 2005 NYSDEC
- SEQRA Positive Declaration Published in the ENB

May 12, 2005 Town Board Meeting
- Draft Scoping Document submitted to Town Board (Lead Agency)

May 22, 2005 Town Board
- Public Notice in Troy Record for Draft Scoping Document availability

May 22, 2005 through June 17, 2005 Town Board
- Written comments accepted regarding Draft Scoping Document

June 22, 2005 Town Board
- Written comments received regarding Draft Scoping Document transmitted to developer for inclusion into the revised Scoping Document

July 7, 2005 Developer
- Revised Draft Scoping Document transmitted to Town Supervisor

September 8, 2005 Town Board
- Final Scoping Document adopted by Town Board

2.12 Planned Development District

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 PDD zoning designation will allow for a development design to maximize choices in the types of housing, densities, occupancy tenure, lot sizes, community facilities, usable open space and recreational areas within a large parcel of land in which residential uses are proposed. The intent of this PDD zoning district is to foster a creative and efficient use of land resulting in small networks of utilities and streets, the preservation of existing natural resources and a development pattern consistent with community needs and standards.

2.13 Involved Agencies, Permit Approvals

The following is a list of the involved agencies and their respective permit approvals.

U.S. Army Corp of Engineers	Nation Wide Permit No 36
NYSDEC	GP-02-01(Storm water) Water district extension Sewer District extension
NYSDOT	Highway Work Permit
NYS OPRHP	Archaeological resource evaluations
Rens. Co. Department of Health	Sewer and Water plan approval
Rens. Co. Sewer District	Hook up approval, District extension
Town of Brunswick Planning Board	Subdivision, site plan approval
Town of Brunswick Town Board	SEQR, PDD

3 Existing Conditions

3.1 Natural Resources

3.1.1 Geology

The Rensselaer County Soil Survey indicates that the soils present at the project site are typical of those formed in glacial lake sediment. The soils are formed in silty and clayey lacustine material that is mostly free of gravel. Refer to ***Appendix M.*** The soils found on site are identified in the Rensselaer County Soil Survey, dated: 1979 and are as follows:

BnC	Bernardston-Nassua	Gravely Silt
ElB	Elmridge	Very Fine Sandy Loam
FlA	Fluvaquents-udifluvent	
HuE	Hudson	Silt Loam
SwA	Shaker	Very Fine Sandy Loam

The soils lie over a folded inter-bedded shale and slate bedrock. The bedrock of the area is classified as Middle Ordivician (Trenton Group) Normanskill Formation: Austin Glen Member greywacke, black and gray shale.

3.1.2 Topography

The sites topography is rolling terrain with the land sloping to the west from New York State Route 142, toward the center of the property then rising in elevation to the tree-line at the west, the stream corridor along the western most boundary is significantly lower in elevation then the area being developed for housing.

3.1.3 Water Resources

3.1.3.1 Groundwater

The Rensselaer County Soils report list the soils as having ground water below six feet in depth. This was confirmed by on-site soils observations made at the site in December, 2004 to investigate if bedrock might be encountered during foundation excavation. The deep test pits were advanced over six feet in ten locations and none revealed groundwater. There was no frost in the ground on the day on the investigation and the temperature was approximately 40 degrees F.

3.1.3.2 Surface Water

The embankment along the western edge of the site divides the site into two distinct watersheds. To the east of the embankment, surface waters flow perpendicular to the contour of the land and collects in the northern central portion of the site as indicated on the topographic map. It is conveyed off site via an excavated ditch that leads off site to a 24 inch culvert and headwall in the National Grid (Niagara Mohawk) Power corridor. To the west water flows down the embankment to the stream and wetland area that will be used to create the recreation area for the site. This water flows off site to the north and eventually makes its way to the Hudson River. There is no development proposed for the western watershed.

3.1.3.3 Wetlands

The preliminary wetland delineation investigation indicates that there are two areas that are designated as United States Army Corps of Engineers (USACOE) wetlands. One is located at the western edge of the property and consists of the stream and vegetative buffer. This existing wetland will be preserved in its current state. The second wetland is located in the middle of the property. It drains the central area of the site to the Lansingburgh Water Works Storage Reservoir.

The site does not contain any New York State Department of Environmental Conservation wetlands but there are federally designated wetlands on the site. The location, composition and type are identified in the report prepared by Bagdon Environmental and is contained in ***Appendix E*** of this DEIS.

3.1.3.4 Stormwater

Currently the site has no man made controls for stormwater. The creek to the west of property collects the water from the ridge line parallel to the western boundary. The remainder of the stormwater is collected in a wet area in the woods along the central northern property line and flows off site to a culvert under the National Grid corridor, Hialeah Drive and into the Old Lansingburgh Waterworks Storage Reservoir.

The runoff from the site does not enter into impaired waters identified on the New York State 303(d) List of Impaired Waters or to a watershed where an EPA approved Total Maximum Daily Load (TMDL) analysis has been completed for a pollutant of concern.

3.1.4 Ecology

The site contains an ecological system typical of a vacant field, hedgerow and a stream corridor. The woody vegetation is typical of a northern deciduous forest and emergent growth along the field – woodland border.

3.1.4.1 Vegetation

The vegetative cover includes vacant fields, hedgerows, wetlands and forest. Plant species identified at the site are typical of northeastern New York, sandy, silt soils. They include some of the following:

Common Name	Scientific Name
Shag Bark Hickory	Carya ovata
Oak	Quercus
Maple	Acer
Apple	Malus
Cherry	Prunus
Elm	Ulmus americana
Rose	Rosa
Honey suckle	Lonicera
Goldenrod	Solidago

Also refer to the Wetland Delineation Report found in ***Appendix E*** which contains additional information about wetland plants found on site.

3.1.4.2 Fish and Wildlife

The vacant land supports a few forms of wildlife. There are no records of "know occurrences of rare or state-listed animals or plants, significant natural communities, or other significant habitat, on or in the immediate vicinity" of the site, as reference in a letter from the New York State Department of Environmental Conservation, Division of Fish, Wildlife & Marine Resources, New York Natural Heritage Program, dated; February 28, 2005. Refer to ***Appendix C*** – Correspondence.

Birds and mammals frequent the site and include deer, wood chuck, rabbits, voles, moles, mice. The lower area and woods may be home to raccoons, fox, opossum, snakes, frogs, toads and a possible weasel. Birds that frequent the site include red wing black birds, crows, red tail hawk, woodpeckers, chickadees, turkey, and grouse.

3.1.4.3 Protected Habitats and Species

According to a letter from the New York State Heritage Program, dated: February 28, 2005, "no record of known occurrences of rare or state listed plants, significant natural communities, or other significant habitats exist on or in the immediate vicinity of the project" site. Refer to ***Appendix C*** – Correspondence.

3.1.5 Climate and Air Resources

3.1.5.1 Climate

The project site is located east of the City of Troy in Rensselaer County. The climate of the project area is continental with some maritime changes from the Atlantic Ocean to the east and southeast. Canadian air masses affect the area most frequently in the winter months.

The average temperature in July 2006 was 73.2 F. This was 2.5 F warmer than the 1895-2006 average, the 10th warmest July on record (1895-2006). 2.94 inches of precipitation fell in July, 2006. This was -0.63 inches less than the 1895-2006 average, the 47th driest such month on record (1895-2006).

Winter temperatures are cold with average daily temperatures between 24 and 15 degrees Fahrenheit. The snowfall is variable ranging from 0 inches to several feet per season with the average snowfall being 65 inches.

Summer temperatures are typically warm with higher than average humidity values. The average precipitation for the region is 35 inches of rainfall. Fifty percent of precipitation falls between April and September.

Wind velocities are moderate. Average wind speed is highest in the spring at 10 miles per hour. Summer winds are typically from the south, south west and winter winds are more commonly from the north and west.

In Troy, NY, the year is broken into four seasons: summer, fall, winter and spring.

The following is an approximate scale of the weather conditions:

Summer
begins in June and the temperature ranges from 10 degrees Celsius (50 degrees Fahrenheit) to 32.2 degrees Celsius (90 degrees Fahrenheit)
Fall
begins in October and the temperature ranges from 0 degrees Celsius (32 degrees Fahrenheit) to 15.6 degrees Celsius (60 degrees Fahrenheit)
Winter
begins in December and the temperature ranges from 0 degrees Celsius (32 degrees Fahrenheit) to -26.1 degrees Celsius (-15 degrees Fahrenheit)
Spring
begins in April and the temperature ranges from 4.4 degrees Celsius (40 degrees Fahrenheit) to 21.1 degrees Celsius (70 degrees Fahrenheit).

The average growing season is 160 days. The depth to frost is approximately three feet.

The climatic changes that have been recorded near Troy, NY show only minimal increases in temperature (1.0 degree) and minimal decrease (-0-4.0 inch) in precipitation as charted over a period from 1900 to 2000. This data was obtained from the New England Integrated Sciences and Assessments project at the University of New Hampshire. Global climatic changes, which are difficult to predict, will likely be a larger factor to Towns and Cities along the Hudson which are located within the 100 and 500 year flood plain.

3.1.5.2 Air Quality

Through a program operated by the Bureau of Air Quality Surveillance, New York State collects data for numerous air pollutants. The EPA (Environmental Protection Agency) determines which pollutants are monitored based on each region's characteristics. Data is recorded in the *New York State Air Quality Report, Air Monitoring System.* The latest data was compiled in 2003.

The project site is located in Rensselaer County, NY which is classified as attainment for carbon monoxide and marginal non-attainment for ozone, based on the 2003 data. An air monitoring station (ozone/ sulfur dioxide) is located at Grafton Lakes State Park approximately 12 miles to the east and up gradient from the project site. The station was in compliance with New York and National Ambient Air Quality Standards for one-hour average period in 2003 for ozone and the one hour and eight-hour averages for sulfure dioxide. The closest carbon monoxide monitoring station is located in Loudonville, NY, approximately 14 miles southwest of the project site. The station was in compliance for the one hour and eight-hour averages for carbon monoxide in 2003.

3.2 Human Resources

3.2.1 Transportation

Access to the site is via New York State Route 142. A majority of the traffic will be coming from and heading toward the west (City of Troy). Access to major roads including I-90, I-87,I-787 all occur to the west and southwest of the proposed site.

New York State Route 142 is a State Highway providing east – west access from New York State Routes 4 and 40 to the west and to New York State Routes 7 and 2 to the east. The road has a 12' wide travel lane with 1' paved shoulder and 2' gravel shoulder. The drainage system near the site is an open system. The posted speed limit adjacent to the project site entrance is 45 mph decreasing to 30 mph approximately 200' to the west at the City of Troy municipal boundary.

3.2.2 Land Use and Zoning

3.2.2.1 Existing Land Use

The existing site is vacant fields, woods and hedgerows. Currently there are no structures on the site. The tax classification is Vacant Land.

Surrounding the project site are low to medium density single family, multi family, residential housing. Small commercial land uses are located within ½ mile of the project site. A vacant parcel, containing approximately 80 acres will remain to the south of the project site. A utility corridor separates the project site from the medium density residential properties to the north of the site along Hialeah Drive.

3.2.2.2 Agricultural Land Uses

The adjoining 80 acre parcel, south of the project site is currently vacant. The project site has not been used for agricultural purposes for several years. The site is located in the Town of Brunswick Agricultural District No.118. A copy of the Agricultural Data Statement is located in ***Appendix K.***

3.2.2.3 Existing Zoning

A portion of the site (400 feet west from NYS Route 142) is currently zoned "R-15 Residential" totaling 3.5 acres and the remaining part of the site is zoned as "A-40 Agricultural" totaling 15 +/- acres. The predominating land use in the surrounding area is residential, mostly single-family homes.

If developed under current zoning the project site would include 15,000 and 40,000 sf lots with one unit per lot. A total of 25 lots could be developed under current zoning.

The allowable uses under current zoning are Private dwellings, churches, public schools, public recreation buildings and government buildings in the R-15 zone. The A-40 zone allows all that the R-15 zone allows and also includes farms (except hog) tourist homes, veterinary hospitals, dog kennels, forestry and nursery operations.

3.2.2.4 Land Use Permits

The Town of Brunswick has a Comprehensive Plan (February, 2001). It identified that development pressures would continue to move slowly east from Troy and Lansingburgh into Brunswick.

In the Comprehensive Plan the Town writes that "growth is inevitable, and that growth and change should not diminish the quality of life enjoyed by the residents of the community, nor should it place an undue burden on present taxpayers."

3.3 Community Services

3.3.1 General Government

The project site is located in the Town of Brunswick, Rensselaer County, New York. The Town has a Supervisor, Planning Board and Zoning Board to administer the land use regulations of the Town. A Codes Enforcement Office administers the Building Code on behalf of the Town. The Utilities Department (currently managed by the highway superintendent) administers the water and sanitary sewer supply within the Town. In addition the City of Troy will be responsible for the municipal water treatment and the Rensselaer County Sewer District will be tasked with treating the sewage waste water.

The Town will take ownership and maintain sewer and water utilities for the project, all within the proposed easements.

3.3.2 Educational Facilities

The Lansingburgh School District currently serves the Project site. The Lansingburgh School District was founded in 1962 when the residents of Lansingburgh, Schaghticoke and Brunswick voted to centralize. Soon after consolidating, a new Lansingburgh High School was built.

The Lansingburgh School District consists of four schools. There are two elementary, a middle school and a high school building. Rensselaer Park Elementary School is comprised of grades K-5, Rensselaer Park Elementary School houses approximately 570 students and employs approximately 65 professionals and support staff. Turnpike Elementary School is comprised of grades K-5, Turnpike Elementary School houses approximately 525 students and employs approximately 65 professional and support staff. Knickerbacker Middle School houses approximately 600 students grades 6 through 8 and employs approximately 65 professional and support staff. Lansingburgh High School comprising grades 9-12, houses approximately 750 students and employs approximately 85 professional and support staff. More than 90 percent of Lansingburgh graduates attend two- and four-year colleges.

3.3.3 Police Protection

Police protection for the project site will come from the New York State Police at the Brunswick Barracks and the Rensselaer County Sheriff Department. Presently the Town of Brunswick does not have an independent police department.

3.3.4 Fire Protection

Fire protection will be provided by the volunteer Speigletown Fire District. Support services will be from the Center Brunswick Fire Department.

3.3.5 Utilities

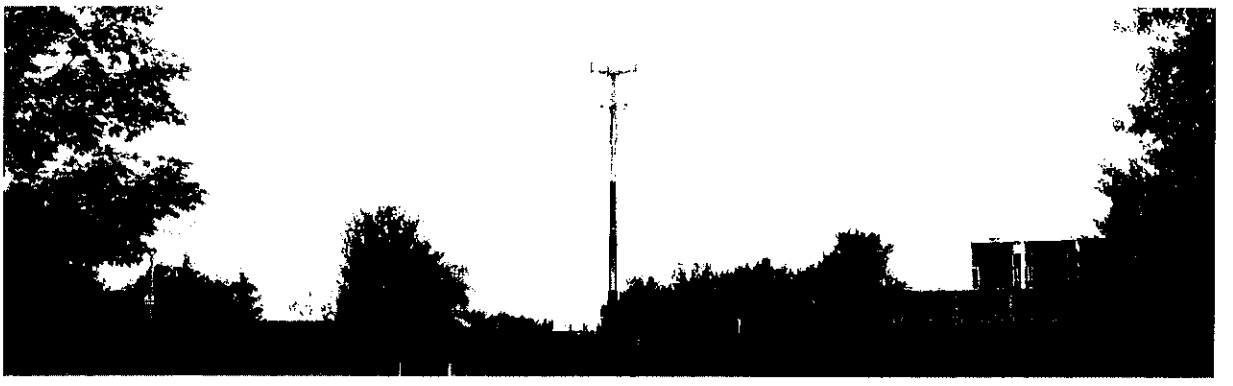
Electric and gas service are both available along New York State Route 142. They are currently supplied by National Grid. The telephone lines are owned by Verizon and Time Warner is the cable provider to the area.

3.3.6 Water Supply

The public water service to the site will be owned by the Town of Brunswick, who purchases its water from the City of Troy.

City of Troy Department of Public Utilities - The City of Troy's water distribution system is supplied by the Tomhannock Reservoir. Water from the reservoir is treated at the City of Troy John P. Buckley's Water Treatment Plant (WTP), which feeds the distribution system consisting of four primary service areas; the Low Service Area, the High Service Area, the Upper High Service Area and the Gurley Avenue Water Tank Area. A schematic diagram of the City's water system is presented in Exhibit D.

Tomhannock Reservoir - The City of Troy's water distribution system is supplied from the Tomhannock Reservoir, which is located in the Town of Pittstown in northern Rensselaer County approximately 10 1/2 miles northeasterly of the City. This reservoir has a water surface area of about 1,700 acres, a drainage area of 42,000 acres and a total capacity of 12.3 billion gallons. The reservoir can reliably yield up to 32 MGD of water to the City of Troy even during periods of severe drought. From the Tomhannock, raw water flows by gravity through a tunnel and then through parallel 30-inch and 33-inch transmission mains to the Melrose chlorination station. Chlorine is added at this point to meet the disinfection requirements for the approximately 30-40 houses connected to the 30-inch transmission main downstream of this location in the Town of Schaghticoke and to later aid in the water treatment process. A new water district was recently created in the Town of Schaghticoke to provide treated water from Troy to these 30–40 homes plus additional homes in the southern portion of the Town. Water is fed to this new district from a new water line installed along Brickyard Road and NYS Route 40 with pressurization being achieved from Troy's Gurley Avenue storage tank and a new pump station and storage tank recently constructed by the Town of Schaghticoke.



John P. Buckley Water Treatment Plant - From the Melrose chlorination station the water continues through the same two transmission mains before being combined into a 1,800-foot section of 60-inch concrete pipe to the influent side of the City's Water Treatment Plant (WTP) located off of Leversee Road. The Water Treatment Plant, which was constructed in the 1960's, utilizes a conventional flocculation/coagulation /sedimentation / filtration process for treating the raw water and is divided into two, parallel, process sections. The two process sections, the North side and the South side, each contain four separate units, which are identical in size and components. The WTP is designed such that any section or unit can be removed from operation without affecting the operation of the other section or units. Each process section begins with raw water entering a rapid mix basin where aluminum sulfate (alum) is added to promote coagulation. After thorough mixing, the water passes through the flocculation basins where gentle agitation causes the colloidal particles to adhere together and form settable solids. The water then slowly moves through the sedimentation basins for several hours allowing time for the solids to settle and be removed. The settled water then passes through the dual media gravity filters, which consist of an 18-inch layer of anthracite coal on top of 18 inches of sand. The treated water then flows into the 8.5 million-gallon (MG) finished water reservoir, which feeds the distribution system by gravity. The Average Daily Flow (ADF) design capacity of the WTP is 30 MGD, with the ability to treat a Maximum Daily Flow (MDF) of 45 MGD without

impairing finished water quality. The WTP currently treats an ADF of approximately 17 MGD, with a corresponding MDF as high as 23 MGD. Therefore, there is adequate treatment capacity available at the WTP to produce the additional volume needed for this water improvement project.

Low Service Area - The Low Service Area consists of the downtown section of Troy and the Lansingburgh area of the City running from the Hudson River east to the base of the hill. This service area is the largest of Troy's three service areas. The Low Service Area is fed by gravity from the finish water reservoir at the WTP. One 60-inch concrete pipe leaves the finish water reservoir and travels down Northern Drive to 8th Avenue where it splits into two 30-inch transmission mains that travel through Lansingburgh on 3rd Avenue and 6th Avenue to Glen Avenue where they connect. From this connection point, a 30-inch transmission main continues on Glen Avenue to supply the Eddy Lane Pump Station. In addition, three other transmission mains continue through the Low Service Area to supply South Troy. These include one 20-inch and two 24-inch mains, which eventually reduce down to one 20-inch main and one 16-inch main at the southern edge of Troy. These transmission mains are connected by a network of 6-inch through 12-inch distribution mains throughout the downtown area of Troy, which connect to the domestic, commercial and industrial users of the Low Service Area. The Low Service Area has an ADF of approximately 6.2 MGD and an MDF of approximately 8.0 MGD.

High Service Area - The High Service Area is bordered by the Low Service Area to the West and extends to the area just beyond Burdett Avenue to the East. Booster pumps at the Eddy Lane Pump Station supply both the High and the Upper High service areas. Two 200 horsepower (HP) pumps feed the High Service Area, each with a design capacity of 3,200 gallons per minute (GPM), operating against total head of 200 feet. The 5-MG storage tank located at Spring Avenue and Pawling Avenue provides storage for the High Service Area. The High Service pumps convey water through a 20-inch transmission main to the storage tank and to a network of 6-inch through 12-inch distribution mains. The High Service Area "floats" by gravity off of the water storage tank. This means that when the level in the tank drops approximately five (5) feet from the maximum water level, the pumps are turned on. The pumps then supply water to the High Service Area until the tank is filled. When the pumps are off, the High Service Area is fed by gravity or floats off of the tank. The High Service Area has an ADF of approximately 2.1 MGD and an MDF of approximately 3.0 MGD.

Upper High Service Area - The Upper High Service Area is bordered by the High Service Area to the West and continues eastward to the City line. The Upper High Service Area is fed by either a 700 HP pump producing 5,600 GPM against 375 feet of total head, or a 500 HP pump producing 3,600 GPM against a total head of 375 feet. The 4 MG elevated tank located off of Tibbits Avenue provides storage for the Upper High Service Area. The Upper High Service pumps convey water through a 20-inch transmission main to the storage tank and to a network of 6-inch through 12-inch distribution mains. Similar to the High Service Area, the Upper High Service Area floats off of its water tank. The Upper High Service Area has an ADF of approximately 2.0 MGD and an MDF of approximately 3.2 MGD.

Gurley Avenue Water Tank Area – The Gurley Avenue Water Tank Area serves the northeastern part of the City of Troy. The various residential developments located off of Oakwood Avenue and Gurley Avenue are provided water from this system along with the City of Troy Water Treatment Plant. The Speigletown section of the Towns of Schagitcoke and Brunswick are also serviced from the Gurley Avenue Water Tank, an 800,000-gallon steel standpipe located in the "Highpointe at Oakwood" residential development. This Gurley Avenue water storage standpipe tank is fed, through a 12-inch and 16-inch transmission main, from the pump station located at the City of Troy's John P. Buckley Water Treatment Plant on the northwest corner of Northern Drive and Leversee Road, approximately 1/2 mile west of the Brunswick Meadows site. The Gurley Avenue pump station and storage tank were first placed in service on April 1, 1976.

Outside Users - In addition to the demands of the City's four service areas, Troy currently provides water to the Towns of Brunswick (ADF = 0.800 MGD) and North Greenbush (ADF = 0.448 MGD) from the Upper High Service Area; to the Town of North Greenbush (ADF = 0.010 MGD) from the High Service Area; and to the City of Rensselaer/Town of East Greenbush (ADF = 3.0 MGD) and the Village of Menands (ADF= 0.9 MGD) from the Low Service Area. There are other outside users who are supplied by the City of Troy who will not be discussed herein because their volume requirements are too low to have an impact on this study (Town of Schaghticoke and Village of Waterford).

Improvements to the City of Troy Water System - The City of Troy is currently undertaking a multi-million dollar project to make several improvements to their water system. These improvements include:

- Installing new instrumentation and control systems, replacement of filter media and upgrading process treatment equipment at the WTP,
- Installing a new chlorine dioxide system at the Melrose chlorination station,
- Repairing and repainting all of the City's water storage tanks,
- Replacing pumps, upgrading pump electrical systems and installing a new diesel emergency generator at the Eddy Lane Pump Station.

With these improvements, the City's water system will continue to provide a safe and reliable source of potable water to meet the current and future demands of the City of Troy and its surrounding communities.

The City of Troy finished water currently meets or exceeds all New York State Health Department criteria for water quality. ***Appendix H*** –Water Report contains a copy of the *City of Troy 2005 Annual Water Quality Report.*

The Department of Public Utilities, which compiled the report, is responsible for the water supply and treatment, from the Tomhannock Reservoir through the water treatment plant and distribution system to the final consumer's homes and businesses.

3.3.7 Sewage Treatment

The Rensselaer County Sewer District No. 1 and the City of Troy have a sewer rental agreement for the use of certain City sewers to transport sewage from the Town of Brunswick to the

Rensselaer County interceptor sewer in the City of Troy. A map of the City of Troy sewer system in the vicinity of the proposed Sewer District is included in ***Appendix I*** – Sewer Report.

Beginning north of the site, sewer main exist in Hialeah Drive which was installed in 1968. This existing sanitary sewer main is an 8-inch diameter VCP pipe. This sewer main flows from Hialeah Drive through the Miami Beach Estates Subdivision where it connects to an 8-inch main in Biscayne Boulevard. The 8-inch main then connects to an 8-inch main on Oakwood Avenue that than flows to Northern Drive. The Northern Drive sewer flows westerly to Second Avenue, where it discharges into the Rensselaer County Sewer District No. 1 interceptor line.

A new 8-inch SDR-35 PVC gravity sewer main will be installed from a manhole at the entrance to the project westerly along NYS Route 142 (Livingston Street and Grange Road) to the existing City of Troy 8-inch VCP sewer main in Hialeah Drive. Sufficient capacity exists in the existing City of Troy sanitary sewer system to accommodate the increase sewage flow as a result of this new sewer district. See ***Appendix I*** – Sewer Report.

The proposed Sewer District system will be constructed in accordance with the *"GLUMRB (Ten States Standards Latest Revision) Recommended Standards for Wastewater Facilities"* specifications along with the Rensselaer County Health Department, Town of Brunswick and City of Troy regulations.

All sanitary sewer main construction shall take place in Brunswick Meadows Way, NYS Route 142 right-of-way and/or dedicated sanitary sewer easements.

3.3.8 Solid Waste Disposal

Solid waste disposal will be via a private waste hauler, hired by the HOA. Most often solid waste from the Town of Brunswick is delivered to the Town of Colonie Solid Waste Landfill.

The Town of Brunswick does maintain a recycling center at the Town Office complex on Town Office Road for its residents.

3.4 Socioeconomic Conditions

3.4.1 Population and Income

The 2000 census reports that the Town of Brunswick had a population of 11,719 persons. 15% were over the age of 65 and 26% were under the age of 19. Over 90% of the residents graduated from high school and 36% had a bachelors degree or greater. The majority of the residents were US born (95%) 3.4% were foreign born.

3.4.2 Housing

The current housing surrounding the project site consists of mostly single family residential housing with a few multi-family duplex units along Route 142 toward the city of Troy. Farther to the west (approximately three-quarters of a mile from the project site) the housing type is

dominated by multi-family units. The housing units exist in the form of townhouses, condominiums and apartments. The condominium and apartment housing are located in buildings with more than two stories.

The subject parcel currently does not contain any housing units.

3.5 Cultural Resources

3.5.1 Historic and Archeological Resources

The project site is located in an area of Rensselaer County that potentially contains Native and / or European American era cultural remains, based on known settlement patterns. A field reconnaissance identified sub-areas within the property with greater or lesser archeological sensitivity.

The complete archeology report is found in ***Appendix D***.

3.5.2 Visual Resources

The project is currently undeveloped land that was formerly an agricultural field. It is visible from New York State Route 142 for approximately one thousand feet along the corridor. The houses on Hialeah Drive are screened by vegetation which exists along the Niagara Mohawk (National Grid) corridor. Views to the project from the west are screened by mature vegetation along the existing stream and ridge line.

3.5.3 Noise

The project site is not identified in the Comprehensive Plan as an important visual resource for the Town of Brunswick. There are no know noise (any loud, discordant or disagreeable sound or sounds, (DEC Policy DEP-00-1)) generators at the existing project site. The only generators that exist are from natural communities of flora and fauna that exist there. The surrounding land uses of single family residential homes and the NYS Route 142 transportation corridor are contributing factors to the noise levels found at the site. The transportation corridor is capable of handling heavy truck and tractor trailer traffic. No load limitations or local traffic restrictions are set for the Route 142 corridor.

3.6 Environmental Conditions

There are no known environmental hazardous conditions associated with the project site. A Phase I Environmental Site Assessments (ESA) was performed at the proposed PDD property in accordance with the ASTM standard E 1527-05. The complete report is found in Appendix N.

4 Potential Environmental Impacts and Mitigation Measures

4.1 Natural Resources

4.1.1 Stormwater

Impacts
Development of the project site will increase the peak rate and amount of rainfall runoff generated during storm events.

As required by the New York State Department of Environmental Conservation General Permit GP-02-01 Storm Water Pollution Prevention Plan requirements will be required to be met because the proposed development will exceed one acre of disturbance during construction.

The City of Troy Department of Public Utilities indicates there is sufficient storm sewer capacity to serve the Brunswick Meadows project as proposed.

The proposed storm water management system for this project will consist of drop inlets in the road system connected by piping to a detention area to be located on the northern portion of the site.

The outfall from the detention area will flow to an existing stream through a 24" culvert, capable of receiving the discharge without causing flooding to the homes along Hialeah Drive, then to the existing City of Troy storm sewer system located in Hialeah Drive. The Hialeah Drive system then connects to the Old Lansingburgh Water Works Storage Reservoir the discharge point is the Oil Mill Creek which eventually deposits into the Hudson River.

The full Storm Water Pollution Prevention Plan (SWPPP) is found in ***Appendix J.***

Mitigation
The increase in stormwater quantity and decrease in stormwater quality will be mitigated through a series of best management practices prior to exiting the project site as required by the Department of Environmental Conservation Storm Water permit.

4.1.2 Geology

4.1.2.1 Subsurface Geology

Impacts
The proposed project will not cause any change in the subsurface geology of the bedrock layers during or after construction. The overlaying layers of soil will be disturbed during construction of the road and housing unit foundations corresponding to the construction schedule.

Mitigation
Disturbance of the project site will be limited to the limit of grading. The grading limit line is depicted in the site plan drawings prepared by Danskin Land Surveyors.

The sequencing for the project as it relates to geology will follow the outline of the grading plan. Installation of silt fence and storm water management areas will begin the process, followed by the stripping and stockpiling of topsoil on site. Excavation for the roads and utilities will follow with any excess material being taken off site to a legal dumping location. The building foundations will be excavated. The buildings are proposed to be constructed in the slab on grade method. This will reduce the amount of disturbance and soil removal required for a typical basement. The site will be graded as depicted on the grading plan and topsoil will be redistributed, mulched and seeded.

4.1.2.2 Surface Geology

Impacts

The surface geology will be altered as depicted on the grading plan. Although alterations will be made to the final contouring of the project site the project will continue to drain to the current design point along the boundary line of the project site and the Niagara Mohawk Power corridor.

Mitigation

The project is not creating large cut or fill quantities as a result of grading. No mitigation is warranted. Any additional fill will be brought from legal sources off site and any excess materials will be deposited legally off-site.

4.1.3 Water Resources

4.1.3.1 Groundwater

The onsite ground water was investigated during excavation to evaluate soil conditions for foundations. During the investigations which occurred in December, 2004 ten (10) deep test holes were excavated to a maximum depth of eight feet, throughout the project site. The proposed project builder Amedore Homes provided a back hoe operator and Thomas Murley, PE, John Mainello and were in attendance to witness the excavations. The day was sunny, the temperature was approximately 40 degrees F, no frost was encountered in the excavations and no ground water was encountered.

Impacts

The proposed project will slightly impact the groundwater by diverting flows through piping and ditches to a designated storm water management area. Areas on the site that are currently affected by seasonal high groundwater table will typically be collected via under-drain along building foundations, retaining walls and road curb lines and transported via the street piping system to the proposed storm water management areas. Where ground water is below the frost level, typically four feet at this location, the groundwater flows will not be affected by the construction.

Mitigation

At the detention area, water will be allowed to reabsorb into the soil and recharge the subsequent ground water layers. Because the site is not constructed on an aquifer and no wells are proposed

for the project site the ground water affected will be minor and mitigated in the storm water management area by allowing for infiltration within the basin.

4.1.3.2 Surface Water and Wetlands

Impact

Surface water will be affected by the proposed layout of buildings and roadways that will alter the current flow of surface water. The surface water flows will likely increase in velocity due to impervious surfaces being added to the environment.

The largest of the on-site wetlands, in the vicinity of the stream, at the western boundary of the property will remain unchanged. The delineated wetlands will be developed through the Nation Wide Permit No. 36 with less than 0.10 Acres of wetlands being disturbed. Additional information regarding the on-site wetlands is contained in ***Appendix E*** , Wetland Data .

Mitigation

The project site will continue to drain surface waters from the site in the same pre-development locations and the storm water management facilities designed for the site are such that they will provide water quality treatment, allow for channel protection and extreme over-bank flooding controls during the storm events as specified in the DEC Permit GP-02-01.

A minor amount of wetlands (less then 0.1 Acres) will be disturbed as a result of the proposed project. The largest wetland along the western boundary will be preserved in its current natural state. Appendix E, Wetland Data contains an in-depth discussion of the wetland issues, maps of the areas impacted and the areas which will remain intact along the pertinent correspondence.

4.1.3.3 Floodplain

Impacts

There are no areas on the project site that are located in the 100 or 500 year flood plain. No impacts will occur.

Mitigation

No mitigation is required.

4.1.4 Ecology

4.1.4.1 Vegetation

Impacts

The existing field and some of the associated hedgerow will be removed to construct the proposed buildings and associated road and utility system. Existing wooded areas along the stream corridor will remain intact.

Mitigation
The proposed site will be redeveloped into pervious area of landscaped planting beds and lawn areas and impervious surfaces including roads, driveways, walks and buildings. . Disturbance of some native species vegetation will only occur within the proposed grading limit line, this limit line is illustrated on the Site plan drawing prepared by Danskin Land Surveyors. Native plants will be preserved where possible. Landscaped areas will be planted with species that are cold tolerant and may replace the existing vegetation with a broader pallet of plants then existing in the hedgerows and marginal wooded areas within the disturbance limit.

4.1.4.2 Fish and Wildlife, (Terrestrial, Aquatic Species, Protected Habitats)

Impacts
There are no known fish that will be impacted as a result of this project. The impacts to the wildlife at the project site include noise, lighting, removal of habitat, and the change from vacant land to residential use. The initial construction will disrupt the ecosystem the most by displacing some of the animals. Larger animals that currently frequent the site including deer, turkey, and raccoon will be displaced as a result, but as the land's ground cover is restored, new habitat will be formed that will likely be populated by smaller species of mammal, insect and birds after time it is likely that larger species will return to the vicinity of the project.

Mitigation
A significant amount of the project site will be retained as open space (approximately 60 %) and will accommodate many of the current species at the site. The resulting development will allow for ecosystems to develop that will be similar to those to the north of the project site. It is expected that wildlife from the nearby residential communities will establish communities within Brunswick Meadows.

4.1.5 Climate and Air Resources

4.1.5.1 Climate

Impacts
The proposed project will replace some of the vacant fields with buildings, roadways and driveways. These dark surfaces will likely raise the micro climate temperature for the developed potion of the site slightly. However, this increased temperature will not be significant enough to create a negative impact on the climate of the surrounding area.

Mitigation
No mitigation is warranted as no impact is expected.

4.1.5.2 Air Quality

The project site is located in Rensselaer County, NY which is classified as attainment for carbon monoxide and marginal non-attainment for ozone, based on the most recent 2003 data. An air monitoring station (ozone/ sulfur dioxide) is located at Grafton Lakes State Park approximately 12 miles to the east and up gradient from the project site. The station was in compliance with

New York and National Ambient Air Quality Standards for one-hour average period in 2003 for ozone and the one hour and eight-hour averages for sulfure dioxide. The closest carbon monoxide monitoring station is located in Loudonville, NY, approximately 14 miles southwest of the project site. The station was in compliance for the one hour and eight-hour averages for carbon monoxide in 2003.

A microscale air quality analysis for carbon monoxide (CO) concentrations can be preformed to determine if worst case receptors adjacent to roadways will be affected by the increased traffic volume. The analysis is based on procedures found in the *Environmental Protection Manual* (EPM) and is typically performed at signalized intersections with a level of service of D, E or F. Unsignalized intersections like the one proposed for the Brunswick meadows project typically do not warrant a detailed air quality analysis. The detailed air quality analysis is conducted using the CAL3QHC, Version 2.0 a computer based air quality model. The model is based on traffic parameters in the *Highway Capacity Manual* (HCM).

The Brunswick Meadows intersection with Route 142 will be a non-signalized intersection. The level of service at the proposed intersection is A and B. Based on the results from the Traffic Report (refer to Appendix F for this site only the Route 142 Brunswick Meadows proposed intersection was analyzed. A microscale air quality analysis is not warranted for the proposed intersection.

Impacts

Certain minor air quality impacts will result from the proposed Brunswick Meadows project. The impacts are related to disturbance of the ground during construction and post construction from the human habitation on an existing uninhabited parcel.

The proposed construction practices including topsoil stripping, rough grading, road and utility installation and final construction of the project site may result in short term air quality impacts. The construction phase will likely increase the airborne particles as a result of moving construction vehicle on soils. The construction machinery slightly increase the fossil fuel burning vehicle related pollutants. Both of these impacts will be temporary and will occur until the site soil is stabilized and the construction vehicles are removed. This process is expected to take approximately 18 months.

The post construction air quality impacts will come from the unavoidable fossil fuel burning vehicle emissions. These pollutants typically include Carbon Monoxide, Nitrogen Dioxide and Ozone. The increased levels will be localized and are not expected to be greater then existing levels from surrounding areas.

An air quality assessment of the proposed projects was reviewed in accordance with methods outlined in the EPM, and revealed that an air quality analysis is not necessary since the project will not change existing conditions to a degree that would alter the existing attainment of both the state and national ambient air quality standards.

Mitigation
The potential impacts from the construction phase will be mitigated with the use of best management practices. They include damping the site to prevent dust from leaving the site, the use of dust inhibitors, using recycled asphalt to stabilize the site construction entrance, re-vegetating open soils, spreading hay, minimizing site disturbance to less than five acres of disturbance at any given time and preserving as much of the native vegetation as possible.

The anticipated minor unavoidable increase in automobile generated emissions may result from this project. The residents may be able to reduce their environmental impacts by car pooling, participating in the public transportation system or using other means of travel to and from the site.

Neither form of air pollution either temporary or permanent will be large enough to alter the regional air quality; therefore the impacts are not significant.

4.2 Human Resources

4.2.1 Transportation

The site's main entry will be via a single point along New York State Route 142 this intersection will be a one-way controlled intersection. It will not be signalized. The access road enters off the state road followed by a main loop road through the site with two small spurs. It will serve a total of 31 buildings or 124 units. The road system and driveways will be owned and maintained by the Brunswick Meadows HOA.

The Transportation Planners Council of the Institute of Transportation Engineers has issued a publication entitled *A Summary of a Proposed Recommended Practice, Traffic Access and Impact Studies for Site Development* which is used as a resource by the New York State Department of Transportation. The document states that "In general a complete traffic access/impact study should be conducted whenever a proposed development will generate 100 or more additional (new) peak direction (inbound or outbound) trips to or from the site during the adjacent roadway's peak hour or the development's peak hour.

A Traffic Report was prepared and is included in ***Appendix F***. The DOT's records indicate that the (2003, latest data) average annual daily trips (AADT) for this section of Route 142 are 5,444 vehicle trips. In August, 2006 trip counters were set up near the proposed road intersection on NYS Route 142. Traffic counts where recorded for two days. From this data and data provided by the Institute of Transportation Engineers (ITE) *Trip Generation Manual* an analysis of the peak AM and peak PM weekday traffic was prepared. The peak AM trips is projected to increase by 50 trips leaving and 11 trips entering and the peak PM is expected to increase by 49 entering and 27 leaving the site.

Consistent with the Federal Highway Administration's 100 vehicle trip intersection impact assessment guidelines, no additional intersections where evaluated because the project is not

anticipated to increase vehicle trips at nearby intersections by more than twenty-five vehicle trips in either direction in the peak hour.

The Level of Service (LOS) on Route 142 remains the same as the existing LOS for the peak AM at LOS (A) and the Peak PM LOS (B) based on the analysis after full build out of the project.

The site distance evaluation for the project entrance indicates that sight distance to the left is 355' greater than required and to the right 127' greater than required.

No traffic signal warrants are met as a result of this project. No through traffic will be generated as a result of the Brunswick Meadows PDD development.

Impact
The proposed traffic although new to this parcel of land the analysis indicates that the project will have no effect on the LOS on the intersection roadway.

The proposed controlled intersection does not meet the warrants for a signalized intersection (see ***Appendix F – Traffic Report).***

Based on these criteria the traffic generated from the Brunswick Meadows PDD will have no adverse impact on the intersection roadway Route 142 (Grange Road),.

Mitigation
The proposed intersection will be constructed in accordance with the NYS DOT highway Entrance Permit. The existing transportation system is adequate to serve the increased traffic generated as a result of the Brunswick Meadows project. No improvements or modifications are required to the existing transportation system as a result of this project.

4.2.2 Land Use Zoning and Compliance with the Comprehensive Plan

Impact
The Town of Brunswick Zoning Ordinance allows for the rezoning of parcels larger than 12 acres into Planned Development District (PDD) where the land use and density are developed for the parcel and zoning is then specific for that parcel based on the plans submitted. The Town of Brunswick's Comprehensive Plan state that "*Various development tools should be encouraged, including Planned Development Districts, (PDD).... These include homes clustered to minimize development/purchase costs, have public water and sewer facilities.* Therefore the Brunswick Meadows PDD does not create a negative impact on the land use zoning.

The Brunswick Meadows PDD is in compliance with the Town's Comprehensive Plan.

The Comprehensive Plan supports the following;

- ***...maintain quality of life*** *presently enjoyed in Brunswick*
  The Brunswick Meadows PDD fulfills this request by providing a much sought after housing type that is currently not available within the Town and it does so at the edge of

town where the condominium housing style relates to the surrounding housing styles and densities. The project offers high quality, architecturally ornate residential buildings, landscaped grounds, and recreational opportunities for the residents of the community.

- *...development will **broaden the tax base** of the Town and the County, helping to offset the need for increased taxes.*
  The Brunswick Meadows PDD fulfills this request by providing increased tax revenues to the Town, and the Speigletown Fire District. The tax benefits are available in greater detail in ***Appendix L - Tax Data***

- *...most residents enjoy the scenic qualities of the Town and their respective Hamlets.*

The proposed Brunswick Meadows development will accentuate the northwestern portion of the Town by providing a quality housing style and construction which includes fenestration and details that improve the aesthetics of the building façade.

- *The rolling terrain, open lands, **quality of housing**, school system, and **community facilities** all contribute to the positive feelings....*

The Brunswick Meadows project mirrors the Comprehensive Plan by providing quality housing and community facilities and entertaining fiscal contributions to the Brunswick Recreation fund as may be required by the Planning Board

- *...**extend sewer, potable water** and natural gas **to areas not currently served**, while maintaining and improving those that exist.*

The Brunswick Meadows project is situated within five hundred feet from existing sanitary and water service which are available at the City of Troy boundary. Currently no water or sewer services support the site. This project will expand the service into the Town of Brunswick and will be designed to allow for future connections to the Troy / Brunswick System.

- *...**Architectural styles** conforming to existing flavor in historic districts or areas can be **encouraged by regulatory directives** and incentives.*

The Brunswick Meadows project will be managed by the Brunswick Meadows HOA. The Association will have written by-laws that will address continued care and maintenance of the proposed development.

*Various **development tools should be encouraged**, including **Planned Development Districts, (PDD)**.... These include homes clustered to minimize development/purchase costs, have public water and sewer facilities.*

The Brunswick Meadows project uses one of the encouraged development tools, the planned Development District in order to cluster multi-family housing that is not allowed under the 1970's edition zoning regulations currently used in the Town of Brunswick. The clustering of

units reduces the infrastructure costs associated with construction of the supply of sewer and water to the project site by reducing the pipe distances. The compressed size also reduces future maintenance and operation costs for the Brunswick Meadows HOA and municipality.

- *The town acknowledges that **growth is inevitable**, and that growth and change should not diminish the quality of life enjoyed by the residents of the community, nor should it place an undue burden on the present tax payers.*

The Brunswick Meadows project is born of the demand from Town residents and others for the low maintenance, affordable, dwellings that are attractive yet smaller than the typical single family residence. The project will inevitably alter the landscape of the parcel as it stands today. It fiscally benefits the town tax base, the school tax base and the fire district tax base. It does not create an undue burden of the present tax payers.

- *Brunswick should take measures to **promote "sensitive growth"** Development should **blend with** the existing **natural and stylistic qualities of its surrounding**.*

The Brunswick Meadows PDD and its associated housing units are typical of high quality multi-family homes that are increasing in desirability. The site will be accentuated by landscape plantings that supplement the existing vegetative and provide a polished appearance to the completed project. The project developers have limited wetland disturbance as an effort to embrace the natural qualities of the site.

*The future should **ensure environmental quality** and **protection of natural resources**.*

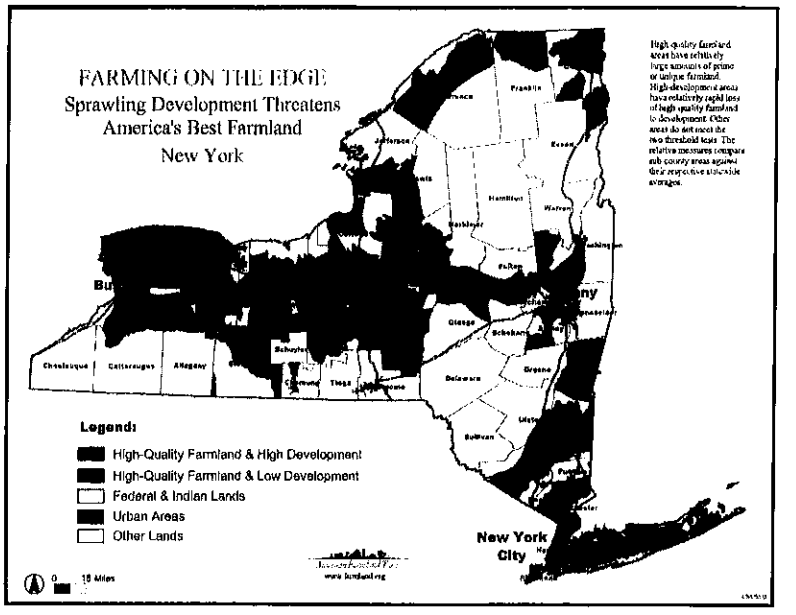
The project developers have gone to great length to preserve existing wetland areas reducing their impacts to less than 0.10 acre. The largest wetland located along the western boundary will not have construction practices occurring within 100 feet of it. The developer identified a site that meets the desires of the Brunswick Comprehensive Plan in location, design approach and sensitivity to the environment.

Mitigation
The proposed rezoning and proposed land use is consistent with numerous Town of Brunswick Comprehensive Plan goals and objectives. The design of building, site selections, attention to the natural environment and site amenities are mitigation measures employed by the developers.

4.2.3 Agricultural Land Uses

Impact
The proposed project is located in Agricultural District 118. Approximately 13 acres of the property was used in the past for raising field crops (hay, corn). Over the past two years no farming operations have occurred at the site for crop production.

The County of Rensselaer has not been designated by the Farm Land Trust as a county with prime farmland threatened by development. See map entitled "Farming on the Edge".



The loss of approximately 13 acres of non-working agricultural land is not a significant impact to the local agricultural community.

Mitigation
No mitigation is warranted as no agricultural practices are occurring at the site.

4.2.4 Community Services

4.2.4.1 General Government

Impact
The proposed Brunswick Meadows project will place an unavoidable minor need on the Town of Brunswick for services. The Town, after final build out will be offered the ownership of the utilities including water and sewer. The project roads will remain privately owned by the Brunswick Meadows HOA. The maintenance and ownership of the water and sewer will increase the cost to the Town and increase demands on the water and sewer department.

Mitigation
The increase in services will be small. The costs will be partially offset by the increase in tax revenue realized from developing vacant land into residential use at a higher tax rate. In addition there are water and sewer use fees assessed to the condominiums.

The community will be served by a recreational trail system that will lie along the project's western boundary line. It will be maintained by the Brunswick Meadows HOA.

The increase in tax revenue; estimated to be approximately $550,000.00, (refer to Tax Data – ***Appendix L***) generation of utility usage fees and on-site recreational areas will result in impacts that are neither significant nor adverse. Mitigation is not warranted.

4.2.4.2 Educational Facilities

The proposed 124 condominiums will likely increase the population by approximately 272 persons. The 2005 American Housing Survey indicates that 35 percent of owner occupied homes (including single family) had children. A similar project to the Brunswick Meadows project known as White Birch Gardens, located in the Town of Rotterdam, NY has 112 similar style units with four (4) school age students in residence or 4 percent.

Using the conservative 2005 AHS factors for the Brunswick Meadows project would result in as many as 43 students. Based on the similar local project in Rotterdam (White Birch Garden) the project would generate in as few as 5 students.

The proposed project will be located solely within the Lansingburgh School District. The Lansingburgh School system has agreed to accept any additional students as a result of this project. See letter dated; March 9, 2005 in ***Appendix C*** - Correspondence.

The project will increase the school tax revenue by an estimated $356,900 annually. Refer to ***Appendix L*** – Tax Data. This should result in an overall net increase in the dollar per student ratio for the Lansingburgh School System

Impact
Based on the small number of potential school age children, the increased tax revenue and the acceptance by the school district to welcom additional students the proposed project is not anticipated create an undue hardship on the Lansingburgh School System.

Mitigation
Any impacts created on the educational system would be overridden and mitigated by the positive impacts in the form of tax dollars that are projected. No adverse impacts are expected.

4.2.4.3 Police Protection

Police protection for the proposed Brunswick Meadows community will fall under the jurisdiction of the Rensselaer County Sheriff's Department and the New York State Police.

Impact
The project will increase demand on police services. The increase in police protection resulting from changing vacant land to residential living space is real. It is expected to be minimal.

Mitigation
The housing units will be equipped with locking devices and exterior residential style lighting to aid in providing a secure atmosphere at the site. The increase demand on the various law enforcement agencies (Rensselaer County Sheriff and New York State Police) is not seen to be significant. Mitigation through increased tax revenues generated from the site will filter to these two police forces through State and County budgets. The project will not have a significant impact on police services.

4.2.4.4 Fire Protection and Ambulance Service

As identified in the Water Report (Appendix H) the proposed water system will have capacity for fire fighting purposes and domestic use. The buildings will be constructed in accordance to current fire code. Each unit will be equipped with a smoke detection system. The site's road layout has been designed to accommodate fire protection and emergency service vehicles.

The project site is approximately 1.1 miles from the Speigletown Fire Station and 2.3 miles from the Center Brunswick Fire Station. The project will be located in the Speigletown Fire District. Each station is equipped with at least one engine tanker truck. Additional resource for fire fighting will come from adjoining communities through the Rensselaer County mutual aid agreement.

The ambulance service will be provided by Mohawk Ambulance Service. Currently they have a station located near the intersection of Route 2 and 278. It is approximately 3.5 miles from the project site. The site is within six miles of two major (Samaritan and St. Mary's) hospitals.

Tax revenue for the Speigletown Fire District is expected to increase by $32,000 annually (Refer to ***Appendix L***- Tax Data). This is based on the proposed tax structure created as a result of this project.

Impact
The proposed Brunswick Meadows development will increase the demand on fire protection services and ambulance service. The site will be served by municipal water service via a proposed water main extension. The proposed system and fire hydrants will aid in the capacity to fight fires quickly on site without seeking out water sources or needing water storage trucks.

The project site is located in close proximity to two major hospitals. The increase demand on ambulance services is not anticipated to be significant.

Mitigation
The proposed construction techniques, building style (two stories) and smoke detection systems will add to the mitigation efforts regarding fire protection. Additionally the project will be served by a fire hydrant, fire protection system. The tax revenue generated as a result of the project will increase the Speigletown Fire District budget by $32,000.00 annually. Impact is not expected to be significant and will be offset by increase tax revenue and fire fighting capacity built into the project's design.

4.2.4.5 Utilities

Service providers of telephone, cable, gas and electric power will install their utilities underground along side the roadway. A separate easement will be created for the utilities that are owned and maintained by the utility providers.

4.2.4.6 Water Supply

Impact
The property owners of the proposed Brunswick Meadows project, petitioned the Town Board to create a new water district. The Town of Brunswick would create Water District as a result of this project.

The developer will install all the utilities in accordance with the required City, Town, County and State specifications. This will include a 12-inch water main to the site and an 8 inch main within the project site. These lines will serve domestic use and fire protection.

The City of Troy Department of Public Utilities indicates, in a letter dated January 13, 2005, their willingness to supply water to the project. There is sufficient water supply and water pressure to serve the Brunswick Meadows project from the existing municipal water service. Refer to ***Appendix H.***

The total average daily use for the development is estimated at 37,200 gallons per day. The average daily flow rate is 26 gallons per minute. The peak daily usage is estimated to be 74,400 gallons per day. The peak hourly flow rate is estimated at 103 gallons per minute. The anticipated water pressure is between 70 and 90 pounds per square inch (PSI).

A master water meter will be constructed near the Troy City line to register the usage for the Town of Brunswick. The water usage records will be used to develop water billing charges for the newly created District. Billing will be by the Town of Brunswick to the Brunswick Meadows HOA.

Mitigation
The proposed water usage does not create a negative potential environmental impact as sufficient water supply exists in the existing system and additional growth of the water supply has been accounted for by the City of Troy Department of Public Utilities.

No mitigation is required.

4.2.4.7 Sewage Treatment

Impact
The property owners of the proposed Brunswick Meadows project will petition the Town Board to create a new sewer district. The Town of Brunswick would then create a Sewer District as a result of this project.

The developer would construct the sewer system in accordance with the applicable codes of the governing bodies including the Town of Brunswick and the Rensselaer County Sewer District. Upon completion, the system would be dedicated along with easements to the Town of Brunswick.

The anticipated average daily flow from the proposed Brunswick Meadows project is estimated at 24,800 gallons per day (GPD).

The City of Troy Department of Public Utilities indicates that there is sufficient capacity in the existing sewer system to serve the proposed community.

The Rensselaer County Sewer District No 1 will bill the Town of Brunswick and in turn the Town will bill the Brunswick Meadows HOA.

Mitigation
The proposed Brunswick Meadows sanitary sewer system will be designed in accordance with all applicable codes and standards. The system once constructed and approved, will be dedicated to the Town for ownership and maintenance. Fees will be collected by the Town and payment will be made to the Rensselaer County Sewer District for sewage treatment.

The Rensselaer County sewerage treatment facility has the capacity to accept the increase in sewerage as a result of this project. Refer to ***Appendix I***. No negative environmental impact will be incurred as a result of this project.

No mitigation is warranted or required.

4.2.4.8 Solid Waste Disposal

Impact
The anticipated increase in solid waste generated from the project site is 18 tons per month. This is based on the EPA average of 4.4 pounds per person per day. The project site will contain individual containers for each unit owner through out the community.

Currently there are a few licensed waste haulers in the Brunswick Area (Superior Waste, County Waste and Ace Carting). Each hauler participates in recycling programs. The Town of Brunswick also has a waste and recycling facility located at the Town Office complex on Town Office Road approximately 2.3 miles from the project site. The Town accepts recycling products (plastics, cans, paper, cardboard) and has scheduled yard waste removal during the summer months.

The Town of Colonie landfill receives the majority of the waste generated in Rensselaer County, while some waste is shipped to western New York landfills.

Mitigation
The proposed project is not anticipated to result in the inability to dispose of solid waste. No impacts are expected to result from the proposed project. No mitigation is proposed.

4.3 Socioeconomic Conditions

4.3.1 Population and Income

Impact
The proposed project is anticipated to cost 22 million dollars to construct. Construction will take approximately two years. It is anticipated that 20 to 30 new jobs will be created as a result of the proposed project during construction and at least three full time positions will be generated at full build out.

The proposed Brunswick Meadows Community will increase the Town of Brunswick population. Many are likely to be empty nesters seeking a transitional living arrangement without the burden of maintenance but with the benefit of individual ownership.

The increase is estimated to be 272 persons of various ages. The anticipated number of residents is based on the 2000 Census which found that there was average of 2.38 residents per household in the 12182 zip code. Based on the fact that the development contains all two-bedroom units that are likely occupied by couples (2 persons per household) a resulting average of 2.19 residents per units (62 units x 2 persons and 62 units x 2.38 persons) is achieved for the proposed project.

2.19 x 124 units = Total 272 residents

The proposed project is expected to generate almost $550,000 additional annual tax dollars refer to the Tax Data found in ***Appendix L.***

Mitigation
Mitigation for the proposed project will include tax revenue generated and limited resources and a minor population increase.

4.3.2 Housing

Impact
The proposed project contains 124 housing units. It is expected that there will be approximately 272 residents in this project; approximately 140 are expected to be new to the Brunswick area. The project will provide new housing (no maintenance, home ownership) that is in demand in the area and may result in existing older homes (1950 era) coming to the market that are ripe for entry level home ownership.

Mitigation
The project is identified as having a positive impact on the current housing market. No mitigation is proposed.

4.3.3 Support Facilities

The Brunswick Meadows project will provide its residents with recreation opportunities on site. The walking trail along the creek, with picnic areas and resting locations, will provide both passive and active recreation opportunities in the area that will remain essentially undeveloped. This portion of the property occupies 5 acres of land.

If required by Planning Board, the developer may be required to pay a recreation fee of $500.00 per lot (totaling $62,000.00) to the (proposed walking trail area) Town of Brunswick in response to Resolution number 43.2004.

Residents of the Brunswick Meadows project will be able to use the existing support services provided by the Town of Brunswick. They include, but are not limited to the Town Beach, the Keyes Lane Brunswick Community Center, the Towns athletic facilities, the Town's Garfield Library and Brunswick Historical Society. The proposed development is expected to create a small increase in use at the various service locations. The facilities are currently able to accommodate the project's projected growth. The project may also generate a greater number of volunteers to help support these entities as the project is designed with the empty nester in mind, these citizens are often seeking to serve in the community.

Impact
Although there may be a small increase in demand there is no anticipated negative impact associated with this project and the support facilities or services of the Town of Brunswick.

Mitigation
Mitigation will occur as the result of increase tax revenue for the town, a possible payment of the recreation fee of over $60,000.00 and the generation of volunteers to support and participate in the current community services. In addition the site provides onsite recreational opportunities for residents.

4.3.4 Economic Impacts

The Brunswick Meadows project will result in positive economic impacts to the Town of Brunswick, the City of Troy, the Lansingburgh School District and Rensselaer County.

4.3.4.1 Sales Tax

Impact
The project will increase sales tax for the involved municipalities by generating sales tax during and following construction. It is anticipated that construction will cost 22 million dollars over a two year period.

Following construction the annual sales tax generated by the residents is expected to be approximately one hundred thousand dollars based on the style of housing proposed, the anticipated income level of those purchasing housing units and their expendable income. Refer to ***Appendix L*** - Tax Data.

Mitigation
The projected sales tax revenue generated as a result of this project is positive. There is no projected negative impact. No mitigation is proposed.

4.3.4.2 Property Tax

Impact
The Brunswick Meadows project will generate positive property tax revenue for the Town of Brunswick and for Rensselaer County. The project will also be subject to special district charges such as fire district, sewer and water fees

The project sites current tax generation for school and property tax is approximately $1,210.00 annually. The projected total annual tax revenue is almost $550,000.00. Refer to ***Appendix L*** - Tax Data.

Mitigation
The property tax revenue generated as a result of this project is positive. There is no projected negative impact. No mitigation is required.

4.3.4.3 Job Growth

Impact
The proposed project generates a positive job growth impact to the community and surrounding Capital District Area. During construction it is anticipated that there will be fifty construction jobs, of which 20 to 30 will be new positions. Following construction approximately three full time jobs will be generated for maintenance and operation of the facility.

Mitigation
The job growth generated as a result of this project is positive. There is no projected negative impact. No mitigation is required.

4.4 Cultural Resources

4.4.1 Historic and Archeological Resources

Impact
A Phase 1A and Phase 1B archeological investigation were performed at the project site by Colombia Heritage, Ltd. of Old Chatham, NY. The report is located in ***Appendix D.***

The Phase 1A site assessment identified a potential for buried Native American cultural remains for the flatter, better drained areas of the site. It was likely that occupation occurred through at least the Middle Woodland Period on a seasonal basis associated with exploitation of nearby plant and animal resources.

The Phase 1B field investigation was carried out in October and November 2005 and April 2006. The investigation uncovered five pieces of Native American cultural material, along with

scattered European American era items across the inspection area. The Native American era items were concentrated in an area approximately 140' x 90'. Based on the field investigation a more intensive investigation surrounding the Native American era items was recommended. The area identified as sensitive is the southwestern corner of the project area.

A limited Phase II investigation was conducted based on the results of the Phase 1B and ORPHP guidelines. Subsequently a Phase II investigation was performed at the site. The results of the Phase II investigation are contained in the Archeology report found in ***Appendix D.***

The conclusion of the investigator (Stephen Oberon (Columbia Hertigae, LTD.) is that; "The paucity and low density of cultural material and the lack of evidences for cultural features or traces of structures point to a low potential for this site to contain significant additional cultural information. As such, it would seem unlikely to meet national register eligility criteria. Proposed construction is therefore seen to have no effect on potentially significant cultural resources and no further archeological investigation of this iste is recommended.

Mitigation
The project developer has had a Phase II investigation conducted. The New York State Office of Park Recreation and Historic Preservation is currently reviewing the findings of the Phase II investigation. It is anticipated that no land based mitigation will be required.

4.4.2 Visual Resources

The Brunswick Meadows site has not been identified by any agency or the Brunswick Comprehensive Plan as being a significant visual resource to the community. The NYS DEC policy DEP-00-02 "Assessing and Mitigation Visual Impacts" identified an Inventory of Aesthetic Resources of these the following do not exist within a minimum of 5 mile radius of the project site; State Forest, National Wildlife Refuge, Natural National Landmarks, Adirondack Park Lands, National Historic Preserves, Palisades Park or Bond Act properties.

The remaining known sites found on the Inventory of Aesthetic Resources, have been plotted on a reproduction USGS Map found in Appendix O Visual Resources. They include the following: Eligible National or State Historic places, State Park, Urban Cultural Park, , NPS designated rivers (Scenic, Wild, or Recreational) Sites designated as eligible, State of Federal designated Trails. Through analysis of the topographic and vegetative features that surround the project site it has been determined through cross section generation that none of the identified visually sensitive receptor has views of the proposed facility.

Impact
The proposed project does not create visual impacts that are in contrast to the existing environment surround the project site. The proposed structures are not foreign to the surrounding neighborhoods and are similar in scope, style and scale to a majority of the construction that has occurred within one half mile of the project site since the early 1990's.According to the DEC manual for Assessing and Mitigating Visual Impacts the project

site does not visually impact any of the identified receptors and therefore does not create a negative visual impact.

Mitigation
Mitigation in the form of landscaping is proposed at the site to marry the proposed buildings into the landscape.

4.4.3 Noise

According the NYS DEC Program Policy 'Assessing and Mitigating Noise Impacts', *noise* is defined as any loud, discordant or disagreeable sound or sounds. Some activities have the potential to create noise. Sound generated at a facility may become *noise* due to the existing land use surrounding the facility.

Noise is affected by several factors including distance, surrounding terrain, ambient sound level; time of day; wind; temperature; and humidity. In addition the sounds characteristics are also important including amplitude (loudness) and frequency (pitch), as well as impulse patterns and duration which can affect any sounds potential to become a noise.

Currently the land is vacant but former agricultural uses produced ambient noise levels of approximately 45 dB(A) according to the (EPA NPC Protective Noise Levels). The current Route 142 traffic generates an ambient noise level of between 60 and 90 dB for automobile traffic at 50' and in summer months motocycle noise level ranging from 80 to 110 dB can be factored into the ambient noise for the existing residents along the corridor (EPA NPC Protective Noise Levels). See Figure 10, Aerial Map.

The table below represents the three major categories of noise sources and there possible generators at the Brunswick Meadows project.

Noise Categories	Brunswick Meadows Possible Generators
fixed equipment or process operations	HVAC systems, electrical equipment, storage bins
mobile equipment or process operations	Hauling, service operations
transport movements of raw products, raw material or waste	Loading unloading trucks Movement into or out of the project

Impact
There are no known cultural resources that will be negatively affected by noise resulting from the construction or ultimate build out of the proposed project. The closest residential structure to the project site is the Gauthier property which is located approximately 50' from the project property line. The structure is also a similar distance (50' +/-) from Route 142 (Grange Road). The residential structure on Lands of Vallee is approximately 70'+/- from the Brunswick Meadows property line and 50' from Route 142. The nearest property line to the residential structure located on lands of Moran is approximately 100' from the nearest Brunswick Meadows property. The homes along the south side of Hialeah Drive are approximately 150' from the nearest Brunswick Meadows property line.

Following the building and infrastructure construction (residential type) allowable under current zoning the anticipated ambient noise levels are expected to be within the range of the ambient noise levels that affect the existing residential receptors surrounding the project site.

For the Brunswick Meadows project the noise impacts will be assessed at the Gauthier property which is located closest to the subject parcel boundary and proposed construction limit line.

Below is a Table containing Common Equipment Sound Levels that will likely be used during the temporary construction phase of the project, it also illustrates the decrease in decibel levels of distance.

Temporary Construction Sound Generators	**Noise level (dB) At 50' distance**	**Noise level (dB) At 200' distance**
Earthwork Operations (Backhoe)	84	72
Foundations (Cement Mixer)	65	53
Excavation (Bulldozer)	80	68
Material transport (Truck)	91	79
Wood Frame Building Process (Generator)	78	66

Mitigation
Upon completion of project site construction the Brunswick Meadows PDD is expected to generate noise levels that are within the range of noise level affecting the current residential structures adjacent to the subject parcel.

During the temporary construction period, noise will be mitigated by establishing a work schedule that is acceptable to the Planning Board as a portion of the project sponsors site plan approval. This will limit the hours and days of operation for use of construction related equipment at the site during the building phase.

Best Management Practices (BMP)'s will be used during construction to further reduce the impacts of the temporary construction noise. The following may be implemented during construction;

- Use of mufflers on engines and machinery
- Use of strobe lights in place of back up beepers (subject to OSHA requirements)
- Phasing operations to minimize the duration of the impact
- Erecting sound screens near the reception points.
- Ensuring equipment maintenance

4.4.4 Environmental Conditions

An Environmental Phase I has been complied as a portion of the Draft Environmental Impact Statement. An environmental database search (screen) was performed on the subject parcel and the report is contained in Appendix _N- Phase 1 Environmental Assessment. According to the

report "no indications of the current storage, handling or disposal of hazardous substances or petroleum products on the subject parcel were encountered."

Impact
There are no known environmental conditions that have been identified by the Environmental database search within one-quarter mile of the subject parcel.

Mitigation
No mitigation is required.

4.5 Cumulative

Impact
The cumulative impacts associated with the proposed project include the change in land use, surface water flows, wetlands, archeology, noise and transportation. None of these factors alone creates a significant negative environmental impact as a result of the project site development.

Mitigation
Each generated impact, although small, will be mitigated. The cumulative impact will not be significant following the mitigation methods identified. The site has undergone changes that results in a less intensive use of land they prior design scenarios. Mitigation of the cumulative impacts is not warranted.

5 Unavoidable Adverse Environmental Impacts

The project related adverse environmental impacts that can not be avoided are discussed in the following section.

5.1 Natural Resources

5.1.1 Stormwater

The proposed development will result in the characteristics of the property changing from vacant land to developed land including impervious roofs, roads and walks. The change in land use results in reduced infiltration rates of on site soils. The development will provide provisions as part of the SWPPP ***(Appendix J)*** that will increase water quality and manage the peak flow rate off the site.

These management practices result in a net decrease in the peak flow rates of the 10 and 100 year storm and serve to treat water that flows over impervious areas like a roadway.

The mitigation will be achieved in the Storm Water Pollution Prevention System by adhering to the NYS DEC approved SWPPP.

5.1.2 Geology

5.1.2.1 Subsurface Geology

The proposed construction at the site is not anticipated to create an adverse impact on the subsurface geology of the site. The grading limits and depth of cut are not significant and it is not anticipated that bedrock will be encountered.

5.1.2.2 Surface Geology

The project was designed to minimize the disturbance area at the site by using attached housing units and a clustered design. Although surface geology will be altered during construction the majority of soils moved will be relocated on site and will become a portion of the new ecosystem of developed land. The impacts are not anticipated to be significant.

5.1.3 Water Resources

5.1.3.1 Groundwater

The storm water management report and SWPPP ***(Appendix J)*** shall be strictly adhered to during the construction phase of the project. The methods and practices identified and defined by the NYS DEC Manual should alleviate any adverse effect on the groundwater system at the site. They are anticipated to be minor in magnitude and duration and will be remedied by the water quality practices proposed for the project.

5.1.3.2 Surface Water and Wetlands

The surface water flow will be modified on site as a result of the proposed project. The flow will leave the site at the same design point as it currently does. The surface flows will be treated under the regulations established by the Clean Water Act and regulated by the NYS Department of Environmental Conservation General Permit (02-01)

The wetlands identified on site within the grading limit line will be subject to unavoidable impacts. The wetlands that are impacted will be mitigated under the regulations developed by the US Army Corps of Engineers, through a Nation Wide General Permit No. 36

5.1.4 Floodplain

There is no floodplain impacted as a result of this project.

5.2 Ecology

5.2.1 Vegetation

The existing vacant land will be reestablished as developed land including buildings, roads, parking, ornamental landscaped areas and lawn areas. The total area of disturbance will be approximately 13 acres with 5 acres of the project site remaining unchanged. The impact is not significant.

5.2.2 Fish and Wildlife

5.2.2.1 Terrestrial Species

An open upland terrestrial community exists at much of the site that may affect the terrestrial species. The meadow community, some of which is covered with scattered wetlands contains forbs, grasses, sedges and shrubs and some mosses. The wildlife that frequents the site may include; turkey, deer, rabbit, squirrel, grouse, song birds, insects and snakes.

There are minor impacts associated with the change in land use at the site, however, there are no adverse environmental impacts anticipated with the terrestrial species as a result of the proposed development of the site.

5.2.2.2 Aquatic Species

The aquatic species that exist on site are associated with seasonal wet areas and the small stream that creates the western border of the project site. Animals associated with the aquatic community include frogs, snails, tadpoles, salamanders and craw fish.

There is no development that will impact the stream corridor. There are no adverse environmental impacts anticipated with regard to the aquatic species at the site.

5.2.2.3 Protected Habitats

There are no protected habitats associated with the project site. Refer to ***Appendix C*** Correspondence and the letter from the New York State Heritage Program.

5.2.3 Climate and Air Resources

5.2.3.1 Climate

There is no anticipated adverse impact to the climate as a result of this project.

5.2.3.2 Air Quality

The construction efforts at the site will create a temporary minor impact on the air quality at the proposed site. The impacts will be mitigated through the construction scheduling, erosion control methods and single phase construction of the project. The impacts at not anticipated to be adverse nor will the project result in a change to the current status of air quality in the general vicinity of the project.

5.3 Human Resources

5.3.1 Transportation

There are no adverse environmental impacts as a result of the minor increase in transportation related activity as a result of this project.

5.3.2 Land Use Zoning and Compliance with the Comprehensive Plan

The Brunswick Meadows project will change the Zoning land use of the parcel from residential agriculture (R15, A40) to Planned Development District (multi-family housing). The change will be long term but is not anticipated to be an adverse impact to the site.

The proposed Planned Development District responds favorably to the recommendations of the Brunswick Comprehensive Plan by using many of the planning techniques identified to develop the site in a sensitive manner. The project is designed in accordance with the Zoning Ordinance, the Site Plan regulations, and the Comprehensive Plan of the Town of Brunswick.

5.3.3 Agricultural Land Uses

The project site has been unfarmed for the past several years. It is located in an Agricultural District, District 118. The agriculture data statement has been prepared and submitted to the New York State Department of Agriculture and Markets.

The parcel is located adjacent to the Troy City line and a moderately dense housing development along Hialeah Drive. It is identified in the Comprehensive Plan as a favorable location for future development within the Town of Brunswick.

The soils are not highly prize for their agricultural crop production capacity. The site is in a remote location as it relates to nearby farming operations. The parcel's tillable acreage is relatively small in comparison to current agricultural techniques and practices.

The site will be removed from the Agricultural District upon filing of the Agricultural Data Statement ***(Appendix K).*** No other mitigation is proposed.

5.3.4 Community Services

5.3.4.1 General Government

The anticipated need for government services is expected to be minimal to no impact. Fees, taxes and on-site recreation opportunities will provide funding to the municipalities and should offset the cost of services rendered. The projected annual tax revenue is almost $550,000.

The project is not expected to result in an adverse impact on general government services.

5.3.4.2 Educational Facilities

The proposed project will generate approximately $356,900 tax dollars annually for the school district and is projected to house less than ten school age children thereby creating a positive impact on the school system.

The project is not expected to result in an adverse impact on the existing educational facilities.

5.3.4.3 Police, Fire Protection and the Emergency Services

The proposed project will create an unavoidable, long term impact on demand for services from the local fire and police protection system. There is adequate fire protection flow in the proposed water system to support the proposed project.

The project is not expected to result in an adverse nor significant impact on the current emergency services.

5.3.4.4 Utilities

Brunswick Meadows will create an unavoidable, long term impact on the utility services; including telephone, cable TV, gas and electric service. The existing utility providers have sufficient capacity to support the proposed development.

There are no related adverse impacts associated with the project.

5.3.4.5 Water Supply

The demand for water proposed by the development of 124 housing units will be an increase of approximately 37,000 gallons per day (GPD) over the current usage. The proposed project will extend the existing service along New York State Route 142. The City of Troy, New York State Department of Environmental Conservation, the Rensselaer County Health Department and the Town of Brunswick will coordinate and approve the extension of the water supply system.

There are no anticipated significant adverse impacts associated with the water supply. The existing supply and treatment system has the capacity to serve the project. Refer to ***Appendix H***, Water Report

5.3.4.6 Sewage Disposal

The wastewater system designed for the Brunswick Meadows project will ultimately deposit an estimated 24,800 gallons per day (GPD) into the City of Troy and the Rensselaer County sewer

system. The system is capable of handling and treating the increased load. Refer to ***Appendix I***, Sewer Report

No impacts are anticipated as a result of the proposed project.

5.3.4.7 Solid Waste Disposal

There are no adverse impacts anticipated as a result of the Project's projected increase in the solid waste generation.

5.4 Socioeconomic Conditions

5.4.1 Population and Income

The Brunswick Meadows project is anticipated to generate more than one hundred thousand dollars per year in sales tax revenue, based on estimated income levels. A positive economic impact will be generated.

No adverse impacts are expected.

5.4.2 Housing

The proposed project will generate a positive impact as it relates to housing availability and choices for housing in the area.

No adverse impacts are expected as a result of this project.

5.4.3 Support Facilities

The community support facilities will be minimally impacted as the proposed PDD provides its residents with recreational opportunities. If requested by the Planning Board the developer may by subject to the Town's Park and Recreation fee of $500.00 per lot. The monies would be an additional fiscal support to the Town's facilities.

5.4.4 Economic Impacts (sales and property tax and job growth)

The economic impacts associated with the project are positive. There are anticipated increases in sales and property tax revenue as well as temporary and permanent jobs.

5.5 Cultural Resources

5.5.1 Historic and Archeological Resources

A detailed investigation of the project site has identified an area of archeological items of potential significance contained within the southwest corner of the site. A Phase II Archeological investigation and Report was prepared. Refer to ***Appendix D*** Archeology Report.

The impacts of the site are not anticipated to be adverse or significant.

5.5.2 Visual Resources

There are unavoidable views of the proposed project that will create minimal impacts along New York State Route 142. The impacts are similar on size, scope, context and intensity and are similar to recent projects within one half mile of the project site. The views will be mitigated by proposed landscaping and the proposed architectural style of the building.

The impacts are not anticipated to be adverse or significant.

5.5.3 Noise

There are temporary unavoidable noise impacts generated by the project as a result of the construction of the roads, utilities and buildings. The long term noise impact will be minimal.

The impacts are not anticipated to be adverse or significant.

5.6 Environmental Conditions

There are no known environmental conditions associated with the project site. No adverse impacts are created.

5.7 Cumulative

There are no adverse cumulative impacts as a result of the Brunswick Meadows Project.

6 Alternatives

6.1 No Action Alternative

The no-action alternative would result in no development of land on the project site. The site would remain undeveloped until another project is proposed. The project would remain in its current tax bracket and would generate approximately $1,210.00 dollars annually as opposed to an anticipated $550,000 following development.

Under the no-action alternative, increased positive economic impacts would not result.

6.2 Previously Proposed Projects

No development projects where previously proposed for this project.

The developer over the course of Brunswick Meadows project has responded the existing site conditions by revising the project site from 34 buildings (136 unit) to the current 31 buildings (124 unit). The original project layout would have resulted in slightly more traffic, utility, sewer and water usage and minor increases in the noise levels and land disturbance associated with additional 3 buildings (12 units) and related infrastructure.

6.3 Existing Zoning Alternative

The current zoning of the site is R-15 and A-40 Agricultural.

If developed under the current zoning ordinance it is unlikely that any open space or recreation area would be developed, rather the land would be parceled into single family lots with Town owned and maintained roads to access approximately 25 homes.

Tax revenue would be significantly less and additional school age children may be residents of the project requiring additional school facilities.

An assessment of the tax implications associated with the proposed development has been prepared and is contained in ***Appendix L*** Tax Data.

7 Irreversible and Irretrievable Commitment of Resources

7.1 Open Space and Community Character and Zoning

The project, as designed, does not create an irreversible or irretrievable loss of open space, community character or zoning principals consistent with the current regulations.

The project has been developed in accordance with many of the directives outlined in the Comprehensive Plan and the Town Zoning ordnance. The project site is not a designated open space identified by the community as an important resource. The project will create a designated open space for its residents. The site is not currently nor has it in the past been used by the Town for recreation.

7.2 Vegetation, Habitats and Topography

The Brunswick Meadow project will convert approximately 13 acres of the 18.3 acre parcel into multi-family houses, along with this will come the loss of the ecosystem that exists on the current vacant unused land. The loss is considered to be minimal as a new ecosystem will be created. The impact is not likely to diminish the current animal population significantly.

Grading will be minimal because the current site slopes are not steep. Erosion control measure and storm water management as outlined in the SWPPP are mitigations for topographic disturbances.

7.3 Water Resources

The proposed project is not anticipated to impact negatively on the existing federally regulated wetlands on site. Losses are minimal (less than 0.10 acres) and are governed under the ACOE Nation Wide Permit No 36.

7.4 Commitment of Energy and Construction Materials

The construction of the proposed project will require commitment of energy and construction materials. The proposed construction of thirty one buildings, roads, and associated infrastructure will take approximately two years to complete.

The long term commitment of energy for the project is projected to be approximately 11,000 kWh per unit per year or a total of 341,000 kWh for the project. The cost of the energy

consumed by the residents is anticipated to be approximately $113,300.00 per year based on a rate of $0.63 per square foot per year.

The increase demand for energy and construction materials are not expected to create an adverse impact on the current services or building material availability.

7.5 Population Increase and Impacts on Housing

The proposed project includes the construction of 124 units of two-bedroom housing with an anticipated resident population of 272 people. The population is expected to come partially from current town residents who are current single family home owners and others who may be apartment dwellers.

The impacts to housing will be positive as the current real estate market in this region is demanding more no maintenance, owner occupied units. This housing style is typical of what is currently sought by older persons and empty nesters seeking to transition to less maintenance and new housing types.

No adverse impacts are anticipated as a result of this project.

7.6 Economic Impacts

The project is anticipated to result in positive economic impacts to the community through increase sales tax revenue, property tax revenue, school tax revenue, infrastructure service fees and park and recreation fees.

No adverse impact is expected as a result of this project.

7.7 Induced Development Potential

Currently the site is not serviced by sewer and water. The proposed project may result in increased development on adjacent parcels that are currently vacant east of New York State Route 142 and south of the project site. No proposals for development of neighboring parcels are currently pending before the Town of Brunswick.

The primary use of the surrounding land is anticipated to be residential in nature.

Extension of sewer and water to these lands may alleviate some on-site sewage disposal systems that may be strained by existing soil conditions.

Any future development of lands would require approvals for utility extensions, municipal approvals and would likely be subject to the same review and design considerations as this project. The cost associated with extending sewer and water for a single residence is typically cost prohibitive to the land owner.

The increased loading is within the acceptable limits of the existing sewage treatment and water treatment system for the City of Troy and Rensselaer County.

8 Effects on the Use and Conservation of Energy

8.1 Proposed Energy Sources and Alternatives

Energy usage in conjunction with the proposed project will be related to short and long-term development activity.

Short term energy usage is generated by the construction of the site. It is at an increased level to normal residential living but is deliverable though residential service lines.

Long term energy usage is related to the residential living mechanical systems including; heat, electric, air conditioning and running mechanical operations.

8.2 Anticipated Levels of Energy Consumption

The anticipated energy usage is expected to cost $0.63 per square foot for electric and gas service. The usage is variable based on the user, weather and total number of residents. Fossil fuel consumption is expected to rise but the levels are not high enough to cause negative impacts.

8.3 Indirect Effects of Energy Consumption

There are no adverse effects of energy consumption related to the project.

9 Figures

Figure 1	Project Location Map
Figure 2	USGS Topographic Map
Figure 3	Existing Utility Plan
Figure 4	Soils Map
Figure 5	Typical Building Elevations and Floor Plan
Figure 6	Proposed Grading Plan
Figure 7	Wetland Map
Figure 8	Existing Zoning Map
Figure 9	Archeological Location Map
Figure 10	Aerial Map