

## 1.0 Executive Summary

### 1.1 SUBMISSION OBJECTIVES

United Development Corp. (UDC) of Troy, New York is contracted to Country Club Lands, Inc. to undertake the development of Carriage Hill Estates. UDC submitted an application to the Town of Brunswick Town Board on June 8, 2004 for the approval of a Planned Development District (PDD) involving the construction of 204 senior apartment units and a total of 106 Carriage and Estate style homes of various sizes, styles and lot sizes in the Town of Brunswick, Rensselaer County, New York, herein referred to as the ("Project"). The Town Board determined that the Project may potentially result in one or more adverse environmental impacts and therefore, has required the preparation of this Draft Environmental Impact Statement (DEIS).

### 1.2 PROJECT DESCRIPTION

The proposed project (hereinafter referred to as the "Project") consists of the construction of both single-family homes and senior apartments in the Town of Brunswick, Rensselaer County, New York, and near the Town's western boundary with the City of Troy. The site is located east of and adjacent to the Troy County Club, and is bounded by Pinewoods Avenue and to the south, and NYS Route 2 to the North. Existing residential development bounds the site to the east. A Niagara Mohawk utility line divides the project site on a north to south access. Refer to *Figure 1 – Project Location* for additional geographic reference to the project site.

As depicted on Figure 2 – Project Concept the project consists of the following elements:

- > A total of 106 single family homes are proposed and will include two separate housing styles:
  - **Carriage Hill Landing** will include 87 carriage homes on 0.25± acres to 0.5± acre lots and are anticipated to attract empty nesters and homeowners looking to downsize.
  - **Carriage Hill Estates** will include 19 estate homes on lots ranging in size from 2.3± acres to 8.2± acres.
  
- > **Orchard Village at Carriage Hill – Senior Apartments:** The proposed senior apartment component will include a total of 204 units available to individuals 62 years of age and older.
  
- > The development will have a total of 75.3± acres of land to be designated as open space and forever wild, with no plans for future development. This open space will consist of the following components:
  - Approximately 10.48 acres of land labeled as Conservation Zone on *Figure 2 – Project Concept*, which has been identified and set aside as a protective buffer between the Project development areas and the Country Club of Troy.
  - Approximately 1.25 miles of walking trails will be provided along the interior connector road and through the meadows and woodlands.

- The remaining 75.3± acres will consist of the undeveloped portions of the Project site not devoted to building lots, roads, driveways, or parking areas, as depicted on Figure 2.
- > The NYS Route 2 and Pinewoods entrances will be beautifully landscaped.

The Project will be served by public water supplied by the Town of Brunswick, which purchases its water from the City of Troy. The Project site, being undeveloped, is not currently directly served by public water utilities. The site's nearest public water line is a 16-inch diameter water main located along Pinewoods Avenue serving residences near the Project site, and within the Town of Brunswick's Water District No. 3. The Project will include the creation of a new water district. Country Club Lands, Inc. has submitted a petition to the Town Board of the Town of Brunswick for the purposes of establishing Water District #13. Refer to DEIS Appendix 4 Correspondences for a copy of the petition.

The Project will be served by municipal sewer services provided by Rensselaer County. The Project site is located east of the Rensselaer County Sewer District No. 1. The nearest feasible connection to this system is approximately 11,000 feet west of the Project site on Pinewoods Avenue, which will require the construction of a new sewer line along Pinewoods Avenue leading from the Project Site as depicted in Figures 4A through 4C. Based on initial discussions with officials of the Town of Brunswick, Rensselaer County, and Rensselaer County Health Department and prior investigations, it was determined that the only feasible way to develop this project was to access the Rensselaer County Sewer System. Due to the number of units proposed and the necessary off-site infrastructure requirements, it will be necessary for the creation of a new sewer district, the boundaries of which will encompass the Project site. Country Club Lands, Inc. has submitted a petition to the Town Board of the Town of Brunswick for the purposes of establishing Sewer District #7. Refer to DEIS Appendix 4 Correspondences for a copy of the petition.

### **1.3 ENVIRONMENTAL SETTING**

The Project Site is currently vacant with the exception of a few abandoned buildings and is characterized by rolling hills with open fields and forested areas. There are 16 U.S. Army Corps of Engineers (ACOE) jurisdictional wetlands and numerous jurisdictional tributaries of the Poestenkill. The Project Site is located within an Agricultural District, is adjacent to several existing residential subdivisions and is bordered by NYS Route 2 to the north and Pinewoods Avenue to the south. Cultural resource surveys were conducted which identified 10 archeological sites. No issues of environmental contamination on or around the site were discovered during Environmental Site Assessments.

### **1.4 POTENTIAL IMPACTS**

The Project may result in adverse but mitigable noise impacts related to blasting, erosion related to ground disturbance, wetland and tributary disturbance related to road and utility construction, along with traffic, and fire protection services. While certain impacts may be unavoidable, with the implementation of the recommended mitigation measures, the Project is not anticipated to result in any significant adverse impacts.

The Project is anticipated to result in several positive impacts such as an increase in the amount of available housing, an increase in sales tax and property tax revenue, and an increase in temporary and permanent jobs.

**1.5 ALTERNATIVES**

The two alternatives considered as part of this DEIS are described below.

**1.5.1 PREVIOUSLY APPROVED PROJECT**

The Town of Brunswick issued approvals for the Country Club Properties (CCP) PDD, which was proposed for development on the current project site, in February 1991. The CCP project consisted of 191 single-family homes on 217 acres (project site acreage has been updated since submission of Part 1 of the EAF) of the current project site.

**1.5.2 NO ACTION**

This alternative will consider the future condition if no action is taken on the project site and no residential development is constructed.

**1.6 APPROVALS**

The Proposed Action may require or involve, among others, the following regulatory agency notifications, actions, permits and/or approvals, as shown in Table 1-1, below:

<b>Table 1-1 Agency Approvals</b>	
<b>Agency</b>	<b>Action</b>
U.S. Army Corps of Engineers	> Nationwide Permit Program
New York State Department of Environmental Conservation	> Stormwater review and approval/water quality certification > Sewer and water district creations or extensions
New York State Department of Transportation	> Review and approval of Traffic Study, issuance of highway work permit for curb cut on NYS Route 2
NYS Office of Parks, Recreation and Historic Preservation	> Review of project for any impact to historic structures or archaeological resources and approve any necessary mitigation
Rensselaer County Health Department	> Sewer and water plan approvals
Rensselaer County Highway Department	> Curb cut approvals onto Pinewood Avenue / comments on traffic study, approval for construction of sanitary force main along Pinewood Avenue
Rensselaer County Sewer District No. 1	> Sewer District creation, extension and hook-up approvals
City of Troy	> Sewer agreement and hook-up approvals; approval of sewer force main within city limits, Water District creation.
Town of Brunswick Highway Department	> Review and approval of public roads and utilities
Town of Brunswick Water and Sewer Department	> Review and approval of sewer and water main facilities, and stormwater management plans
Town of Brunswick Planning Board	> Subdivision approval and Site Plan approval
Town of Brunswick Town Board	> Lead Agency for SEQR Process > Determines significance of project

**Table 1-1  
Agency Approvals**

Agency	Action
	<ul style="list-style-type: none"> <li>&gt; Determines completeness of the DEIS</li> <li>&gt; Conducts public hearing</li> <li>&gt; Causes FEIS to be prepared</li> <li>&gt; Determines completeness and makes findings</li> <li>&gt; Acceptance of site road system, ROW and public utilities</li> <li>&gt; Final PDD Approval</li> <li>&gt; Establishment of Town water and sewer districts</li> </ul>

### 1.7 DISTRIBUTION OF THE DEIS

The DEIS will be distributed to the following public agencies.

- > Town of Brunswick Town Board
- > Town of Brunswick Planning Board
- > Town of Brunswick Zoning Board of Appeals
- > Rensselaer County Economic Development and Planning
- > Rensselaer County Health Department
- > Rensselaer County Sewer District
- > Rensselaer County Highway Department
- > City of Troy
- > New York State Department of Transportation
- > New York State Department of Environmental Conservation
- > New York Office of Parks, Recreation and Historic Preservation
- > U.S. Army Corps of Engineers