

2.0 Description of the Proposed Project

2.1 INTRODUCTION

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).

2.2 PUBLIC NEED FOR THE PROJECT

The Project will provide a much needed range of housing choices for individuals and families in various income brackets in and around the Capitol Region; and will increase the amount of senior housing in the area, that will help to retain and attract residents of retirement age, who, without the Project, might look elsewhere for high-quality, affordable places to live. Already, there has been interest in all housing elements from over 200 people.

2.3 MUNICIPAL OBJECTIVES

The Project is consistent with the Town of Brunswick's Comprehensive Plan, dated February 6, 2001 (the "Plan"). Specifically, the Project is in keeping with several of the Plan's policies, as follows:

1. *Fact Finding for the Town of Brunswick Comprehensive Plan indicate that most residents enjoy and value 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 about Brunswick. (page 5)*

Carriage Hill Estates is an intergenerational community that will have rolling terrain, open lands, quality housing, beautiful architecture and scenic vistas.

2. *...maintain the quality of life presently enjoyed in Brunswick. (page 5)*

Carriage Hill Estates as designed will enhance the quality of life presently enjoyed in Brunswick by providing much needed senior housing in the Town and preserving open space.

3. *...development will broaden the tax based of both the Town and the county, helping to offset the need for increased taxes. (page 6)*

Carriage Hill Estates will broaden the tax base of the Town and County without placing an undue burden of the Town's services, which will help offset the need for increased taxes.

sewer, potable water and natural gas to areas not currently served, while maintaining and improving those that exist. (page 6)

Carriage Hill Estates will broaden the availability of public utilities as the applicant is bringing the public sewer from Maple Avenue in an easterly direction on Pinewoods Avenue to the project site, as well as expanding the water lines, gas lines and storm sewers on the site.

5. *Architectural styles conforming to existing flavor in historic districts or areas can be encouraged by regulatory directives and incentives. (page 6)*

The architecture for the Senior Housing and Carriage Homes will promote a New England Village feel and maintain the character of Brunswick.

6. *Various development tools should be encouraged, including Planned Development Districts (PDD), Transfer of Development Rights (TDR's), Zero Lot Line (ZLL) Zoning Areas. These may include homes clustered to minimize development/purchase costs and having common water/sewerage facilities. (page 6)*

Carriage Hill Estates is using the Planned Development District (PDD) approach and has clustered the Carriage Homes and Senior Housing to minimize development costs, have public water and sewer facilities and preserve open space.

7. *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 present taxpayers. (page 7)*

Previously addressed in items 2 and 3.

8. *The Town of Brunswick will engage policies that embrace community, economic development, environment, land use, recreation, agriculture and transportation. (page 8)*

The development of Carriage Hill Estates, as proposed, will create an intergenerational community that will be socio-economically diverse, economically independent, protective of the environment, and will provide recreational spaces in the way of walking trails, community gardens and a conservation zone. The development will enhance the existing natural and stylistic qualities of its surroundings.

9. *Brunswick should take measures to promote "sensitive growth." Development should blend with the existing natural and stylistic qualities of its surroundings. (page 8)*

Previously addressed in item 6.

10. *The future should ensure environmental quality and protection of natural resources. (page 8)*

The development of Carriage Hill Estates calls for the protection of natural resources by working with the terrain and topography to create a subdivision plan that respects the wetland and archeological features on the site, as well as the preservation of over 87 acres of undisturbed land.

11. *Preservation of historic areas or sites should be encouraged and pursued. Historic preservation of districts and/or individual treasures can be initiated through planning, zoning and incentive programs at a regulatory level. (page 8-9)*

Two historic archeological sites were discovered on the site during the Phase I and Phase II archeological investigations. The applicant has made a conscious decision to avoid these sites and protect them during the development process of the project.

12. *The Town should continue to stress community safety, encouraging its many hamlets to exist as core areas for higher density growth... "small communities"... Additionally, these areas can promote 'neighborhood watch' programs, to promote safety. (page 9)*

Carriage Hill Estates, as an intergenerational community, could become a hamlet that exists as a core area within the town. The residents of Carriage Hill Estates will be encouraged to join together and promote neighborhood watch programs to promote safety.

13. *When asked what the important goals and values for the Town of Brunswick are, the majority responded: keep it scenic and rural; fix traffic congestion; do not over develop; controlled growth; low, fair taxes, clean environment; and control commercial growth. (page 11)*

Carriage Hill Estates, through its smart growth cluster development strategy, will help to control growth in the Town and keep it scenic.

14. *...enhance recreation in the Town by adding bicycle and pedestrian paths and enlarging the youth programs. (page 12)*

Carriage Hill Estates will have 1.25 miles of walking paths that will provide recreation through all seasons as these paths will be able to be used for x-country skiing in the winter.

15. *Brunswick will encourage enhancement of site development standards, promotion of cluster development, conservation of natural resources and use of buffer areas. These policies will work to regulate commercial growth, improve the community's appearance and balance property rights with health, safety and welfare. (page 13)*

Carriage Hill Estates is proposed as a smart growth development with the Carriage Homes and Senior Housing promoting the cluster development concept. In addition, Carriage Hill Estates is conserving natural resources by maintaining 87 acres as forever wild and has used buffer areas throughout the development so that the development does not take away from the scenic vistas on the golf course or from some of the surrounding residential areas.

16. *Brunswick should formulate environmental policies, guided by existing county, state and federal regulations, to conserve and protect natural resources. Brunswick will encourage activities to ensure that proper use and conservation of natural resources in the Town are maintained... To the extent practical, public water and sewage systems will be encouraged. Areas of residential congestion and commercial/industrial or high density residential developments will be encouraged to use or develop public water and sewer systems. (page 13)*

Previously addressed in items 4, 6 and 13.

17. *The Town should encourage opportunities to broaden the tax base without burdening services or negatively impacting natural resources or quality of life. (page 14)*

Previously addressed in items 3, 6 and 8.

18. *Brunswick will continue to support the development of Senior Housing. Brunswick will continue to encourage and become an active proponent for the growth of community volunteer*

services...The Town should embrace Senior Housing, at a moderate level, within Brunswick. (page 15)

The Senior Housing component of Carriage Hill Estates is called Orchard Village. Orchard Village will provide an independent living alternative to the seniors of the Town of Brunswick that they currently don't have. The development of Orchard Village will allow the moderate income seniors in the Town of Brunswick to remain as life-long residents of the Town and enjoy a quality of life that will center around socialization, intellectual stimulation, physical activities, wellness activities, recreational activities and transportation options. The United Group's SUN Program (Senior Umbrella Network) will be the liaison to a gateway of services and activities that will allow the seniors to relax and enjoy life.

19. *Brunswick should strive to enhance recreational availability, encouraging trails and pathways, support arts and entertainment, support the Library and Historical Society. The Town should invest in its future by evaluating current conditions, mapping for future expansions and promoting its recreational resources. The Town should augment tax dollars to aid in recreation funding through grants and donations. (page 15)*

Carriage Hill Estates will create a network of open space and recreational opportunities by creating a labyrinth of walking trails, community gardens, nature preserves and an amenity-filled Clubhouse.

20. *...should encourage attractive growth that blends with or accentuates one of the Town's most valuable resources – scenic rural beauty...This review would consider physical characteristics such as layout, access, appearance, signage, landscaping, parking as well as the project's harmony and compatibility with the surrounding neighborhoods. (page 17)*

Great care was taken in the development of the subdivision, site plans and architectural renderings. Our development team focused on enhancing the scenic beauty of the site by working with the existing topography to promote the sites physical characteristics and integrate the landscape design and building designs into a New England Village feel.

21. *Brunswick should promote zoning regulations in accordance with the New York State Town Law, which models the Comprehensive Plan...These options highlight the use of planning techniques that establish open space, combine different land uses, and encourage easements and transferring development rights over zoning district lines...Types of land use are outlined and explained in Appendix 1...conservation...cluster residential...senior citizen housing...recreation open space, planned development districts, and cluster developments. (page 17)*

The Carriage Hill Estates project is using planning techniques that establish open space, combine different land uses through different housing options like senior rental housing, for sale Carriage Homes in cluster developments, and large-scale for sale estate lots, and provide for recreational space in the form of walking trails, community gardens, a conservation zone and an amenity filled Clubhouse.

22. *Brunswick should promote land use practices that conserve woodlands and natural vegetation, and maintain natural habitats for proper management of native wildlife. Brunswick should discourage wholesale removal of natural resources from proposed development property...Economic incentives for developers, for instance, could be built into fee and tax structures. They may include provisions for conservation zones, concept plan review, cluster development, PDD's, and conservation easements...The Town as well as developers can use*

resource mapping to aid in the development of lands that maintain the valuable natural resources and habitat for wildlife. (page 18)

The Carriage Hill development is promoting land use practices that conserve woodlands, natural vegetation, and maintain natural habitats for the proper management of the native wildlife by not disturbing 75.3 acres of the 214 acres and dedicating areas to gardens, conservation zones and providing for natural buffers with the surrounding neighbors.

23. *Brunswick should encourage buffer areas between existing residences and new non-residential development or farms...encouraged through the use of the planning and site plan review procedures. (page 18)*

Buffer area discussion has been previously addressed in item 22.

24. *Brunswick should encourage preservation of scenic vistas and rural land qualities. Brunswick should encourage agricultural operations...The Town should evaluate techniques that promote open space, preserve important community vistas, retain rural land characteristics, and encourage land use policies that foster results. (page 20)*

Scenic vistas, open space, land use, etc. has been previously addressed in items 1, 8, 10 and 22.

25. *Brunswick should remain informed of the abilities and activities of Water and Sewer Authority, and encourage private developers to explore the potential use of the Authority's services in densely developed areas...The Town should encourage private developers to explore its potential application for high-density development such as cluster developments, transfer of development rights, Planned Development Districts and commercial and industrial development in applicable areas. (page 21)*

The Project is being developed through a Planned Development District and incorporates clustering techniques and will be utilizing public water and municipal sewer services.

26. *Brunswick should promote the availability and enhancement of the quality-of-life factors of housing, education, health care, senior citizen facilities, emergency services, and historical and cultural amenities for Brunswick residents...Brunswick encourages provisions for senior facilities and related organizations for residents. (page 31)*

The Senior Housing rental community, Orchard Village, will enhance the quality of life of its senior residents through its design, amenities, operation and the United Group's SUN Program. The SUN Program is a 7 pronged model that provides programming and activities across the following disciplines:

- Health & Wellness
- Finance, Legal & Administrative
- Education & Lifelong Learning
- Convenience & Economics
- Fun & Recreation
- Community & Friendship
- Safety and Security

27. *Brunswick should recognize public recreation as a necessary function of the quality of life and provide safe effective recreational opportunities to residents of all ages...Brunswick should consider utilizing its land use and subdivision regulations to enhance recreation availability...As a bedroom community with varied elements of high and low density residential development, Brunswick should develop recreational areas. (page 34)*

Previously addressed in items 8 and 14.

28. *Brunswick should support and encourage trails and pathways in the community. (page 35)*

Previously addressed in items 8 and 14.

29. *Senior Citizen Housing...The Town has a need for good quality Senior Citizen Housing. Senior Citizens should be afforded an option to continue to reside in good quality housing in the Town when maintaining a single-family residence becomes undesirable. Areas for such use must have adequate infrastructure, such as water and sewer and ready access to public transportation so that the residents can enjoy access to shopping districts and other services. Appropriate areas for such use should be encouraged. (page 49)*

Previously addressed in items 18 and 26.

2.4 PROJECT BACKGROUND AND HISTORY

The proposed project contrasts favorably with the previously approved project that included 191 single-family homes. Known as the Country Club Properties (CCP) Project, the project received prior PDD and subdivision approval from the Town of Brunswick in February 1991. The Town Board last extended the approvals by resolution to January 1995.

The original CCP plan would have provided a more traditional (and now generally considered less desirable by current planning philosophies) development plan, with single-family homes on large lots targeted primarily to families with children, which would have resulted in preservation of little or no open space. The overall condition of the residential real estate market in the early 1990's resulted in the implementation of the CCP project being suspended for several years until it was ultimately determined to go in another direction.

PROJECT LOCATION AND DESCRIPTION

2.4.1 GEOGRAPHIC BOUNDARIES AND SITE DESCRIPTION

The Project site is located approximately 2 miles east of the City of Troy in the Town of Brunswick, Rensselaer County. The site is primarily bounded by NYS Route 2 and the Poestenkill Creek to the north; single-family homes to the east; Pinewoods Avenue (County Road 140) and single-family homes to the south and The County Club of Troy to the west. Refer to *Figure 1 – Project Location* for additional geographic reference to the Project site.

The Project site consists of three separate tax map parcels totaling approximately 214 acres, excluding an 11.2± acre parcel north of NYS Route 2 bordered by the Poestenkill Creek. The 11.2± acre parcel is not proposed to be developed upon. The site is essentially vacant with a few abandoned buildings and unimproved access drives. National Grid (formerly Niagara Mohawk) owns a 170± ft wide corridor through the eastern part of the Project site in a north-south direction. This corridor contains an overhead electric transmission line and an underground high-pressure natural gas transmission pipeline. The Project site is topographically variable; ranging from flat to rolling to moderately steep and predominantly covered with native grasses, light to thick brush, and coniferous and deciduous trees.

2.4.2 DESCRIPTION OF ACCESS TO THE SITE

As depicted on Figure 1, access to the site is proposed from NYS Route 2 to the north and Pinewoods Avenue to the south. The majority of the traffic would be coming from or heading towards the west to the City of Troy, Albany, and to access Interstates - 787, 87, 90, and the NYS Thruway.

Route 2 is a maintained roadway classified as an urban principal arterial, providing east-west access through the Project area. This road has a 12-foot wide travel lane in each direction with 3-foot shoulders and a posted speed limit of 55-mph. Pinewoods Avenue, also known as County Road 140, extends east from Pawling Avenue to NYS Route 2 in Eagle Mills. This road has a 10-foot wide travel lane in each direction with shoulders less than 1-foot wide in the vicinity of the Project site with a posted speed limit of 30-mph.

The site will have a main internal road from which the Carriage and Estate homes and senior apartments will be accessible. The main road through the site along with all secondary roads, with the exception of the access road serving the Senior Apartments, will be dedicated to the Town of Brunswick. There will also be a private driveway from Pinewoods Avenue that will provide access to three Estate Homes. The driveway will be owned and maintained by the Home Owners Association, which is described in more detail below.

2.4.3 PROJECT DESIGN AND LAYOUT

Housing Components

As depicted on *Figure 2 – Project Concept*, the Project consists of the construction of a variety of homes on varying lot sizes, and senior apartments in the Town of Brunswick, Rensselaer County, New York. The individual Project components are as follows:

- > A total of 106 single family homes are proposed and will include two separate housing styles:
 - o **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 87± 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 75.30± 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 following are detailed descriptions of each of the proposed development components (please refer to Figure 2 for further reference):

Carriage Hill Landing – 87 Carriage Homes

- > Three separate areas have been designated on the Project site for the carriage homes totaling approximately 27 acres.
 - 56 homes will be located east of the Niagara Mohawk right-of-way and termed ***Carriage Hill Landing East***
 - 9 homes will be in the southern portion of the site and will be referred to as ***Carriage Hill Landing South***.
 - 22 homes will be in the southwestern portion of the site and will be referred to as ***Carriage Hill Landing West***.
- > Lot sizes for these homes will range from 0.25 to 0.50 acres.
- > First floor footprints for each home will range between approximately 1,600 and 1,800 square feet.
- > Carriage Hill Landing homeowners will belong to the Carriage Hill Home Owners Association (CHHOA) paying dues to cover the costs associated with the maintenance of specific items, including but not limited to the following: lawns, trees, shrubs, driveways and sidewalks. In addition, these homeowners will pay dues associated with maintaining the recreational amenities along with the landscaped entrances at Pinewoods Avenue and NYS Route 2.

Architecture

- > There will be a variety of carriage home design styles consisting of one and one and one-half story homes with full basements, garden basements or walkout basements.
- > Prior to construction, all home designs will require separate approvals by United Development Corp. before applying for a building permit from the Town of Brunswick Building Department.

Carriage Hill Estates – 19 Estate Homes

- > 19 total lots are proposed and will range in size from 2.3± acres to 8.2± acres in area.
- > The home sites are proposed to occupy an area of approximately 73 acres in the center of the site, stretching from the Niagara Mohawk property west to the boundary with The Country Club of Troy as shown on Figure 2.
- > The homes will be custom built after the lots are sold.
- > The minimum home size permitted will be 4,000 sf in area.
- > All home designs will need to be approved by United Development Corp. before being submitted to the Town of Brunswick Building Department.
- > As depicted on *Figure 2 – Project Concept*, in addition to the 100 ft. rear yard-building setback for Carriage Hill Estate Lots 4 and 5, the rear property boundary will be located approximately 150 ft. from the overall project development boundary with The Country Club of Troy. This 250 ft. total setback will provide additional protection of the golf course views.
- > All homes will be part of the CHHOA and will pay dues associated with maintaining the common area recreational amenities and landscaped areas at sites main entrances along Pinewoods Avenue and NYS Route 2.

Orchard Village at Carriage Hill – Independent Living Senior Apartments 204 Units

- > A total of 204 one and two-bedroom senior apartment units are proposed for nine, three-story apartment buildings and eight, two-story attached rental units (known as Patio Homes) on a total of 44± acres at the northern section of the Project site.
- > The proposed apartment units will consist of a mix of the following:
 - o 52 one-bedroom/one-bath;
 - o 54 two-bedroom/one-bath;
 - o 81 two-bedroom/two-bath units; and
 - o 17 three-bedroom – two-bathroom units.
- > The site will also provide enclosed parking for a total of 32 vehicles as follows:
 - o 1 garage per Patio Home unit
 - o 24 garages within six of the nine apartment buildings,
- > The Project will have a 10,000± sf clubhouse with a media center/theatre room, conference room, game room; large community room with fireplace and views of the courtyard and surrounding wooded area. In addition, a residential kitchen for social functions, indoor lap pool, a fitness center with men's and women's locker rooms, consultation rooms, administrative offices, a patio, and salon will be included in the Clubhouse design.
- > The apartments will be designed to provide housing for seniors (ages 62 and over) who wish to continue maintaining their independence.
- > Orchard Village at Carriage Hill will be developed and managed by United Realty Management Corp.'s (URMC) AMO®, a company with extensive experience in managing and operating senior housing. URMC will offer it's trademark SUN Program to the residents of Orchard Village.

Architecture

- > The proposed architecture is designed to promote and enhance each resident's independence, yet allow for easy adaptations to changes in the resident's daily living activities.
- > To compliment the site, the buildings will be residential in appearance, introducing dormer elements to enhance the rooflines. The buildings may be vinyl-sided with trim elements in an attractive soft-toned multi-hued color scheme.

Anticipated Population Increase

As depicted in *Table 2-1 Anticipated Population Increase*, the Project may result in approximately 556 residents. While the Carriage Homes will be serving average sized families, the household size used for these calculations matches the Town of Brunswick 2000 U.S. Census average household size of 2.56. For the senior housing units, it was assumed that one (1) person would occupy approximately 70% of the units, while the remaining 30% would be occupied by two (2) persons, resulting in a average household size of 1.3 persons. The Estate Homes with four (4) bedrooms are likely to serve larger families and therefore, the average household size used here was 3.6 persons per home. The intent is to err on the side of conservatism (i.e. the largest increase in population) so the impacts modeled in this DEIS are based upon a potentially larger number of residents than what actually might be seen.

Table 2-1 Anticipated Population Increase			
Housing Type	Units	Household Size	Total Population
Senior Housing	204	1.3	265
Estate Homes	19	3.6	68
Carriage Homes	87	2.56	223
Total	310	---	556

Land Coverage

As shown on *Table 2-2 Land Coverage, Pre- and Post-Development*, the Project site consists of approximately 49 acres of open meadow and approximately 148 acres of mixed coniferous and deciduous vegetation. According to on-site evaluations, there are approximately 12.03 acres of U.S. Army Corps of Engineer (ACOE) jurisdictional wetlands, 6,196 linear feet of ACOE jurisdictional tributaries, and 1 acre of impervious surface consisting of abandoned buildings and other semi-impervious surfaces. The Project will result in approximately 23 acres of impervious surfaces including roads, parking areas and buildings, approximately 52 acres of lawn and/or landscaped areas, approximately 32.91 acres of open meadows, and approximately 94.48 acres of forested areas. The total undisturbed acreage for the Project Site including wetlands will be approximately 139 acres. Note that this would include areas of the estate lots that are anticipated to remain undisturbed. One of the main goals of the Project will be to maintain as much of the existing natural landscape and rural character of the Project site as possible, an important component of the overall Project design.

**Table 2-2
Land Coverage, Pre- and Post-Development**

Characteristics	Existing Conditions (in acres)	Full Build-Out (in acres)
Meadow or Brushland (Non-Agricultural)	51.31	32.91
Forested	149.66	94.48
Agricultural (active)	0	0
Wetlands	12.03	11.60
Tributaries	6,196 lin. ft.	6,196 lin. ft.
Unvegetated (Rock, earth or fill)	0	0
Roads, buildings, and other paved surfaces	1	23
Lawn, Landscaping	0	52
TOTAL	214±	214±

Public Water Utilities

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.

It is proposed that two new 10-inch water main connections to serve the development be tied into the existing 16-inch main. The new 10-inch mains would form a looped system along the access roads through the development, with smaller diameter service lines branching off to serve the proposed lots. The looped system would stabilize the flow and pressure within the system. It would also allow for maintenance on the system with minimal interruption of water service. The cul-de-sacs would be supplied by dead end 8-inch water mains with a hydrant at the end for flushing the lines. Refer to *Figure 3A - Water Utilities* for the water system layout.

Sewer Utilities

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.

The proposed sanitary sewer system for the new development will consist of an on-site network of gravity sewers and secondary pump stations with force mains to ultimately convey the effluent in a southerly direction towards Pinewoods Avenue. Five pumping stations of various sizes will be required for the proposed project. A primary lift station will be constructed at the lowest point in the development. The effluent from this pump station will then be pumped along Pinewoods Avenue to the tie in point at the City gravity sewer at Pinewoods and Maple Avenues. It is proposed to route the force main piping out to Pinewood Avenue from this lift station as shown on *Figure 3B - On-site Sanitary Sewer*.

The existing sanitary sewer facility located closest to the Project site is a City-owned lift station near the intersection of Pinewoods and Central Avenues that pumps effluent through a 4-inch force main to a City-owned 12-inch diameter gravity sewer that begins near the intersection of Pinewoods and Elmgrove Avenues. The City Engineer has indicated that this lift station is already operating above its design capacity and does not have the ability to accommodate the new flows from the proposed development. It will be necessary to bypass this lift station with new sanitary sewer facilities, and tie into the existing gravity sewer near the intersection of Pinewoods and Maple Avenues. This is the starting point of a City-owned 26-inch by 40-inch brick gravity sewer that flows west to the County-owned Monroe Street Pump Station, which pumps the effluent to the wastewater treatment plant. City and County personnel have indicated that the gravity sewers and pump station have the capacity to accommodate the new flows from the proposed development. This is discussed in more detail in DEIS Section 3.2.3.7 Sewage Treatment and DEIS Appendix 8 Preliminary Engineering Report – Water and Sewer.

The first pumping station (PS-1) will direct the total sewage from the project via a 4-inch diameter forced main to the discharge point at the existing gravity sewer at Maple Avenue and Pinewoods Avenue in the City of Troy. The proposed route is shown on *Figures 4A, 4B & 4C – Off-Site Sanitary Sewer*.

The second pumping station (PS-2) will be located on the north side of the project near Route 2 to move the sanitary sewage from the Senior Housing and several estate lots via a forced main back to the gravity sewer system within the project and subsequently to the first pumping station located near Pinewoods Avenue.

The third pumping station (PS-3) will be located on the east side of the proposed project to move the sewage from the carriage lots via a forced main back to the gravity sewer system within the project and subsequently to PS-2.

The fourth pumping station (PS-4) will also be located on the east side of the proposed project to move the sewage from the carriage lots via a forced main back to the gravity sewer system within the project and subsequently to PS-3.

The fifth pumping station (PS-5) will be located on the west side of the proposed project to move the sewage from several estate lots via a forced main back to the gravity sewer system within the project and subsequently to PS-2.

The gravity portion of the sewer system will consist of 8-inch diameter, SDR 35, plastic sewer pipe, bell and spigot joints with elastomeric gaskets and appropriate fittings.

2.4.4 CONSTRUCTION PHASING

As depicted on Table 2-3 Construction Phasing Schedule, the Project is scheduled to develop in thirteen (13) phases (7 infrastructure and 6 housing – some of which may overlap and/or run concurrently) with an overall duration of approximately 5 years as follows: Initial road and sewer improvements – approximately 13 months; Orchard Village at Carriage Hill – approximately 18 months; Carriage Hill Landing carriage homes – approximately 36-months; and the Carriage Hill Estate Homes – approximately 60-months. The majority of the site preparation and infrastructure construction (i.e., site clearing, grading, roads and the installation of the stormwater system, sewer, water, gas, electric, phone, cable, internet, and all landscaping) is scheduled to commence in the second quarter of 2006 and end in the fall of 2009. There will be a different builder for each of the three sections of the development (Carriage Hill Estates, Carriage Hill Landing, and Orchard Village at Carriage Hill). Refer to Figure 3C - Phasing Plan for further reference on the project phasing.

**Table 2-3
Construction Phasing Schedule – Infrastructure and Housing**

Phase	Approximate Start Date	Construction Duration (Months)	Description	Building Type	Units	Approximate GSF
Infrastructure Phases						
1	June 2006	13	Construction of Site Road A along with associated on and off-site sewer and water infrastructure	N/A	N/A	N/A
2	July 2007	1	Construction of Site Road H and associated sewer and water infrastructure	N/A	N/A	N/A
3	July 2007	18	Construction of Orchard Village and all associated infrastructure	Senior Apartments	204	121,200
4A	Sept 2007	1-1/2	Construction of Site Road B and associated infrastructure	N/A	N/A	N/A
4B	May 2008	1-1/2	Construction of Site Road C and associated infrastructure	N/A	N/A	N/A
5	Sept 2008	1	Construction of Site Road D and associated infrastructure	N/A	N/A	N/A
6	May 2009	1-1/2	Construction of Site Road E and F and associated infrastructure	N/A	N/A	N/A
Housing Phases						
Housing-1	July 2007	36-60	Construction of Estate Lots on Site Road A and Pinewoods Ave.	Estate Homes	12	48,000 Minimum
Housing-2	Aug. 2007	36-60	Construction of Estate Lots on Site Road H	Estate Homes	7	28,000 Minimum
Housing-3A	Nov. 2007	16-36	Construction of Carriage Hill Landing East Homes on Site Road B	Carriage Homes	36	57,600 – 64,800+
Housing 3B	Aug. 2008	16	Construction of Carriage Hill Landing East Homes on Site Road C	Carriage Homes	19	30,400 – 34,200
Housing 4	Nov. 2008	16	Construction of Carriage Hill Landing South Homes on Site Road D	Carriage Homes	10	16,000 – 18,000
Housing 5	July 2009	16	Construction of Carriage Hill Landing West Homes on Site Road E and F	Carriage Homes	22	35,200 – 39,600
Total					310	336,400-353,800

2.4.5 EASEMENTS AND RIGHTS OF WAY

The proposed sewer extension will be placed in the Pinewoods Avenue right-of-way (ROW), which will require approval from the Rensselaer County Sewer District and the Rensselaer County Highway Department. The Applicant met with staff of Rensselaer County Sewer District No. 1 on September 14, 2005 to discuss the proposed sewer extension and the creation of a new sewer district. 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 a letter from Rensselaer County Sewer District No. 1 summarizing the findings of the September 14, 2005 meeting and a copy of the Town Board petition.

Upon approval, the portion of the line that is within the Town's boundary lines will be conveyed to the Town of Brunswick for maintenance purposes. It is anticipated that the portion of the sewer line that is within the City of Troy's boundary line will be conveyed to the City for maintenance purposes. Initial contact has been made with the City in this regard, however, further coordination is required.

As mentioned above, National Grid owns a 170± ft wide corridor through the eastern part of the Project site which runs in a north-south direction. This corridor contains an overhead electric transmission line and an underground high-pressure natural gas transmission pipeline. The Project calls for the crossing of this corridor requiring three (3) separate agreements: an easement for the internal access road and associated stormwater infrastructure, a revocable license for the sewer line, and a revocable license for the water line as shown on Figures 3A and 3B. The Applicant has met with representatives of National Grid to discuss the process for obtaining the easement and licenses. A formal request is currently being prepared and will be submitted to National Grid.

All of the Project roads, (with the exception of the internal access road associated with the Senior Apartments), ROW's, and associated water and sewer mains and appurtenances, will be conveyed to the Town of Brunswick for maintenance purposes after construction is completed to Town standards. As previously mentioned, the private driveway from Pinewoods Avenue to provide access to three Estate Homes will be owned and maintained by the CHHOA.

There are two landlocked residential parcels located in the northwestern corner of the Project Site. These residences are accessible by a shared private driveway located within an existing ROW through the Project site from NYS Route 2.

2.5 ALTERNATIVES

As required by SEQRA, reasonable alternatives to the Project are being considered, including the previously approved County Club Properties PDD and the No Action Alternative. The DEIS will compare the proposed Project to this previously approved project and the No Action Alternative (refer to *DEIS Section 6 Alternatives* for said comparisons).

Previously Approved Country Club Properties PDD Alternative

A PDD consisting of 191 single-family homes and townhomes was previously approved in 1991 for the Project site in question. The CCP project received prior PDD and subdivision approval from the Town of Brunswick in February 1991. The Town Board last extended the approvals by resolution to January 1995.

No Action Alternative

Under the No Action Alternative, the Project would not be implemented, and the site would remain as is, undeveloped until another development proposal.

2.6 APPROVALS

The development of the Project will require certain reviews, approvals and permits from agencies as set forth below.

2.6.1 PLANNED DEVELOPMENT DISTRICT APPROVAL

Pursuant to *Section 10 (Planned Development Districts) of The Town of Brunswick Zoning Ordinance* last revised April 1998, the Town Board may permit PDDs after appropriate Town review and approval. Generally, the development of a project as a PDD provides for a more flexible manner of development than what is normally allowed by the underlying zoning district regulations. The approval of a PDD is technically a zoning amendment and, as such, the Town of Brunswick's Town Board will have final approval over the PDD and the addition of its provisions to the local zoning ordinance. The Town Board will hold a public hearing on the proposal, with public notice as provided by law in the case of an amendment to the Zoning Ordinance.

In this case, the Town Board, as Lead Agency pursuant to SEQRA, has decided that the Project may result in one or more adverse environmental impacts and therefore, has required the preparation of this DEIS to assist in the Town's review of the Project.

Upon final approval by the Town Board of the PDD, supplemental Subdivision and Site Plan reviews and approvals will be required from the Planning Board for the individual project components.

2.6.2 INVOLVED AGENCIES, PERMITS AND APPROVALS

Under SEQRA, any state, federal or local agency having legal jurisdiction to issue a permit, certificate or other permission to act as required for the Project, or to provide funding, is called an "Involved Agency." The required permit applications will be submitted to the appropriate agencies on an as needed basis, commencing immediately and continuing throughout the construction and occupancy of the Project. *Table 2-4, Agency Approvals*, below, identifies the reviews and approvals that will be required. The list also includes those agencies providing funding for the Project. A more detailed determination will be required prior to the submission of each application.

**Table 2-4
Agency Approvals**

Agency	Action
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 > Determines completeness of the DEIS > Conducts public hearing > Causes FEIS to be prepared > Determines completeness and makes findings > Acceptance of site road system, ROW and public utilities > Final PDD Approval > Establishment of Town water and sewer districts