

6.0 Alternatives

This section of the DEIS will discuss three reasonable alternatives, a No Action Alternative, the previously proposed residential development on this Project site, referred to as the County Club Properties Project, and third alternative that addresses what is currently permitted on the Project site under the current zoning regulations. The potential impacts of the first two alternatives will be compared to the potential impacts of the currently proposed Project, hereinafter referred to as the Preferred Alternative. The discussion on the third alternative will include the currently permitted uses and the hypothetical densities if developed under current zoning regulations, followed by a comparison to the proposed Project alternative.

6.1 NO ACTION ALTERNATIVE

Under the No Action Alternative, the Project would not be implemented, and the Site would remain undeveloped until another project is proposed. Specifically, no change in land use would occur, the vegetation would remain, no change in impervious areas would occur, and the local economy would not be positively affected. Conversely, the Preferred Alternative is anticipated to have positive economic implications on the local economy and the fiscal conditions of the Town of Brunswick, as outlined below:

- > Construction of the Preferred Alternative is projected to generate approximately \$1,375,000 in sales tax revenue over an anticipated three-year construction period and based on total estimated construction costs of \$70 million;
- > Residents of the Preferred Alternative are projected to generate more than \$200,000 per year in sales tax revenue based on estimated income levels as a function of home values and projected consumption patterns;
- > \$155,000 in Park and Recreation fees (\$500 per residential lot and unit);
- > It is proposed that all For Sale Housing (Estate Homes and Carriage Homes) will be fully taxable in accordance with the Town of Brunswick's real property taxation policy, and this is anticipated to generate more than \$1 million annually in property tax revenue for the taxing jurisdictions. With respect to the Senior Housing, it is anticipated that a payment-in-lieu-of-taxes (PILOT) or similar type of agreement will be negotiated. All aspects of the Project will be subject to sewer, water and similar special district changes;
- > In addition, the Town will recapture over \$50,000 in additional property taxes from the lapsing of the STAR Program exemptions utilized by current homeowners within the Town that are age 65 and older that will be selling their homes and moving into the Preferred Alternative;
- > Development of the Preferred Alternative will generate approximately 60 temporary construction jobs; and,

- > The Preferred Alternative will produce 10 to 12 new permanent jobs, including a property manager, administrative staff, maintenance personnel, and grounds workers

Under the No Action Alternative, these positive economic impacts would not occur.

6.2 COUNTRY CLUB PROPERTIES – PREVIOUSLY PROPOSED PROJECT

The Town of Brunswick issued approvals for the Country Club Properties (CCP) PDD in February 1991. The CCP Project consisted of 127 single-family homes and 64 townhouses on 214 acres of the current project site. The Town Board last extended the PDD approval by resolution to January 1995. The CCP Project was never constructed due to prevailing market conditions at the time. Table 6-1 provides an Alternative Comparison of the basic elements of the CCP Project and the Preferred Alternative.

Table 6-1 Alternative Comparison		
Project Components	Preferred Alternative	CCP Project
Units	310 <i>(204 Apartment units, 19 Estate Homes and 87 Carriage Homes)</i>	191 <i>(64 Townhouse units and 127 single family homes)¹</i>
Density (units per acre)	1.4	0.89 ¹
Projected Residents	556	618 ¹
Projected School Children	72	149 ¹
Acres to be Cleared	73±	96.5± ¹
Sewer Load	0.08 MGD ²	0.09MGD ²
Water-Maximum Daily Demand	111,200 GPD ³	123,444 GPD ⁴
Solid Waster Generation	36.7 tons/day ⁵	40.7 tons/day ⁵

¹ Data from SDEIS for County Club Properties, Inc. May 22, 1990
² Based on 75GPD/person
³ Based on 100 GPD/person
⁴ Based on 100 GPD/person, Data from SDEIS for County Club Properties, Inc. May 22, 1990
⁵ Based on 4.4lbs/day per person

6.2.1 POTENTIAL IMPACT COMPARISON

6.2.1.1 LAND DISTURBANCE IMPACTS

While the Preferred Alternative proposes more units than the CCP Project, the CCP Project design would result in a much larger impact on the Site’s natural resources. Specifically, the Preferred Alternative design carefully takes into consideration the need to cluster units in areas of the Site that could support a higher density, leaving the sensitive sections of the site untouched or minimally impacted. The Preferred Alternative also addresses a compendium of housing needs in the Town as depicted in the Town’s Comprehensive Plan. The Preferred Alternative will produce an intergenerational community. The CCP Project design would result in significantly more impacts to the wetlands, tributaries, and steep slopes

when compared to the Preferred Alternative. In addition, the CCP Project would result in the clearing of 96.5± acres compared to only 73± acres for the Preferred Alternative.

These larger disturbance impacts associated with the CCP Project would translate into potentially higher impacts related to stormwater flow, erosion, sedimentation, surface and groundwater quality, wetlands and surface waters functions, terrestrial and aquatic habitat, cultural and historical resources, dust generated during construction, and overall community character. Generally, the CCP Project would result in a larger footprint of development when compared to the clustered design of the Preferred Alternative.

6.2.1.2 POPULATION RELATED IMPACTS

As depicted in Table 6-1, while the Preferred Alternative involves 119 more units than the CCP Project, the Preferred Alternative is proposed to include only 87 Carriage Homes and 19 Estate Homes, with the remainder to consist of senior apartments. The projected average household size for the senior apartments is 1.3 persons per unit. Further, it is anticipated that the majority of the 87 Carriage Homes will be occupied by empty nesters, with an average household size of approximately 2.56 persons, while the Estate Homes will have an average of approximately 3.6 persons. These figures translate into approximately 556 residents for the Preferred Alternative, compared to the projected 618 persons projected for the CCP Project.

Sewer and Water

As depicted in Table 6-1, these population projection figures demonstrate that the CCP Project would result in a higher population density, which would translate into an additional sewer load of 10,000 gpd, and an additional water demand of 12,244 gpd. While sufficient capacity currently exists at the treatment plan to handle such an increase in sewer load under the CCP Project, this may present more of a cumulative impact on the municipal sewer system in the future when additional projects are proposed. Also, the increased water demand would present an additional strain on the surrounding water supplies and could affect future development proposals as well.

Solid Waste

Using today’s calculation standards, the CCP Project would result in 5.7 additional tons of solid waste per month over the Preferred Alternative, as shown in Table 6-1.

School District Impacts

As seen in Table 6-1, the CCP Project was estimated to result in 149 school-aged children compared to the 72 school-aged children projected for the Preferred Alternative. This difference is attributed to the greater number of single-family homes compared to the Preferred Alternative, which includes a higher percentage of Carriage Homes that are not expected to generate many school-aged children. The Preferred Alternative also includes senior apartments, which are expected to generate between 0 and 3 school-aged children. These additional students will not result in significant adverse impacts on the

school district. This is, in part, due to the declining population in the school district. In addition, the school districts would realize a much higher economic benefit under the Preferred Alternative due to the projected higher school property tax revenue to student ratio when compared to the CCP Project.

General Government

The applicant is preserving 75.3 acres of land that will be designated to remain as forever wild. The applicant is also proposing on its site plan and subdivision plan to build 1.25 miles of walking trails throughout the site, three community garden plot areas, a 10.48 acres conservation zone, and a 10,000 +/- s.f. Clubhouse that will have an indoor lap pool, a conference/business center, a media center, a state of the art fitness facility, a game room, and several additional activity spaces that can be used by the entire Carriage Hill Community. All of these proposed recreation areas – walking trails, garden areas, open space, and conservation zone - will be owned and maintained by the Carriage Hill Home Owners Association. The Clubhouse will be owned and maintained by an affiliated entity of the applicant, which will be the owner of the Senior Housing. In addition to all of this, the applicant is willing to pay the full park/recreation fee of \$500 per residential lot and \$500 per residential unit.

While the CCP Project provided on-site tennis courts and some acreage to be dedicated for permanent open space preservation, it does not match the amenities provided by the Preferred Alternative. With this lack of necessary recreational amenities combined with the additional population projections, the CCP Project could result in a higher impact on the Town’s recreational resources.

Housing

If proposed today, the CCP Project would do little to alleviate the need for additional housing options due to the general uniformity in housing choices being offered including a lack of both senior housing and housing with exterior maintenance provided by a home owner’s association. The Preferred Alternative provides a much greater array of housing choices. The net impact on the housing market is that the Preferred Alternative is anticipated to: (1) provide new housing that is needed, but is currently either in short supply or unavailable (i.e.: rental housing for seniors and carriage homes for empty nesters); and (2) indirectly increase the availability of existing housing that is also in demand (i.e., affordable single family homes). The Preferred Alternative thus facilitates a transition of current residents that have lived in their current homes for a number of years, but now have a different lifestyle or housing need, to a more appropriate and desirable living arrangement that is still within their home community. The transition progresses a step further, with these older homes (that are typically more affordable than new construction) becoming available for younger families.

6.3 CURRENT ZONING ALLOWANCES

6.3.1 ALLOWED DENSITIES AND USES

Development in the Town of Brunswick is regulated by *The Town of Brunswick Zoning Ordinance* (last revised April 1998), the Town’s Subdivision Regulations, and other local laws. As depicted on *Figure 13*

- *Existing Zoning*, the Project site is currently zoned as Residential (R-40, R-25, and R-15), and Recreational (RCC), with the RCC and R-25 Districts making up the majority of the Project site.

The currently allowed uses in these districts include: private dwellings, churches and other places of worship and religious instruction; parish houses; rectories; convents in connection with schools; public schools; private schools offering general instruction; public recreation buildings and grounds; and governmental buildings and uses, libraries, police and fire stations.

If the site was developed under the current zoning and not through a PDD process, the R-25 and R-40 sections of the site would see the majority of the development at 1 unit per 25,000 sf and 1 unit per 40,000 sf respectively. Hypothetically, based upon the currently allowed densities, approximately 210 units could be allowed. This does not include any development within the RCC district portion of the site. Although, based upon the wetlands, tributaries, and areas of steep slopes, the total number of allowed lots would likely be lower if the development were to occur in the RCC District. The R-15 District occupies an extremely small portion of the site where development is not likely to occur.

6.3.2 IMPACT COMPARISON TO PROPOSED PROJECT

Due to the fact that the Project site is divided into four different districts, development would likely occur in a manner that would maximize each developable section of the Project site, and therefore result in minimal amounts of open space. Under the proposed Project alternative, the PDD is allowing for a more flexible design, that will result in development concentrated in specific areas which will allow for the protection of more open space and the preservation of rural character.