

8.0 Growth-Inducing Aspects of the Project

This section will discuss potential growth-inducing impacts of the Project. It is important to recognize activities that may induce growth because a consideration of the whole action must examine the impacts of such growth, such as need for sewer and water and other services, increased congestion, loss of open space, increased population growth related to sewer and water extension, and others.

8.1 POPULATION INCREASE AND IMPACTS ON HOUSING

Population Increase:

The Project is anticipated to provide housing for roughly 556 residents. It is projected that approximately one-third (33%) or 183± of new residents of the Project will be individuals and families that currently reside in the Town of Brunswick, and that approximately seventy-five percent (75%) or 417± individuals will come from the Primary Market Area, (approximately a 10-mile radius of the Project site within Rensselaer County). Based upon current demographics, it is anticipated that the great majority of these residents (80% to 90%) are currently homeowners.

After careful review of the implications associated with an increased population in the Town of Brunswick – including an increase in the demand on the sewer system, water system, protective services, road network, parks and recreation, solid waste disposal, and utilities – no adverse impacts are anticipated that could not be sufficiently mitigated to the maximum extent practicable. Therefore, no significant adverse impacts are anticipated.

Consistency with The Town's Comprehensive Plan

The Town of Brunswick adopted its current Comprehensive Plan in February 2001 (the "Plan"). The Plan recognized that development pressures have been and continue to move slowly east from Troy and Lansingburgh into Brunswick, and that issues of controlled development are prevalent in many rural areas bordering major metropolitan areas such as Brunswick. The Plan was written in part to deal with certain growth "in a manner consistent with maintaining the rights of individual residents and landowners."

The Town acknowledges in the Plan 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". It is important to Town residents that the rate of development should increase slowly and that residential growth should be augmented by economic growth to provide employment opportunities within the Town.

Further, the Plan recommends the use of various development tools such as PDDs, in which homes may be clustered to minimize development and purchase costs and served by public water and sewer facilities. The summary of major land use policy in the Comprehensive Plan states: "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. The Town of Brunswick will work to provide land use policies that maintain scenic and rural qualities. Steps should be taken to raise the standards for development. The Town should embrace moderate levels of senior housing along with progressive forms of land use policies to encourage development that is environmentally friendly and provides buffers and open space. The Town should strive to limit commercial development to areas with adequate traffic and infrastructure capacity.”

As proposed, the Project is consistent with the Town of Brunswick Comprehensive 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.

4. *The higher density development should occur where infrastructure is available and the Town should look at broadening the availability of public utilities including sanitary sewer, storm 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.

Due to the fact that the current zoning of the Project site allows residential use, and the Project is being designed through a Planned Development District (PDD), and involves clustering two creative planning techniques that the Town's 2001 Comprehensive Plan has endorsed, the Project-related growth will be consistent with the Town's zoning and vision as set-forth in the Comprehensive Plan.

Impacts of Housing:

The Project is anticipated to result in positive impacts associated through an increase in the availability of needed housing choices. Specifically, the net impact on the housing market is that the Project 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 Project 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 proceeds a step further, with these older homes (which are typically more affordable than new construction) becoming available for first time homebuyers.

This dynamic of transitioning older homes to first time buyers, while creating new in-demand senior/empty-nester housing avoids developing more of the traditional single-family type housing that typically has a greater impact on the environment, community services and public facilities, and promotes the development of new housing types and community plans that are more desirable and fill a greater need. In meeting the housing and lifestyle needs of seniors and empty nesters, the Project allows these residents to remain within the Town with their wisdom, wealth, social contributions and economic impact, when they would otherwise have needed to move to another community.

8.2 ECONOMIC IMPACTS

The proposed Project is anticipated to result in positive economic impacts through construction, population growth and the creation of employment opportunities as follows:

- > Construction of the Project 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;
- > A Park/Recreation fee in the amount of \$155,000 will be paid by the applicant

- > Residents of the Project 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;
- > 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 receive significant park/recreation fee revenue (\$500 per unit for each residence/unit) as a result of construction of the project.
- > 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 Project;
- > Development of the Project will generate approximately 60 temporary construction jobs; and,
- > The Projects will produce 10 to 12 new permanent jobs, including a property manager, administrative staff, maintenance personnel, and grounds workers

8.3 INDUCED DEVELOPMENT POTENTIAL

Several of the residential subdivisions around the Project site are currently served by municipal water, while municipal sewer services are not available, with the closest connection approximately 11,000 feet west of the Project site on Pinewoods Avenue. The Project proposes the construction of a new sewer line along Pinewoods Avenue leading from the Project Site as depicted in Figures 4A through 4C Off-Site Sanitary Sewer Line Route to the nearest feasible connection.

The proposed extension of the municipal sewer line may induce additional development in currently vacant and underutilized properties along and near the proposed sewer line route. While this DEIS cannot accurately estimate the amount of future development that will occur as a direct result of the proposed sewer line extension, if any, future development is inevitable in this area due in large part to the existing zoning classifications. Specifically, without municipal sewer services, residential development could occur on nearby vacant and underutilized parcels at densities of one dwelling per 40,000, 25,000 and 15,000 square feet. Providing municipal sewer services may increase the density if development is pursued through PDDs, similar to this Project.

While there is a large parcel east of the Project site that is classified as Agriculture, according to the Rensselaer County Bureau of Tax Service, and appears to be in operation, the zoning classification is Residential. Further, this area is surrounded by suburban development. Therefore, while extension of municipal sewer services may increase the potential for this area to be developed as residential in the future, it would not be the primary cause for such a change in land use given the current conditions and surrounding uses.

This extension would also provide the opportunity for several existing residences along and near Pinewoods Avenue that currently have on-site sewage disposal the possibility for connecting into the municipal system. Due to the fact that soils in these areas are generally poor, the extension of municipal services could result in positive impacts through the alleviation of any existing water quality impacts or the prevention of future impacts related to on-site sewage disposal.

Prior to connecting existing and future development into the proposed sewer line, the related pump stations and associated infrastructure may need to be appropriately upgraded. Further, the ability of the sewage treatment plant to accommodate an increased load beyond what is projected for this Project will need to be thoroughly investigated by the future project applicant as well as the Town of Brunswick, the City of Troy, and Rensselaer County, and is not the responsibility of UDC, the applicant of this Project.