

APPENDIX 1



June 7, 2007

Brunswick Town Board
 336 Town Office Road
 Troy, NY 12180

Re: Hudson Hills

Dear Town Board members:

On behalf of Capital District Properties, LLC, this letter provides earthwork information relating to the proposed reduction of Hudson Hills from 668 units to 250 units and construction of two youth baseball fields. It is my understanding that a site plan showing such changes has been submitted to you and the potential impacts in connection with the plan reduction have been evaluated and summarized in a narrative.

The earthwork involved with the 250 unit plan decreases from previously estimated amounts. The table below identifies the decrease in earthwork volumes.

Roads under 668 unit plan

<u>Length (ft.)</u>	<u>Cut (ft.)</u>	<u>Fill (cu.yds.)</u>	<u>Overall Net (cu.yds.)</u>
14,900	166,795	42,440	124,355

Building layout under 668 unit plan

<u>No. of Bldgs.</u>	<u>Overall Cut (cu.yds.)</u>	<u>Overall Fill (cu.yds.)</u>	<u>Overall Net (cu.yds.)</u>
45	48,220	188,480	(140,260)

Overall Sitework under 668 unit plan - estimated earthwork numbers

<u>Overall Cut (cu.yds.)</u>	<u>Overall Fill (cu.yds.)</u>	<u>Overall Net (cu.yds.)</u>
215,015	230,920	15,905



Roads under 250 unit plan

<u>Length (ft.)</u>	<u>Cut (ft.)</u>	<u>Fill (cu.yds.)</u>	<u>Overall Net (cu.yds.)</u>
7,600	85,080	21,645	63,435

Building layout under 250 unit plan

<u>No. of Bldgs.</u>	<u>Overall Cut (cu.yds.)</u>	<u>Overall Fill (cu.yds.)</u>	<u>Overall Net (cu.yds.)</u>
21	27,773	78,750	(50,978)

Overall Sitework under 250 unit plan - estimated earthwork numbers

<u>Overall Cut (cu.yds.)</u>	<u>Overall Fill (cu.yds.)</u>	<u>Overall Net (cu.yds.)</u>
112,853	100,395	12,458

To explain the manner in which the estimated quantities have been derived, the following is offered:

- Estimated cut & fill numbers have been previously generated in the DEIS and FEIS to account for the two principal site plan elements that contribute to the excavation and/or placement of soils. The two elements are buildings and roads.
- The earthwork involved in the reduced 250 unit plan has been estimated by measuring the length of roads proposed versus the length of roads planned in the prior submittals. The road have been situated in a similar fashion to prior submittals; the intent of the road placement in all plans has been to minimize the soil disturbance and site the roads to follow the existing contour as much as possible.
- It has been determined that approximately 49% of the roads planned in the 668 unit plan would be eliminated under the reduced 250 unit plan. Accordingly, the cut and fill associated with the roads under the 250 unit plan has been extrapolated to be 51% of the volumes previously calculated.
- Twenty-one buildings have been identified on the 250 unit site plan. The drawing indicates whether the building will be situated on a flat grade or set into an uphill slope. Soil volumes associated with grading into a slope were calculated, and similarly, fill volumes necessary to provide a level grade for a flat building condition were calculated.



- Similar to the methodology used to initially determine earthwork volume in the DEIS and FEIS, a volume of soil based on dimensions of the buildings and typical parking was allotted the earthwork connected with each building type. Accordingly, soil volumes placed as fill to provide for 14 flat graded locations were calculated along with excavation quantities associated with the seven buildings located in an uphill condition.
- The table above reports the quantities resulting from the analysis described. It is expected that the continued progress on the engineering detail associated with the plans and the stated attention to working with existing topography and minimizing cut and fill will allow for the site to be balanced.

Additionally, there have been comments from the Town that two Babe Ruth baseball fields be constructed generally as shown in the aforementioned site plan. The fields would be constructed generally within the site development area identified for phase III of the 668 unit plan. We believe that any required cuts and fills can be balanced within that site development area or otherwise made available to accommodate the projected full demand on the remainder of the site.

In conclusion, the earthwork impacts of cutting and filling in connection with the reduced site plan are less than and within the scope of the impacts identified and addressed in the FEIS for the 668 unit plan.

Sincerely,

Peter Bette
Member