

Exhibit B

EXHIBIT B

**ENVIRONMENTAL IMPACTS ANALYSIS
HUDSON HILLS PROJECT REDUCTION**

Set forth below is an analysis of the potential environmental impacts analyzed for the Current Plan in the FEIS (and Original Plan in the DEIS incorporated therein by reference) with the reasonably foreseeable impacts of the Smaller Plan. As demonstrated below, the Smaller Plan does not create any new, unassessed impacts. The Smaller Plan fits within the development envelope and intensity of use analyzed in the FEIS.

POTENTIAL IMPACTS

RESULT

Project Purpose & Need (FEIS 2.1/DEIS 2.1).....No new significant impacts

The Smaller Plan contains the same primary use as the Original Plan and Current Plan, a luxury multi-family residential community. Therefore, the purpose and need remains unchanged. The sole exception is that the Smaller Plan contains two youth baseball fields that would be constructed and dedicated to the Town of Brunswick.

Geology (FEIS 2.2, 3.2/DEIS 3.1)No new significant impacts

The Smaller Plan does not require any changes to the geological studies or erosion and sediment control methods outlined in the FEIS and DEIS. Construction will generally occur in the areas identified as phases I and II under the Current Plan. The same geology impacts will be present under the Smaller Plan as under the Current Plan. Further, no new permits or approvals are required for the Smaller Plan that were not required for the Original Plan or Current Plan.

The cut and fill analysis of the Current Plan contained in the FEIS at section 2.2.3 is broken down by phase in section 3.2. of the FEIS. Even though the Smaller Plan is the same size as Phase 1 of the Current Plan, attached hereto as Appendix 1 is a cut and fill analysis regarding the Smaller Plan. With respect to the ball fields, they are proposed in the same general area as phase III of the Current Plan. Therefore, the Smaller Plan does not include any new or expanded areas of disturbance in comparison to the Current Plan. The Smaller Plan involves a much less total area of disturbance than the Current Plan.

Water Resources (FEIS 2.3, 3.2/DEIS 3.2)No new significant impacts

With respect to storm water, the Smaller Plan does not necessitate changes to the manner and methods of storm water prevention and control analyzed in the FEIS and DEIS. Given the significant decrease in area of impervious surface and that the location of the Smaller Plan is essentially within previously analyzed site development envelopes, the overall impacts are reduced accordingly.

The Smaller Plan does not create any new, unassessed potential impacts with regard to groundwater, surface water or wetlands.

Terrestrial & Aquatic Ecology (FEIS 2.4, 3.2/DEIS 3.4)No new significant impacts

The FEIS and DEIS demonstrate that the Original Plan and Current Plan would not significantly adversely impact vegetation, habitat, flora and fauna or any threatened and endangered species. The Smaller Plan is to be constructed within previously examined site development envelopes and contains a much smaller overall developed area than the previous plans. Furthermore, the density of the Smaller Plan is not any greater than the previous plans, and the total number of residential dwelling units comprising the Smaller Plan is only 20% of the Original Plan and 1/3 of the Current Plan. Lastly, the Smaller Plan does not contain any disturbed areas that were not a part of the previous plans.

Transportation (FEIS 2.5, 3.2/DEIS 3.5)No new significant impacts

Transportation infrastructure and the potential traffic-related impacts for the Current Plan have been studied and discussed in-depth throughout the PDD and SEQRA review process. The analyses have been coordinated with New York State Department of Transportation, Town of Brunswick Engineer and Town of Brunswick traffic consultant. Appendix G of the DEIS is a Traffic Impact Study prepared by Creighton Manning Engineering. The Traffic Impact Study examined the Original Plan as well as various alternatives including the Current Plan. Attached as Appendix D of the FEIS is a memorandum prepared by Creighton Manning Engineering responding to all transportation-related public comments. Furthermore, section 3.2 of the FEIS includes a memorandum prepared by Creighton Manning Engineering specifically assessing the sufficiency of the proposed improvements to Betts Road in connection with the Current Plan. Lastly, attached hereto as Appendix 2 is a memorandum prepared by Creighton Manning Engineering analyzing potential traffic-related impacts of the Smaller Plan.

Because it seemed self-evident that the Smaller Plan (a reduction of 418 units from the Current Plan) would result in significantly less traffic impacts than the Current Plan, the Applicant requested Creighton Manning Engineering to evaluate the impacts of the Smaller Plan. As discussed in the attached analysis, the Smaller Plan reduces the potential traffic impacts considered in the FEIS by 60% (am peak hour) to 35% (pm peak hour). The pm peak percentages increase even further to 60% during the majority of the year (Mid-October through Mid-April) when the baseballs fields are not in use. Furthermore, much of the ball field traffic is off-peak of the traffic generated by Hudson Hills since many of the ball games are played on weekends and the peak am and pm time for residential traffic is on the weekdays. The Smaller Plan will not result in significant unmitigated traffic impacts, such as increases in delays or degradation in levels of service based on industry standards and NYSDOT accepted analysis procedures. The road network is capable of handling the traffic volumes generated by the Smaller Plan without significant adverse implications. The proposed improvements to Betts Road as discussed in the FEIS remain as part of the Smaller Plan.

Air Quality (FEIS 2.6/DEIS 3.3)No new significant impacts

The air quality analyses and discussions included in the DEIS and FEIS found there would be no significant adverse impacts associated with the Original Plan and Current Plan. The Smaller Plan

contains a drastically reduced unit count and overall development envelope. No new or increased air quality impacts will occur.

Land Use and Zoning (FEIS 2.7/DEIS 3.6)No new significant impacts

The Smaller Plan does not result in any new significant impacts on land use and zoning. The Smaller Plan contains the same primary residential use as the previous plans, luxury multi-family housing. The density (3 units per acre) of the Smaller Plan and Current Plan is the same. The number of residential dwelling units has been drastically reduced. The area of the proposed PDD has not been expanded, but rather has been reduced. The only change in land use between the Smaller Plan and the previous plans is that the Smaller Plan contains two youth baseball fields. The Applicant presumes that if the Town Board proceeds with the baseball field, the lands upon which the fields are to be constructed would not be rezoned as part of the PDD. Existing zoning requirements permit the public recreational use. Importantly, the ball fields would be constructed in the same general area as phase III of the Current Plan.

Community Resources (FEIS 2.8, 3.2/DEIS 3.7)No new significant impacts

The capability of local service providers was inventoried and assessed as part of the preparation of the DEIS and FEIS. This was done in connection with both the Original Plan and the Current Plan. All community resources were found to be able to adequately serve the previous plans that are much larger and hence more demanding on the resources. The Smaller Plan clearly does not present any increased demands on the community resources and services that were previously studied. Below is a more detailed discussion on each community resource discussed in the DEIS and FEIS.

Potable Water & Sanitary Sewer: Adequate sewer and water capacity has been demonstrated in the DEIS and FEIS. Sewer and water service would continue to be extended along Betts Road in the public right-of-way. Water and sewer service along Betts Road has previously been assessed.

Sewer and water service under the Smaller Plan extends from Hoosick Road along Betts Road. Water and sewer utilities will be constructed within the Betts Road right-of-way but located outside the paved portion of the road. The Applicant will acquire the interests needed to establish the “proposed right-of-way” area as depicted on the Map Showing Existing Conditions – Measured R.O.W. Betts Road attached hereto as Appendix 4 resulting in a widening of that portion of Betts Road to a width comparable to the rest of Betts Road. That width is sufficient to permit water and sewer lines to be located outside the paved portion of Betts Road. See the Map Showing Existing Conditions – Measured R.O.W. Betts Road attached hereto as Appendix 4. Moreover, section 3.2 of the FEIS contains an analysis of alternative utility connections. The alternate sewer connection to Lord Avenue is still presented as an alternative for the Smaller Plan.

Electricity: The Smaller Plan does not present any increased demands on the service that was previously studied and found to be adequate for the Original and Current Plan.

Emergency Services: The Smaller Plan does not present any increased demands on the emergency services that were previously studied and found to be adequate for the larger plans previously proposed. Notably, the secondary emergency access on Lord Avenue remains as part of the Smaller Plan.

Waste Management: The Smaller Plan does not present any increased demands on the service that was previously studied and found to be adequate for the previous plans.

Public School System & Municipal Revenues: Attached as Appendix 3 is a revised analysis of the detailed analysis provided in Section 3.2 of the FEIS relating to school and municipal revenue impacts. The Smaller Plan is located only in the Town of Brunswick Central School District. Accordingly, the Smaller Plan would eliminate any impacts to the Lansingburgh Central School District. The attached analysis applied to the Smaller Plan the same methodology presented in the FEIS. As a result, approximately eight school age children would be expected to be added to the school district. The Smaller Plan would generate approximately \$242,000 per year in revenue to the school district. The projected cost to educate the eight children is approximately \$59,000. This results in a positive benefit to the Brunswick Central School District. Accordingly, the school impacts associated with the Smaller Plan are within the scope of impacts analyzed in the FEIS.

As discussed in Appendix 3, under the Smaller Plan Hudson Hills would generate approximately \$130,000 in annual tax revenue to the Town of Brunswick and Rensselaer County - \$52,000 to the Town and \$78,000 to the County. These monetary amounts will likely increase every year. These positive benefits associated with the Smaller Plan are within the scope of impacts analyzed in the FEIS.

Recreational Facilities: The Smaller Plan does not present any increased demands on the services that were previously studied and found to be adequate for the prior plans.

Sidewalks & Road Repair: The Smaller Plan does not present any increased demands on the services that were previously studied and found to be adequate for the prior plans.

Cultural Resources (FEIS 2.9, 3.2/DEIS 3.8).....No new significant impacts

Potential impacts associated with cultural resources were assessed as part of the preparation of the DEIS for the Original Plan and in the FEIS for the Current Plan. The FEIS and DEIS demonstrate that the prior larger plans would not significantly impact cultural resources. The Smaller Plan does not present any new or increased impacts on the cultural resources that were not previously studied. Below is a more detailed discussion on each cultural resource discussed in the DEIS and FEIS.

Aesthetics/Viewshed: A visual assessment of the Original Plan is attached to the DEIS as Appendix F and the anticipated impacts to the viewshed are discussed in section 3.8.2 of the DEIS. A visual assessment of the Current Plan is attached to the FEIS as Appendix F. The Smaller Plan is only 20% the size of the Original Plan and 1/3 the size of the Current Plan. All proposed development of the Smaller Plan occurs within areas that were previously studied in

the DEIS and FEIS. Importantly, the residential buildings (height, size, footprint, etc.) have never changed from the Original Plan to the Current Plan to the Smaller Plan. On the Smaller Plan, the visual and aesthetic impacts of the ball fields will be less than the impacts of the seven 2-story buildings that were proposed in connection with the Current Plan. The Smaller Plan does not present any new or increased impacts to aesthetics/viewshed that were not previously considered.

Historical & Archeological Resources: As discussed in the FEIS & DEIS, the site does not contain any historical or archeological resources that would be adversely impacted.

Noise & Lighting: As a drastically scaled down project, the Smaller Plan does not have any noise or lighting impacts that were not previously studied. Notably, the ball fields will not be lighted.

Community Character & Property Values: As a drastically scaled down project, the Smaller Plan does not have any impacts to community character or property values that were not previously studied.

Cumulative Impacts: The DEIS and FEIS contain cumulative impact analyses with respect to the Original Plan and Current Plan. No development has occurred since those studies that would affect the accuracy and validity of the potential cumulative impacts previously analyzed.

Alternatives: The Smaller Plan is an alternative to the Original Plan and Current Plan.