

SEQRA
FINAL SCOPING DOCUMENT

For a

Draft Environmental Impact Statement

For a

Planned Development District

For

Duncan Meadows
Proposed Planned District Development
Town of Brunswick
Rensselaer County, New York

Final Scoping Document
Draft Environmental Impact Statement
Duncan Meadows
McChesney Avenue, Brunswick, New York

Applicant: ECM Land Development, LLC
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Involved Agencies: Town of Brunswick Town Board
Town of Brunswick Planning Board
Town of Brunswick Building Department
Rensselaer County Health Department
Rensselaer County Sewer District
NYS Department of Environmental Conservation
US Army Corps of Engineers

Persons Providing Written Comments:

A listing of all persons who submitted written comments is attached as an appendix to this scoping document. Written comments received by the Town are available on file with the Town Building Inspector.

Date of Scoping Period Close: April 9, 2008

Date of Adoption of Final Scoping Document by Lead Agency _____

FINAL SCOPING DOCUMENT
DUNCAN MEADOWS ON MCCHESENEY AVENUE
DRAFT ENVIRONMENTAL IMPACT STATEMENT

Applicant Project Team Identification

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Duncan Meadows on McChesney Avenue

Final Scoping Document

The development of the proposed Duncan Meadows on McChesney Avenue (CR-134) subdivision has been declared a Type I Action with respect to SEQRA. On October 12, 2006 the Town of Brunswick Town Board declared itself SEQRA Lead Agency and issued a positive declaration of environmental significance, requiring the preparation of a Draft Environmental Impact Statement (DEIS).

This Final Scoping Document has been prepared in accordance with 6 NYCRR Part 617. A Draft Scoping Document was submitted to the Town of Brunswick Town Board, and distributed for public review, with the comment period extending from March 20, 2008 to April 16, 2008. Two (2) written comment letters were received, and are attached as an Appendix to this document.

Description of the Project:

The proposed project involves the creation of 78 Townhomes, 48 Senior Citizens Apartments, and 88 Condominiums, with open space (214 total residential units). The open space will serve as a recreational and amenity area. The project is proposed for a 109-acre parcel located on McChesney Avenue (CR-134) in the Town of Brunswick, Rensselaer County. The project will require the approval of a Planned Development District to allow the creation of condominium, townhouse and senior apartments.

DEIS Content

Cover Sheet

The cover sheet will state that the document is a Draft Environmental Impact Statement (DEIS) and include the title of the action, the project location, the name and address of the SEQRA lead agency, the names of the contributors to the DEIS, a list of involved and interested agencies, the date of the declaration of completion by the lead agency, and the due date by which comments on the DEIS must be submitted.

Executive Summary

The executive summary will provide a synopsis of the DEIS. The executive summary will include summaries of the environmental setting, proposed actions, impacts and proposed mitigation measures, and alternatives to the proposed action. A description of permits and approvals required for completion of the project will be included. A location map and general site plan will be included.

1.0 INTRODUCTION

The applicant, ECM Land Development, LLC, is requesting a Planned Development District ("PDD") on approximately 109-acre project site in the Town of Brunswick, Rensselaer County, New York. The project to be constructed in the proposed PDD is a 78 Townhome community, an 88 Residential Condominium community and a 48 unit Senior Citizens Apartment Community, (214 total residential units); collectively to be known as Duncan Meadows (the "Action").

The proposed project is a Type 1 Action, as it proposes "the adoption of a change of allowable use within any zoning district, affecting 25 or more acres of the district" pursuant to 6 NYCCR 617 and Article 8 of the State Environmental Quality Review Act ("SEQRA").

The Town of Brunswick Town Board has established itself as "Lead Agency" by resolution on October 12, 2006 pursuant to the requirements to SEQRA, and on October 12, 2006 has adopted a Positive Declaration requiring ECM Land Development, LLC to prepare a Draft Environmental Impact Statement ("DEIS") for the Action.

The Town Board, as Lead Agency, did initiate a public scoping process for the DEIS, extending from March 20, 2008 to April 16, 2008. Ingalls & Associates, LLP has prepared this Final Scope document for the DEIS and the Town Board has requested comments on the Draft Scope submittal.

This document is the Final Scope to be used in the scoping process. As such, this Final Scope includes all elements required by the SEQRA regulations including: (1) a brief description of the proposed action; (2) potentially significant impacts, including an identification of those particular aspects of the environmental setting that may be impacted; (3) the extent and quality of information needed for the preparer to adequately address each impact, including identification of the relevant existing information, and require new information, including the required methodologies for obtaining new information; (4) initial identification of mitigation measures; (5) reasonable alternatives to be considered in light of the sponsor's objectives.

2.0 THE STATE ENVIRONMENTAL QUALITY REVIEW ACT PROCESS

2.1 Draft Environmental Impact Statement (DEIS)

The Town of Brunswick Town Board (the "Lead Agency") has initiated the SEQRA process for the review of the Action. The Town Board passed a resolution on October 12, 2006 declaring itself as the Lead Agency and issued a Positive Declaration on October 12, 2006 requiring the preparation of the DEIS for the Action.

The DEIS will discuss potential significant adverse impacts associated with the action and its reasonable alternatives; identify and consider mitigation measures to reduce or eliminate potential adverse impacts; and develop and analyze alternatives if there are potential unmitigated effects. After its publication, the DEIS will be available for public and involved and interested agency review and comment for a minimum 30-day period. Comments may be provided to the Lead Agency in writing during the DEIS comment period, and a public hearing will also be held to receive comments on the DEIS.

For further information on this process, please contact the Lead Agency as follows:

Hon. Philip H. Herrington, Supervisor
Town of Brunswick Town Board
336 Town Office Road
Troy, NY 12180-8809
(518) 279-3461

2.2 Potentially Significant Adverse Impacts

The following potentially significant areas of impact have been identified by the Town Board, as the Lead Agency, in their adoption of the Positive Declaration for the

Duncan Meadows project. These areas and the other identified areas will be further evaluated in the DEIS and are included in this Draft Scoping document:

- Community Character
- Transportation Infrastructure
- Cumulative Development Impacts
- Public Potable Water Supply
- Public Sanitary Sewer Capacity

3.0 PROJECT OVERVIEW

3.1 Project Description

The proposed action is the adoption of a Planned Development District by the Town of Brunswick Board to allow for the construction of a 78 Townhome community, an 88 Residential Condominium community and a 48 unit Senior Citizens Apartment Community (total of 214 units) to be known as Duncan Meadows. The project is to be developed on a 109-acre site located on McChesney Avenue (CR-134) located in the Town of Brunswick, Rensselaer County. This project includes access from McChesney Avenue and McChesney Avenue Extension under the jurisdiction of the Rensselaer County Highway Department, extension of public potable water and sanitary sewage disposal facilities, and development of site amenities and landscaping to support the proposed residential use of the project site.

3.2 Project Location

This project is located on McChesney Avenue (CR-134) and McChesney Avenue Extension (CR-134) in the Town of Brunswick.

Access routes to the site include:

- From Hoosick Street (NYS Route 7) over McChesney Avenue (County Route 134)
- From Brunswick Road (NYS Route 2) over Moonlawn Road (County Route 133) and McChesney Avenue Extension (County Route 134)

This project consists of a total of approximately 109 acres which is part of the following tax parcel numbers:

- 91.00-6-18.111

- 91.00-6-14.1

The project site is bounded by the following properties:

- On the North: Lands now or formerly of Duncan, Casabonne, The Brunswick Group, Hoosick Associates, LLC, McChesney Avenue and Wal-Mart Real Estate Business Trust
- On the South: Lands now or formerly of Niagara Mohawk Power Corp., New York Power & Light, Rensselaer County Industrial Development Agency, Ruggles Road Property Development LLC, Brunswick Associates of Albany, Herrington Properties LLC, Bulson,
- On the East: Lands now or formerly of Brunswick Associates of Albany L.P., Liccisano, Beberwyk, Hepp, McKeon, Kuhl & Orberg and Lemner
- On the West: Lands now or formerly of Digiovanni, Eastwood, Barbera and Precision Homes

3.3 Description and Current Use of the Project Site

The present site is approximately 109 acres of vacant meadows, bush land, streams, and various wooded areas. The Duncan-Walmart Preservation Area is located just south of McChesney Avenue bordering the project site.

3.4 Existing Zoning

The portion of the site, 500 foot setback from McChesney Avenue (CR-134), is currently zoned as "R-25 Residential" and the remaining part of the site is zoned as "A-40 Agricultural".

Allowed Uses under the existing Zoning requirements include single family housing, institutional, government, recreation, and agricultural uses.

3.5 Project Layout

The DEIS will include a conceptual plan detailing the layout of all the different elements of the proposed Duncan Meadows residential condominium community project, including the buildings, parking, access points, utilities easements, open space areas and storm water management facilities. A map showing this concept plan for the project is attached hereto as Appendix A.

3.5.1 Project Configuration

The proposed project is located on an approximately 109-acre portion of tax map parcel numbers 91.00-6-18.111 and 91.00-6-14.1.

3.5.2 Building and Parking

The Duncan Meadows residential community will consist of a seventy-eight (78) Townhome community, an eighty-eight (88) Residential Condominium community and a forty-eight (48) unit Senior Citizens Apartment Community (total of 214 units).

The project will include the creation of off-street parking spaces. This parking will consist of garage spaces, driveway spaces and unassigned spaces for visitors spread throughout the site in small landscaped parking areas.

3.5.3 Site Access

There will be multiple access points into and out of the project site. The access points will be constructed from McChesney Avenue at the north portion of the project site, and along McChesney Avenue Extension. The entrances will be constructed and permitted in accordance with RCDPW regulations.

This section will include a discussion detailing anticipated construction traffic types and volumes.

This section will quantify the average hourly peak and daily volume of vehicular traffic generated by the project upon completion.

Analysis of project traffic-related issues will be performed in accordance with the requirements specified in the following documents:

Transportation Research Board - Highway Capacity Manual, 2000; and the latest version of the Highway Capacity Software.

Institute of Transportation Engineers - Trip Generation Manual, 6th Edition.

New York State Department of Transportation (NYSDOT) - Manual of Uniform Traffic Control Devices (MUTCD), 2001.

Estimated background volumes for the year of build-out will be developed using an appropriate growth factor.

An estimate of volume of traffic to be generated by the proposed development and its distribution onto the adjoining local road network will be presented utilizing the build-out year scenario.

Elements included in the project design for the control of traffic flow (vehicular and pedestrian) will be presented. The relationship of the open spaces and recreational features and the residential areas will be discussed.

3.5.4 Utilities and Drainage

This project site will be served by underground public utilities - gas, electric, telephone, cable TV, potable water and sanitary sewers - with adequate capacity to allow connection of the project to those utilities.

The DEIS will discuss the current capacity and layout of the existing public utilities, and discuss any improvements necessary to connect to the existing public utilities.

The site is currently located within the Hudson River drainage basin, along a tributary to the Poesten Kill. Drainage of the site will be facilitated and controlled through the use of storm water management facilities located on the project site. The storm water management facilities will provide storm water quantity and quality mitigation. As required, the proposed site will include storm water retention ponds or wetlands. Additionally, the proposed site will include a private storm sewer system to direct the storm water runoff from the subject site toward the proposed ponds.

The existing and proposed storm water conditions will be evaluated for the 1-yr, 10-yr, and 100-yr storm events using the current methodologies, consistent with New York State Department of Environmental Conservation (NYSDEC) regulations.

A Storm Water Pollution Prevention Plan (SWPPP) will be developed prior to start of any work on the site in accordance with NYSDEC and Federal EPA requirements to mitigate potential impacts both during construction and as a result of increased impervious surfaces associated with the project development. Mitigation measures will include construction of detention and/or retention basins to limit peak runoff from the project to pre-development rates; and the construction of wet ponds, grass lined ditches or other water quality protection measures to mitigate impacts on the quality of storm water runoff. An Erosion and Sediment Plan will be prepared to minimize potential sediment erosion and runoff impacts during construction phases.

The DEIS will also contain detailed information about any potential impacts the project will have on the drainage of the site and measures taken to control and enhance the site project.

3.6 Purpose and Need

The applicant has identified a need for diverse housing options within the Town of Brunswick. The Duncan Meadows residential community project will fulfill this need and is consistent with many components of the Town of Brunswick's comprehensive plan, including the *encouragement of development within areas served by water and sewer*, the provision of housing options for seniors citizens, and the use of Planned Development Districts to encourage more creative designs and retention of open space.

This project will provide residential opportunities, other than single-family detached, for the present and future residents for the Town of Brunswick and Rensselaer County. The development of these new condominium residences in the Town of Brunswick will provide an option for some of the aging population and "baby boomer" generation to remain a part of the local community without moving to other *municipalities*.

3.7 Required Approvals

The Duncan Meadows project will need the following approvals to proceed:

- Town Board, as Lead Agency, approval of NYS SEQRA
- Town Board approval of rezoning of the project site to a PDD
- Town Planning Board approval of the site plan, and subdivision.
- Town of Brunswick Building Department, issuance of Building Permits.
- Rensselaer County Health Department approvals of construction plans for the water main and sanitary sewer facilities installations.
- Rensselaer County Sewer District #1, for connection to the Sanitary Sewer System.
- Rensselaer County Planning and Community Development Agency review in accordance with General Municipal Law Section 239

- Rensselaer County Highway Department Work Permits for utilities construction within McChesney Avenue, and site entrances along McChesney Avenue and McChesney Avenue Extension.
- NYSDEC Storm water Discharge Permit (GP-08-01) and 401 Water Quality Certification
- USACOE section 404 of the Clean Water Act if necessary

4.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

This section of the DEIS will set forth the conditions of the site and in the vicinity absent the proposed project. This section will present baseline data by which the proposed action will be assessed to determine potential environmental impacts that may be associated with the project.

For each and every element of the environmental setting identified, an assessment of the potential impacts of the proposed action on the environment will be presented. Any potentially significant adverse impacts will be analyzed in order to evaluate the magnitude of the potential impacts and to establish a basis for identifying appropriate mitigation measures including consideration of alternatives as presented in Section 5.0 of this document.

4.1 Soils and Topography

4.1.1 Existing Topography and Soils Types

Existing soil mapping contained in *The Soil Survey of Rensselaer County, New York* published by the United States Department of Agricultural Soil Conservation Service was used to obtain the soil information.

The DEIS will list major soil types on the site with a discussion of soil characteristics, including depth to groundwater, depth to bedrock, erodability potential, and other factors that would affect development potential of the site.

A complete topographic survey has been completed for the site. The elevation ranges from 437 feet to 567 feet. A small portion of the existing site topography exceeds 20% in slope.

4.1.2 Soil and Topography Impacts

The proposed project may result in impacts as a result of grading of existing topography, possible erosion of soils, and changes to the permeability of ground cover. Any potential impacts associated with the relocation and use of on-site soils for project construction will be discussed.

The DEIS will include a discussion regarding the potential impacts to site planning and construction arising from the presence of bedrock.

4.1.3 Mitigation Measures

The DEIS will discuss mitigation measures proposed to minimize potential impacts from grading operations. These measures include: development of an Erosion & Sediment Control Plan; preparation of a Stormwater Pollution Prevention Plan (SWPPP); limitations on grading in areas with excessive slopes; and creation of buffers to aquatic resources.

4.2 Vegetation and Wildlife

4.2.1 Existing Vegetation Cover and Wildlife Habitats

The project will be reviewed for the potential presence of threatened and endangered species as listed by U.S. Fish and Wildlife Service and NYSDEC.

Specific inquiries will be made to these agencies. Should species be identified, a site review for potential habitat will be completed.

4.2.2 Potential Impacts

This section of the DEIS will identify any adverse impacts associated with the project which cannot be avoided or fully mitigated if the proposed action is implemented. A

discussion will be included regarding management of vegetation communities within the proposed open space areas.

4.2.3 Proposed Mitigation

Potential mitigation measures may include preservation of habitat areas, if present; or restriction and limitations on clearing activities.

4.3 Wetlands

Wetland areas within the project site will be fully delineated, mapped, and described in accordance with the applicable USACOE and NYSDEC criteria.

All wetlands on the site will be identified, with any impacts proposed to wetland areas and buffers identified and quantified in terms of area of impacts and impacts to wetland functions and benefits. Potential mitigation measures, if required, will be identified and quantified.

A discussion of applicable review and permitting procedures will be included.

4.4 Traffic

4.4.1 Existing Traffic Conditions

McChesney Avenue (CR-134) acts as a collector road, managing the traffic from Route 7. McChesney Avenue Extension (CR-134) is increasingly utilized as a crossover between Route 7 and Route 2. A traffic sampling including the following intersections will assist in understanding the usage of the roads:

- Intersections along Hoosick Street (Route 7)
 - McChesney Avenue (CR-134)/East
 - McChesney Avenue (CR-134)/West
 - Lake Avenue (North/South)

- Intersections along McChesney Avenue Extension (County Route 134)
 - McChesney Avenue (CR-134)
 - Moonlawn Road
- Intersections along Brunswick Road (NYS Route 2)
 - Moonlawn Road

A level of service (LOS) determination will be made for each of these intersections at the AM and PM weekday peak hours.

4.4.2 Proposed Traffic Conditions

The affected roads due to the proposed Duncan Meadows project will include McChesney Avenue (CR-134) and McChesney Avenue Extension (CR-134). Three access entrances to the site will be located on McChesney Avenue; in addition, two access entrances will be located on McChesney Avenue Extension. A project trip generation will be utilized to incorporate the projected traffic usage for the impacted roads. Each of the studied intersections will be analyzed with the proposed Trip Generation. A level of service (LOS) determination will be made for each of these intersections at the AM and PM weekday peak hours, with the proposed generation volumes from the project.

4.4.3 Mitigation Measures

This section of the DEIS will identify any adverse impacts of traffic associated with the project and the appropriate mitigation measures.

4.5 Drainage

4.5.1 Existing Conditions

The existing site drainage will be described and illustrated in an existing drainage plan. The DEIS will address the existing drainage conditions in detail, including the existing drainage patterns and flooding conditions of adjacent properties. The DEIS will take into account the existing topography, ground cover and soil conditions found on the project site. The existing conditions will be evaluated for the 1-yr, 10-yr, and 100-yr storm events using methodologies that are consistent with the NYSDEC regulations.

4.5.2 Potential Impacts

Proposed site drainage will be described and illustrated in a site grading plan. Proposed drainage and storm water management designs will be detailed and an explanation of the project's compliance with applicable NYS SPDES (State Pollutant Discharge Elimination System) regulations will be presented. The proposed conditions will be evaluated for the 1-yr, 10-yr, and 100-yr storm events using methodologies that are consistent with the NYSDEC regulations.

4.5.3 Proposed Mitigation Measures

To protect the surrounding environment during construction, this project will have a Storm Water Pollution Prevention Plan (SWPPP) prepared in accordance with New York State Department of Environmental Conservation (NYSDEC) guidelines. This SWPPP will incorporate erosion control methods as required by the "New York Guidelines for Urban Erosion and Sediment Control".

The DEIS will detail the conclusions regarding the drainage conditions for the project site and the immediate surrounding area. It is known that the construction of the project will increase the amount of impervious surface area. Storm Water

management facilities are being included to the project to address the anticipated increase in run-off. The SWPPP will address in detail all proposed project components intended to address required water quality, including the use of permanent pools and extended detention facilities; and address all components intended to address stormwater quantity control, including extended detention ponds and wetlands.

4.6 Potable Water Supply

4.6.1 Existing Water Service

The Town of Brunswick has adequate water supply to serve the proposed Duncan Meadows project area. An existing 12" diameter water main is located on McChesney Avenue Extension. A summary of existing pressures and flow rates will be presented.

4.6.2 Potential Impacts to Existing Water System

An extension of the existing water service area will be required to serve the proposed project area. The estimated population per dwelling and the associated water usage will be projected and discussed in this section of the DEIS.

4.6.3 Mitigation Measures

Improvements to the water supply will include an extension of existing water distribution lines currently located in the surrounding area of the proposed project area in order to serve the future residents sites. The water mains will include 8" diameter pipes and the connection to the dwellings will consist of house service laterals constructed to the street right-of-way. All water mains will be in conformance with AWWA standard C600. Hydrants will be installed throughout the project site to provide fire protection capabilities to the site. The water supply and distribution system will be in accordance with the Town of Brunswick and Rensselaer County Department of Health and NYSDOH requirements.

4.7 Public Sanitary Sewer Capacity

4.7.1 Existing Sanitary Sewer

An existing gravity sanitary sewer line and pumping facilities are located on McChesney Avenue Extension. The DEIS will also include the existing sanitary sewage disposal conditions and capacity in detail.

4.7.2 Impacts to Existing Sanitary Sewer Lines

The sanitary sewer collection system will connect to the existing gravity sanitary sewer line located on McChesney Avenue Extension. The projected wastewater flow will be included in this section of the DEIS. Existing pump stations will be analyzed with respect to capacity after development.

4.7.3 Sanitary Mitigation Measures

Appropriately-sized sanitary sewer facilities will be constructed within the project to allow connection to the municipal system. Based on design analysis of downstream conditions, applicant will provide upgrades and improvements as required to pump stations in order to convey resultant flows.

4.8 Cultural Resources

The DEIS will include the findings of the Phase 1 Archeological Survey to be conducted for the Project in accordance with the NYS OPRHP regulations.

4.9 Noise

A discussion of potential noise impacts will be included. Adjacent receptors, if any, and their location with respect to the project. Review of potential noise generation of

construction activities; potential noise generation of the completed project to be included.

4.10 Visual Impacts

The DEIS will address any potential visual impacts for the full development of the proposed project. Site photos will be presented, illustrating the views to and from the site. An illustration or photo rendering of the proposed project will be presented.

4.11 Land Use and Zoning

4.11.1 Zoning and Planning Compliance

This section will describe the historic and existing land uses and zoning for the project site and its vicinity. Recent development trends in the area will be discussed.

This section will describe the Planned Development District, site plan review, and subdivision review criteria and procedures as required by the Town of Brunswick.

4.11.2 Compatibility with Existing Area Land Uses

This section will discuss how the project may affect future land use, including agricultural activities, in the vicinity and how the project will alter the current land use of the site.

A discussion of potential cumulative effects of the development considered with respect to other adjacent projects.

4.12 Community Character and compatibility with Comprehensive Plan

This section will describe the community character of the specific area around the development and generally with respect to the Town of Brunswick. The DEIS will identify other potential impacts to the community character and state how significant impacts may be avoided and mitigated to ensure that the new development is compatible with the existing community character.

This section will discuss the Town Comprehensive Plan, and demonstrate the Project's compatibility with concepts and ideals presented in the Comprehensive Plan, particularly with respect to the "rural character" of the Town.

4.13 Emergency Services

The proposed project site is within the jurisdiction of the Rensselaer County Sheriff's Department and the New York State Police. Each of these agencies will be informed of the proposed project.

The proposed project site is located within the Brunswick Volunteer Fire Company #1, based in Sycaway. This agency will be informed of the proposed project.

4.14 School District

The Duncan Meadows project site is located within the Brunswick Central School District (Brittonkill) east of McChesney Avenue Extension, and within the Troy City School District, west of McChesney Avenue Extension. A projection of new students residing at the project will be made and potential impacts to the school districts will be assessed.

This section will discuss the taxation implications of the project, including any fiscal benefits the School districts will receive.

4.15 Recreation and Open Space

The DEIS will document the current inventory of public recreation and open space opportunities within the Town. The DEIS will summarize the potential impacts to these spaces and discuss the project's mitigation measures, including dedication of permanent open space area, payment of Parkland fees, if any, and relation of proposed open space areas to other existing open space areas.

4.16 Solid Waste Disposal

The DEIS will summarize projected solid waste generation values for the project. The DEIS will include a discussion on off-site disposal methods.

4.17 Economic Considerations

This section will describe the potential impact that the project may have on:

- Employment, households, population, and community characteristics
- Municipal Tax Revenues
- Municipal Expenditures
- Potential affect of neighboring property values

5.0 ADVERSE ENVIRONMENTAL IMPACTS WHICH CANNOT BE AVOIDED

Any adverse impacts related to the proposed project which cannot be avoided or fully mitigated if the action is implemented will be addressed in this section of the DEIS.

6.0 REASONABLE ALTERNATIVES TO BE CONSIDERED

6.1 Null

The "No Build" alternative would consist of the continued use of the property in its current condition.

6.2 Residential development as allowed by Existing Zoning

The existing zoning of the project site is zoned as "R-25 Residential" and "A-40 Agricultural". The portion of the "R-25 Residential" is a 500 foot setback from McChesney Avenue (CR-134), with the remainder as A-40.

This section will present a residential subdivision concept as allowed under existing zoning.

6.3 Non-Residential development as allowed by Existing Zoning

This section will present a non-residential site development concept as allowed under existing zoning.

6.4 Alternative Zoning

This section will describe the feasibility of developing the entire site into commercial facilities.

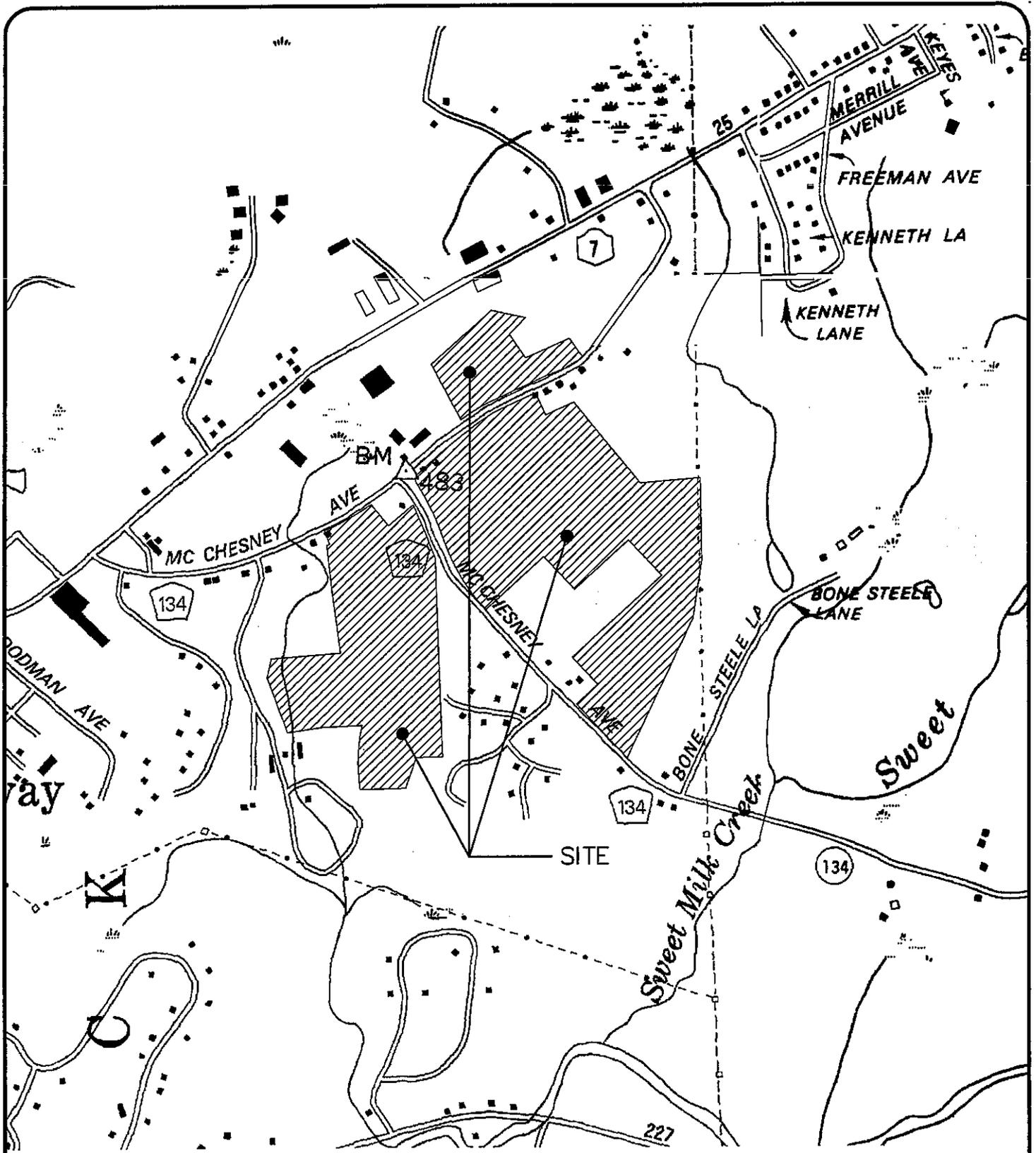
7.0 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

This section of the DEIS will identify natural and human resources that will be consumed, converted or made unavailable for future use if the project is implemented.

8.0 GROWTH-INDUCING ASPECTS OF THE PROPOSED PROJECT

Any developing economic growth or other forms of secondary impacts in the vicinity of the project will be explained in this section of the DEIS. Potential mitigation measures that might offset any distinct impacts will be acknowledged.

APPENDIX A



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SITE LOCATION MAP
DUNCAN MEADOWS
McCHESNEY AVENUE
TOWN OF BRUNSWICK
COUNTY OF RENSSELAER STATE OF NEW YORK

DRAWN BY: T.D.L.
CADD FILE: PLOT
DATE: 12-07-2007

CHECKED BY: F.J.B.
JOB NO. 07-072

SCALE:
SHEET 1 OF 1

APPENDIX B

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April 24, 2008

Barbara J. Samuel
Counsel

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APR 25 2008

Francis J. Bossolini, P.E.
Ingalls & Associates, LLP
2603 Guelderland Avenue
Schenectady, New York 12306

**Re: Proposed Duncan Meadows Planned Development District
Town of Brunswick, Rensselaer County**

Dear Mr. Bossolini:

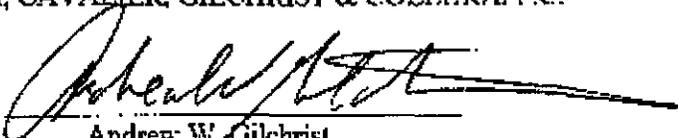
Enclosed please find the written comments received by the Town of Brunswick with respect to the Draft SEQRA Scoping Document on the above-referenced action.

Please address these written comments and submit a revised Scope for review by the Town of Brunswick. Please direct a copy of the revised SEQRA Scoping Document to the Town of Brunswick, with copy to Mark Kestner, P.E. and to me.

Thank you for your attention.

Respectfully yours,

TUCZINSKI, CAVALIER, GILCHRIST & COLLURA, P.C.

By: 

Andrew W. Gilchrist

AWC/ta
Enclosures

cc: Hon. Philip H. Herrington (w/enclosure)
Patrick Poletto (w/enclosure)
Dan Casale (w/enclosure)
Sam Salvi (w/enclosure)
James Sullivan (w/enclosure)
Susan Quest-Sherman (w/enclosure)
Thomas Cioffi, Esq. (w/enclosure)
Mark Kestner, P.E. (w/enclosure)
Donald Zee, Esq. (w/enclosure)

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APR 23 2008

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MAR 28 2008
SUPERVISORS OFFICE
TOWN OF BRUNSWICK

March 26, 2008

Town of Brunswick Town Board
336 Town Office Road
Troy NY 12180

Janice Tefft
187 McChesney Ave
Troy NY 12180

Dear Town Board:

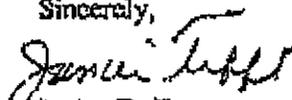
I am totally against the Duncan Meadows development. I live on McChesney Avenue and have for 10 years now. I love the rural setting even though I'm not far from the congestion on Hoosick Street. It is the primary reason I moved here. If I wanted to live near a big development I would have moved to Clifton Park. The reason people love Brunswick is because of it rural environment. Why do you insist on turning Brunswick into Clifton Park? Enough is enough. You have already approved several other developments and it is getting way out of hand. I understand because Mr. Harrington's was approved, it wouldn't look good to not approve the others. Let's stop there! There are an increasing number of people who cut through McChesney Avenue already to get from Hoosick Street by Wal-Mart to Hoosick Street by the Warr Ad Digest. There is already a problem with people going way over the posted speed limit. There are children on this road to consider.

The area on McChesney Avenue which is now a corn field is home to many animals. Geese, rabbits, turkeys, ground hogs, hawks, etc.

The geese migrate here every year. Where are they to go when you keep taking away their familiar territory? The water area on Hoosick Street by the Country View Diner used to be home to hundreds of geese until they messed with that. After they put that "viewing area" in, the water level looks a lot lower and if you have noticed there hardly are any geese there anymore. Why can't people let things be as they are? Why do we have to destroy everything? I am getting very disgusted with the town of Brunswick. I really don't believe you have the residents concerns in mind when you make these decisions. I have been to the town meetings on the past developments and didn't hear one person speak who was for them. That goes to show you are not listening to your people!

Did you ever notice that there aren't many homes for sale in Brunswick? That's because we love it here and that should tell you something. You are ruining it for those of us who don't want to live in a Clifton Park environment.

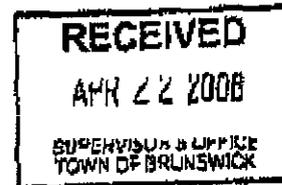
Sincerely,


Janice Tefft

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APR 25 2008

Rensselaer County Highway Department
Thomas DeJulio
124 Bloomingrove Drive
Troy, New York 12180



April 18, 2008

RE: Water shed mitigation / Duncan Meadows Project

I have serious concerns with respect to surface water and ground water contamination from the rapid development occurring adjacent to my property. I live on 7 1/2 acres located at 138 McChesney Ave. Brunswick, New York 12180.

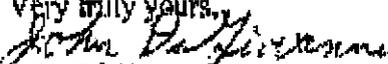
I have recently reviewed a preliminary water mitigation plan for the most recent proposed development known as "the Duncan Meadows project" in the Town of Brunswick. My property is located only a short distance from where the proposed roadway on the north end of the development will intersect with McChesney Ave.

Currently there already exists flooding during moderate to heavy rainfall along this area of McChesney Ave. In fact, McChesney Ave. has experienced long closures due to surface water flooding.

I am concerned that the Duncan Meadows project, as proposed, does not adequately address storm water runoff and may intensify the existing flooding conditions.

I am requesting that the water mitigation plan be reviewed. Please advise us to what steps will be required to insure that ground water is not contaminated and the surface water is properly managed.

Very truly yours,


John DiGiovanni

cc: Brunswick Town Planning Board
Philip Herrington, Brunswick Town Supervisor
Pete Crannis, NYSDEC Commissioner
George Casey, Army Corp of Engineers