

**TOWN OF BRUNSWICK PLANNING BOARD
REGULAR MEETING**

June 15, 2006

**RESOLUTION ADOPTING A RECOMMENDATION
ON THE CARRIAGE HILL ESTATES
PLANNED DEVELOPMENT DISTRICT APPLICATION**

WHEREAS, the Town Board of the Town of Brunswick ("Town Board") has received an application by United Development Corporation for a Planned Development District ("PDD") called Carriage Hill Estates; and

WHEREAS, the Carriage Hill Estates PDD is a proposal for both single-family homes and senior apartments, consisting of eighty-seven (87) carriage homes, nineteen (19) estate homes, and one hundred seventy-eight (178) senior apartment units located in 9 two story buildings and 8 townhouses, and located on approximately 214 acres of land bounded by NYS Route 2 to the north, Pinewoods Avenue to the south, and the Country Club of Troy to the west; and

WHEREAS, the Town Board, acting as lead agency pursuant to the State Environmental Quality Review Act ("SEQRA"), required the preparation of an Environmental Impact Statement ("EIS") for the Carriage Hill Estates PDD Application; and

WHEREAS, the Applicant prepared a Draft Environmental Impact Statement ("DEIS") for the Carriage Hill Estates PDD, and the Town Board has accepted the DEIS as complete; and

WHEREAS, the Applicant has also submitted to the Town of Brunswick Planning Board ("Planning Board") an application for major subdivision and site plan pursuant to the subdivision and site plan regulations of the Town of Brunswick concerning the Carriage Hill Estates project; and

WHEREAS, the Town Board and Planning Board have held a Joint Public Hearing on the Carriage Hill Estates PDD Application, subdivision application, site plan application, and DEIS, occurring on December 12, 2005 and January 23, 2006; and

WHEREAS, the Town Board has referred the Carriage Hill Estates PDD Application to the Planning Board for its review and recommendation; and

WHEREAS, the Applicant has appeared before the Planning Board to review the PDD Application and to discuss the concept proposals for both subdivision and site plan; and

WHEREAS, the Planning Board members received and reviewed the PDD Application, major subdivision application, site plan application, and complete DEIS; and

WHEREAS, the Planning Board members have discussed the application documents and DEIS, and have duly deliberated thereon;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Town of Brunswick as follows:

1. The Planning Board adopts the following recommendation on the Carriage Hill Estates PDD application, subject to the following considerations:

- a. The preservation of green space and open space is an important consideration for the Town of Brunswick, and the Planning Board finds that the concept of mixed residential housing units in a clustered development plan is positive and provides for such preservation goals. The Planning Board finds that the total number of carriage home and estate home lots to be acceptable, and consistent with the preservation of green space and open space with the clustered residential layout.
- b. The concept of a smaller residential lot with a carriage home design for the "empty nester" population is positive, and the Planning Board positively views the use of the clustered layout for smaller residential lots to meet the housing needs of the aging segments of the population.
- c. The Planning Board recommends that all roads within the subdivision be a minimum 26 foot paved travel way with 2 foot wing gutters on each side. Due to the reduced width of the subdivision roads, the Planning Board recommends a prohibition on street parking of any vehicles or equipment.
- d. The Planning Board finds that pedestrian movement throughout the project site would be enhanced through the installation of sidewalks on at least one side of all subdivision roads, including access roads and/or driveways to proposed senior apartments. The Planning Board recommends that all sidewalks within the subdivision be maintained by the proposed Homeowners Association.
- e. Due to the presence of wetlands on the site, the recommendations of the United States Army Corps of Engineers and New York State Department of Environmental Conservation should be incorporated into the project design.

- f. The Planning Board finds that the proposed walking trails within the project site to be sufficient only if sidewalks are installed pursuant to Paragraph 1(d); otherwise, walking trails should be paved to allow free pedestrian movement throughout the project site.
- g. The Planning Board finds that since the on-site amenity recreation areas are to be privately owned and available for use only by residents of the Carriage Hill Estates project, the Planning Board recommends that the full park and recreation fee of \$500.00 per unit be imposed.
- h. The Planning Board notes that property owned by the Applicant on the north side of NYS Route 2 adjacent to the Poestenkill Creek is excluded from the PDD application. To further enhance open space within the Town of Brunswick, the Planning Board recommends that this property located north of NYS Route 2 and adjacent to the Poestenkill Creek be subject to a conservation easement, and maintained as open green space.
- i. The Planning Board finds that the proposed access road from NYS Route 2 into the project site to be in an area that is visually significant, and recommends that an appropriate landscaping plan be required by the Town Board to maintain a visual buffer between the project and the Route 2 corridor.
- j. The Planning Board finds that the proposal for five pump stations in connection with the proposed public sewer plan within the Carriage Hill Estates site to be excessive, and recommends that further engineering study be performed to investigate the feasibility of reducing the total number of pump stations. All pump station equipment must be subject to review and approval by the Town Building Department, Town Water Department, and Town Consulting Engineer, and pump stations must be fully enclosed and appropriately landscaped. Further, the Planning Board recommends that the Town Board insure that the future costs for maintenance of these pump stations be born by residents within the proposed sewer district, and not by any Town residents located outside the boundary of the proposed sewer district.
- k. The Planning Board recommends that the specifications for the sewer line proposed for Pinewoods Avenue, including pipe size, be subject to review and approval by the Town Building Department, Town Water Department, and Town Consulting Engineer.
- l. The Planning Board recommends that a 10 inch water line be extended to NYS Route 2, not the currently proposed 8 inch water line. The Planning Board also finds that the proposed water system should be looped as depicted on the sketch attached hereto as Appendix "A".

- m. The Planning Board is of the opinion that the use of cul-de-sacs in new road construction should be discouraged in the Town of Brunswick, as cul-de-sacs require greater cost for future maintenance and snowplowing. The Planning Board finds that the Carriage Hill Estates proposed road design includes too many cul-de-sacs, and recommends that some cul-de-sacs be eliminated to create through and connecting roads. On this issue, the proposed road design should be reviewed and considered by the Town Highway Department prior to any Town Board action. Specifically, the Planning Board finds that the Applicant should redesign proposed site roads D, E, and F to encourage the use of through and connecting roads, and elimination of cul-de-sacs. Further, the Planning Board recommends the investigation of connecting Carriage Hill Landing West and Carriage Hill Landing South with a connecting road for the elimination of cul-de-sacs. For those cul-de-sacs that are retained on the project design, the Planning Board recommends that the Homeowners Association be required to maintain all green areas proposed for areas within the cul-de-sacs.
- n. The Planning Board also finds that the project design locates carriage home lots in close proximity to Pinewoods Avenue in the area depicted as Carriage Hill Landing East. On this issue, the Planning Board recommends that the lots be further removed from the lot line in the area of Pinewoods Avenue and Carriage Hill Landing East, which may also require the elimination of the cul-de-sac on Carriage Hill Landing East, and the elimination of 2 carriage home lots.
- o. The Planning Board recommends that all proposed islands/boulevards located on public roads be eliminated from the project design, subject to final review and comment by the Town Highway Department.
- p. The Planning Board notes that fire lanes are proposed around the senior apartment buildings, but recommends that these fire lanes be a minimum of 16 foot wide, with a "T" turnaround put at the end of all fire lanes so that emergency equipment can turn around, without the need to back down the entire length of the fire lanes. The fire lane should either be paved or installed with pre-cast pavers. The Planning Board recommends that the Town Board receive input from the Eagle Mills Fire Department concerning this issue.
- q. The Planning Board also finds that appropriate management of stormwater on site must be achieved in compliance with current New York State Department of Environmental Conservation Stormwater Guidelines. In this regard, the Planning Board recommends that the Town Board insure that there is no off-site stormwater impact to properties along Shine Road, Damascus Road, and Heather Lane.
- r. This project must undergo Planning Board review pursuant to the standards set forth in the site plan and subdivision regulations of the Town of Brunswick.

The foregoing Resolution, offered by Member Czornyj and seconded by Member Wetmiller was duly put to a roll call vote as follows:

CHAIRMAN MALONE	VOTING <u>Aye</u>
MEMBER CZORNYJ	VOTING <u>Aye</u>
MEMBER ESSER	VOTING <u>Aye</u>
MEMBER OSTER	VOTING <u>Absent</u>
MEMBER TARBOX	VOTING <u>Aye</u>
MEMBER WETMILLER	VOTING <u>Aye</u>
MEMBER MAINELLO	VOTING <u>Aye</u>

The foregoing Resolution was ~~was not~~ thereupon declared duly adopted.

June 15, 2006

APPENDIX A
