

1 TOWN OF BRUNSWICK TOWN BOARD  
2 -----  
3 HIGHLAND CREEK PLANNED DEVELOPMENT DISTRICT (PDD)  
4 APPLICATION  
5 -----

6 STENOGRAPHIC MINUTES OF PUBLIC HEARING  
7 conducted in the above-entitled matter on the 29th  
8 day of December, 2005, at the Brunswick Central  
9 School District Auditorium, 3992 NY2, Troy, New  
10 York, commencing at 6:47 p.m.

- 11  
12 TOWN OF BRUNSWICK BOARD MEMBERS:  
13 Councilwoman CAROLYN ABRAMS  
14 Councilmen CARL CLEMENTE  
15 PATRICK POLETO  
16 SAM SALVI  
17 Clerk SUSAN QUEST-SHERMAN  
18 PLANNING BOARD MEMBERS:  
19 Chair SHAWN MALONE  
20 Members MICHAEL CZORNYJ  
21 KEVIN MAINELLO  
22 RUSSELL OSTER  
23 DAVID TARBOX  
24 JOSEPH WETMILLER

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- 1 APPEARANCES:  
2 ANDREW W. GILCHRIST, ESQ. - Town Board Legal Advisor  
3 BOB MARINI, JR. - CEO of Marini Builders  
4 LEE ROSEN - Marini Builders  
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P R O C E E D I N G S

MR. POLETO: All right. We are readied to proceed. All raise for the Pledge.

(Pledge of allegiance.)

MR. POLETO: I want to welcome everybody to the meeting. We got more room here. It is not a bad facility.

At this point, I would like to call upon our Town Clerk to read the notice for this meeting.

MS. QUEST-SHERMAN: Public notice. Notice is hereby given that a public hearing will be held by the Town Board of the Town of Brunswick on Thursday December 29, 2005, at 6:30 p.m. at Brunswick Center School District auditorium, 3992 NY2, Troy, New York 12180, pursuant to Section 10 of the Zoning Code of Town of Brunswick, and also pursuant to the State Environmental Quality Review Act (SEQRA), and it's implementing regulations at 6 NYCRR Part 617, to allow public review -- excuse me, to allow public comment on the application submitted by Landmark Developing Group, L.L.C., for the proposed Highland Creek Planned Development District (PDD), which is a proposed 190 lot residential

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1 subdivision, consisting of 39 traditional  
2 single-family homes, 21 manor homes and 130 carriage  
3 homes, and located on 210.13 acres of land situated  
4 on the northeast side of McChesney Avenue Extension,  
5 south of its intersection with McChesney Avenue.  
6 The property is currently zoned agricultural (A-40).  
7 The application has been submitted pursuant  
8 to Section 10 of the Zoning Code of the Town of  
9 Brunswick for a Planned Development District (PDD.)  
10 A Draft Environmental Impact Statement (DEIS) has  
11 been prepared by the Landmark Development Group,  
12 L.L.C. for this action, pursuant to SEQRA. The Town  
13 Board of the Town of Brunswick, as SEQRA Lead  
14 Agency, has accepted the DEIS as adequate for public  
15 review, and a notice of completion has been filed.  
16 The public hearing will allow comments on the PDD  
17 application and DEIS. Copies of the application  
18 materials and DEIS are available for public  
19 inspection during regular business hours at the  
20 following location: Town of Brunswick Town Office,  
21 339 Town Office Road, Troy, New York 12180.  
22 In addition, a copy of the DEIS is also  
23 available for public inspection during regular  
24 business hours at the Brunswick Community Library,

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1 605 Brunswick Road, Eagle Mills, New York 12180.  
2 All interested persons will be heard at the public  
3 hearing dated December 1, 2005, Brunswick, New York,  
4 the Town of Brunswick Town Board, by Patrick Poletto,  
5 Town Board member. And that was placed in the Troy  
6 record on December 8, 2005.

7 MR. POLETO: Thank you. This is a  
8 continuation of the November 28 original public  
9 hearing. So if you got up at that public hearing  
10 and spoke, we do have a copy or we will have a copy  
11 of what was said, so we don't need to rehash  
12 everything that was said tonight.

13 At this point, I would like to call on Andy  
14 Gilchrist to let you know where we stand on the  
15 projects.

16 MR. GILCHRIST: Very briefly, just to  
17 reiterate where the project stands, this was  
18 reviewed at the November 28 meeting as well. This  
19 application was submitted by Landmark Development  
20 Group for the Planned Development District. As you  
21 just heard in the notice, this action is being  
22 reviewed pursuant to SEQRA, and the draft of our  
23 Environmental Impact Statement was accepted as  
24 complete. And again, what that means under the

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1 regulations, is that the document addresses the  
2 issues that were identified in the scoping document,  
3 identified all the issues that need to be addressed  
4 in the impact statement, and that it was active for  
5 public review, inspection and comments.

6 The public hearing tonight is both on the  
7 plan development district application itself, as  
8 well as the content of the draft Environmental  
9 Impact Statement. Comments were received when this  
10 public hearing was opened on November 28. I'll  
11 reiterate what Mr. Poletto said, in that, a  
12 transcript was made of the comments of the November  
13 28 public hearing. Tonight is a continuation of  
14 that hearing. You will hear a brief presentation by  
15 the applicant, over-viewing what the project was all  
16 about.

17 If you had the opportunity to be present at  
18 the November 28 meeting and heard the presentation  
19 and offered comment, those comments are already on  
20 the record, will be fully address by the applicant,  
21 and considered by the Board in reviewing the  
22 application.

23 The purpose for the continuation of the  
24 hearing was not to repeat those. If you did not

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1 have the opportunity to be at the November 28  
2 meeting, of course all comments are received.

3 In addition, if there are any new or  
4 additional comments that you wish to place on the  
5 record that may have arisen between the 28th and  
6 this evening, by all means, those comments are to be  
7 received as well.

8 Ones those comments are received, the next  
9 step in the process will require the applicant to  
10 consider all the comments received and respond to  
11 them, address all of them. If there were questions,  
12 they will be answering the questions. If comments  
13 were placed on the record, addressing the comments  
14 and explaining more about the project. That's a  
15 document we call a final Environmental Impact  
16 Statement. That likewise will either come into the  
17 Town Board for approval and completeness, and that  
18 determination will be whether this applicant has  
19 fully addressed all of the comments received by the  
20 public on their initial document.

21 So, you must keep in mind this record is  
22 not complete on this application yet. This Town  
23 Board, as I've advised the Town Board, makes sure  
24 this record is complete in terms of adequacy of the

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1 draft EIS, addressing the comments identified in the  
2 scope, listening to all public comments received,  
3 both at the public hearing and as I'll mention in a  
4 moment, any written comments that have been  
5 received, ensuring that the applicant has fully  
6 addressed them before any determination is made on  
7 the application. It's not in compliance with the  
8 SEQRA regulations to make a determination until that  
9 record is complete.

10 Written comments. Written comments have  
11 always be allowed in the application. Once a public  
12 hearing is closed, the SEQRA regulations also  
13 require a written comment period following the close  
14 of the public hearing. So, once this public hearing  
15 is closed, there's still an opportunity to submit  
16 written comments, if you have not been able to  
17 attend the public hearing or for whatever reasons  
18 have not gotten up to speak at the public hearing  
19 and put your comments on the record. So, please  
20 keep in mind that there is the ability to submit  
21 written comments through a date established by the  
22 Town Board once the public hearing has been closed.

23 And with that, again, a stenographic  
24 transcript is being made of tonight's meeting to

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1 make sure that the record is complete. So, when you  
2 do come up to give comments, again for the record,  
3 place your name and address. Thank you.

4 MR. POLETO: As Andy said, if you come up,  
5 we need to have your name and address and clearly  
6 stated so the stenographer can get the spelling  
7 right, because we've had questions in the past about  
8 spelling of some names.

9 At this point I would like to call upon  
10 Landmark Development to give a brief recap of what's  
11 going on.

12 MR. ROSEN: Thank you very much. My name  
13 is Lee Rosen, and with me tonight is Bob Marini of  
14 Marini Builders and Ivan Strahall, who is our  
15 project engineer. We are going to just give a quick  
16 overview of the project. Bob is going to then  
17 explain the types of homes that we will be building  
18 and then we'll move onto the public comment period.

19 The Highland Creek Planned Development  
20 District would feature a variety of single-family  
21 homes designed around an integrated open space  
22 system that would include land for active and  
23 passive recreational use, as well as land to remain  
24 undeveloped.

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1 Just briefly, as was mentioned, the site  
2 for Highland Creek is 210 acre parcel of land  
3 located on McChesney Avenue Extension, at its  
4 intersection with Bonesteel Lane, which is about  
5 three quarters of a mile south of the intersection  
6 with McChesney Avenue. The homes planned for  
7 Highland Creek will include 130 carriage homes,  
8 which are single-family detached homes, ranging in  
9 size between 1400 and 2200 square feet, specifically  
10 designed for the empty-nest owner; that is, the  
11 owner who desires single-family home ownership, but  
12 less in the way of exterior ground maintenance, with  
13 lawn mowing, snow removal and other services  
14 provided through the community.

15 The community will also include 39  
16 traditional single-family homes, designed to appeal  
17 to the first time and move-up home buyer, ranging in  
18 size from 1800 to 3200 square feet. As well as 21  
19 manor homes, which are a collection of premium value  
20 homes ranging in size from approximately 2000 to  
21 3500 square feet, designed to appeal to the luxury  
22 high-end home buyer.

23 Highland Creek's open spaces will be owned  
24 by a homeowners association to be created for the

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1 community and include approximately 135 acres of  
2 land, or approximately 65 percent of the site, with  
3 walking trails, active and passive recreation areas,  
4 as well as other lands to remain undeveloped. The  
5 master landscape plan will be implemented for the  
6 community, and these sections will also be placed on  
7 the lands owned by the Highland Creek homeowners  
8 association, for their long-term maintenance and  
9 protection, as well as upon individual homes to  
10 provide architectural control.

11 Just turning to the site plan, which was  
12 displayed on the screen, the entrance, the main  
13 entrance will be from McChesney Avenue Extension,  
14 which you see on the far extreme left of the site.  
15 There will be an entrance road coming into the site  
16 that will have a master landscape plan designed for  
17 it. That road will break off into two roads; one,  
18 to serve the carriage home section of the community,  
19 and another will bring the residents back to the  
20 traditional single-family homes and the manor homes.

21 Again, a master landscape plan will be  
22 implemented for all of the common areas, as well as  
23 for individual homes. We have a blow up, for  
24 example, of one section. This is a section of the

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1 carriage homes. You are looking at a bird's-eye  
2 view. It will be community features. As you are  
3 looking down at a rotary, which will have a gazebo  
4 which will be a community gathering area, as well as  
5 other areas for community gathering within the site.

6 At this time, I'll turn the presentation  
7 over to Bob, who will describe the homes.

8 Thank you.

9 MR. MARINI: My name is Bob Marini, and I  
10 am the CEO of Bob Marini Builders. My family has  
11 been building new homes in the area since 1947. I  
12 am the third generation home builder. We have  
13 experience in building over 2000 homes in over 30  
14 counties throughout the region, and I would like to  
15 think that we have the experience and the knowhow to  
16 build a project of this magnitude, to build a  
17 project like this in the town of Brunswick, which we  
18 feel is a very desirable place to live.

19 I would like to talk a little bit about the  
20 homes that we are going to build here and show you  
21 some photographs of actual homes that we're building  
22 in other communities, which will actually be the  
23 types of homes that we'll build in Highland Creek.

24 Starting off with the manor homes, which

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1 would be the highest price-range homes within the  
 2 community. There will be 21 of these, and they are  
 3 designed to appeal towards the luxury home market,  
 4 those buyers who are looking for their second and  
 5 third home. They will range between 2000 and 3500  
 6 square feet, and these homes are situated towards  
 7 the rear of the property, which borders up to the  
 8 golf course on the northerly side of the project.  
 9 The home sites here are the largest of the home  
 10 sites that are within the community, and they  
 11 average two-thirds of an acre, and the lots are  
 12 typically no less than 100 feet.

13 This is an example of a manor home. This  
 14 house is about 3,000 square feet. And what we do  
 15 with the homes, is we mix the textures. So, we  
 16 provide appealing streetscapes, so that we avoid  
 17 that, quote unquote, that cookie cutter look.

18 Moving onto the traditional homes. The  
 19 traditional homes are geared towards the first-time  
 20 home buyer and the first move-up buyer. These homes  
 21 are 1800 to 3100 square feet. You are looking at  
 22 photos of actual traditional homes that we're  
 23 currently building in another community in the area.  
 24 The minimum lot size here is 90 feet wide by 130

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1 feet. And within the PDD, we are able to maximize  
 2 our use of the lots and allow for side yard setbacks  
 3 as small as five feet, which allows us to put side  
 4 entry garages. And we end up with averages of 35 to  
 5 40-foot spacing between homes. These homes will be  
 6 built on an average of about .4 acres or around  
 7 17,000 square feet.

8 This is an example of a traditional home.  
 9 Again, we use different texture on the outside. We  
 10 combine shapes and stone and we use different color  
 11 schemes so that when you do drive down the street,  
 12 that streetscape has the appearance of more of a  
 13 custom look than a cookie cutter look.

14 The carriage homes, finally the carriage  
 15 homes, are designed for the empty nester market.  
 16 And by design, these homes are designed for those  
 17 folks who are empty nester, whether they be single  
 18 individuals, they be couples who are empty nester,  
 19 their kids are gone. And the homes are primarily  
 20 designed with, they are all designed with master  
 21 bedrooms on the first floor. We have three ranch  
 22 plans within the -- four ranch plans between 1400  
 23 and 2200 square feet, and one plan that has the  
 24 master bedroom down and two bedrooms upstairs.

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1           These homes are built on lots that are 55  
2 feet wide by 130 feet deep. Our homes are 40 feet  
3 wide, so that will allow for an average of 15-foot  
4 spacing between the homes.

5           Here is another example offer a carriage  
6 home. This one has a master bedroom on the first  
7 floor. And again, you could see the use of the  
8 colors and the textures on the outside. So when we  
9 are done, not everything is done with just vinyl  
10 siding. We've introduced brick and stone and all  
11 kinds of things that you would want to see on a home  
12 that would have a custom appearance to it. We have  
13 architectural diversity built into your products so  
14 that when we offer four plans, we have three or four  
15 elevations that go with those homes. So that we  
16 could build the same plan or put a different  
17 elevation to it and have it look entirely different,  
18 and what you are looking at screen here is example  
19 of two homes that are identical in floor plan, but  
20 yet we could achieve two totally different looks for  
21 that home.

22           And then an example of a carriage home,  
23 because it is an increasing growing market for the  
24 empty nesters, the demographics just dictate that

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1 this is the market segment that is vastly  
2 under-served within the Capital Region. And in  
3 many, many towns, and this gives you an example of  
4 the first floor plan of what this market is looking  
5 for, generally one floor living, smaller homes,  
6 maintenance-free exteriors, and having all the  
7 landscaping, all the amenities, all the landscaping  
8 the snow plowing and all of those things rolled into  
9 a homeowner's association that takes care of it for  
10 them.

11           This is just a slide of the example of what  
12 a typical streetscape in some of our communities  
13 might look like. We use things such as corral  
14 fencing and stone pillars, and we do give back to  
15 the land in terms of adding a lot of landscaping.  
16 We go above and beyond to make sure that the  
17 streetscape is really pleasing, and is something  
18 that we're proud of and the people who live in the  
19 community are proud of, and the people who make  
20 decisions to have communities like this are proud of  
21 it as well.

22           And with that, I would like to say thank  
23 you very much for the opportunity to speak.

24           MR. POLETO: Thank you. All right. Now,

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1 we are open for the public comment period. Again,  
 2 we have a transcript from the first meeting with  
 3 everybody's comments, so if you have new comments,  
 4 come on up to the microphone. We need your name and  
 5 address, and speak into the microphone, because we  
 6 are also taping the meeting up here and we got to  
 7 pick it up on the PA system in order to get a clear  
 8 copy on our tape.

9 So, first one up?

10 TOM WAGNER: Good evening. My name is Tom  
 11 Wagner, I live at 66 Weyrick Road, in Troy, New  
 12 York, in the Town of Brunswick, and I just had three  
 13 thoughts that I wanted to share.

14 The first is, there probably has been a  
 15 demographic study of what this will do to the school  
 16 district and the school operating budget, and I  
 17 would like to make sure that that's considered.  
 18 I've lived here for 30 years and I've noticed that  
 19 the taxes have never gone backwards, they've always  
 20 increased somewhat monotonically. So, will this  
 21 have the same effect? And how could that be  
 22 contained? Because I think this sounds like a very  
 23 nice project, but I think the community should be  
 24 shielded from tax increase due to a project like

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1 this.

2 The second concern is, what will happen to  
 3 the traffic light infrastructure? The roads that  
 4 lead to and from this region, I don't believe were  
 5 designed with heavy construction vehicles in mind.  
 6 And how will that be accommodated? And then, after  
 7 the construction period, how will the additional  
 8 traffic patterns effect the area? I don't know if  
 9 this is really true, but the AAA says the average  
 10 household has 3.4 cars. So 190, 3.4; that is 600  
 11 plus cars to the area, which is a fairly significant  
 12 figure.

13 Also, related to that, it's not in the Town  
 14 of Brunswick, but the Hoosick Street traffic is  
 15 pretty significant. It's a main thoroughfare  
 16 between the south and Vermont. There will be 600  
 17 more cars in that mix. How will that work? What  
 18 will it mean to Route 2 as well? So, I don't know  
 19 if those have already been addressed, and forgive me  
 20 if this is redundant, but that's something that I  
 21 would like to learn.

22 The other part, and maybe you got this now  
 23 already, but it seems like this will be a  
 24 self-contained community, so there will be water and

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1 sewer service. Will that be a sustained district  
2 that will be managed as a district and, therefore,  
3 not involved with the tax base or the rest of  
4 Brunswick funding water and sewer? So, those are  
5 some concerns.

6 One suggestion I have, is to consider the  
7 posting of a performance bond. As a study, you  
8 should have a prediction, and a performance bond  
9 could be put in place as an insurance policy to  
10 accommodate any unforeseen expenses to the Town of  
11 Brunswick in the future. It could be posted for a  
12 five-year period, and if the study is rock solid,  
13 there will be no additional expense, the performance  
14 bond would not be exercised. If there were  
15 additional expenses, the cost would be exercised. I  
16 think that would be a nice way to contain the impact  
17 of this.

18 And one final suggestion is, I understand  
19 the study is available at the location and you could  
20 go there during business hours. It might be very  
21 useful to post that on the internet, at a site that  
22 would allow the community a lot more access to it.  
23 And I think it's very doable in a PDF file or some  
24 form of that nature.

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1 So, thank you.  
2 MR. POLETO: Thank you. Next? Anybody?  
3 LOUIS HUTTER: I'm Louis Hutter,  
4 H-U-T-T-E-R, and I am at the 228 White Church Road.  
5 I have not read the DEIS, I just don't have the  
6 time. It's a thick volume and there are several  
7 other applications. But, what I would like to get  
8 clear, basically, and hopefully somebody from the  
9 town has got the entire DEIS, and hopefully these  
10 items are admitted.

11 One item, is that there's a number of  
12 applications that are in now, plus the Wal-Mart.  
13 It's a significant amount of development, and I  
14 believe it's safe to assume that each of the  
15 applications does not consider the growth of the  
16 other applications, and also, the existing growth  
17 from the existing zoning. And quite a few houses  
18 will still be built in Brunswick.

19 As submitted, any one development might not  
20 seem like a significant growth, but when you combine  
21 them, I have been told that there's 1500 houses or  
22 something supposedly to be built in the next two  
23 years and are on the wall of proposals. And based  
24 upon 5,000 district houses in Brunswick, that's

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1 roughly 20 percent growth in two years, which is  
2 very significant.

3         What I would like to have, is that all of  
4 the DEISs should be combined into one, so that the  
5 growth of each one, which is by the time one will be  
6 built out, the other will be built out too, so there  
7 should be really one DEIS for all of the  
8 applications. And also the DEIS should consider  
9 that the Town will eventually be built out. Our  
10 zoning is based upon a certain final number of  
11 houses in Brunswick, and the density of that will be  
12 agreed upon by everybody. So, that should be the  
13 baseline, and then the development district are  
14 additional to that, and to come up with additional  
15 development.

16         But the one thing I had done also is  
17 started reading the Master Plans that had been  
18 referenced by the applications, and I found one  
19 error in it. There was a statement in the future  
20 development of the taxes for both town and county,  
21 helping to offset the increase of any taxes.

22         When we had the public hearing for the  
23 Master Plan, the comment was made that that was  
24 inaccurate. It was explained that, okay, there's

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1 more taxes, but there's more services. Once we get  
2 to a certain size, we have the police force, so on  
3 and so forth. And if you look at all the other  
4 towns around us, their taxes are similar, but they  
5 have a lot more growth and a lot more density, and  
6 it had been agreed by everybody that, basically, you  
7 have more development, you still have the same  
8 taxes, because there's more government services that  
9 have to serve the people. And hopefully, that  
10 statement and any of the other statements that were  
11 in the public hearing, were addressed in the Master  
12 Plan. Again, I couldn't finish reading the whole  
13 Master Plan.

14         Another comment I have is our zoning and  
15 our land use regulations, which is the Planning  
16 Board. They date from the 1950s, and right now they  
17 are under a total review, and I assume they will be  
18 done shortly. But to, basically, consume an amount  
19 of growth under the existing regulations is  
20 unreasonable, because we are concurrently developing  
21 the regulations. Any significant developments, I  
22 feel, should be put on hold until our final zoning  
23 and our final planning regulations are enacted,  
24 because anything that we put in place now will be

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1 with us for the next hundred years, and they should  
2 be reflective of what I consider to be our present  
3 requirements, which is what should be issued  
4 shortly.

5 All the developments that we have,  
6 including this one, I assume it's lit by street  
7 lights, and people are supposed to be walking around  
8 and so forth. That will cause light pollution and  
9 DEIS should consider that. People in Brunswick  
10 drive around at night, we are starting to have a  
11 light pollution problem. We have the nighttime  
12 glare problem from Albany and Troy. We have a whole  
13 lot of speed lights coming in, we have Action  
14 Chevrolet, we have the other developments coming  
15 onto Route 7. I have next to me the lights, they  
16 are so lit up at night on the side of the hill, it  
17 looks like a ski resort that has night skiing,  
18 that's how bright it is.

19 I found that, my experience, everybody  
20 says, "We'll put vegetation in and the lights will  
21 shine down to the ground only." But in the  
22 wintertime with snow cover, there's no vegetation,  
23 the light just bounces off the snow and goes back  
24 into the area, and a it's ruining our nighttime

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1 vista. And any developments should, with the  
2 lighting and, basically, the reflective lighting off  
3 the ground especially should be considered, and  
4 somehow take care of.

5 And I feel the DEIS should also, basically,  
6 consider the requirements on the town services that  
7 will be needed; as, for example, I think there's 100  
8 empty nesting housing here. We already have Grouse,  
9 which was supposed to be built for the elderly  
10 people in Brunswick. I don't know how many  
11 Brunswick residents moved into Grouse. If these are  
12 empty nesters here, ten years they are going to be  
13 elderly. If we start having an older population, a  
14 lot of services are needed, and I don't know how  
15 they would continue to live here, because there is  
16 really nothing for an elderly person to get by. We  
17 would have to have more elderly services, and have  
18 transportation. We have to have better ambulance  
19 service and so forth, and all of that should be  
20 considered in the Environmental Impact Statement.  
21 And, basically, like the elderly, all of the  
22 applications should be considered together.

23 Right now, it's my personal opinion that  
24 our whole infrastructure and the way that we

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1 operate, we really can't handle a lot of  
2 development.

3 At the first public hearing there was a big  
4 sign on the wall, "99 people legal limit." We had a  
5 couple hundred people in the room. So, if we do  
6 develop too large, we are going to become like  
7 Clifton Park. We are going to have to have vigorous  
8 requirements, and I frankly like it the way it is.  
9 It works well for the town that we have. I really  
10 would not like to have to change the government and  
11 have to get permits to do everything and so forth.

12 One thing about this development district  
13 is, essentially this is the third largest  
14 development in that immediate area. Each one was  
15 considered by itself, but at one point I feel these  
16 developments should be considered, when you have  
17 several in an area, it should be considered as one  
18 super development, and it really shouldn't be an  
19 individual application. It should be a zoning. And  
20 the area should be zoned for Planned Development  
21 District. Not a single one has a variance for  
22 zoning.

23 And from what I heard at the last meeting,  
24 I have one comment regarding this particular

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1 application. I think, to me, it looks like it  
2 depends around the intent and desires of Brunswick.  
3 I heard that there was comparison of the houses that  
4 were proposed, versus the existing housing that we  
5 built out. However, most of the site, I believe, is  
6 unusable, it's wetland, stream or too hilly to build  
7 houses on. And, basically, it looks like we are  
8 going to get higher density housing in Brunswick  
9 than the Zoning Board and the Planning Board has so  
10 stated in the past.

11 A Planned Development District like this, I  
12 believe the intent of the Master Plan was to put a  
13 new commercial center, basically, confiscate areas  
14 in downtown. We won't have a downtown. We have  
15 maybe commercial residents, we have car dealers and  
16 Price Chopper and Wal-Mart, but there's no offices,  
17 there's really no restaurants and so forth that  
18 downtown Troy has. And we have estimated that the  
19 development district, we are supposed to be able to  
20 walk to work. Everybody has to get into a car and  
21 drive. It's just more houses. And I believe it's  
22 not even access around 7, you have to go onto County  
23 Road and drive around Route 7. And I just don't see  
24 the access to the center of Brunswick that the

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1 planning development district should have.

2 And my final comment is that, I don't know  
3 what need does Brunswick have of a development like  
4 this one. And the other one is, if we are  
5 requesting a zoning variance, well, it should be for  
6 Brunswick then. And if there is nothing in here  
7 that can't be satisfied by our existing zoning,  
8 there's no need for a new district. To me, it seems  
9 like the development is intended for people on the  
10 other side of the river, and I don't think we have  
11 one to 2000 people that need houses in Brunswick,  
12 and it looks like this development is spillover from  
13 Clifton Park and so forth. I lived there, I moved  
14 here because I like Brunswick. If I wanted  
15 developments, large scale developments, I would live  
16 over there, but thank you.

17 MR. POLETO: Thank you. Next?

18 DON LUND: Good evening. My name is Don  
19 Lund. I lived on 26 Old Sea Road here in Brunswick.  
20 I'll start straight out by thanking the Planning  
21 Board. I have been in the industry for 25 years and  
22 our last name is synonymous in construction for over  
23 a hundred now. I too am a third generation, and if  
24 I figure it out, that's a lot of years for one

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1 person to be in their career.

2 As a third generation, we have held all  
3 kinds of different titles in the construction  
4 industry. We have been involved in planning boards,  
5 zoning boards, consultants, advisors,  
6 superintendents, foreman, and guys who just work in  
7 the gang. We've worked on all kind of structures.  
8 We've seen all kinds of developments, both in  
9 housing and commercial. And one of the things that  
10 drew me from the other side of the river to here, as  
11 well as family, and I have immediate family, into  
12 this town, is that this town is planned, they learn.  
13 They look at mistakes, they analyze them and they  
14 try to implement ways to make sure that they don't  
15 make the same mistakes. I see that here. I've seen  
16 that in other projects in this town. I've watched  
17 it. I have some criticisms, but by and large,  
18 everything I have seen with this particular project  
19 is, by and large, one of the best proposed projects  
20 I have seen to date. People will scowl, they will  
21 have negative comments, but before I make comments  
22 such as that with an attachment to my name, I have a  
23 responsibility to that name, and that is not to  
24 speak until I know what I'm talking about.

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1 I've heard that it will impact the school  
 2 district. I am in the Brittonkill School District.  
 3 Automatically I think about, oh my God. But the  
 4 facts are, is that this impacts three different  
 5 school districts, not just one, three. The impact  
 6 to each school district, as from my experience, is  
 7 the lowest I've seen in a development structure.  
 8 Infrastructure, that's been addressed. As  
 9 taxpayers of New York State, we don't have much to  
 10 say about the infrastructure until we get an  
 11 infrastructure built in force and whether we want to  
 12 vote on it or not. Route 7 has been planned and  
 13 developed for many, many years. They just recreated  
 14 a new infrastructure on Route 7 with just these  
 15 kinds of developments and just this kind of  
 16 commercial growth in mind. These are people who are  
 17 experts in the field. If we don't have faith in our  
 18 experts, then what do we have faith in?  
 19 I have an engineering degree. It doesn't  
 20 make me an expert engineer. I have a construction  
 21 management degree. It doesn't make me an expert in  
 22 construction management. But what it does give me,  
 23 is a basis to make an opinion based on the  
 24 information given to me. Now, based upon the

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1 information given to me on all the comments I've  
 2 heard, I've researched those comments and looked  
 3 towards them and brought out facts. And the facts  
 4 are, is that I heard comments that it's going to  
 5 impact the school district. The impact is far  
 6 minimal. In fact, the school district, this  
 7 particular one, Brittonkill, and I've reviewed this  
 8 one for quite some time, it's in a deficit. It's  
 9 running out of space.  
 10 The services, you get into the services.  
 11 We have the State Police, we have the State Police  
 12 barracks. The county, the Rensselaer County  
 13 Sheriffs, they are in a deficit for revenue. We are  
 14 not going to get it through revenues. We are not  
 15 going to get it through commercial properties. We  
 16 are going to get it through growth of residential  
 17 properties.  
 18 This particular type of residential growth  
 19 is one of the best kind of residential growths you  
 20 could have in a community. These are people who are  
 21 responsible that are going to be buying these homes.  
 22 They are not foreclosures. I came here 15 years ago  
 23 and there was not one single soul in this town who  
 24 was negative towards me building on farmland. The

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1 farmland was sold, it was divided up into two acre  
2 lots, and I built a quality home, and I'm very proud  
3 of it. I'm in my second home now. I'm in the  
4 middle of my second home within this town, with a  
5 seven-year-old boy. I would like to make it a  
6 second generation, a third generation, a fourth  
7 generation of the Lunds here in this community.

8 I hope that I chose the right community.  
9 It's a terrific community with terrific people.  
10 Everyone here has been very, very welcoming and  
11 outgoing. It's the kind of community I want to  
12 raise my son in, and I hope he raises his family in  
13 and we continue on for many hundreds of years here.  
14 I've seen the other sides of communities, where we  
15 take so many negative attitudes and we take so many  
16 uninformed comments and we go from a zero to broke  
17 attitude. And the truth is, it impacts the very  
18 same people today, 30 years from now. The same  
19 people who are diligent in paying their taxes, they  
20 never have any resolve on the issues that are on  
21 their table. This town has issues. Every single  
22 town you're going to live in has issues. How we  
23 handle them is what makes the town good or bad.

24 Look around you. I often hear this and I

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1 see it, and this is true, "We don't want to be  
2 Clifton Park." Certainly not. But these are the  
3 things that I've seen in this town that assures us  
4 that we are not going to be Clifton Park. I hear  
5 comments about how we are going to impact the  
6 quality of life of Brunswick. That would be saying  
7 that when I came to Brunswick, I impacted the  
8 quality of life. Is that a negative way?

9 I'm active in this community. I've  
10 contributed back, and I will continue to do so. And  
11 like I said, I can't see a better community that I  
12 would want to be in in the Capital Region. I have  
13 been all over this state. I've built all over this  
14 state and the surrounding states. I could tell you,  
15 we sit on a real gem here. This is a great town.  
16 Be thankful. And quite frankly, I know it sounds as  
17 though I'm all pro. There's always negatives to  
18 everything, and don't think that I don't have my  
19 negative thoughts about certain aspects of all of  
20 these projects, one of them being traffic on Route  
21 7. But the facts are, is that whether this project  
22 goes through or not, traffic could increase on Route  
23 7 by virtue of Vermont building larger and larger  
24 communities. That traffic is still going to flow

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1 through Route 7. That traffic is going to come up  
2 from New York City. So to use the statistical  
3 analysis --

4 AUDIENCE MEMBER: It is being diverted to  
5 Route 2 right now.

6 MR. POLETO: Just keep going.

7 DON LUND: -- to use the statistical  
8 analysis, let's make sure that as we make these  
9 comments, we get all the facts straight, and that we  
10 take everything in the environment into account.

11 I can only say this, I wouldn't be in favor  
12 of the project if I thought the negatives outweighed  
13 the positives. And having been a part of planning  
14 boards and zoning boards, having been a consultant  
15 of a number of communities, a free consultant, I  
16 would never attach my name to something that would  
17 disgrace my name, my heritage or my community. I  
18 live in this community. I'm residing in this  
19 community. I'm on my second home now, and I hope  
20 that I'm in my third home, and I hope that someday  
21 my kids and their kids are in their homes here in  
22 Brunswick.

23 And I could only say one more thing, is  
24 once again, thank you very much for the open public

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1 hearings. Many communities do not have these.

2 And one other comment, and that is  
3 regarding the builder. For those of you who don't  
4 have any kind education or extensive information  
5 about builders, I've seen developers, I've seen them  
6 come and go. Mr. Marini stated he too is third  
7 generation. That means his name is on this. He is  
8 not looking to go anywhere, and he hasn't gone  
9 anywhere. I've seen their homes. By and large,  
10 you're not going to find a more responsible builder  
11 in your home town. I've seen irresponsible ones.  
12 I've looked at their infrastructure in the roads,  
13 how they impact the environment, the surrounding  
14 areas, what they take into account and into  
15 consideration, the style of homes. You can look at  
16 the architecture. These are all things that I was  
17 trained and skilled in. These are things I see on a  
18 daily basis. I know for a fact that they are one of  
19 the high-end of what the Capital Region has to offer  
20 in terms of builders.

21 So, we are very lucky that, in respect to  
22 having someone come here to apply to build in our  
23 town, that we have attracted someone on the upper  
24 end, someone who cares about whether the nail is put

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1 in straight or crooked. It makes a big difference.  
2 Thank you.

3 MR. POLETO: Next?

4 BERNARD FLEISHMAN: My name is Bernard  
5 Fleishman, I live on Colehamer Avenue, Troy, New  
6 York 12180. I hadn't planned to speak up so soon,  
7 because you people know me too well already, as the  
8 Town Board. But, there are a couple of aspects of  
9 the previous speaker's comments that I think require  
10 some response.

11 First of all, the principal group in this  
12 Town that has been urging a slowdown, in effect a  
13 shelving of the current projects, until an overall  
14 Master Plan is developed, that group, Brunswick  
15 Smart Growth, is not Brunswick no Growth, it's  
16 Brunswick Smart Growth. So the claim that the  
17 opponents of this project or others are interested  
18 in no growth at all, is not justified, all right?

19 The question is, how will we develop it?  
20 An individual project may be very good. And  
21 frankly, I have no great objections to this project,  
22 except for the traffic that will be spilling into  
23 the roads that lead across to the capital district,  
24 to Route 7 and to Route 2 and to Pinewoods Avenue.

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1 And that's a major concern of mine.

2 Incidentally, if we are talking about  
3 expertise, some of us have some experience, a lot of  
4 experience, in relevant aspects of these projects.  
5 From 1976 to 1995, I was one of the directors of the  
6 Capital District Transportation Authority. All  
7 right, we ran a bus company, but we learned things  
8 in the process. We learned that when a community  
9 asks for some transportation, some public  
10 transportation like busses to come in, we would go  
11 there and find that the builders were all over the  
12 place. And in effect, it was often impossible to  
13 design a decent transportation plan, because there  
14 had been no overall prior planning for that area.  
15 And it's this kind of thing that Brunswick Smart  
16 Growth is asking.

17 We need a Master Plan, updated Master Plan,  
18 for this Town. We have to know where growth will  
19 take place and should take place, where open space  
20 should be preserved, and we also have to know how  
21 will transportation be handled, how will the traffic  
22 will be handled. What has happened with us now, is  
23 that the, as the previous speaker has said, the  
24 traffic on Route 7 grows and grows and grows. And

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1 not only does it grow, but as one gentleman tried to  
 2 called out before, it spills over into other roads,  
 3 into Route 2. Not only into Route 2, into  
 4 residential neighborhoods along Route 7. There is a  
 5 severe traffic problem in this town. And to  
 6 consider planning, consider residential development  
 7 planning without giving attention to the aspects of  
 8 how people are going to get to where they need to go  
 9 and how they are going to do it without excessive  
 10 pain and wakening and aggravation, that is an  
 11 essential part of the planning process.

12 But, our proposal, the Brunswick Smart  
 13 Growth, and again it's been said before and I  
 14 apologize for repeating myself, but we don't know  
 15 whether our proposals are being seriously considered  
 16 by the Town Board; that is, a proposal of the sort  
 17 that says it is too early to look at the individual  
 18 projects here. What we have to look at, what we  
 19 have to revise, is the process which you are  
 20 engaging in here; that is, looking at one project at  
 21 a time and not anticipating how these projects will  
 22 interact, how they will effect the traffic pattern  
 23 of the whole town, and then there is the existing  
 24 traffic problems that have dogged us for years and

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1 years and years.  
 2 So, we urge again, respectfully, that the  
 3 process be reconsidered. That there be a shelving,  
 4 a delaying in approving any of the five proposals  
 5 that have been brought fourth, so that a serious  
 6 development of the Master Plan could be done in  
 7 which all residents of the Town could participate,  
 8 and to move forward so that we don't move into a  
 9 future of sprawl. That is the reference of Clifton  
 10 Park over and over. Well, it's not Clifton Park.  
 11 Most of the communities, most of the suburban  
 12 communities in the United States suffer from sprawl,  
 13 and they suffer from that because of unplanned  
 14 growth, haphazard development. The developer says,  
 15 "I want to build here." Okay, build there. "I want  
 16 to build there." Okay, build there.

17 The town should be able to say where things  
 18 will be built, so that we all can prosper and live  
 19 in a more beautiful and satisfying environment.  
 20 Thank you.

21 MR. POLETO: Thank you. Next?  
 22 KATHY BETZINGER: Hi. I'm Kathy Betzinger,  
 23 B-E-T-Z-I-N-G-E-R, from 1 Valley View Avenue -- 1  
 24 Valley View Drive, sorry, Troy, New York 12180,

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1 Town of Brunswick.

2 I am not opposed to development either.  
 3 Actually, this plan does look very nice. I know of  
 4 the builder, I've seen his homes, and it's done very  
 5 well. My concern is the same as we have been  
 6 hearing, you know, consistently, of the cumulative  
 7 impact of five plans, all which will require zoning  
 8 changes. And having one go through, having the  
 9 zoning changes on that, how is it going to effect  
 10 the others? Is it going to set a precedent? Is  
 11 this going to mean that once you approve one, it  
 12 automatically means the next is going to be  
 13 approved, because so many things are similar to the  
 14 other plan and so on? It could get out of hand.  
 15 And the plans, all of the plans need to be looked at  
 16 collectively.

17 The town has to be smart about the  
 18 development of this very desirable area. We  
 19 obviously have an area where people are driving from  
 20 and to and going right through us. So, we could  
 21 make it so much more desirable. We could make it so  
 22 much more attractive, instead of doing it  
 23 haphazardly and then all of a sudden, you know,  
 24 oops, our property value is going down, and then

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1 oops, look at that, it's really, there's so much  
 2 traffic over here. And all of those homes now,  
 3 which used to be worth a lot more, now all of a  
 4 sudden aren't going to be worth that much anymore.

5 And as they are talking about tax  
 6 increases, I am sure the town taxes won't be  
 7 increased, but the county, because of the  
 8 infrastructure, the water, the sewer, all of these  
 9 things, those taxes, once you look at the Rensselaer  
 10 County impact with the water and sewerage, that is  
 11 probably going to go up, as well as school taxes.  
 12 So, there is a huge impact to the residents  
 13 altogether.

14 The one gentleman that referred to  
 15 performance bond and requested that, that sounded  
 16 like a very good idea. I also would be in favor of  
 17 something like that. So, basically, there has to be  
 18 a plan. A plan, a plan, a plan. Everything should  
 19 be put on hold, everything should be looked at,  
 20 because it's obvious everybody wants to come here.  
 21 So, once we know that and everybody is, you know,  
 22 anxious to come here, that's when we need to be  
 23 smart and make a good plan and to step back.

24 As the Iroquois say, seven generations; we

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1 should be looking seven generations ahead, not just  
 2 for the here and now, not just for people like we  
 3 see what's going on with our administration;  
 4 planning things and doing things for just their term  
 5 or to get reelected. We should be looking at our  
 6 children and our children's children and so on.

7 And so, I really do think that the town has  
 8 to be very careful and look at this very carefully,  
 9 and either hire somebody or look at the whole plan  
 10 altogether. So please do a good job. That's what  
 11 we wanted you there for. Thank you.

12 MR. POLETO: Next, anybody? The mic is  
 13 open.

14 JAMES J. BREARTON: My name is James J.  
 15 Brearton, B-R-E-A-R-T-O-N. I live on Four North  
 16 Star Drive, Brunswick.

17 I am here to voice my opposition to this  
 18 project and the other pending projects. It's  
 19 similar to betting against the Giants, I win even if  
 20 I lose. If this project with the multi-family homes  
 21 is approved, like the other apartment projects and  
 22 housing projects, if they are approved, I am sure a  
 23 lot of democrats will move to Brunswick, and that  
 24 will make me very happy. But, I am opposed to this

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1 project, as well as the others, because I want to  
 2 support my neighbors. They, most of them living in  
 3 single-family homes, are quite surprised when they  
 4 learn that people are proposing to build  
 5 multi-family homes on farmland. And when they move  
 6 there, I am sure they didn't think that they would  
 7 have apartment buildings and multi-family homes and  
 8 a Super Wal-Mart right next to them. I certainly  
 9 don't think people who built brand new single-family  
 10 homes on Betts Road would think that a Super  
 11 Wal-Mart would go there, and I'm sure they are very  
 12 upset.

13 And I don't think anybody here wants to get  
 14 up a half an hour early to go to work. And we know  
 15 how crowded Hoosick Road already is. And when these  
 16 projects are approved, you could bet it is going to  
 17 take a lot longer to get to work. East Greenbush is  
 18 fine, North Greenbush is fine, very lovely  
 19 communities, but they have I-90. Brunswick doesn't  
 20 have I-90. I mean, Clifton Park is fine, lovely  
 21 community, but Clifton Park has got the Northway.  
 22 Brunswick doesn't have the Northway. All Brunswick  
 23 has is Hoosick Road, which even though they caused  
 24 businesses up and down Hoosick Road great

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1 inconvenience when they put a center turning lane  
 2 in, that's not going to alleviate the traffic that  
 3 is going to be caused by these projects. And I  
 4 don't think anybody driving down Hoosick Road wants  
 5 to face another street light. So I would certainly  
 6 urge you to encourage Phil and Kevin Herrington to  
 7 modify this proposal.

8 The multi-family homes, I believe, will  
 9 cause an increase in school taxes, and that is an  
 10 additional factor. Of course, we like Phil and Kev,  
 11 but I believe that this proposal could be modified  
 12 and have a much lesser impact on the beauty of the  
 13 community.

14 So I urge you, encourage them to modify or  
 15 withdraw this proposal. Thank you.

16 MR. POLETO: My name is Jude Tyrrell, last  
 17 name spelled T-Y-R-R-E-L-L, and I live at 441  
 18 Moonlawn Road, in the Town of Brunswick. I have  
 19 lived in this location for 46 years. We brought up  
 20 our children here and they have attended Tamarac  
 21 School. We have always loved this town and the  
 22 surrounding countryside. I am a senior citizen over  
 23 80, living in the town and maintaining a home on a  
 24 few acres of land. I would not be able to do this

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1 without the support and help of my family, who also  
 2 lives in the town.

3 Many seniors do not have this kind of help.  
 4 I would like to speak to the needs of seniors from  
 5 the age 70 and up, and in particular, their housing  
 6 needs. I belong to a senior group whose membership  
 7 is composed of about 75 percent women over the age  
 8 of 70, who are living alone and still trying to  
 9 maintain a home. Some of the men in this group are  
 10 also doing the same thing on modest incomes. It  
 11 appears to me that the cost of living in this  
 12 development for most seniors would be prohibitive.  
 13 However, we don't really know all about what that  
 14 cost will be as yet. So, how can anyone make  
 15 informed decisions at this time? We need more  
 16 specific information from the developer and  
 17 especially the Town Board, concerning all aspects of  
 18 the development. Will there be hidden costs that  
 19 are not now mentioned in the plans or have not been  
 20 mentioned at any of the public hearings?

21 The seniors in this town need safe,  
 22 affordable housing to live out their later years in  
 23 comfort and without the worry and cost of  
 24 maintaining a home. We don't know if this is it or

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1 not. We need to make informed, rational decisions  
 2 about the future of development in Brunswick. This  
 3 cannot be done overnight. I urge you all to take a  
 4 good hard look at who is making decisions for this  
 5 town; the developers or our own Town Board? Thank  
 6 you.

7 MR. POLETO: Next?  
 8 TOM MENDRO: My name is Tom Mendro. I live  
 9 at 467 McChesney Avenue Extension, Troy, New York  
 10 12180. I live not too far from this development,  
 11 proposed development. And I am going to speak  
 12 directly about this development. I live up the hill  
 13 from this. You can't go much higher on the  
 14 McChesney Avenue Extension where I live. And come  
 15 around, I say maybe the 1st of September or  
 16 thereabouts, I can't even cut the grass down to  
 17 McChesney Avenue, because of the water. This  
 18 rainstorm, maybe a hurricane goes through or  
 19 something like that, we get some of the rain from  
 20 that, and if I dare to go down, I will stick that  
 21 lawn mower of mine that has rear tires at least that  
 22 wide, I just can't do it.

23 Down where this is, we see water. I have  
 24 been out here 28 years, from the days when we used

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1 to stop in the road and let the cows go across on  
 2 your way home from church. Down where this is, we  
 3 watch the water after the storms, and it seems to me  
 4 it's just too wet down there. Because when they dig  
 5 all of these foundations, imagine whether they are  
 6 going to have crawl spaces or full basements, they  
 7 are going to have water damage down there that is  
 8 going to be unbelievable. And as I understand it,  
 9 you can't run surface water, rainwater, that type of  
 10 thing into the sewers. Where are you going to run  
 11 this off? The only other place that you could go is  
 12 into the Milky White Creek, and then into the  
 13 Poesten Kill, which is not a good thing.

14 My father-in-law lived out in Lions Kill,  
 15 and he was very heartbroken when he found out that I  
 16 wasn't going to take his house when he no longer  
 17 wanted it. But the problem at his house, was that  
 18 he had a crawl space and it had three or four foot  
 19 of water in it eight months of the year. And that's  
 20 all I could see for this project. I think it's a  
 21 very, very bad thing. We've seen that water out  
 22 near McChesney Avenue probably maybe a foot, foot  
 23 and a half deep out in there, maybe even more than  
 24 that, a big stretch of it. I don't see how you

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1 could possibly dig all of these foundations. You've  
2 got a pond back there to start with.

3 As I say, I live up on more or less of a  
4 knob, but I've had to go back, and I've got 12 acres  
5 up in there. I've had to go back off that knob  
6 before a good time into the spring with my tractor  
7 and I am telling you, I am not going to get it out  
8 of there until it does dry up. So, that's the only  
9 thing I could see.

10 I realize I could hear all of these other  
11 comments about traffic. The other day coming home  
12 on Route 7, we kind of wondered why they spent three  
13 years rebuilding that road, because it took us just  
14 as long as it did four, five years ago to get from  
15 North Lake Avenue out to McChesney Avenue Extension.

16 So that's my comment on this. I just think  
17 the water is a real big problem there. It ought to  
18 be really looked at. I don't know how deep the  
19 water table is, but you could bet your sweet life  
20 there is a big difference from that water table when  
21 it's, say, the height of the summer, compared to the  
22 height of the winter. You're going to see a  
23 tremendous difference, and I know. I could see it  
24 all around me, because I am up on the knob, and

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1 there's other places that I don't own that are  
2 around me, and I could see the water, the way it  
3 drains down, and that water lays there. I've seen  
4 people put in drainage ditches to try to get rid of  
5 it. If I hadn't foreseen the problem like this from  
6 living in another place, and had my contractor dig a  
7 trench so that all of my drains, foundation drains,  
8 could go out and down to the very, the lower parts  
9 of my property, I would be in real trouble, real bad  
10 trouble.

11 So, I don't know. This looks like a fish  
12 bowl to me, and I really, you know, I hesitate.  
13 I've been to both, two meetings so far, and I've  
14 listened, and I haven't really heard anybody address  
15 that water problem. And all you have to do is just  
16 go there right now and dig a hole down a foot and  
17 you'll see, you will have a well there. And I know  
18 you are bringing water in from the city. I know it  
19 sounds good, because my wife and I have talked about  
20 it, you are bringing city water in, you have a  
21 sewerage going out, but you also have to contend  
22 with just natural rain. God knows we've had plenty  
23 of that this year.

24 Thank you very much.

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1 MR. POLETO: Next? Anybody?

2 RICK GUIRE: Hello. My name is Rick Guire.  
3 I live in Graphton, and I pay Brunswick school  
4 taxes. I realize these meetings are for the  
5 residents to voice their concerns so the Board can  
6 address them, most of the concerns being taxes,  
7 water, traffic, which can be addressed through  
8 statistics and studies and calculations.

9 What I would like to know is, how does the  
10 Board address the concerns of the feelings of the  
11 people who simply do not want to live in a community  
12 that's growing like this? How do you address that?  
13 That's subjective. That's the thousands of  
14 residents who say, "I've come to this area because  
15 of what it is; the rolling hills, the farmlands, the  
16 sparse density." And now all of a sudden we have,  
17 and it's not just this one project, and I think that  
18 Bob Marini, unfortunately, is being lumped in here,  
19 because everybody who knows Bob Marini knows he has  
20 got a fine name. The project looks great, the  
21 houses are beautiful, and it's not about that. It's  
22 about the people who are saying, okay, we're seeing  
23 what's happening; now it's one project, it's two,  
24 it's three, it's four, it's five. And people are

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1 saying, "What's next?"

2 We set aside a hundred acres of unused  
3 land, which five years from now a Board says, "Okay  
4 we'll let you build on that, because, yeah, that  
5 looks good now." But my concern is, how does the  
6 Board address simply the subjective feelings of the  
7 people who say, "Well, we don't want to see this  
8 kind of growth"? That's not statistics, that is not  
9 a study. That's not something that could be  
10 resolved. Or do you simply say, "Well, this is  
11 what's going forward, and if you don't like it, move  
12 out to Burlin or Petersburg or somewhere where it's  
13 not happening just yet? So that's my concern, is  
14 simply how the Board addresses those subjective  
15 feelings of the people.

16 MR. POLETO: Next?

17 JIM CARR: My name is Jim Carr, I am at 619  
18 Pinewood Avenue, that's C-A-R-R. My question is  
19 why, why is this necessary? We are not asking -- we  
20 seem to be saying, okay, the impact will be  
21 addressed this way or that way. Why is this  
22 necessary? The third generation of builder, I'm  
23 sorry, I didn't catch your name, who mentioned that  
24 when he came to Brunswick years and years and years

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1 ago, he developed some farmland with two acre lots.  
 2 Well, I congratulate you for that. If I heard  
 3 Mr. Marini correctly, there is going to be 15 feet  
 4 between houses, some of the houses in this project,  
 5 and I hope I heard that correctly, Bob. (Speaker  
 6 indicates.) That's 15 feet.

7 I am a relative new-be to the area. I  
 8 moved in and bought a house that was for sale in  
 9 1987, so take that for what it's worth. I didn't  
 10 build a house, I bought a house that came up for  
 11 sale.

12 As Mr. Marini correctly points out,  
 13 Brunswick is a desirable place to live. That's why  
 14 we're here. That's why some of us built here,  
 15 that's why some of us stay here, and that's why some  
 16 of us move here. It will not be the same place with  
 17 not only this particular project, but as I echo off  
 18 of others' comments, the other projects that are on  
 19 the drawing board and are up for review. I'll leave  
 20 it at that.

21 I love living here. I love my neighbors,  
 22 and I love -- once again, let me back up.

23 Mr. Fleishman correctly brought out the  
 24 Brunswick Smart Growth. This is not a community

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1 that wants no growth. This is not a stop. This is  
 2 smart growth, and we are going to turn around in  
 3 five to ten or fifteen years and say, "How in the  
 4 world did this place get to look like this," if we  
 5 don't do something about it now. Thank you.

6 DYLAN KEENAN: Hi, I am Dylan Keenan,  
 7 D-Y-L-A-N, I live on 62 Moonlawn Road, and I have  
 8 two main questions. The first question is, in what  
 9 other rural areas have such a dense community been  
 10 developed?

11 And the second question is, the DEIS states  
 12 that the installation of these infrastructures, the  
 13 sanitary sewer, the water distribution, wouldn't  
 14 increase in the growth potential on adjoining  
 15 properties or in the project vicinity. The question  
 16 for the developer is, what does he anticipate the  
 17 additional impact of the sprawl? Well, this brings  
 18 up, of course, to reiterate, that the scope and  
 19 scale of this development, combined with the other  
 20 PDDs, demonstrates the needs to deny the pending  
 21 applications, and for the Town to conduct extensive  
 22 public hearings to revise and improve Brunswick's  
 23 comprehensive plans, that will preserve the Town's  
 24 rural character.

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1 MR. POLETO: Thank you.

2 DONNA FORESTER: I have two questions for  
3 the developer, and then a couple comments for the  
4 town. Sorry, Donna Forester. I live on McChesney  
5 Avenue Extension.

6 I have two questions for the developer, and  
7 if there's somebody from the fire department, I hope  
8 they will take this up. But, there are two concerns  
9 in the DEIS that don't look to be answered. One was  
10 for a second road, which was said to be impossible,  
11 to come up off of Brunswick Road.

12 The second was for a second water hydrant,  
13 so you don't have dead hydrants. Right now the  
14 fire, according to the DEIS, water comes in from one  
15 direction in the hydrant, and the fire company  
16 stated that they are very concerned about this.

17 Thirdly, the size, the width of the access  
18 roads. Marini, Bob Marini, excuse me, described in  
19 the first meeting that the road would be narrower,  
20 especially in the carriage homes and with the  
21 sidewalk. When you have narrow roads, are these  
22 streets going to be adequate for fire and emergency  
23 services? It didn't sound promising, as I heard.

24 A comment about the school. I had met with

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1 Theresa Snyder, for those of you who listen to the  
2 one speaker, she is concerned, especially as a  
3 cumulative effect of the two projects, Hudson Hills  
4 and this, plus other developments. So Brittonkill  
5 is not looking at a utilization. They are quite  
6 concerned.

7 To the Town, I want to ask one question.  
8 First of all, my own worry about this project partly  
9 is from the density of the very small lots, and with  
10 so many carriage homes. To me, it is not synonymous  
11 with Brunswick, and I'm really worried about the  
12 precedence that it will set. But what I wanted to  
13 ask this Town is, in the Master Plan it talks about  
14 clustering. It talks about clustering of homes as  
15 being useful for reducing the cost of putting in the  
16 infrastructure and reducing the cost for the homes.

17 Now, I think nobody here had any bad  
18 feelings about Grouse. In fact, quite the opposite.  
19 But having the DEIS at my house in storage, I got to  
20 read it a little bit more. The cost of these homes  
21 are going to be 290,000 for a carriage home, going  
22 all the way up to 400,000. Where is the savings?  
23 Are these homes that are really aimed at Brunswick  
24 people? The average tax is estimated in the report

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1 to be \$9,603, plus association fees. Who are these  
 2 houses being built for? It doesn't sound to me like  
 3 people within Brunswick are going to sell a house  
 4 for much less, mortgage up and double their tax  
 5 bill. So, thank you.

6 MR. POLETO: Anybody?

7 JULIA MACDONALD: Hi, I am Julia MacDonald,  
 8 M-A-C-D-O-N-A-L-D, at 192 North Lake, in Troy.

9 I have a couple of things. First of all, I  
 10 will fess up and tell you, I have not read the  
 11 Environmental Impact Statement. I trust that  
 12 Mr. Marini does a fine job. I actually have more  
 13 questions for the Town Board and how they are going  
 14 to handle this, and some of the other things. One  
 15 of my comments has to do with this coming out of  
 16 McChesney Avenue Extension.

17 When I was a little bit younger, and I  
 18 liked to drive fast, McChesney Avenue Extension was  
 19 one of the roads I considered fun. Oh boy, get out  
 20 there and zoom around the little hills and around  
 21 the little curves. Now I am a little older and I  
 22 don't see so well. I have friends from Clifton  
 23 Park. I get on a road like that, and I'm down  
 24 looking for the turn into the development where my

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1 friends live. Scares the living daylights out of  
 2 me.

3 If you are going to put developments on  
 4 roads like this, what's the town going to do to make  
 5 those roads safe for people? All of those  
 6 empty-nesters, like myself, who don't see so well  
 7 anymore in the dark. Think about it, take yourself  
 8 out and drive around there, see where you get to.  
 9 So, that's one comment.

10 My second comment had to do with the  
 11 15-foot space between houses. I've seen those in  
 12 Florida. I trust the windows are appropriately  
 13 placed. I've got some fairly close neighbors two  
 14 doors over, and they haven't gotten around to  
 15 putting the curtains up in their bedroom yet. Just  
 16 think about that.

17 My third question has to do with how the  
 18 houses are built. We have houses built on  
 19 speculation, the house goes up, it looks lovely, it  
 20 may attract the right buyer, and we have houses  
 21 built to order, using existing plans, using standard  
 22 protocols that a developer has and so on. And I am  
 23 interested in which way this development, not just  
 24 this one, all of them, are going to go, because this

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1 is a question in my mind of how many empty houses  
2 are going to sit in this town waiting for somebody  
3 who's got a couple hundred thousand dollars to spend  
4 to show up and buy it.

5 So, again when you are looking at these  
6 developments, I expect you to take a look at what's  
7 happening with housing starts in the capital  
8 district, in the county and in this area. I further  
9 expect that the Town will take a look at the zoning  
10 situation.

11 All of these developments that we have  
12 considered here are plan development districts that  
13 take them out of the zoning process, as probably a  
14 lot of the people here know. But at the same time,  
15 zoning process is going on, and people are  
16 requesting and getting approval for small  
17 developments, six houses, ten houses, twelve houses,  
18 putting those in place, and starting to build on  
19 those.

20 What's the total development picture? How  
21 many houses have started in Brunswick? How many  
22 houses have been approved to build in the last year?  
23 How many more are being approved outside of the  
24 Planned Development District? I think we need to

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1 have an understanding above and beyond what is going  
2 on in the development district.

3 That's my biggest issues, I mean, it's  
4 really what we are doing here, where we are getting  
5 the people? How many houses are being built and how  
6 many houses are going to sit empty? How many lots  
7 are going to sit empty with the infrastructure put  
8 in place, with the water in place, the sewer in  
9 place, the roads in place, and nobody interested in  
10 building?

11 I'm assuming every builder comes in here  
12 optimistic and does his homework, in terms of what  
13 he wants and what he thinks is going to happen, but  
14 you get too many people coming in at once, and  
15 you're going to be fighting over the same people.

16 The capital district does not support  
17 high-end stores. When you talk to Filene's about  
18 the clothing that you see they are carrying, the  
19 clothing they are not carrying anymore; we don't  
20 spend a lot of money. And I don't think we are  
21 going to see it in housing either.

22 Finally, I am going to ask some  
23 consideration, and I ask the audience this as well,  
24 in terms of what we want in the community and the

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1 development. You take a development like this, and  
 2 I like this one because it's not all the little  
 3 loopy things, the little curved streets where you  
 4 get lost, at least this piece isn't. Are there  
 5 sidewalks? If I am an empty-nester and I don't have  
 6 anything to do at 10 o'clock on a Saturday, could I  
 7 take a little walk in my community on the sidewalk?  
 8 Have I got someplace to go when I take a walk? I  
 9 could go to the gazebo, which is in the middle of a  
 10 traffic circle. I could walk to some of the land  
 11 that has been set aside and walk back. I can't walk  
 12 to the store to get groceries. I can't take  
 13 grandchildren, should I have any, to a playground  
 14 that's nearby. I can't get on a bus. I can't walk  
 15 to the bus stop, because the bus isn't going to come  
 16 in here. There is not going to be enough people to  
 17 bring the bus in, and I've heard that gentleman say  
 18 that, and he is right.

19 When you develop the city, when you develop  
 20 urban areas, you develop it differently. When you  
 21 develop a community like this, you put a bunch of  
 22 houses together and you hope that everybody makes  
 23 friends and makes nice, because they are all going  
 24 to deal with the homeowner's association. So, I ask

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1 you, do you know enough about your planning? Do you  
 2 understand what's happening in the community? Do  
 3 you understand what's happening with gasoline prices  
 4 and fossil fuel, that you isolate people out in  
 5 these developments where they can't get anywhere  
 6 without their car? Do you isolate empty-nesters out  
 7 there, who may suddenly develop maybe a short-term  
 8 medical problem and they can't drive? Well, how do  
 9 they get in and out of this place when they are out  
 10 there? What do you do?

11 You know, supposing I have some surgery and  
 12 I am in a cast and I can't drive, am I trapped in my  
 13 house for six weeks because there's no way to get in  
 14 and out? Think about it. I mean, if we are going  
 15 to be a rural community, we are a rural community.  
 16 If we are going to be a semi-urban community or a  
 17 suburban community, then we need to think about  
 18 these other kinds of issues.

19 And finally, my last comment is, what does  
 20 it take to get a referendum on the ballots, to talk  
 21 about this development? I am not opposed to any of  
 22 these residential developments as a single entity.  
 23 I am opposed to the idea that we've got a whole  
 24 bunch going in at once. We have got zoning

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1 proposals going at the same time, and we've  
 2 obviously got a lot of opposition, and I would like  
 3 to be able to write in officially on my position on  
 4 the fact referendum. So if somebody would tell me  
 5 how to do that, I would appreciate it. Thank you.

6 RAYMOND SCHMIDT: Thank you, my name is  
 7 Raymond Schmidt, 81 Liberty Road in Brunswick.

8 I would just like to amplify on some of the  
 9 comments. My primary concern is that there are  
 10 numerous developments being proposed, not just this  
 11 particular one, and I'm very concerned about the  
 12 cumulative effect. I think what this Board decides  
 13 over the next year or two will have profound  
 14 significance to Brunswick and its direction over the  
 15 next few years, and I should say the next couple  
 16 decades, over the next century, actually. So, I  
 17 would urge the Board to look at the totality of  
 18 these projects.

19 Having moved up from Rockland County, right  
 20 above New York City, I moved there in 1970. It was  
 21 very rural. Within 30 years it turned into a  
 22 Westchester County, since there's hardly any space  
 23 down there which hasn't been developed. I think we  
 24 have to take a good look at Brunswick and see what

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1 we want from Brunswick over the next 30 years, and I  
 2 think this is the opportunity to do it. And  
 3 whatever is decided now, will have a profound effect  
 4 for the future. Thank you.

5 PETE MESKOSKEY: Pete Meskoskey, 168 Town  
 6 Office Road, M-E-S-K-O-S-K-E-Y. Thank you.

7 In the realm of public safety, I would  
 8 request that we do a study on power lines. I think  
 9 the short-term and long-term study on the high power  
 10 lines running adjacent to the that project should be  
 11 studied.

12 The other thing, I have a question for Pat.  
 13 We are doing some re-zoning, there's a study. What  
 14 is the estimated date of that, just a ballpark date?

15 MR. POLETO: Once we get the developer, the  
 16 engineering firm in place, they're figuring it is  
 17 going to be about ten months to a year.

18 PETE MESKOSKEY: Ten months to a year.  
 19 Okay, that is longer than I thought. What I am  
 20 going to request, is that we do some type of -- and  
 21 Andy will talk to you, I did talk to Andy about all  
 22 that -- but some type of DEIS, cumulative DEIS. I  
 23 requested this public hearing be held open. I  
 24 request that all public hearings be held open until

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1 the Board could make an informed decision. I don't  
 2 know about you, but I'm overwhelmed, and I think you  
 3 guys need some help. I think you need to hire a  
 4 planner to help you to help us. You have an  
 5 opportunity to grow this town to greatness, and I  
 6 think that you can do it. And if you need my help,  
 7 you have it. And you have a lot of great people  
 8 here with a lot of great ideas, all of them, all  
 9 sides have great ideas. We could make this town  
 10 grow to greatness, it's up to you. Thank you.

11 VALERIE SCANLON: My name is Valerie  
 12 Scanlon. I live at 12 Maple Avenue, Eagle Mills.  
 13 I've lived here for 28 years, and I'm very  
 14 unhappy about this proposed Highland Creek  
 15 development. I share the concerns already expressed  
 16 by many of my fellow citizens, namely increased  
 17 traffic, increased number of students in the school,  
 18 inadequate fire and police protection, pressure on  
 19 wildlife and wetlands and noise and light pollution.

20 I want to say I love the rural character in  
 21 Brunswick, and I want it to be preserved. I feel as  
 22 if the Town Board is not listening well enough to  
 23 those of us that hold this view, and at the time  
 24 there are five big proposals going on within the

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1 town; three housing developments, an apartment  
 2 complex and a Wal-Mart Supercenter. Considering the  
 3 impact of only one of these at a time is completely  
 4 unrealistic and does not present an accurate picture  
 5 of the consequences that will follow. The Town  
 6 Board needs to take a hard look at the cumulative  
 7 impact of these proposals.

8 We, as a Town, need to find alternative  
 9 ways to use the existing farmlands, such as farm  
 10 stores, to promote tourism, educational programs  
 11 about agriculture, equestrian centers and wildlife  
 12 refuges. The comprehensive plan encourages the  
 13 farming community to work with local historic and  
 14 cultural organizations to develop a strategy to  
 15 capture economic benefits from tourism.

16 And, I would just like for a minute to  
 17 quote from the comprehensive plan for the town on  
 18 page 20. It says, "The Town of Brunswick should  
 19 embrace the preservation of farm operation in their  
 20 influence on open space, rural scenic quality and  
 21 environmental value. Available preservation methods  
 22 include land use regulation, transfer of development  
 23 rights, tax incentives, conservation easements and  
 24 right-to-farm laws. Organizations such as the

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1 American Farmland Trust and the Rensselaer Taconic  
 2 Land Conservancy should be encouraged to participate  
 3 with landowners in informing them of options and  
 4 opportunities.

5 The Town of Brunswick should support  
 6 Rensselaer County in its attempts to secure an  
 7 agriculture and farmland protection plan.  
 8 Agricultural practices require open space for  
 9 pasture and crop production. These fields are a  
 10 major contributor to the sense of place in  
 11 Brunswick. They form a patchwork of open space and  
 12 span vistas along many roads within the Town.  
 13 Agricultural operations provide wildlife refuge, as  
 14 well.

15 And, I want to live in a rural community,  
 16 not in a community similar to Wolf Road in Clifton  
 17 Park or Colonie. And I think that, you know, if we  
 18 ever can talk together as a Town, that we need to  
 19 consider preserving some of the agricultural land,  
 20 amid the planned development. Thank you.

21 REBECCA KIESER: My name is Rebecca Kieser  
 22 I live at 398 Moonlawn Road in the Town of  
 23 Brunswick, and I have three things I would like to  
 24 talk about tonight; and they are growth, process and

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1 vision.

2 I am also a teacher at Troy High School,  
 3 and I teach biology, and when we get to ecology in  
 4 the springtime, there is a term we talk about a lot,  
 5 it's called carrying capacity. What this means, is  
 6 that in nature, the size of a population is set by a  
 7 variety of limiting factors, things such as food,  
 8 water, space, et cetera. Only so many field mice,  
 9 for example, could live on an acre of land happily.  
 10 When the population gets so big that say the food  
 11 runs out, of the individual members will do one or  
 12 both of two things, they will die, or if they can,  
 13 they will migrate.

14 We have moving factors in Brunswick. The  
 15 things that limit the size of our human population  
 16 are mostly infrastructure items, including roadways,  
 17 fire and police protection, sanitary services, et  
 18 cetera. But, one of the most influential limiting  
 19 factors for us, is the size of our school. We know  
 20 that with another 200 students, Brittonkill will  
 21 need a new school building. To think that the new  
 22 residents will pay for this construction through  
 23 their property taxes, is ludicrous.

24 A study by the American Farmland Trust,

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1 specifically states that every dollar gained in  
 2 property taxes from new residential development,  
 3 costs the community \$1.23 in services.

4 So, what are we going to do? Are we going  
 5 to allow this unprecedented growth to take place and  
 6 worry about how to cope with it after it's happened?  
 7 The smart thing to do is to establish a rate of  
 8 growth that keeps us within our current carrying  
 9 capacity. This rate might be as low as 1 to 2  
 10 percent per year. Many forward-thinking  
 11 municipalities across the country are doing this.  
 12 This is called sustainable growth, and it's not a  
 13 new idea.

14 A word or two about this process we're  
 15 involved in. This is our fourth public hearing  
 16 since August. At each of these meetings, at least  
 17 one speaker mentioned the need to assess the five  
 18 PDD projects individually, and in terms of their  
 19 combined impact. My question is, who is going to  
 20 assess the cumulative impact of these proposals, and  
 21 how will those assessors perform the assessment?

22 My opinion is, that no voting can occur in  
 23 regard to any of these projects until a final DEIS  
 24 for each project is accepted, and a report, an

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1 overall report assessing their combined impacts is  
 2 issued. If you don't have the final DEISs, how  
 3 could you possibly assess cumulative effects?

4 A word about vision. The people of  
 5 Brunswick and the government of Brunswick need to  
 6 get together. This letter of the law typed forum  
 7 doesn't cut it. We need more opportunities for  
 8 input. We need dialogue. We need total and  
 9 absolute transparency in regard to the  
 10 decision-making process. We need town meetings. We  
 11 need brainstorming sessions. We need to tap into  
 12 the resources available to us so close by at SUNY  
 13 Albany. I could go on and on.

14 And what I would like to do right now is  
 15 welcome the group, the Brunswick Smart Growth, in  
 16 order to accomplish some of this. We are pretty  
 17 good organizers, we are also pretty good  
 18 researchers, and we know how to get the word out.  
 19 Another thing we are becoming is a repository, if  
 20 you will, for ideas, all of which have at the  
 21 center, a vision for Brunswick that would enable us  
 22 to expand our economic base, while preserving the  
 23 rural character of the town.

24 I would like to give you a couple of

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1 examples, some of them you heard about before,  
 2 things we are thinking about. At the Hudson Hills  
 3 hearing on August 3, for instance, it proposed the  
 4 idea of an equestrian center somewhere in Rensselaer  
 5 County. What if we could actually do something like  
 6 that? And what if it operated as a cooperative,  
 7 where a percentage of the profits going toward the  
 8 purchase of development rights?

9 Along the same lines, I went to a great  
 10 meeting of the Rensselaer Taconic Land Conservancy  
 11 meeting a couple of weeks ago, where a speaker from  
 12 the Army Corps of Engineers indicated that when  
 13 developers destroy the wetlands, rather than  
 14 requiring him to mitigate the damage by creating  
 15 another wetland, which hardly ever works, right? He  
 16 could be required to pay fees, which if positions  
 17 are appropriate, could be used to purchase  
 18 development rights for land, especially susceptible  
 19 to straw.

20 There are many other ideas that I don't  
 21 have time to mention here tonight. People have  
 22 ideas about developing alternative energy sources,  
 23 about attracting it to international agriculture  
 24 projects, about setting up farm demonstration areas,

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1 et cetera. For every 20 ideas that people have,  
 2 maybe only one would be feasible, but let's get  
 3 together and figure that out.

4 These are the kinds of things the larger  
 5 Brunswick community wants to talk to you about. The  
 6 Brunswick Smart Growth could help facilitate that  
 7 particular dialogue. I would like you to know that  
 8 our next meeting will be on Monday, January 9, and I  
 9 am very, very pleased to say that we now have a  
 10 place to meet in the Town of Brunswick. We will be  
 11 meeting at the Church of Christ Disciples on the  
 12 corner of Route 2 and Maple Avenue in Eagle Mills.  
 13 The meeting will start at 7 p.m. Everyone is  
 14 invited, including Town Board members and other  
 15 members of Town government.

16 FRANK BRENNENSTUHL: I am Frank Brennenstuhl  
 17 B-R-E-N-N-E-N-S-T-U-H-L, 27 Gooseberry Lane. And just  
 18 to make a comment for all of the other developments  
 19 that are out there, Gooseberry Lane is also  
 20 proposing Brooks Development, anywhere between 25  
 21 and 47 houses. And I know we are not the only ones.  
 22 I know on (inaudible) at one time it was talked  
 23 about a major development there, and I don't know if  
 24 that's dead yet or what's happening. I know they

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1 put up three new houses there, they got approved,  
2 and if you add up all of them, and I am sure the  
3 planning Board and members here probably know better  
4 than anybody else, all of the ones that came in in  
5 the last few years, and like the one on our street,  
6 it is probably going to go. Something is going to  
7 happen there, I don't know exactly what it is going  
8 to be. But there has got to be a lot other ones out  
9 there, too.

10 I have been going to the planning boards  
11 for only the last year, because I got kind of  
12 personally involved. And I noticed, unless you are  
13 involved, you don't go to the Planning Board  
14 meetings. Basically, you see the same faces there  
15 most of the time or you see new faces coming in  
16 looking for approval; they are cutting off a lot  
17 here, cutting off a lot there.

18 I assume that information is pretty well  
19 tallied with the Planning Board, and I would be kind  
20 of interested in knowing and maybe somebody already  
21 does know, how many have been put on the books and  
22 built in the last four to five years, or how many  
23 more are proposed, or did some of them come before  
24 the planning Board and they got retracted, and which

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1 probably means they are going to come back again in  
2 a few more years.

3 I am not against development. I am not a  
4 member of Smart Growth, but the idea behind Smart  
5 Growth, exactly what the words say, makes sense to  
6 me. And I am not saying to stop any of the  
7 projects, but I am saying that we take a good hard  
8 look at it. And I don't envy anybody on the  
9 Planning Board or anybody up there in the Town  
10 Board. It is not an easy decision to be made, but  
11 let's hope we do the best we can. Thank you.

12 JAMES MEEHAN: My name is James Meehan,  
13 M-E-E-H-A-N. I live on Carrolls Grove Road, and I  
14 have a few additional comments from the last time.  
15 One thing I wanted, just wanted to say, is like at  
16 the last meeting, we really never took a poll of  
17 people that were in favor, and the people that  
18 weren't in favor of this project, so tonight --

19 MR. POLETO: James, we are here to take  
20 comments, not polls.

21 JAMES MEEHAN: Maybe just by a show of  
22 hands we could show how many people are in favor of  
23 this project?

24 (Audience indicates.)

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1 JAMES MEEHAN: How many are not in favor of  
2 this project?

3 (Audience indicates.)

4 JAMES MEEHAN: Okay, just to put on the  
5 public record that most of the people in the  
6 audience were against the project. Okay, thanks.

7 I would also like to make a comment on the  
8 draft DIS about the site distance for the driveway  
9 to this project. I know just you the people in the  
10 audience here, if you have driven down McChesney  
11 Avenue many times, you know if you are coming from  
12 Route 7 down, this project will be on your left.  
13 And if you come down that hill, you know there is a  
14 big grey house on the left there, and there's kind  
15 of a turn in the road, and I just really can't see  
16 how there's a lot of sight distance there. So I  
17 would like to see that addressed a little more.

18 I also, I know at the last, one of the last  
19 meetings that we had to make public comments, that  
20 it was a different project, but I also wanted to  
21 bring it up at this particular project, that it's  
22 not only school students that are coming into the  
23 new neighborhood, but I'm more worried, and there is  
24 really not a real easy way to judge how many people

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1 in the town are going to sell their houses, which  
2 are probably three to four-bedroom houses, and how  
3 many children that will bring into the school, into  
4 the school district, too, because we are concerned  
5 about our school taxes and how it really doesn't pay  
6 to have residential buildings in your town.

7 I would also like to make a comment about  
8 when a lot of these public hearings are being held.  
9 One was in the middle of August, which nobody really  
10 wanted to be here. One was two weeks before  
11 Christmas. This one is two days before New Years,  
12 and the other one was four days after Thanksgiving.  
13 So, none of them were really wonderful times for  
14 people to have to come out. But like the gentleman  
15 mentioned, there are hundreds of people that turned  
16 out for these, and it shows how worried we are about  
17 our town.

18 And, I also just want to bring up the point  
19 that we have to take a cumulative look and a very,  
20 very hard look and make a good plan for our town,  
21 because you only get to do this once, and if we mess  
22 it up now, it is hard to undo it. So I think we all  
23 have to work together, the Town Board, all the  
24 people of the town, and we really have to come up

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1 with a great overall plan for our town. Thank you.  
2 PETE GIBSON: My name is Pete Gibson. I  
3 live in High Point, which is not in Brunswick. I  
4 have been a Brunswick resident for, I have lived  
5 here for about 40 years, and most of the time I've  
6 spent in Brunswick. I am very familiar with the  
7 development. I am a licensed real estate broker. I  
8 have done many, many developments. I was forced a  
9 short time ago to sell my house, and I've looked in  
10 Brunswick for this type of project, and there is  
11 nothing there. That's why I had to buy a home in  
12 High Point.

13 This is a real good project, it's very well  
14 needed. As far as the sale of this property, it  
15 will happen, it will happen very fast. I believe I  
16 bought the last house in High Point, and I could  
17 sell it in a minute. This project is needed for  
18 older people. I am familiar with the area that I  
19 lived in and there are very, very few children, they  
20 are older, they are empty-nesters or (inaudible) or  
21 whatever.

22 I preferred not, like this other gentleman  
23 said, to live in Grouse. That wasn't an option for  
24 me. I didn't want to live in an apartment. I

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1 wanted this type of housing to live in. You folks  
2 could have these meetings and you could bring people  
3 in here, and I analyzed this crowd somewhat, and  
4 there's probably 100, 125 people here. There's 4900  
5 people that don't come to these meetings. I have  
6 been coming to Planning Board meetings for 40 years,  
7 and the only people that come, for the most part,  
8 are the no's. The people that are interested, they  
9 stay home or they don't care.

10 I think that you people have got some hard  
11 work ahead of you with these five subdivisions, but  
12 I think they all should go. I think they need the  
13 tax base.

14 I love Brunswick, I think it's a great  
15 place to live, and the next house I build will be in  
16 Brunswick. And I think it's a good place to live,  
17 and I think that you should move forward on at least  
18 this project, and look it over carefully, and you  
19 are doing your due diligence, you are having your  
20 meetings, everybody has a chance to talk, but  
21 remember there is a lot of people out there that  
22 really want these projects, but maybe they are  
23 fearful to come here and talk in front of this  
24 audience. Thank you.

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1           MIKE FLYNN: My name is Mike Flynn. I live  
2 at 454 McChesney Avenue Extension, Troy, New York  
3 12180. I built my house here four years ago. I  
4 built it because I liked the farmland, I like the  
5 scenery, and I don't particularly like a lot of  
6 neighbors. I am really grateful all the builders  
7 came here tonight to pat each other on the back, but  
8 you know we all know that they are out for each  
9 other.

10           The taxes are going to go up. I am  
11 probably not going to be able to afford to live  
12 here. I don't live around a bunch of houses, so,  
13 not just me, but probably a lot of other people who  
14 own a lot of land are probably going to end up  
15 moving out of this town. And if you put the picture  
16 of that development back up, I think you're going to  
17 see a lot more of that. And that's all I got to  
18 say.

19           MR. POLETO: Anybody else?

20           RAY TRAZINSKY: My name is Ray Trazinsky.  
21 My family owns a lot of property in Brunswick,  
22 farmland property. I live in Pittstown. I moved to  
23 Pittstown, bought a house in Pittstown, so that we  
24 didn't have to take a building lot off the farm, and

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1 that's how I ended up there. I was on the Planning  
2 Board in Pittstown for 12 year and I was a school  
3 Board members for six years here at Brittonkill.

4           A couple of comments. Number one, you will  
5 not get anybody from this school district to tell  
6 you that they cannot accommodate any kind of  
7 development. The schools are an (inaudible) of  
8 power in our lives. They will build, they will  
9 improve, they will build forward, regardless of what  
10 happens, and any needs will be accommodated. You  
11 wont' get anybody here to tell you that we don't  
12 want anymore development, we have got all the kids  
13 we could need or we could use or we can't possibly  
14 be taking anymore.

15           I would like to invite Mr. Rosen and Marini  
16 to come to Pittstown, because we could use some  
17 development like that up there to kind of ease our  
18 problems up there. We don't have any commercial  
19 development, residential development is limited.  
20 This looks like a very nice project to me. But more  
21 importantly to me, is the impact to my family and my  
22 friends. People have mentioned the preservation of  
23 farmland as, you know, one of their alternatives to  
24 growth. The truth of the matter is, that

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1 agriculture is dead in the State. It's not just  
 2 this town. This town is particularly susceptible,  
 3 because it was marginally farmland years ago. With  
 4 the price of fuel and the farm prices for produce,  
 5 it's no longer viable. And, basically, we have a  
 6 commodity here for providing homes for people who  
 7 are non-farm people.

8 The biggest employer in Rensselaer County  
 9 is government. You either work for the school, you  
 10 work for the State, or you work for some part of  
 11 government, and it's pretty easy to say, well, you  
 12 know I am here, I mean, I went to first grade in  
 13 (inaudible) library school. I went to second grade  
 14 in Fred Faller's law office, so I know a little bit  
 15 about Brunswick's character. I see a lot of signs,  
 16 the Brunswick Smart Growth signs actually in front  
 17 of houses that are on fields that I bailed hay or I  
 18 knew somebody who plowed or cultivated in some  
 19 fashion. So, I know a little bit about what I am  
 20 talking about.

21 But, as far as preserving, this project to  
 22 me looks like a real good use of land, and I know a  
 23 little bit about what I am talking about. There are  
 24 wetlands, there are features that prohibit building

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1 in certain areas. They are not proposed. And the  
 2 project looks like a good use of this land. This  
 3 project may help preserve the (inaudible.) It's  
 4 happened all over town.

5 Mr. Bill Doyle who lives in the building  
 6 lot that was sold by my family, and that lot was  
 7 generated by a decision that they needed to raise  
 8 some money. So he sold off a few lots, and that's  
 9 what happens. But whatever decision you make here,  
 10 you're going to make it a dozen more times in this  
 11 town. I mean, you got the Danses, you got that  
 12 Calinsky's, you got the Carbons and you could go on  
 13 and on and on.

14 There is probably only three or four or  
 15 five people here that understand that farmland is  
 16 not converted easily. I mean, it just, people in  
 17 agriculture, they love the land, they want to keep  
 18 going. I know, I am involved in agriculture. There  
 19 is people that are pushing around machinery, riding  
 20 in cars that I wouldn't ride in because they are  
 21 unsafe, because they are just trying to keep up.  
 22 So, it is going to happen again and again and again.  
 23 And one of the ways that they could cash out is  
 24 through development. And when you got a guy like

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1 Mr. Marini and you got a guy that has got the land,  
2 they get together and their marriage takes place.  
3 So, preservation of farms is real  
4 important, and I don't know what the answer is to  
5 that, but I would like to give a little insight.  
6 When it's midnight and it's five above zero and you  
7 are stripped down to your waist because you are  
8 pulling a calf and you are freezing, you talk to  
9 yourself, you have conversations and you ask  
10 yourself, "Why am I doing this? Why do I put myself  
11 through this?" And one of the ways that you sooth  
12 yourself in that horrible situation is you say,  
13 "Well, I have my land. Worse case, I have my land.  
14 I could sell some of my land or all of my land or I  
15 could get out from under this and I could have a  
16 good life." Meanwhile, their life stinks.  
17 So, whatever you do in Brunswick, remember  
18 that the people that you deny the highest and best  
19 use for their land, have been living their lives  
20 counting on that. There are no 401(k)s in  
21 agriculture. The only thing they have is the assets  
22 that they managed to hang onto. And I am not a fan  
23 of development, but it's what this area and this  
24 State is turning into, and that's the way it is, and

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1 I urge you to consider not just the Town Board, but  
2 everybody that wants to, you know, stop everything  
3 or stop some of it, to consider that this has not  
4 been an easy decision for anybody, and if you knew  
5 the whole story, you might think differently. Thank  
6 you.  
7 MR. POLETO: Anybody else?  
8 MIKE CONWAY: Hi, my name is Mike Conway.  
9 I live on Blue Herring Lane in Brunswick. Going  
10 through the DEIS for this project, I'm feeling where  
11 you've outlined what can be done within the existing  
12 zoning laws. But what should realistically be  
13 built, what we expect, there are zoning laws that  
14 protect the land. They are there for the interest  
15 of the people in the town. I'm assuming that they  
16 are not all deficient or all wrong in the first  
17 place.  
18 So, going through that, I understand it's  
19 not what you want to do, you want to build this  
20 cluster housing, and that's fine you build nice  
21 projects, I've seen your houses, but I would like to  
22 understand how many houses could be built on the  
23 available land, excluding wetland, obviously, that  
24 you can't build on, and make that number available

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1 to the town, so that we know what we are evaluating  
 2 in comparing your proposed project, all the benefits  
 3 that you plan to bring to the town, you know, the  
 4 negative side that, as far as impact and  
 5 infrastructure, schools, water, everything else and  
 6 what the trade off is.

7 I can't say. Are we preparing 200 or what  
 8 is it, 190 units against 150 units, against 70  
 9 units, how many? What is the trade off. You're  
 10 asking us to change our zoning laws, but I don't  
 11 have a clear picture as to what the alternatives  
 12 are. I would like to see that addressed in your  
 13 DEIS.

14 With respect to the need for empty nesting  
 15 in Brunswick, is that documented someplace? Is  
 16 there an impartial or unbiased source that documents  
 17 what our needs are? I know that Mr. Chudnoff wanted  
 18 to provide 390 apartments in his Hudson Hills  
 19 development. I know he has revised the number of  
 20 apartments that he wanted to put in, down to his  
 21 original target. So, I don't know what the target  
 22 is. But 130 carriage houses, and the original 390  
 23 apartments for empty nesters, that is 520 units for  
 24 empty nesters. How many empty-nesters does

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1 Brunswick need to provide for? And how many can  
 2 afford a house that's in excess of \$300,000?

3 You know, my father is looking, my father  
 4 is an empty nester, and you know, he would be  
 5 looking for something where he didn't have to  
 6 maintain a big piece of property. He has lived in  
 7 Brunswick for 30 years or better. I don't see him  
 8 affording the unit you build. They are beautiful  
 9 houses. I have been to your developments, and I've  
 10 seen them for myself. Honestly, they didn't appeal  
 11 to me because of the density.

12 The development that I ended up building a  
 13 house in -- I grew up in Brunswick, I moved out and  
 14 I moved back to Brunswick five or six years ago. My  
 15 building, the lots average four acres. I have  
 16 almost eight acres myself. It is spread out. The  
 17 woods are still preserved the wildlife is in my  
 18 backyard. You would never believe all of the  
 19 animals and different species and varieties I see  
 20 there every morning.

21 With regard to the sewer and water  
 22 districts, it didn't seem to be clearly spelled out  
 23 as to who was going to pay for all of the upgrades.  
 24 I understand that this development benefits from

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1 them, but will we pay at all for all of those  
2 upgrades and the waterlines and everything else  
3 needed to bring that infrastructure to the project?  
4 I know Mr. Chudnoff wasn't willing to pay for his,  
5 he was only willing to pay for a small percentage of  
6 it, and put the burden on the rest of the taxpayers,  
7 and that's what he spelled out in his DEIS. And in  
8 looking at yours, I am left wondering where those  
9 expenses are accounted for. And that's all, thank  
10 you.

11 MR. POLETO: Anybody else?

12 NATE SYMS: Nate Syms, 14 (inaudible)  
13 Avenue, Troy, New York. I just wanted to quickly  
14 say, to reiterate this, the notion of considering  
15 all of these projects together and, I mean, you hear  
16 people say that, the farmers will come up and say  
17 that the people who just want the farmland preserved  
18 don't get it, and the people who -- everybody is  
19 saying that the other people don't understand what  
20 it's like to be them, which is, basically, all the  
21 more reason to have everybody sit down and consider  
22 everything together as a group, which is, I think,  
23 what so many people are trying to get across to the  
24 Board.

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1 So, I just wanted to reiterate that point,  
2 because everyone says that the other side doesn't  
3 understand what everyone else is thinking. So, if  
4 you could get people to sit down and whatever you  
5 want to call it, a (inaudible) or whatever, then you  
6 could probably make some progress in that area. So,  
7 thanks.

8 ERIC LONDON: Hi, my name is Eric London,  
9 Colehamer Ave., and actually, I just want to  
10 reiterate something that Pete had said, that the  
11 Board should probably look into getting an expert to  
12 help them with planning, and until that's done, I  
13 would just ask that this public hearing and all the  
14 public hearings for the current applications remain  
15 open until that's been reviewed. Thank you.

16 MR. POLETO: Anybody else? Anybody who  
17 wants to speak, come on up.

18 SHAWN MCINTYRE: My name is Shawn McIntyre,  
19 I live on One Muriel Drive, Brunswick.

20 First off, I would like to say I have been  
21 kind of reluctant to come up and speak at these  
22 hearings. The last one, unfortunately I couldn't  
23 make, because like anybody or any other parents here  
24 with elementary students, you were obviously in this

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1 room for the Christmas concert and you couldn't make  
2 it.

3 I have lived in this town 37 years. I am  
4 37 years old. So, it's not, I didn't come in and  
5 buy a house, build a house two years ago, five years  
6 ago and whatnot, which I know there is a lot of  
7 animosity. I have a problem with so-called  
8 environmentalists who come in and build a house and  
9 don't want anybody else to build. I am not against  
10 building. I am against developments like this. I  
11 am not against developers like Bob Marini. I've  
12 worked in some of his projects. He does some pretty  
13 nice work.

14 Bottom line is, the gentleman before said  
15 he had to move out of Brunswick because he couldn't  
16 find a home he wanted in a highly densely populated  
17 development. Well, I think he hit the nail on the  
18 head, that's not Brunswick. And you should have  
19 went up the Northway a little bit and you would have  
20 found plenty of them up in Clifton Park.

21 A lot of people here seem to have favors  
22 towards these so-called empty-nester homes. If you  
23 could afford 300 grand to buy a house, your concern  
24 is because you can't take care of property and do

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1 this and do that, well, maybe people ought to think  
2 about buying maybe a couple acres and spend 150  
3 grand and put a small ranch on it and pay the kid  
4 next store to shovel the driveway.

5 My wife is a state employee. I drive a  
6 truck for a living. We bought our house just over  
7 seven years ago, and in seven years the value of our  
8 house has just about doubled. If we didn't buy our  
9 house when we did buy it, within two years we  
10 wouldn't be able to afford a home. The housing  
11 costs have skyrocketed. It is outright disgusting  
12 really what people are paying for houses. You got  
13 people out there, I don't know, there is a lot of  
14 working families in this town. I know a lot of  
15 people, they can't afford to buy houses in this  
16 town. The rent, they want to raise a family, they  
17 want their kids to go to school here, but they can't  
18 afford to own a home.

19 The developments like this are not, from  
20 what I could see, going to do anything for anybody  
21 who lives in this town. To cram that many people in  
22 that small of a space, is going to do nothing but  
23 create congestion and headaches for everybody else  
24 who is here. The road I live on now is a

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1 20-mile-an-hour residential zone. You could say  
2 it's an older style development built back in the  
3 '60s. It's a 20-mile-an-hour development.  
4 Basically, the only people that drive in there are  
5 the people that live in there, except for all the  
6 people now that have found out that the street that  
7 my house is on the corner of Hakes Road, leads from  
8 Moonlawn over to Route 2. So, now that's a  
9 shortcut, because we don't have to go to Moonlawn.  
10 And when I am driving down the road doing  
11 about 20, 25 miles an hour and I get a woman from  
12 Vermont passing me on the left and driving on the  
13 neighbor's lawn and almost running over my blind  
14 neighbor because she is in a big hurry to get down  
15 to Tamerack Road, to fly up there doing 60, 70 miles  
16 an hour.  
17 We have called dozens of times to try to  
18 get a detail. I have offered troopers everything  
19 under the sun; park on my lawn, give out some  
20 tickets. Nothing. What's 200 more homes right down  
21 the street from me? How many more cars am I going  
22 to have to deal with going up and down my street?  
23 I have a nine-year-old daughter on a  
24 20-mile-an-hour road, that my wife is frantic to let

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1 her out and let her ride her bicycle. And the fact  
2 of the matter is, whose kid is going to be the first  
3 one to get hit? And I know if it's my kid, I am  
4 going to be knocking on some doors, because I ain't  
5 going to be too happy.  
6 You know, there's a limit to everything. I  
7 am not against building. There's plenty of  
8 property, there's plenty of money to go around.  
9 People will pay for sure to live there, whether it's  
10 money off the Island, money out of Jersey, people  
11 down there got money to burn. As far as I'm  
12 concerned, that type of property, you could put ten  
13 hobby farms on that property and probably get close  
14 to the money that you guys are going to get out of  
15 this development.  
16 Now, I know you guys have done well for  
17 yourselves and you're not building anything in your  
18 backyard, I'll guarantee you that. You guys are not  
19 living in one of these developments. Like I said,  
20 if you want to put up 10, 15 big-dollar custom  
21 homes, you can have it. If people got the money to  
22 go in there and pay 15, 20, \$25,000 in taxes, fine.  
23 Bottom line is, we heard it before, 200 kids, and  
24 this school is done. You can't go up and it can't

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1 go back. I can't afford to pay another 20, 30  
2 percent a year in school taxes. I cannot afford to  
3 pay it and keep my home. That means, I was born in  
4 Brunswick, I've always lived in Brunswick, but now I  
5 can't afford to stay in Brunswick, because my school  
6 system is over-flooded and now somebody made, or a  
7 lot of people made a lot of money and they are  
8 cashing in, and I can't afford to keep my house, or  
9 I can't afford to send my kid to college, or I can't  
10 afford to put anything into my retirement. And I  
11 know I am not the only one. There is a lot of  
12 people in this town that feel the same way.

13 I am on city water in Eagle Mills. I can't  
14 take a shower and flush the toilet at the same time.  
15 You can't take a shower and brush your teeth at the  
16 same time, because the water pressure is so pitiful.  
17 Troy is screaming because they can't keep up with  
18 water supply, and supposedly their treatment plant  
19 is going to be maxed out. So they are going to have  
20 to do something down there.

21 Who is going to get stuck paying for the  
22 new pumping station up here? With the need for all  
23 of this new water, you know, where is this being  
24 put? It is all wetland. That whole area from there

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1 over to Town Hall is nothing but a beaver swamp. So  
2 all of the runoff on all of the drainage lines that  
3 is coming out of these homes is going down the wall,  
4 all the pesticides, all the herbicides, are going  
5 down, it is all going to wind up in the Poesten  
6 Kill. I haven't heard anybody say anything about  
7 the DEC. Guaranteed it is going to be contaminated.  
8 Runoff has got to go somewhere.

9 I know I made a comment about traffic on my  
10 street. We have had neighbors -- we've asked for  
11 stop signs. There's four intersecting roads on the  
12 main road that goes through where I live, there's  
13 not one stop sign in any direction. We can't even  
14 get a stop sign. But, you know, this great new  
15 development is going to have sidewalks and all this,  
16 you know, living is going to be great down there.  
17 Well, what about what we got to deal with when they  
18 want to come ripping down our road because they  
19 don't want to go up Moonlawn or Route 2 because they  
20 don't want to sit there for the traffic for  
21 supposedly eleven seconds or whatever it was. You  
22 know, we've had neighbors ask for speed bumps. We  
23 can't have speed bumps because the town was to plow  
24 the road. I know if you go up on the hill up here,

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1 there's two speed bumps up there.

2 I don't know if anybody -- like I said, I  
3 have been reluctant to get into this. A good friend  
4 of my brother's is one of the developers that has  
5 one of these plans ongoing. He is a good guy. I  
6 know the development he has planned is nothing in  
7 this type of scope. He lives in Brunswick and I've  
8 seen his building, and it is not, it's really more  
9 about what Brunswick is about.

10 Bottom line is, people are going to  
11 continue to build here, but there is a big  
12 difference between being able to spit on your  
13 neighbor's window and having some room like  
14 everybody is accustomed to here. As far as the  
15 farmers, I understand where they are coming from. I  
16 have a good friend of mine that owns, actually,  
17 multiple friends that own dairy farms. I work on  
18 them when I get the chance. I know quite a bit  
19 about how it is. It's not easy. And I really  
20 sympathize with them. There is not a much harder  
21 way of life. I have no problem with the land being  
22 sold and used for building, but I do have a problem  
23 with this type of development being stuck on  
24 everybody else for somebody else's gain.

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1 This was an original property of a farm.  
2 This property was bought separate from the farm.  
3 Back when this property was bought, no prices were  
4 absolutely horrible. I think they were down in the  
5 \$10 mark per hundreds. It was like nine something.  
6 The farm I work on part of the time, costs them  
7 13.50, 13.75 to break even. So everyday these  
8 people are getting up to lose money, and it was like  
9 that for every farm.

10 This scenario you got, you know, guys that  
11 are going out and buying land, telling the guy that  
12 owns the land they are not going to develop it, they  
13 are going to farm it. And two years later, you  
14 know, here we are, you know. And from what I have  
15 been told, there is going to be 800 grand clear in  
16 each pocket when this is done, and not that I am  
17 against anybody making money, but what I am against,  
18 is everybody else making money at my expense,  
19 especially when my investment, now I can't afford to  
20 keep.

21 That's pretty much going to cover about  
22 what I got to say. Thank you for your time.

23 MR. POLETO: Anybody else?

24 MR. HOWARD (inaudible): My name is Howard

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1 (inaudible.) I live directly across from the Town  
2 (inaudible.) I've lived here for 30 years. Our  
3 place adjoins the Brucer's farm, which is now  
4 referred to as Highland Creek Development. I  
5 appreciate these hearings and listening to all the  
6 comments. One sticks in my mind, is the gentleman  
7 that referred to some facts are brutal in his  
8 description of his life in agriculture in Brunswick.  
9 One of the facts he said is brutal, to me, is that  
10 when flying over Brunswick or doing it from a high  
11 yield, there are other rolling hills and open fields  
12 down there, and with the blue sky in the background,  
13 that's what the town scene is, I think. And this is  
14 an environment that people appreciate and love, and  
15 I don't want to see change.

16 And as one is to look down on the town, one  
17 sees a lot of land that is not open field, and these  
18 lands are between the fields, not in them, that  
19 where development can occur. And yet we learned  
20 from the development corporation, that the only  
21 place to really develop is in the open fields.  
22 That's one of the first things to do is to fly over,  
23 like last summer there were helicopters hovering  
24 about, several every week, probably about the

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1 Highland Creek plans.

2 So, it seems to me that the fields can be  
3 preserved as the plan calls for, in allowing for  
4 further develop, allowing for the development to  
5 occur between the fields, not in them. And that  
6 development in these fields can be removed, and  
7 thereby preserved.

8 As to the fact that is brutal, is that once  
9 the open fields are developed, they virtually  
10 disappear forever and they don't return. And once  
11 this happens, then the Clifton Park phenomenon  
12 appears before our eyes and things change.

13 So, what I'm suggesting, is that the open  
14 fields be preserved as the comprehensive plan calls  
15 for. It's unfortunate that the way it's described  
16 is very general. It doesn't really suggest how this  
17 can be done. And so I agree that the town  
18 development plan should be revisited, and especially  
19 the problem of distributing open space, open areas,  
20 be addressed. And my suggestion is, that they can  
21 be addressed, they can be preserved, and the present  
22 owners of farmlands can develop in other parts and  
23 make out very well. As these open fields are  
24 preserved, it will enhance the property values, not

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1 detract, so that everyone can win. Thank you.

2 MR. POLETO: Anybody else? Last chance.  
3 If not, I would like to call on Andy Gilchrist, our  
4 attorney here to explain what the process is from  
5 this point on.

6 MR. GILCHRIST: Thank you. Again, the  
7 purpose of the public hearing was to elicit comments  
8 that we've heard on November 28 and this evening.  
9 What the SEQRA regulations are designed to now  
10 afford, is an opportunity for both the applicant, as  
11 well as the lead agency here, the Town Board, to  
12 consider those comments and gather further  
13 information from the applicant to answer the  
14 questions that have been raised, and to create the  
15 record on which a decision can be made. The only  
16 way to do that is to, procedurally, in order to  
17 permit the developer to now begin to accumulate all  
18 of the comments and address it, is to close the  
19 public hearing.

20 Now, transcripts were made on November 28.  
21 The transcript will be made this evening.  
22 Procedurally, what is required now, is that the  
23 developer, the applicant, as well as the Board, must  
24 review those transcripts, assess all of the comments

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1 that were made. We cannot leave any of the comments  
2 or questions unanswered on the record. That is a  
3 process which you heard earlier tonight by one of  
4 the speakers, culminates in a final Environmental  
5 Impact Statement. All of these questions and  
6 comments do need to be addressed on the record, and  
7 the vehicle in which to do that is the final DEIS.

8 The document that you all reviewed, the  
9 reason it's called a draft DEIS, is because it's not  
10 done yet. It's to allow comments from the public,  
11 to raise questions and concerns, and that allows the  
12 applicant and the lead agency to complete the  
13 environmental impact review of this project in a  
14 document called a final DEIS. In order to get to  
15 that step, the public hearing must be closed to  
16 accumulate all of the comments and allow the  
17 applicant to assess them, as well as the Board.

18 So procedurally, upon the closing of a  
19 public hearing, that sends the comments and  
20 questions and concerns to the applicant, as well as  
21 to the lead agency, and the record is then created  
22 by answering those questions and comments, and that  
23 allows the public to review that document and fully  
24 assess that. It allows the lead agency, in this

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1 case the Town Board, to fully assess that  
2 information before any decision is made.

3 You heard earlier tonight from one speaker,  
4 how can you make a decision until these are  
5 answered? The answer is, the lead agency cannot.  
6 And I've counseled them again and again, do not make  
7 any decisions until the record is fully created and  
8 all the questions, comments and concerns have been  
9 addressed on the record, and we need to do that in  
10 the final DEIS for this project, to allow this Board  
11 to take the hard look that SEQRA requires and the  
12 law requires.

13 So, procedurally, that would be the next  
14 step for this Board, is to have the applicant  
15 respond to the questions, comments and concerns  
16 raised on this record, and to submit another  
17 document, a final Environmental Impact Statement, as  
18 well as allow the Board to assess that data before  
19 any determination is made. Thank you.

20 MR. POLETO: Thank you.

21 BARBARA RUSSO: Hi, Barbara Russo,  
22 Colehamer Avenue. Just a procedural question. Is  
23 the time for written comments, is there still ten  
24 days beyond the close of the hearing?

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1 MR. GILCHRIST: You are correct, and I  
2 failed to mention that. I said earlier this evening  
3 that once the public hearing is closed, there still  
4 is a hearing for written comment. That's correct.  
5 She is correct. Under the SEQRA regulations, a  
6 minimum ten days, ten calendar days following the  
7 close of the public hearing is provided for the  
8 public to submit any additional written comments.  
9 That's a date that the Board will have to set.  
10 Again, the minimum is ten calendar days. So there  
11 will be an additional written commentary following  
12 the close of the hearing.

13 BARBARA RUSSO: I would like to request on  
14 my behalf, as well as on behalf of some others to  
15 the Town Board, that perhaps the time be extended  
16 beyond ten days, to allow time for the transcript to  
17 be completed and for people to be able to review the  
18 transcript in the course of any of the written  
19 comments.

20 (Discussion is held off the record.)

21 MR. GILCHRIST: The inquiry was, a normal  
22 turnaround goes well beyond, for a transcript to be  
23 prepared, goes well beyond that period. We can have  
24 that transcript expedited and have that available in

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1 three to five days. So the transcript will be  
 2 available. The Board should take that into account.  
 3 That is a valid point, is to have that transcript  
 4 available at the Town Hall. We do get it  
 5 electronically as well, so we could have that in  
 6 three business days.

7 BARBARA RUSSO: Will that be put on the  
 8 town website?

9 MR. POLETO: We could try. Pardon me?

10 AUDIENCE MEMBER: Is the first transcript  
 11 available yet?

12 MR. GILCHRIST: The first transcript I  
 13 received today in my office. That will be  
 14 available, and with the turnaround in this one, both  
 15 transcripts will be available I would think by the  
 16 middle of next week.

17 MR. POLETO: We will put the minutes up on  
 18 the website.

19 AUDIENCE MEMBER: May I ask where you write  
 20 the comments to?

21 MR. POLETO: Town Hall. You could address  
 22 them to me, and we will get them to the right  
 23 people.

24 AUDIENCE MEMBER: Does the clock start

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1 ticking from tonight? This is really New Year's  
 2 weekend, so I think the clock should start ticking  
 3 from next week, not essentially from tonight. I  
 4 doubt any of us are really going to get very much  
 5 done in the next couple of days.

6 MR. CLEMENTE: I make a motion to close the  
 7 public hearing and keep the written comment for 15  
 8 business days, which will take the holiday into  
 9 consideration.

10 MR. SALVI: I second that motion.

11 MR. POLETO: Any comments from the Board?  
 12 We have a motion before us. All those in favor?

13 (Ayes heard.)

14 MR. POLETO: Opposed?

15 (None heard.)

16 MR. POLETO: Okay.

17 PETE MESKOSKEY: Pete Meskoskey 168 Town  
 18 Office Road. What is the maximum amount of days?

19 MR. GILCHRIST: It does not provide a  
 20 maximum.

21 PETE MESKOSKEY: Could we possibly have  
 22 more than 15, due to the sensitive nature of this  
 23 and the timeliness on a holiday week?

24 MR. SALVI: We've already voted.

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1           PETE MESKOSKEY: I did, I raised my hand, I  
2 was wiped off.  
3           MR. POLETO: Well, we got a motion for 15  
4 days. Anybody want to change the motion? We are  
5 staying with 15.  
6           MR. POLETO: Any other further business?  
7 And can we have a motion to adjourn?  
8           MR. SALVI: Motion to adjourn. Hold it.  
9           JOE JABOUR: Joe Jabour, 6 Kenworth Avenue.  
10 Once this meeting is closed, can it be reopened for  
11 public discussion after it's closed?  
12           MR. POLETO: For written comments.  
13           JOE JABOUR: I meant after we get the  
14 written comments, will this be open for anymore  
15 public discussion?  
16           MR. POLETO: At that point, then the  
17 written comments, the transcript will be given to  
18 the developers and then they have to then answer  
19 those questions and come back to the Town Board as  
20 an official document, and that will be put on again,  
21 as we have done in the past, to everybody.  
22           Do I get a motion to adjourn?  
23           MR. SALVI: Yes.  
24           MR. POLETO: All those in favor?

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1           (Ayes heard.)  
2           MR. POLETO: I thank you.  
3           (Meeting concluded at 9:13 p.m.)  
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I, Deborah M. Fitzgerald, a Certified Court Reporter and Notary Public of the State of New York, DO HEREBY CERTIFY that the statements, colloquy and testimony hereinbefore set forth is a true record of the proceedings.

I FURTHER CERTIFY that I am not related to any of the parties in this action by blood or marriage, and that I am in no way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand this 5th day of December 2006.

Deborah M. Fitzgerald  
Notary Public of the State of New York

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