

# Town of Brunswick



# COMPREHENSIVE PLAN

**February 6, 2001**

## TABLE OF CONTENTS

<b>TABLE OF CONTENTS.....</b>	<b>2</b>
<b>INTRODUCTION .....</b>	<b>5</b>
<b>THE VISION - BRUNSWICK IN THE FUTURE.....</b>	<b>8</b>
<b>BACKGROUND .....</b>	<b>10</b>
PURPOSE.....	10
<b>SUMMARY OF MAJOR RECOMMENDATIONS.....</b>	<b>13</b>
LAND USE POLICIES .....	13
ENVIRONMENTAL POLICIES.....	13
ECONOMIC DEVELOPMENT POLICIES .....	14
TRANSPORTATION POLICIES.....	14
COMMUNITY ISSUES POLICIES.....	15
RECREATION POLICIES .....	15
AGRICULTURAL POLICIES .....	16
<b>LAND USE POLICIES .....</b>	<b>17</b>
ENHANCE SITE DEVELOPMENT STANDARDS .....	17
ENCOURAGE VARIOUS LAND USE DEVELOPMENT PRACTICES .....	17
CONSERVE NATURAL RESOURCES.....	18
SUPPORT BUFFER AREAS.....	18
IMPROVE COMMUNITY’S PHYSICAL APPEARANCE.....	18
BALANCE PROPERTY RIGHTS, HEALTH, SAFETY AND WELFARE .....	19
<b>ENVIRONMENTAL POLICIES .....</b>	<b>20</b>
PRESERVE SCENIC VISTAS AND RURAL QUALITIES .....	20
ENCOURAGE AGRICULTURAL OPERATIONS.....	20
MAINTAIN RELATIONSHIP WITH RENSSELAER COUNTY WATER AND SEWER AUTHORITY .....	21
IDENTIFY NATURAL RESOURCE DEPOSITS .....	21
SUPPORT BEST MANAGEMENT PRACTICES.....	22
SUPPORT RECYCLING OF SOLID WASTE.....	22
RECOGNIZE THE EMERGENCY WATERSHED PROGRAM .....	23
<b>ECONOMIC DEVELOPMENT POLICIES .....</b>	<b>24</b>
SUPPORT DIVERSE COMMERCIAL ECONOMY.....	25
ENCOURAGE COMMERCIAL GROWTH IN LIMITED LOCATIONS .....	26
SUPPORT DESIGN STANDARDS FOR DEVELOPMENT.....	26
DETER LARGE-SCALE COMMERCIAL OR INDUSTRIAL ENTITIES .....	26
PROMOTE TOURISM .....	27
SUPPORT COMMERCIAL ACTIVITIES ASSOCIATED WITH TOURISM .....	27

**TRANSPORTATION POLICIES.....28**  
 LONG RANGE TRANSPORTATION PLANNING..... 29  
 CAPITAL IMPROVEMENTS FUNDING..... 30  
 SUPPORT TRAFFIC SAFETY..... 30

**COMMUNITY ISSUES POLICIES.....31**  
 SENIOR CITIZEN INTERESTS ..... 31  
 SUPPORT STRONG VOLUNTEER EMERGENCY SYSTEM ..... 31  
 PROMOTE AND PRESERVE HISTORIC AND CULTURAL RESOURCES ..... 32  
 SUPPORT HISTORICAL SOCIETY..... 32  
 SUPPORT TOWN LIBRARY ..... 33

**RECREATION POLICIES.....34**  
 ENHANCE RECREATION AVAILABILITY..... 34  
 SUPPORT MAPPING OF RECREATION RESOURCES ..... 34  
 SUPPORT NON TRADITIONAL RECREATION FUNDING..... 34  
 ENCOURAGE TRAILS AND PATHWAYS ..... 35  
 SUPPORT ARTS AND ENTERTAINMENT..... 35  
 PROMOTE CURRENT RECREATION RESOURCES ..... 35

**AGRICULTURE POLICIES.....36**  
 SUPPORT CONSERVATION EASEMENTS ..... 36  
 SUPPORT AGRICULTURE..... 36

**IMPLEMENTATION PROPOSALS AND POLICIES.....39**

**IMPLEMENTATION PRACTICES.....40**  
 STEPS TO IMPLEMENTATION..... 40  
 STEPS TO MODIFICATION..... 43

**ACKNOWLEDGEMENTS.....44**

INDEX OF MAPS..... 45

**APPENDIX 1 .....46**  
 TYPES OF LAND USE - DEVELOPMENT OPTIONS..... 46

**APPENDIX 2 .....52**  
 COMPREHENSIVE PLANNING THEORY..... 52

**APPENDIX 3 .....53**  
 FACT FINDING FOR THE TOWN OF BRUNSWICK - COMPREHENSIVE PLAN..... 53

**APPENDIX 4 .....54**

TOWN INFORMATION..... 54  
BOOKS AND DOCUMENTS; ..... 54  
INTERNET WEB SITES; ..... 54

**APPENDIX 5 .....56**

FORMAL GOVERNMENTAL INFORMATION ..... 56  
BOOKS AND DOCUMENTS ..... 56

**APPENDIX 6 .....60**

ADDITIONAL ITEMS..... 60  
BOOKS AND DOCUMENTS ..... 60  
1971 SUMMARY, BRUNSWICK NY..... 60  
INTERNET WEB SITES ..... 60

**APPENDIX 7 ..... 62**

METHODS OF INTEGRATING DEVELOPMENT WITH EXISTING CHARACTER..... 62

**APPENDIX 8 .....63**

POSSIBILITIES FOR IMPROVED VOLUNTEER SERVICES ..... 63

## INTRODUCTION

The Comprehensive Plan for Brunswick, New York, is a dynamic document designed to aid in the future development of the Town and provide suggestions to guide decision-makers and potential developers. The State statutes define a comprehensive plan as:

‘the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive, material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development’ of the municipality.’

The community must have a document which is consistent with today’s needs and is cognizant of the future to come.

The Town of Brunswick stands today much as it has in the past. It is a collection of smaller hamlets situated at the edge of the City of Troy. The major thoroughfares remain essentially in their original location. The topography is rolling and below the subsoil is a fairly consistent layer of shale bedrock. Building in the Town of Brunswick, as in most of Rensselaer County, is more difficult than in other areas in the Tri-City Capital District Region because of topography and bedrock. As a result, fewer homes and businesses and less industry have emerged here as compared to much of the surrounding Capital District, especially Saratoga and Albany Counties.

The results of a 1999 survey, ‘Fact Finding for the Town of Brunswick Comprehensive Plan,’ indicate that most residents enjoy and value the scenic qualities of the Town and their respective Hamlets. The rolling terrain, open lands, quality of housing, school system, and community facilities all contribute to the positive feelings about Brunswick. The primary issues that concern the survey respondents are taxes and traffic. The Comprehensive Plan will address these issues and others through policy suggestions and implementation practices. The Town should, through policies, regulations and incentives, encourage and preserve those items that are most valuable to the Town and its citizens as “stakeholders”. Conversely, the Town should discourage those practices that are detrimental to the Town and its citizens. By creating this document, the Town stands to gain the support of its residents and increase the productivity of the lands that lay within its bounds, and to maintain the quality of life presently enjoyed in Brunswick.

Development, as it relates to the Comprehensive Plan, is defined by Webster’s dictionary as (1a) to set forth or make clear by degrees or in detail (b) to make visible or manifest (2) to work out the possibilities of (3a) to make active (b) to make available or usable. Development can be perceived as a threat, an opportunity, or a scar on the landscape depending on the point of view. Sustainable development is within the natural and societal parameters.

Dense population and existing infrastructure have spurred development to move slowly east from Troy and Lansingburgh into the Town of Brunswick. In the future, development will broaden the tax base of both the Town and the county, helping to offset the need for increased taxes. Light commercial development will most likely occur along the Route 7 and Route 40 corridors. Residential development will continue throughout the Town. The higher density development should occur where infrastructure is available and the Town should look at broadening the availability of public utilities including sanitary sewer, storm sewer, potable water and natural gas to areas not currently served, while maintaining and improving those that exist.

This expansion will put pressures on both major arteries -- especially Route 7, which is congested in the Haynersville, Center Brunswick, and Sycaway areas. The Town should continue to coordinate with the New York State Department of Transportation to address the traffic volume, speed and congestion along the Route 7 corridor. Eventually, this area will be widened and/or rerouted to accommodate the traffic in a safe and orderly manner. The Town should evaluate future projections to consider development currently impacted and those areas that could be affected.

Inappropriate commercial development out of context with the existing community should be discouraged. Architectural styles conforming to existing flavor in historic districts or areas can be encouraged by regulatory directives and incentives.

Various development tools should be encouraged, including Planned Development Districts (PDD), Transfer of Development Rights (TDR's), Zero Lot Line (ZLL) Zoning Areas. These may include homes clustered to minimize development/purchase costs and having common water/sewerage facilities. Expansion of existing hamlets could also be encouraged. In this way, the Town will encourage and support low or fixed-income residents; some of who have Town-based roots going back more than two hundred years, in their desire to live in Brunswick. As the tax-base broadens with increased commercial/industrial and residential development, incentives may be used to promote upgrading the quality of existing structures.

Brunswick will undertake all policy enactment in a manner consistent with maintaining the rights of individual residents and landowners.

The Town of Brunswick's many hamlets are key to its present identity. The Town has a peaceful, pastoral, rural setting bordering the activity of the suburbs. Today, Brunswick is experiencing the construction of new homes, multifamily dwellings and various businesses. This growth has increased moderately over the past decade. The community has benefited in some ways from increasing its services but is not exempt from the pressures associated with growth. It can reasonably be presumed that pressure for development will continue in an easterly direction. The amount of interest in the Town on the part of prospective homebuyers, developers and businesses has increased.

With these growing interests has come an increasing demand for land. Often, land that is the most suitable for farming is also the best for development. The current thoroughfares are at critical levels for residential and commercial activity in the area that appears most desirable for development.

Brunswick is recognized for its beauty, safety and community. It does not embrace growth for growth's sake. The majority of the residents who responded to the 1999 survey would prefer it stay as is. The Town acknowledges that growth is inevitable, and that growth and change should not diminish the quality of life enjoyed by the residents of the community, nor should it place an undue burden on present taxpayers. The Town should protect property values to the maximum extent practicable. Growth should remain in stride with natural and economic resources while achieving the Town's land use and development objectives. Brunswick should work to retain its unique qualities and valuable treasures.

## THE VISION - BRUNSWICK IN THE FUTURE

Brunswick is a Town on the verge of large-scale change if it succumbs to the urban and suburban pressures of the Capital District. As one looks at the character of the Town, one sees a majority of residential areas, with farming intermingled throughout.

The existing commercial and industrial development reaches out from the urban center and has migrated along the highly traveled routes of traffic in areas where topography allows for ease of construction. The future of Brunswick will depend on the ability of residential, commercial, industrial, and agricultural interests to develop together at a pace and in a manner that will not lower the high quality of life presently enjoyed by its residents.

The Town of Brunswick will engage policies that embrace community, economic development, environment, land use, recreation, agriculture and transportation. These policies will focus on quality of life for Brunswick residents and business owners and should result in changes that make evident, to natives and visitors alike, that Brunswick has a sense of place.

**The Town of Brunswick should define itself.** A plan should be generated to encourage community services in a centralized location that is both convenient and organized. Signage, promotion, and a postal identity could aid in identifying the Town as separate from Troy, Pittstown, Sand Lake and the other surrounding communities.

**Development should increase slowly.** Development shall consist mainly of single family residential housing with multifamily housing increasing slightly where infrastructure can support the use. Residential growth should be augmented by economic growth to provide employment opportunities within the Town. Commercial use, as a result of demand by the larger population base, will grow but should be limited in size and scope. Growth factors are outlined in this plan. Growth should be maintained on a level that is consistent with the community's needs, the topographical limiting factors and infrastructure capacity. Brunswick should take measures to promote "sensitive growth." Development should blend with the existing natural and stylistic qualities of its surroundings.

**The future should ensure environmental quality and protection of natural resources.** These resources include, but are not limited to, scenic vistas, wood lots, green-space, agricultural production lands, wetlands, stream corridors and open space. The Town will take measures to ensure protection of the Cropseyville aquifer and numerous natural recreation areas that exist within the Town of Brunswick.

**Preservation of historic areas or sites should be encouraged and pursued.** Historic preservation of district and/or individual treasures can be initiated through

planning, zoning and incentive programs at a regulatory level. Education regarding the Town's historic areas and items should be encouraged. Inappropriate development should be discouraged in historically sensitive areas. The Town should encourage participation in the Route 2 Scenic Bi-Way Project to promote developing a tourist type economy, using the route as a locale for small shops, recreation and overnight accommodation development.

**The Town should continue to stress community safety, encouraging its many hamlets to exist as core areas for higher density growth.** The Town of Brunswick becomes a collection of "small communities" sharing the common goals of the larger Town. Additionally, these areas can promote 'neighborhood watch' programs, to promote safety.

**The Town of Brunswick should seek opportunities to increase services and infrastructure.** The Town will look to its resources, both natural and manmade, as a guide for improvement and opportunity. The Town will embrace surrounding communities and identify those shared resources that impact the Town. In order to maintain or enhance services, Brunswick must evaluate its role as user and supplier. Brunswick should evaluate the items associated with sharing infrastructure with other municipalities.

Efforts should be made within the Town to promote the use of service roads to limit the driveway cuts and control access to highly traveled corridors, including Route 7, Route 2 and Route 40. A priority of the Town of Brunswick should be to maintain and improve current travel patterns and address known transportation problems.

## BACKGROUND

### PURPOSE

The purpose of the Brunswick Comprehensive Plan is to provide information to residents, Town Officials and potential developers. It will serve as a guide for future actions that will shape Brunswick for the future. The New York State Town Law requires that particular steps be taken to legally develop and implement a Comprehensive Plan.

Many resources have been utilized in preparing this Comprehensive Plan. These include the Comprehensive Plan Survey, developed information and formal governmental and municipal material, as well as various other items. A list of these items is located in Appendix 3,4,5,6.

#### **Town of Brunswick Information (Appendix 3, 4)**

The Town of Brunswick material may be considered to have some degree of sanction by the Town; other studies may simply reflect the opinions of the authors. Data or information imparted by a professional may be considered accurate or may simply be considered visionary.

#### **Formal Governmental Information (Appendix 5)**

Governmental/Municipal material is considered high quality and the information is relatively accurate, reflecting the true state of information or the policies of the issuing body.

#### **Additional Items (Appendix 6)**

Additional items include those that may not be as accurate or legitimate but may be relevant and useful insofar as the information they contain. However, they bear no legitimacy within the framework of Town policies and actions.

#### **Town Residents' Interest (Appendix 3)**

From the viewpoint of planning, the Town-wide survey undertaken in 1999 may provide some indication of the wishes and desires of the participating residents.

The survey was distributed, as an insert the Town of Brunswick Newsletter, to approximately 4,000 addresses in the Town of Brunswick, including households and businesses. Completed surveys were returned to the office of Erdman Anthony and Associates, and the data was compiled and analyzed.

A total of 321 'Fact Finding' surveys were returned a return rate of eight percent (8%). The Comprehensive Plan Committee saw this response rate as favorable. Not all respondents answered all questions.

The results of the survey indicate that the majority of the respondents live in the Eagle Mills area. They consider their area, their property and their surroundings as suburban in nature. Approximately fifty percent (50%) live in the Brittonkill School District.

The results show that the majority of the residents who responded are of average to above average household income for the Capital District. The majority of respondents have a yearly income between \$30,000 and \$80,000 per household. Most respondents live in a two-person household. Almost fifty percent (50%) were privately employed; twenty-five percent (25%) were retired. Approximately ninety-five percent (95%) own their single family home.

The majority of the persons who responded have lived in the Town of Brunswick more than ten years. Approximately fifty percent (50%) have lived in the Town more than 20 years.

The survey asked respondents to rate twenty-eight items pertaining to the Town with topics ranging from quality of drinking water and noise levels to library services and public transportation. A number “1” was valued as ‘Good’ and a number “5” was valued as ‘Poor.’

Among the respondents, twenty-two of the twenty-eight items were rated good or fair (1, 2). These items included visual/scenic quality, historic preservation, recycling and emergency services.

The survey respondents also were allowed to put in their own words those things they liked and disliked about the Town of Brunswick. When asked why they lived in the Town, most respondents indicated the following: country atmosphere, convenient to work and shopping, good school system, scenic, born and raised here.

When asked what the important goals and values for the Town of Brunswick are, the majority responded: keep it scenic and rural; fix traffic congestion; do not over develop; controlled growth; low, fair taxes; clean environment; and control commercial growth. The respondents saw the means to this end through public input, long-term planning, tougher development laws, building a bypass and improving Route 7.

The majority of respondents did not favor more commercial activity and suggested that areas for development would be the Route 7 corridors, along Oakwood Avenue and in Clums Corners. Many respondents favored small, family owned-businesses. When asked if there are areas for industrial development in the Town, the majority answered “no,” indicating that there were better areas for industrial development, including the City of Troy and the Rensselaer Technology Park. Some, those who favored industrial growth, proposed light industry and suggested locations for light industry in the Oakwood Avenue and Route 7 areas.

The survey asked what people would change about the Town. The responses to these questions were varied. Several people answered that they would lower taxes,

decrease traffic, or build a bypass through the Town. Respondents also indicated that they would enhance recreation in the Town by adding bicycle and pedestrian paths and enlarging the youth programs. Many would like to change services including public utilities, (phone and electric underground), fall leaf pick up. In addition, enforce current regulations, laws and speed limits.

## SUMMARY OF MAJOR RECOMMENDATIONS

### LAND USE POLICIES

*Brunswick will encourage enhancement of site development standards, promotion of cluster development, conservation of natural resources and use of buffer areas. These policies will work to regulate commercial growth, improve the community's appearance and balance property rights with health, safety and welfare.*

The Town of Brunswick will work to provide land use policies that maintain scenic and rural qualities. Steps should be taken to raise the standards for development.

The Town should embrace progressive forms of land use policies to encourage development that is environmentally friendly and provides buffers and open space. The Town should strive to limit commercial development to areas with adequate traffic and infrastructure capacity.

### ENVIRONMENTAL POLICIES

*Brunswick should formulate environmental policies, guided by existing county, state and federal regulations, to conserve and protect natural resources. Brunswick will encourage activities to ensure that proper use and conservation of natural resources in the Town are maintained.*

To the extent practical, public water and sewage systems will be encouraged. Areas of residential congestion and commercial/industrial or high-density residential developments will be encouraged to use or develop public water and sewer systems. Steps will be taken to ensure that any development is in compliance with Rensselaer County Health Department requirements. The Health Department will review development proposals to ensure that adequate and safe water and sewage facilities are available for the project prior to construction.

Brunswick will continue its current solid waste and recycling policies. The Town will work closely with the Rensselaer County Soil and Water Conservation District and the Natural Resource Conservation District to ensure soil erosion and water protection are considered during development, agriculture, mining, and intensive land use practices within the Town.

## **ECONOMIC DEVELOPMENT POLICIES**

*Brunswick will encourage development in locations where the integration of residences, business and commerce protects the natural environment and preserves the historical flavor of the Town.*

Brunswick will embrace policies that strike a balance between generating operational costs for the Town's many services and providing tax rates compatible with residents. The Town should encourage opportunities to broaden the tax base without burdening services or negatively impacting natural resources or quality of life. Economic development in the form of commercial land use should be maintained within areas capable of providing necessary services in a safe and sensitive manner. Commercial development should be encouraged if it is service-oriented and if it provides notable benefit to the community. Development of small-scale commercial opportunities relating to or promoting tourism should be encouraged.

## **TRANSPORTATION POLICIES**

*Brunswick will continue its partnership with the New York State Department of Transportation. It will seek solutions to current vehicular traffic problems and encourage the use of service roads for new development.*

The Route 7 corridor through Sycaway and Center Brunswick is recognized as a main artery and a major crossroad in the Capital District. It is the primary route by which people enter the Capital District from the northeast. The Capital District Transportation Commission (CDTC) has rated the majority of Route 7 as a critical traffic area throughout much of Brunswick. This area deserves major consideration in the Town's activities. The Town should continue to work with the State to improve this situation and evaluate other opportunities from the CDTC for improvement. The Town should also study transportation changes being made in surrounding areas, such as the City of Troy and in Bennington, Vermont, which may have traffic impacts in Brunswick. More problems may be created within the Town if its highway structures fail to keep pace with population and traffic pressures. The capital improvement program for Town infrastructure should be continued.

Among the traffic issues to be considered by Brunswick is the improvement of Route 40 on the western border of the Town to encourage economic development potential. The Town should also join hands with the Rensselaer County Planning Agency to encourage the designation of Route 2 as a scenic byway.

## **COMMUNITY ISSUES POLICIES**

*Brunswick will continue to support the development of Senior Housing. Brunswick will continue to encourage and become an active proponent for the growth of community volunteer services.*

The Town should embrace Senior Housing, at a moderate level, within Brunswick.

Programs to encourage participation in volunteer organizations should be supported. As the cost of emergency services continue to grow, Brunswick should research methods of achieving cost reductions in this ever-escalating environment, including developing a strategy for creating and sharing valuable community and emergency resources between locations within the Town.

With its rich historical and cultural background, Brunswick's resources provide an incentive for community interaction as well as for external participation. Brunswick should support and encourage protection and preservation of these resources as a way of attracting visitors as well as providing cultural enjoyment to its residents.

## **RECREATION POLICIES**

*Brunswick should strive to enhance recreational availability, encouraging trails and pathways, support arts and entertainment, support the Library and Historical Society. The Town should invest in its future by evaluating current conditions, mapping for future expansions and promoting its recreational resources. The Town should augment tax dollars to aid in recreation funding through grants and donations.*

Brunswick currently provides recreational opportunities to all ages. The use of existing resources is outstanding. The Town should look to advance the recreational programs, lands and opportunities to augment these existing facilities.

Use of the Town's recreational facilities, including the Town Beach, Town Park, Brunswick Family Community Center, and numerous athletic fields, have grown over the past decade. Summer youth programs, swimming lessons, and other activities are well supported. More can and should be done to improve and expand the recreational opportunities throughout the Town of Brunswick.

## **AGRICULTURAL POLICIES**

*Brunswick should strive to promote conservation easements and support the Right-to-Farm laws within the Town. Even though there are fewer active farms in the Town than in the past, the Town recognizes that existing active farms are generally larger and require additional lands to remain productive and viable. Preservation of agricultural land is essential for those farms that continue to operate in the Town.*

In the past, agriculture was at the forefront of the community. Although fewer farms exist today, they remain an integral part of the patchwork quilt that make Brunswick a pleasurable, peaceful, community. Brunswick residents currently enjoy open vistas, plentiful wildlife and open space provided by many of the agricultural businesses within the Town. The Town should strive to maintain the features by supporting their local farmers.

## **LAND USE POLICIES**

*Brunswick should encourage development which addresses land use patterns, economic environments and commercial potentials to accommodate reasonable growth. At the same time, preservation of the existing rural character and optimal use of existing infrastructure should be pursued.*

### **ENHANCE SITE DEVELOPMENT STANDARDS**

*The Town of Brunswick should upgrade current standards for site development. The Town should encourage attractive growth that blends with or accentuates one of the Town's most valuable resources -- scenic rural beauty. This policy is intended to apply to commercial, industrial, multi-family and residential development.*

This review would consider physical characteristics such as layout, access, appearance, signage, landscaping, parking as well as the project's harmony and compatibility with the surrounding neighborhoods. The Town of Brunswick policies for land use can include incentive options to promote harmonious growth.

The majority of soils within the Town are not capable of high-density development where community sanitary sewer systems are unavailable. By using cluster development practices, it is possible to consolidate homes and maintain small land disturbance. These housing development include fewer roadways and reduced development costs for utility infrastructure while maintaining open lands.

Developers should be encouraged to maintain existing landforms and/or vegetative buffers between existing and proposed development.

### **ENCOURAGE VARIOUS LAND USE DEVELOPMENT PRACTICES**

*Brunswick should promote zoning regulations in accordance with the New York State Town Law, which models the Comprehensive Plan.*

Several types of Land Use practices are viable options to the standard, commercial, industrial and residential zoning currently in use. These options highlight the use of planning techniques that establish open space, combine different land uses, and encourage easements and transferring development rights over zoning district lines.

Types of land use are outlined and explained in Appendix 1. They include conservation, critical environmental areas, agricultural, regular commercial, light commercial/office, historical, cluster residential, low density residential, medium density residential, senior citizen housing, heavy commercial/light industrial, transfer of development rights, high density residential, recreation open space, planned development districts, and cluster development.

## **CONSERVE NATURAL RESOURCES**

*Brunswick should promote land use practices that conserve woodlands and natural vegetation, and maintain natural habitats for proper management of native wildlife. Brunswick should discourage wholesale removal of natural resources from proposed development property.*

Brunswick can encourage conservation of its natural resources through its land use regulations. Economic incentives for developers, for instance, could be built into fee and tax structures. They may include provisions for conservation zones, concept plan review, cluster development, PDDS, and conservation easements,

Brunswick should develop resource maps and databases to identify and monitor important resources including wetlands, forests, fields, streams, and lakes. The database should include sensitive permanent and migratory wildlife habitats.

The Town as well as developers can use resource mapping to aid in the development of lands that maintain the valuable natural resources and habitat for wildlife.

Buffers should be evaluated as they relate to current density. Hamlets and rural areas may have varied requirements to maintain their quality and identity. Graphic depictions may aid in defining the types of buffers which should be encouraged.

## **SUPPORT BUFFER AREAS**

*Brunswick should encourage buffer areas between existing residences and new non-residential development or farms.*

Buffers between new or existing residential areas and non-residential developments or farms should be encouraged through the use of the planning and site plan review procedures. Although Brunswick has a Right-to-Farm Law that guarantees that farmers are exempted from complaints about the effects of normal farm operations, encouraging buffers can further protect farmers and residents alike from potential issues..

## **IMPROVE COMMUNITY'S APPEARANCE**

*Brunswick encourages public and private efforts to improve and maintain the physical appearance of its communities, an important factor in the retention of residents, businesses and the Town's rural character.*

The rural character of Brunswick is one of its most important and valued resources. The physical appearance of the Town and its hamlets greatly enhances its attractiveness for residents and businesses and may be an importance factor-influencing decisions by businesses seeking to move into an area. Unsightly conditions can discourage both economic and residential growth.

Brunswick should encourage enforcement of existing regulations relative to the issue of unsightliness. Such regulations include:

- Junk car ordinances regulating the number of unlicensed, unused vehicles to be kept on property;
- Anti-littering ordinances;
- Sign ordinances; and
- Required buffering for existing dumps.

### **BALANCE PROPERTY RIGHTS, HEALTH, SAFETY AND WELFARE**

*Brunswick supports a balance between individual property rights and the legitimate need to protect its resident's health, safety and welfare.*

No residents should lose their financial security, as embodied in their property and structures, due to Town action. The Town should consider policies that will preserve the rights of individuals insofar as possible when enacting legislation.

The statutes of this State and the law as established by the New York Court of Appeals and the U.S. Supreme Court recognize that modern planning and zoning entails a balancing of property rights of citizens and the protection of the residents' health, safety and welfare. Recognizing these precepts, the Town should consider policies that manifest and foster a respect for the property rights of the residents of the Town and that import with both the letter and the spirit of the law as established by the legislature and the courts.

## **ENVIRONMENTAL POLICIES**

*Brunswick should encourage preservation of scenic vistas and rural land qualities, including agricultural operations. Brunswick should encourage the conservation of existing natural resources. Brunswick should remain informed of the abilities and activities of Water and Sewer Authority and encourage private developers to explore the potential use of the Authority's services in densely developed areas.*

### **PRESERVE SCENIC VISTAS AND RURAL QUALITIES**

*Brunswick should encourage preservation of scenic vistas and rural land qualities. Brunswick should encourage agricultural operations.*

The Town should evaluate techniques that promote open space, preserve important community vistas, retain rural land characteristics, and encourage land use policies that foster results. Brunswick should identify areas where potential development would threaten vistas. Site specific evaluations using the SEQR process and visual addendum should identify potentially detrimental development. The Town should implement regulations regarding sources of visual impact and identification of sensitive visual receptors.

### **ENCOURAGE AGRICULTURAL OPERATIONS**

*Brunswick should encourage agricultural operations.*

The Town of Brunswick should embrace the preservation of farm operations and their influence on open space, rural scenic quality and environmental value. Available preservation methods include land use regulations, transfer of development rights, tax incentives, conservation easements, and Right-to-Farm laws. Organizations such as the American Farmland Trust and the Rensselaer-Taconic Land Conservancy should be encouraged to participate with landowners, informing them of options and opportunities.

The Town of Brunswick should support Rensselaer County in its attempts to secure an Agriculture and Farmland Protection Plan.

Agricultural practices require open space for pasture and crop production. These 'fields' are a major contributor to the 'sense of place' in Brunswick. They form a patchwork of open space and expand vistas along many roads within the Town. Agricultural operations provide wildlife refuge as well. Farm ponds, fields, hedgerows and woods are habitat for a great number of wildlife species.

Proper protocol with regard to regulatory affairs should be at the forefront of all natural resource extraction. All development within the Town should be accompanied by storm water management and erosion control plans when they reach State and Federal thresholds.

## **MAINTAIN RELATIONSHIP WITH RENSSELAER COUNTY WATER AND SEWER AUTHORITY**

*Brunswick should remain informed of the abilities and activities of Water and Sewer Authority and encourage private developers to explore the potential use of the Authority's services in densely developed areas.*

The Rensselaer County Water and Sewer Authority is authorized to finance, own and operate utility systems across all Town boundaries, outside city boundaries, throughout the County. User fees offset the Authority's operating expenses. A system operated by the Authority has no effect on non-user taxes since the Authority does its own billing and collection. Brunswick should remain informed of the abilities and activities of Water and Sewer Authority. The Town should consider utilizing the services of the Authority for densely developed areas where sewage disposal is a problem. The Town should encourage private developers to explore its potential application for high-density development such as cluster developments, transfer of development rights, Planned Development Districts and commercial and industrial development in applicable areas.

## **IDENTIFY NATURAL RESOURCE DEPOSITS**

*Brunswick should identify supply sites of natural mineral deposits and recognize them as resources.*

Brunswick recognizes the need to locate and evaluate its natural deposits of minerals such as sand, gravel, clay, stone and hard rock. While actual material costs are low, haulage costs for aggregate materials, which play a significant role in construction costs, are not. Therefore, cost control of future development therefore depends on the proximity of aggregate supplies to construction sites. Brunswick should recognize these supply sites as resources for future development and place a priority on evaluating them in the long term. The Town should recognize that removal operations could pose problems from the standpoint of public acceptance, scenic value, noise levels, dust levels and damage to infrastructure. Hard rock operations currently exist on the eastern edge of the Town. Further investigation is warranted to determine the process and producers associated with potential future operations. Planning and management relative to quality of life considerations of adjoining landowners, transportation, environmental inter action and sequential use following exhaustion of these sites should be Town priorities. The County Soil and Water Conservation District and the U.S. Department of Agriculture Natural Resources Conservation

Service provide technical assistance to landowners and municipalities regarding mining operations and reclamation. These resources warrant management.

Several streams and the Cropseyville aquifer are important sources for water. The wetlands in the area provide environmental cleansing, wildlife habitat; flood control and the streams provide fishing, and viewing enjoyment.

## **SUPPORT BEST MANAGEMENT PRACTICES**

*Brunswick encourages cooperation between landowners and the U.S. Department of Agriculture Natural Resources conservation service to implement best management practices to conserve soils and reduce siltation and pollutant discharge into streams and ponds.*

It is important that all operations to be conducted in environmentally sound ways. These practices, when coupled with agriculture, should be implemented in a manner consistent with the economics of farming. Assistance from the Natural Resources Conservation Service, through the Rensselaer County Soil and Water Conservation District, can be provided to farmers under the Farm Bill Compliance Program.

In order for Rensselaer County farmers/agricultural producers to participate in most government incentive programs today, they must actively follow specific conservation and erosion control plans prepared by Natural Resources Conservation Service for each land parcel they work. Farmers also should agree not to drain wetlands. Implementation of these plans also means assisting the farmers with such practices as strip cropping layouts, tillage checks and conservation checks. These practices are known as Best Management Practices and are applicable to all development.

## **SUPPORT RECYCLING OF SOLID WASTE**

*Brunswick should support recycling of solid waste to the maximum extent practicable. Brunswick should investigate a partnership with the Eastern Rensselaer County Solid Waste Authority in coordinating local efforts, providing technical and financial assistance and insuring public participation in solid waste decisions.*

Brunswick should encourage all efforts to recycle as much material as possible, including, but not limited to, paper, glass, plastics, metals, and consumer goods such as furniture and clothing. Brunswick should continue to provide recycling opportunities through its current policies. The Town should embrace improvements for retrieval and community participation in recycling efforts and look to the Eastern Rensselaer County Solid Waste Authority for additional solid waste management opportunities. The Town should investigate hazardous waste disposal for residents. The Town might offer a location for hazardous waste drop off biannually as a means to encourage a healthy environment.

## **RECOGNIZE THE EMERGENCY WATERSHED PROGRAM**

*Brunswick recognizes the value of the Emergency Watershed Program provided through the Rensselaer County Soil and Water conservation District as a source of technical and financial assistance when fires, floods or other natural disasters cause sudden damage.*

Brunswick can take advantage of the assistance provided through the Rensselaer County Soil and Water Conservation District in the event of emergencies such as fires, floods or other natural disasters. The District can undertake emergency measures to control runoff and reduce soil erosion and sedimentation. Through the District, experts can provide quick assessments of damages and necessary repairs can be made. Special response can be provided in the event of imminent threat to life and/or property. This program is available to individual landowners as well as to the Town of Brunswick.

## ECONOMIC DEVELOPMENT POLICIES

*Brunswick should strengthen the economic base of the community, promote community-oriented services, and strive to maintain its rural character.*

Brunswick should encourage commercial and industrial growth while maintaining the integrity and atmosphere of the Town. Brunswick should consider adaptive use and reuse of existing hamlets for small to moderate businesses. Brunswick should embrace tourism as a commercial entity which is somewhat lacking within the Town. Brunswick encourage methods that result in sensible development that accounts for future expansion.

Key features required of commercial or light industrial growth should include:

- Adequate infrastructure including potential maintenance and improvement;
- Adequate vehicular or pedestrian access for projected traffic volumes;
- Attention to small scale long lasting businesses;
- Evaluation of environmental issues;
- Compatibility with rural character;
- Health and Safety services implications, including proximity to schools.

Brunswick should promote a diverse commercial economy. The Town should encourage service providers that are important to the residential population and are not yet available. The Town should encourage commercial economic growth that is related to tourism (small restaurants, specialty shops and overnight lodging facilities). Development should blend with the rural character and draw consumers to the Town.

Brunswick should encourage professional employment opportunities within the community. Several such developments have occurred within the past 10 years without transforming the rural setting.

## **SUPPORT DIVERSE COMMERCIAL ECONOMY**

*Brunswick should encourage and promote the establishment of an increasingly diverse commercial economy such as hotels, motels, light industrial businesses, office parks, small shops, restaurants, and medical and dental offices.*

Continued efforts should encourage new and diverse businesses that have the ability to survive economic down turns. The Town should take advantage of available programs that assist in maintaining that taxes and spending are in check.<sup>1</sup> Activities that will promote business growth include:

- The use of state and local resources including low interest industrial revenue bonds or loans, tax advantages and job training programs;
- Emphasis on retaining and attracting small businesses to the Town;
- The maintenance/improvement of existing infrastructure that can handle slow and measured growth;
- The provision of available, convenient and affordable housing is appropriate;
- Attention to the overall Town environment as an interesting and healthy place to live and work.

Brunswick is attractive because of its historical heritage and scenic beauty that is manifest in many of the houses and other structures in the Town. To preserve this look, Brunswick should encourage policies that serve to preserve and enhance the nature of the community through architectural style. The ability to blend new structure with the atmosphere which the Town hopes to preserve. Moreover, new business structures should be concentrated geographically to provide the potential for central infrastructure.

---

<sup>1</sup> There are several types of assistance available to business including: The Rensselaer County Job Development Program (JDP): The Rensselaer county Industrial Development Agency (IDA): The Rensselaer County Water and Sewer Authority.

## **ENCOURAGE COMMERCIAL GROWTH IN SPECIFIED LOCATIONS**

*Brunswick should encourage limited commercial and light industrial development in appropriate locations can be identified as appropriate for the use. Some areas maybe well suited for an integration of residences, and commercial enterprises, including services and employment opportunity and creates a cohesive small community within the larger Township.*

Brunswick should encourage well-planned, self-sustaining communities. The intent would be to create recognizable centers separated by low-density development and open space. Development in existing hamlets or other existing commercial/industrial locations for development should be encouraged. Alternatively, new locations could be targeted for these types of growth. These centers must be capable of providing water and sewage facilities as buffers. Vehicular access should be well planned, viable, direct and provide safe ingress and egress. Relevant, access, and concentrated development may conserve existing open land, reduce potential hazardous highway conditions and minimize sprawl.

## **SUPPORT DESIGN STANDARDS FOR DEVELOPMENT**

*Brunswick should encourage design standards for non-residential construction to help sustain the overall flavor of the Town.*

Brunswick should consider the adoption of an architectural design standard for all construction other than single and two-family homes and agricultural buildings. This standard would apply only to areas targeted for commercial and light industrial growth. Regulations on height, style and size of new structures should be considered. Architectural design standards may promote development that is consistent with the historic, rural and scenic qualities that presently exist.

## **DETER LARGE-SCALE COMMERCIAL OR INDUSTRIAL ENTITIES.**

*Brunswick should limit large-scale commercial and/or industrial development.*

Brunswick should consider using its land use regulations to limit large-scale commercial and industrial development to businesses that do not negatively impact the environment. The businesses shall not generate air emissions above regulated standards, solid wastes or use of toxic or hazardous materials.

## **PROMOTE TOURISM**

*Brunswick should recognize and promote tourism as an industry that will be a contributor to the economy.*

Brunswick possesses a variety of resources that can enhance its tourist appeal, but these resources have not always been adequately publicized. The Town is in a unique position to take advantage of the large number of motorists who pass on a regular basis.

The cultural and historic resources of Brunswick should be part of a tourism plan. The Route 2 Scenic Byway programs now under study would be an opportunity for state and national publicity. Tours of historic and significant homes and historic areas could be encouraged. Historic structures such as the Garfield School, the hamlet of Eagle Mills, the Poestenkill Creek, the “Green Bridge” and the Eagle Mills Bridge are possible sites.

Tourism may include farm tours featuring vegetable, livestock, milk and crop production. Tours should focus on farming and the landscape, especially during the autumn foliage. The proximity of urban areas makes this venture very convenient.

The local business and farming communities, in conjunction with Rensselaer County, Rensselaer County Cornell Cooperative Extension, the Rensselaer County Regional Chamber of Commerce, the New York State Department of Economic Development, and the New York State Department of Agriculture and Markets should develop a unified strategy to capture the economic benefit from tourism.

## **SUPPORT COMMERCIAL ACTIVITIES ASSOCIATED WITH TOURISM**

*Brunswick should provide support for those ventures associated with tourism.*

The Town should encourage commercial activities that are associated with tourism. Hotels, motels, small specialty shops, restaurants, tourism centers, antique shops and others that might be of interest to travelers. Any development should be in keeping with the intrinsic qualities of Brunswick.

By providing services associated with the traveler, the Town of Brunswick achieves several goals. By encouraging tourism opportunities, Brunswick could evolve into a destination or an overnight location, which could result in use of other existing or proposed commercial services.

## TRANSPORTATION POLICIES

*Brunswick should continue to promote safe and efficient transportation throughout the Town, maintaining the existing transportation routes and improving and modernizing those that are designated as critical.*

The Town should engage the New York State Department of Transportation (NYSDOT) in creating traffic calming as Route 2 winds through the hamlet of Eagle Mills and past the Brittonkill School in Cropseyville. The Town should evaluate reconstruction of the “Green Bridge” and support reconstruction of the Eagle Mills Bridge. This historic structure forms not only a crossroads to three roads but defines a sense of place. The Town should make efforts to maintain that feeling by encouraging a “sensitive” reconstruction design.

Brunswick should encourage its neighboring communities to join in the designation process. The Rensselaer County Department of Planning and Economic Development facilitates the program.

Brunswick should be pro-active with transportation issues that affect roadways inside and surrounding the township.

Brunswick should avoid a cause and effect relationship where traffic issues are acted upon by other organizations, and Brunswick copes with the results. A traffic planning commission would be a positive way to get the Town’s needs, desires and concerns voiced with State and County decision-makers. Route 7 and Route 2 divide the Town of Brunswick into three areas. These routes have a long history but the levels of traffic, both residential and commercial have increased over the past decades. A potential may exist for a north – south connector to link hamlets more effectively.

The Capital District Transportation Committee Arterial Corridor Management Task Force issued a report in December 1995, and directed their analysis toward land use/traffic conflict. The report rated roads projected to have conflict between residential use and traffic, was assigned a Level-of-Compatibility (LOC) ranges from ‘A’, most desirable, to ‘F’ least acceptable.

The ‘Current Land Use / Traffic Conflict’ rating for Route 7 between Burdett Avenue and Route 278 received an average LOC rating of ‘D’. The ‘2015 Land Use / Traffic Conflict’ ratings for the same area of Route 7 received an average LOC ratings between ‘C’ and ‘E’. The section of Route 7 beyond 278 to the Brunswick line has an average projected rating of ‘B’ of the ‘2015 Land Use / Traffic Conflict’.<sup>2</sup>

---

<sup>2</sup> ‘Development of an Arterial Corridor Management Strategy for the Capital District, Land Use/Traffic Conflict Inventory and Measurement’, dated December 1995, by; CDTC Arterial Corridor Management Task Force CDTC Staff (New Visions for Capital District Transportation)

Brunswick should encourage the use of the “Park and Ride” station currently located at the Wal-Mart Plaza on Route 7. In cooperation with CDTA, this station provides public transportation opportunities to residents with the potential of providing businesses with a broader base of employee options, even though a majority of respondents to the public survey indicated that they do not use public transportation. The traffic delays along Route #7 at rush hour and peak hour times will only be made more onerous as work begins to improve Route 7 through Center Brunswick. If Brunswick truly desires to be a bedroom community, it must be proactive in providing efficient traffic flow and/or public transportation opportunities to residents. The Town should encourage residents to use existing services on Route 2 and Route 7 along with the “Park and Ride” facility. Other areas for additional “Park and Ride” stations should be investigated.

Bikeways and sidewalks along major roadways should be considered as development continues.

## **LONG RANGE TRANSPORTATION PLANNING**

*Brunswick should evaluate its existing road law and consider upgrading this law to incorporate considerations embodied in this comprehensive plan in areas of long range planning, service roads, intra-developmental traffic dispersal, driveway placement and scenic and historic resource preservation.*

Brunswick should consider the long-range aspects of residential, commercial and industrial development in the Town, including financing,<sup>3</sup> and encourage any new major subdivision or commercial/industrial development to utilize service roads for ingress and egress. Such roads provide access to land fronting on the major road while limiting the number of curb cuts and signalized intersections on the major road. Such access roads will be of special importance for commercial/industrial development, allowing safe and smooth traffic flow along the two major state arterial through the Town. Furthermore, interconnection of adjacent developments and access to more than one public road – where possible – allows for maximum dispersal of traffic and reduces the potential for congestion at any one location. Any new roadways should be designed and constructed in a manner as to preserve and enhance the natural, historical, architectural and scenic attributes of the locale and the Town as a whole. Methods of integrating new construction into the landscape are encouraged.

---

<sup>3</sup> The Capital District Transportation Committee’s (CDTC) Systematic Traffic Evaluation and Planning (STEP) model can provide the basis for most traffic forecasting, capacity needs and an analysis of alternative system improvements needed in the future. The Town can work with CDTC to address traffic capacity problems for a particular corridor or for the municipality as a whole.

## **CAPITAL IMPROVEMENTS FUNDING**

*Brunswick should continue a capital improvement program of funding to provide long-term repair and/or replacement of its transportation infrastructure based on anticipated lifetime estimates.*

Brunswick should address the availability of financial resources for infrastructure renewal. Since such projects are often very costly, they have a major impact on the Town budget, especially if the project is urgent. For this reason, the Town should continue its capital improvement program to allow renewal of highways and bridges and other Town facilities.

Funding is available through a portion of the Federal Government's T-21 Federal Highways Program. The program is called 'off state systems projects,' commonly referred to as the 'local system projects.' The federal aid requires municipalities to match a percentage of funding. The State of New York, under the Marchiselli legislation, is allowed to participate up to eighty percent of the local share. The Town could be required to provide as little as five percent of the funds for highway and bridge rehabilitation, improvement or construction.

Other programs include but are not limited to Capital Highway Improvement Programs (CHIPs), developer funded projects and Town-funded projects.

## **SUPPORT TRAFFIC SAFETY**

*Brunswick should encourage improving the safety of roadways.*

The Town should take a proactive position to maintain the integrity of valuable resources while increasing safety and reducing traffic. Improving pavements, consideration of sidewalks for residential areas, bikeway development, improving and replacing bridges and coordinated efforts with the County Highway Department and the New York State Department of Transportation (NYSDOT) are instruments for success. Safety of both vehicle, bicycle and pedestrian traffic should be a priority. Vehicle speeds should be enforced.

Route 7 between Lake Avenue (County Route 141, 144) and State Route 142 should receive particular scrutiny for safety improvement. The NYSDOT is engaged in reconstruction design for much of this corridor. The Town should remain informed and proactive in improving conditions along the route.

## COMMUNITY ISSUES POLICIES

*Brunswick should promote the availability and enhancement of the quality-of-life factors of housing, education, health care, senior citizen facilities, emergency services, and historical and cultural amenities for Brunswick residents.*

### SENIOR CITIZEN INTERESTS

*Brunswick encourages provisions for senior facilities and related organizations for residents.*

Brunswick should encourage the development of a combination of public, commercial, and volunteer services to meet the needs of the growing senior population.

### SUPPORT STRONG VOLUNTEER EMERGENCY SYSTEM

*Brunswick supports the maintenance of a strong volunteer emergency system in the Town and cooperation with neighboring communities.*

Brunswick must remain proactive in maintaining the strong volunteer participation in its various emergency services. The Town should publicize the availability of these services and emergency equipment that is associated with the volunteer efforts. Brunswick should also take steps to identify and maintain necessary emergency resources.<sup>4</sup> These include emergency rescue and transport, volunteer fire fighting and others.<sup>5</sup> Encourage new membership through public awareness, incentives; and publicly recognize existing members for their community service. Encourage cooperation between volunteer organizations, public emergency response organizations, and neighboring communities and provide other mechanisms for sharing resources and reducing cost.

---

<sup>4</sup> The October 1987 snow storm interrupted electrical service to most of Rensselaer County for up to one week. At that time, most of the shelters did not have the proper equipment, including generators., indicating that the designated Red Cross shelters may not be sufficient.

<sup>5</sup> A state law passed in 1988 allows town boards to establish special volunteer ambulance tax districts without the approval of the state legislature or the governor, such districts being a source of revenue to support the activity.

## **PROMOTE AND PRESERVE HISTORIC AND CULTURAL RESOURCES**

*Brunswick should encourage the development of cultural and historical resource maps.. Maps will focus attention on historical resources and help guide developmental efforts in presentation, tourism, and help engage a feeling of heritage. Rensselaer County could promote this type of activity.*

Many older structures throughout Brunswick create a character to the landscape that may be impossible to reproduce. Brunswick should consider developing adaptive reuse or rehabilitation programs as an alternative to abandonment or demolition. Several examples of adaptive reuse, including the Garfield School and Brunswick Professional Office demonstrating these principles, currently exist within the Town.

A program of placement of historical or cultural markers should be continued to augment this effort. Brunswick should investigate funding for rehabilitation and enhancement efforts and provide the community with a resource for keeping the cultural treasures intact. Public promotion of the history, heritage and cultural resources within the Town should be encouraged. Participation with the county and other municipalities should be supported to foster growth, understanding, appreciation and promotion to augment tourism and other associated economic opportunities.

## **SUPPORT HISTORICAL SOCIETY**

*Brunswick should support the efforts of the Brunswick Historical Society by continuing to provide a location for the organization to run programs and store artifacts. The Town should continue publicizing the society's services and importance of their work.*

The Brunswick Historical Society, organized in 1975, is currently located in the Garfield School on Route 2 in Eagle Mills. The Garfield School is on the National Registry of Historic Places and has earned the recognition of the New York Preservation League.

The Brunswick Historical Society encourages the preservation of information and artifacts. The society is comprised of volunteer members. They provide information about the history of the Town of Brunswick, aid in genealogical research, offer history-oriented presentations and open their doors to visitors.

The Historical Society administers the 'Historic Building Marker Program' and encourages owners of houses more than 100 years old, to research their homes and use the 'marker' program to identify them as historic structures in the area.

## **SUPPORT TOWN LIBRARY**

*Brunswick should continue to support the efforts of the Brunswick Community Library as a valuable resource.*

Brunswick should encourage use of the Brunswick Community Library, a valuable resource for all ages. Part-time staff and volunteer staff currently administer the Library. The Library provides public Internet access, a relatively small but current reading collection, children's books, audio books, programs for all ages and a revolving collection of videos.

The Friends of the Brunswick Community Library is a not-for-profit group organized to support the library.

The Brunswick Community Library is part of the Upper Hudson Library System (UHLS). The Library System coordinates activities to assist and complement the efforts and resources of community libraries like Brunswick Community Library. UHLS provides the community library with an expanded system of information and resources and is the source of the interlibrary loan program.

## **RECREATION POLICIES**

*Brunswick should recognize public recreation as a necessary function of the quality of life and provide safe effective recreational opportunities to residents all ages.*

### **ENHANCE RECREATION AVAILABILITY**

*Brunswick should consider utilizing its land use and subdivision regulations to enhance recreation availability.*

As a bedroom community with varied elements of high and low density residential development, Brunswick should develop recreational areas. Brunswick is currently experiencing a boom in youth athletics. The current playing fields may not accommodate all organized athletics. Brunswick should consider developing additional recreational areas throughout the Town.

A study should be conducted to better align the park and recreation needs with projected population growth. Potential recreation areas should be investigated, as should the establishment of recreation fee schedules to help finance and sustain new facilities.

### **SUPPORT MAPPING OF RECREATION RESOURCES**

*Brunswick should generate mapping that identifies existing recreational opportunity and potential areas for development of recreation activities.*

The Town should investigate mapping potential areas for recreation facilities, including large and small parcels of land, and ribbons for trails or pathways. Mapping should include potential locations for connector trails and pathways between recreation facilities and between facilities and suburban developments

The mapping of recreation facilities can then be linked with zoning provisions for reserving recreation corridors for public use. Potential corridors should be left undeveloped in connection with development approvals for future dedication or voluntary sale for the intended use.

### **SUPPORT ALTERNATIVE RECREATION FUNDING**

*Brunswick should research sources for funding of recreation land acquisition, buildings, and associated appurtenances.*

Through grant writing and donations the Town has been successful in recent years in enhancing its recreational resources without raising tax dollars. These methods should

be encouraged and businesses and residents alike should share in supporting and enjoying these facilities.

## **ENCOURAGE TRAILS AND PATHWAYS**

*Brunswick should support and encourage trails and pathways in the community.*

Brunswick should embrace and support the Route 2 Scenic Byway Designation. The Town should move forward to provide bicycle, cross-country skiing and pedestrian access along this scenic corridor. Funds are available at state and national levels to facilitate these efforts. Brunswick should set out to work with Rensselaer County in establishing safe routes of travel for these modes of recreation.

Walkways should be considered in residential communities that have high to moderate density with high volumes of traffic. Pedestrian connections between commercial development, especially in the Route 7 corridor, should be addressed.

## **SUPPORT ARTS AND ENTERTAINMENT**

*Brunswick should encourage and seek out arts and entertainment opportunities for the community.*

As a community of smaller hamlets, emphasis should be placed on promoting community participation on a smaller level within the hamlet centers and at larger gathering areas intertwined with the “Town Center” concept.

Youth programs and organizations should be encouraged to share their talents with the community. The Library and Community Center should make space available for display of art. The Town should embrace artisans to join in the commercial and economic development of the Town.

## **PROMOTE RECREATION RESOURCES**

*Brunswick should continue to promote the use of Town recreation areas that currently exist.*

Recreation facilities should be maintained and improved as important resident assets. In addition, these facilities shall be promoted. By encouraging more residents to use enjoy the recreation available, we generate a sense of place and expand the positive feeling of community.

The Town should also promote community days and encourage the smaller hamlets to join together for celebrations, such as Flag Day, Independence Day, and a holiday tree lighting. Promotional efforts can include, signage, newsletters, news releases, etc.

## AGRICULTURE POLICIES

### SUPPORT CONSERVATION EASEMENTS

*Brunswick should encourage easements in order to protect and conserve valuable natural and cultural resources.*

Brunswick should consider encouraging conservation easements covering areas where property owners can agree to leave the affected areas undeveloped and in the care of the entity which is responsible for overseeing the resources. The landowner remains owner and steward for the property. This could provide a method for preserving the rural character of the Town.

Zoning and subdivision regulations may also provide for the protection of open spaces through conservation easements. These are especially true in the cluster development and transfer of development rights as spelled out in Town Law and described in Appendix 1.

The Town should encourage the American Farmland Trust Nature Conservancy and the Rensselaer - Taconic Land Conservancy to educate land owners about the management and acceptance of conservation easements and other activities these organizations can perform as a part of land preservation and conservation.

### SUPPORT AGRICULTURE

*Brunswick recognizes agriculture as an important part of its economy, and promotes efforts to maintain its continuation including the present Right-to-Farm Law and supporting cooperative business ventures that aid agriculture.*

Brunswick encourages the conservation of the traditional working farm within the Township. Brunswick recognizes that farming is not only a land use but also an industry. The Town should support the vegetable and produce stand ventures that will support the business of agriculture. These ventures include; farm cooperatives, farmers' markets, and research and development and demonstration projects. The Town also supports the current Right-to-Farm Law.

Historically, agriculture has played a principal role in the economy of Brunswick and has contributed significantly to the maintenance of its rural character. Recently, lower profit margins for agricultural activities have contributed to a decline in the number of farms and other agricultural businesses operating in the Town. This decline has led, in turn, to a reduction in the amount of acreage kept in production. Open agricultural lands which earlier contributed jobs, crops and scenic vistas to the community are being converted by nature to brush or forest lands, or by developers to

commercial and home sites. It is vital to maintaining the character of Brunswick and the quality of life found here that the agricultural community receive strong encouragement and maintain agricultural activities and the associated conservation of irreplaceable land resources.

The following programs and services are available to both agriculture and non-agriculture land owners from the Rensselaer County Soil and Water Conservation District.

Agricultural District – The Rensselaer Coounty Soil and Water Conservation District has the important role of mapping, delineating and calculating Soil Group Work sheets for NYS agricultural assessments which allow agricultural producers/land owners within the County to be taxed according to their soil types.

U.S. Soil Survey – This first step and “bible” of land use planning for the County is provided through the Conservation District Office.

Soil & Water Site Reviews – This type of review, provided on request by Town planning boards desiring special assistance, provides a non-biased look at the natural resource concerns on a particular development site to guide planners and protect new County residents.

Land Evaluation and Site Assessment (LESA) – a farmland protection tool through the District to help guide development in the County.

No-Till Drill rental – Farmers can rent the District’s no-till drill to plant their hay land, pasture or small grain crops in accordance with conservation tillage requirements.

Conservation Planning and Inventory & Evaluation - Depending on staff availability and time constraints, individual County landowners can have an on-site investigation or conservation planning session on their land for top quality or geological natural resource protection information and evaluation.

Farm Bill Compliance – In order for Rensselaer County farms/agricultural producers to participate in most government programs today, they must actively follow specific conservation and erosion control plans prepared by Natural Resource Conservation Service (NRCS). Implementing these plans also means assisting the farmers “in the field.” Strip cropping layouts, tillage checks and conservation checks are just a few practices on the lengthy best Management Practice list.

Bluebird Houses – each year the Conservation District distributes approximately 200 bluebird-nesting boxes to County resident to help protect our State Bird.

Private Pond Stocking – Both trout and bass are offered to pond owners to stock their ponds for recreational purposes.

Tree Planter Rental – Hand planting bars are available to County residents, as is the three-point hitch tree planter to hook up to a tractor.

## IMPLEMENTATION PROPOSALS AND POLICIES

*Implementation proposals and policies should emphasize the importance of cooperation with the private sector and voluntary support for the Comprehensive Plan. Inducement of suitable types of behavior should be provided through the use of regulatory incentives and mandatory regulations should have the least level of restriction necessary for implementing Town policies.*

Brunswick understands that it will be necessary to amend existing Town regulations and add new ones in order to implement the policies of this Comprehensive Plan. A balance between the public welfare, quality of life and individual rights is desired.

Brunswick acknowledges the desires of residents to preserve the rural character and natural resources of the Town. The Town has an obligation to enact and enforce laws that respect the use of land and preserve the general health, welfare and safety of the community. Each property owner has a right to reasonable return on his or her property based on the U.S. Constitution. A balance should be maintained between safety, freedom and rights.

The Town should consider the appropriate level of regulation needed to author policies. Mandatory regulations should be framed in positive, proactive terms, rather than a series of negatives. Regulatory incentives should benefit the developer, the Town, the Residents, and the Community.

Policies for Regulations should describe suitable types of behavior that reflect the Comprehensive Plan. Some policies should be encouraged with regulatory incentives rather than mandate. The Town should clearly identify what is encouraged and what is required.

## IMPLEMENTATION PRACTICES

*While this Comprehensive Plan is intended as a forward-thinking document, it should also provide a stable vision for the Town of Brunswick. It must be capable of being changed. Change should occur only after considerable thought proper procedure and effort on the part of responsible parties.*

### STEPS TO IMPLEMENTATION

There are many steps to implementation of the policies of this Comprehensive Plan. Some of these steps are mandatory and some are optional. The following listing identifies the general order of procedure for mandatory and optional steps. **Mandatory steps are printed in bold type.** The Town Board must adopt the Comprehensive Plan in order for this process and its steps to be applicable.

- The Town may implement non-legislative actions that implement all or some parts of the plan. Various agencies within the Town may be delegated these tasks by the Town Board including the Town board, Planning Board, Highway superintendent and Town Clerk. In some cases, a new body such as an environmental advisory council, transportation committee, etc. may be formed to address specific tasks.
- **The Town Board must declare itself as lead agency for the purpose of the State Environmental Quality Review Act (SEQR) and complete SEQR requirements.**
- **The Town Board must refer the Comprehensive Plan to the Rensselaer County Planning Agency or the Rensselaer County Economic Development and Planning Office for an advisory opinion pursuant to Section 239 I and m of the General Municipal Law.**
- The Town Board may enact local laws that implement all or some of the policies. The following are some possible actions that could be undertaken as part of this plan:
  - **Amend the Town Land Use Regulations in accordance with the framework of the Comprehensive Plan adopted.**
  - **Amend the zoning map as it is a portion of the Land Use Regulations.**
- The Town Board may institutionalize certain existing regulatory requirements into Town approval processes. The intent is that appropriate parties (Town

Board, Planning Board, and applicants) are made aware of their need to conform to these regulations.

- The Town may also:
  - Allow for the training of planning and zoning enforcement officials;
  - Examine existing hamlets for potential expansion of hamlet boundaries;
  - Contact the American Farmland Trust, Nature Conservancy and Rensselaer-Taconic Land Conservancy to determine their ability and willingness to purchase development rights;
  - Establish architectural standards for the Town;
  - Implement responsible highway salt management programs;
  - Remain involved with the Hudson River Greenway Program;
  - Encourage financial planning;
  - Research grant possibilities;
  - Measure financial practices and their effects;
  - Identify and map dumps in Town and work closely with NYSDEC in all matters relating to landfills;
  - Become familiar with the abilities and liabilities of the Rensselaer County Water and Sewer Authority;
  - Prepare an inventory of major wildlife habitats, natural resources and cultural/historic resources;
  - Encourage recycling by advertisements and support;
  - Coordinate with the Rensselaer County Industrial Development Agency and Job Development program for information on their ability to assist existing and new private employers;
  - Maintain and make available to Brunswick residents' information regarding job training;
  - Encourage the local business and farming communities and cultural organizations to develop a strategy to capture economic benefit from tourism;
  - Explore measures to maximize the effectiveness of the highway Department;

- Examine and revise, if necessary, building code and enforcement policies to encourage rehabilitation of deteriorated housing;
  - Work with school districts to reinforce schools as centers of community and to participate in new school site selection;
  - Develop annual capital improvement programs for maintenance of public facilities;
  - Explore consolidation of community services with adjoining municipalities;
  - Process additional Scenic road designations; and
  - Conduct a Survey similar to the one in 1999 and at subsequent five-year frequencies.
- The Town may also consider:
    - Section 239 1 and m of General Municipal Law;
    - Federal and state regulations protecting surface water quality and regulating hazardous wastes;
    - New York State Environmental Quality review Act including visual impacts;
    - New York State Freshwater Wetlands Act and federal wetlands regulations;
    - National Flood Insurance program;
    - Requirements for approval of well and septic systems;
    - Town, State, Federal regulations pertaining to sanitary sewer construction;
    - Town, State, Federal regulations pertaining to potable water systems;
    - Town Right-to-Farm Law;
    - Equal housing opportunity statutes; and
    - Energy and water conservation provisions of the building code.

## **STEPS TO MODIFICATION**

*The following steps are suggested steps to amend this Comprehensive Plan*

- Undertake a Town-wide survey addressing significant questions and obtaining updated demographic and economic data.
- Present the results of the survey to the Town residents in a public forum.
- Modify as necessary after requisite public hearings.
- Obtain a recommendation from the Town Planning Board.
- Obtain a majority vote in the affirmative of the Town Board.
- Follow all necessary procedures under Section 272 A “Town Comprehensive Plan” of the Town Law.

## ACKNOWLEDGEMENTS

Many individuals and organizations have contributed valuable input, which was instrumental in preparing this document. Acknowledgement and thanks are extended to the following individuals (apologies to anyone who may have been inadvertently overlooked):

Members of the current and previous Town Boards whose foresight led up to the initiation of this project;

- Members of the Comprehensive Planning Committee:
  - Phil Herrington, Town Supervisor
  - Thomas McGrath
  - Robert Jones
  - Caroline Trzcinski, Zoning Board Chairman
  - Shawn Malone, Planning Board Chairman
  - William Doyle, III
  - Larry Chambers
  - David Hunn
  - Brian Carroll
  - Lori Schindler
  - Gordon Christain
  - Carolyn Abrams, Town Council Member
  - Town Council Members

The Rensselaer County Economic Development and Planning Office

Without the help of all these dedicated people, this Comprehensive Plan would not be a reality today. Brunswick gives them all its gratitude and thanks for a job well done.

## INDEX OF MAPS

General hamlet map

Housing concentration map

Population density

Topographic map

Highway Classification

Community Facility Map

Natural Resource Map

**The following maps are available from sources in our community:**

Historic sites and buildings – Brunswick Historical Society

Existing Water Supply System – Town of Brunswick Building Department

Existing Sanitary Sewer System – Town of Brunswick Building Department

Flood Insurance Maps – Town Clerk

Soils Map – Natural Resource Conservation Service

Wetland Quadrangle Map - Town Clerk

Agricultural District Map – Town Clerk

## APPENDIX 1

### TYPES OF LAND USE DEVELOPMENT OPTIONS

*Listed below are a number of terms and the definitions and their relevance to the Town of Brunswick. Some of the terms may become a part of future land use regulation in accordance with the Comprehensive Plan.*

#### **Conservation**

This is the most restrictive land use, with a recommended maximum residential density of one family per ten acres. Some of the criteria used in selecting the land area to be devoted to conservation purposes are the lack of roads or road network within the area; the topography of the land, whether steep or swampy areas; the availability of water and sewer; the suitability or unsuitability of the land for sewage drainage fields; and the remoteness of the land from population concentrations. Much of this land presently designated for conservation is either swampy or hilly, covered by second growth. The community should have conservation areas and protect them if the previously state goals are to be achieved.

In November 1972, the conservation Advisory Council of the Town of Brunswick prepared a report on "Open Space." This report, although dated, still has validity today. The Council identified and mapped two marshes that were each at least 200 acres each. These marshes are located off the Tamarac Road and New York State Route 2. Both of these areas, and other similar areas, should be protected. One tool identified and recommended by the Council as far back as 1972, was the use of cluster development.

#### **Critical Environmental Area**

This is an area designated as a Critical Environmental Area (CEA) under the State Environmental Quality Review Act (SEQRA). These sites may become part a Type I list under SEQRA. A CEA designation is a less restrictive option for environmental protection than special zoning or easements. The CEA insures more public involvement and environmental review for activities in such area. However, it does not place additional controls or land use restrictions on areas covered by the designation. Such additional controls must be in the form of special zoning areas.

## **Agricultural**

This land is generally located in the central and eastern sections of the community and is presently in agricultural use. Lands along Route 2, McChesney Avenue, Tamarac Road and to the south along Route 351 are good examples of such lands. Some of this land has already been rezoned for residential commercial use. However, for the immediately foreseeable future, it should generally remain in agricultural use. This would benefit the community at large and the farming community specifically. It is axiomatic that land is the primary tool or inventory of the farmer. The Town must protect its agricultural heritage and its present agricultural businesses by taking affirmative steps to preserve the tools of that business, namely, sufficient land for agricultural use. For this reason, a maximum density of one family per five acres is recommended and any substantial residential development is of the clustered type to preserve these lands.

## **Regular Commercial**

One regular commercial corridor is recommended in Brunswick instead of a number of small and scattered commercial areas. Thus, the Route 7 corridor is recommended to provide the necessary stores, shops, shopping centers, garages and other similar facilities. This area should include large stores, automobile dealerships, garages and other regular commercial uses in what will be the chief commercial area in the Town. High-density development for such uses is also to be encouraged in this area to make maximum use of the land and available infrastructure.

## **Light Commercial/Office**

The Town also needs areas where small shops, professional office and restaurants can be located. These types of commercial uses can be located in areas of the Town that do not necessarily have the type of utilities and infrastructure capability to accommodate larger types of commercial activity. For example, small retail shops and professional offices would not need sewer lines or large water capabilities to operate; septic system and wells would suffice. Low density zoning for "Light Commercial" development can be located near present residential areas because such uses would not be inconsistent with a residential type of use. Small shops, restaurants and professional offices do not create the noise; light or traffic impact that "Regular Commercial" uses would tend to create. Thus, it is recommended that the Town designate areas in and adjacent to appropriate residential areas for "low density light commercial" use to expand the opportunity for this kind of business in the Town. Moreover, this type of area can create a useful and adequate buffer between residential areas and other regular commercial areas. Additionally, if the structures were architecturally consistent, this type of use could blend with the character of the Route 2 corridor and other areas of the Town.

## **Historical**

The Town of Brunswick has many historical areas and structures that serve as a bridge to its past. These also are an attraction for visitors and add to the character of the Town. These attributes, therefore, add to both the quality, environmental and value of the Town as a whole and are deserving of protection. The Comprehensive Plan recognizes these precepts and encourages protection and revitalization of these areas through designation of certain areas as historical significance. By such designation, owners of these properties may be able to obtain grants and low interest loans to restore these properties, adding to their value. Some areas in the hamlets of Eagle Mills, Cropseyville, White Church, Center Brunswick, and Haynersville should be considered for such designation.

Often overlay historic district are used in land use zoning to identify significant areas. In addition Official National Register Historical Districts can provide protection.

## **Cluster Residential**

The currently method of development, also present in 1972, seems to be the expansion of exiting roads, upon which houses are already built, and the construction of new houses along the expanded sections. These roads are continually lengthened until one-road ties into another. Often, additional perpendicular roads are built until there is a complete roadway network for a solid subdivision of housing. An example of this type of development is in Sycaway off South Lake Avenue. Another is off of Sweet Milk Creek Road near Route 7. "Cluster Residential" would provide for clustered development so that open space would be left between developments and protected for agricultural use and open space. Cluster development would be recommended in those areas where open space and agriculture are desired.

## **Low Density Residential**

Low-density residential areas are those presently having a density of one family per acre and are recommended to have this density in the future for those desiring larger lots. A lesser density should be provided if public water or sewer is not provided; a density of two acres or more per family should be considered.

### **Medium Density Residential**

The gross density for this area is recommended to be between two and three families, living generally in single family homes, per acre. These are areas that can be readily serviced (if not already serviced) by both public water and sewer. A much sparser density is recommended should these public utilities not be available.

### **High Density Residential**

High density residential is recommended in those areas already in the category of approximately four families per acre, according to the existing zoning ordinance, and certain other restricted areas where it seems desirable to have a higher concentration of families. These areas are most desirable for those persons not wishing to make the sizable investment in land that is required in the less dense residential areas.

### **Senior Citizen Housing**

The Town has a need for good quality Senior Citizen Housing. Senior Citizens should be afforded an option to continue to reside in good quality housing in the Town when maintaining a single-family residence becomes undesirable. Areas for such use must have adequate infrastructure, such as water and sewer and ready access to public transportation so that the residents can enjoy access to shopping districts and other services. Appropriate areas for such use should be encouraged.

As an alternative to high-density senior citizen housing, the potential concept of allowing “cottages” as an accessory use to single family housing could be considered. The concept allows restricted, small “cottage type” outbuildings in areas zoned residential so that immediate family members of the property owners could reside with their families while maintaining their independence. The complications of allowing such an accessory use may preclude its practicality but warrants investigation.

### **Heavy Commercial/Light Industrial**

The Town also needs commercial and/or industrial areas. Heavy commercial/light industrial uses involving large numbers of dump trucks and other heavy equipment are not suited for areas in or near residences. This type of use is inconsistent with residential

use because it creates large amounts of noise, dust, and light and is aesthetically incompatible with residential areas. Thus, the Town should designate an area that is not presently developed residentially for “Commercial / Light Industrial’ use. This area should be large enough to accommodate a number of such businesses. The area shall be serviceable by sewer and water and not impact any critical environmental areas such as sensitive watersheds, streams, creeks or underground water supplies.

### **Transfer of development rights**

Transfer of development rights, and the sending and receiving districts, may be established in the Town Establishment must be in accordance with section two hundred sixty-one-a (261-a) of the Town Law.<sup>6</sup>

The sending district from which transfer of development rights may be authorized shall consist of natural, scenic, recreational, agricultural, forest or open land or sites of special historical, cultural, aesthetic or economic values are to be protected.

The Town Board may authorize a receiving district to which transfer of development rights may be applied after evaluating the effects of potential increased development possible under the transfer of development rights provisions. The site or area shall have been found to contain adequate resources, environmental quality and public facilities, including adequate transportation, water supply, waste disposal and fire protection. There will be no significant environmentally damaging consequences and such increased development shall be compatible with the development otherwise permitted by the Town and by the federal, state, and county agencies having jurisdiction to approve permissible development within the district.

A Generic Environmental Impact Statement (pursuant to the provisions of Article Eight of the Environmental Conservation Law) shall be prepared by the Town Board for the ‘receiving’ or ‘sending’ district. The designated district and the Generic Environmental Impact Statement shall be amended from time to time by the Town board if there are material changes in circumstances.

Where a transfer of development rights affects districts in two or more school, special assessment or tax districts, it may not reasonably transfer the tax burden between the taxpayers of such districts. The receiving and sending districts need not be in adjacent or equivalent zoning districts.

**“Sending district”** means one or more designated districts or areas of land in which development rights are designated for use in one or more receiving districts.

**“Receiving district,”** means one or more designated districts or areas of land to which development rights generated from one or more sending districts may be transferred and in which increased development is permitted to occur by reason of such transfer.

---

<sup>6</sup> Creating the community You Want; Municipal Options for Land Use Control’ James A Coon Local Government Technical Series, June 1998, New York State George E. Pataki, Governor, Department of State Alexander F. Treadwell, Secretary of State

**“Development Rights”** means the rights permitted to a land under a zoning ordinance or local law, including density, permissible use, bulk or height of improvements. Development rights may be calculated using factors or area, floor area, ratios, density, height, or other factors that quantify a value in a reasonable, uniform manner.

### **High Density Residential ( Multi-Family)**

These areas are recommended for high-density multi-family use. These areas are also included in TDR Receiving Areas. This will provide the opportunity for different types of dwellings in Brunswick (apartment, town house duplex, for example) to fulfill a critical need which now exists. In cases of high-density, multi-family use, public water and sewer should be mandatory.

### **Recreation/Open Space**

There are a number of existing and potential recreational sites within the Town. A recreation district would encompass areas where lands are set aside for the protection of natural resources or recreational activities. Areas identified as recreational could be under the control of either public or private ownership. Appropriate examples of the recreation/open space designation would be the Town Beach and athletic fields, the Troy Country Club, and areas that have been identified as being protected open space, such as Mt. Rafinesque.

### **Planned Development**

The planned development district land use practice is currently used within the Town of Brunswick. This method of land use allows large parcels, exceeding 12 acres, to be developed based on zoning standards established at the site plan level. Developer may request setbacks or density values not traditionally allowed for the parcels. The process is administered by the Planning Board and requires the Town Board’s approval.

## APPENDIX 2

### COMPREHENSIVE PLANNING THEORY

The Comprehensive Plan for Brunswick, New York is a dynamic document designed to aid in the future development of the Town, provide suggestions to guide decision-makers and potential developers. The State statutes define a comprehensive plan as ‘the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive, material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development’ of the municipality.” The community must have a document, which is consistent with today’s needs and is cognizant of the future to come.

The adoption of the Town comprehensive plan effects all future Town land use regulations. The regulations must be in accordance with the adopted comprehensive plan. All plans for capital projects of the governmental agencies must take the adopted plan into consideration.

Adoption of this Comprehensive Plan will not produce an immediate effect on individuals. Upon adoption, the Comprehensive Plan is not enforceable as a regulation or as a law. A Comprehensive Plan establishes the basis for future decision making. The comprehensive plan, is the backbone of the local zoning laws and practices.

The Town Law provides a definition of a Comprehensive Plan, as described above, the adoption of a formal plan, none the less, is voluntary. The New York courts have defined the comprehensive plan to be ‘the legislative body’s process of careful consideration and forethought which results in zoning calculated to serve the general welfare of the community.’<sup>7</sup>

---

<sup>7</sup> Zoning and the Comprehensive Plan, James A Coon Local Government Technical Series, December 1999, Department of State, Alexander F. Treadwell, Secretary of State.

## APPENDIX 3

### **FACT FINDING FOR THE TOWN OF BRUNSWICK – COMPREHENSIVE PLAN**

The survey entitled 'Fact finding for the Town of Brunswick – Comprehensive Plan was issued in June of 1999. The survey was mailed in the Town Newsletter to most addresses in the Town of Brunswick. Three Hundred Twenty-one surveys were returned.

The purpose of the survey was to solicit people's response to questions regarding quality of life, general values, goals, changes that should be made, and what should be preserved in the Town of Brunswick. The survey also requested information about the respondent's neighborhood, household makeup and personal transportation. The survey included optional response questions regarding; residence, employment, and income.

The response rate was perceived as good, even though many responses came from one geographic area and few were received from other more populated areas. The survey was a tool to gain a general sentiment of the residents of the Town of Brunswick. The responses are given their weight in the context of this Comprehensive Plan. It should be noted the survey is not scientific and that the entire community's attitudes, impressions, or aspirations of the Town of Brunswick are unknown.

## APPENDIX 4

### TOWN INFORMATION

#### BOOKS AND DOCUMENTS;

##### **Preliminary Report to the Town Board**

Land Use Subcommittee of the Master Plan Revision Committee,  
Workshop – May 13, 1997

The document contains information developed by the Land Use Subcommittee in their review of the Master Plan.

#### INTERNET WEB SITES;

##### **The Town of Brunswick Web Site at;**

<http://www.townofbrunswick.org>

The site contains general information about the Town of Brunswick, the government, services, budget, Garfield School and links to other pertinent sites.

##### **The Brunswick Community Library Web Site at;**

<http://www.brunswicklibrary.org>

The site provides information about the Library, their services, hours of operation, directions, calendar of events, the staff, board of directors, and volunteers and links to many related sites. The site also allows access to books on line if you are a Library member.

##### **Brittonkill Central Schools at;**

<http://www.brittonkill.k12.ny.us>

Information regarding the Brittonkill Central School System

##### **Brunswick Fire Company No. 1, Inc. (Station 4) at;**

<http://www.noc3.sysadm.sony.edu/Brunswick1/index>

Information, newspaper articles, apparatus images, and information.

**Brunswick Youth Soccer at;**

<http://www.brunswick.soccer.org>

Club information/leagues, location, field diagrams, summer camps, fund raising, offices and many others.

**Brunswick Bulldogs, Youth Football Program at;**

<http://www.timesunion.com/communities/bulldogs>

Includes information on the Brunswick youth football league members list newsletters, chat room, message board, events calendar.

## **APPENDIX 5**

### **FORMAL GOVERNMENTAL INFORMATION**

#### **BOOKS AND DOCUMENTS**

##### **TOWN OF BRUNSWICK, NY – LAND SUBDIVISION REGULATIONS**

The Town of Brunswick Land Subdivision Regulation, was adopted on June 17, 1982 by the Planning Board and approved by the Town Board on September 9, 1982. The regulations required applicant to apply in writing for approval of subdivision in accordance with the procedures included therein.

##### **TOWN OF BRUNSWICK, NY – SITE PLAN REVIEW ACT**

The Town of Brunswick Site Plan Review Act, was written as an amendment to the Zoning Ordinance of the Town of Brunswick. The document was enacted by the Town Board and is pursuant to Section 274-A of the Town Law.

##### **TOWN OF BRUNSWICK, NEW YORK – ZONING ORDINANCE**

The Town of Brunswick Zoning Ordinance was enacted by the Town of Brunswick Town Board, it establishes districts and provides regulation for the district and specific uses as defined in the document. The Zoning Board of Appeals, consisting of five members, appointed by the Town Board, interprets the ordinance, and can issue special use permits and variances.

##### **RENSSELAER COUNTY MASTER PLAN**

The County Executive assisted by the County Planning Office and a steering committee prepared a Master Plan dated December 1990. The Master Plan includes policies for land use, environment, economic development, transportation, community issues, and recreation/open space.

The desire to preserve the county's rich rural heritage is nearly universal. "Growth for growth's sake" is not at all desirable. Rather, there is a need to carefully manage resources in order to assure that growth occurs in accordance with community goals.

##### **TOWN LAW, NEW YORK STATE DEPARTMENT OF STATE GUIDE TO PLANNING AND ZONING LAWS.**

##### **SITE DEVELOPMENT PLAN REVIEW: PROCEDURE AND GUIDELINES**

In February 1984 the New York State Department of State issued a publication intended to assist local governments in understanding and implementing site development plan review procedures. It is known as A “Local government Technical Series”

### **LAND USE AND DEVELOPMENT CODE**

Rensselaer County Bureau of Planning prepared in 1974 a comprehensive code for planned community growth and development representing the efforts of the Brunswick Planning Board to establish community goals and planning objectives and a comprehensive code for planned community growth and development. It consists of land use regulations, subdivision regulations, sign regulations, mobile home park standards, building code and administrative procedures.

### **RENSELAER COUNTY SOIL AND WATER CONSERVATION MAP**

A large overlay map with soil types, streams, wetlands, prepared by the Soil Conservation Service, currently known as the Natural Resources Conservation Service (NRCS), the date is unknown.

### **CREATING THE COMMUNITY YOU WANT: MUNICIPAL OPTIONS FOR LAND USE CONTROLS**

This document is part of the James a. Coon Local Government Technical Series, it was written by the Department of State, under Alexander F. Treadwell, Secretary of State, while George E. Pataki, served as Governor of the State of New York. The document was published in June, 1998. The document summarizes the land use management tools that can help municipalities deal with community character and change.

### **GROWING TOGETHER WITHIN THE CAPITAL REGION**

This document, published in February 1996, is a draft report by the State Commission on the Capital Region, it addresses ‘key findings and recommendations as well as implementation steps toward better way of doing business in the Capital District.’

### **DEVELOPMENT OF AN ARTERIAL CORRIDOR MANAGEMENT STRATEGY FOR THE CAPITAL DISTRICT**

Published in 1995 by New Visions, CDTD Arterial Corridor Management Task Force, CDTC Staff. The document addresses land use and traffic conflicts through inventory and measurement and provides rating for key areas of current or projected conflict through the year 2015.

### **COMMUNITY QUALITY OF LIFE; MEASUREMENT, TRENDS AND TRANSPORTATION STRATEGIES**

Published in August 1995 by New Visions, CDTD Urban Issues Task Force, CDTC Staff. The document assesses quality of life as a ‘core performance measure’ in the evaluation of proposed transportation actions and strategies.

## **COMPUTERIZED MAPS**

Computerized maps prepared as ARC/INFO coverage indicating parcel mapping with real property service data, wetlands, soils slopes and roads. Available from the Rensselaer County Bureau of Budget, Research and Planning dated 1991 thru 1995

## **MAKING THE CAPITAL DISTRICT MORE BICYCLE AND PEDESTRIAN FRIENDLY: A TOOLBOX AND GAME PLAN**

Published in October 1995 by New Visions, CDTD Bicycle and Pedestrian Issues Task Force, CDTC Staff. The document developed components of strategy for better incorporation bicycle and pedestrian travel into the transportation system.

## **NEW VISIONS FOR CAPITAL DISTRICT TRANSPORTATION WORKBOOK**

Published in December 1995 by the Capital District Transportation Committee and the Metropolitan Planning Organization (MPO) for Albany, Rensselaer, Saratoga and Schenectady Counties, New York. This workbook address five major transportation policy choices, alternatives, pros, cons, impacts and asked for your opinion.

## **ANALYSIS OF YEAR 2000 CONGESTION LEVELS IN CRITICAL CORRIDORS OF THE CAPITAL DISTRICT**

A Technical Report to the Regional Transportation Plan Report. Published in October 1993 by the Capital District Transportation Committee and the Metropolitan Planning Organization (MPO) for Albany, Rensselaer, Saratoga and Schenectady Counties, New York. This report summarizes the analysis of mobility needs measures of over several years and includes transportation improvement program suggestions.

## **WETLANDS QUADRANGLE MAPS**

The New York State Department of Environmental Conservation prepared maps that indicate preliminary boundaries of freshwater wetlands subject to New York State regulation throughout Rensselaer County.

## **CENSUS OF POPULATION AND HOUSING**

CDRPC from Bureau of census dates 1980 and 1990

## **FLOOD INSURANCE STUDY**

Maps prepared by the Federal Emergency Management Agency as part of this study indicate 100-year and 500-year flood plains throughout Brunswick. This information may be used by the Town of Brunswick to update existing flood plain regulations as part of the National Flood Insurance Program. The information is also intended for use by local and regional planners to further promote sound land use and floodplain development.

**NEW YORK STATE PROGRAMS;**

Many State departments and organization have programs, grants, funding and resources available to communities to promote, educate and support them in building better communities. The Office of the New York State Comptroller, for instance administers a program called FAST (**F**iscal **A**wareness **S**trategy **T**eam) to help identify and assist fiscally stressed municipalities. As well the office administers a voluntary program called \$MART (**S**tate **M**unicipal **A**dvisory **R**eview **T**eam) designed to help local communities ‘do more with less’

## **APPENDIX 6**

### **ADDITIONAL ITEMS**

#### **BOOKS AND DOCUMENTS**

##### **COMPREHENSIVE PLAN FOR TOWN OF BRUNSWICK, NEW YORK 1971**

written by Hans Klunder Associates, Inc. Consultants, Hanover, New Hampshire – NOT ADOPTED

##### **1971 SUMMARY, BRUNSWICK NY**

from the Brunswick Planning Board, NOT ADOPTED

##### **TOWN OF PITTSWICK, COMPREHENSIVE PLAN**

Published in December 1996. The comprehensive plan of neighboring Pittstown.

##### **TOWN OF BRUNSWICK, DRAFT LAND USE SECTION FOR THE UPDATED MASTER PLAN**

Published in June 1998, this report addresses the quality of land and the distribution of uses, reflecting the development patterns of the community.  
NOT ADOPTED

#### **INTERNET WEB SITES**

##### **Capital Region Information Service of New York at;**

<http://www.crisny.org>

##### **Rensselaer County Economic Development at;**

<http://www.hightechonthehudson.com>

Seeing technology through the trees of Rensselaer County. Include information on programs to help 'boost your business', Site provides a comprehensive list on programs available for building and growing a business in Rensselaer County.

**Rensselaer County Historical Society at;**

<http://www.rchsonline.org>

Information about the Historical Society, architectural styles of the area and links to other related sites

**LAND RESOURCE PRESERVATION**

The “Local Government Technical Series” publication written by the New York State Department of State is intended to help a community ensure that development fits harmoniously with land resources. Written in 1986 the document recognizes that local officials and interested citizens need to know how the natural characteristics of land – soil, topography and vegetation – affect the type and intensity of development an area can accommodate.

**QUALITY COMMUNITIES INTERAGENCY TASK FORCE**

The state of New York has established a ‘Quality Communities Interagency task force to evaluate and make recommendation the consistency of delivering programs with choices the New York communities.

## APPENDIX 7

### METHODS OF INTEGRATING DEVELOPMENT WITH EXISTING CHARACTER

The scenic and rural qualities are, according to the 1999 survey, are some of the most valuable assets of the Town of Brunswick. Integrating standards and guidelines into existing regulations can aid in maintaining and enhancing the existing environment.

Encourage cluster development, maintaining open space.

Avoid clear cutting of vegetation

Lay out roads to blend with existing topography.

Avoiding grading that dramatically alters landform.

Establish architectural standards. Avoid architectural styles that detract from the scenic quality and character of the proposed development area.

Encourage use and rehabilitation of existing structures for small-scale business.

Encourage residential street systems that allow for future development, reduce high speeds, and reduce pass-thru traffic.

Encourage the use of buffers where neighboring types of land use intersect.

Incorporate housing developments into wooded areas, where appropriate, to avoid the 'field of buildings' approach.

Encourage the development of access roads to avoid multiple driveway entrances onto highly traveled roadways.

Encourage generous planting to enhance the visual character of new roads and developments. Encourage the use of native species and native areas rather than lawns. Set standards for landscaping specific to land use zones.

Create mapping that focuses on vista and view sheds, avoid development in these areas.

## APPENDIX 8

### POSSIBILITIES FOR IMPROVED VOLUNTEER SERVICES

Cost effective support service share equipment, knowledge, and resources. The Town should encourage the efforts that keep volunteer services viable.

Sharing equipment, staff and ideas with nearby organizations

Support capital programming to help plan for equipment purchases.

Create an ambulance district: According to a state law passed in 1988, the Town Board has the authority to establish special volunteer ambulance tax districts without the approval of the state legislature and the governor. Districts would be structured like water or sewer districts and provide a source of needed revenue for the ambulance organizations. The law also extends provisions of the volunteer firemen's benefits law to ambulance volunteers.

Consolidate, where appropriate, fire and ambulance services in one facility to lower operating expenses.

Cooperation among organization assists in keeping operating cost stable and provides the needed services in the most effective manner.