

FINAL ENVIRONMENTAL IMPACT STATEMENT



Town of Brunswick, New York



February 2007

***FINAL
ENVIRONMENTAL IMPACT STATEMENT***

*Hudson Hills Apartments
Town of Brunswick, New York*

***Project Sponsor
Capital District Properties, LLC
Latham, New York***

***Lead Agency
Brunswick Town Board
336 Town Office Road
Troy, New York 12180
Attention: Hon. Philip H. Herrington, Supervisor***

Date of Acceptance by Lead Agency: February 8, 2007

January 2007

Prepared By:



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Appendices

- A. Public Record (Written Comments)
- B. Public Record (Transcript of August 3, 2005 Public Hearing)
- C. Public Record (Transcript of January 17, 2006 Public Hearing)
- D. Traffic-Related Comments and Responses
- E. Information Regarding The Modified Hudson Hills Planned Development District
- F. Presentation from January 17, 2006 Public Hearing (including visual assessment)
- G. School Enrollment Projections for the Brunswick Central School District, 2005-2006 School Year
- H. The New York State School Report Card Fiscal Accountability Supplement for Lansingburgh Central School District and Brunswick Central School District (Brittonkill)
- I. Capital District Regional Planning Commission's Capital District Population & Projections

1. Introduction

1.1. Introduction

Capital District Properties, LLC (“Applicant”) is proposing the Hudson Hills Planned Development District, a luxury multi-family residential community on 215± acres in the Town of Brunswick (“Project”). The Project site is located on Betts Road and is bound by NYS Route 7 to the south, North Lake Avenue (County Route 144) to the north, and Lord Avenue to the west.

The application for the Planned Development District (PDD) in connection with the Project was originally submitted to the Town of Brunswick on September 9, 2004. The application proposed a total of 1,116 residential units divided into four phases to be built in accordance with market demand (“Original Plan”).

Phase I of the Original Plan consisted of 324 units within 24 buildings. Also proposed during the initial phase was a cherry orchard park and clubhouse featuring a meeting great room, state-of-the-art fitness center and swimming pool. The primary access under Phase I was Betts Road accessing NYS Route 7, as well as an emergency access on Lord Avenue. Phase II consisted of 344 units within 23 buildings. A second access to North Lake Avenue was proposed during this phase. Phase III consisted of 320 units within 22 buildings. The fourth and final phase consisted of 128 units within eight buildings. An Adirondack observation tower was proposed during this phase to afford residents and local school children views of the surrounding vistas, as well as act as a learning center to include dioramas of the surrounding terrain, habitats and wildlife.

The Town of Brunswick Town Board undertook coordination of Lead Agency designation under the State Environmental Quality Review Act (SEQRA) and declared itself Lead Agency in October 2004. The Town Board adopted a Positive Declaration at its November 11, 2004 regular meeting, thereby requiring the preparation of an Environmental Impact Statement (EIS). The Town Board adopted a final written scope for the preparation of the Environmental Impact Statement at its January 13, 2005 regular meeting. The Applicant submitted a preliminary Draft Environmental Impact Statement (DEIS) to the Town Board on March 25, 2005. The DEIS was deemed complete and adequate for public review at the Town Board’s June 9, 2005 regular meeting. A public

hearing was held on August 3, 2005. The transcript of the August 3, 2005 public hearing is attached hereto as Appendix B.

As a result of the comments voiced at the August 3, 2005 public hearing, the Applicant significantly reduced the Original Plan. The reduced modified plan calls for a total of 668 residential units ("Modified Plan"). On December 23, 2005, the Applicant submitted *Information Regarding The Modified Hudson Hills Planned Development District* that contains site plans, as well as a discussion regarding traffic, schools, municipal revenues, earthwork volumes and utilities related to the Modified Plan. *The Information Regarding The Modified Hudson Hills Planned Development District* is attached hereto as Appendix E.

As discussed in the *Information Regarding The Modified Hudson Hills Planned Development District*, the Modified Plan contains 60% of the residences proposed in the Original Plan. The Modified Plan has basically eliminated phases III and IV of the Original Plan. The Modified Plan is a significant reduction and constriction of the Original Plan, yet remains on the entire 215± acres. The Modified Plan is proposed in three distinct phases. The phases are smaller than the phases proposed under the Original Plan. Phase I consists of 248 units, phase II 228 units and phase III 192 units. At the completion of phase I, 95% of the site remains green and density is only one unit per acre. At the completion of phase II, 90% of the site remains green and density is only two units per acre. Even at full build-out, 84% of the site still remains green and density is three units per acre. This translates to approximately 180 of 215 acres left green, the vast majority in its natural state. In addition, the North Lake Avenue access has been eliminated in its entirety. Lastly, the Adirondack observation tower has been eliminated.

On January 17, 2006, a public hearing was held in connection with the Modified Plan. The transcript of the January 17, 2006 public hearing is attached hereto as Appendix C. The Applicant's presentation included various charts and graphs depicting: (1) an impact analysis of the Modified Plan by phase; and (2) the Modified Plan in relation to the Original Plan and the plan permitted as a special use pursuant to the Town of Brunswick Zoning Ordinance. The power point presentation shown at the January 17, 2006 public hearing is attached hereto as Appendix F.

The Modified Plan containing a total of 668 residential units with one access is specifically analyzed in the alternatives section (section 5) of the DEIS. Furthermore, the Modified Plan was also analyzed as an alternative in the Traffic Impact Study contained in the DEIS as Appendix G. Accordingly, it was determined that a Supplemental DEIS was not warranted (See the January 17, 2006 public hearing transcript at pages 2-3 and 137-38).

The comment period for the DEIS closed on February 14, 2006.