

**Farrell Homes Corp.**  
**2306 NY 2**  
**Grafton, NY 12082**

June 29, 2020

Russ Oster, Chairman  
Town of Brunswick Planning Board  
Town of Brunswick  
336 Town Office Road  
Troy, NY 12180

Re: Responses to Concerns from Public Hearing

Mr. Oster,

I am writing to address the questions and concerns presented by residents at the June 18 2020 public hearing for my proposal to construct two duplex homes at 392 and 394 Brunswick Road. There were several people with concerns, some of which were the same in nature, so I hope to address all the issues within the context of this letter.

The first issue I will speak on will be the existing character of the community. There many homes along this corridor of NYS Route 2 of all different styles and architectural designs. The buildings being proposed with this application are 1760 sqft. per building. That is only 880 sqft. per unit. They are not 8 or 16-unit multi-level buildings. That would be a bit out of character with the existing homes. The buildings proposed are one story wood frame construction with a full cellar (for tenant storage) and have a single front entry door leading to a foyer that has doors to each unit. From the street they will look like a single-family home. This is very similar in size and look to a typical 4-bedroom home. We do not feel these buildings will be aesthetically different in appearance from the variety of homes that currently exist.

Nationally, 37% of people are now renting their home. Of that 37%, 65% made it their choice to rent rather than own a home for a variety of reasons. The average stay is 3 years. We intend to have one-year lease agreements for these units. The rents being charged for the units will not allow for the so called "transient renters". There is a large population of millennials in Rensselaer County who prefer to rent rather than own a home and they are looking for long-term rental. There is also a large Baby-boom population looking to sell their larger homes and move into newer single level rental units. It is unfair to assume that the people who will be occupying these units will be anything other than upstanding members of the Brunswick community.

Many concerned residents have stated that I have inaccurately described this area as a densely populated area. In comparison to the rest of the Town which has some very rural areas, this area is among the more densely developed. There are currently over 90 homes within a half mile radius of this project. This area has been zoned by the Town of Brunswick as a R-15 zone. I would argue that the Town of Brunswick is encouraging the development of this area to be a more densely populated area. The town requires 15,000 sqft. per dwelling unit in this zone. We propose 4 dwelling units on a little over 74,000 sqft. That is an average area of 18,500 sqft per

dwelling unit. Per the Town code, this is an acceptable use within the R-15 zone with the issuance of a special use permit and site plan approval. We have gone through the effort of properly engineering these two sites to be both compliant with all Town codes and Rensselaer County Health Department design standards.

Regarding the drilling of wells and its effect on neighboring well yield. I have no way to predict any proposed impacts. Nor do we have the ability to know with any certainty that the failure of a neighboring well was caused by the installation of our well or if the failure was eminent. The Town of Brunswick is constantly looking to expand its water service and has done an excellent job in the vicinity of this project to plan for future development. I have provided an easement to the Town of Brunswick along the westerly side of this project for the future watermain connection. The wells that will be installed will be approved by NYS Department of Health and the Rensselaer County Department of Health per code. The water flow rate requirements for each of the duplexes will be similar to that of a 4-bedroom home. Yes, there will be two kitchens (one in each unit), but they will be cooking and cleaning for half as many people as a 4-bedroom home. The net usage is similar.

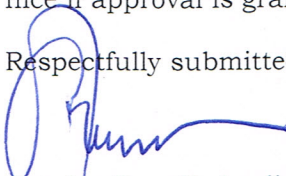
With regard to traffic, NY Route 2 currently has a daily traffic count of 3,252 cars per day between Eagle Mills and South Lake Avenue. We are proposing eight additional vehicles to this area. With the current subdivision approval of two single family residences they are already 4 vehicles planned, so the net difference is only 4 vehicles per day. This is a State Highway with ample sight distance in both directions to make entering and exiting the proposed driveways safe. The driveway entrances have been approved by the New York State Department of Transportation per the permits provided. The driveways will be constructed per the Town of Brunswick driveway design standard. With regard to the question of the parking area for Lot #1C being within the easement area, this will not be an issue. In the event the Town of Brunswick wishes to utilize the easement for the watermain connection or other utility, we understand that there will be a short-term interruption to the parking in this area. There is ample room to temporarily occupy an alternative stop during the construction process.

Regarding the concern of an absentee landlord and there being clutter stored outside, there will be cellar area storage for each dwelling unit. There is also enough area that a small shed could be installed by an occupant for personal items if they so desire. I intend to rent the units and will be keeping the buildings and the grounds looking well maintained to ensure that renters will want to extend their lease agreements.

With regard to the picture provided not matching the floor plan provided, at the time of submission of the application I did not have an exact picture of this floor plan. It was provided as a guide to closely resemble what the ranch style duplex was going to look like. This floor plan was designed by us and the unit is being built per our design. I would hope the slight discrepancy in the porch size will not be a factor in the decision on this application.

Several of the citizens commented that the homes built on Pinewoods turned out great and look nice. There is no reason to believe that these two sites will not be just as nice if approval is granted.

Respectfully submitted,



Charles Farrell, Applicant