

**DRAFT ENVIRONMENTAL IMPACT STATEMENT
GLASS WORKS VILLAGE – PLANNED UNIT DEVELOPMENT**

TABLE OF CONTENTS

	<u>Page</u>
1.0 EXECUTIVE SUMMARY.....	1
1.1 Action(s)	2
1.2 History of the Action	3
1.3 SEQRA History.....	3
1.4 Summary of Impacts and Mitigation Measures	4
1.4.1 Wetlands.....	5
1.4.2 Albany Pine Bush Preserve.....	5
1.4.3 Land Use.....	5
1.4.4 Transportation.....	6
2.0 PROJECT DESCRIPTION	7
2.1 Project Location and Description.....	7
2.1.1 Regional Location in the County and Town.....	7
2.1.2 Surrounding Road System, Generalized Land Use and Major Attractions in Guilderland	7
2.1.3 Tax Map Identification	8
2.1.4 Existing On-Site Conditions	8
2.2 Proposed Action.....	9
2.2.1 Existing and Proposed Zoning.....	9
2.2.2 The Development Plan for the Project Site.....	10
2.2.3 Project Purpose and Need	11
2.2.4 Reviews and Approvals.....	11
3.0 EXISTING ENVIRONMENTAL CONDITIONS, POTENTIAL IMPACTS AND MITIGATION.....	13
3.1 Land Use and Zoning.....	13
3.1.1 Existing Conditions	13
3.1.2 Potential Land Use Impacts.....	15
3.1.3 Mitigation.....	15
3.2 Community Character.....	16
3.2.1 Existing Conditions	16
3.2.2 Potential Impacts.....	16

3.2.3 Mitigation.....	17
3.3 Natural Resources - Geology, Topography, Soils	18
3.3.1 Existing Conditions	18
3.3.2 Potential Impacts.....	19
3.3.3 Mitigation.....	19
3.4 Natural Resources - Terrestrial and Aquatic Ecology	20
3.4.1 Vegetation	20
3.4.2 Wildlife	20
3.4.3 Potential Impacts.....	22
3.4.4 Mitigation.....	22
3.5 Wetlands and Waterbodies	22
3.5.1 Existing Conditions	22
3.5.2 Potential Impacts.....	23
3.5.3 Mitigation.....	23
3.6 Storm Water Management.....	23
3.6.1 Existing Conditions	24
3.6.2 Potential Impacts.....	24
3.6.3 Mitigation.....	25
3.7 Water Supply	25
3.7.1 Existing Conditions	25
3.7.2 Potential Impacts.....	26
3.7.3 Mitigation.....	26
3.8 Sanitary Sewerage.....	27
3.8.1 Existing Conditions	27
3.8.2 Potential Impacts.....	27
3.8.3 Mitigation.....	28
3.9 Traffic and Transportation.....	28
3.9.1 Existing Conditions	28
3.9.2 Potential Impacts.....	36
3.9.3 Mitigation.....	36
3.10 Air Quality	38
3.10.1 Existing Conditions	38
3.10.2 Potential Impacts.....	39
3.10.2.1 Construction Related Impacts.....	39
3.10.2.2 Transportation Related Impacts	39
3.10.2.3 Operational Related Impacts.....	40
3.10.3 Mitigation.....	40

3.11 Noise	40
3.11.1 Existing Conditions	40
3.11.2 Potential Impacts.....	40
3.11.3 Mitigation.....	42
3.12 Economic and Fiscal Impact Analysis.....	43
3.12.1 Existing Conditions	44
3.12.2 Potential Impacts.....	44
3.12.3 Mitigation.....	45
3.13 Community Facilities and Services	46
3.13.1 Existing Conditions	46
3.13.2 Potential Impacts.....	47
3.13.3 Mitigation.....	49
3.14 Cultural Resources.....	50
3.14.1 Existing Conditions	50
3.14.2 Potential Impacts.....	51
3.14.3 Mitigation.....	51
4.0 ADVERSE IMPACTS THAT CANNOT BE AVOIDED	52
4.1 Short-Term Construction	52
4.2 Long-Term Impacts	55
4.2.1 Natural Environment (on-site).....	55
4.2.2 Built Environment (off-site).....	56
5.0 ALTERNATIVES.....	57
5.1 No Action	57
5.2 Maximum Development Under Existing Zoning	58
5.3 Maximum Development Under Proposed PUD Regulations	58
5.4 Alternative Location and Design Concepts	58
5.5 Route 20 Access	62
5.6 Winding Brook Drive Improvements	62
6.0 OTHER SEQRA CHAPTERS.....	63
6.1 Growth Inducement	63
6.2 Energy Conservation.....	64
6.3 Commitment of Resources.....	65
6.4 Actions Evaluated by this DEIS/Thresholds for Future SEQRA Compliance	65

6.5 Modifications Requiring a Supplement to the Final Environmental Impact Statement.....	66
6.6 Actions Outside the Content of this DEIS.....	66

7.0 REFERENCES & ABBREVIATIONS

Figures

Figure 1a:	Location Map (USGS)
Figure 1b:	DEIS Subject Sites
Figure 1c:	Aerial View of Subject Area
Figure 2a:	Glass Works Village
Figure 2b:	Winding Brook Drive Configuration
Figure 3:	Wetlands on the Glass Works Village Site
Figure 4:	Zoning Map
Figure 5:	Transportation Improvement Alternative #1

Tables

Table 1.	Permits and Approvals Necessary to Implement the Proposed Actions
Table 2.	2000 Population within 5 Miles of Project Site
Table 3.	CDRPC Estimated 2006 Population within 5 Miles of Project Site
Table 4.	School Age Children Nation Multipliers
Table 5.	Peak Hour Trip Generation
Table 6.	Estimated Peak Hour Trip Generation

8.0 APPENDICES

Appendix A:	SEQRA Documentation
Appendix B:	Site Plan Review/PUD Application(s)
Appendix C:	Traffic Impact Study
Appendix D:	Ecological Reports (Wetlands and Endangered Species)
Appendix E:	Environmental Site Assessment (Phase 1A)
Appendix F:	Cultural Resources Assessment
Appendix G:	Geotechnical Study
Appendix H:	Existing Conditions Photo Inventory
Appendix I:	Correspondence
Appendix J:	Economic Impact Considerations