TOWN BOARD MEETING  
February 28, 2024  
7:00 p.m.  
Brighton Town Hall  
2300 Elmwood Avenue

This meeting is conducted in-person with remote participation available via video conferencing at townofbrighton.org/499/Streaming-Video.

PRESENTATIONS/RECOGNITIONS:  
State of the Town Address

MEETING CALLED TO ORDER:

OPEN FORUM:

APPROVAL OF AGENDA

PUBLIC HEARINGS:

MATTER RE: Public hearing for the proposed incentive zoning/rezoning application for TopGolf at East Henrietta Road (see letter dated October 20, 2023 from Rick DiStefano, Senior Planner).

MATTER RE: Public hearing for the removal and replacement of a 32” Eastern White Pine at 182 Palmerston Rd., 50” Norway Maple at 217 Alaimo Dr., 36” Norway Spruce at Commodore Pkwy (cul-de-sac), 48” Black Walnut at 245/259 Ashbourne Rd., 60” Silver Maple at 34 Southland Dr., 30” Silver Maple at 41 Southland Dr., 46” Silver Maple at 246 Mayflower Dr, 40” Silver Maple at 56 Modelane, 42” Silver Maple at 65 Hollywood Ave., 48” Silver Maple at 26 Willowdale Dr., 40” Norway Maple at 916 South Grosvenor Rd., and 30” Norway Maple at 68 Brooklawn Dr. (see Resolution #1 and letter dated January 17, 2024 from Evert Garcia, former Commissioner of Public Works).

COMMUNICATIONS:


FROM: Elizabeth Shannon, Brighton resident, dated February 22, 2024, RE: Kudos to BPD officers for their handling of a mental health situation.

FROM: Levine Center to End Hate, 255 East Ave., Rochester, New York, 14604, dated February 14, 2024, RE: Councilperson Corrado’s appreciation of Public Works and Highway Department staff for the quality of their work.

FROM: Jennifer Cesario, Controller, Monroe County, 39 W. Main St., Room 402, Rochester, New York, 14614, dated February 15, 2024, RE: Monroe County sales tax distribution for fourth quarter 2023.


FROM: Julie Gelfand, Brighton resident, dated February 27, 2024, RE: Demonstrations.


COMMITTEE REPORTS:
Community Services Committee
Finance and Administrative Services
Public Safety Services
Public Works Services

OLD BUSINESS:
MATTER RE: Authorize the Supervisor to enter into an agreement with TYLin for consulting services by Evert Garcia on an as-needed basis effective immediately through December 31, 2024 (see Resolution #2 and letter dated February 12 from Earl Johnson, Finance Director).

NEW BUSINESS:
MATTER RE: Reading and approval of claims (Resolution #02-28-24-CLAIMS).

MATTER RE: Approve 2023 budget transfers and appropriations and the related re-appropriations to the 2024 budget for approved grants and other projects not yet completed (see Resolution #3 and letter dated February 19, 2024 from Earl Johnson, Finance Director).

MATTER RE: Authorize budget amendments transferring $2,345 from the Highway Department’s maintenance/repair service account to the office equipment account and $1,155 from the Sewer Department’s equipment rental account to the office equipment account for the purchase of an ice machine (see Resolution #4 and letter dated February 15, 2024 from Amy Banker, Accountant).

MATTER RE: Approve the Townwide revaluation project (see Resolution #5 and letter dated February 15, 2024 from Pamela Post, Town Assessor).

MATTER RE: Authorize the Supervisor to enter into an agreement with Arborview for the provision of tree consulting services in an amount not to exceed $3,000 for calendar year 2024 with the option of three, one-year renewals with increases not to exceed 3.5% (see Resolution #6 and letter dated February 7, 2024 from Chad Roscoe, Junior Engineer).

MATTER RE: Award a bid contract to Birchcrest Tree & Landscape for the provision of a bucket truck and qualified operator at an hourly rate of $223 not to exceed a total amount of $35,942 for calendar year 2024 (see Resolution #7 and letter dated February 16, 2024 from Chad Roscoe, Junior Engineer).
MATTER RE: Award a bid contract to Mayer Paint & Hardware for the provision hardware at a
15% discount for calendar year 2024 with the option of four, one-year renewals
(see Resolution #8 and letter dated February 16, 2024 from Chad Roscoe, Junior
Engineer).

MATTER RE: Set a public hearing and declare Town Board’s intent to act as lead agency
under the New York State Environmental Quality Review Act for proposed
modifications to the approved incentive zoning application for the Jewish Senior
Life campus at 2021 Winton Road South (see Resolution #9 and letter dated
February 22, 2024 from Rick DiStefano, Senior Planner).

MATTER RE: Approve the employment of Smarlin Espino as Planning Technician in the
Department of Public Works (see Resolution #10 and letter dated January 23,
2024 from Rick DiStefano, Senior Planner).

MATTERS OF THE SUPERVISOR:

MATTERS OF THE ATTORNEY TO THE TOWN:

MATTERS OF THE TOWN CLERK:

MATTERS OF THE BOARD:

MOTION TO GO INTO EXECUTIVE SESSION:

MEETING ADJOURNED:

NEXT TOWN BOARD MEETING:
Wednesday, March 13, 2024 at 7 p.m.
RECOGNITIONS/PRESENTATIONS
OPEN FORUM
PUBLIC HEARINGS
October 20, 2023

Honorable Town Board
Town of Brighton
2300 Elmwood Avenue
Brighton, NY 14618

Re: TopGolf - East Henrietta Road, Incentive Zoning / Rezoning Application

Honorable Supervisor and Members:

I Recommend that your Honorable Body:


2. Receive and file the attached advisory report from the Town of Brighton Planning Board pursuant to Section 209-5. C. of the Comprehensive Development Regulations.

3. Direct the Senior Planner to submit the required Development Referral Form and documents to Monroe County Department of Planning and Development for review.

4. Set a public hearing regarding the Incentive Zoning / Rezoning Application.

5. Direct the Senior Planner to provide the applicant with a copy of the Town of Brighton’s Policy on Public Notice for Incentive Zoning and Rezoning Applications and name of all Interested Parties.

6. Require the applicant to mail written notice to Affected Residents of multi-family dwellings at the Board’s discretion.

Respectfully Submitted

Rick DiStefano
Senior Planner

cc: E. Garcia
    K. Gordon

attachments
October 20, 2023

Town Board of the Town of Brighton
2300 Elmwood Avenue
Rochester, New York 14618

Re: Application of Westfall Brighton SRE, LLC.
Rezoning and Incentive Zoning- proposed Topgolf
Tax Parcels #149.06-1-3.11 & 149.06-1-3.12

Dear Board Members:

This office has been retained by Westfall Brighton SRE, LLC, the owner of the real property referenced above, to assist in obtaining governmental approvals for the proposed use of their property by their prospective tenant, Topgolf International.

A threshold approval is for Rezoning and Incentive Zoning, which is currently before your Board. Pursuant to the procedures set forth in Chapter 225 (Rezoning) and Chapter 209 of the Town Code (Incentive Zoning), this Rezoning and Incentive Zoning application was referred to the Town Planning Board for a report, which report was adopted by the Town Planning Board at its October 18 meeting.

With regard to the Rezoning, in accordance with Town Code § 225-5 and § 225-8, the next step is the scheduling of a public hearing by the Town Board on the Rezoning request. With regard to the Incentive Zoning aspect of the application, in accordance with Town Code § 209-5(D), the next step in the process is the Town Board's review of the report, notification to the applicant as to whether the Town Board is willing to further consider the proposal and, if so, hold a public hearing thereon.

The purpose of this letter is to request that the Town Board, at its October 25, 2023 meeting, establish that it is willing to further consider the Incentive Zoning proposal and to schedule the public hearing on the Rezoning and Incentive Zoning for November 8, 2023.
As always, we appreciate the continued courtesy of the Board. If you need anything further from the applicant related to this request, please do not hesitate to contact me.

Very Truly Yours,

WOODS OVIATT GILMAN LLP

[Signature]

Jerry A. Goldman
Please direct responses to Rochester Office

JAG/dl
October 18, 2023

Honorable Town Board
Town of Brighton
2300 Elmwood Avenue
Rochester, NY 14618

RE: Planning Board Advisory Report

Regarding Westfall Development LLC’s Incentive Zoning proposal to construct a recreation and golf entertainment venue consisting of a ±43,000 sf building with other amenities, associated outdoor elements, and other site improvements on property located at 0 East Henrietta Road (Tax parcels 149.06-1-3.12 and 149.06-1-3.11; note that ‘0 East Henrietta Road’ is a temporary working address for this site).

Dear Town Board Members:

At the October 18, 2023 Planning Board Meeting, the Planning Board reviewed the above referenced matter and offers the following comments regarding the adequacy of the proposal as it relates to site and the adjacent uses and structures.

1. The Planning Board supports the proposed application and recommends to the Town Board that it is worthy of further consideration. The proposed project appears to be well suited for the project site and area. The proposal furthers the town’s comprehensive plan (Envision Brighton 2028), specifically:

   Town Policy Framework (volume 2, page 3):
   “Provide leadership and actively participate in efforts to improve the overall…economic and social health of the Rochester Metropolitan Region”

   Economic Vitality Policy (volume 2, page 16):
   “Attract and promote the sustainable development of quality…commercial uses in areas with existing infrastructure, in an effort to expand the Town’s local tax base while providing…desired goods and services, and without compromising other community goals.”

2. The Planning Board recommends that the Town move to a public hearing on this application only after receiving firm commitments on the proposed amenities that include infrastructure, cash, real property taxes, community benefits and the design of the access to the site.
3. The Planning Board notes the proposed amenity of 970 +/- linear feet of sidewalk on Westfall Road from South Winton Road to Buckland Park completes a noted gap in the sidewalk network and provides pedestrian access from the east to the soon-to-open Winter Farmer’s Market in Buckland Park.

4. The Planning Board notes the proposed cash amenity of $275,000 will contribute to such specific community benefits, which may include acquisition of parkland, construction of infrastructure or other recreational purposes.

5. The Planning Board notes the proposed real property tax amenity will ensure that the full amount of Town real property taxes be paid to the Town, regardless of the terms of any County of Monroe Industrial Development Agency (COMIDA) payment-in-lieu of taxes (PILOT) agreement. The Town will be made whole with respect to the Town real property taxes.

6. The Planning Board notes the community benefits amenity will see the proposed recreation and golf entertainment venue as an engaged community partner that offers recreational opportunities benefiting the community and its residents. Among the benefits to the community is the offer of free play during certain weekday times for local nonprofit, high school teams, and other groups that mentor youth in the community. The facility also intends to offer discounts for military and first responders.

7. The Planning Board notes the proposal does not include any new curb openings on any public road. All vehicular access to the site will be from the west, through the existing CityGate entrances and internal road network. This design feature is one of the amenities provided by the applicant.

8. CityGate, immediately to the west of this site, located over the town line in the City of Rochester, currently has proposed development under review by the city. Careful and ongoing coordination between the Town of Brighton review processes and the City of Rochester review processes is necessary to create an efficient, cohesive development. This is especially critical since all vehicular traffic for the recreation and golf entertainment venue will pass through CityGate.

As important, internal pedestrian circulation networks must be constructed in a rational and effective manner on either side of the city/town border. The closest transit service to the site is on East Henrietta Road. While it is unlikely that many patrons of the venue will take transit to access the site, it is likely that at least a portion of the employees would utilize transit to access their jobs. Clear, safe, direct routes, maintained year round, are an important aspect of the successful final design of this project.

9. Regional materials should be used to construct the proposed project. Additionally, a waste reduction plan should be developed whose intent is to divert a minimum of 50% of construction debris from the waste stream.
10. Careful consideration should be given to the areas of fill on the site and any impacts associated with the disturbance of these areas.

11. The proposed project includes the construction of large impervious surfaces which cause the immediate area to become warmer than the surrounding land forming an island of higher temperatures known as the “heat island effect”. Trees of substantial size should be provided where possible to create a canopy large enough to help offset the “heat island effect”. In addition, light roof colors should be provided which further reduces this phenomenon.

12. Consideration should be given to the proposed buildings being constructed to LEED standards.

13. Alternative energy sources can significantly cut greenhouse gas emissions and energy costs over time. Consideration should be given to the installation of alternative energy technologies such as solar and geothermal

14. Pervious pavements should be considered where applicable such as sidewalks, patios, driveways, at least a portion of the parking lot, and fire lanes. There have now been enough pervious paving installations across Upstate New York to determine what methods work best for the climate. Depending on the method of paving used, pervious paving can reduce the heat island effect previously noted. Most importantly, if properly maintained, previous paving can reduce the impacts of stormwater runoff, which are only growing more acute as climate change brings more intense rain events.

15. Site and building lighting should be designed with very careful consideration. Outdoor and semi-outdoor recreational facilities such as this often have very tall, bright lighting to simulate daylight conditions. Care should be taken so that site lighting does not negatively affect the apartments on the north side of Westfall Road across the town line in the City of Rochester, as well as the office and commercial uses on Sawgrass Drive to the east of the site, and Brighton Town Park, located further to the east.

16. Chapter 201-14 of the Code of the Town of Brighton indicates that the adoption of changes is the allowable uses within any zoning district, affecting 10 or more acres of the district is a Type 1 action. The proposal requests a change of allowable use for approximately 18 acres and is therefore a Type 1 action. A long Environmental Assessment Form (EAF) has been submitted by the applicant and the environmental review process has been initiated by the Building and Planning Department on behalf of the Town Board.

In addition to Chapter 201-14 of the Town of Brighton Code, Section 617.4(6)(i) of the New York State Environmental Quality Review (SEQR) regulations provides that Type 1 actions include “activities, other than the construction of residential facilities, that meet or exceed any of the following thresholds; ... a project or action that involves the physical alteration of 10 acres; ...” The project site includes two parcels that are approximately 18 acres total. The vast majority of that land will be altered by grading and excavation and thus the area to be altered is clearly more than 10 acres.
Therefore, the project clearly exceeds both a New York State Type 1 threshold and a Town of Brighton Type 1 threshold.

17. Type 1 Actions require coordinated review amongst the involved agencies and the Town Board has declared their intent to be Lead Agency. The Planning Board consents to Town Board being Lead Agency.

18. The provisions of Code Section 225-6(b) require that the Planning Board make a determination concerning the following issues:

(a) Whether the uses permitted by the proposed change would be appropriate in the area concerned.

The use, a recreation and golf entertainment venue, is anticipated to be a regional, if not super-regional destination. Not unlike the Costco immediately to the west of the site. The site under review is bordered by large scale retail structures to the west and medium scale office structures to the east. I-390 dominates the southern edge of the site, although care should given how the site interfaces with the Erie Canal, also to the south of the site. In addition, careful consideration should be given to any impacts to the residential community to the north of the site.

However, in general, given the scale and intensity of surrounding land uses, both in the Town of Brighton and the City of Rochester, the uses permitted by the proposed zoning change are entirely appropriate for the area concerned.

(b) Whether adequate public school facilities and other public facilities and services, including roads, exist or can be reasonably expected to be created to serve the needs of any additional dwellings or other uses likely to be constructed as a result of such change.

Access to the proposed recreation and golf entertainment venue will be through the existing CityGate development to the west. CityGate, is already well served by NYS Route 15A (East Henrietta Road) and Westfall Road, both classified as minor arterials by NYSDOT. In addition, there is nearby access to I-390 via both East Henrietta Road and Mount Hope Avenue/West Henrietta Road.

The nearest transit service is approximately 1,500 feet to the west of the site, at the intersection of East Henrietta Road and Stan Yale Drive. These stops are currently served by RTS routes 17 and 41.

The proposed zoning change is not anticipated to have a significant impact on residential development and therefore is not anticipated to have a significant impact on public schools.

(c) Whether the proposed change is in accord with any existing or proposed plans in the vicinity.
The proposed rezoning to General Commercial District (BF-2) is in accord with the existing development immediately adjacent to the west on the CityGate site and with proposed plans for further development of the CityGate site as are now pending before the City of Rochester.

(d) The effect of the proposed amendment upon the growth of the town as envisioned by the Master Plan.

As noted in item #1 of this document, the proposed zoning change furthers the town’s comprehensive plan (Envision Brighton 2028).

19. If the Town Board decides to move forward with the IZ proposal, the Planning Board looks forward to providing additional project review and comment as part of the site plan review and approval.

Sincerely,

Jason Haremza, AICP
Executive Secretary
Planning Board
At a Town Board Meeting of the Town of Brighton, Monroe County, New York, held on the 28th day of February, 2024 at Brighton Town Hall, 2300 Elmwood Avenue in the Town of Brighton, New York

PRESENT:

WILLIAM W. MOEHLE,
Supervisor

CHRISTOPHER K. WERNER
ROBIN R. WILT
CHRISTINE E. CORRADO
NATHANIEL V. SALZMAN,

Councilmembers

WHEREAS, pursuant to the provisions of Chapter 175 of the Town Code, the Town Board previously received and filed a communication and report regarding the proposed tree removal and replacement of a 32” eastern white pine at 182 Palmerston Road; a 50” norway maple at 217 Alaimo Drive; a 36” norway spruce at Commodore Parkway (cul-de-sac); a 48” black walnut at 245/259 Ashbourne Road; a 60” silver maple at 34 Southland Drive; a 30” silver maple at 41 Southland Drive; a 46” silver maple at 246 Mayflower Drive; a 40” silver maple at 56 Modelane; a 42” silver maple at 65 Hollywood Avenue; a 48” silver maple at 26 Willowdale Drive; a 40” norway maple at 916 South Grosvenor Road; and a 30” norway maple at 68 Brooklawn Drive; and

WHEREAS, the Town Board duly scheduled a public hearing to be held on February 28, 2024 at 7:00 p.m., to consider the proposed removal and replacement of said trees; and

WHEREAS, pursuant to the provisions of Section 175-8 of the Town Code, notice of such public hearing was sent by first class mail at least 20 days prior to the scheduled hearing addressed to the owners of each of the properties adjoining the above referenced tree and the owners directly across the Town highway from and the properties contiguous to the adjoining properties; and
WHEREAS, such public hearing was duly called and held on February 28, 2024 at 7:00 p.m., and all persons having an interest in the matter have had an opportunity to be heard.

NOW, THEREFORE, on motion of Councilperson ____________________, seconded by Councilperson ____________________,

BE IT RESOLVED, that all written comments provided to the Town at or before the Public Hearing held on February 28, 2024 regarding the proposed tree removal be received and filed as part of the record of the hearing; and further

BE IT RESOLVED, that pursuant to the provisions of Chapter 175 of the Town Code, and based on the record of the Public Hearing, the Town Board hereby authorizes the Commissioner of Public Works, and or his designee, to remove and replace the above referenced trees in accordance with the provisions of Chapter 175 including but not limited to the arboricultural specifications and standards of practice in the Town Forestry Plan.

Dated: February 28, 2024

William W. Moehle, Supervisor  Voting ___
Christopher K. Werner, Councilmember  Voting ___
Robin R. Wilt, Councilmember  Voting ___
Christine E. Corrado, Councilmember  Voting ___
Nathaniel V. Salzman, Councilmember  Voting ___
January 17, 2024

Supervisor William Moehle and the Honorable Town Board
Brighton Town Hall
2300 Elmwood Avenue
Rochester, New York 14618

Re: Proposed Tree Removals

Dear Supervisor Moehle and Town Council Members:

It is recommended that your Honorable Body receive and file this advisory communication pursuant to Chapter 175 of the Town Code, Trees, Section 8, Removal. The following trees are proposed to be removed in accordance with the provisions of said chapter due to tree health and/or safety reasons:

<table>
<thead>
<tr>
<th>Address</th>
<th>Description</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>182 Palmerston Road</td>
<td>32” Eastern White Pine</td>
<td>Remove and Replace</td>
</tr>
<tr>
<td>217 Alaimo Drive</td>
<td>50” Norway Maple</td>
<td>Remove and Replace</td>
</tr>
<tr>
<td>Commodore Parkway (cul-de-sac)</td>
<td>36” Norway Spruce</td>
<td>Remove with Single Tree Replacement</td>
</tr>
<tr>
<td>245/259 Ashbourne Road</td>
<td>48” Black Walnut</td>
<td>Remove with Replacement</td>
</tr>
<tr>
<td>34 Southland Drive</td>
<td>60” Silver Maple</td>
<td>Remove and Replace</td>
</tr>
<tr>
<td>41 Southland Drive</td>
<td>30” Silver Maple</td>
<td>Remove and Replace</td>
</tr>
<tr>
<td>246 Mayflower Drive</td>
<td>46” Silver Maple</td>
<td>Remove and Replace</td>
</tr>
<tr>
<td>56 Modelane</td>
<td>40” Silver Maple</td>
<td>Remove and Replace</td>
</tr>
<tr>
<td>65 Hollywood Avenue</td>
<td>42” Silver Maple</td>
<td>Remove and Replace</td>
</tr>
<tr>
<td>26 Willowdale Drive</td>
<td>48” Silver Maple</td>
<td>Remove and Replace</td>
</tr>
<tr>
<td>916 South Grosvenor Road</td>
<td>40” Norway Maple</td>
<td>Remove and Replace</td>
</tr>
<tr>
<td>68 Brooklawn Drive</td>
<td>30” Norway Maple</td>
<td>Remove and Replace</td>
</tr>
</tbody>
</table>

The Public Works Committee and Tree Council have reviewed the reports associated with the above locations and concur with the proposed action. The above referenced trees are considered significant; therefore, a public hearing will be required. I request that the Town Board receive and file this correspondence and schedule a public hearing to review the above trees at the January 24, 2024, Town Board meeting. The requisite communication to each adjoining owner(s) will be issued prior to the public hearing in accordance with the provisions of the Town Code. This department will coordinate replacement of these trees with the affected property owner.

I have attached a copy of the report for your reference and file. As always, your consideration of matters such as this is greatly appreciated.

Sincerely,

Evert Garcia
Cc: Steve Zimmer
    Dan Aman
    John Mancuso
    Kyle Sears
A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas

TREE HAZARD EVALUATION FORM 2nd Edition

Site/Address: 182 Palmerston Road

Map/Location: north side of street

Owner: public [ ] private [ ] unknown [ ] other [ ]

Date: 10/12/23  Inspector: Kyle Sears (NY-66683A)

Hazard Rating:

\[
\text{Failure Potential} + \text{Size of Part} + \text{Target Rating} = \text{Hazard Rating}
\]

- Immediate action needed
- Needs further inspection
- Dead tree

TREE CHARACTERISTICS

Tree #: 2512  Species: Eastern White Pine

- High Risk Potential for Failure

DBH: 32"  # of trunks: 1  Height: 50'  Spread: 24'

Form: [ ] generally symmetric [ ] minor asymmetry [ ] major asymmetry [ ] stump sprout [ ] slug-headed

Crown class: [ ] dominant [ ] co-dominant [ ] intermediate [ ] suppressed

Live crown ratio: 80%  Age class: [ ] young [ ] semi-mature [ ] mature [ ] over-mature/serescent

Pruning history: [ ] crown cleaned [ ] excessively thinned [ ] topped [ ] crown raised [ ] pollarded [ ] crown reduced [ ] flush cuts [ ] cable/braced

[ ] none [ ] multiple pruning events  Approx. dates:

Special Value: [ ] specimen [ ] heritage/historic [ ] wildlife [ ] unusual [ ] street tree [ ] screen [ ] shade [ ] indigenous [ ] protected by gov. agency

TREE HEALTH

Foliage color: [ ] normal [ ] chlorotic [ ] necrotic [ ] Epicormics? [ ] Y [ ] N

Growth obstructions:

- stakes [ ] wire/ties [ ] signs [ ] cables
- curb/pavement [ ] guards
- other

Foliage density: [ ] normal [ ] sparse  Leaf size: [ ] normal [ ] small

Annual shoot growth: [ ] excellent [ ] average [ ] poor  Twig Dieback? [ ] Y [ ] N

Woundwood development: [ ] excellent [ ] average [ ] poor [ ] none

Vigor class: [ ] excellent [ ] average [ ] fair [ ] poor

Major pests/diseases: Necrotic needles indicating declining tree

SITE CONDITIONS

Site Character: [ ] residence [ ] commercial [ ] industrial [ ] park [ ] open space [ ] natural [ ] woodland/forest

Landscape type: [ ] parkway [ ] raised bed [ ] container [ ] mound [ ] lawn [ ] shrub border [ ] wind break

Irrigation: [ ] none [ ] adequate [ ] inadequate [ ] excessive [ ] trunk wetted

Recent site disturbance? [ ] Y [ ] N  [ ] construction  [ ] soil disturbance  [ ] grade change  [ ] line clearing  [ ] site clearing

- Pavement lifted? [ ] Y [ ] N

% dripline paved: 0%  10-25%  25-50%  50-75%  75-100%  Pavement lifted? [ ] Y [ ] N

% dripline w/ fill soil: 0%  10-25%  25-50%  50-75%  75-100%

% dripline grade lowered: 0%  10-25%  25-50%  50-75%  75-100%

Soil problems: [ ] drainage [ ] shallow [ ] compacted [ ] droughty [ ] saline [ ] alkaline [ ] acidic [ ] small volume [ ] disease center [ ] history of fall

- clay [ ] expansive [ ] slope type [ ] aspect:

Obstructions: [ ] lights [ ] signage [ ] line-of-sight [ ] view [ ] overhead lines [ ] underground utilities [ ] traffic [ ] adjacent veg.

Exposure to wind: [ ] single tree [ ] below canopy [ ] above canopy [ ] recently exposed [ ] windward, canopy edge [ ] area prone to windthrow

Prevailing wind direction: [ ] western

Occurrence of snow/ice storms: [ ] never [ ] seldom [ ] regularly

TARGET

Use Under Tree: [ ] building [ ] parking [ ] traffic [ ] pedestrian [ ] recreation [ ] landscape [ ] hardscape [ ] small features [ ] utility lines

Can target be moved? [ ] Y [ ] N  Can use be restricted? [ ] Y [ ] N

Occupancy: [ ] occasional use [ ] intermittent use [ ] frequent use [ ] constant use

The International Society of Arboriculture assumes no responsibility for conclusions or recommendations derived from use of this form.
**TREE DEFECTS**

**ROOT DEFECTS:**
- Suspect root rot: Y N
- Mushroom/sap/bracket present: Y N
- ID: ______
- Exposed roots: □ severe □ moderate □ low
- Undersized: □ severe □ moderate □ low
- Root pruned: ______ distance from trunk
- Root area affected: ______
- Buttress wounded: □ YES
- When: ______
- Restricted root area: □ severe □ moderate □ low
- Potential for root failure: □ severe □ moderate □ low
- LEAN: 15 deg. from vertical □ natural □ unnatural □ self-corrected
- Soil heaving: Y N
- Decay in plane of lean: Y N
- Roots broken: Y N
- Soil cracking: Y N
- Compounding factors: Previous failure top portion extreme trimming
- Lean severity: □ severe □ moderate □ low

**CROWN DEFECTS:** Indicate presence of individual defects and rate their severity (s = severe, m = moderate, l = low)

<table>
<thead>
<tr>
<th>DEFECT</th>
<th>ROOT CROWN</th>
<th>TRUNK</th>
<th>SCAFFOLDS</th>
<th>BRANCHES</th>
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<tbody>
<tr>
<td>Poor taper</td>
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<td>Bow, sweep</td>
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<td>Codominants/forks</td>
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<td>Multiple attachments</td>
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<tr>
<td>Included bark</td>
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<td>Excessive and weight</td>
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<td>Cracks/splits</td>
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<td>Hangers</td>
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<td>Girdling</td>
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<td>Wounds/seam</td>
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<td>Decay</td>
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<td>Cavity</td>
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<td>Conks/mushrooms/bracket</td>
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<tr>
<td>Bleeding/sap flow</td>
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<td>Loose/cracked bark</td>
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<td>Previous failure</td>
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**HAZARD RATING**
- Tree part most likely to fall: TRUNK
- Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe
- Size of part: 1 - <6" (15 cm); 2 - 6-8" (15-45 cm); 3 - 18-30" (45-75 cm); 4 - >30" (75 cm)
- Target rating: 1 - occasional use; 2 intermittent use; 3 - frequent use; 4 - constant use

**HAZARD ABATEMENT**
- Prune: □ remove defective part □ reduce end weight □ crown clean □ thin □ raise canopy □ crown reduce □ restructure □ shape
- Cable/Brace: □ inspect further □ root crown □ decay □ aerial □ monitor
- Remove tree: Y N Replace? Y N Move target: Y N Other: Inspect further: □ root crown □ decay □ aerial □ monitor
- Effect on adjacent trees: □ none □ evaluate
- Notification: □ owner □ manager □ governing agency Date: 03/12/23

**COMMENTS**
- Previous tree failure to top portion of tree. Remaining scaffolds do not height of the tree creates wind sail. Previous/numerous trimming events up to 30" along trunk with poor crown development. Along with being severely unbalanced and wth Shallow root depth. This tree has a high potential for failure. Recommended immediate removal and replacement of new.
SEVERELY UNBALANCED & TOP HEAVY

PREVIOUS FAILURE TOP PORTION OF TREE

3 REMAINING BRANCHES
Numerous trimming events have been performed.
WIND SAIL

LOOKING EASTERLY

UNBALANCED AND TOP HEAVY

NECROTIC NEEDLES INDICATING DECLINING TREE

10/12/2023
A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas

TREE HAZARD EVALUATION FORM 2nd Edition

Site/Address: 217 Aiken Drive

Map/Location: W. Side of Street

Owner: public ☑ private ☐ unknown ☐ other ☐

Date: 8/23/23 Inspector: Kyle Sears

Date of last inspection: 

HAZARD RATING:

\[
\frac{4}{4} + \frac{4}{4} + \frac{4}{4} = 12
\]

Failure + Size + Target = Hazard Rating

☑ Immediate action needed
☑ Needs further inspection
☐ Dead tree

TREE CHARACTERISTICS

Tree #: 4300 Species: Norway Maple *(Over-mature, High Potential for Failure)*

DBH: 50’’ # of trunks: 4 Height: 70’ Spread: 55’

Form: ☐ generally symmetric ☐ minor asymmetry ☐ major asymmetry ☐ stumpy sprout ☐ stag-headed

Crown class: ☑ dominant ☐ co-dominant ☐ intermediate ☐ suppressed

Live crown ratio: 95% Age class: ☑ young ☐ semi-mature ☐ mature ☑ over-mature/senescent

Pruning history: ☑ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☑ flush cuts ☐ cabled/braced
☐ none ☐ multiple pruning events Approx. dates:

Special Value: ☐ specimen ☐ heritage/historic ☐ wildlife ☐ unusual ☑ street tree ☐ screen ☐ shade ☐ indigenous ☐ protected by gov. agency

TREE HEALTH

Foliage color: ☑ normal ☐ chlorotic ☐ necrotic ☐ Epicormics? Y ☑ N Growth obstructions:

Foliage density: ☑ normal ☐ sparse Leaf size: ☐ normal ☑ small
☐ stakes ☐ wire/ties ☐ signs ☐ cables

Annual shoot growth: ☑ excellent ☐ average ☑ poor Twig Dieback? Y ☑ N

Woundwood development: ☑ excellent ☐ average ☑ poor ☐ none
☐ other

Vigor class: ☑ excellent ☐ average ☐ fair ☐ poor

Major pests/diseases: Black stem nematode, oak wilt, insect damage in branches

SITE CONDITIONS

Site Character: ☑ residence ☐ commercial ☐ industrial ☐ park ☐ open space ☐ natural ☐ woodland/forest

Landscape type: ☐ parkway ☐ raised bed ☐ container ☐ mound ☑ lawn ☐ shrub border ☐ wind break

Irrigation: ☐ none ☑ adequate ☐ inadequate ☐ excessive ☐ trunk wetted

Recent site disturbance? Y ☑ N ☐ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing

% dripline paved: 0% 10% 25% 50% 75% 100% Pavement lifted? Y ☑ N

% dripline w/fill soil: 0% 10% 25% 50% 75% 100%

% dripline grade lowered: 0% 10% 25% 50% 75% 100%

Soil problems: ☐ drainage ☐ shallow ☐ compacted ☐ droughty ☐ saline ☐ alkaline ☐ acidic ☐ small volume ☐ disease center ☐ history of fail
☐ clay ☐ expansive ☐ slope ☐ aspect:

Obstructions: ☐ lights ☐ signage ☐ line-of-sight ☐ view ☐ overhead lines ☑ underground utilities ☐ traffic ☐ adjacent veg. ☐

Exposure to wind: ☑ single tree ☑ below canopy ☐ above canopy ☐ recently exposed ☐ windward, canopy edge ☐ area prone to windthrow

Prevailing wind direction: Westerly Occurrence of snow/ice storms: ☑ never ☐ seldom ☑ regularly

TARGET

Use Under Tree: ☐ building ☐ parking ☑ traffic ☐ pedestrian ☑ recreation ☑ landscape ☐ hardscape ☐ small features ☐ utility lines

Can target be moved? Y ☑ Can use be restricted? Y ☑

Occupancy: ☐ occasional use ☐ intermittent use ☐ frequent use ☑ constant use

The International Society of Arboriculture assumes no responsibility for conclusions or recommendations derived from use of this form.
**TREE DEFECTS**

**ROOT DEFECTS:**

- Suspect root rot: Y N
- Mushroom/cenk/bracket present: Y N
- ID: __________________________

- Exposed roots: □ severe □ moderate □ low
- Undermined: □ severe □ moderate □ low
- Root pruned: _______, distance from trunk: _______
- Root area affected: _______%
- Buttress wounded: Y N
- When: _________________________

- Restricted root area: □ severe □ moderate □ low
- Potential for root failure: □ severe □ moderate □ low

**LEAN:** 20 deg. from vertical □ natural □ unnatural □ self-corrected
- Soil heaving: Y N

- Decay in plane of lean: Y N
- Roots broken Y N
- Soil cracking: Y N

**Compounding factors:** Over-mature Excessive end weight Spiling/cracking in loads of decay & rot

**CROWN DEFECTS:** Indicate presence of individual defects and rate their severity (s = severe, m = moderate, l = low)

<table>
<thead>
<tr>
<th>DEFECT</th>
<th>ROOT</th>
<th>CROWN</th>
<th>TRUNK</th>
<th>SCAFFOLDS</th>
<th>BRANCHES</th>
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<tbody>
<tr>
<td>Poor taper</td>
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</table>

**HAZARD RATING**

Tree part most likely to fail: **TRUNK**

- Inspection period: _______ annual ______ biannual ______ other _______

- Failure Potential + Size of Part + Target Rating = Hazard Rating

\[
l + m + 4 = 12
\]

**HAZARD ABATEMENT**

- Prune: □ remove defective part □ reduce end weight □ crown clean □ thin □ raise canopy □ crown reduce □ restructure □ shape

- Inspect further: □ root crown □ decay □ aerial □ monitor

- Remove tree: Y N
- Replace? Y N
- Move target: Y N
- Other: __________________________

- Effect on adjacent trees: □ none □ evaluate

- Notification: □ owner □ manager □ governing agency Date: 8/23/23

**COMMENTS**

*High Potential for failure. Tree is declining/stressed with multiple indicators in the trunk and main leads. Excessive weight of main union of leads and co-dominant forks (all with included bark, multiple nesting holes and cavities w/ insect damage in the branches. Recommend Removal & replace with new tree.*
SEVERE SPLITTING/CRACKING IN LEAD WITH DECAY
A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas

TREE HAZARD EVALUATION FORM 2nd Edition

Site/Address: Commodore Pkwy @ End of Cul-de-sac
Map/Location: Cul-de-sac turn around
Owner: public☑ private☐ unknown☐ other☐ 
Date: 10/23/23 Inspector: Kyle Sears
Date of last inspection: 

HAZARD RATING:

Failure + Size + Target = Hazard Rating
☑ Immediate action needed
☑ Needs further inspection
☑ Dead tree

TREE CHARACTERISTICS

Tree #: N/A Species: Norway Spruce
DBH: 36" # of trunks: 1 Height: 80' Spread: 40'
Form: ☑ generally symmetric ☑ minor asymmetry ☑ major asymmetry ☑ stump sprout ☑ stag-headed
Crown class: ☑ dominant ☑ co-dominant ☑ intermediate ☑ suppressed
Live crown ratio: ☑ 0% Age class: ☑ young ☑ semi-mature ☑ mature ☑ over-mature/latent
Pruning history: ☑ crown cleaned ☑ excessively thinned ☑ topped ☑ crown raised ☑ pollarded ☑ crown reduced ☑ flush cuts ☑ cabled/braced
☐ none ☑ multiple pruning events Approx. dates:
Special Value: ☑ specimen ☑ heritage/historic ☑ wildlife ☑ unusual☐ street tree ☑ screen ☑ shade ☑ indigenous ☑ protected by gov agency

TREE HEALTH

Foliation color: ☑ normal ☑ chlorotic ☑ necrotic Epicormics? ☑ N
Foliation density: ☑ normal ☑ sparse Leaf size: ☑ normal ☑ small
Annual shoot growth: ☑ excellent ☑ average ☑ poor Twig Dieback? ☑ N
Woundwood development: ☑ excellent ☑ average ☑ poor ☑ none
Vigor class: ☑ excellent ☑ average ☑ fair ☑ poor
Major pests/diseases: DEAD
Growth obstructions:
☐ stakes ☑ wire/lines ☑ signs ☑ cables
☑ curb/pavement ☑ guards
☐ other

SITE CONDITIONS

Site Character: ☑ residence ☑ commercial ☑ industrial ☑ park ☑ open space ☑ natural ☑ woodland/forest
Landscape type: ☑ parkway ☑ raised bed ☑ container ☑ mound ☑ lawn ☑ shrub border ☑ wind break
Irrigation: ☑ none ☑ inadequate ☑ excessive ☑ trunk wetted
Recent site disturbance? ☑ construction ☑ soil disturbance ☑ grade change ☑ line clearing ☑ site clearing
% dripline paved: 0% 10-25% 25-50% 50-75% 75-100% Pavement lifted? ☑ N
% dripline w/ fill soil: 0% 10-25% 25-50% 50-75% 75-100%
% dripline grade lowered: 0% 10-25% 25-50% 50-75% 75-100%
Soil problems: ☑ drainage ☑ shallow ☑ compacted ☑ droughty ☑ saline ☑ alkaline ☑ acidic ☑ small volume ☑ disease center ☑ history of fail
☐ clay ☑ expansive ☑ slope aspect:
Obstructions: ☑ lights ☑ signage ☑ line-of-sight ☑ view ☑ overhead lines ☑ underground utilities ☑ traffic ☑ adjacent veg.
Exposure to wind: ☑ single tree ☑ below canopy ☑ above canopy ☑ recently exposed ☑ windward, canopy edge ☑ area prone to windthrow
Prevailing wind direction: Westerly Occurrence of snow/ice storms ☑ never ☑ seldom ☑ regularly

TARGET

Use Under Tree: ☑ building ☑ parking ☑ traffic ☑ pedestrian ☑ recreation ☑ landscape ☑ hardscape ☑ small features ☑ utility lines
Can target be moved? ☑ N☐ Can use be restricted? ☑ N☐
Occupancy: ☑ occasional use ☑ intermittent use ☑ frequent use ☑ constant use

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**TREE DEFECTS**

**ROOT DEFECTS:**
- Suspect root rot: Y  N
- Mushroom/enc/k bracket present: Y  N
- ID:
- Exposed roots: □ severe  □ moderate  □ low
- Undetermined: □ severe  □ moderate  □ low
- Root pruned:  _____ distance from trunk
- Root area affected:  _____ %
- Buttress wounded: Y  N
- When:
- Restricted root area: □ severe  □ moderate  □ low
- Potential for root failure: □ severe  □ moderate  □ low
- **LEAN:**  S deg. from vertical  □ natural  □ unnatural  □ self-corrected
- Soil heaving: Y  N
- Decay in plane of lean: Y  N
- Roots broken: Y  N
- Soil cracking: Y  N
- Compounding factors:  DEAD
- Lean severity: □ severe  □ moderate  □ low

**CROWN DEFECTS:** Indicate presence of individual defects and rate their severity (s = severe, m = moderate, l = low)

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</table>

**HAZARD RATING**
- Tree part most likely to fail: **TRUNK**
- Inspection period: ______ annual  ______ biannual  ______ other ______
- Failure Potential + Size of Part + Target Rating = Hazard Rating
- 4 + 4 + 4 = 12

**HAZARD ABATEMENT**
- Prune: □ remove defective part  □ reduce end weight  □ crown clean  □ thin  □ raise canopy  □ crown reduce  □ restructure  □ shape
- Cable/Brace:
- Inspect further: □ root crown  □ decay  □ serial  □ monitor
- Remove tree: Y  N
- Replace? Y  N
- Move target: Y  N
- Other:
- Effect on adjacent trees: □ none  □ evaluate
- Notification: □ owner  □ manager  □ governing agency
- Date:

**COMMENTS**

*Recommend immediate removal. High potential for failure.*
HEALTH ASSESSMENT & BRAHNE WITH NO FOLIAGE.
A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas

**TREE HAZARD EVALUATION FORM**

**Site/Address:** 259 Ashbourne Road & Property Lot #2/45

**Map/Location:** South side of street (255 Ashbourne Ct) 

**Owner:** public **private** unknown **other**

**Date:** 10/3/23, Inspector: Kyle Sears

**Date of last inspection:**

**HAZARD RATING:**

<table>
<thead>
<tr>
<th>Failure</th>
<th>Size</th>
<th>Target</th>
<th>Hazard Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>4</td>
<td>4</td>
<td>12</td>
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</tbody>
</table>

**Immediate action needed**

- Needs further inspection
- Dead tree

**TREES CHARACTERISTICS**

**Tree #: 2256 Species:** Black Walnut

**DBH:** 48" **# of trunks:** 1 **Height:** 80' **Spread:** 60'

**Form:**
- √ generally symmetric
- □ minor asymmetry
- □ major asymmetry
- □ stumpy sprout
- □ stag-headed

**Crown class:**
- □ dominant
- □ co-dominant
- □ intermediate
- □ suppressed

**Live crown ratio:** 90% **Age class:**
- □ young
- □ semi-mature
- □ mature
- □ over-mature/seasonant

**Live crown ratio:** 90% **Age class:**
- □ young
- □ semi-mature
- □ mature
- □ over-mature/seasonant

**Pruning history:**
- □ crown cleaned
- □ excessively thinned
- □ topped
- □ crown raised
- □ pollarded
- □ crown reduced
- □ flush cuts
- □ cabled/traced
- □ none
- √ multiple pruning events

**Approx. dates:**

**Special Value:**
- □ specimen
- □ heritage/historic
- □ wildlife
- □ unusual
- □ street tree
- □ screen
- □ shade
- □ indigenous
- □ protected by gov. agency

**TREES HEALTH**

**Foliage color:**
- √ normal
- □ chlorotic
- □ necrotic
- □ Epicormics? Y N

**Foliage density:**
- √ normal
- □ sparse
- □ Leaf size:
- □ normal
- □ small

**Annual shoot growth:**
- □ excellent
- □ average
- □ poor

**Twig Dieback?**
- Y N

**Woundwood development:**
- □ excellent
- □ average
- □ poor
- □ none
- □ fair

**Vigor class:**
- □ excellent
- □ average
- □ fair
- □ poor

**Major pests/diseases:**
- Nesting Holes, Woodpeckers

**SITE CONDITIONS**

**Site Character:**
- √ residence
- □ commercial
- □ Industrial
- □ park
- □ open space
- □ natural
- □ woodland/forest

**Landscape type:**
- □ parkway
- □ raised bed
- □ container
- □ mound
- □ lawn
- □ shrub border
- □ wind break

**Irrigation:**
- □ none
- □ adequate
- □ inadequate
- □ excessive
- □ trunk wetted

**Recent site disturbance?**
- Y N

**% dritline paved:**
- 0% 10-25% 25-50% 50-75% 75-100%

**% dritline w/ fill soil:**
- 0% 10-25% 25-50% 50-75% 75-100%

**% dritline grade lowered:**
- 0% 10-25% 25-50% 50-75% 75-100%

**Soil problems:**
- □ drainage
- □ shallow
- □ compacted
- □ droughly
- □ saline
- □ alkaline
- □ acidic
- □ small volume
- □ disease center
- □ history of fail
- □ clay
- □ expansive
- □ slope

**Obstructions:**
- □ lights
- □ signage
- □ line-of-sight
- □ view
- □ overhead lines
- □ underground utilities
- □ traffic
- □ adjacent veg.

**Exposure to wind:**
- □ single tree
- □ below canopy
- □ above canopy
- □ recently exposed
- □ windward, canopy edge
- □ area prone to windthrow

**Prevailing wind direction:**
- West

**Occurrence of snow/ice storms:**
- □ never
- □ seldom
- □ regularly

**TARGET**

**Use Under Tree:**
- □ building
- □ parking
- □ traffic
- □ pedestrian
- □ recreation
- □ landscape
- □ hardscape
- □ small features
- □ utility lines

**Can target be moved?**
- Y N

**Can use be restricted?**
- Y N

**Occupancy:**
- □ occasional use
- □ intermittent use
- □ frequent use
- □ constant use

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**TREE DEFECTS**

**ROOT DEFECTS:**
- Suspect root rot: Y
- Mushroom/cekn/bracket present: Y
- ID:
- Exposed roots: □ severe ✔ moderate □ low
- Undermined: □ severe □ moderate □ low
- Root pruned: _______ distance from trunk
- Root area affected: _______%
- Buttress wounded: Y N
- When:
- Restricted root area: □ severe ✔ moderate □ low
- Potential for root failure: □ severe □ moderate □ low
- LEAN: 20 deg. from vertical □ natural □ unnatural □ self-corrected
- Soil heaving: Y N
- Decay in plane of lean: Y N
- Roots broken Y N
- Soil cracking: Y N
- Compounding factors: Severe Decay/rot in Burls & Major Stress Y N
- Lean severity: ✔ severe □ moderate □ low

**CROWN DEFECTS:** Indicate presence of individual defects and rate their severity (s = severe, m = moderate, l = low)

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**HAZARD RATING**
- Tree part most likely to fail: **TRUNK**
- Inspection period: _______ annual _______ biannual _______ other _______
- Failure Potential + Size of Part + Target Rating = Hazard Rating
  $$\frac{4}{4} + \frac{4}{4} + \frac{1}{4} = 12$$

**HAZARD ABATEMENT**
- Prune: □ remove defective part □ reduce end weight □ crown clean □ thin □ raise canopy □ crown reduce □ restructure □ shape
- Cable/Brace: Inspect further: □ root crown □ decay □ aerial □ monitor
- Remove tree: Y N
- Replace? Y N
- Move target: Y N
- Other:
- Effect on adjacent trees: ✔ none □ evaluate
- Notification: □ owner □ manager □ governing agency
- Date: 10/3/23

**COMMENTS**
Major Burrs (Stress Areas) of the tree have severe decay/rot at key structural points. These areas have been severely compromised and adding that the tree is unbalanced with excessive end weight along with environmental factors this tree was a High Risk Potential for failure. Recommend Immediate Removal.
A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas

TREE HAZARD EVALUATION FORM 2nd Edition

Site/Address: 34 Southland Drive
Map/Location: North side of street
Owner: public ☑ private ☐ unknown ☐ other ☐
Date: 9/27/23 Inspector: Kyle Searns
Date of last inspection:

HAZARD RATING:
Failure Potential + Size + Target = Hazard Rating
☑ Immediate action needed
☑ Needs further inspection
☑ Dead tree

TREE CHARACTERISTICS

Tree #: 1869 Species: Silver Maple ☑ High Risk Potential ☑
DBH: 60" ☑ 1 # of trunks: 1 ☑ Height: 70' ☑ Spread: 70' ☑ 8 LEADS ☑
Form: ☑ generally symmetrical ☐ minor asymmetry ☐ major asymmetry ☐ stump sprout ☐ stag-headed
Crown class: ☑ dominant ☑ co-dominant ☐ intermediate ☐ suppressed
Live crown ratio: 90% ☑ Age class: ☑ young ☐ semi-mature ☑ mature ☑ over-mature/senescence
Pruning history: ☑ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☐ flush cuts ☐ cabled/braced
☐ none ☐ multiple pruning events Approx. dates:
Special Value: ☐ specimen ☐ heritage/historic ☐ wildlife ☐ unusual ☑ street tree ☐ screen ☐ shade ☐ indigenous ☐ protected by gov. agency

TREE HEALTH

Follicle color: ☑ normal ☐ chlorotic ☐ necrotic ☐ Epicormics? ☑ Y ☑ N
Follicle density: ☑ normal ☐ sparse ☑ Leaf size: ☑ normal ☑ small
Annual shoot growth: ☑ excellent ☑ average ☑ poor ☑ Twig Dieback? ☑ Y ☑ N
Woundwood development: ☑ excellent ☐ average ☑ poor ☐ none
Vigor class: ☑ excellent ☑ average ☑ fair ☑ poor
Major pests/diseases: Heart Rot Disease Severe wet slurry holes (squared or beehive)

SITE CONDITIONS

Site Character: ☑ residence ☐ commercial ☐ industrial ☐ park ☑ open space ☐ natural ☐ woodland/forest
Landscape type: ☑ parkway ☐ raised bed ☐ container ☐ mound ☐ lawn ☑ shrub border ☐ wind break
Irrigation: ☑ none ☐ adequate ☑ inadequate ☐ excessive ☑ trunk wetted
Recent site disturbance? ☑ Y ☑ ☑ construction ☑ soil disturbance ☑ grade change ☑ line clearing ☑ site clearing
% driveway paved: 0% ☑ 10-25% ☑ 25-50% ☑ 50-75% ☑ 75-100% Pavement lifted? ☑ Y ☑ N
% driveway w/ fill soil: 0% ☑ 10-25% ☑ 25-50% ☑ 50-75% ☑ 75-100%
% driveway grade lowered: 0% ☑ 10-25% ☑ 25-50% ☑ 50-75% ☑ 75-100%

Soil problems: ☑ drainage ☑ shallow ☑ compacted ☑ droughty ☑ saline ☑ alkaline ☑ acidic ☑ small volume ☑ disease center ☑ history of fail ☑ clay ☑ expansive ☑ slope __° aspect:
Obstructions: ☑ lights ☑ signage ☑ line-of-sight ☑ view ☑ overhead lines ☑ underground utilities ☑ traffic ☑ adjacent veg. ☑
Exposure to wind: ☑ single tree ☑ below canopy ☐ above canopy ☑ recently exposed ☑ windward, canopy edge ☑ area prone to windthrow
Prevailing wind direction: Westerly
Occurrence of snow/ice storms ☑ never ☑ seldom ☑ regularly

TARGET

Use Under Tree: ☑ building ☑ parking ☑ ☑ traffic ☑ ☐ pedestrian ☑ ☑ recreation ☑ landscape ☑ hardscape ☑ small features ☐ utility lines
Can target be moved? ☑ Y ☑ ☑ Can use be restricted? ☑ Y ☑ N
Occupancy: ☑ occasional use ☐ intermittent use ☐ frequent use ☑ constant use

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TREE DEFECTS

ROOT DEFECTS:

Suspect root rot: Y N Mushroom/conk/bracket present: Y N ID:

Exposed roots: ✓ severe  □ moderate  □ low  Undermined: □ severe  □ moderate  □ low

Root pruned: _______ distance from trunk  Root area affected: _______ %  Buttress wounded: Y N  When:

Restricted root area: □ severe  □ moderate  ✓ low  Potential for root failure: □ severe  □ moderate  ✓ low

LEAN: 25 deg. from vertical  ✓ natural  □ unnatural  □ self-corrected  Soil heaving: Y N

Decay in plane of lean: Y N  Roots broken Y N  Soil cracking: Y N

Compounding factors: Unbalanced  Top heavy  Extreme splitting  Severe cavity/Decay at top trunk area  @ Mature edad union

CROWN DEFECTS: Indicate presence of individual defects and rate their severity (s = severe, m = moderate, l = low)

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HAZARD RATING

Tree part most likely to fail: TRUNK

Inspection period: _____ annual  _____ biannual  _____ other  _____

Failure Potential + Size of Part + Target Rating = Hazard Rating

4 + 4 + 4 = 12

HAZARD ABATEMENT

Prune: □ remove defective part  □ reduce and weight  □ crown clean  □ thin  □ raise canopy  □ crown reduce  □ restructure  □ shape

Cable/Brace: ___________________________  inspect further: □ root crown  □ decay  □ aerial  □ monitor

Remove tree: Y N Replace? Y N Move target: Y N  Other:

Effect on adjacent trees: ✓ none  □ evaluate

Notification: ✓ owner  □ manager  □ governing agency  Date: 9/27/23

COMMENTS

Over mature tree with multiple leads that are extremely unbalanced/top heavy. Severe splitting/cracking throughout entire tree with multiple cavities and decay @ main union of leads. Multiple nesting holes with squirrels and active bee hives. Recommended removal and replace with new tree. Extremely high risk potential for failure.
SEVERE CAVITY
(20"+- DEPTH OF DECAY/ROT)
@ MAIN UNION OF 8 LEADS
A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas

TREE HAZARD EVALUATION FORM 2nd Edition

Site/Address: 41 Southland Drive
Map/Location: South side of street
Owner: public ✅ private unknown other
Date: 9/27/23 Inspector: Kyle Sears
Date of last inspection:

HAZARD RATING:

\[
\frac{4}{12} \quad \text{Failure} + \frac{4}{12} \quad \text{Size} + \frac{4}{12} \quad \text{Target} = \text{Hazard Rating}
\]

☐ Immediate action needed

75% Dead tree [75%]

TREE CHARACTERISTICS

Tree #: 1573 Species: Silver Maple

# Secrately Declining - High Risk Potential

DBH: 30" # of trunks: 1 Height: 65' Spread: 35'
Form: ☐ generally symmetric ✔ minor asymmetry ☐ major asymmetry ☐ stump sprout ☐ stag-headed
Crown class: ☐ dominant ☐ co-dominant ☐ intermediate ☐ suppressed
Live crown ratio: 25% Age class: ☐ young ☐ semi-mature ✔ mature ☐ over-mature/senescence
Pruning history: ☐ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☐ flush cuts ☐ cabled/oraced
☐ none ☐ multiple pruning events Approx. dates:
Special Value: ☐ specimen ☐ heritage/historic ☐ wildlife ☐ unusual ☐ street tree ☐ screen ☐ shade ☐ Indigenous ☐ protected by gov. agency

TREE HEALTH

Foliation color: ✔ normal ☐ chlorotic ☐ necrotic Epicormics? Y N
Foliation density: ☐ normal ☐ sparse Leaf size: ☐ normal ✔ small
Annual shoot growth: ☐ excellent ☐ average ✔ poor Twig Dieback? Y N
Woundwood development: ☐ excellent ☐ average ☐ poor ☐ none
Vigor class: ☐ excellent ☐ average ☐ fair ☐ poor
Major pests/diseases: Insects, nesting holes

SITE CONDITIONS

Site Character: ☐ residence ☐ commercial ☐ Industrial ☐ park ☐ open space ☐ natural ☐ woodland/forest
Landscape type: ☐ parkway ☐ raised bed ☐ contoliner ☐ mound ☐ lawn ☐ shrub border ☐ wind break
Irrigation: ☐ none ☐ adequate ☐ inadequate ☐ excessive ☐ trunk wetted
Recent site disturbance? Y ☐ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing
% driveway paved: 0% 10-25% 25-50% 50-75% 75-100% Pavement lifted? Y N
% driveway w/ fill soil: 0% 10-25% 25-50% 50-75% 75-100%
% driveway grade lowered: 0% 10-25% 25-50% 50-75% 75-100%
Soil problems: ☐ drainage ☐ shallow ☐ compacted ☐ droughty ☐ saline ☐ alkaline ☐ acidic ☐ small volume ☐ disease center ☐ history of fail
☐ clay ☐ expansive ☐ slope aspect:
Obstructions: ☐ lights ☐ signage ☐ line-of-sight ☐ view ☐ overhead lines ☐ underground utilities ☐ traffic ☐ adjacent veg. ☐
Exposure to wind: ☐ single tree ☐ below canopy ☐ above canopy ☐ recently exposed ☐ windward, canopy edge ☐ area prone to windthrow
Prevailing wind direction: Westerly Occurrence of snow/ice storms ☐ never ☐ seldom ☐ regularly

TARGET

Use Under Tree: ☐ building ☐ parking ☐ traffic ☐ pedestrian ☐ recreation ☐ landscape ☐ hardscape ☐ small features ☐ utility lines
Can target be moved? Y ☐ Can use be restricted? Y N
Occupancy: ☐ occasional use ☐ intermittent use ☐ frequent use ✔ constant use

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TREE DEFECTS

ROOT DEFECTS:

Suspect root rot: \( \checkmark \) Mushroom/conk/bracket present: \( \checkmark \) ID: 

Exposed roots: \( \square \) severe \( \square \) moderate \( \square \) low Undermined: \( \square \) severe \( \square \) moderate \( \square \) low

Root pruned: ________ distance from trunk Root area affected: ________% Buttress wounded: \( \checkmark \) When:

Restricted root area: \( \square \) severe \( \square \) moderate \( \checkmark \) low Potential for root failure: \( \square \) severe \( \square \) moderate \( \checkmark \) low

LEAN: \( 15^\circ \) seg. from vertical \( \checkmark \) natural \( \square \) unnatural \( \square \) self-corrected Soil heaving: \( \checkmark \) 

Decay in plane of lean: \( \checkmark \) Roots broken \( \checkmark \) Soil cracking: \( \checkmark \)

Compounding factors: 75% Decaying, Unbalanced, Splitting, Cracking Lean severity: \( \checkmark \) severe \( \checkmark \) moderate \( \square \) low

CROWN DEFECTS: Indicate presence of individual defects and rate their severity (s = severe, m = moderate, l = low)

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HAZARD RATING

Tree part most likely to fail: TRUNK

Inspection period: _____ annual _____ biannual _____ other ___________

Failure Potential + Size of Part + Target Rating = Hazard Rating

\[
\frac{4}{4} + \frac{1}{1} + 4 = 12
\]

HAZARD ABATEMENT

Prune: \( \square \) remove defective part \( \square \) reduce and weight \( \square \) crown clean \( \square \) thin \( \square \) raise canopy \( \square \) crown reduce \( \square \) restructure \( \square \) shape

Cable/Brace: Inspect further: \( \square \) root crown \( \square \) decay \( \square \) aerial \( \square \) monitor

Remove tree: \( \checkmark \) N Replace? \( \checkmark \) N Move target: \( \checkmark \) N Other: ___________

Effect on adjacent trees: \( \checkmark \) none \( \square \) evaluate

Notification: \( \checkmark \) owner \( \square \) manager \( \square \) governing agency Date: 9/27/23

COMMENTS

Severely declining tree with multiple nesting holes and insect damage. Scaffolds and branches extremely brittle, splitting/cracking in trunk of tree. Recommend immediate removal and replace with new tree. High risk potential for failure with 75% of tree being dead.
**TREE DEFECTS**

**ROOT DEFECTS:**

- Suspect root rot: Y [ ] N [ ]
- Mushroom/penk bracket present: Y [ ] N [ ]
- ID: __________________________

- Exposed roots: □ severe □ moderate □ low □ Undetermined: □ severe □ moderate □ low

- Root pruned: _______, distance from trunk: _______
- Root area affected: ______% □ Buttress wounded: Y [ ] N [ ] When: ________________

- Restricted root area: □ severe □ moderate □ low
- Potential for root failure: □ severe □ moderate □ low

- LEAN: ______ deg. from vertical □ natural □ unnatural □ self-corrected
- Soil heaving: Y [ ] N [ ]

- Decay in plane of lean: Y [ ] N [ ]
- Roots broken Y [ ] N [ ]
- Soil cracking: Y [ ] N [ ]

- Compounding factors: 75% Damage Unbalanced Splitting Croaking
- Lean severity: □ severe □ moderate □ low

**CROWN DEFECTS:** Indicate presence of individual defects and rate their severity (s = severe, m = moderate, l = low)

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**HAZARD RATING**

- Tree part most likely to fail: TRUNK
- Inspection period: ______ annual ______ biannual ______ other ______
- Failure Potential + Size of Part + Target Rating = Hazard Rating
  
- HAZARD ABATEMENT

- Prune: □ remove defective part □ reduce end weight □ crown clean □ thin □ raise canopy □ crown reduce □ restructure □ shape
- Cable/Brace: ________

- Remove tree: Y [ ] N [ ]
- Replace: Y [ ] N [ ]
- Move target: Y [ ] N [ ]
- Inspect further: □ root crown □ decay □ aerial □ monitor
- Effect on adjacent trees: □ none □ evaluate

- Notification: [ ] owner [ ] manager [ ] governing agency Date: 9/27/23

**COMMENTS**

- Severe declining tree with multiple nesting holes and insect damage. Scaffolds and branches extremely brittle. Splitting/creaking in trunk of tree. Recommend immediate removal and replace with new tree. High risk potential for failure with 75% of tree being dead.
A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas

TREE HAZARD EVALUATION FORM

2nd Edition

Site/Address: 2460 Mayflower Drive
Map/Location: Easterly side of Street
Owner: public ✗ private ☐ unknown ☐ other ☐
Date: 10/12/23 Inspector: Kyle Sears (NY-66839)
Date of last inspection: 

HAZARD RATING:

Failure + Size + Target = Hazard Rating
Immediate action needed ☑ Needs further inspection ☐ Dead tree

TREE CHARACTERISTICS

Tree #: 618 Species: Silver maple
DBH: 46" # of trunks: 1 Height: 75' Spread: 36'
Form: ☐ generally symmetrical ☑ minor asymmetry ☐ major asymmetry ☐ stump sprout ☐ stag-headed
Crown class: ☐ dominant ☑ co-dominant ☐ intermediate ☐ suppressed
Live crown ratio: 95% Age class: ☐ young ☑ semi-mature ☐ mature ☑ over-mature/seasonal
Pruning history: ☑ crown cleaned ☑ excessively thinned ☐ topped ☑ crown raised ☑ pollarded ☑ crown reduced ☑ flush cuts ☑ cable/braced
☐ none ☐ multiple pruning events Approx. dates: 
Special Value: ☑ specimen ☐ heritage/historical ☐ wildlife ☐ unusual ☑ street tree ☑ screen ☑ shade ☐ indigenous ☐ protected by gov. agency

TREE HEALTH

Foliation color: ☑ normal ☐ chlorotic ☐ necrotic ☐ Epicormics Y N
Foliation density: ☐ normal ☑ sparse Leaf size: ☐ normal ☑ small
Annual shoot growth: ☑ excellent ☐ average ☑ poor Twig Dieback? ☑ N
Woundwood development: ☑ excellent ☑ average ☐ poor ☐ none
Vigor class: ☑ excellent ☑ average ☐ fair ☑ poor
Major pests/diseases: Tarspot damage ☑ Bark split ☑ Black stem resistance Cladonia (lichen) usually grows on

SITE CONDITIONS

Site Character: ☐ residence ☑ commercial ☐ Industrial ☐ park ☐ open space ☐ natural ☐ woodland/forest
Landscape type: ☐ parkway ☐ raised bed ☐ container ☐ mound ☑ lawn ☐ shrub border ☐ windbreak
Irrigation: ☐ none ☑ inadequate ☐ inadequate ☐ excessive ☐ trunk wetted
Recent site disturbance? Y ☑ ☐ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing
% dripline paved: 0% 10-25% 25-50% 50-75% 75-100% Pavement lifted? Y ☑
% dripline w/ fill soil: 0% 10-25% 25-50% 50-75% 75-100%
% dripline grade lowered: 0% 10-25% 25-50% 50-75% 75-100%
Soil problems: ☐ drainage ☐ shallow ☐ compacted ☐ droughty ☐ saline ☐ alkaline ☐ acidic ☐ small volume ☐ disease center ☐ history of fall
☐ clay ☑ expansive ☐ slope □ aspect: 
Obstructions: ☐ lights ☐ signage ☐ line-of-sight ☐ view ☐ overhead lines ☐ underground utilities ☐ traffic ☐ adjacent veg. ☐
Exposure to wind: ☑ single tree ☑ below canopy ☐ above canopy ☐ recently exposed ☐ windward, canopy edge ☐ area prone to windthrow
Prevailing wind direction: Westerly Occurrence of snow/ice storms ☐ never ☑ seldom ☑ regularly

TARGET

Use Under Tree: ☑ building ☑ parking ☑ traffic ☑ pedestrian ☐ recreation ☐ landscape ☑ hardscape ☐ small features ☐ utility lines
Can target be moved? Y ☑ Can use be restricted? Y ☑
Occupancy: ☐ occasional use ☐ intermittent use ☐ frequent use ☑ constant use

The International Society of Arboriculture assumes no responsibility for conclusions or recommendations derived from use of this form.
**TREE DEFECTS**

**ROOT DEFECTS:**

- Suspect root rot: Y  N  
- Mushroom/cheek/bracket present: Y  N  
- Exposed roots: □ severe  □ moderate  □ low  □ Undetermined: □ severe  □ moderate  □ low  
- Root pruned: _______ distance from trunk  
- Root area affected: _______%  
- Buttress wounded: Y  N  
- Rooted area: □ severe  □ moderate  □ low  Potential for root failure: □ severe  □ moderate  □ low  
- LEAN: 15 deg. from vertical  
- Natural  □ unnatural  □ self-corrected  
- Soil heaving: Y  N  
- Decay in plane of lean: Y  N  
- Roots broken: Y  N  
- Soil cracking: Y  N  
- Compounding factors: Major lead severely unbalanced, Top heavy, Decay/rot in union of remaining limbs  
- Lean severity: □ severe  □ moderate  □ low  

**CROWN DEFECTS:** Indicate presence of individual defects and rate their severity (s = severe, m = moderate, l = low)

<table>
<thead>
<tr>
<th>DEFECT</th>
<th>ROOT CROWN</th>
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**HAZARD RATING:**

- Tree part most likely to fail: **TRUNK**
- Inspection period: □ annual  □ biannual  □ other  
- Failure Potential: 1 - low; 2 - medium; 3 - high; 4 - severe  
- Size of part: 1 - <6” (15 cm); 2 - 6-18” (15-45 cm); 3 - 18-30” (45-75 cm); 4 - >30” (75 cm)  
- Target rating: 1 - occasional use; 2 - intermittent use; 3 - frequent use; 4 - constant use  

**HAZARD ABATEMENT**

- Prune: □ remove defective part  □ reduce and weight  □ crown clean  □ thin  □ raise canopy  □ crown reduce  □ restructure  □ shape  
- Inspect further: □ root crown  □ decay  □ aerial  □ monitor  
- Remove tree: Y  N  
- Replace?: Y  N  
- Move target: Y  N  
- Other:  
- Effect on adjacent trees: □ none  □ evaluate  
- Notification: □ owner  □ manager  □ governing agency  
- Date: 2/23/23

**COMMENTS**

Over-mature tree with numerous trimming events. Easterly lead is extremely unbalanced and top heavy that is over the house. Grinder. The union of the main leads shows signs of decay and not a previous lead removal. The removal of lead over house will add extra stress to a crown that is already compromised at a key point in the tree, leaving remaining tree top heavy.
A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas

TREE HAZARD EVALUATION FORM

Site/Address: 56 Modelane

Map/Location: South side of street

Owner: public ✔ private unknown other

Date: 10/18/23 Inspector: Kyle Sours (NY-4683A)

HAZARD RATING:

Failure of part + Potential of part + Target Rating = Hazard Rating

☑ Immediate action needed
☐ Needs further inspection
☐ Dead tree

TREES CHARACTERISTICS

Tree #: 3263 Species: Silver Maple

DBH: 40” # of trunks: 1 Height: 75’ Spread: 45’

Form: ☐ generally symmetric ☑ minor asymmetry ☐ major asymmetry ☐ stump sprout ☐ stag-headed

Crown class: ☐ dominant ☑ co-dominant ☐ intermediate ☐ suppressed

Live crown ratio: 90% Age class: ☐ young ☑ semi-mature ☐ mature ☐ over-mature/Senescent

Pruning history: ☐ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☐ flush cuts ☐ cabled/braced
☐ none ☑ multiple pruning events Approx dates:

Special Value: ☐ specimen ☐ heritage/historic ☐ wildlife ☐ unusual ☑ street tree ☐ screen ☐ shade ☐ indigenuous ☐ protected by gov. agency

TREES HEALTH

Foliation color: ☑ normal ☐ chlorotic ☐ necrotic ☐ Epicormies? Y N

Foliation density: ☑ normal ☐ sparse Leaf size: ☑ normal ☐ Small

Annual shoot growth: ☑ excellent ☐ average ☐ Poor Twig Dieback? Y N

Woundwood development: ☑ excellent ☐ average ☐ Poor ☐ none

Vigor class: ☑ excellent ☐ average ☑ fair ☐ poor

Major pests/diseases: Nesting holes, insect activity

SITE CONDITIONS

Site Character: ☑ residence ☐ commercial ☐ Industrial ☐ park ☐ open space ☐ natural ☐ woodland/forest

Landscape type: ☐ parkway ☐ raised bed ☐ container ☐ mound ☑ lawn ☐ shrub border ☐ wind break

Irrigation: ☐ none ☑ adequate ☐ inadequate ☐ excessive ☐ trunk wetted

Recent site disturbance? Y N ☐ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing

% driveway paved: 0% 10-25% 25-50% 50-75% 75-100%

% driveway w/ fill soil: 0% 10-25% 25-50% 50-75% 75-100%

% driveway grade lowered: 0% 10-25% 25-50% 50-75% 75-100%

Soil problems: ☐ drainage ☐ shallow ☑ compacted ☐ droughly ☐ saline ☐ alkaline ☐ acidic ☑ small volume ☐ disease center ☑ history of fail

☐ clay ☑ expansive ☐ slope 0° aspect: 

Obstructions: ☐ lights ☐ signage ☐ line-of-sight ☐ view ☐ overhead lines ☐ underground utilities ☐ traffic ☐ adjacent veg. ☐

Exposure to wind: ☑ single tree ☐ below canopy ☐ above canopy ☐ recently exposed ☐ windward, canopy edge ☐ area prone to windthrow

Prevailing wind direction: Westerly Occurrence of snow/freeze storms ☐ never ☐ seldom ☑ regularly

TARGET

Use Under Tree: ☑ building ☐ parking ☑ traffic ☑ pedestrian ☐ recreation ☐ landscape ☐ hardscape ☐ small features ☐ utility lines

Can target be moved? Y ☐ Can use be restricted? Y ☑

Occupancy: ☐ occasional use ☐ intermittent use ☐ frequent use ☑ constant use

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**TREE DEFECTS**

**ROOT DEFECTS:**

Suspect root rot: \( Y \) \( N \)  
Mushroom/penk/bracket present: \( Y \) \( N \)  
ID: ____________________________

Exposed roots:  
- \( \square \) severe
- \( \checkmark \) moderate
- \( \square \) low

Undermined:  
- \( \square \) severe
- \( \square \) moderate
- \( \square \) low

Root pruned: _______ distance from trunk  
Root area affected: _______ \%  
Buttress wounded: \( \checkmark \) \( N \)  
When: ____________________________

Restricted root area:  
- \( \square \) severe
- \( \checkmark \) moderate
- \( \square \) low

Potential for root failure:  
- \( \square \) severe
- \( \square \) moderate
- \( \checkmark \) low

**LEAN:**  
15 deg. from vertical  
- \( \checkmark \) natural
- \( \square \) unnatural
- \( \square \) self-corrected

Soil heaving: \( \checkmark \) \( N \)

Decay in plane of lean: \( \checkmark \) \( N \)  
Rots broken \( Y \) \( N \)  
Soil cracking: \( \checkmark \) \( N \)

Compounding factors:  
- Unbalanced top  
- Heavy decay in leads, extreme looseness and cracking bark

**CROWN DEFECTS:** Indicate presence of individual defects and rate their severity (\( s = \) severe, \( m = \) moderate, \( l = \) low)

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**HAZARD RATING**

Tree part most likely to fall:  
- \( T \) Trunk

Inspection period:  
- \( \square \) annual
- \( \checkmark \) biannual
- \( \square \) other

Failure Potential + Size of Part + Target Rating = Hazard Rating

\[
\frac{4}{4} + \frac{4}{4} + 4 = 12
\]

**HAZARD ABATEMENT**

Prune:  
- \( \square \) remove defective part
- \( \square \) reduce end weight
- \( \checkmark \) crown clean
- \( \square \) thin
- \( \square \) raise canopy
- \( \checkmark \) crown reduce
- \( \square \) restructure
- \( \square \) shape

Cable/Brace:  
- \( \checkmark \) Inspect further:
- \( \square \) root crown
- \( \square \) decay
- \( \square \) aerial
- \( \square \) monitor

Remove tree: \( \checkmark \) \( N \)  
Replace? \( \checkmark \) \( N \)  
Move target: \( \checkmark \) \( N \)  
Other: ____________________________

Effect on adjacent trees:  
- \( \checkmark \) none
- \( \square \) evaluate

Notification:  
- \( \checkmark \) owner
- \( \square \) manager
- \( \square \) governing agency

Date: \( 10/18/63 \)

**COMMENTS**

Mature tree with high canopy. The trimming needed to remove unbalanced and top heavy leads with nesting hole cavities would be about 40% of the canopy. Usually should not exceed 25% in older trees. The remaining tree would have a "lion tailing" effect. Recommend immediate removal and replace with new trees. High Potential for failure in trees.
A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas

TREE HAZARD EVALUATION FORM 2nd Edition

Site/Address: 65 Hollywood Ave.
Map/Location: Northerly side of street
Owner: public [✓] private [ ] unknown [ ] other [ ]
Date: 10/24/23 Inspector: Kyle Sears (NY-66838)
Date of last inspection: 

HAZARD RATING:

$$\frac{4}{4} + \frac{4}{4} = 12$$
Failure + Size + Target = Hazard Rating

- Immediate action needed
- Needs further inspection
- Dead tree (Severely Declining)

TREE CHARACTERISTICS

Tree #: 1013 Species: Silver Maple [✓] High Risk Potential
DEH: 42" # of trunks: 1 Height: 65' Spread: 45' (3 limbs)
Form: □ generally symmetric [✓] minor asymmetry □ major asymmetry □ stump sprout □ stag-headed
Crown class: □ dominant □ co-dominant □ intermediate □ suppressed
Live crown ratio: □ 80% □ Age class: □ young □ semi-mature □ mature □ over-mature/senescent
Pruning history: □ crown cleaned □ excessively thinned □ topped □ crown raised □ pollarded □ crown reduced □ flush cuts □ cabled/braced
□ none □ multiple pruning events Approx. dates: 
Special Value: □ specimen □ heritage/historic □ wildlife □ unusual □ street tree □ screen □ shade □ indigenous □ protected by gov. agency

TREE HEALTH

Folliage color: □ normal □ chlorotic □ necrotic □ Epicormics? Y□ N□
Folliage density: □ normal □ sparse Leaf size: □ normal [✓] small □
Annual shoot growth: □ excellent □ average □ poor Twigs Dieback? Y□ N□
Woundwood development: □ excellent □ average □ poor □ none
Vigor class: □ excellent □ average □ fair □ poor
Major pests/diseases: Heart Rot disease □ Black Stem □ Insect damage □ Truck cavity, nesting holes

SITE CONDITIONS

Site Character: □ residence □ commercial □ Industrial □ park □ open space □ natural □ woodland/forest
Landscape type: □ parkway □ raised bed □ container □ mound □ lawn □ shrub border □ wind break
Irrigation: □ none □ adequate □ inadequate □ excessive □ trunk wetted
Recent site disturbance? Y□ N□
□ construction □ soil disturbance □ grade change □ line clearing □ site clearing
% dripline paved: 0% □ 10-25% □ 25-50% □ 50-75% □ 75-100% □ Pavement lifted? Y□ N□
% dripline w/ fill soil: 0% □ 10-25% □ 25-50% □ 50-75% □ 75-100%
% dripline grade lowered: 0% □ 10-25% □ 25-50% □ 50-75% □ 75-100%
Soil problems: □ drainage □ shallow □ compacted □ droughty □ saline □ alkaline □ acidic □ small volume □ disease center □ history of fail □ clay □ expansive □ slope □ aspect: 
Obstructions: □ lights □ signage □ line-of-sight □ view □ overhead lines □ underground utilities □ traffic □ adjacent veg. □
Exposure to wind: □ single tree □ below canopy □ above canopy □ recently exposed □ windward, canopy edge □ area prone to windthrow
Prevailing wind direction: W□ N□ E□ S□ Occurrence of snow/ice storms □ never □ seldom □ regularly

TARGET

Use Under Tree: □ building □ parking □ traffic [✓] pedestrian □ recreation □ landscape □ hardscape □ small features □ utility lines
Can target be moved? Y□ N□ Can use be restricted? Y□ N□
Occupancy: □ occasional use □ intermittent use □ frequent use [✓] constant use

The International Society of Arboriculture assumes no responsibility for conclusions or recommendations derived from use of this form.
### TREE DEFECTS

**ROOT DEFECTS:**

Suspect root rot: Y N  
Mushroom/cork/bracket present: Y N  
ID: ____________________________

Exposed roots:  V severe  □ moderate  □ low  
Undetermined:  □ severe  □ moderate  □ low

Root pruned: _______ distance from trunk  
Root area affected: _______%  
Buttress wounded: Y N  
When: ____________________________

Restricted root area:  V severe  □ moderate  □ low  
Potential for root failure:  □ severe  □ moderate  □ low

Lean: 20 deg. from vertical  V natural  □ unnatural  □ self-corrected  
Soil heaving: Y N  

Decay in roots of lean: Y N  
Roots broken Y N  
Soil cracking: Y N  
Compounding factors: Severe cavity in trunk  Top Heavy  Lean severity:  □ severe  □ moderate  □ low

**CROWN DEFECTS:** Indicate presence of individual defects and rate their severity (S = severe, M = moderate, L = low)

<table>
<thead>
<tr>
<th>DEFECT</th>
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<th>TRUNK</th>
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<th>BRANCHES</th>
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<td>Poor taper</td>
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<td>Codominants/forks</td>
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<td>Cracks/splits</td>
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<td>Previous failure</td>
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**HAZARD RATING**

Tree part most likely to fail: **TRUNK**

Inspection period: _______ annual _______ biannual _______ other _______

Failure Potential + Size of Part + Target Rating = Hazard Rating

4 + 4 + 4 = 12

**HAZARD ABATEMENT**

Prune: □ remove defective part  □ reduce end weight  □ crown clean  □ thin  □ raise canopy  □ crown reduce  □ restructure  □ shape

Cable/Brace: ____________  
Inspect further: □ root crown  □ decay  □ aerial  □ monitor

Remove tree: Y N  
Replace: Y N  
Move target: Y N  
Other: ____________

Effect on adjacent trees:  □ none  □ evaluate (if removed)

Notification:  □ owner  □ manager  □ governing agency  Date: 12/24/23

**COMMENTS**

Multiple points/areas of Decay/Rot in Trunk and Scaffolds of Tree. Severely decayed tree affecting private trees on both side of sidewalk. Excessive end weight on scaffolds and branches. High Risk Potential for failure at the Trunk and Scaffolds of the Tree. Recommend Immediate Removal and replace all new tree suitable for street use area.
DEPTH OF NESTING HOLE/CAVITY (20" +/-) IN LEAD "A"
A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas

TREE HAZARD EVALUATION FORM 2nd Edition

Site/Address: 26 Willowdale Drive
Map/Location: South Side of Street
Owner: public ☑ private ☐ unknown ☐ other ☐
Date: 10/34/24 Inspector: Kyle Scarp (NV-66834)
Date of last Inspection: ___________  

HAZARD RATING:

Failure + Size + Target Rating = Hazard Rating
4 + 4 + 4 = 12
Immediate action needed
Needs further inspection
Dead tree

TREES CHARACTERISTICS

Tree #: 3639  Species: Silver Maple
DBH: 48" # of trunks: 1  Height: 65'  Spread: 46'  [3 cans]
Form: ☐ generally symmetric ☑ minor asymmetry ☐ major asymmetry ☐ stump sprout ☐ stag-headed
Crown class: ☐ dominant ☑ co-dominant ☐ intermediate ☐ suppressed
Live crown ratio: 75%  Age class: ☐ young ☐ semi-mature ☑ mature ☐ over-mature/germinal
Pruning history: ☐ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☐ flush cuts ☐ cable/braced
☐ none ☐ multiple pruning events  Approx. dates:
Special Value: ☐ specimen ☐ heritage/historic ☐ wildlife ☐ unusual ☐ street tree ☐ screen ☐ shade ☐ indigenous ☐ protected by gov. agency

TREES HEALTH

Foliage color: ☑ normal ☐ chlorotic ☐ necrotic ☐ Epicormics?  Y ☐ N
Foliage density: ☐ normal ☐ sparse  Leaf size: ☐ normal ☐ small
Annual shoot growth: ☑ excellent ☐ average ☐ poor  Twig Dieback?  Y ☑ N
Woundwood development: ☐ excellent ☐ average ☐ poor ☐ none
Vigor class: ☑ excellent ☐ average ☐ fair ☐ poor
Major pests/diseases: Black Stump, Numerical Pest,IBLENE, Damage of Insects

SITE CONDITIONS

Site Character: ☐ residence ☐ commercial ☐ industrial ☐ park ☐ open space ☐ natural ☐ woodland/forest
Landscape type: ☑ parkway ☐ raised bed ☐ container ☐ mound ☑ lawn ☐ shrub border ☐ wind break
Irrigation: ☐ none ☑ adequate ☐ inadequate ☐ excessive ☐ turf wetted
Recent site disturbance?  Y ☑ N  ☐ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing
% driveway paved:
% driveway w/fill soil:
% driveway grade lowered:
Soil problems: ☐ drainage ☐ shallow ☐ compacted ☐ drouthly ☐ saline ☐ alkaline ☐ acidic ☐ small volume ☐ disease center ☐ history of fall
☐ clay ☐ expansive ☐ slope _____ aspect: 
Obstructions: ☐ lights ☐ signage ☐ line-of-sight ☐ view ☐ overhead lines ☐ underground utilities ☐ traffic ☐ adjacent veg. ☐
Exposure to wind: ☑ single tree ☐ below canopy ☐ above canopy ☐ recently exposed ☐ windward, canopy edge ☐ area prone to windthrow
Prevailing wind direction: Westerly
Occurrence of snow/sun storms: ☐ never ☐ seldom ☑ regularly

TARGET

Use Under Tree: ☐ building ☐ parking ☑ traffic ☐ pedestrian ☐ recreation ☐ landscape ☐ hardscape ☐ small features ☐ utility lines
Can target be moved?  Y ☑ N  Can use be restricted?  ☐ N ☑
Occupancy: ☐ occasional use ☐ intermittent use ☐ frequent use ☑ constant use

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TREE DEFECTS

ROOT DEFECTS:

Suspect root rot: Y [ ] Mushroom/cork/bracket present: Y [ ] N [ ] ID:

Exposed roots: [ ] severe [ ] moderate [ ] low Undermined: [ ] severe [ ] moderate [ ] low

Root pruned: ____ distance from trunk Root area affected: ____% Buttress wounded: Y [ ] N [ ] When:

Restricted root area: [ ] severe [ ] moderate [ ] low Potential for root failure: [ ] severe [ ] moderate [ ] low

LEAN: 17 deg. from vertical [ ] natural [ ] unnatural [ ] self-corrected Soil heaving: Y [ ] N [ ]

Decay in plans of lean: Y [ ] N [ ] Roots broken Y [ ] N [ ] Soil cracking: Y [ ] N [ ]

Compounding factors: Restricted Growth area Top Heavy Leads Lean severity: [ ] severe [ ] moderate [ ] low

CROWN DEFECTS: Indicate presence of individual defects and rate their severity (s = severe, m = moderate, l = low)

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</table>

HAZARD RATING

Tree part most likely to fail: TRUNK

Inspection period: ________ annual ________ biennial ________ other ________

Failure Potential + Size of Part + Target Rating = Hazard Rating

1 + 4 + 4 = 12

HAZARD ABATEMENT

Prone: [ ] remove defective part [ ] reduce end weight [ ] crown clean [ ] thin [ ] raise canopy [ ] crown reduce [ ] restructure [ ] shape

Cable/Brace:

Remove tree: Y N [ ] Replace? Y N [ ] Move target: Y N [ ] Other: Inspect further: [ ] root crown [ ] decay [ ] aerial [ ] monitor

Effect on adjacent trees: [ ] none [ ] evaluate

Notification: [ ] owner [ ] manager [ ] governing agency Date: 10/24/23

COMMENTS

Severely Exposed and girdling roots along with mechanical damage just above root collar with insect damage cavity at major union of leads with numerous nesting holes/cavities in leads and being top heavy and unbalanced makes this tree a High Risk for failure. Recommend immediate removal or replace with new tree. (Size according to lawn space area)
A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas

TREE HAZARD EVALUATION FORM 2nd Edition

Site/Address: 916 S. Grosvenor Road
Map/Location: east side of street
Owner: public, private, unknown, other
Date: 10/25/23, Inspector: Kyle Sears (NY-0063A)
Date of last inspection:

HAZARD RATING:
4 + 4 + 4 = 12
Failure Potential + Size of Part + Target Rating = Hazard Rating
Immediate action needed
Needs further inspection
Dead tree (Declining Tree)

TREE CHARACTERISTICS

Tree #: 3033, Species: Norway Maple
DBH: 40" # of trunks: 1 Height: 55' Spread: 45'
Form: ☐ generally symmetric ☑ minor asymmetry ☐ major asymmetry ☐ stump sprout ☐ stag-headed
Crown class: ☐ dominant ☑ co-dominant ☐ intermediate ☐ suppressed
Live crown ratio: 75% Age class: ☐ young ☑ semi-mature ☑ mature ☐ over-mature/senescent
Pruning history: ☐ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☐ flush cuts ☐ cable/braced
☐ none ☑ multiple pruning events Approx. dates:
Special Value: ☐ specimen ☐ heritage/historic ☐ wildlife ☐ unusual ☑ street tree ☐ ornamental ☐ shade ☐ indigenous ☐ protected by gov. agency

TREE HEALTH

Foliation color: ☐ normal ☑ chlorotic ☐ necrotic Epicormics? Y N
Foliation density: ☑ normal ☐ sparse Leaf size: ☐ normal ☐ small
Annual shoot growth: ☐ excellent ☑ average ☑ poor Twig Dieback? Y N
Woundwood development: ☑ excellent ☐ average ☑ poor ☐ none
Vigor class: ☑ excellent ☑ average ☐ fair ☐ poor
Major pests/diseases: Multiple Nesting Holes, Black Shelf, Insect Damage

SITE CONDITIONS

Site Character: ☑ residence ☐ commercial ☐ industrial ☐ park ☐ open space ☐ natural ☐ woodland/forest
Landscape type: ☐ parkway ☐ raised bed ☑ container ☐ mound ☑ lawn ☐ shrub border ☐ wind break
Irrigation: ☐ none ☑ adequate ☐ inadequate ☐ excessive ☐ trunk wetted
Recent site disturbance: ☑ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing
% dripline paved?: Y ☑ N
% dripline w/ fill soil?: 0% 10-25% 25-50% 50-75% 75-100% Pavement lifted?: ☑ N
% dripline grade lowered?: 0% 10-25% 25-50% 50-75% 75-100%
Soil problems: ☐ drainage ☐ shallow ☐ compacted ☐ droughty ☐ saline ☐ alkaline ☐ acidic ☐ small volume ☐ disease center ☐ history of fail
☑ clay ☑ expansive ☑ slope ° aspect:
Obstructions: ☐ lights ☐ signage ☐ line-of-sight ☐ view ☐ overhead lines ☐ underground utilities ☐ traffic ☐ adjacent veg. ☐
Exposure to wind: ☑ single tree ☐ below canopy ☐ above canopy ☐ recently exposed ☐ windward, canopy edge ☐ area prone to windthrow
Prevailing wind direction: Westerly Occurrence of snow/ice storms: ☑ never ☑ seldom ☑ regularly

TARGET

Use Under Tree: ☐ building ☑ parking ☑ traffic ☑ pedestrian ☐ recreation ☐ landscape ☐ hardscape ☑ small features ☐ utility lines
Can target be moved?: Y ☑ N Can use be restricted?: Y ☑ N
Occupancy: ☐ occasional use ☐ intermittent use ☑ frequent use ☑ constant use

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TREE DEFECTS

ROOT DEFECTS:

Suspect root ret: ☑ Y  Mushroom/conk bracket present: Y  N  ID: __________
Exposed roots: ☑ severe ☐ moderate ☐ low  Undermined: ☐ severe ☐ moderate ☑ low
Root pruned: ________ distance from trunk  Root area affected: ________%  Buttress wounded: ☑ Y  N  When: __________
Restricted root area: ☑ severe ☐ moderate ☐ low  Potential for root failure: ☐ severe ☐ moderate ☐ low
LEAN: 20° deg. from vertical ☑ natural ☐ unnatural ☐ self-corrected  Soil heaving: ☑ Y  N
Decay in plane of lean: ☑ Y  N  Roots broken: ☑ Y  N  Soil cracking: ☑ Y  N
Compounding factors: Severe Splitting/Cracking, Unbalanced, Top Heavy  Lean severity: ☐ severe ☐ moderate ☐ low

CROWN DEFECTS: Indicate presence of individual defects and rate their severity (s = severe, m = moderate, l = low)

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HAZARD RATING

Tree part most likely to fail: __________ TRUNK  Failure potential: 1 - low, 2 - medium, 3 - high, 4 - severe
Inspection period: ________ annual ________ biannual ________ other ________
Failure Potential + Size of Part + Target Rating = Hazard Rating

$$4 + 4 + 4 = 12$$

HAZARD ABATEMENT

Prune: ☐ remove defective part ☐ reduce and weight ☐ crown clean ☐ thin ☐ raise canopy ☐ crown reduce ☐ restructure ☐ shape
Cable/Brace: __________ Inspect further: ☐ root crown ☐ decay ☐ aerial ☐ monitor
Remove tree: ☑ Y  N  Replace? ☑ Y  N  Move target: ☑ Y  N  Other: __________
Effect on adjacent trees: ☑ none ☐ evaluate
Notification: ☑ owner ☐ manager ☐ governing agency  Date: 10/25/23

COMMENTS

Compromised Roots, trunk and scaffolds in multiple areas throughout tree. The tree is unbalanced, Top Heavy and is a High Risk for failure. Recommend immediate removal and replace w/ tree that fits all tree laws area.
SEVERE SPLITTING CRACKING
10/25/2023

MAVITY

INCLUDED BARK

10/25/2023
A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas

TREE HAZARD EVALUATION FORM 2nd Edition

Site/Address: 48 Brooklawn Drive
Map/Location: Easering side of street
Owner: Public [✓] private [ ] unknown [ ] other [ ]
Date: 10/25/23 Inspector: Kyle Sears (NY6683A)
Date of last inspection: ____________________

HAZARD RATING:

Failure + Size + Target = Hazard Rating
Immediate action needed
Needs further inspection
Dead tree

TREE CHARACTERISTICS

Tree #: 5196 Species: Norway Maple
DBH: 30" # of trunks: 1 Height: 55' Spread: 40'
Form: [ ] generally symmetric [✓] minor asymmetry [ ] major asymmetry [ ] stunted sprout [ ] stag-headed
Crown class: [ ] dominant [ ] co-dominant [ ] intermediate [ ] suppressed
Live crown ratio: 85 % Age class: [ ] young [ ] semi-mature [✓] mature [ ] over-mature/seasonal
Pruning history: [ ] crown cleaned [ ] excessively thinned [ ] topped [ ] crown raised [ ] pollarded [ ] crown reduced [ ] flush cuts [ ] cabled/braced
[ ] none [ ] multiple pruning events Approx. dates: ____________________
Special Value: [ ] specimen [ ] heritage/historic [ ] wildlife [ ] unusual [ ] street tree [ ] screen [ ] shade [ ] indigenous [ ] protected by gov. agency

TREE HEALTH

Foliation color: [✓] normal [ ] chlorotic [ ] necrotic [ ] Epicormics? Y N
Foliation density: [✓] normal [ ] sparse Leaf size: [✓] normal [ ] small
Annual shoot growth: [ ] excellent [ ] average [ ] poor [✓] Twig Dieback? Y N
Woundwood development: [✓] excellent [ ] average [ ] poor [ ] none
Vigor class: [✓] excellent [ ] average [ ] fair [ ] poor
Major pests/diseases: Black Streak, Nesting Holes, Root Decay

SITE CONDITIONS

Site Character: [✓] residence [ ] commercial [ ] industrial [ ] park [ ] open space [ ] natural [ ] woodland/forest
Landscape type: [ ] roadway [ ] raised bed [ ] container [ ] mound [✓] lawn [ ] shrub border [ ] wind break
Irrigation: [ ] none [ ] adequate [ ] inadequate [ ] excessive [ ] trunk wetted
Recent site disturbance: [✓] construction [ ] soil disturbance [ ] grade change [ ] line clearing [ ] site clearing
% driveway paved: 0% 10-25% 25-50% 50-75% 75-100% Pavement lifted? [✓] N
% driveway w/fill soil: 0% 10-25% 25-50% 50-75% 75-100%
% driveway grade lowered: 0% 10-25% 25-50% 50-75% 75-100%
Soil problems: [ ] drainage [ ] shallow [✓] compacted [ ] droughthy [ ] saline [ ] alkaline [ ] acidic [ ] small volume [ ] disease center [ ] history of fail
[ ] clay [ ] expansive [ ] slope [ ] aspect: ____________________
Obstructions: [ ] lights [ ] signage [ ] line-of-sight [ ] view [ ] overhead lines [ ] underground utilities [ ] traffic [ ] adjacent veg. [ ]
Exposure to wind: [✓] single tree [ ] below canopy [ ] above canopy [ ] recently exposed [ ] windward, canopy edge [ ] area prone to windthrow
Prevailing wind direction: Westerly Occurrence of snow/ice storms: [ ] never [ ] seldom [ ] regularly

TARGET

Use Under Tree: [ ] building [ ] parking [✓] traffic [✓] pedestrian [ ] recreation [ ] landscape [ ] hardscape [ ] small features [ ] utility lines
Can target be moved? [✓] Y N Can use be restricted? [ ] Y N
Occupancy: [ ] occasional use [ ] intermittent use [ ] frequent use [✓] constant use

The International Society of Arboriculture assumes no responsibility for conclusions or recommendations derived from use of this form.
**TREE DEFECTS**

**ROOT DEFECTS:**
- Suspect root rot: [ ] Y [ ] N
- Mushroom/cenk/bracket present: [ ] Y [ ] N
- ID: ____________
- Exposed roots: [ ] severe [ ] moderate [ ] low [ ] Undetermined: [ ] severe [ ] moderate [ ] low
- Root pruned: ____________ distance from trunk
- Root area affected: ____________ %
- Buttress wounded: [ ] Y [ ] N
- When: ____________
- Restricted root area: [ ] severe [ ] moderate [ ] low
- Potential for root failure: [ ] severe [ ] moderate [ ] low
- LEAN: ____________ deg. from vertical [ ] natural [ ] unnatural [ ] self-corrected
- Soil heaving: [ ] Y [ ] N
- Decay in plane of lean: [ ] Y [ ] N
- Roots broken: [ ] Y [ ] N
- Soil cracking: [ ] Y [ ] N
- Compounding factors: Wound, broken, imbalance, top heavy
  - Lean severity: [ ] severe [ ] moderate [ ] low

**CROWN DEFECTS:** Indicate presence of individual defects and rate their severity (s = severe, m = moderate, l = low)

<table>
<thead>
<tr>
<th>DEFECT</th>
<th>ROOT CROWN</th>
<th>TRUNK</th>
<th>SCAFFOLDS</th>
<th>BRANCHES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Poor taper</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Bow, sweep</td>
<td>S</td>
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<tr>
<td>Codominants/forks</td>
<td>S</td>
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<tr>
<td>Multiple attachments</td>
<td>S</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Included bark</td>
<td>S</td>
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<td></td>
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<tr>
<td>Excessive end weight</td>
<td>M</td>
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<tr>
<td>Cracks/splits</td>
<td>S</td>
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<tr>
<td>Hangers</td>
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<td>Girdling</td>
<td>S</td>
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<tr>
<td>Wounds/seam</td>
<td>S</td>
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<td>Decay</td>
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<tr>
<td>Cavity</td>
<td>M</td>
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<tr>
<td>Conks/mushrooms/bracket</td>
<td>M</td>
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<tr>
<td>Bleeding/sap flow</td>
<td></td>
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<tr>
<td>Loose/cracked bark</td>
<td>M</td>
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<tr>
<td>Nesting hole/free hire</td>
<td>M</td>
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<tr>
<td>Deadwood/stubs</td>
<td></td>
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<tr>
<td>Borers/termita/ants</td>
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<tr>
<td>Cankers/galls/burls</td>
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<tr>
<td>Previous failure</td>
<td></td>
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</tbody>
</table>

**HAZARD RATING**

Tree part most likely to fail: ________________________________

Inspection period: ________ annual ________ biannual ________ other ________

Failure Potential + Size of Part + Target Rating = Hazard Rating

\[
\text{Failure potential: } 1 \text{ - low; } 2 \text{ - medium; } 3 \text{ - high; } 4 \text{ - severe} \\
\text{Size of part: } 1 \text{ - } <6" (15 \text{ cm}); 2 \text{ - } 6-18" (15-45 \text{ cm}); \\
3 \text{ - } 19-30" (45-75 \text{ cm}); 4 \text{ - } >30" (75 \text{ cm}) \\
\text{Target rating: } 1 \text{ - occasional use; } 2 \text{ - intermittent use; } \\
3 \text{ - frequent use; } 4 \text{ - constant use} \\
\]

\[
4 + 4 + 4 = 12
\]

**HAZARD ABATEMENT**

Prune: [ ] remove defective part [ ] reduce end weight [ ] crown clean [ ] thin [ ] raise canopy [ ] crown reduce [ ] restructure [ ] shape

Cable/Brace: ________________________________

Remove tree: [ ] Y [ ] N Replace: [ ] Y [ ] N Move target: [ ] Y [ ] N Other: ________________________________

Inspect further: [ ] root crown [ ] decay [ ] aerial [ ] monitor

Effect on adjacent trees: [ ] none [ ] evaluate

Notification: [ ] owner [ ] manager [ ] governing agency Date: ____________

**COMMENTS**

"Remaining tree before trimming of deadwood. Hangers is unbalanced & top-heavy. Black stains evident in root collar and trunk of tree w/numerous nesting holes indicates a declining tree. High risk potential for failure and recommend immediate removal and replace w/ new tree that is suitable for tree lawn area."
From: William Moehle
Sent: Wednesday, February 28, 2024 2:13 PM
To: Bridget Monroe
Subject: FW: Thank You and Farewell

From Mike DeSain

William W. Moehle, Supervisor (he/him)
Town of Brighton
2300 Elmwood Ave.
Rochester, New York 14618
(585) 784-5252

From: Mike DeSain <mike.desain@townofbrighton.org>
Sent: Wednesday, February 28, 2024 11:50 AM
To: William Moehle <william.moehle@townofbrighton.org>; Chris Werner <chris.werner@townofbrighton.org>; Robin Wilt <robin.wilt@townofbrighton.org>; Christine Corrado <christine.corrado@townofbrighton.org>; Nate Salzman <nate.salzman@townofbrighton.org>
Cc: David Catholdi <david.catholdi@townofbrighton.org>
Subject: Thank You and Farewell

All,

As I approach my last day of service with the Town of Brighton, I would like to personally thank you for the many years of unwavering support you have offered to me and the entire Police Department. It has been a true honor and privilege to work for the Town of Brighton, the Residents of this great community and the Brighton Police Department. I am eternally grateful for this noble career in Law Enforcement and the opportunity to serve and protect the Citizens of Brighton.

My Family and I wish you continued success and thank you again for everything! I will always call Brighton my home and will truly miss everyone.

Kind Regards,

Deputy Chief Michael R. DeSain

Michael R. DeSain
Deputy Chief Michael R. DeSain
Town of Brighton Police Department
2300 Elmwood Avenue
Rochester, New York 14618
Bridget, can you please add this communication to our agenda for Wednesday, omitting Ms. Shannon’s address at the end.

Bill

William W. Moehle, Supervisor (he/him)
Town of Brighton
2300 Elmwood Ave.
Rochester, New York 14618
(585) 784-5252

Hello!

This evening around 10pm I had the opportunity to interface with some of the Brighton Police Department officers who responded to a mental health emergency that was happening unrelated to me but in front of my house. By sheer coincidence, I was arriving home from work to see this unfolding and since my career is in psychiatry I recognized the situation for what it was and what interventions were needed.

The officers who responded were thoroughly professional and kind in their interactions with myself, as well as the young man who was behaving remarkably inappropriately and his friend who was quite scared and overwhelmed. As an advocate for those experiencing a mental health crisis, and in my own professional involvement with EMS and working in CPEP at URMC for almost a decade, I have seen many police and EMS providers fall short in these situations and I was incredibly proud to be a Brighton resident and see first-hand their choices in managing the situation.

I also regret that I was not able to, in that moment, tell Officer Darrell Wilcox Jr that I am deeply sorry the young man chose to use racial slurs when speaking with him. I do not know what Officer Wilcox’s internal reaction to those words were, but his outward
actions conveyed nothing but respect for the individual and even some compassion for this person's state of mind. I don't know if he is aware, but that young man addressed me the same way (and I'm a white woman), so perhaps there isn't hate in his heart so much as a missing filter thanks to some likely substances ingested. An explanation is still not an excuse, but I share it in case this information makes any difference to Officer Wilcox.

I did not catch the name of the first officer to respond to the scene, but I also want to note he is an asset to the team and I do believe his initial interactions with myself and the young men set the tone for the entire call, significantly contributing to the safe outcomes we all experienced.

Please pass along my thanks to this team. We never hope to need the police, but how wonderful to know these are the kinds of people who we can look forward to being there when there is such a necessity.

- Elizabeth Shannon
February 14, 2024

Public Works & Highway Department, Town of Brighton
2300 Elmwood Ave.
Rochester, NY 14618

Dear Staff at Public Works & Highway Dept,

The package in front of you includes a LoveGram, a heartfelt and uplifting letter of gratitude sent by Christine Corrado to acknowledge and celebrate the achievements of your staff and the work they do. This thoughtful gesture aims to spread love and positivity within Rochester. So, after receiving your organization’s LoveGram, we encourage you to share a picture of your staff holding it, radiating happiness, and showcasing the power of gratitude!

If you’d prefer not to share a picture publicly, you can also email a picture to info@endhateroc.org. We would love to show it to the person who chose to honor your organization!

Don’t forget to use the hashtags #LoveGram or #LevineLoveGram and tag us on social media.

Twitter & Instagram: @endhateroc
Facebook & LinkedIn: Levine Center to End Hate

Let’s inspire others by showing them the wonderful impact a simple act of appreciation can have.

Sincerely,
Levine Center Staff

P.S. Visit endhateroc.org to find out more about what we do!
Dear Town of Brighton Public Works & Highway Department,

This LoveGram is proudly presented to you for being worthy of love and praise, giving your all to life, and generally being amazing human beings that deserve recognition and acknowledgment.

“Our town is more beautiful, our roadways are safer, our trail network is growing, and our built environment is ever more people-oriented thanks to the outstanding people of the Town of Brighton Public Works & Highway Department. You all truly embody the best of public service. Thank you!” — On behalf of Christine Corrado

In love and solidarity,

The Levine Center
The Levine Center to End Hate Staff

endhateroc.org
DIALOGUE EDUCATION ACTION
February 15, 2024

The Honorable William W. Moehle, Supervisor
Town of Brighton
2300 Elmwood Avenue
Rochester, NY 14618

Subject: Monroe County Sales Tax Distribution for the Fourth Quarter 2023

Dear Mr. Moehle:

Your town’s share of the Fourth Quarter 2023 sales tax receipts is $1,515,997.42. This compares to $1,564,708.56 distributed for the same quarter in 2022.

As a reminder, the above amount reflects a reduction of $33,735.23, which is the balance owed as recoupment for the sales tax credit overpayment.

A copy of this letter has been sent to your Director of Finance. The payment for this quarter representing your town’s distribution has been made via ACH transfer.

Please note, if the New York State Taxation and Finance Department, through its auditing process, uncovers any discrepancies with this quarter’s reported amount, the figures may be adjusted thereby affecting future quarterly reporting periods.

If you have any questions, feel free to contact me at (585) 753-1157.

Sincerely,

Jennifer Cesario
Controller

xc: Director of Finance, Town of Brighton
Bridget Monroe

From: Bill Moehle <bill.moehle@gmail.com>
Sent: Wednesday, February 28, 2024 3:12 PM
To: Bridget Monroe
Subject: Fwd: Commendable police performance

--------- Forwarded message ---------

From: James Swarts <jlswarts@frontiernet.net>
Date: Fri, Feb 16, 2024 at 10:16 PM
Subject: Commendable police performance
To: david.catholdi@townofbrighton.org <david.catholdi@townofbrighton.org>
CC: William Moehle <Bill.Moehle@gmail.com>, Robin Reynolds Wilt <robin@wiltfamily.com>,
Christopher K. Werner <cwerner@boylancode.com>, Christine E. Corrado
<christine.corrado@townofbrighton.org>

Dear Chief Catholdi,

I am writing tonight to commend the officers of your department for their outstanding performance during the highly charged Free Palestine demonstration at the Twelve-Corners this afternoon, Friday, February 16, 2024.

As a Vietnam Era military veteran, and retired Federal Revenue Officer of the U.S. Treasury, I believe I have a long perspective on the rights of United States citizens to express their First Amendment rights under the U.S. Constitution. I also recognize the duties and responsibilities of law enforcement to maintain the peace, and remain neutral during highly contentious demonstrations. Without going into extended details, let me say that I have been on both sides of the barricades during my lifetime.

When I arrived at the Twelve-corners Park this afternoon to join the Free Palestine Rally/Demonstration I was pleasantly surprised to see the extensive BPD presence, although I never could imagine there would be any need that they would have to confront other than keeping people to respect town ordinances (i.e. no bullhorns, not blocking sidewalks, not bothering HS students, etc.). I have been to, and participated in, numerous demonstrations and never expected to see things get out of hand as they did today. I was on the Elmwood side of the park when the confrontation began and I did not see the alleged egg throwing from the individuals in the pickup truck, or the reaction of the young Palestinian demonstrator who confronted them before they exited their truck. When I heard the commotion and turned toward Winton Road I saw the brawl in the middle off the street and your officers rushing to break up the fight and apprehend the participants. From my humble perspective, I thought your officers performed in an exemplary manor in preventing the incident from escalating while dealing with some very combative and aggressive individuals.

While there were strong feelings on both sides of the street, the majority of demonstrators were civil, while also adamant in their positions. Many crossed the street to talk with the other side, and although I doubt anyone changed their position, at least they remained civil.
Although I will not be able to attend the planned rally on Sunday, I expect several of my fellow members of Veterans For Peace will join the ranks of the Free Palestine demonstrators and strive to maintain a peaceful demonstration. And I am sure the member's of BPD will be there as a calming presence.

Please convey my thanks and appreciation to the members of your department for their excellent handling of this unfortunate situation.

Peace,

Jim Swarts
Rev. James L. Swarts
President, Veterans For Peace, Chapter 23, Rochester, NY
On behalf of the VFP, Chapter 23 Executive Committee
2021 VFP Chapter of the Year
39 Willard Ave. Rochester, NY 14620-3131
(585) 473-3042
jlswarts@frontiernet.net

--

Rev. James L. Swarts
39 Willard Ave.
Rochester, NY 14620-3131
(585) 473-3042
Email re safety of youth received from many individuals.

Bill

William W. Moehle, Supervisor (he/him)
Town of Brighton
2300 Elmwood Ave.
Rochester, New York 14618
(585) 784-5252

From: Noah Morgenstern <noah@mrgnstrn.com>
Sent: Friday, February 23, 2024 10:58 AM
To: William Moehle <william.moehle@townofbrighton.org>
Cc: BoardofEducation@bcasd.org; Chris Werner <chris.werner@townofbrighton.org>; Christine Corrado <christine.corrado@townofbrighton.org>; David Catholdi <david.catholdi@townofbrighton.org>; Nate Salzman <nate.salzman@townofbrighton.org>; Robin Wilt <robin.wilt@townofbrighton.org>; jmancuso@wmbpllc.com; kevin_mcgowan@bcasd.org; support@brightonchamber.org
Subject: Safety of Brighton Youth

Dear Supervisor Moehle,

I am writing to you as a concerned Brighton resident.

Over the last several weeks, Twelve Corners Park has been the scene of escalating protests leading to a violent altercation on February 16, 2024 (see, https://spectrumlocalnews.com/nys/rochester/news/2024/02/16/police-take-3-into-custody-at-brighton-pro-palestine-protest).

These protests are timed specifically during school hours/dismissal, when it is well known that many children walk, bike or ride a bus through Twelve Corners or spend time there unwinding after the school day.

As reported by Spectrum News in the link above, the protests include displays of mutilated body parts and representations of bloodied and dead children. Further, protesters have harassed and intimidated people including school age children, calling them monsters, accusing them of supporting genocide, and giving them the middle finger.
I ask you to immediately take the following actions to protect our children, residents, property, and businesses:

1. Similar to the City of Rochester and other towns in Greater Rochester, Brighton should require permits to hold all demonstrations, rallies or protests (see, https://www.cityofrochester.gov/eventpermit/).

2. Require all gatherings greater than 5 people to be registered with the Town of Brighton Police Department.

3. Mandate that protests be located at least 500 feet from any public or private school (K - 12).

4. Mandate that protests occur outside of school hours (including an hour before school starts and two hours after school dismissal) as done in other communities around the country (e.g., https://abc7.com/beverly-hills-school-protest-campus/11130451/).

5. Work to identify individuals and/or actors of concern who may pose a risk to the safety of our community; and take prompt action to prosecute to the fullest extent of the law.

These policies should be enacted regardless of political ideology or motivations. Whether the topic is the Israeli-Hamas War, Covid, or another, we must keep Brighton safe.

Our children and our community are at risk! The time for action is NOW!

With sincere concern,

Noah Morgenstern
Co-Founder
The Morgenstern Group
114 St. Paul Street
Rochester, NY 14604
M: 585.364.8280
E: noah@mrgnstrn.com
W: mrgnstrn.com
William W. Moehle, Supervisor (he/him)
Town of Brighton
2300 Elmwood Ave.
Rochester, New York 14618
(585) 784-5252

From: julie gelfand <gpphotog@aol.com>
Sent: Tuesday, February 27, 2024 4:03 PM
Subject: Please read before Wednesday's Public Forum

Dear Council Members etc: (Christine Corrado, Robin Wilt, Chris Werner, Nate Salzman, Dan Aman, Bill Moehle, and Miriam Moore)

I'm not sure that I will be able to get to the public forum portion of this Wednesday's council meeting, but would like to contribute. I hope you will accept this email as my statement.

Let me start with this video. Please watch it. It's a 4 and a half minutes compilation of video I recorded at the Sunday, February 18 Pro-Palestine rally. It shows both pro-Palestinian and Zionist protesters interacting. It will give you a good idea of what the emotional temperature was like.

If you are to categorize where I stand, it is clearly for a free Palestine, but as a Jew, I also recognize the need for both sides to have what they need to live in democratic, safe, and free lands.

If you don't want to watch the entire video, please at least advance to around the three minute mark. So lovely, and so real.

Brighton, NY 12 Corners Free Palestine Rally 2/18/24
I am writing this email to respond to the concerns of some of our community members regarding the recent protests by Pro-Palestinian activists at Twelve Corners. I was present at the gathering on Sunday, February 18th.

I have read the message widely distributed by Jewish Federation execs, Dan Kinell and Meredith Dragon, as well as the letter that is circulating that I imagine you have read. I take issue with these lines from Kinell's and Dragon's warning to others which contains two erroneous assumptions:

"It is deeply disturbing that adults are choosing school dismissal times to intimidate our Jewish students and families. We understand from earlier in the week that language and signs used by the protestors was disturbing. The choice of time and place is clearly an act of antisemitism, and we continue to monitor these events."

The choice of location was chosen because of its visibility. Prior rallies by this particular group were mainly on East Avenue in front of Joe Morelle's office. The signs were far less challenging than what kids are seeing daily on the internet and even on the evening news. School hours had nothing to do with the chosen time. To say that the times were chosen in order to intimidate students is silly. To wake up their parents? Perhaps. The third rally was on a Sunday, not during school hours.

To accuse protesters of being antisemitic is manipulative and frankly, despicable. It is one more instance when members of the Zionist community have conflated Pro-Palestine feelings with antisemitism. As a Jew who was among other Jews protesting at the rally, I find their statement incredibly antisemitic, one that deserves an apology. It is a statement that is meant to inflame tempers, and encourage aggressive actions such as the assault by an Israeli man that occurred on Friday, the 16th.
In response to the following suggestions in the letter:

- **Require all gatherings greater than 5 people to be registered with the Town of Brighton Police Department.** Does this include ANY time students gather anywhere in Brighton? Are they suggesting that only 5 students may hang out together in an outdoor public place in Brighton? Any more and they will have to get a permit?

- **Mandate that protests be located at least 500 feet from any public or private school (K - 12).** This will mean that students will not be able to protest on their own school grounds! No protesting about dress code, lunch choices, diversity issues? Are you ready to inhibit student's first amendment rights?

- **Mandate that protests occur outside of school hours (including an hour before school starts and two hours after school dismissal) as done in other communities around the country.** Giving students and teachers the opportunity to explore the concerns and issues behind a nearby protest is a great educational opportunity. Invite individual protesters to talk to students, debate with each other etc. Don't shoo them away. School is about education, and what better way to talk about current events?

- **Work to identify individuals and/or actors of concern who may pose a risk to the safety of our community; and take prompt action to prosecute to the fullest extent of the law.** This statement is most disturbing. Who is to determine this and how will the at-risk people be pinpointed? In the case of the egg throwing incident, followed by a scuffle, the incident was begun by an Israeli immigrant from another town who attacked a Palestinian protester, and yet the same man was not removed from the scene when he showed up on Sunday at the end of that rally. Is a pro-Palestine protester someone that might be labeled a risky person, but not a Zionist?

When the public speaks tomorrow, please listen carefully. Be wary of statements calling for an end to first amendment rights and accusing the protesters of being aggressive and dangerous. In the rallies I have attended, I have seen the organizers and support people prioritize making sure that laws weren't broken, police requests were respected, and protesters aggressive call outs were silenced by people around them. The rare incidents of aggression were begun by counter protesters and trolls. Statements that have been made accusing protesters of being aggressive and potentially violent have been made as a scare tactic in order to excite the people of Brighton to encourage them to shut down free speech. Remember, for every pro-Israel Brighton resident, there is at least one more who supports a ceasefire and end to the occupation.

Please don't allow the fear mongering of the Jewish Federation to harm the way our community members relate to one another. Let's remember the manipulative flyers sent out by the Voters of NY super pac in last year's primary. Fear and mistruths should never be allowed to manipulate the minds of our residents.

Thank you!
William W. Moehle, Supervisor (he/him)
Town of Brighton
2300 Elmwood Ave.
Rochester, New York 14618
(585) 784-5252

From: JVP Rochester <rochester@jewishvoiceforpeace.org>
Sent: Wednesday, February 28, 2024 11:42 AM
To: William Moehle <william.moehle@townofbrighton.org>
Subject: Regarding Free Speech

Dear Supervisor Moehle,
We are writing to you as concerned residents and members of JVP-Rochester. It has come to our attention that you have been the recipient of a letter-writing campaign filled with falsehoods about the anti-war protests that have taken place in Brighton over the last couple of weeks. We thank you for your stance protecting free speech.

As the local Jewish Voice for Peace chapter, we want to respond directly to the letter-writing campaign that made requests of Town officials. JVP Rochester is NOT in support of any of these ideas. Specifically:

- JVP does not support any restrictions on the exercise of First Amendment rights to speech and assembly. We are opposed to restricting the exercise of these rights by location, time of day, or any other measure. Mandating that protests only be allowed to take place 500 feet away from a school or within certain time frames during the day is a violation of the First Amendment rights of the people of this community. This would effectively remove the rights of the students to exercise their First Amendment rights in or around their schools. We should be showing our children how to responsibly exercise their First Amendment rights, not restricting them.
- Requiring all gatherings greater than 5 people to be registered with the Town of Brighton Police Department is ludicrous. Groups of more than 5 students go to get drinks and snacks at businesses located at 12 Corners, sit under the gazebo, or even simply walk home from school every single school day. Groups of more than 5 adults gather for meals at restaurants around Brighton, run or walk together on Brighton’s sidewalks and trails. Restricting public gatherings is a step towards Fascism.
- Any work by the Town or its Police Department to actively “identify individuals of concern who may pose a risk to the safety of our community” is McCarthyism, and should never be considered. In the United States of America, we don’t make lists of ‘troublemakers’ with the intent to prosecute their potential crimes. That’s what Fascists do. That’s what the Nazis did.

The Town of Brighton must not allow fear mongering to dictate its actions, or to restrict freedom and liberty in our community. Having those things in place would not have prevented the violent attack on a Palestinian man. This is the time to stand by our collective values of inclusion, diversity, and equity. These are not just Brighton’s values, but pivotal to Judaism as well. In times of uncertainty and discomfort, we look to our leaders
for guidance. It is our expectation that Brighton will continue to lead by example, embracing the diversity of its residents and their perspectives. This commitment is what will keep our children and our community safe—now and in the future.

With sincere concern,
Jewish Voice For Peace (JVP) Rochester
NEW BUSINESS
CLAIMS FOR APPROVAL AT TOWN BOARD MEETING

February 28, 2024

THAT THE CLAIMS NUMBERED 835 THROUGH 1065 AS SUMMARIZED BELOW HAVING BEEN APPROVED BY THE RESPECTIVE DEPARTMENT HEADS AND AUDITED BY THE CHAIR OF THE FINANCE AND ADMINISTRATIVE SERVICES COMMITTEE ARE HEREBY APPROVED FOR PAYMENT.

A - GENERAL 9,355,314.07
D - HIGHWAY 87,479.49
H - CAPITAL 30,151.77
L - LIBRARY 66,459.53
SS - SEWER DISTRICT 31,076.53

TOTAL: $9,570,481.39

UPON ROLL CALL MOTION CARRIED

APPROVED BY:

SUPERVISOR
William W. Moehle

COUNCIL MEMBER
Nathaniel Salzman

COUNCIL MEMBER
Christopher Werner

COUNCIL MEMBER
Robin Wilt

COUNCIL MEMBER
Christine Corrado

TO THE SUPERVISOR:

I CERTIFY THAT THE VOUCHERS LISTED ABOVE WERE AUDITED BY THE CHAIR OF THE FINANCE AND ADMINISTRATIVE SERVICES COMMITTEE AND APPROVED BY THE TOWN BOARD ON THE ABOVE DATE AND ALLOWED IN THE AMOUNTS SHOWN. YOU ARE HEREBY AUTHORIZED AND DIRECTED TO PAY TO EACH OF THE CLAIMANTS THE AMOUNT OPPOSITE HIS NAME.

February 28, 2024
DATE

TOWN CLERK
Daniel Aman

Brigtres02-28-24-CLAIMS (Summary)
## TOWN OF BRIGHTON CLAIMS ABSTRACT FOR
**2/28/2024**

### CLAIM NUMBER 835 THROUGH 1065

<table>
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<th>CLAIM #</th>
<th>VENDOR NUMBER</th>
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**TOWN OF BRIGHTON CLAIMS ABSTRACT FOR 2/28/2024**

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**Grand Total**
At a Town Board Meeting of the Town of Brighton, Monroe County, New York, held on the 28th day of February, 2024 at Brighton Town Hall, 2300 Elmwood Avenue in the Town of Brighton, New York

PRESENT:

WILLIAM W. MOEHLE,
Supervisor

CHRISTOPHER K. WERNER
ROBIN R. WILT
CHRISTINE E. CORRADO
NATHANIEL V. SALZMAN,
Councilmembers

BE IT RESOLVED, that correspondence dated February 12, 2024 from Director of Finance Earl Johnson regarding a request that the Town Board authorize the Supervisor to execute a Professional Services Agreement with T.Y. Lin International Engineering and Architecture, P.C. to provide consulting services at an hourly rate of $175.00 on an as needed basis with an option to terminate the agreement on 14 days written notice, be received and filed; and it is further

RESOLVED, that the Town Board hereby authorizes the Supervisor to execute a Professional Services Agreement with T.Y. Lin International Engineering and Architecture, P.C. to provide consulting services at an hourly rate of $175.00 on an as needed basis with an option to terminate the agreement on 14 days written notice, subject to review and approval of the form of the contract by the attorney to the Town.

Dated: February 28, 2024

William W. Moehle, Supervisor       Voting  ____
Christopher K. Werner, Councilmember Voting  ____
Robin R. Wilt, Councilmember         Voting  ____
Christine E. Corrado, Councilmember  Voting  ____
Nathaniel V. Salzman, Councilmember  Voting  ____
February 12, 2024

The Honorable Town of Brighton Board
Finance and Administrative Services Committee
2300 Elmwood Avenue
Rochester, New York 14618

Re: E Garcia Consulting Agreement through T.Y. Lin

Dear Finance and Administrative Services Committee & Town Board Members:

Evert Garcia resigned his position effective January 31, 2024, and is currently working with T.Y. Lin International Engineering and Architecture, P.C. The request is to sign an agreement with Garcia’s new firm for consulting as needed on various ongoing projects as described in the attached Scope of Services. This agreement would be effective as of the approved date at an hourly rate of $175 per hour. The agreement can be terminated by either party with 14 days’ notice.

Sincerely,

Earl Johnson
Earl Johnson
Director of Finance
PROFESSIONAL SERVICES AGREEMENT

THIS PROFESSIONAL SERVICES AGREEMENT ("Agreement") is entered into by and between T.Y. Lin International Engineering and Architecture, P.C. ("Consultant") having a place of business at 255 East Avenue, Rochester, NY 14604, and the Town of Brighton, NY ("Client") having a place of business at 2300 Elmwood Avenue, Rochester, NY 14618 and is dated and effective as of _____________. Consultant and Client are each individually referred to as a "Party" and collectively as the "Parties".

Desiring to be legally bound, the Parties agree as follows:

1. **SCOPE OF SERVICES.** Consultant will provide Client with the services defined in Exhibit “A” to this Agreement ("Services").

2. **PAYMENT.** Client agrees to pay for the Services as provided herein. Consultant will invoice monthly for Services rendered or as otherwise appropriate. All invoices are due and payable in US dollars when rendered. Invoices shall be considered past due if not paid within 30 calendar days of the invoice date. A service charge of 1.5% per month, or the maximum amount allowable by law, will be assessed to overdue balances. At the discretion of Consultant, Services may be terminated without liability whatsoever to the Client in the event of past due invoices. Retainers, if any, will be credited on the final invoice.

3. **STANDARD OF CARE.** Consultant shall perform its obligations and Services in a manner consistent with the standard of care and skill ordinarily exercised by members of the profession practicing under similar conditions in the geographic vicinity and at the time the Services are performed (the “Standard of Care”). Consultant’s sole and exclusive liability to Client for any defective Services shall be to remedy the defects in the services by performing such the defective Services again. Client must give Consultant’s prompt written notice of those services it believes to be defective and which it is seeks to have performed again. In order to be valid, such written notice must be provided within one year of the initial performance of the Services. The warranty set forth in this paragraph is exclusive, and in lieu of any and all other warranties relating to the services, whether statutory, express or implied, and Consultant disclaims any such other warranties, including but not limited to any and all warranties of merchantability and/or fitness for a particular purpose and any and all warranties arising from course of dealing and/or usage of trade. Any other statements of fact or descriptions expressed in the Agreement or any work authorization shall not be deemed to constitute a warranty of the services or any part thereof.

4. **DISCLAIMER OF FIDUCIARY AND THIRD-PARTY RELATIONSHIPS.** Client agrees that nothing in this Agreement creates a fiduciary relationship or fiduciary responsibility to Client on the part of Consultant.

5. **INDEMNITY.** To the fullest extent allowed by law, the Client shall defend, indemnify, and hold harmless Consultant and all of its employees, officers, and directors from and against any and all claims, damages, losses and expenses (including attorneys’ fees) related to, arising out of, or resulting from this Agreement or any Project or construction related thereto; provided that any such claims, damage, loss or expense is caused in whole or in part by the negligent act or omission, and/or strict liability of the Client, anyone directly or indirectly employed by the Client, or anyone for whose acts the Client may be liable. Additionally, the Client agrees to indemnify and hold harmless Consultant from any and all claims and expenses, including attorney fees, that arise due to the reuse of the documents and designs produced by Consultant under this Agreement. Nothing in this provision obligates the Client to indemnify Consultant for claims arising solely from defects contained in
designs furnished by Consultant or for claims arising from the sole negligence or willful misconduct of Consultant.

6. **LIMITATION OF LIABILITY.** As part of the consideration for this Agreement, and in consideration of the benefits that accrue to the Client by Consultant’s Service, the Parties agree that, to the fullest extent permitted by law, Consultant and its employees’ total liability to the Client, for any and all injuries, claims, losses, expenses, damages, or claim expenses arising out of this Agreement or amendments hereto, from any cause or causes, shall not exceed the total amount of $50,000 or the amount of the compensation actually paid to Consultant under this Agreement, whichever is the greater. Such causes include, but are not limited to, the negligence, errors, omissions, strict liability, breach of contract or breach of warranty of Consultant or its employees.

7. **WAIVER OF CONSEQUENTIAL DAMAGES.** Notwithstanding any other provision to the contrary in this Agreement or a work authorization and to the fullest extent permitted by law, neither Client nor Consultant shall be liable, whether based on contract, tort, negligence, strict liability, warranty, indemnity, error and omission or any other cause whatsoever, for any lost profits, consequential, special, incidental, indirect, punitive, or exemplary damages arising from or in connection with this Agreement, and Consultant hereby releases Client and Consultant hereby releases Consultant from any such liability.

8. **OWNERSHIP OF DOCUMENTS.** All documents produced by Consultant under this Agreement are instruments of service for the project covered under this Agreement, and shall remain the property of Consultant. Consultant grants to Client a transferable, irrevocable and perpetual royalty-free license to retain and use all work product delivered to Client for any purpose in connection with this Agreement consistent with the Services, upon full payment by Client for Consultant’s Services and subject to the terms herein. Unauthorized or unlicensed use of any such work product by Client without the written authorization of Consultant shall be at Client’s sole risk. Consultant shall have the right to retain copies of all such work product. Consultant retains the right of ownership with respect to any patentable concepts or copyrightable materials arising from its Services.

9. **TERMINATION.** This Agreement may be terminated upon 14 days’ written notice by Consultant to Client either for cause or for convenience. In the event of termination, the Client shall pay Consultant for all services rendered to the effective date of termination, all reimbursable expenses, and all costs for termination of this Agreement. In the event of termination by the Client, the Client shall hold Consultant harmless for any and all liabilities arising out of all uses of partial engineering services provided to the Client under this Agreement.

10. **APPLICABLE LAW.** All contract issues and matters of law will be adjudicated in accordance with the laws of the state where the project is located, excluding any provisions or principles thereof which would require the application of the laws of a different jurisdiction; provided, however that if the project is located outside the United States, the laws of the State of California shall govern. Venue for any litigation shall be any state court or United States District Court having jurisdiction over the parties and subject matter.

11. **DISPUTE RESOLUTION.** As a condition precedent to each Party’s right to initiate legal proceedings against the other, the parties must first attempt to resolve their disputes through mediation. Any party seeking to initiate litigation must first provide the other Party with written notice requesting that the matter be mediated. This written notice must contain a description of the disputes to be mediated and a reasonable level of detail describing the amount sought and any additional relief requested. The Parties must mutually agree upon a mediator within thirty (30) days after service of the mediation request. If the Parties are not able to agree upon a mediator within this thirty-day period, then the mediation request is to be filed with the American Arbitration Association for
administration under its rules, and each Party shall select a mediator. The two mediators shall select a third mediator who shall serve as the sole mediator for the dispute. The parties will endeavor to complete the mediation process within ninety (90) days of the initial service of the mediation request. In the event a dispute is not resolved through mediation, the Parties agree that any actions under this Agreement will be brought in the appropriate court in the jurisdiction of where the Project is located.

12. **SURVIVING CLAUSES.** The provisions of sections 5 (Indemnity), 6 (Limitation of Liability), 7 (Waiver of Consequential Damages), and 11 (Dispute Resolution) shall survive the expiration or termination of this Agreement.

13. **ADDITIONAL PROVISIONS.** This Agreement represents the full intent of the Parties with respect to its subject matter and any prior Agreements, whether written or oral, are superseded by and merged into this Agreement. Should any provision of this Agreement be declared by a court of law to be void or unenforceable, the Parties agree that all other provisions of this Agreement shall remain in full force and effect. All changes to this Agreement must be agreed to in writing to have any force or effect.

For Agreement by the Parties:

For Consultant:  

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<tr>
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<tr>
<td>Title</td>
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For Client:  

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<tbody>
<tr>
<td>Title</td>
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<td>Date</td>
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**Exhibit A**  
Scope of Services

Attached is the scope of services that Consultant shall provide to Client under this Agreement. Any services not explicitly listed below are excluded from the Services and may be provided as an additional service, subject to mutual Agreement by the Parties.
Exhibit A
Scope of Services

This proposal is based on the following services:

a. Assist Town staff with review and completion of documents for grants which are in process on existing projects as needed.
b. Review and process payment applications, RFPs, and change orders to ensure compliance with Project Documents on the Winter Farmers Market project.
c. Coordinate review of closeout documents submitted by prime contractors on the Winter Farmers Market project.
d. Review and approve invoices from consultants for various projects currently under design at the Town of Brighton on an as needed basis.
e. Attend meetings with Town staff to provide an overview of project files and project status as needed.
f. Attend meetings with Town staff and their consultants to coordinate project handoff on existing projects as needed.
g. Respond to general project inquiries via phone or email from Town staff on an as needed basis.
h. Review and provide comments to Town staff on RFPs being developed for various 2024 Capital Improvement Projects.
i. Review and provide comments to Town staff on proposals received in response to RFPs developed.

We propose to complete the work outlined above on an Hourly Basis. Evert Garcia will provide the services outlined in this proposal for an hourly rate of $175/hr.
At a Town Board Meeting of the Town of Brighton, Monroe County, New York, held on the 28th day of February, 2024 at Brighton Town Hall, 2300 Elmwood Avenue in the Town of Brighton, New York

PRESENT:

WILLIAM W. MOEHLE,

Supervisor

CHRISTOPHER K. WERNER
ROBIN R. WILT
CHRISTINE E. CORRADO
NATHANIEL V. SALZMAN,

Councilmembers

BE IT RESOLVED, that correspondence dated February 19, 2024 from Finance Director Earl Johnson and the itemized list of proposed transfers regarding 2023 budget transfers and appropriations and the related re-appropriations to the 2024 budget for approved grants and other projects not yet completed, be received and filed; and it is further

RESOLVED, that the Town Board hereby authorizes the proposed 2023 budget transfers and appropriations and the related re-appropriations to the 2024 budget for approved grants and other projects not yet completed.

Dated: February 28, 2024

William W. Moehle, Supervisor  Voting ___
Christopher K. Werner, Councilmember  Voting ___
Robin R. Wilt, Councilmember  Voting ___
Christine E. Corrado, Councilmember  Voting ___
Nathaniel V. Salzman, Councilmember  Voting ___
February 19, 2024

The Honorable Town of Brighton Board
Finance and Administrative Services Committee
2300 Elmwood Avenue
Rochester, New York 14618

RE: 2023 Budget Transfers and Appropriations
    2024 Budget Re-appropriation for Grant Projects (not yet completed)

Dear Board Members:

I am requesting Town Board authorization to record the 2023 budget transfers and appropriations and the re-appropriations for the 2024 budget for the approved grant and other projects not yet completed, as indicated. These requested transfers and appropriations are necessary to reflect actual activity that has occurred relative to the 2023 amended budget and to re-appropriate unspent committed project funds for grant funded projects.

You will have an itemized list prior to the Board meeting on February 28, 2024. Unfortunately, the finance department is completing our 2023 transactions, and this information is necessary to accurately amend the 2023 budget and move funds to the 2024 budget where appropriate for projects not yet completed. The attached list is inclusive and may be slightly updated for the February 28th board meeting.

I would be happy to respond to any questions that members of the Committee or other members of the Town Board may have regarding this matter.

Sincerely,

Earl Johnson
Director of Finance

Finance Department
Earl Johnson
Director of Finance
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* = Due to employee retirement

* = Due to two employee retirements
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#### Highway Fund (D)

**Highway**

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#### Library Fund (L)

**Library - Brighton Memorial Library**

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#### Sewer Fund (SS)

**Consolidated Sewer District**

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<td>5434 - Sandringham Rd Snow Removal</td>
<td>SM.SNOWD.5434 4.46 Snow Removal Services</td>
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<td>5435 - Reserve Snow Removal</td>
<td>SM.SNOWD.5435 4.46 Snow Removal Services</td>
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<td>5437 - Clovercrest Snow Removal</td>
<td>SM.SNOWD.5437 4.46 Snow Removal Services</td>
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<td>5438 - Thackery Rd Snow Removal</td>
<td>SM.SNOWD.5438 4.46 Snow Removal Services</td>
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<td>5439 - Trevor Court Snow Removal</td>
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<td>Refuse Districts (SR)</td>
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<td>8250 - Consolidated Refuse District</td>
<td>SR.RFUSD.8250.4.42 Refuse Removal Services</td>
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<td>2024 Re-Appropriations</td>
<td>TO REVENUE or ANY FUNDS AVAILABLE</td>
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<td><strong>General Fund (A)</strong></td>
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<td>RESOLUTION #07-22-2022-03 NYSERDA GRANT FOR OPENGOV SOFTWARE RE-APPROPS.</td>
<td>Res04-22-20-02</td>
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<td>DPW - Building &amp; Planning Office</td>
<td>Building &amp; Planning Office A.DPW.8020.3050 NYS Aid-Other Gen Govt</td>
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<td>Building &amp; Planning Office A.DPW.8020.4.15 Software Add Ons</td>
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<td>Public Works Office A.DPW.1490.3089 NYS Aid-Other Gen Govt</td>
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<td>DPW - Public Works Office</td>
<td>Public Works Office A.DPW.1490.4.89 Miscellaneous Exp</td>
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<td>RESOLUTION #04-22-2020-01 MULTIVERSITY GRANT BUDGET RE-APPROPS.</td>
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<td>DPW - PLANNING/BUILDING OFFICE</td>
<td>Planning/Building Office A.DPW.8020.3089 NYS Aid-Other Gen Govt</td>
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<td>DPW - PLANNING/BUILDING OFFICE</td>
<td>Planning/Building Office A.DPW.8020.4.49 Other Contract Service</td>
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<td>DPW - PLANNING/BUILDING OFFICE</td>
<td>Planning/Building Office A.DPW.8020.4.49 Other Contract Service</td>
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<td>DPW - PLANNING/BUILDING OFFICE</td>
<td>Planning/Building Office A.DPW.8020.4.89 Miscellaneous Exp</td>
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<td>RESOLUTION #06-12-19-01 SAM GRANT #17039 COBRA LIGHTS - TOWNWIDE STREET LIGHTING</td>
<td>Res06-12-19-01</td>
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<td>DPW - Townwide Streetlights</td>
<td>Townwide Streetlights A.DPW.5182.3989 State Aid - Sam Grant</td>
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<td>DPW - Townwide Streetlights</td>
<td>Townwide Streetlights A.DPW.5182.2.60 Facility Improvement</td>
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<td>RESOLUTION #09-14-22-04 SAM GRANT ELMWOOD AVENUE</td>
<td>RES 09-14-22-04</td>
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<td>Townwide Sidewalks A.DPW.5410.3089 State Aid - Sam Grant</td>
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<td>DPW - Townwide Sidewalks</td>
<td>Townwide Sidewalks A.DPW.5410.2.65 Sidewalk Const/Repair</td>
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<tr>
<td>2024 Re-Appropriations</td>
<td>TO REVENUE or ANY FUNDS AVAILABLE</td>
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<td><strong>2023 CDBG Award</strong></td>
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<td><strong>RESOLUTION #10-25-2023-06 NYS AID - ENERGY CONSERVATION RE-APPROPS.</strong></td>
<td>Res04-22-20-02</td>
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<td><strong>Parks</strong></td>
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<td>Brighton Town Park</td>
<td>A.PARKS.7120.3910 NYS Aid-Energy Cons</td>
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<td>A.PARKS.7120.4.89 Miscellaneous Exp</td>
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<td>Recreation Programs</td>
<td>A.REC.7310.3820 NYS Aid-Energy Cons</td>
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<td>Recreation Programs</td>
<td>A.REC.7310.1.40 Other Wages</td>
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<td><strong>Capital Projects Fund (H)</strong></td>
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<td><strong>Farmer's Market Project</strong></td>
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<tr>
<td>Farmer's Market Project - Revenue</td>
<td>H.PARKS.FMRKT.3895 NYS Aid - Grant (SAM)</td>
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<td>Farmer's Market Project - Revenue</td>
<td>H.PARKS.FMRKT.3895 NYS Aid - Grant (CREST)</td>
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<td>H.PARKS.FMRKT.2.63 Building Improvements</td>
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<td>H.PARKS.FMRKT.4.49 Other Contracted Services</td>
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<td><strong>Highway 2021 (HWY21) Equipment</strong></td>
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<td>Highway 2021 HWY21 Expense</td>
<td>H.TRUCK.HWY21.2.22 Trucks/Vans</td>
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<td>Highway 2021 HWY21 Expense</td>
<td>H.TRUCK.HWY21.2.23 Tractors/Backhoes</td>
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<td><strong>Highway 2022 (HWY22) Equipment</strong></td>
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<td>Highway 2022 HWY22 Expense</td>
<td>H.TRUCK.HWY22.2.23 Tractors/Backhoes</td>
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<td><strong>Highway 2023 (HWY23) Equipment</strong></td>
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<td>Highway 2023 HWY23 Revenue</td>
<td>H.TRUCK.HWY23.5710 Serial Bonds</td>
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<td>Highway 2023 HWY23 Expense</td>
<td>H.TRUCK.HWY23.4.53 Attorney Fees</td>
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<td>Highway 2023 HWY23 Expense</td>
<td>H.TRUCK.HWY23.4.86 Tractors/Backhoes</td>
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<tr>
<td><strong>2022 Parkland Project (PRK22)</strong></td>
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</table>

G:\FASC Materials\Agendas\2024\02 22 2024\Budget Amend & Capital Re-Ap JEs for 2023/2023 YE Cap Project Re-Appropriations (XX-XX-XXXX-XX)

2024 Re-Approp w Capital Pr

Page 2 of 3

2/26/2024
<table>
<thead>
<tr>
<th>Project Description</th>
<th>REVENUE or ANY FUNDS AVAILABLE</th>
<th>EXPENSE</th>
<th>Notes</th>
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<tbody>
<tr>
<td>Parkland Purchase 2022 (PRK22)</td>
<td>Transfer to Debt Service Fund</td>
<td>$13,266.09</td>
<td>Re-Appropriate and close in 2024</td>
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<tr>
<td><strong>2022 Town Hall HVAC</strong></td>
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<td></td>
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<tr>
<td>Town Hall 2022 HVAC</td>
<td>Transfer from General Fund</td>
<td>$0.00</td>
<td>All Revenues Rec'd ($130,170)</td>
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<tr>
<td>Town Hall 2022 HVAC</td>
<td>Engineering Fees</td>
<td>$0.00</td>
<td>$13,510 will be accrued for 2023</td>
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<td><strong>East Avenue Sidewalk Project (EASTA)</strong></td>
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<tr>
<td>East Avenue Sidewalk Project Revenue</td>
<td>NYS Aid - Other Gen Govt</td>
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<td>A/R Revenue will be reversed 1/1/24</td>
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<td>East Avenue Sidewalk Project Expense</td>
<td>Sidewalk Const/Repair</td>
<td>$557,670.00</td>
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<td>East Avenue Sidewalk Project Expense</td>
<td>Easements/Right-of-Way</td>
<td>$25,000.00</td>
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<td>East Avenue Sidewalk Project Expense</td>
<td>Attorney Fees</td>
<td>$27,480.00</td>
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<td><strong>French Road Bridge Project (FRNCH)</strong></td>
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<td>French Road Bridge Revenue</td>
<td>NYS Aid - Road/Bridge DOT Grnt</td>
<td>$708,538.12</td>
<td>Roll over $98,333.47 PO</td>
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<td>French Road Bridge Expense</td>
<td>Bridge Construction</td>
<td>$645,590.00</td>
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<td>French Road Bridge Expense</td>
<td>Engineering Fees</td>
<td>$19,471.81</td>
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<tr>
<td>Exclude all encumbrances which will roll over to 2024</td>
<td>Roll over $64,660.89 PO</td>
<td></td>
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<tr>
<td>Only uncollected revenues and non-encumbered (no PO) expenses</td>
<td>To add in 2024: Highway 2024 (3 Vehicles); Town Hall Design</td>
<td>$3,067,338.73</td>
<td>$1,540,265.73</td>
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<td></td>
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<td>$4,607,604.46</td>
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</table>
At a Town Board Meeting of the Town of Brighton, Monroe County, New York, held on the 28th day of February, 2024 at Brighton Town Hall, 2300 Elmwood Avenue in the Town of Brighton, New York

PRESENT:

WILLIAM W. MOEHLE,
Supervisor

CHRISTOPHER K. WERNER
ROBIN R. WILT
CHRISTINE E. CORRADO
NATHANIEL V. SALZMAN,

Councilmembers

BE IT RESOLVED, that correspondence dated February 15, 2024 from Accountant Amy Banker requesting approval of a budget amendment to transfer $2,345.00 from account A.HWY.5132.4.41 (Maintenance/Repair Service) to account A.HWY.5132.2.11 (Office Equipment) and $1,555.00 from SS.SSEWER.8120.4.45 (Equipment Rental) to SS.SSEWER.8120.2.11 (Office Equipment) to fund the replacement of the ice machine in the breakroom at the DPW Operations Center, be received and filed; and it is further

RESOLVED, that the Town Board hereby approves a budget amendment to transfer $2,345.00 from account A.HWY.5132.4.41 (Maintenance/Repair Service) to account A.HWY.5132.2.11 (Office Equipment) and $1,555.00 from SS.SSEWER.8120.4.45 (Equipment Rental) to SS.SSEWER.8120.2.11 (Office Equipment) to fund the replacement of the ice machine in the breakroom at the DPW Operations Center.

Dated: February 28, 2024

William W. Moehle, Supervisor Voting ___
Christopher K. Werner, Councilmember Voting ___
Robin R. Wilt, Councilmember Voting ___
Christine E. Corrado, Councilmember Voting ___
Nathaniel V. Salzman, Councilmember Voting ___
To:   Honorable Finance Committee
From:  Amy Banker
Date:  February 15, 2024
Re:    Budget Transfer

I am requesting that $2,345 be transferred from A.HWY.5132 4.41 (maintenance/repair service) to A.HWY.5132 2.11 (office equipment) and $1,155 from SS.SEWER.8120 4.45 (equipment rental) to SS.SEWER.8120 2.11 (office equipment).

Funds are needed to replace the Ice Machine in the Breakroom at the DPW Operations Center. This is an unexpected purchase and was not originally budgeted. Purchase will be made off NYS Contract.

I can answer any questions if needed.

Amy Banker
Amy Banker
Accountant

Cc:   S. Zimmer
      J. Sprague
      B. Monroe
      E. Johnson
At a Town Board Meeting of the Town of Brighton, Monroe County, New York, held on the 28th day of February, 2024 at Brighton Town Hall, 2300 Elmwood Avenue in the Town of Brighton, New York

PRESENT:

WILLIAM W. MOEHLE,
Supervisor

CHRISTOPHER K. WERNER
ROBIN R. WILT
CHRISTINE E. CORRADO
NATHANIEL V. SALZMAN,

Councilmembers

WHEREAS, the Town of Brighton is considering a reassessment of all real property located in the Town to achieve fair and equitable assessments of each parcel; and

WHEREAS, the last Town-wide property value reassessment was conducted in 2018; now, therefore,

BE IT RESOLVED, that correspondence dated February 15, 2024 from Town Assessor Pamela Post requesting approval to conduct a Town-wide property value reassessment of each parcel located in the Town of Brighton for the 2025 final assessment roll, be received and filed; and it is further

RESOLVED, that the Town Board hereby authorizes the Town Assessor to conduct a Town-wide property value reassessment of each parcel located in the Town of Brighton for the 2025 final assessment roll.

Dated: February 28, 2024

William W. Moehle, Supervisor
Christopher K. Werner, Councilmember
Robin R. Wilt, Councilmember
Christine E. Corrado, Councilmember
Nathaniel V. Salzman, Councilmember

Voting
Voting
Voting
Voting
Voting

____
____
____
____
____
February 15, 2024

Honorable Finance Committee
Town of Brighton
2300 Elmwood Avenue
Rochester, NY 14618

RE: Assessor’s Request for approval to perform a townwide Revaluation Project for 2025

Dear Honorable Members:

The last town wide Re-Val was completed in 2018. Since then, we have lived through unexpected and unprecedented changes due in part to the pandemic. These economic changes have impacted real estate property values across our region and particularly in Brighton. In August 2022, Travel and Leisure Magazine featured our town in an article entitled “This Upstate New York Town Now Has The Hottest Real Estate ZIP Code in the US”. Since then, our sale prices have continued to climb. For comparison, median sale price in Brighton is up from $190,550 in December 2108 to $276,250 in December 2023. This is a 45% increase. Median Days on market has gone from 45 to only 6 days on market. The frenzy to own a home here has caused our assessed values to be way out of line with market values. This strong market has in turn resulted in our state prescribed equalization rate steadily dropping from 95% in 2021 to 89% in 2022, 70% in 2023 and the forecast for 2024 is closer to 60%. In keeping with NYS Assessment practices, these are indicators that it is time for the next Revaluation!

Revaluations are never fun and often cause a lot of stress and anxiety in the community. I am committed to providing a well organized and well-advertised process so that this necessary event is relatively painless for our well-informed owners.

I am seeking your approval to go forward with implementing the Reassessment for the 2025 tax roll. A timeline for the proposal can be found on the next page.

Thank you.

Pamela Post
Assessor
Town of Brighton
February 15, 2024

RE: 2025 Revaluation Timeline + Proposed Cost

Fall 2023 – Spring 2024 – Sylvia Staples, Assessment Consultant - Work is already underway and will continue through the spring of 2024 running various reports that help us analyze and review our inventory and sales. We only want correct data to create the models that will be used in the process of mass valuation for the Re-Assessment. This preliminary work is the key element to turning out precision results. The more time spent beforehand confirming the data in the system, the more consistent the model, which in turn gives you the most accurate values.

June 2024 - December 2024 – Work begins visiting and reviewing each and every parcel in the town. Check for accuracy of sales and inventory. Has the model given us the best available sales? Is there something unique about the parcel that the model could not account for? New Tentative value is added.

January 2025 - May 1– Change of Assessment Notices get printed and sent early January. Assessor and staff will meet informally with owners during this time to review the changes. The owner is required to provide support for what they believe a fairer assessment would be. If the Assessor believes a mistake was made, the assessment will be corrected. If not enough supporting documentation is provided, the owner will have the right to attend grievance day hearings with the Board of Assessment Review.

May 1 – One week before Grievance Day – Stipulation agreements can still be made between the Assessor and the owner. Once this document is signed, they forego their right to come to grievance.

4th Tuesday in May 2025, Grievance Day – Owners have until 8:00 PM on this day to file a complaint and be heard by the Board of Assessment Review. Additional days can be added if necessary.
PROPOSED COSTS:

Staffing requirements:

1. The Assessor
2. Sylvia Staples – Assessment Consultant  Will work with the Assessor as needed until the reassessment is completed at the agreed upon rate of $75.00/hour. ($20,000 est.)
3. The new Assistant Assessor hired May 1, 2024 to replace Renee Morris upon her retirement would have experience in Re-Assessment work. This full-time, experienced assistant is a key component to success in implementing this reassessment.
4. One temporary Real Property Aide will be needed, (30-35 hours/week) for the 11-month period, from July 2024 – end of May 2025 to perform routine daily tasks in the assessment office under supervision of the Assessor. Daily work to include: answering phones, field resident questions, process sales, take in senior and star applications, and general reval support such as making copies, pulling property record cards and various data entry. ($25.00 x30hrs for 11 mos = $33,000 est.)
5. Renee Morris has agreed to come back and work for 2 months, January and February 2025 to get us through our busy exemption renewal time and to process all our senior applications ($40.00x35hrs for 2 mos = $12,000 est)
6. Commercial Consultant ($20,000)

Other Misc:

Public Relations, Printing, Mailing, Postage, Appraisals, Gas Reimbursement, Office Supplies, Attorney Fees, Etc.  ($80,000 Est)

TOTAL Estimate of Cost : $165,000

The total cost for the Re-Valuation will be spread over 2 years.

<table>
<thead>
<tr>
<th></th>
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<th>2025</th>
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</thead>
<tbody>
<tr>
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<td>$10,000</td>
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<tr>
<td>TBD Comm</td>
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<tr>
<td>RP Aide</td>
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<td>RM</td>
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<td>MISC</td>
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<td>Total 24</td>
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<td>Total 25</td>
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<td>December 2018</td>
<td>December 2023</td>
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<tr>
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<tr>
<td>Median Sales Price</td>
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<td>Closed Sales</td>
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<td>Median Days on Market</td>
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<td>List Price Received</td>
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<td>Sold $/SqFt</td>
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<td>$191</td>
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<td>New Listings</td>
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<td>Active Inventory</td>
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<td>Months Supply of Inventory</td>
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TRAVEL TIPS

This Upstate New York Town Now Has the Hottest Real Estate ZIP Code in the U.S.

Homebuyers flock to Brighton, New York, for the low housing prices, nearby universities, and proximity to Lake Ontario, among other things.

By Dobrina Zhekova | Published on August 19, 2022
For the past two years, home values across the country have skyrocketed, resulting in bidding wars and eye-popping house prices in certain areas. But that doesn't mean you can't find your dream home at an affordable price. Realtor.com just announced its 2022 hottest ZIP codes in the country, which ranks the areas that generate the most buzz among homebuyers, and the winner is 14618 in Brighton, New York.

This charming small town is located just outside Rochester and offers potential homeowners excellent real estate value. The catch? You have to act quickly. Homes in Brighton stayed on the market for just six days on average in the first half of the year, according to Realtor.com. While the typical home for sale in the historic town is pricier than in other areas of Rochester, the June median list price of $275,000 (per Realtor.com) is well below the U.S. average of $428,700.
"Rochester's real estate market has been a consistent feature on Realtor.com's hottest ZIP codes list, with various ZIPs ranking in each of the most recent three years," Danielle Hale, Realtor.com's chief economist, told Travel + Leisure. "This year's Brighton, New York, ZIP code (14618) is a Rochester suburb located east of the Genesee River and home to a higher share of homeowners than the typical U.S. community both overall and among millennials. Reflecting the competitiveness of the market, homebuyers in the area are well qualified, typically making a down payment of nearly 16% and bringing both a higher income and higher credit score than the typical U.S. homebuyer."
the region's government seat at the time and, together with his wife, started taking in travelers seeking lodging. That building, known as the Stone-Tolan House, is Monroe County's oldest standing structure and is now a historic site visitors can tour. And while Brighton may be steeped in history, the quaint suburb attracts visitors with its modern dining scene and vibrant cultural happenings. The town is also a short drive away from Lake Ontario's best sandy beaches, including Ontario Beach Park, where visitors enjoy a myriad of water activities.

"With access to the cutting-edge medical and research facilities of Rochester's many universities, homebuyers in Brighton can also enjoy museums, playgrounds, and nature parks nearby," Hale concluded.

Read Realtor.com's full report here and learn more about Brighton, New York, real estate here.
At a Town Board Meeting of the Town of Brighton, Monroe County, New York, held on the 28th day of February, 2024 at Brighton Town Hall, 2300 Elmwood Avenue in the Town of Brighton, New York

PRESENT:

WILLIAM W. MOEHLE,
Supervisor

CHRISTOPHER K. WERNER
ROBIN R. WILT
CHRISTINE E. CORRADO
NATHANIEL V. SALZMAN,

Councilmembers

BE IT RESOLVED, that correspondence dated February 7, 2024 from Junior Engineer Chad Roscoe requesting authorization for the Town Supervisor to execute an agreement with Arborview Service Group, LLC to provide arborist consulting services for the calendar year 2024 in an amount not to exceed $3,000.00, with the option of three additional, one-year terms in amounts not to exceed an increase of three and a half percent (3.5%) per annum, be received and filed; and it is further

RESOLVED, that the Town Board hereby authorizes the Town Supervisor to execute an agreement with Arborview Service Group, LLC to provide arborist consulting services for the calendar year 2024 in an amount not to exceed $3,000.00, with the option of three additional, one-year terms in amounts not to exceed an increase of three and a half percent (3.5%) per annum, subject to the review and approval of the form of the contract by the attorney to the Town.

Dated: February 28, 2024

William W. Moehle, Supervisor Voting ___
Christopher K. Werner, Councilmember Voting ___
Robin R. Wilt, Councilmember Voting ___
Christine E. Corrado, Councilmember Voting ___
Nathaniel V. Salzman, Councilmember Voting ___
February 7, 2024

The Honorable Finance and Administrative Services Committee  
Town of Brighton  
2300 Elmwood Avenue  
Rochester, New York 14618

Re: Arborist Consulting Services 2024  
Recommendation of Award

Dear Councilperson, Salzman and Committee Members:

Pursuant to previous authorization, requests for proposals were solicited from multiple firms for the above services. Arborview and Birchrest Tree & Landscape were the only firms to respond, see Table-1 for proposed services.

<table>
<thead>
<tr>
<th>Service Required</th>
<th>Arborview</th>
<th>Birchrest</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fully Burdened (a), (c), (d), (e)</td>
<td>$140.00 ph</td>
<td>$500.00 ph</td>
</tr>
<tr>
<td>Per Tree Fee for resistograph drilling</td>
<td>$145.00 ph</td>
<td>$2,500 per tree</td>
</tr>
<tr>
<td>Travel Time</td>
<td>$140.00 ph</td>
<td>$500.00 ph</td>
</tr>
<tr>
<td>Yearly Increase</td>
<td>3.5%</td>
<td>5%</td>
</tr>
</tbody>
</table>

Based upon the hourly rates provided from the Arborview ($140.00/hour, for 2024), it is recommended that an agreement be entered into with Arborview with provisions for additional services as contained therein as necessary to perform the evaluations, not exceeding $3000.00. Funds to provide this service have been included in the 2024 budget under A.DPW.8560 4.49.

It is also recommended that authorization be given to administratively renew this agreement annually for 2025, 2026 and 2027 with a possible 3.5% increase per year.

Respectfully,

Chad Roscoe  
Junior Engineer
Mr. Evert Garcia, P.E., Commissioner of Public Works  
Public Works Department  
c/o Mr. Chad Roscoe  
Brighton Town Hall  
2300 Elmwood Avenue  
Rochester, New York 14618  
February 3, 2024.

Dear Commissioner Evert Garcia, P.E.

Arborview Service Group LLC., provides arboricultural planning and diagnostics, project management services for projects in both the public and private sectors. Our team’s work experience in New York, New England, Mid Atlantic, Southeastern States, along with Ohio, Colorado and California, these consists of primary inventory, data collection and work flow solutions, project management support, and permitting services for large scale, municipal, residential, commercial, college campuses projects, as well as highway vegetation management and historic landscape restoration projects.

We value strong relationships with our clients and their individual project needs. Our objective is to take a sensible approach to natural and built environments while providing innovative and unique planning to fully and accurately understand the goals and objectives a tree inventory may present. We feel it is important to understand and interpret the needs of the land, the environment, the community, and our client, where evaluating safety or ecological benefits is the key concern. Our team can create a customizable application for tree inventory data collection, workflow scheduling, monitoring and implementation that will readily meet specific needs of each client and community we service.

Our collaborative team of technical support and our Inventory arborist that collect, review and present custom urban forest management and workflow plans. These inventories are based on visual tree inspections and collection of the following attributes; species, tree size, condition, arboricultural action by priority, pruning, general tree work, soil management, risk mitigation assessment, plant health and pest concerns; insect or pathogen.

Our management plans provide information based on emerging arboricultural research, diagnostics and techniques based on our team experiences and the latest industry based scientific research. The management plan is written and designed to address prioritized goals set forth by the clients, and a workflow program. It is proactive in nature and execution with the best-informed choice available to stakeholders, municipal staff, and Construction / Property Management staff.

Arborview Service Group LLC is in Brighton, the horticultural heart of Rochester, New York. Our creative team of arborist, software specialist and implementers are accessible, responsive, and eager to provide you, our client with the very best in service. We look forward to the opportunity of working with you. Please Feel free to reach out to us with any questions, responses and correspondence.

We are pleased to submit this proposal: FOR THE PROVISIONS OF PROFESSIONAL SERVICES TO CONDUCT DETAILED EVALUATIONS, WHEN AND WHERE ORDERED, OF THE STREET TREES IN CALENDAR YEAR 2023 FOR THE TOWN OF BRIGHTON, NEW YORK.
**Work Specification:**
A professional Inventory Arborist with International Society of Arboriculture (ISA) Certified Arborist certification and ISA Tree Risk Assessment Qualification will perform this project. This basic tree inventory and visual inspection service will include a summary in the management plan stating tree risk potential and recommendations for mitigating the risk with certain trees. Such recommendations may include; the need for more in depth evaluation Resistograph application, structural inspection of the tree trunk and canopy, further inspection of the roots/root flare, an aerial inspection of the tree, pruning, Installation of lightning protection systems, soil management, pest management, physical tagging of the tree or the need for tree removal.

**Schedule of Work:**
Our Arborist will be dispatched immediately after the Town of Brighton places a request for inspection. Arborview Service Group, LLC will perform the above referenced visual tree inspection service in a safe, profession manner. Upon request, a separate proposal will be submitted for all recommended work. Arborview Service Group will coordinate all job planning and scheduling; equipment requirements, JSSAs, work crew staffing and direction pertaining to safe, professional execution of this inspection service. Data collection and inspection services can occur within 2 days of receiving a sign agreement from the Town of Brighton. The arboreal assessment report will be submitted to the Town of Brighton Highway Department and Department of Public Works (via email and US Postage Service) 24 to 48 hours after the inspection has been completed.

**Condition of Proposal:**
Prior to conducting the visual inspections, the owner must recognize that evaluating the potential for tree risk and failure is not an exact science. While many factors will be considered during such an inspection including the extent of any defects, the species of tree, the tree characteristics, and environmental conditions, the owner must understand that all trees pose a certain degree of hazard and risk from breakage, failure or other causes and conditions. The purpose of this inspection is to help the owner understand which trees appear to possess a higher degree of likelihood or potential for failure based on accepted industry practices; it is not meant to declare any tree to be “safe” or unlikely to be hazardous. As such, the Owner should not infer that any tree not identified as having a high or moderate degree of potential for failure is “safe” or will not fail in any manner. All recommendations made by Arborview Service Group, LLC. will be based on the defects which are present and detectable at the time of inspection, and the commonly accepted industry practices for reducing or minimizing the risks associated with trees. Arborview Service Group, LLC. can make no guarantees or warrantees of any kind that all defects will be detected. Nor can Arborview Service Group, LLC. Accept any liability in any manner whatsoever for any damage caused by any tree on this property, whether the tree was inspected or not. Therefore, to the fullest extent permitted by law, the Owner agrees to indemnify and hold harmless Arborview Service Group, LLC., its agents or employees, from and against all claims, damages, losses, and expenses, including reasonable attorney’s fees, arising out of or resulting from the performance of the inspection, evaluation, inventory, and the performance of any recommended work. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or person described in this paragraph.
Specific Scope of Work:
To individually inventory and photograph all trees greater than 4 inches of diameter at 4.5 ft above the ground within the specified maintained landscape of the street trees and properties owned by the town of Brighton.

Exceptions include specific areas where groups of trees will be considered as one. Inventoried trees will be identified with a corresponding number that will be referenced with in the written management plan (pending approval in the subject of payment below).

Submit a written management plan including:

a) Written summary of procedures used in the risk assessment, tree inventory and map or detailed description of tree locations where ordered and directed by the Town of Brighton.

b) Results of Resistograph drillings on trees directed and ordered by the Town of Brighton.

c) Identify potential impacts of Construction upon certain trees where and when ordered by the Town of Brighton. Arborview Service Group, LLC. will provide suggestions / recommendations on construction techniques to help mitigate the impacts of said project.

d) Attributes collected for each tree will be provided in a letter form for each tree, which will summarize and provided the following information:

i. Tree Botanical Name and Common Name

ii. Tree ID number and Location

iii. DBH (Diameter at Breast Height = 4.5 feet above grade)

iv. Condition class (Good, Fair, Poor or Dead)

v. Age Class (New planting, Young, Semi-Mature, Mature, Over-mature)

vi. Height Class (Large, Medium, Small)

vii. Estimated Canopy radius (+/- 5 feet)

viii. Root Zone Infringement (<25%, 25-50%,51-75%,>75%)

ix. Soil Management (Root Care, Soil amendments)


xi. Tree Care Priority (Priority 1, 2 or 3)

xii. Tree Defects such as: Dead or broken, hanging branches; Poorly attached branches and stems such as co-dominant stems; Poor architecture; cracks in stems or scaffold limbs; Cankers and significant bark injuries in the stem and scaffold limbs; Wood decay in stems and scaffold limbs; Root related defects including decayed, buried root flares, obvious soil disturbance within the critical root zone.

xiii. Observed Pest/Diseases

xiv. Plant Health recommendations

xv. Level 2 Basic assessment for tree risk

xvi. Recommendations for Level 3 Advanced assessments if warranted

xvii. Estimated Asset Value ($) (estimated based on Data collected in the field)

• Trees will be visually assessed following ISA Best Management Practices for Tree Risk.

• Assessment and/or applicable industry standards. The likelihood of failure, likelihood of hitting a target, and consequences of failure will be rated in the field to determine the overall risk rating. The overall risk rating assigned to the inventoried tree will correspond to the highest risk rating associated with the inventoried tree. This rating scale will serve to help the Owner or tree manager prioritize and schedule remedial treatments.
• Failure, potential, and risk cannot always be assessed by visual inspection from the ground.

• For some trees, more detailed analyses of decay and defects maybe required. Where flare roots cannot be inspected due to soil and/mulch covering the root flare, excavation will be recommended prior to providing a risk rating. A climbing inspection may be required to assess defects that are present in the upper crown. Climbing inspections, decay/defect, and root collar excavation will be recommended as needed and a cost estimate to perform these services will be provided as part of the initial report.

• Recommendations will be provided for each tree to assist the owner with mitigating the risk to acceptable levels for each tree identified. Treatments considerations will include. But not limited to:
  a. Removal of hazardous trees
  b. Removal of hazardous branches, (cleaning)
  c. Reduction pruning, thinning and raising.
  d. Treatment for bores, cankers and root diseases.
  e. Installation of supplemental structural supports,
  f. Installation of lightning protection systems.
  g. Follow-up inspections and analyses.
  h. Visual inspections will be performed, and recommendations will be developed by ISA certified arborist who had specific training in tree risk management.
  i. Risk Assessment to be considered valid and current time and date on inspection.

**Schedule of Payment: (Prices held same as 2022)**
Basic tree inventory, basic tree management plan, mapping data for all trees greater than 4 inches of diameter at 4.5 feet above the ground within the specified maintained landscape of the street trees of The Town of Brighton. Inventory and assessment trees in identified areas directed by the Town of Brighton, up to but not exceeding, a quantity of trees or completion of the specified area.
  • Proposed fully – burden per hour rate for (a), (c), (d) and (e) in RFP ................ $140.00 / hour.
  • Proposed per tree fee for resistograph drilling, as directed by town.................. $145.00 / hour.
  • Proposed fully – burden fee for travel time to and from Brighton...................... $140.00 / hour.
  • Estimated rates for possible 3 year contract extension......................(3.5 % increase per year).

**Additional Terms and Conditions:**
After reviewing the terms and conditions included in this document, please sign a copy and return by email to stuartmacke@gmail.com. The original document should be retained for your reference. Should you have any questions or need further information, please contact us at 585-362-1496.

**Notice to Customer:**
You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this agreement. Such cancellation may be made without penalty, or obligation, and shall entitle you to a full refund of any money provided as a down payment for services. Should you choose to cancel this agreement, you may do so by mailing a copy of this proposal with the word “cancelled” with the date of cancellation and your signature, mail certified, receipt request to Arborview Service Group LLC office listed on the proposal, by delivering the cancelled proposal in person to the listed office, or by sending any other written notice of your cancellation to the listed office. All money received as down payment shall be returned with in thirty days of receipt of any notice of cancellation.
Need for future inspections:

It shall be the responsibility of the Owner to ensure that the future tree risk assessment inspections are conducted, by a qualified arborist, annually, or after any major weather event, to monitor and evaluate any changes in condition of the risk associated with the trees on the aforementioned property.

Proposal Offered By:

[Signature]

DATE: February 3, 2024

Stuart MacKenzie, ISA certified Arborist NY6326-A, Arborview Service Group, LLC.

Proposal Accepted By:

[Signature]

DATE:

Signature of Owner or Agent

The following terms and conditions are part of the confirmation of work to be performed by Arborview Service Group LLC, and with the information on preceding page(s) constitute the entire agreement. Client is responsible for obtaining and paying for all local permits. Arborview Service Group is insured for liability resulting from injury to person or property, and all its employees are covered under the applicable workman compensation insurance in each country of operation. Client is responsible for identifying all known concealed structures, irrigation systems, underground lighting, pipes or utility lines. Arborview Service Group shall not be held liable for damage to any undisclosed concealed hazards including, but not limited to unmarked pipes, concealed structures or utilities.

Payment is to be received upon the completion of the job and receipt of invoice. In the event scope of work changes, Arborview Service Group LLC, will be paid for all the items on the contract that have been completed. Any additional work performed requested by Client will be billed on a time and materials basis. A service charge of 2% per month, which is an annual percentage rate of 24%, will be added to accounts thirty days after invoice date. If outside assistance is used to collect the account, the client is responsible for all cost associated with the collection including, but not limited to, attorney’s fees and court cost. Client warrants that all trees and vegetation upon which work is to be performed are owned by the Client, or the authorization for the work has been obtained from the rightful owner.

The Client shall be responsible for compensating Arborview Service Group, LLC. for any and all damages collected against Arborview Service Group, LLC. by any third party demonstrating actual ownership of the trees and vegetation upon which work is to be performed, regarding damage to or removal of trees or vegetation which the Client represents as their own.

Client shall provide free access to work areas for employees and vehicles and agrees to keep driveways clear and available for movement and parking of trucks and equipment during working hours. Unless otherwise specified in the agreement, Arborview Service Group, LLC. shall not expected to keep gates closed for animals or children. Arborview Service Group, LLC. assumes no liabilities or responsibilities
for any cracking, breaking, puncturing, depressing, or any damage to any driveway, patio, or other paved, bricked, stoned, concrete, or asphalted surface which may result from trucks and equipment being used to access the job site.

Client agrees to pay additional sums on a time and materials basis for any additional work required to complete the job caused by concealed contingencies such as concrete, foreign matter, stinging insects nests, rock, pipe, electrical lines, or any other conditions not readily apparent in estimating the work specified, or any delays resulting from unanticipated interruptions outside the control of Arborview Service Group, LL. Stump from tree removal will be cut to within approximately twelve inches above ground level, and stump grinding or removal is not included, unless otherwise specified on the front of this agreement. Wood will be left on the premises where lowered and dropped, it will be cut into firewood lengths (approximately 16-24 inches lengthwise) unless otherwise specified on the front of this agreement. Splitting, moving or hauling of wood will be performed only if specifically stated in this agreement. Arborview Service Group, LLC. is not liable for light fallen debris, such as sawdust, small branches or sap on cars, furniture, landscaping, or other objects located under or near vicinity of the tree being worked on. Client assumes all responsibility for removing such objects from work area.

Both Client and Arborview Service Group, LLC. agree to attempt to work out any disputes regarding this agreement through direct negotiations and/or mediation prior to seeking any other available legal remedy.

Trees inherently pose a certain degree of hazard and risk from breakage, failure or other causes and conditions. Recommendations that are made are intended to minimize or reduce such hazardous conditions. However, there can be no guarantee that efforts to discover or correct unsafe conditions will prevent future breakage or failure, nor can there be any guarantee that all hazardous conditions have been detected. The client should not infer that a tree is safe either because work has been done to reduce risk, or because no work was recommended on a specific tree.

Client understands that all tree support systems, such as cabling and bracing devices, as well as lightning protection, must be inspected annually, or after major weather event, by a qualified arborist, to ensure the system’s condition, position and/or grounding integrity. It is the responsibility of the Client to make sure that each system is inspected and maintained by a qualified arborist. Arborview Service Group, LLC. will be responsible for the proper recommendations and possibly proper application of any plant health care material or formulation it uses that is commonly uses in the business to control a specific problem on trees, shrubs, or plants, but will not be responsible for any unforeseen or abnormal reaction resulting from the use or application of any spray formulation.
At a Town Board Meeting of the Town of Brighton, Monroe County, New York, held on the 28th day of February, 2024 at Brighton Town Hall, 2300 Elmwood Avenue in the Town of Brighton, New York

PRESENT:

WILLIAM W. MOEHLE,
Supervisor

CHRISTOPHER K. WERNER
ROBIN R. WILT
CHRISTINE E. CORRADO
NATHANIEL V. SALZMAN,

Councilmembers

BE IT RESOLVED, that correspondence dated February 16, 2024 from Junior Engineer Chad Roscoe requesting authorization for the Town Supervisor to execute a contract with Birchcrest Tree & Landscape as the lowest responsive and responsible bidder for the provision of a bucket truck and qualified operator at an hourly rate of $223.00 not to exceed a total amount of $35,942.00 for calendar year 2024, be received and filed; and it is further

RESOLVED, that the Town Board hereby authorizes the Town Supervisor to execute a contract with Birchcrest Tree & Landscape as the lowest responsive and responsible bidder for the provision of a bucket truck and qualified operator at an hourly rate of $223.00 not to exceed a total amount of $35,942.00 for calendar year 2024.

Dated: February 28, 2024

William W. Moehle, Supervisor  Voting ___
Christopher K. Werner, Councilmember  Voting ___
Robin R. Wilt, Councilmember  Voting ___
Christine E. Corrado, Councilmember  Voting ___
Nathaniel V. Salzman, Councilmember  Voting ___
February 16, 2024

The Honorable Finance and Administrative Services Committee
Town of Brighton
2300 Elmwood Avenue
Rochester, New York 14618

Re: Contractor Recommendation for
2024 Rental of a Bucket Truck with Qualified Operator

Dear Chairperson, Salzman and Committee Members:

We received bids on February 16, 2024, for the rental of a bucket truck with a qualified operator. The invitation to submit a bid was publicly advertised and publicly opened all as required by law. One (1) company responded to the advertisement for bids and submitted a proposal. The base bid requested an hourly rate for the rental of a bucket truck and operator. Table 1 lists the hourly rate included in the bid proposal by each responding company:

Table 1 Bid Summary

<table>
<thead>
<tr>
<th>Bidder</th>
<th>Hourly Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Birchcrest Tree &amp; Landscape</td>
<td>$223.00</td>
</tr>
</tbody>
</table>

Town staff reviewed the bids for completeness and accuracy and determined that Birchcrest Tree & Landscape is the lowest priced and qualified firm to perform these services. $35,942.00 is available in account A.DPW.8560 4.43 to fund these services in 2024. Therefore, we are requesting that FASC recommend that the Town Board award the bid for the Rental of a Bucket Truck with Qualified Operator to the low, responsive bidder, Birchcrest Tree & Landscape. The contract term for these services will be for the remainder of 2024. In addition, work performed by Birchcrest Tree & Landscape under this contract will be billed at an hourly rate of $223.00 and the total amount expended under this term will not exceed the budgeted amount of $35,942.00.

I will not be attending your regularly scheduled meeting on February 22, 2024. As always, your consideration of these matters is greatly appreciated.

Sincerely,

Chad Roscoe
Junior Engineer, DPW
ADVERTISEMENT FOR BIDS

The Town of Brighton, Monroe County, New York will receive sealed bids for:

2024 Bucket Truck &
Operator Rental

Sealed Bids will be received and bids publicly opened and read at the following place and time:
Place: Town of Brighton
Dept. of Public Works
2300 Elmwood Avenue
Rochester, New York, 14618
Date: Friday, February 16, 2024
Time: 10:00 A.M. Local Time

The work consists of one contract for the furnishing of the services of a bucket truck with 75' arm, with qualified operator and spotter, for use by the Town in the trimming and removal of street trees. The foregoing is a general outline of work only and shall not be construed as a complete description of the work to be performed under the contract.
The Town of Brighton is exempt under New York State Tax law, and therefore, no sales tax on the cost of materials incorporated into the project shall be included in the bid.
All prices bid shall be good for a period of sixty (60) days after opening.
The Town of Brighton reserves the right to consider bids for sixty (60) days after their receipt before awarding any contract. The Town of Brighton further reserves the right to reject any and all bids, and to accept any Proposal or individual item or items, which it may deem to be the most favorable to its best interests.
A non-collusive bidding certificate shall be included with each bid.
The attention of the Bidder is call to the requirements as to the conditions of employment and the minimum wage rates to be paid under this contract.
Dated: 2/2/24
Town of Brighton
Ever Garcia, P.E.
Commissioner of Public Works
(585) 784-5222
2577999 2-2-11
Affidavit of Publication

To: TOWN Of Brighton - Gretchen Paxon
    2300 Elmwood Ave
    Rochester, NY, 146182145

Re: Legal Notice 2577999, 2024 Bucket Truck & Operator Rental

State of NY } } SS:
County of Monroe } }

The undersigned is the authorized designee of Ben Jacobs/Associate Publisher of The Daily Record (NY), a Daily newspaper published in Rochester, NY. A notice was published in said newspaper. The text of the notice as published in said newspaper is as set forth below, or in the annexed exhibit. This newspaper has been designated by the Clerk of Monroe County for this purpose. The dates of the publication were as follows: 02/02/2024

Sworn to me on this 5th day of February 2024

Ben Jacobs

Authorized Designee of the Publisher

Olivia Rye
Notary Public, State of NY
No. 01RY0009578
Qualified in Monroe County
My commission expires on June 14, 2027
At a Town Board Meeting of the Town of Brighton, Monroe County, New York, held on the 28th day of February, 2024 at Brighton Town Hall, 2300 Elmwood Avenue in the Town of Brighton, New York

PRESENT:

WILLIAM W. MOEHLE,
Supervisor

CHRISTOPHER K. WERNER
ROBIN R. WILT
CHRISTINE E. CORRADO
NATHANIEL V. SALZMAN,

Councilmembers

BE IT RESOLVED, that correspondence dated February 16, 2024 from Junior Engineer Chad Roscoe requesting authorization for the Town Supervisor to execute a contract with Mayer Hardware, Inc. for a fifteen percent (15%) discount off public prices for hardware, hand tools, garden tools, paint, electrical supplies and miscellaneous building supplies for the calendar year 2024, with the option of four additional, one-year terms, be received and filed; and it is further

RESOLVED, that the Town Board hereby authorizes the Town Supervisor to execute a contract with Mayer Hardware, Inc. for a fifteen percent (15%) discount off public prices for hardware, hand tools, garden tools, paint, electrical supplies and miscellaneous building supplies for the calendar year 2024, with the option of four additional, one-year terms.

Dated: February 28, 2024

William W. Moehle, Supervisor       Voting  ____
Christopher K. Werner, Councilmember Voting  ____
Robin R. Wilt, Councilmember       Voting  ____
Christine E. Corrado, Councilmember Voting  ____
Nathaniel V. Salzman, Councilmember Voting  ____
February 16, 2024

The Honorable Finance and Administrative Services Committee
Town of Brighton
2300 Elmwood Avenue
Rochester, New York 14618

Re: Award of Annual Hardware Contract

Dear Councilperson, Salzman and Committee Members:

I recommend that an award for the above services be given to the low, responsive bidder, Mayer Hardware, Inc., for a fifteen percent (15%) discount off of public prices. It is further recommended that it also be authorized to have the option to renew this contract for an additional four one-year periods as stipulated in the contract proposal. Funds are available in various department budgets.

Request for bids were solicited from Home Depot, Lowes, Mayer Paint & Hardware, Wilson Hardware and Monroe Hardware for this service. The bid was publicly opened on February 9, 2024 all as required by law. Only one company responded to the bid as shown below.

Table – 1 Bidder

<table>
<thead>
<tr>
<th>Bidder</th>
<th>Discount off Public Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mayer Paint &amp; Hardware</td>
<td>15%</td>
</tr>
</tbody>
</table>

This discount is in line with previous year’s proposals and therefore the Department of Public Works recommends the award of this contract to Mayer Paint & Hardware.

Sincerely,

Chad Roscoe
SECTION 00 45 19
NONCOLLUSIVE BIDDING CERTIFICATE

In Compliance with Section 103 of the General Municipal Law

By submission of this bid, the bidder and each person signing on behalf of the bidder certifies, and in the case of a joint bid each party hereto certifies as to its own organization, under the penalty of perjury, that to the best of knowledge and belief:

A) The prices in this bid have been arrived at independently without collusion, consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other bidder or with any competitor;

B) Unless otherwise required by law, the prices which have been quoted in this bid have not been knowingly disclosed by the bidder and will not knowingly be disclosed by the bidder prior to opening, directly or indirectly, to any other bidder or to any competitor; and

C) No attempt has been made or will be made by the bidder to induce any other person, partnership or corporation to submit or not to submit a bid for the purpose of restricting competition.

D) The person signing this bid or proposal certifies that he has fully informed himself regarding the accuracy of the statements contained in this certification, and under the penalties of perjury, affirms the truth thereof, such penalties being applicable to the bidder as well as to the person signing in its behalf; and

E) That attached hereto (if a corporate bidder) is a certified copy of the resolution authorizing the execution of this certificate by the signatory of this bid or proposal in behalf of the corporate bidder.

A bid shall not be considered for award nor shall any award be made where (A), (B), (C), (D) and (E) above have not been complied with; provided, however, that if in any case the bidder cannot make the foregoing certification, the bidder shall so state and shall furnish with the bid a signed statement which sets forth in detail the reasons therefor. Where (A), (B), (C), (D) and (E) above have not been complied with, the bid shall not be considered for award nor shall any award be made unless the head of the purchasing unit of the political subdivision, public department, agency or official thereof to which the bid is made, or his designee, determines that such disclosure was not made for the purpose of restricting competition.

(Seal of Corporation)

[Seal Image]

(Name of Corporation)

Signature: 
Title: 
Address: 

Sworn to and subscribed before me this 9th day of February, 2012

Notary Public
Bid Sheet – 2024 HARDWARE, HAND TOOLS, GARDEN TOOLS, PAINT, ELECTRICAL SUPPLIES
AND MISCELLANEOUS BUILDING SUPPLIES

The undersigned offers to take in full payment, for the supplies and materials specified, the public price less the following discount:

\[ \text{fifteen \%} \text{ Percent Discount} \]

(Discount in words)

In numerals: \[ 15 \% \text{ Percent Discount} \]

Note:

1. All deviations must be clearly and completed outlined on the Date Sheet.
2. A Non-collusive Bidding Certificate must accompany all bids.
3. The Town reserves the right to reject any or all bids, to waive any minor informalities and/or minor deviations, as it sees fit.

Signed: \[ \text{[Signature]} \]

Title: \[ \text{VP/CPD} \]

Representing: \[ \text{Mayer Hardware, Inc.} \]

Address: \[ 226 Winton Rd N, Rochester NY 14610 \]

Telephone: \[ 585 288 7065 \]

Email: \[ mayerhardware@rochester.ny.com \]

Date: \[ 2/9/24 \]
PURCHASE CONTRACT

I, [Name], do hereby certify that I am the [Title] for the bidder, and that I am authorized to sign this document on behalf of the bidder. Should the Town Board of the Town of Brighton resolve to select our bid and to award this contract to our firm, the bidder hereby agrees to supply all materials in complete accord with the contract documents. I also understand that these documents will become the official purchase contract, and that the Bidder must supply all goods and services to the Town’s complete satisfaction prior to receiving payment.

Signed: [Signature]
Title: [Title]
Representing: [Company Name]
Date: [Date]

Accepted by the Town:

By: [Signatory Name]
William W. Moehle, Supervisor
Date: [Date]
Store Owner/Manager
Wilson Hardware
812 Monroe Avenue
Rochester, NY 14607

Store Owner/Manager
Mayer Paint & Hardware
226 Winton Road
Rochester, NY 14610

Store Owner/Manager
Monroe Hardware Inc.
1711 Monroe Avenue
Rochester, NY 14618

Store Owner/Manager
Lowes Home Improvement
2350 Marketplace Drive
Rochester, NY 14623

Store Owner/Manager
The Home Depot
770 Jefferson Road
Rochester, NY 14623

Store Owner/Manager
The Home Depot
750 Panorama Trail S.
Rochester, NY 14625
PURCHASE CONTRACT

I, [Print Name], do hereby certify that I am the [Position] (print title) for the bidder, and that I am authorized to sign this document on behalf of the bidder. Should the Town Board of the Town of Brighton resolve to select our bid and to award this contract to our firm, the bidder hereby agrees to supply all materials in complete accord with the contract documents. I also understand that these documents will become the official purchase contract, and that the Bidder must supply all goods and services to the Town’s complete satisfaction prior to receiving payment.

Signed: ____________________________
Title: ____________________________
Representing: [Company Name]
Date: __________

Accepted by the Town:

By: ____________________________
William W. Moehle, Supervisor
Date: ____________________________
At a Town Board Meeting of the Town of Brighton, Monroe County, New York, held on the 28th day of February, 2024 at Brighton Town Hall, 2300 Elmwood Avenue in the Town of Brighton, New York

PRESENT:

WILLIAM W. MOEHLE,
Supervisor

CHRISTOPHER K. WERNER
ROBIN R. WILT
CHRISTINE E. CORRADO
NATHANIEL V. SALZMAN,

Councilmembers

BE IT RESOLVED, that correspondence dated February 22, 2024 from Senior Planner Rick DiStefano regarding the Jewish Senior Life’s Application to Modify the Incentive Zoning Approvals for the Summit and his request to have the Town Board declare its intent to act as lead agency pursuant to the New York State Environmental Quality Review Act and direct the Senior Planner to coordinate the environmental review; to further direct the Senior Planner to submit the required Development Referral Form and documents to Monroe County Department of Planning and Development for review; to set a public hearing regarding the Application to Modify the Incentive Zoning Approvals for the Summit; to direct the Senior Planner to provide the applicant with a copy of the Town of Brighton's Policy on Public Notice for Incentive Zoning and Rezoning Applications; and to direct the applicant to mail written notice to affected residents of multi-family dwellings, and correspondence dated February 9, 2024 from Jerry Goldman, Esq. as counsel to Jewish Senior Life regarding the above referenced application, be received and filed; and it is further

RESOLVED, that with respect to the Application by Jewish Senior Life to Modify the Incentive Zoning Approvals for the Summit the Town Board hereby:
1. Declares its intent to act as lead agency pursuant to the New York State Environmental Quality Review Act and direct the Senior Planner to promptly notify all involved agencies of the Town Board’s intent to act as lead agency for purposes of undertaking a coordinated review of the proposed action under SEQRA;

2. Directs the Senior Planner to submit the required Development Referral Form and documents to Monroe County Department of Planning and Development for review;

3. Hereby sets a public hearing regarding the Application to Modify the Incentive Zoning Approvals for the Summit for April 10, 2024 at 7:00 p.m. at Brighton Town Hall, 2300 Elmwood Avenue in the Town of Brighton, New York, and further directs the Town Clerk to post in the official newspaper of the Town notice of said public hearing not later than five days prior to said hearing;

4. Directs the Senior Planner to provide the applicant with a copy of the Town of Brighton's Policy on Public Notice for Incentive Zoning and Rezoning Applications; and

5. Directs the applicant to mail written notice to affected residents of multi-family dwellings.

Dated: February 28, 2024

William W. Moehle, Supervisor  Voting  ___
Christopher K. Werner, Councilmember  Voting  ___
Robin R. Wilt, Councilmember  Voting  ___
Christine E. Corrado, Councilmember  Voting  ___
Nathaniel V. Salzman, Councilmember  Voting  ___
February 22, 2024

Honorable Town Board
Town of Brighton
2300 Elmwood Avenue
Brighton, NY 14618

Re: Jewish Senior Life Campus - 2021 Winton Road South, Modification to Incentive Zoning Approval dated March 11, 2015.

Honorable Supervisor and Members:

I recommend that your Honorable Body:

1. Receive and file this communication and the attached letter submitted and supplemental information by Jerry A. Goldman, Woods Oviatt Gilman LLP, dated February 9, 2024.

2. Declare the Board’s intent to be lead agency pursuant to the State Environmental Quality Review Act and direct the Senior Planner, Rick DiStefano, to coordinate the review.

3. Direct the Senior Planner to submit the required Development Referral Form and documents to Monroe County Department of Planning and Development for review.

4. Set a public hearing regarding the proposed modification to the approved Incentive Zoning Application.

5. Direct the Senior Planner to provide the applicant with a copy of the Town of Brighton’s Policy on Public Notice for Incentive Zoning Applications and names of all Interested Parties.

6. Require the applicant to mail written notice to Affected Residents of multi-family dwellings at the Board’s discretion.

Respectfully Submitted

Rick DiStefano
Senior Planner

cc: J. Sprague
    J. Mancuso

attachments
EXPANDED ENVIRONMENTAL ASSESSMENT FORM REPORT

FOR

JSL – Jewish Senior Life
Moderate Income IL

2021 South Winton Rd, Town of Brighton
Monroe County, State of New York

Prepared By: 

Prepared For: 

Jewish Senior Life
2021 South Winton Rd
Rochester NY 14618
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10. THE SUMMIT ENVIRONMENTAL IMPACT STATEMENT
Introduction

Jewish Senior Life (JSL) is proposing an enhancement of its existing facilities on the southwest portion of Lot AR-1 of its campus, where the Farash Tower, Outpatient Rehab and Green House Cottages provide a full continuum of care. The subject property totals 25.3± acres and is located at 2021 S. Winton Road in the Town of Brighton. The Incentive Zoning approved in 2015 included construction of a 78,200 square foot, 3-story independent living building with 75 units in it as well as a total of six Green House Cottages. To date, three of the 3-story Green House Cottages have been built along with other miscellaneous improvements such as covered entrances, generator buildings etc.

The independent living building (RA-1) was designed and proposed in the southwest portion of Lot AR-1 adjacent to the future Green House Cottage #4 (GH-4) on the north side of Meridian Centre Boulevard. The project modifications proposed with this application change the independent living building mentioned above to a 90,000 square foot, 4-story independent living building with 90 units and associated site improvements. This modification occupies the proposed location of GH-4 thereby precluding the construction of 36 units approved for this location.

The project includes utility infrastructure, pedestrian, and vehicular circulation (all internal to the site). Lighting and landscaping will be installed, and stormwater management improvements made to support the project.

The proposed modifications to the size of the building and number of units within RA-1 do not materially change the overall scope of the original project and thus does not require any change to the incentives and amenities agreed to and codified within Schedule C-2 of the 2015 incentive zoning. Accordingly the scope of this report focuses on expanding the environmental assessment form (EAF) only in comparison to the previous state environmental quality review (SEQR) findings as it pertains to the project area. All impacts and conclusions listed in italics are quoted from the State Environmental Quality Review – NEGATIVE DECLARATION – Notice of Determination of Non-Significance, Project Number: ER-7-14, Dated October 22, 2014, issued by the Brighton Town Board as lead agency.

See Figure 1 for a location map of the proposed project and see Figure 2 for an overall site plan.

See Appendix A for the Full EAF completed in 2014 as well as the Full EAF for the proposed modifications.
The following items 1 – 10 summarize the State Environmental Quality Review Findings Statement prepared by the Town of Brighton Town Board for the Jewish Senior Life Expansion dated October 22, 2014 in italics. Non-italicized text outlines the impacts and conclusions of the current proposal.

1. GEOLOGY, TOPOGRAPHY AND SOILS

2014 Findings

Initial site soil testing was completed by Foundation Design and Nothnagle Drilling, Inc. on May 16, 2013. These tests included Borings and Test Pits and the results have been analyzed and included in a Geotechnical Evaluation Report completed by Foundation Design dated June 2013. The proposed project will involve the stripping and stockpiling of topsoil within the development area, a minor change in grade elevations and no anticipated impacts to the bedrock geology. Based upon initial earthwork calculations, it is expected that there will be an excess of both topsoil and select fill material generated from the proposed development. The excess material will be spoiled on-site if feasible or removed from the site. It is anticipated that a majority of the materials generated from the site can be utilized to create landforms and berming around the perimeter of the site to provide additional visual and noise buffers to the surrounding area. Any select fill material needed for fills within the buildings or pavement areas will most likely be generated from the proposed pond excavation areas. Per the report completed by Foundation Design it is anticipated there may be a need to import select fill for building and pavement areas.

2023 Project

The proposed project is located within previously disturbed areas of the site used for construction staging as part of the 2015 project. Total disturbance for the project is 4.5 acres±. Natural slopes will remain substantially unchanged, and topsoil will be stockpiled for restoration of the site upon completion of work in accordance with New York State Department of Environmental Conservation (NYSDEC) requirements. It is anticipated there may be a need to import select fill for building and pavement areas. Considerations for high groundwater, construction and staging methods will all be included in the final design and approvals of the project.

No significant geological, soil erosion or topographically related impacts will result from the proposed project. A Stormwater Pollution Prevention Plan (SWPPP) will be provided as part of the project that is in full compliance with the most recent NYSDEC General Permit, as well as the New York State ‘Blue Book’. See Appendix 1 for the 2023 geotechnical report prepared by Foundation Design.
2. SURFACE WATERS/DRAINAGE

2014 Findings

The proposed development will increase the impervious cover of the site thus resulting in an increase in the volume of stormwater generated by the project. GI practices will be implemented to mitigate the additional volume of storm water. However, the majority of the site contains soils of hydrologic class D which are not conducive to infiltration and an increase in the volume of stormwater discharged from the site is anticipated. The proposed stormwater management plan will be designed to offset the peak flows generated by the site from those peak flows naturally occurring within Allen’s Creek thus mitigating the impact of the anticipated increase in the volume of stormwater generated by the project site. The stormwater management systems will incorporate a combination of conveyance systems, stormwater management as well as standard and green infrastructure (GI) practices to treat storm water for water quality improvements and discharge it from the site at controlled rates. These improvements will provide the water quality volume needed to meet the pollutant removal goals specified in the Irondequoit Creek Watershed Stormwater Management Report Requirements and the latest New York State Stormwater Design Manual. In addition, these practices will provide a reduction of peak flows rates below existing peak runoff rates meeting the Town of Brighton and New York State Stormwater Design Manual requirements.

2023 Project

The proposed project slightly increases impervious surfaces from the original 2015 approvals and analysis (2.21 Acres of impervious in original design, 2.30 Acres of impervious in proposed design for an increase of ~3,500 sf). This slight increase will be treated and mitigated utilizing green infrastructure. The original design and stormwater management facilities were sized to accommodate the proposed development in compliance with the NYSDEC General Permit for stormwater and will mitigate water quantity and quality impacts created by the additional impervious surfaces constructed. All stormwater treatment and management for the project will be provided on-site and is not dependent on the downstream portion of the regional treatment associated with the office park to the south.

There are no impacts to surface waters or drainage from the project, final project engineering and stormwater management plans and facilities will be reviewed by the Town Engineer and Planning Board as part of the project and appropriate permits filed with the NYSDEC prior to beginning construction.

See Appendix 2 for a figure from the NYSDEC Environmental Resource Mapper and National Wetland Inventory showing locations of proximate surface waters.
3. TERRESTRIAL AND AQUATIC ECOLOGY

2014 Findings

The New York State and Federal wetland inventories were searched for wetlands and no existing regulated wetlands exist within the proposed development area. This was confirmed through field observations made during several visits to the project site. The NYSDEC Natural Heritage Program was contacted in June 2013 to determine the possible presence of state-listed rare, threatened, or endangered species. A letter dated June 17, 2013 was received from the Natural Heritage Program, indicating only one recorded occurrence of any rare or state-listed animals or plants, significant natural communities, or other significant habitats, on or in the immediate vicinity of the site. The occurrence was for the Blackchin Shiner (Notropis heterodon) being observed in Irondequoit Bay and in Allen's Creek which was recorded in 1952. The Blackchin Shiner is a fish species and is ranked "S I" - Critically Imperiled in New York State. Globally it is ranked as a "GS" - Secure. Its legal status is unlisted. The possibility of the species occurring in the vicinity of the site is only valid if the appropriate habitat is present. The habitat for this species consists of cool, clear and shallow sections of lakes and slow regions of streams with weedy vegetation, very little siltation and a sandy substrate.

Allen's Creek is located on the east side of Winton Road and portions of the proposed project drain via constructed storm sewers to Allen's Creek. There are no streams that transverse the project site and therefore the habitat for the Blackchin Shiner is not present on the project site.

A request was also made to the United States Department of the Interior's Fish and Wildlife Service to review the project site against their records for endangered species. Their search returned one endangered species within proximity of the project site, the Bog Turtle (Clemmys muhlenbergii). Review of the habitat parameters consistent with the Bog Turtle, Northern Population Recovery Plan (U.S. Fish and Wildlife Service, 2001) were not observed during site visits within the proposed re-development area.

No habitat for rare fish, animal or plants that were listed as potential endangered species have been identified on the development site. Based upon this, no impacts are anticipated with the proposed rezoning or proposed development of the site.

2023 Project

An additional species (short-eared owl) was identified as a potential endangered or threatened species in the 2023 Full EAF. Short-eared owls have pasture and meadow habitats that support small mammals and nesting. The project site is maintained as lawn currently and has recently been utilized for construction staging. The proposed development is wholly located within the previous project area and no changes have occurred on site for terrestrial and aquatic ecology, therefore there is no adverse impact from the modified project.

See Appendix 3 for terrestrial and aquatic ecology responses submitted to the town as part of the 2015 incentive zoning by BME Associates on behalf of JSL.
4. TRANSPORTATION

2014 Findings

Proposed improvements to the project include upgrades to the internal circulation within the campus to provide more direct access to all parts of the campus including access between the Jewish Home parcel and the Summit at Brighton and Wolk Manor parcel. The improvements will enable motorists to utilize either the Winton Road or Meridian Centre Boulevard access points from any area of the JSL campus. It is anticipated that with these improvements that access to the site will be greatly improved and that traffic to the surrounding road network can be more evenly distributed between access points. Additionally, the proposed project will see a reduction in the traffic generated on site in comparison to the originally approved BE-1 parcel with a 50,000 SF medical office building. Traffic trip generations have been provided that show a decrease in the anticipated traffic between the two by 66%, and only an increase of 0.2% to the surrounding roadway network. The proposed internal circulation improvements and minimal increase in traffic to the roadway network indicates that impacts will be lower than those previously reviewed and approved. Additionally, the nominal increase in trip generation and more even distribution of trips to the available access points mitigates external traffic impacts to below those identified with the previous environmental review.

A suggestion from New York State Department of Transportation, contained as part of the mandated General Municipal Law referral response from Monroe County dated August 8, 2014 noted that consideration should be given to eliminating the existing driveway on Winton Road across from French Road and having sole access through Meridian Centre Boulevard. The applicant would like to continue utilization of two points of access to their campus from Winton Road and Meridian Centre Boulevard to maintain the current traffic patterns on the site. The proposed project does not measurably increase traffic on the surrounding road network and does not warrant the closing of the prime entrance into the Jewish Home property. Removal of the Winton Road access point would increase the use of the Meridian Centre Boulevard entrance and potentially have a negative effect on the Wolk Manor and Summit entrance, as well as the adjacent Meridian Centre office development.

This project was designed to have minimal impact to the neighboring Summit and Wolk Manor parcel and require slight modifications to the site to facilitate the addition of the internal roadway between the two project parcels. The roadway configuration as proposed is consistent with the initial approved plan for The Summit and Wolle Manor to provide cross access between all of the parcels. The approved filed subdivision map for The Summit at Brighton, Wolk Manor and the five-acre BE-1 zoned parcel included filed easements between these properties. Providing two points of access to a site is important and beneficial in providing access to emergency vehicles if one of the access points is temporarily closed.
2023 Project

The associated parking, utility and site improvements for this project modification occupy the proposed location of GH-4 thereby precluding the 36 beds within the Green House from being constructed in this location.

The range of rates and ratios of ‘entering/ exiting’ for distribution are similar between Assisted Living and Senior Adult Housing uses within the Institute of Traffic Engineers (ITE) calculation sheets and the peak hour of the generator typically does not correlate to the peak hour of adjacent roadways. As there is no proposed increase of units on the site there are no anticipated adverse impacts related to traffic from the project.

See Appendix 4 for the ITE Trip Generation, 7th Edition sheets for Assisted Living (254) and Senior Adult Housing – Attached (252).

5. LAND USE ZONING

2014 Findings

This property was not identified within the Town of Brighton Comprehensive Plan and there are currently no recommendations regarding the individual land use of the parcel. There are however recommendations for senior housing within the Town of Brighton Comprehensive Plan. The land use patterns surrounding the parcel are well established and virtually built out. Surrounding land uses include institutional uses, office complexes, medium/ high density residential uses and Town park land. The proposed density of the project will increase by a factor of 18%, 65 independent living units. All other living units are transitioned from the Jewish Home to the proposed ‘Green Houses’®. There will be a decrease in the impervious surfaces of the property by approximately 25% between the approved plan and the proposed plan on Lot 1. The overall project will have a total building coverage of 13% and total impervious coverage of 45%. The project as proposed will comply with the coverage requirements of the RHD-1 district. The project will require a change from the BE-1 zoning district to the RHD-1 district to be developed as proposed. The site plan for the proposed development will be reviewed and approved by the Planning Board. There will be no adverse environmental impact associated with this project relative to land use and zoning.

2023 Project

The proposed project modification has an inconsequential impact on building coverage (4 stories proposed vs 3 stories) and impervious coverage (0.1 acres of additional impervious on a 25.3-acre parcel). In addition, the proposed use of the parcel is consistent with the original incentive zoning approvals therefore there will be no adverse environmental impact associate with this project relative to land use and zoning.
See Appendix 5 for the Town of Brighton Zoning map and Schedule C-2 and D from the 2015 incentive zoning approval that summarize bulk requirements, incentives and conditions of approvals.

6. COMMUNITY SERVICES

2014 Findings

The proposed project will generate additional sanitary sewer flow into the existing Town of Brighton sanitary sewer system; however no adverse impacts are anticipated. Utility services have been reviewed by the applicant’s engineer and it is anticipated there will be adequate facilities to handle the proposed development. The MCWA is requiring an additional connection to be made to the existing water system to augment the existing water supply. RG&E has will provided confirmation of their ability to serve the proposed development. Emergency services (fire service, ambulance, police) have adequate response capabilities for this proposal. There will be no impact to the Brighton School District. No school age children will be living in the project confines. The existing recreational services/facilities currently provided by the Jewish Home will be continued after the proposed additional development at the project site. Impacts from the increase of the 65 proposed independent living units will be mitigated by the Parkland Trust fee to be paid prior to obtaining a permit for construction. As an amenity to the Town for rezoning the BE-1 parcel and allowing the proposed incentives for bulk standards within the site, as well as removing this parcel from the current tax rolls, as it will become integrated with the remainder of the Jewish Senior Life not-for-profit organization, the applicant is proposing cash contribution to the Town of $75,000 to be paid at the time of issuance of the first building permit from the Town. In addition, a payment in lieu of taxes contribution of $40,000 per year, adjusted annually, has also been proposed to offset the potential taxable revenue that would be created if the parcel were to be developed as a medical office building as was originally approved.

2023 Project

No increase in units are proposed therefore there are no anticipated adverse impacts related to community services from the project. See Appendix 6 for Schedule C-1 of the 2015 incentive zoning approval that summarizes the project contribution to community via tax and a PILOT agreement.

7. CULTURAL RESOURCES

2014 Findings

Deuel Archaeological was contracted to review the site for a Phase IA/Phase 1B Cultural Resource Investigation. The report concludes that there will be no adverse impact upon cultural resources that are or could be included within the State or National Registers of
Historic Places. The New York State Office of Parks, Recreation and Historic Preservation reviewed the Cultural Resources Investigation and also found that the project will have no impact upon cultural resources in or eligible for inclusion in the State and National Register of Historic Places.

2023 Project

The proposed development is wholly located within the previous project area and no changes have occurred on site that affect cultural resources, therefore there is no adverse impact from the modified project.

See Appendix 7 for the SHPO response submitted to the town as part of the 2015 incentive zoning by BME Associates on behalf of JSL.

8. VISUAL RESOURCES

2014 Findings

The development of the project will change the visual appearance of the site, resulting from the placement of proposed structures on an undeveloped, maintained portion of the site that is predominantly mown lawn. The proposed structures are all smaller in height and scale to the existing six-story Jewish Home building. The general character of the new architecture is residentially scaled and articulated to respect the scale of the surrounding community. The proposed structures will be reviewed and approved by the Architectural Review Board. A naturalized buffer is being proposed around the site to limit the views from the surrounding community while giving a sense of privacy to those living on the campus. Within the campus will be a combination of landscape elements that will help tie all of the buildings into one contiguous campus environment.

2023 Project

The proposed project modifies the independent living building from 3-stories to 4-stories in height. The building height (average grade to midpoint of roof) has increased from ~43’ to ~51’. There is no incentive modification required for the increase in stories or height as the underlying RHD-1 zoning permits up to 7 stories and 80’ in height.

The 2014 findings included several views of the proposed development including the green houses and independent living building to determine if there is any visual impact to the surrounding community. The proposed modifications are similar in size and scale to the original approved design. Views 4, 5, and 8 from the original approvals have been recreated with the modified architecture and demonstrate there are no adverse impacts related to visual resources as a result of the project.

See Appendix 8 for 2014 and 2023 elevations, site plans and associated visual analysis for the project area.
9. CONSTRUCTION

2014 Findings

Prior to any earthwork being commenced on the site an erosion and sediment protection plan, and storm water pollution prevention plan, SWPPP, in accordance with the Town of Brighton and latest NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activities will be implemented. In addition, the project may disturb an area greater than 5 acres and may need to obtain a 5-acre waiver from the Town of Brighton. The Town of Brighton strongly discourages the need for a 5-acre waiver in most circumstances and may require that a phasing plan be prepared prior to the start of construction that defines the maximum disturbed area per phase, and the specific sequencing and phasing that will be done to minimize the amount and duration of exposed areas to the maximum extent practicable.

Erosion control measures consistent with the New York State Standards and Specifications for Erosion and Sediment Control will be installed to capture sediments from the site. Temporary cover will be established as soon as all earthwork has been completed. The proposed design will minimize the need to import or export materials to the greatest extent practicable. Access to the site will be monitored and a temporary construction entrance will be established to alleviate soils and mud from being tracked off of the site.

Each phase of construction will also be designed to conform to the construction erosion control requirements of the latest New York State Department of Environmental Conservation (NYSDEC), State Pollutant Discharge Elimination System (SPDES), General Permit.

Other common NYSDEC approved forms of construction erosion control that can be implemented on this site include but are not limited to, silt fence installation, stone check dams, sediment traps, temporary diversion swales and rock outlet protection.

2023 Project

The proposed project is located within previously disturbed areas of the site used for construction as part of the green house project. Total disturbance for this project is 4.5 acres ±. Natural slopes will remain substantially unchanged, and topsoil will be stockpiled for restoration of the site upon completion of work in accordance with New York State Department of Environmental Conservation (NYSDEC) requirements. It is anticipated there may be a need to import select fill for building and pavement areas. High groundwater, construction and staging methods will all be carefully considered in the final design and approvals of the project.
No adverse construction related impacts will result from the proposed project. A SWPPP will be provided as part of the project that is in full compliance with the NYSDEC General Permit, as well as the New York State ‘Blue Book’.

See Appendix 9 for a figure showing the project area, stormwater discharge point from the site and the already constructed stormwater management practices.

10. The Summit Environmental Impact Statement

2014 Findings

In conjunction with the 1996 Incentive Zoning/Rezoning, an Environmental Impact Statement analyzing all potential significant adverse environmental impacts was prepared. That study addressed the potential of a 50,000 square foot medical office building on the BE-1 Office parcel. Based on the reduction of the level of development (residential units), the environmental impacts of this development will be less than, and within the parameters of the environmental review conducted in 1996.

2023 Project

The proposed modifications to the project continue to be less than, and within the parameters of the environmental review conducted in 1996, as well as the modifications approved in 2015.

See Appendix 10 for the Town of Brighton SEQRA Negative Declaration for the project issued in 2015.
Appendix A

FULL ENVIRONMENTAL ASSESSMENT FORM

PARTS I, II & III
Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

### A. Project and Applicant/Sponsor Information.

<table>
<thead>
<tr>
<th>Name of Action or Project:</th>
<th>Telephone: 585-784-6615</th>
</tr>
</thead>
<tbody>
<tr>
<td>JSL - Jewish Senior Life Moderate Income Independent Living</td>
<td>E-Mail: <a href="mailto:czechek@jewishseniorlife.org">czechek@jewishseniorlife.org</a></td>
</tr>
<tr>
<td>Project Location (describe, and attach a general location map):</td>
<td></td>
</tr>
<tr>
<td>2021 S Winton Rd, Rochester NY 14618</td>
<td></td>
</tr>
<tr>
<td>Brief Description of Proposed Action (include purpose or need):</td>
<td></td>
</tr>
<tr>
<td>Modification of Incentive Zoning only as it pertains to the moderate income independent living building and green house #4 in the southwest corner of Lot AR-1 of the Jewish Senior Life Campus. This EAF includes comparison to original approval numbers as it pertains to only the IL building for purposes of lot coverage, utility calculations etc.</td>
<td></td>
</tr>
<tr>
<td>Name of Applicant/Sponsor:</td>
<td>Telephone: 585-458-7770</td>
</tr>
<tr>
<td>Jewish Senior Life</td>
<td>E-Mail: <a href="mailto:mtomlinson@marathoneng.com">mtomlinson@marathoneng.com</a></td>
</tr>
<tr>
<td>Address:</td>
<td>State: NY Zip Code: 14618</td>
</tr>
<tr>
<td>2021 S. Winton Road</td>
<td></td>
</tr>
<tr>
<td>City/PO: Rochester</td>
<td>State: NY Zip Code: 14614</td>
</tr>
<tr>
<td>Project Contact (if not same as sponsor; give name and title/role):</td>
<td>Telephone:</td>
</tr>
<tr>
<td>Matt Tomlinson - Marathon Engineering</td>
<td>E-Mail:</td>
</tr>
<tr>
<td>Address:</td>
<td>State: Zip Code:</td>
</tr>
<tr>
<td>39 Cascade Drive</td>
<td></td>
</tr>
<tr>
<td>City/PO: Rochester</td>
<td></td>
</tr>
<tr>
<td>Property Owner (if not same as sponsor):</td>
<td>Telephone:</td>
</tr>
<tr>
<td></td>
<td>E-Mail:</td>
</tr>
<tr>
<td>Address:</td>
<td>State: Zip Code:</td>
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</table>
### B. Government Approvals

**B. Government Approvals, Funding, or Sponsorship.** ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

<table>
<thead>
<tr>
<th>Government Entity</th>
<th>If Yes: Identify Agency and Approval(s) Required</th>
<th>Application Date (Actual or projected)</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. City Council, Town Board, or Village Board of Trustees</td>
<td>Yes ☑ No</td>
<td>Town Board - Amended Incentive Zoning 01/02/24</td>
</tr>
<tr>
<td>b. City, Town or Village Planning Board or Commission</td>
<td>Yes ☑ No</td>
<td>Brighton Planning Board - Site Plan Approval 05/01/24</td>
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<tr>
<td>c. City, Town or Village Zoning Board of Appeals</td>
<td>Yes ☑ No</td>
<td>Brighton Architectural Review Board TBD</td>
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<tr>
<td>d. Other local agencies</td>
<td>Yes ☑ No</td>
<td>MCPPW, MCWA, MCHD (utility approvals) 05/01/24</td>
</tr>
<tr>
<td>e. County agencies</td>
<td>Yes ☑ No</td>
<td>NYSDEC - SWPPP 10/01/24</td>
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<tr>
<td>f. Regional agencies</td>
<td>Yes ☑ No</td>
<td></td>
</tr>
<tr>
<td>g. State agencies</td>
<td>Yes ☑ No</td>
<td></td>
</tr>
<tr>
<td>h. Federal agencies</td>
<td>Yes ☑ No</td>
<td></td>
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</tbody>
</table>

i. Coastal Resources.
   1. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐ Yes ☑ No
   2. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐ Yes ☑ No
   3. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☑ No

### C. Planning and Zoning

**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☑ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

**C.2. Adopted land use plans.**

a. Do any municipally-adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑ Yes ☐ No

If Yes, identify the plan(s):
NYS Heritage Areas: West Erie Canal Corridor

______

______

______

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☑ No

If Yes, identify the plan(s):

______

______

______

Page 2 of 13
C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance?  ☑ Yes ☐ No

If Yes, what is the zoning classification(s) including any applicable overlay district?

RHD-1: Residential - High Density, IZ: Incentive Zoning

b. Is the use permitted or allowed by a special or conditional use permit?  ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action?  ☐ Yes ☑ No

If Yes,

i. What is the proposed new zoning for the site? ________________________________

C.4. Existing community services.

a. In what school district is the project site located?  Brighton Central School District

b. What police or other public protection forces serve the project site?

Town of Brighton Police Department

c. Which fire protection and emergency medical services serve the project site?

Brighton Fire District, Brighton Volunteer Ambulance

d. What parks serve the project site?

Meridian Centre Park, Buckland Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

Residential - assisted and independent living facilities

b. Total acreage of the site of the proposed action?  25.3 acres

b. Total acreage to be physically disturbed?  4.6 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?  63 +/- acres

d. Is the proposed action an expansion of an existing project or use?  ☑ Yes ☐ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)?  % ____________________ Units: ____________________

d. Is the proposed action a subdivision, or does it include a subdivision?  ☑ Yes ☐ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed?  ☐ Yes ☑ No

iii. Number of lots proposed?  ________

iv. Minimum and maximum proposed lot sizes? Minimum ________ Maximum ________

e. Will the proposed action be constructed in multiple phases?  ☑ Yes ☑ No

i. If No, anticipated period of construction:  18 months

ii. If Yes:

• Total number of phases anticipated

• Anticipated commencement date of phase 1 (including demolition)  _____ month _____ year

• Anticipated completion date of final phase  _____ month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:
f. Does the project include new residential uses? ☑ Yes ☐ No
   If Yes, show numbers of units proposed.
   
<table>
<thead>
<tr>
<th>Initial Phase</th>
<th>One Family</th>
<th>Two Family</th>
<th>Three Family</th>
<th>Multiple Family (four or more)</th>
</tr>
</thead>
<tbody>
<tr>
<td>At completion</td>
<td></td>
<td></td>
<td></td>
<td>90</td>
</tr>
<tr>
<td>of all phases</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
   
   g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No
      i. Total number of structures
      ii. Dimensions (in feet) of largest proposed structure: height; width; and length
      iii. Approximate extent of building space to be heated or cooled: square feet
   
   h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☑ Yes ☐ No
      i. Purpose of the impoundment:
      ii. If a water impoundment, the principal source of the water: Ground water ☐ Surface water streams ☐ Other specify:
      iii. If other than water, identify the type of impounded/contained liquids and their source.
      iv. Approximate size of the proposed impoundment. Volume: million gallons; surface area: acres
      v. Dimensions of the proposed dam or impounding structure: height; length
      vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☑ Yes ☐ No
   (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
   If Yes:
      i. What is the purpose of the excavation or dredging?
      ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
         • Volume (specify tons or cubic yards):
         • Over what duration of time?
      iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

      iv. Will there be onsite dewatering or processing of excavated materials? ☑ Yes ☐ No
         If yes, describe.

      v. What is the total area to be dredged or excavated? acres
      vi. What is the maximum area to be worked at any one time? acres
      vii. What would be the maximum depth of excavation or dredging? feet
      viii. Will the excavation require blasting? ☑ Yes ☐ No
      ix. Summarize site reclamation goals and plan:

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☑ Yes ☐ No
   If Yes:
      i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):
ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments?  
   If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?  
   If Yes:
   • acres of aquatic vegetation proposed to be removed:
   • expected acreage of aquatic vegetation remaining after project completion:
   • purpose of proposed removal (e.g. bench clearing, invasive species control, boat access):
   • proposed method of plant removal:
   • if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water?  
   Total usage by IL building, no reduction for previous approval

   If Yes:
   i. Total anticipated water usage/demand per day: 13,310 gallons/day
   ii. Will the proposed action obtain water from an existing public water supply?  
      If Yes:
      • Name of district or service area: MCWA Benefit Area
      • Does the existing public water supply have capacity to serve the proposal?  
      • Is the project site in the existing district?  
      • Is expansion of the district needed?  
      • Do existing lines serve the project site?  
     iii. Will line extension within an existing district be necessary to supply the project?  
         If Yes:
         • Describe extensions or capacity expansions proposed to serve this project:
         • Source(s) of supply for the district:

   iv. Is a new water supply district or service area proposed to be formed to serve the project site?  
      If Yes:
      • Applicant/sponsor for new district:
      • Date application submitted or anticipated:
      • Proposed source(s) of supply for new district:

   v. If a public water supply will not be used, describe plans to provide water supply for the project:

   vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _______ gallons/minute.

d. Will the proposed action generate liquid wastes?  
   Total usage by IL building, no reduction for previous approval

   If Yes:
   i. Total anticipated liquid waste generation per day: 13,310 gallons/day
   ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
      sanitary wastewater

   iii. Will the proposed action use any existing public wastewater treatment facilities?  
      If Yes:
      • Name of wastewater treatment plant to be used: VanLare - MCPW
      • Name of district: Town of Brighton Sewer District
      • Does the existing wastewater treatment plant have capacity to serve the project?  
      • Is the project site in the existing district?  
      • Is expansion of the district needed?
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  
If Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- What is the receiving water for the wastewater discharge?

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste:

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  
If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?  

___ Square feet or ___ 2.3 acres (impervious surface)  
___ Square feet or ___ 25.3 acres (parcel size)

ii. Describe types of new point sources.  Parking lot, Building and sidewalk

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?
New green infrastructure practices and existing stormwater management facilities that were designed to accommodate this development.

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  
If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  
If Yes:

i. Is the project site located in an Air quality non-attainment area?  (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)

ii. In addition to emissions as calculated in the application, the project will generate:

- ________ Tons/year (short tons) of Carbon Dioxide (CO₂)
- ________ Tons/year (short tons) of Nitrous Oxide (N₂O)
- ________ Tons/year (short tons) of Perfluorocarbons (PFCs)
- ________ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- ________ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- ________ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)
h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? □ Yes □ No
   i. Estimate methane generation in tons/year (metric): 
   ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring):

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? □ Yes □ No
   If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? □ Yes □ No
   i. When is the peak traffic expected (Check all that apply): □ Morning □ Evening □ Weekend □ Randomly between hours of _______ to _______
   ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks):

   iii. Parking spaces: Existing ________ Proposed ________ Net increase/decrease

iv. Does the proposed action include any shared use parking? □ Yes □ No
v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? □ Yes □ No
vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? □ Yes □ No
viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? □ Yes □ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? □ Yes □ No
   i. Estimate annual electricity demand during operation of the proposed action:
   ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
   iii. Will the proposed action require a new, or an upgrade, to an existing substation? □ Yes □ No

l. Hours of operation. Answer all items which apply.
   i. During Construction:
      • Monday - Friday: 7am-7pm
      • Saturday:
      • Sunday:
      • Holidays:
   ii. During Operations:
      • Monday - Friday: 24/7
      • Saturday:
      • Sunday:
      • Holidays:

Page 7 of 13
m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  
Yes  No

If yes:
   i. Provide details including sources, time of day and duration:
      Typical construction noises can be expected during construction phase, intermittently between 7am-7pm.

   ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  
       Yes  No
       Describe:

n. Will the proposed action have outdoor lighting?  
Yes  No

If yes:
   i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
      New lighting will match existing campus lighting in height, fixture color and type. Lighting will be dark sky compliant and meet required light levels for pedestrian, vehicular and emergency movements.

   ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  
       Yes  No
       Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day?  
Yes  No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  
Yes  No

If Yes:
   i. Product(s) to be stored
   ii. Volume(s) per unit time _______ (e.g., month, year)
   iii. Generally, describe the proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  
Yes  No

If Yes:
   i. Describe proposed treatment(s):

   ii. Will the proposed action use Integrated Pest Management Practices?  
Yes  No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  
Yes  No

If Yes:
   i. Describe any solid waste(s) to be generated during construction or operation of the facility:
      • Construction: _______ tons per _______ (unit of time)
      • Operation: _______ tons per _______ (unit of time)
   ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
      • Construction:
      • Operation:
   iii. Proposed disposal methods/facilities for solid waste generated on-site:
      • Construction:
      • Operation:
s. Does the proposed action include construction or modification of a solid waste management facility? □ Yes □ No
   If Yes:
      i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities):
      ii. Anticipated rate of disposal/processing:
         • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
         • _____ Tons/hour, if combustion or thermal treatment
      iii. If landfill, anticipated site life: ____________________ years

  t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? □ Yes □ No
     If Yes:
        i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility:

        ii. Generally describe processes or activities involving hazardous wastes or constituents:

        iii. Specify amount to be handled or generated _____ tons/month
        iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents:

        v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? □ Yes □ No
           If Yes: provide name and location of facility:

           If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
   i. Check all uses that occur on, adjoining and near the project site.
      □ Urban □ Industrial □ Commercial □ Residential (suburban) □ Rural (non-farm)
      □ Forest □ Agriculture □ Aquatic □ Other (specify):
   ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site. Compares new proposed to 2015 approved numbers

<table>
<thead>
<tr>
<th>Land use or Covertype</th>
<th>Current Acreage</th>
<th>Acreage After Project Completion</th>
<th>Change (Acres +/-)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roads, buildings, and other paved or impervious surfaces</td>
<td>12.12</td>
<td>12.21</td>
<td>+0.09</td>
</tr>
<tr>
<td>Forested</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Agricultural (includes active orchards, field, greenhouse etc.)</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Surface water features (lakes, ponds, streams, rivers, etc.)</td>
<td>2.0</td>
<td>2.0</td>
<td>0</td>
</tr>
<tr>
<td>Wetlands (freshwater or tidal)</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Non-vegetated (bare rock, earth or fill)</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Other Describe: Lawn/ Landscaping</td>
<td>13.18</td>
<td>13.09</td>
<td>-0.09</td>
</tr>
</tbody>
</table>
c. Is the project site presently used by members of the community for public recreation?  
   □ Yes  □ No

   i. If Yes: explain: ____________________________

   d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed
      day care centers, or group homes) within 1500 feet of the project site?  
      □ Yes  □ No

      i. Identify Facilities:
         The Summit at Brighton (Independent Senior Living Community) and the Jewish Home of Rochester (Assisted Living Facility) are both located
         on/adjacent to the site

   e. Does the project site contain an existing dam?  
      □ Yes  □ No

      i. Dimensions of the dam and impoundment:
         • Dam height: ____________________________ feet
         • Dam length: ____________________________ feet
         • Surface area: ____________________________ acres
         • Volume impounded: ____________________________ gallons OR acre-feet

      ii. Dam's existing hazard classification:

      iii. Provide date and summarize results of last inspection:

   f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility,  
      □ Yes  □ No
      or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?
      If Yes:

      i. Has the facility been formally closed?  
         □ Yes  □ No

         • If yes, cite sources/documentation: ____________________________

      ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

      iii. Describe any development constraints due to the prior solid waste activities:

   g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin  
      property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  
      □ Yes  □ No

      i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

   h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any  
      remedial actions been conducted at or adjacent to the proposed site?  
      □ Yes  □ No

      i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site  
         Remediation database? Check all that apply:
         □ Yes – Spills Incidents database Provide DEC ID number(s): ____________________________
         □ Yes – Environmental Site Remediation database Provide DEC ID number(s): ____________________________
         □ Neither database

      ii. If site has been subject of RCRA corrective activities, describe control measures:

      iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  
         □ Yes  □ No

         If yes, provide DEC ID number(s): B00078, V00599

   iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

         B00078 is Classified N: No Further Action at this Time
         V00599 is Classified C: Complete
v. Is the project site subject to an institutional control limiting property uses?  
   □ Yes ☑ No  
   ▪ If yes, DEC site ID number: ____________________________  
   ▪ Describe the type of institutional control (e.g., deed restriction or easement): ____________________________  
   ▪ Describe any use limitations: ____________________________  
   ▪ Describe any engineering controls: ____________________________  
   ▪ Will the project affect the institutional or engineering controls in place?  
     □ Yes ☑ No  
   ▪ Explain: _____________________________________________

E.2. Natural Resources On or Near Project Site  

a. What is the average depth to bedrock on the project site?  
   >6 feet  

b. Are there bedrock outcroppings on the project site?  
   □ Yes ☑ No  
   If Yes, what proportion of the site is comprised of bedrock outcroppings? ________%  

<table>
<thead>
<tr>
<th>Predominant soil type(s) present on project site:</th>
</tr>
</thead>
</table>
| Hilton Loam                                      | 26.2%  
| Niagara Silt Loam                                | 2.0%   
| Schoharie Silt Loam                              | 71.7%  

c. Predominant soil type(s) present on project site:  
   □ Hilton Loam: ___________% of site  
   □ Niagara Silt Loam: ___________% of site  
   □ Schoharie Silt Loam: ___________% of site  

<table>
<thead>
<tr>
<th>Predominant soil type(s) present on project site:</th>
</tr>
</thead>
</table>
| Hilton Loam                                      | 26.2%  
| Niagara Silt Loam                                | 2.0%   
| Schoharie Silt Loam                              | 71.7%  

d. What is the average depth to the water table on the project site?  
   Average: ___________ 1-2 feet  

<table>
<thead>
<tr>
<th>Drainage status of project soils:</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Well Drained: ___________% of site</td>
</tr>
<tr>
<td>□ Moderately Well Drained: ___________% of site</td>
</tr>
<tr>
<td>□ Poorly Drained: ___________% of site</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
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<tr>
<td>□ Moderately Well Drained: ___________% of site</td>
</tr>
<tr>
<td>□ Poorly Drained: ___________% of site</td>
</tr>
</tbody>
</table>

f. Approximate proportion of proposed action site with slopes:  
   □ 0-10%: ___________% of site  
   □ 10-15%: ___________% of site  
   □ 15% or greater: ___________% of site  

<table>
<thead>
<tr>
<th>Approximate proportion of proposed action site with slopes:</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ 0-10%: ___________% of site</td>
</tr>
<tr>
<td>□ 10-15%: ___________% of site</td>
</tr>
<tr>
<td>□ 15% or greater: ___________% of site</td>
</tr>
</tbody>
</table>

g. Are there any unique geologic features on the project site?  
   □ Yes ☑ No  
   If Yes, describe: _____________________________________________

h. Surface water features.  
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  
   □ Yes ☑ No  

ii. Do any wetlands or other waterbodies adjoin the project site?  
   □ Yes ☑ No  
   If Yes to either i or ii, continue. If No, skip to E.2.i.  

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  
   □ Yes ☑ No  

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:  
   ▪ Streams: Name Allen Creek and trib; Classification B, C  
   ▪ Lakes or Ponds: Name Freshwater Ponds; Classification PUBHx  
   ▪ Wetlands: Name Freshwater Forested/Shrub Wetland; Approximate Size 6.9

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  
   □ Yes ☑ No  
   If yes, name of impaired water body/bodies and basis for listing as impaired: _____________________________________________

i. Is the project site in a designated Floodway?  
   □ Yes ☑ No  

j. Is the project site in the 100-year Floodplain?  
   □ Yes ☑ No  

k. Is the project site in the 500-year Floodplain?  
   □ Yes ☑ No  

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  
   □ Yes ☑ No  
   If Yes:  
   i. Name of aquifer: _____________________________________________
m. Identify the predominant wildlife species that occupy or use the project site:
   Small mammals  
   Insects  
   Rodents

   Birds

n. Does the project site contain a designated significant natural community?
   □ Yes ☑ No
   If Yes:
   i. Describe the habitat/community (composition, function, and basis for designation):

   ii. Source(s) of description or evaluation:

   iii. Extent of community/habitat:
   • Currently: ___________________ acres
   • Following completion of project as proposed: ___________________ acres
   • Gain or loss (indicate + or -): ___________________ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?
   ☑ Yes □ No
   If Yes:
   i. Species and listing (endangered or threatened):
      Short-eared Owl

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?
   □ Yes ☑ No
   If Yes:
   i. Species and listing:

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?
   □ Yes ☑ No
   If yes, give a brief description of how the proposed action may affect that use:

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?
   □ Yes ☑ No
   If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present?
   □ Yes ☑ No
   i. If Yes: acreage(s) on project site?
   ii. Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?
   □ Yes ☑ No
   If Yes:
   i. Nature of the natural landmark: □ Biological Community □ Geological Feature
   ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

   d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?
   □ Yes ☑ No
   If Yes:
   i. CEA name:
   ii. Basis for designation:
   iii. Designating agency and date:
e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? □ Yes □ No
If Yes:
   i. Nature of historic/archaeological resource: □ Archaeological Site □ Historic Building or District
   ii. Name:
   iii. Brief description of attributes on which listing is based:

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? □ Yes √ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? □ Yes □ No
   If Yes: [All clear letter issued by SHPO]
   i. Describe possible resource(s):
   ii. Basis for identification:

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? □ Yes √ No
   If Yes:
   i. Identify resource: NYS Barge Canal (Erie Canal)
   ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): State scenic, historic, and recreational waterway
   iii. Distance between project and resource: +/- 0.8 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? □ Yes □ No
   If Yes:
   i. Identify the name of the river and its designation:
   ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? □ Yes □ No

F. Additional Information
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Matthew Tomlinson Date 12/27/23

Signature [Signature] Title 12/27/23 Project Manager
<table>
<thead>
<tr>
<th>Topic</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>B.i.i [Coastal or Waterfront Area]</td>
<td>No</td>
</tr>
<tr>
<td>B.iii [Local Waterfront Revitalization Area]</td>
<td>No</td>
</tr>
<tr>
<td>C.2.b. [Special Planning District]</td>
<td>Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.</td>
</tr>
<tr>
<td>C.2.b. [Special Planning District - Name]</td>
<td>NYS Heritage Areas: West Erie Canal Corridor</td>
</tr>
<tr>
<td>E.1.h [DEC Spills or Remediation Site - Potential Contamination History]</td>
<td>Digital mapping data are not available or are incomplete. Refer to EAF Workbook.</td>
</tr>
<tr>
<td>E.1.h.i [DEC Spills or Remediation Site - Listed]</td>
<td>Digital mapping data are not available or are incomplete. Refer to EAF Workbook.</td>
</tr>
<tr>
<td>E.1.h.ii [DEC Spills or Remediation Site - Environmental Site Remediation Database]</td>
<td>Digital mapping data are not available or are incomplete. Refer to EAF Workbook.</td>
</tr>
<tr>
<td>E.1.h.iii [Within 2,000' of DEC Remediation Site]</td>
<td>Yes</td>
</tr>
<tr>
<td>E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]</td>
<td>B00078, V00599</td>
</tr>
<tr>
<td>E.2.g [Unique Geologic Features]</td>
<td>No</td>
</tr>
<tr>
<td>E.2.h.i [Surface Water Features]</td>
<td>No</td>
</tr>
<tr>
<td>E.2.h.ii [Surface Water Features]</td>
<td>Yes</td>
</tr>
<tr>
<td>E.2.h.iii [Surface Water Features]</td>
<td>Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.</td>
</tr>
<tr>
<td>E.2.h.v [Impaired Water Bodies]</td>
<td>No</td>
</tr>
<tr>
<td>E.2.i, [Floodway]</td>
<td>No</td>
</tr>
<tr>
<td>E.2.j. [100 Year Floodplain]</td>
<td>No</td>
</tr>
<tr>
<td>E.2.k. [500 Year Floodplain]</td>
<td>No</td>
</tr>
<tr>
<td>E.2.l. [Aquifers]</td>
<td>No</td>
</tr>
<tr>
<td>E.2.n. [Natural Communities]</td>
<td>No</td>
</tr>
<tr>
<td>E.2.o. [Endangered or Threatened Species]</td>
<td>Yes</td>
</tr>
<tr>
<td>E.2.o. [Endangered or Threatened Species - Name]</td>
<td>Short-eared Owl</td>
</tr>
<tr>
<td>E.2.p. [Rare Plants or Animals]</td>
<td>No</td>
</tr>
<tr>
<td>E.3.a. [Agricultural District]</td>
<td>No</td>
</tr>
<tr>
<td>E.3.c. [National Natural Landmark]</td>
<td>No</td>
</tr>
<tr>
<td>E.3.d [Critical Environmental Area]</td>
<td>No</td>
</tr>
<tr>
<td>E.3.e. [National or State Register of Historic Places or State Eligible Sites]</td>
<td>Digital mapping data are not available or are incomplete. Refer to EAF Workbook.</td>
</tr>
<tr>
<td>E.3.f. [Archeological Sites]</td>
<td>Yes</td>
</tr>
<tr>
<td>E.3.i. [Designated River Corridor]</td>
<td>No</td>
</tr>
</tbody>
</table>
Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency’s reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency and the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:
- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “Yes” to a numbered question, please complete all the questions that follow in that section.
- If you answer “No” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

### 1. Impact on Land

Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)

If “Yes”, answer questions a - j. If “No”, move on to Section 2.

<table>
<thead>
<tr>
<th>Question</th>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may involve construction on land where depth to water table is less than 3 feet.</td>
<td>E2d</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may involve construction on slopes of 15% or greater.</td>
<td>E2f</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.</td>
<td>E2a</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.</td>
<td>D2a</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>e. The proposed action may involve construction that continues for more than one year or in multiple phases.</td>
<td>D1e</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).</td>
<td>D2e, D2q</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>g. The proposed action is, or may be, located within a Coastal Erosion hazard area.</td>
<td>B1i</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>h. Other impacts:</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Page 1 of 10
2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

If "Yes", answer questions a - c. If "No", move on to Section 3.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Identify the specific land form(s) attached: ____________________________</td>
<td>E2g</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: ____________________________</td>
<td>E3c</td>
<td>☐</td>
</tr>
<tr>
<td>c. Other impacts: ____________________________</td>
<td></td>
<td>☐</td>
</tr>
</tbody>
</table>

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

If "Yes", answer questions a - l. If "No", move on to Section 4.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may create a new water body.</td>
<td>D2b, D1h</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.</td>
<td>D2b</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.</td>
<td>D2a</td>
<td>☐</td>
</tr>
<tr>
<td>d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.</td>
<td>E2h</td>
<td>☐</td>
</tr>
<tr>
<td>e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.</td>
<td>D2a, D2h</td>
<td>☐</td>
</tr>
<tr>
<td>f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.</td>
<td>D2c</td>
<td>☐</td>
</tr>
<tr>
<td>g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).</td>
<td>D2d</td>
<td>☐</td>
</tr>
<tr>
<td>h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.</td>
<td>D2e</td>
<td>☐</td>
</tr>
<tr>
<td>i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.</td>
<td>E2h</td>
<td>☐</td>
</tr>
<tr>
<td>j. The proposed action may involve the application of pesticides or herbicides in or around any water body.</td>
<td>D2q, E2h</td>
<td>☐</td>
</tr>
<tr>
<td>k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.</td>
<td>D1a, D2d</td>
<td>☐</td>
</tr>
</tbody>
</table>
4. Impact on groundwater
The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer.
If “Yes”, answer questions a - h. If “No”, move on to Section 5.

<table>
<thead>
<tr>
<th>Question</th>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.</td>
<td>D2c</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source:</td>
<td>D2c</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may allow or result in residential uses in areas without water and sewer services.</td>
<td>D1a, D2c</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>d. The proposed action may include or require wastewater discharged to groundwater.</td>
<td>D2d, E2l</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.</td>
<td>D2c, E1f, E1g, E1h</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.</td>
<td>D2p, E2l</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.</td>
<td>E2h, D2q, E2l, D2c</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>h. Other impacts:</td>
<td></td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

5. Impact on Flooding
The proposed action may result in development on lands subject to flooding.
(See Part 1. E.2)
If “Yes”, answer questions a - g. If “No”, move on to Section 6.

<table>
<thead>
<tr>
<th>Question</th>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may result in development in a designated floodway.</td>
<td>E2i</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may result in development within a 100 year floodplain.</td>
<td>E2j</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may result in development within a 500 year floodplain.</td>
<td>E2k</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>d. The proposed action may result in, or require, modification of existing drainage patterns.</td>
<td>D2b, D2e</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>e. The proposed action may change flood water flows that contribute to flooding.</td>
<td>D2b, E2i, E2j, E2k</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?</td>
<td>E1e</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>
6. Impacts on Air
The proposed action may include a state regulated air emission source. (See Part I. D.2.f., D.2.h, D.2.g)
If "Yes", answer questions a-f. If "No", move on to Section 7.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:</td>
<td>D2g, D2g, D2g, D2g, D2g</td>
<td>□</td>
</tr>
<tr>
<td>i. More than 1000 tons/year of carbon dioxide (CO₂)</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>ii. More than 3.5 tons/year of nitrous oxide (N₂O)</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>iv. More than .045 tons/year of sulfur hexafluoride (SF₆)</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>v. More than 1000 tons/year of carbon dioxide equivalent of hydrochlorofluorocarbons (HFCs) emissions</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>vi. 43 tons/year or more of methane</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.</td>
<td>D2g</td>
<td>□</td>
</tr>
<tr>
<td>c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.</td>
<td>D2f, D2g</td>
<td>□</td>
</tr>
<tr>
<td>d. The proposed action may reach 50% of any of the thresholds in &quot;a&quot; through &quot;e&quot;, above.</td>
<td>D2g</td>
<td>□</td>
</tr>
<tr>
<td>e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.</td>
<td>D2s</td>
<td>□</td>
</tr>
<tr>
<td>f. Other impacts: ___________________________________________</td>
<td>□</td>
<td>□</td>
</tr>
</tbody>
</table>

7. Impact on Plants and Animals
The proposed action may result in a loss of flora or fauna. (See Part I. E.2. m.-q.)
If "Yes", answer questions a - j. If "No", move on to Section 8.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.</td>
<td>E2o</td>
<td>□</td>
</tr>
<tr>
<td>b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.</td>
<td>E2o</td>
<td>□</td>
</tr>
<tr>
<td>c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.</td>
<td>E2p</td>
<td>□</td>
</tr>
<tr>
<td>d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.</td>
<td>E2p</td>
<td>□</td>
</tr>
</tbody>
</table>
e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect. E3c

f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: ________________________ E2n

g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site. E2m

h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: ________________________ E1b

i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides. D2q

j. Other impacts: ________________________

---

8. Impact on Agricultural Resources
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) If “Yes”, answer questions a - h. If “No”, move on to Section 9.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.</td>
<td>E2c, E3b</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.).</td>
<td>E1a, E1b</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.</td>
<td>E3b</td>
<td>☐</td>
</tr>
<tr>
<td>d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.</td>
<td>E1b, E3a</td>
<td>☐</td>
</tr>
<tr>
<td>e. The proposed action may disrupt or prevent installation of an agricultural land management system.</td>
<td>E1a, E1b</td>
<td>☐</td>
</tr>
<tr>
<td>f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.</td>
<td>C2c, C3, D2c, D2d</td>
<td>☐</td>
</tr>
<tr>
<td>g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.</td>
<td>C2c</td>
<td>☐</td>
</tr>
<tr>
<td>h. Other impacts: ________________________</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

If "Yes", answer questions a - g. If "No", go to Section 10.

<table>
<thead>
<tr>
<th>Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.</td>
<td>E3h</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.</td>
<td>E3h, C2b</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may be visible from publicly accessible vantage points:</td>
<td>E3h</td>
<td>☐</td>
</tr>
<tr>
<td>i. Seasonally (e.g., screened by summer foliage, but visible during other seasons)</td>
<td></td>
<td>☐</td>
</tr>
<tr>
<td>ii. Year round</td>
<td></td>
<td>☐</td>
</tr>
<tr>
<td>d. The situation or activity in which viewers are engaged while viewing the proposed action is:</td>
<td>E3h</td>
<td>☐</td>
</tr>
<tr>
<td>i. Routine travel by residents, including travel to and from work</td>
<td>E2q, E1c</td>
<td>☐</td>
</tr>
<tr>
<td>ii. Recreational or tourism based activities</td>
<td></td>
<td>☐</td>
</tr>
<tr>
<td>e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.</td>
<td>E3h</td>
<td>☐</td>
</tr>
<tr>
<td>f. There are similar projects visible within the following distance of the proposed project:</td>
<td>D1a, E1a, D1f, D1g</td>
<td>☐</td>
</tr>
<tr>
<td>0-1/2 mile</td>
<td></td>
<td>☐</td>
</tr>
<tr>
<td>½-3 mile</td>
<td></td>
<td>☐</td>
</tr>
<tr>
<td>3-5 mile</td>
<td></td>
<td>☐</td>
</tr>
<tr>
<td>5+ mile</td>
<td></td>
<td>☐</td>
</tr>
<tr>
<td>g. Other impacts:</td>
<td></td>
<td>☐</td>
</tr>
</tbody>
</table>

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

If "Yes", answer questions a - e. If "No", go to Section 11.

<table>
<thead>
<tr>
<th>Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.</td>
<td>E3e</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.</td>
<td>E3f</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source:</td>
<td>E3g</td>
<td>☐</td>
</tr>
</tbody>
</table>
d. Other impacts:                      

If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3:

i. The proposed action may result in the destruction or alteration of all or part of the site or property.  
   E3e, E3g, E3f

ii. The proposed action may result in the alteration of the property’s setting or integrity.  
    E3e, E3f, E3g, E1a, E1b
    E3e, E3f, E3g, E3h, C2, C3

iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.

11. Impact on Open Space and Recreation
The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.)  
If “Yes”, answer questions a - e. If “No”, go to Section 12.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.</td>
<td>D2e, E1b, E2h, E2m, E2o, E2n, E2p</td>
<td></td>
</tr>
<tr>
<td>b. The proposed action may result in the loss of a current or future recreational resource.</td>
<td>C2a, E1c, C2c</td>
<td></td>
</tr>
<tr>
<td>c. The proposed action may eliminate open space or recreational resource in an area with few such resources.</td>
<td>C2a, C2c, E1c, E2q</td>
<td></td>
</tr>
<tr>
<td>d. The proposed action may result in loss of an area now used informally by the community as an open space resource.</td>
<td>C2c, E1c</td>
<td></td>
</tr>
<tr>
<td>e. Other impacts:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

12. Impact on Critical Environmental Areas
The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)  
If “Yes”, answer questions a - c. If “No”, go to Section 13.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.</td>
<td>E3d</td>
<td></td>
</tr>
<tr>
<td>b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.</td>
<td>E3d</td>
<td></td>
</tr>
<tr>
<td>c. Other impacts:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### 13. Impact on Transportation
The proposed action may result in a change to existing transportation systems. □ NO □ YES
(See Part 1. D.2.j)
*If “Yes”, answer questions a - f. If “No”, go to Section 14.*

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Projected traffic increase may exceed capacity of existing road network.</td>
<td>D2j □</td>
<td>□</td>
</tr>
<tr>
<td>b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.</td>
<td>D2j □</td>
<td>□</td>
</tr>
<tr>
<td>c. The proposed action will degrade existing transit access.</td>
<td>D2j □</td>
<td>□</td>
</tr>
<tr>
<td>d. The proposed action will degrade existing pedestrian or bicycle accommodations.</td>
<td>D2j □</td>
<td>□</td>
</tr>
<tr>
<td>e. The proposed action may alter the present pattern of movement of people or goods.</td>
<td>D2j □</td>
<td>□</td>
</tr>
<tr>
<td>f. Other impacts: ____________________________</td>
<td>□</td>
<td>□</td>
</tr>
</tbody>
</table>

The proposed action may cause an increase in the use of any form of energy. □ NO □ YES
(See Part 1. D.2.k)
*If “Yes”, answer questions a - e. If “No”, go to Section 15.*

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action will require a new, or an upgrade to an existing, substation.</td>
<td>D2k □</td>
<td>□</td>
</tr>
<tr>
<td>b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.</td>
<td>D1f, D1q, D2k □</td>
<td>□</td>
</tr>
<tr>
<td>c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.</td>
<td>D2k □</td>
<td>□</td>
</tr>
<tr>
<td>d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.</td>
<td>D1g □</td>
<td>□</td>
</tr>
<tr>
<td>e. Other Impacts: ____________________________</td>
<td>□</td>
<td>□</td>
</tr>
</tbody>
</table>

### 15. Impact on Noise, Odor, and Light
The proposed action may result in an increase in noise, odors, or outdoor lighting. □ NO □ YES
(See Part 1. D.2.m., n., and o.)
*If “Yes”, answer questions a - f. If “No”, go to Section 16.*

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may produce sound above noise levels established by local regulation.</td>
<td>D2m □</td>
<td>□</td>
</tr>
<tr>
<td>b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.</td>
<td>D2m, E1d □</td>
<td>□</td>
</tr>
<tr>
<td>c. The proposed action may result in routine odors for more than one hour per day.</td>
<td>D2o □</td>
<td>□</td>
</tr>
</tbody>
</table>
d. The proposed action may result in light shining onto adjoining properties. | D2n | 〇 | 〇  

e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions. | D2n, E1a | 〇 | 〇  

f. Other impacts:  

|  

---

**16. Impact on Human Health**

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

*If “Yes”, answer questions a - m. If “No”, go to Section 17.*

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
</table>
| a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community. | E1d | 〇 | 〇  
| b. The site of the proposed action is currently undergoing remediation. | E1g, E1h | 〇 | 〇  
| c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action. | E1g, E1h | 〇 | 〇  
| d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction). | E1g, E1h | 〇 | 〇  
| e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health. | E1g, E1h | 〇 | 〇  
| f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health. | D2t | 〇 | 〇  
| g. The proposed action involves construction or modification of a solid waste management facility. | D2q, E1f | 〇 | 〇  
| h. The proposed action may result in the unearthing of solid or hazardous waste. | D2q, E1f | 〇 | 〇  
| i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste. | D2r, D2s | 〇 | 〇  
| j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste. | Elf, E1g E1h | 〇 | 〇  
| k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures. | Elf, E1g | 〇 | 〇  
| l. The proposed action may result in the release of contaminated leachate from the project site. | D2s, Elf, D2r | 〇 | 〇  

m. Other impacts:
17. Consistency with Community Plans
The proposed action is not consistent with adopted land use plans.
(See Part 1. C.1, C.2. and C.3.)
If “Yes”, answer questions a - h. If “No”, go to Section 18.

<table>
<thead>
<tr>
<th>a. The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).</th>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>C2, C3, D1a E1a, E1b</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.</td>
<td>C2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>c. The proposed action is inconsistent with local land use plans or zoning regulations.</td>
<td>C2, C2, C3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>d. The proposed action is inconsistent with any County plans, or other regional land use plans.</td>
<td>C2, C2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.</td>
<td>C3, D1c, D1d, D1f, D1d, E1b</td>
<td></td>
<td></td>
</tr>
<tr>
<td>f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.</td>
<td>C4, D2c, D2d D2j</td>
<td></td>
<td></td>
</tr>
<tr>
<td>g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)</td>
<td>C2a</td>
<td></td>
<td></td>
</tr>
<tr>
<td>h. Other:</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

18. Consistency with Community Character
The proposed project is inconsistent with the existing community character.
(See Part 1. C.2, C.3, D.2, E.3)
If “Yes”, answer questions a - g. If “No”, proceed to Part 3.

<table>
<thead>
<tr>
<th>a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.</th>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>E3e, E3f, E3g</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)</td>
<td>C4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.</td>
<td>C2, C3, D1f D1g, E1a</td>
<td></td>
<td></td>
</tr>
<tr>
<td>d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.</td>
<td>C2, E3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>e. The proposed action is inconsistent with the predominant architectural scale and character.</td>
<td>C2, C3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>f. Proposed action is inconsistent with the character of the existing natural landscape.</td>
<td>C2, C3 E1a, E1b E2g, E2h</td>
<td></td>
<td></td>
</tr>
<tr>
<td>g. Other impacts:</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:
- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact.
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

<table>
<thead>
<tr>
<th>Determination of Significance - Type 1 and Unlisted Actions</th>
</tr>
</thead>
<tbody>
<tr>
<td>SEQR Status:</td>
</tr>
<tr>
<td>Identify portions of EAF completed for this Project:</td>
</tr>
</tbody>
</table>

FEAF 2019
Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the

as lead agency that:

☐ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact
statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or
substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative
declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact
statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those
impacts. Accordingly, this positive declaration is issued.

| Name of Action: |
| Name of Lead Agency: |
| Name of Responsible Officer in Lead Agency: |
| Title of Responsible Officer: |
| Signature of Responsible Officer in Lead Agency: Date: |
| Signature of Preparer (if different from Responsible Officer) Date: |

For Further Information:
Contact Person:
Address:
Telephone Number:
E-mail:

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:
Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

<table>
<thead>
<tr>
<th>Name of Action or Project:</th>
<th>Jewish Senior Life Expansion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Location (describe, and attach a general location map):</td>
<td>2021 Winton Road South</td>
</tr>
<tr>
<td>Brief Description of Proposed Action (include purpose or need):</td>
<td>Rezoning of +/- 5.6 acres from BE-1 to Residential High Density (RHD-1) to be combined with a +/- 19.7 acre parcel of like zoning classification with an amendment to the existing Incentive Zoning approval requirements. Site Plan approval for the development of (one) Independent living/apartment building with 65 residential units, (four) 3-story Greenhouse buildings, and (two) 1-story Greenhouse buildings. Project will also include the re-subdivision of existing Lot 1 and Lot R-1 into a single lot.</td>
</tr>
<tr>
<td>Name of Applicant/Sponsor:</td>
<td>Telephone: (685) 427-7760</td>
</tr>
<tr>
<td>Jewish Senior Life</td>
<td>E-Mail:</td>
</tr>
<tr>
<td>Address:</td>
<td>2021 Winton Road South</td>
</tr>
<tr>
<td>City/PO:</td>
<td>Rochester</td>
</tr>
<tr>
<td>State:</td>
<td>NY</td>
</tr>
<tr>
<td>Zip Code:</td>
<td>14618</td>
</tr>
<tr>
<td>Project Contact (if not same as sponsor; give name and title/role):</td>
<td>Telephone:</td>
</tr>
<tr>
<td>E-Mail:</td>
<td></td>
</tr>
<tr>
<td>Address:</td>
<td></td>
</tr>
<tr>
<td>City/PO:</td>
<td>State:</td>
</tr>
<tr>
<td>Zip Code:</td>
<td></td>
</tr>
<tr>
<td>Property Owner (if not same as sponsor):</td>
<td>Telephone:</td>
</tr>
<tr>
<td>Same as above</td>
<td>E-Mail:</td>
</tr>
<tr>
<td>Address:</td>
<td></td>
</tr>
<tr>
<td>City/PO:</td>
<td>State:</td>
</tr>
<tr>
<td>Zip Code:</td>
<td></td>
</tr>
</tbody>
</table>
### B. Government Approvals Funding, or Sponsorship

("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

<table>
<thead>
<tr>
<th>Government Entity</th>
<th>If Yes: Identify Agency and Approval(s) Required</th>
<th>Application Date (Actual or projected)</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. City Council, Town Board, or Village Board of Trustees</td>
<td>Yes, Re-Zoning/incentive Zoning</td>
<td>May 2014</td>
</tr>
<tr>
<td>b. City, Town or Village Planning Board or Commission</td>
<td>Yes, Subdiv. &amp; Site Plan, Conditional Use Permit</td>
<td>June 2014</td>
</tr>
<tr>
<td>c. City Council, Town or Village Zoning Board of Appeals</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>d. Other local agencies</td>
<td>Yes, No</td>
<td></td>
</tr>
<tr>
<td>e. County agencies</td>
<td>Yes, No, MCWA, County DOH (sewer &amp; watermain extension)</td>
<td></td>
</tr>
<tr>
<td>f. Regional agencies</td>
<td>Yes, No</td>
<td></td>
</tr>
<tr>
<td>g. State agencies</td>
<td>Yes, No, NYSDEC, NYSDOH</td>
<td></td>
</tr>
<tr>
<td>h. Federal agencies</td>
<td>Yes, No</td>
<td></td>
</tr>
</tbody>
</table>

#### i. Coastal Resources.
1. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? Yes, No
2. Is the project site located in a community with an approved Local Waterfront Revitalization Program? Yes, No
3. Is the project site within a Coastal Erosion Hazard Area? Yes, No

### C. Planning and Zoning

#### C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes, No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

#### C.2. Adopted land use plans.

a. Do any municipally-adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? Yes, No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes, No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes, No

If Yes, identify the plan(s):

- NYS Heritage Area: West Erie Canal Corridor


c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes, No

If Yes, identify the plan(s):
## C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance?  
   ✔ Yes ☐ No

   If Yes, what is the zoning classification(s) including any applicable overlay district?
   Residential High Density (RHD-1), Office and Office Park District (BE-1) with incentives (to be amended)

b. Is the use permitted or allowed by a special or conditional use permit?  
   ✔ Yes ☐ No

c. Is a zoning change requested as part of the proposed action?  
   ✔ Yes ☐ No

   i. What is the proposed new zoning for the site?  RHD-1 with incentives.

## C.4. Existing Community Services

a. In what school district is the project site located?  Brighton Central School District

b. What police or other public protection forces serve the project site?  
   Town of Brighton Police Department

c. Which fire protection and emergency medical services serve the project site?  
   Town of Brighton, Office of the Fire Marshall, Brighton Volunteer Ambulance

d. What parks serve the project site?  
   Meridian Centre Park

## D. Project Details

### D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?
   Independent Living Residential / Skilled Nursing

b. a. Total acreage of the site of the proposed action?  25.3 acres

b. Total acreage to be physically disturbed?  +/- 22.2 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?  49.7 acres

c. Is the proposed action an expansion of an existing project or use?  ✔ Yes ☐ No

   i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)?  % 18% (housing units) Units: Additional 65 units

d. Is the proposed action a subdivision, or does it include a subdivision?  ✔ Yes ☐ No

   If Yes,

   i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  Residential / Skilled Nursing

   ii. Is a cluster/conservation layout proposed?  ✔ Yes ☐ No

   iii. Number of lots proposed?  1

   iv. Minimum and maximum proposed lot sizes?  Minimum 25.3 Maximum 25.3

e. Will proposed action be constructed in multiple phases?  ✔ Yes ☐ No

   i. If No, anticipated period of construction:  24 months

   ii. If Yes:

   - Total number of phases anticipated
   - Anticipated commencement date of phase 1 (including demolition)  month year
   - Anticipated completion date of final phase  month year

   Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:
f. Does the project include new residential uses?
   If Yes, show numbers of units proposed.
   
<table>
<thead>
<tr>
<th>One Family</th>
<th>Two Family</th>
<th>Three Family</th>
<th>Multiple Family (four or more)</th>
</tr>
</thead>
<tbody>
<tr>
<td>65</td>
<td>65</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

   g. Does the proposed action include new non-residential construction (including expansions)?
   If Yes,
   i. Total number of structures: 1 (Entrance canopy expansion/garage storage building expansion)
   ii. Dimensions (in feet) of largest proposed structure: +/- 24' height; +/- 34' width; and +/- 153' length
   iii. Approximate extent of building space to be heated or cooled: unknown square feet

   h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?
   If Yes,
   i. Purpose of the impoundment: Stormwater Management Facility
   ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☑ Other specify: Stormwater Runoff
   iii. If other than water, identify the type of impounded/contained liquids and their source.
   N/A
   iv. Approximate size of the proposed impoundment. Volume: +/- 1 million gallons; surface area: +/- 2 acres
   v. Dimensions of the proposed dam or impounding structure: 9' height; N/A length
   vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
   Suitable earth fill.

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?
   (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
   ☑ Yes ☐ No

   If Yes:
   i. What is the purpose of the excavation or dredging?
   ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
      • Volume (specify tons or cubic yards):
      • Over what duration of time?
   iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

   iv. Will there be onsite dewatering or processing of excavated materials?
      ☑ Yes ☐ No
      If yes, describe.

   v. What is the total area to be dredged or excavated? acres
   vi. What is the maximum area to be worked at any one time? acres
   vii. What would be the maximum depth of excavation or dredging? feet
   viii. Will the excavation require blasting?
      ☑ Yes ☐ No
   ix. Summarize site reclamation goals and plan:

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?
   ☑ Yes ☐ No

   If Yes:
   i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):
ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:


iii. Will proposed action cause or result in disturbance to bottom sediments?  
If Yes, describe:  
☐ Yes ☐ No

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation?  
If Yes:  
☐ Yes ☐ No
- acres of aquatic vegetation proposed to be removed:  
- expected acreage of aquatic vegetation remaining after project completion:  
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):  
- proposed method of plant removal:  
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:


c. Will the proposed action use, or create a new demand for water?  
☐ Yes ☐ No

i. Total anticipated water usage/demand per day:  9,750 gallons/day

ii. Will the proposed action obtain water from an existing public water supply?  
☐ Yes ☐ No

If Yes:  
- Name of district or service area: Monroe County Water Authority, Town of Brighton
- Does the existing public water supply have capacity to serve the proposal?  
  ☐ Yes ☐ No
  ☐ Yes ☐ No
- Is the project site in the existing district?  
  ☐ Yes ☐ No
- Is expansion of the district needed?  
  ☐ Yes ☐ No
- Do existing lines serve the project site?  
  ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project?  
☐ Yes ☐ No

If Yes:  
- Describe extensions or capacity expansions proposed to serve this project:  
  Extending/adding 8" water lateral service from existing watermain on Maridian Centre Blvd. to service the development.
- Source(s) of supply for the district: Monroe County Water Authority, Town of Brighton

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  
☐ Yes ☐ No

If: Yes:
- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:


vi. If water supply will be from wells (public or private), maximum pumping capacity:  gallons/minute.

d. Will the proposed action generate liquid wastes?  
☐ Yes ☐ No

i. Total anticipated liquid waste generation per day:  9,750 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):  
Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities?  
☐ Yes ☐ No

If Yes:  
- Name of wastewater treatment plant to be used: VanLare
- Name of district: Town of Brighton Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project?  
  ☐ Yes ☐ No
- Is the project site in the existing district?  
  ☐ Yes ☐ No
- Is expansion of the district needed?  
  ☐ Yes ☐ No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? □ Yes □ No
If Yes:
- Applicant/sponsor for new district: 
- Date application submitted or anticipated: 
- What is the receiving water for the wastewater discharge?

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste:

<table>
<thead>
<tr>
<th>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? □ Yes □ No</th>
</tr>
</thead>
<tbody>
<tr>
<td>i. How much impervious surface will the project create in relation to total size of project parcel?</td>
</tr>
<tr>
<td>527,947.2 Square feet or 12.12 acres (impervious surface)</td>
</tr>
<tr>
<td>1,028,906.000 Square feet or 25.3 acres (parcel size)</td>
</tr>
<tr>
<td>ii. Describe types of new point sources. Storm water green infrastructure practices, and storm water management facilities (ponds) on site.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stormwater discharges from small storms will be directed to green infrastructure practices that distribute the flow and infiltrate it into the ground. Larger storms are directed to on-site retention ponds that control the rate of runoff to pre-developed conditions.</td>
</tr>
<tr>
<td>- If to surface waters, identify receiving water bodies or wetlands:</td>
</tr>
<tr>
<td>Allen's Creek</td>
</tr>
<tr>
<td>- Will stormwater runoff flow to adjacent properties? □ Yes □ No</td>
</tr>
</tbody>
</table>

| iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? □ Yes □ No |

<table>
<thead>
<tr>
<th>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? □ Yes □ No</th>
</tr>
</thead>
<tbody>
<tr>
<td>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</td>
</tr>
<tr>
<td>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</td>
</tr>
<tr>
<td>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? □ Yes □ No</th>
</tr>
</thead>
<tbody>
<tr>
<td>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) □ Yes □ No</td>
</tr>
<tr>
<td>ii. In addition to emissions as calculated in the application, the project will generate:</td>
</tr>
<tr>
<td>- Tons/year (short tons) of Carbon Dioxide (CO₂)</td>
</tr>
<tr>
<td>- Tons/year (short tons) of Nitrous Oxide (N₂O)</td>
</tr>
<tr>
<td>- Tons/year (short tons) of Perfluorocarbons (PFCs)</td>
</tr>
<tr>
<td>- Tons/year (short tons) of Sulfur Hexafluoride (SF₆)</td>
</tr>
<tr>
<td>- Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</td>
</tr>
<tr>
<td>- Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</td>
</tr>
</tbody>
</table>
h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?
   If Yes: ☐ Yes ☑ No
   i. Estimate methane generation in tons/year (metric):
   ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring):


i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?
   If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):


j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?
   If Yes:
   i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend
      ☐ Randomly between hours of ___ to ___
   ii. For commercial activities only, projected number of semi-trailer truck trips/day: __________
   iii. Parking spaces: Existing ______ Proposed _______ Net increase/decrease ______
   iv. Does the proposed action include any shared use parking? ☐ Yes ☑ No
   v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:


vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No
vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No
viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?
   If Yes:
   i. Estimate annual electricity demand during operation of the proposed action:

   ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

   iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐ Yes ☑ No

l. Hours of operation. Answer all items which apply.
   i. During Construction:
      • Monday - Friday: 7:00 AM - 5:00 PM
      • Saturday: 7:00 AM - 5:00 PM
      • Sunday: N/A
      • Holidays: 7:00 AM - 5:00 PM
   ii. During Operations:
      • Monday - Friday: N/A
      • Saturday: N/A
      • Sunday: N/A
      • Holidays: N/A
m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  
   If yes:
   i. Provide details including sources, time of day and duration:
      Typical construction activity noise (backhoes, loaders, trucks, etc.) typically from 7:00 AM - 5:00 PM, Monday through Saturday.
   ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen?  
       Describe:

n. Will the proposed action have outdoor lighting?  
   If yes:
   i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
      Lighting will be provided to illuminate the roadways, parking areas, and proposed pedestrian ways in proximity to the proposed buildings. Fixtures will be dark sky compliant full cutoff fixtures with mounting heights between 12' and 23'. Bollard fixtures will be utilized along pedestrian ways.
   ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  
       Describe: There are no existing barriers or screening in place currently.

o. Does the proposed action have the potential to produce odors for more than one hour per day?  
   If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  
   If Yes:
   i. Product(s) to be stored
   ii. Volume(s) ______ per unit time ______ (e.g., month, year)
   iii. Generally describe proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  
   If Yes:
   i. Describe proposed treatment(s):

   ii. Will the proposed action use Integrated Pest Management Practices?  

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  
   If Yes:
   i. Describe any solid waste(s) to be generated during construction or operation of the facility:
      • Construction: ________ tons per ________ (unit of time)
      • Operation: ________ tons per ________ (unit of time)
   ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
      • Construction:
      • Operation:
   iii. Proposed disposal methods/facilities for solid waste generated on-site:
      • Construction:
      • Operation:
s. Does the proposed action include construction or modification of a solid waste management facility?
   □ Yes  □ No
   i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities):
   ii. Anticipated rate of disposal/processing:
      • _______ Tons/month, if transfer or other non-combustion/thermal treatment, or
      • _______ Tons/hour, if combustion or thermal treatment
   iii. If landfill, anticipated site life: ___________________________ years

i. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?
   □ Yes  □ No
   i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility:
   ii. Generally describe processes or activities involving hazardous wastes or constituents:
   iii. Specify amount to be handled or generated ______ tons/month
   iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents:
   v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?
   □ Yes  □ No
   If Yes: provide name and location of facility:
   If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
   i. Check all uses that occur on, adjoining and near the project site.
      □ Urban  □ Industrial  □ Commercial  □ Residential (suburban)  □ Rural (non-farm)
      □ Forest  □ Agriculture  □ Aquatic  □ Other (specify): Office/Park
   ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

<table>
<thead>
<tr>
<th>Land use or Covertype</th>
<th>Current Acreage</th>
<th>Acreage After Project Completion</th>
<th>Change (Acre +/-)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roads, buildings, and other paved or impervious surfaces</td>
<td>7.4</td>
<td>12.12</td>
<td>+4.7</td>
</tr>
<tr>
<td>Forested</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Agricultural (includes active orchards, field, greenhouse etc.)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Surface water features (lakes, ponds, streams, rivers, etc.)</td>
<td>0.5</td>
<td>2.0</td>
<td>+1.5</td>
</tr>
<tr>
<td>Wetlands (freshwater or tidal)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Non-vegetated (bare rock, earth or fill)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
| Other
   Describe: Lawn and Landscaped Areas                      | 17.4            | 11.2                            | -6.2              |
c. Is the project site presently used by members of the community for public recreation? □ Yes ☑ No
   □ If Yes, explain:

   d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed
day care centers, or group homes) within 1500 feet of the project site? ☑ Yes □ No
   If Yes,
      i. Identify Facilities:
         Meridian Centre Park, Senior/elderly daycare on the premises.

   e. Does the project site contain an existing dam? □ Yes ☑ No
      If Yes:
         i. Dimensions of the dam and impoundment:
            • Dam height: __________________________ feet
            • Dam length: __________________________ feet
            • Surface area: __________________________ acres
            • Volume impounded: ______________________ gallons OR acre-feet
   ii. Dam's existing hazard classification:
   iii. Provide date and summarize results of last inspection:

   f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, □ Yes ☑ No
      or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?
      If Yes:
         i. Has the facility been formally closed? □ Yes ☑ No
            • If yes, cite sources/documentation:
         ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

         iii. Describe any development constraints due to the prior solid waste activities:

   g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? □ Yes ☑ No
      If Yes:
      i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

   h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any
      remedial actions been conducted at or adjacent to the proposed site? □ Yes ☑ No
      If Yes:
         i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site
            Remediation database? Check all that apply:
            □ Yes – Spills Incidents database
            □ Yes – Environmental Site Remediation database
            □ Neither database
            Provide DEC ID number(s):

         ii. If site has been subject of RCRA corrective activities, describe control measures:

         iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑ Yes □ No
            If yes, provide DEC ID number(s): V005699, B00078

       iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

         Contamination site is located approximately 0.5 miles from the proposed project site. Petroleum contaminated soil has been removed. Groundwater contaminant levels have decreased significantly since the soil removal. Groundwater monitoring has been completed.
v. Is the project site subject to an institutional control limiting property uses? □ Yes ☑ No
- If yes, DEC site ID number: ____________________________
  - Describe the type of institutional control (e.g., deed restriction or easement): ____________________________
  - Describe any use limitations: ____________________________
  - Describe any engineering controls: ____________________________
  - Will the project affect the institutional or engineering controls in place? □ Yes ☑ No
  - Explain: ____________________________

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? ____________________________ feet
   30+ /- feet

b. Are there bedrock outcroppings on the project site? □ Yes ☑ No
   If yes, what proportion of the site is comprised of bedrock outcroppings? _____________ %

c. Predominant soil type(s) present on project site:
   - Schoharie Silt Loam ____________________________ 50 %
   - Hilton Loam ____________________________ 50 %
   - Other ____________________________ %

d. What is the average depth to the water table on the project site? Average: _____________ feet

e. Drainage status of project site soils:
   - Well Drained: ____________________________ % of site
   - Moderately Well Drained: ____________________________ 30 % of site
   - Poorly Drained: ____________________________ 70 % of site

f. Approximate proportion of proposed action site with slopes:
   - 0-10%: ____________________________ 100 % of site
   - 10-15%: ____________________________ % of site
   - 15% or greater: ____________________________ % of site

g. Are there any unique geologic features on the project site? □ Yes ☑ No
   If yes, describe: ____________________________

h. Surface water features.
   i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? (Stormwater management area) □ Yes ☑ No

   ii. Do any wetlands or other waterbodies adjoin the project site? □ Yes ☑ No

   If yes to either i or ii, continue. If No, skip to E.2.i.

   iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? □ Yes ☑ No

   iv. For each identified regulated wetland and waterbody on the project site, provide the following information:
   - Streams: Name ____________________________ Classification ____________________________
   - Lakes or Ponds: Name Existing Stormwater management facility (1.03 Acres) Classification PUBx
   - Wetlands: Name Freshwater Forested/Shrub, Freshwater Forested/Shrub Approximate Size 6.95 Acres, 7.79 Acres
   - Wetland No. (if regulated by DEC) ____________________________

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? □ Yes ☑ No
   If yes, name of impaired water body/bodies and basis for listing as impaired: ____________________________

i. Is the project site in a designated Floodway? □ Yes ☑ No

j. Is the project site in the 100 year Floodplain? □ Yes ☑ No

k. Is the project site in the 500 year Floodplain? □ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? □ Yes ☑ No
   If Yes:
   i. Name of aquifer: ____________________________
m. Identify the predominant wildlife species that occupy or use the project site:

- White Tail Deer
- Rabbits
- Bird Species

n. Does the project site contain a designated significant natural community?
   □ Yes ☒ No
   If Yes:
   i. Describe the habitat/community (composition, function, and basis for designation):

   ii. Source(s) of description or evaluation:

   iii. Extent of community/habitat:
   - Currently: ___________________________ acres
   - Following completion of project as proposed: ___________________________ acres
   - Gain or loss (indicate + or -): ___________________________ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?
   □ Yes ☒ No

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?
   □ Yes ☒ No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?
   □ Yes ☒ No
   If yes, give a brief description of how the proposed action may affect that use:

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?
   □ Yes ☒ No
   If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present?
   □ Yes ☒ No
   i. If Yes: acreage(s) on project site:
   ii. Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?
   □ Yes ☒ No
   i. Nature of the natural landmark: □ Biological Community □ Geological Feature
   ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

   d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?
   □ Yes ☒ No
   If Yes:
   i. CEA name:
   ii. Basis for designation:
   iii. Designating agency and date:
c. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? □ Yes ☑ No
  If Yes:
  i. Nature of historic/archaeological resource: □ Archaeological Site □ Historic Building or District
  ii. Name: ________________________________
  iii. Brief description of attributes on which listing is based: ________________________________

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes □ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? □ Yes ☑ No
  If Yes:
  i. Describe possible resource(s):
  ii. Basis for identification:

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes □ No
  If Yes:
  i. Identify resource: NYS Erie Canal (Erie Canal)
  ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): State scenic, historic, and recreational waterway
  iii. Distance between project and resource: +/- 0.8 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? □ Yes ☑ No
  If Yes:
  i. Identify the name of the river and its designation:
  ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? □ Yes ☑ No

F. Additional Information
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name: Andrew Spencer (Acting As Agent For JSL) Date: May 1st 2014

(Acting As Agent For JSL)

Signature: ___________________________ Title: Acting As Agent For JSL
<table>
<thead>
<tr>
<th>Site Number</th>
<th>Site Type</th>
<th>Facility Name</th>
<th>County</th>
<th>Locality</th>
<th>Site Address</th>
<th>ZipCode</th>
<th>Facility Status</th>
<th>Expiration Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>8-302342</td>
<td>PBS</td>
<td>HESS STATION #32340</td>
<td>MONROE</td>
<td>ROCHESTER</td>
<td>3000 SOUTH WINTON ROAD</td>
<td>14623</td>
<td>ACTIVE</td>
<td>06/18/2017</td>
</tr>
</tbody>
</table>

Searched:
- Monroe County
- Rochester
- South winton Road
Spill Incidents Database Search Results

Sorry, no records met your search criteria

Refine Current Search

Searched:
- Monroe County
- Rochester
- South Winton Road

http://www.dec.ny.gov/cfm/owtapps/derexternal/spills/results.cfm?pageid=2
NEW YORK STATE
DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Gonsenhauser Farm
Site Code: B00078
Program: Environmental Restoration Program
Classification: N *
EPA ID Number:

Location

DEC Region: 8
Address: 1341 Westfall Road
City: Brighton Zip: 14618-
County: MONROE
Latitude: 43.114202520
Longitude: -77.585814900
Site Type:
Estimated Size: 64.350 Acres

Site Owner(s) and Operator(s)

Site Description

Gonsenhauser Site #B00078 refers to the investigation of two parcels of land in the Town of Brighton. These parcels were part of the Gonsenhauser farm lands. The Town applied for and received an Environmental Restoration Program (ERP) grant in order to further investigate and identify the limits of contamination, remove and properly dispose various waste tanks, drums, pails and containers, and to identify the nature and extent of contamination of soils and groundwater impacted by former petroleum USTs, a farm debris pile, lube oil staining in a maintenance building, and other hazards. The Town investigated parcel A (32 acres) and parcel B (32.345 acres), a total of 64.35 acres, under the ERP program. A ROD was signed on 3/19/02. No action was required for parcel B. The remediation of Parcel A occurred under the Voluntary Cleanup Program as site #V00599.
Summary of Project Completion Dates

Projects associated with this site are listed in the Project Completion Dates table and are grouped by Operable Unit (OU). A site can be divided into a number of operable units depending on the complexity of the site and the number of issues associated with a site. Sites are often divided into operable units based on the media to be addressed (such as groundwater or contaminated soil), geographic area, or other factors.

Contaminants of Concern (Including Materials Disposed)

Type of Waste Quantity of Waste
UNKNOWN

Site Environmental Assessment

Petroleum contamination occurred as a result of leakage from underground storage tanks. The Town of Brighton performed excavations of contaminated soil under the Voluntary Cleanup Program as site #V00599. Petroleum contaminated soil has been removed. Groundwater contaminant levels have decreased significantly since the soil removal. Groundwater monitoring is continuing.

* Class N Sites: "DEC offers this information with the caution that the amount of information provided for Class N sites is highly variable, not necessarily based on any DEC investigation, sometimes of unknown origin, and sometimes is many years old. Due to the preliminary nature of this information, significant conclusions or decisions should not be based solely upon this summary."

For more Information: E-mail Us

Refine Current Search
NEW YORK STATE
DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

Environmental Site Remediation Database Search Details

Site Record

Administrative Information
Site Name: Gonsenhauser Farm Site (Reserved Parcel)
Site Code: V00599
Program: Voluntary Cleanup Program
Classification: C
EPA ID Number:

Location
DEC Region: 8
Address: 1341 Westfall Road
City: Brighton Zip: 14618-
County: MONROE
Latitude: 43.114201500
Longitude: -77.585860130
Site Type:
Estimated Size: 5.500 Acres

Institutional And Engineering Controls
Control Type:
Deed Restriction

Control Elements:
Ground Water Use Restriction

Site Owner(s) and Operator(s)
Current Owner Name: TOWN OF BRIGHTON
Current Owner(s) Address: 2300 ELMWOOD AVENUE
ROCHESTER, NY, 14618
Current On-Site Operator: TOWN OF BRIGHTON
Stated Operator(s) Address: 2300 ELMWOOD AVENUE
ROCHESTER, NY 14618

Site Description
The Gonsenhauser Site originally included two parcels of land in the Town of Brighton. These parcels were part of the Gonsenhauser farm lands. The Town investigated the nature and extent of contamination under an Environmental Restoration Program (ERP) grant (Site #B00078). Under the investigation the town removed and properly disposed of various waste tanks, drums, pails and containers, identified soils and groundwater impacted by former petroleum USTs, a farm debris pile, lube oil staining in a maintenance building, and other hazards. The Town investigated parcel A (32 acres) and parcel B (32.345 acres), a total of 64.35 acres, under the ERP program. A ROD was signed on 3/19/02. No action was required for parcel B, and it was removed from the site definition. The size of the Parcel A site was reduced to 5.5 acres based on the extent of contamination found during investigations. The remediation of Parcel A occurred under the Voluntary Cleanup Program, site #V00599. Petroleum contaminated soil was removed. A groundwater monitoring program has been completed.

**Summary of Project Completion Dates**

Projects associated with this site are listed in the Project Completion Datestable and are grouped by Operable Unit (OU). A site can be divided into a number of operable units depending on the complexity of the site and the number of issues associated with a site. Sites are often divided into operable units based on the media to be addressed (such as groundwater or contaminated soil), geographic area, or other factors.

**Contaminants of Concern (Including Materials Disposed)**

<table>
<thead>
<tr>
<th>Type of Waste</th>
<th>Quantity of Waste</th>
</tr>
</thead>
<tbody>
<tr>
<td>BENZENE</td>
<td>UNKNOWN</td>
</tr>
<tr>
<td>ETHYLBENZENE</td>
<td>UNKNOWN</td>
</tr>
<tr>
<td>TOLUENE</td>
<td>UNKNOWN</td>
</tr>
<tr>
<td>XYLENE (MIXED)</td>
<td>UNKNOWN</td>
</tr>
</tbody>
</table>

**Site Environmental Assessment**

Petroleum contaminated soil has been removed. Groundwater contaminant levels have decreased significantly since the soil removal. Groundwater monitoring has been completed.

**Site Health Assessment**

Removal of petroleum contaminated soils eliminated the potential for direct contact exposures. Exposures via drinking water are not expected because all nearby residents are served by public water.
For more Information: E-mail Us

Refine Current Search
Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency and the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:
- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

<table>
<thead>
<tr>
<th>1. Impact on Land</th>
<th>No</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1, D.1)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>If &quot;Yes&quot;, answer questions a - j. If &quot;No&quot;, move on to Section 2.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. The proposed action may involve construction on land where depth to water table is less than 3 feet.</td>
<td>E2d</td>
<td></td>
</tr>
<tr>
<td>b. The proposed action may involve construction on slopes of 15% or greater.</td>
<td>E2f</td>
<td></td>
</tr>
<tr>
<td>c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.</td>
<td>E2a</td>
<td></td>
</tr>
<tr>
<td>d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.</td>
<td>D2a</td>
<td></td>
</tr>
<tr>
<td>e. The proposed action may involve construction that continues for more than one year or in multiple phases.</td>
<td>D1e</td>
<td></td>
</tr>
<tr>
<td>f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).</td>
<td>D2e, D2q</td>
<td></td>
</tr>
<tr>
<td>g. The proposed action is, or may be, located within a Coastal Erosion hazard area.</td>
<td>B1i</td>
<td></td>
</tr>
<tr>
<td>h. Other impacts:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual landforms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

If "Yes", answer questions a - c. If "No", move on to Section 3.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Identify the specific land form(s) attached:</td>
<td>E2g</td>
<td>□</td>
</tr>
<tr>
<td>b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature:</td>
<td>E3c</td>
<td>□</td>
</tr>
<tr>
<td>c. Other impacts:</td>
<td></td>
<td>□</td>
</tr>
</tbody>
</table>

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2. E.2.h)

If "Yes", answer questions a - l. If "No", move on to Section 4.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may create a new water body.</td>
<td>D2b, D1h</td>
<td>□</td>
</tr>
<tr>
<td>b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.</td>
<td>D2b</td>
<td>□</td>
</tr>
<tr>
<td>c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.</td>
<td>D2a</td>
<td>□</td>
</tr>
<tr>
<td>d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.</td>
<td>E2h</td>
<td>□</td>
</tr>
<tr>
<td>e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.</td>
<td>D2a, D2h</td>
<td>□</td>
</tr>
<tr>
<td>f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.</td>
<td>D2c</td>
<td>□</td>
</tr>
<tr>
<td>g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).</td>
<td>D2d</td>
<td>□</td>
</tr>
<tr>
<td>h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.</td>
<td>D2c</td>
<td>□</td>
</tr>
<tr>
<td>i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.</td>
<td>E2h</td>
<td>□</td>
</tr>
<tr>
<td>j. The proposed action may involve the application of pesticides or herbicides in or around any water body.</td>
<td>D2q, E2h</td>
<td>□</td>
</tr>
<tr>
<td>k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.</td>
<td>D1a, D2d</td>
<td>□</td>
</tr>
</tbody>
</table>
4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)
If "Yes", answer questions a - h. If "No", move on to Section 5.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>D2c</td>
<td>○</td>
<td>□</td>
</tr>
<tr>
<td>D2c</td>
<td>○</td>
<td>□</td>
</tr>
<tr>
<td>D1a, D2c</td>
<td>○</td>
<td>□</td>
</tr>
<tr>
<td>D2d, E2i</td>
<td>○</td>
<td>□</td>
</tr>
<tr>
<td>D2h, E2q, E2i, D2c</td>
<td>○</td>
<td>□</td>
</tr>
<tr>
<td>D2p, E2i</td>
<td>○</td>
<td>□</td>
</tr>
<tr>
<td>E2h, E2i, E2l, D2c</td>
<td>○</td>
<td>□</td>
</tr>
</tbody>
</table>

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)
If "Yes", answer questions a - g. If "No", move on to Section 6.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>E2i</td>
<td>○</td>
<td>□</td>
</tr>
<tr>
<td>E2j</td>
<td>○</td>
<td>□</td>
</tr>
<tr>
<td>E2k</td>
<td>○</td>
<td>□</td>
</tr>
<tr>
<td>D2b, D2e</td>
<td>○</td>
<td>□</td>
</tr>
<tr>
<td>D2b, E2i, E2j, E2k</td>
<td>○</td>
<td>□</td>
</tr>
<tr>
<td>E1e</td>
<td>○</td>
<td>□</td>
</tr>
</tbody>
</table>
### 6. Impacts on Air

The proposed action may include a state regulated air emission source. (See Part I. D.2.f., D.2.h, D.2.g)

If "Yes", answer questions a - f. If "No", move on to Section 7.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:</td>
<td>D2g</td>
<td>☐</td>
</tr>
<tr>
<td>i. More than 1000 tons/year of carbon dioxide (CO₂)</td>
<td>D2g</td>
<td>☐</td>
</tr>
<tr>
<td>ii. More than 3.5 tons/year of nitrous oxide (N₂O)</td>
<td>D2g</td>
<td>☐</td>
</tr>
<tr>
<td>iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)</td>
<td>D2g</td>
<td>☐</td>
</tr>
<tr>
<td>iv. More than .045 tons/year of sulfur hexafluoride (SF₆)</td>
<td>D2g</td>
<td>☐</td>
</tr>
<tr>
<td>v. More than 1000 tons/year of carbon dioxide equivalent of hydrochlorofluorocarbons (HFCs) emissions</td>
<td>D2g</td>
<td>☐</td>
</tr>
<tr>
<td>vi. 43 tons/year or more of methane</td>
<td>D2h</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.</td>
<td>D2g</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.</td>
<td>D2f, D2g</td>
<td>☐</td>
</tr>
<tr>
<td>d. The proposed action may reach 50% of any of the thresholds in &quot;a&quot; through &quot;e&quot;, above.</td>
<td>D2g</td>
<td>☐</td>
</tr>
<tr>
<td>e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.</td>
<td>D2s</td>
<td>☐</td>
</tr>
<tr>
<td>f. Other impacts:</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

### 7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part I. E.2. m.-q.)

If "Yes", answer questions a - j. If "No", move on to Section 8.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.</td>
<td>E2o</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.</td>
<td>E2o</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.</td>
<td>E2p</td>
<td>☐</td>
</tr>
<tr>
<td>d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.</td>
<td>E2p</td>
<td>☐</td>
</tr>
</tbody>
</table>
e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.

f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community.

Source: 

\[E2n\] [ ] [ ]

\[E2m\] [ ] [ ]

\[E1b\] [ ] [ ]

\[D2q\] [ ] [ ]

\[\] [ ] [ ]

\[\] [ ] [ ]

### 8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1, E.3.a. and b.)

*If "Yes", answer questions a - h. If "No", move on to Section 9.*

<table>
<thead>
<tr>
<th>Question</th>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.</td>
<td>E2c, E3b</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.).</td>
<td>E1a, E1b</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.</td>
<td>E3b</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.</td>
<td>E1b, E3a</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>e. The proposed action may disrupt or prevent installation of an agricultural land management system.</td>
<td>E1a, E1b</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.</td>
<td>C2c, C3, D2c, D2d</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.</td>
<td>C2c</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>h. Other impacts:</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
</tbody>
</table>
9. Impact on Aesthetic Resources
The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part I, E.1.a, E.1.b, E.3.h.)
If “Yes”, answer questions a - g. If “No”, go to Section 10.

<table>
<thead>
<tr>
<th>Relevance Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.</td>
<td>E3h</td>
<td>□</td>
</tr>
<tr>
<td>b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.</td>
<td>E3h, C2b</td>
<td>□</td>
</tr>
</tbody>
</table>
| c. The proposed action may be visible from publicly accessible vantage points:  
  i. Seasonally (e.g., screened by summer foliage, but visible during other seasons)  
  ii. Year round | E3h | □ | □ |
| d. The situation or activity in which viewers are engaged while viewing the proposed action is:  
  i. Routine travel by residents, including travel to and from work  
  ii. Recreational or tourism based activities | E3h, E2q, E1c | □ | □ |
| e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource. | E3h | □ | □ |
| f. There are similar projects visible within the following distance of the proposed project:  
  0-1/2 mile  
  1/2 - 3 mile  
  3-5 mile  
  5+ mile | D1a, E1a, D1f, D1g | □ | □ |
| g. Other impacts: | | | |

10. Impact on Historic and Archeological Resources
The proposed action may occur in or adjacent to a historic or archaeological resource. (Part I, E.3.e, f. and g.)
If “Yes”, answer questions a - e. If “No”, go to Section 11.

<table>
<thead>
<tr>
<th>Relevance Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.</td>
<td>E3e</td>
<td>□</td>
</tr>
<tr>
<td>b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.</td>
<td>E3f</td>
<td>□</td>
</tr>
<tr>
<td>c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source:</td>
<td>E3g</td>
<td>□</td>
</tr>
</tbody>
</table>
d. Other impacts: ________________________________

| E3c, E3g, E3f | ☐ | ☐ |
| E3e, E3f, E3g, E1a, E1b | ☐ | ☐ |
| E3e, E3f, E3g, E3h, C2, C3 | ☐ | ☐ |

e. If any of the above (a-d) are answered “Yes”, continue with the following questions to help support conclusions in Part 3:

   i. The proposed action may result in the destruction or alteration of all or part of the site or property.
   ii. The proposed action may result in the alteration of the property’s setting or integrity.
   iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.

   | E3c, E3g, E3f | ☐ | ☐ |
   | E3e, E3f, E3g, E1a, E1b | ☐ | ☐ |
   | E3e, E3f, E3g, E3h, C2, C3 | ☐ | ☐ |

11. Impact on Open Space and Recreation
The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If “Yes”, answer questions a - e. If “No”, go to Section 12.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.</td>
<td>D2e, E1b, E2h, E2m, E2o, E2n, E2p</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may result in the loss of a current or future recreational resource.</td>
<td>C2a, E1c, C2c, E2q</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may eliminate open space or recreational resource in an area with few such resources.</td>
<td>C2a, C2c, E1c, E2q</td>
<td>☐</td>
</tr>
<tr>
<td>d. The proposed action may result in loss of an area now used informally by the community as an open space resource.</td>
<td>C2c, E1c</td>
<td>☐</td>
</tr>
<tr>
<td>e. Other impacts: ________________________________</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

12. Impact on Critical Environmental Areas
The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If “Yes”, answer questions a - c. If “No”, go to Section 13.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.</td>
<td>E3d</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.</td>
<td>E3d</td>
<td>☐</td>
</tr>
<tr>
<td>c. Other impacts: ________________________________</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### 13. Impact on Transportation

The proposed action may result in a change to existing transportation systems.

(See Part 1. D.2.j)

If "Yes", answer questions a - g. If "No", go to Section 14.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Projected traffic increase may exceed capacity of existing road network.</td>
<td>D2j</td>
<td>☑</td>
</tr>
<tr>
<td>b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.</td>
<td>D2j</td>
<td>☑</td>
</tr>
<tr>
<td>c. The proposed action will degrade existing transit access.</td>
<td>D2j</td>
<td>☑</td>
</tr>
<tr>
<td>d. The proposed action will degrade existing pedestrian or bicycle accommodations.</td>
<td>D2j</td>
<td>☑</td>
</tr>
<tr>
<td>e. The proposed action may alter the present pattern of movement of people or goods.</td>
<td>D2j</td>
<td>☑</td>
</tr>
<tr>
<td>f. Other impacts: _______________________________________________________________</td>
<td></td>
<td>☑</td>
</tr>
</tbody>
</table>


The proposed action may cause an increase in the use of any form of energy.

(See Part 1. D.2.k)

If "Yes", answer questions a - e. If "No", go to Section 15.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action will require a new, or an upgrade to an existing, substation.</td>
<td>D2k</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.</td>
<td>D1f, D1q, D2k</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.</td>
<td>D2k</td>
<td>☐</td>
</tr>
<tr>
<td>d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.</td>
<td>D1g</td>
<td>☐</td>
</tr>
<tr>
<td>e. Other Impacts: _______________________________________________________________</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### 15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.

(See Part 1. D.2.m., n., and o.)

If "Yes", answer questions a - f. If "No", go to Section 16.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may produce sound above noise levels established by local regulation.</td>
<td>D2m</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.</td>
<td>D2m, E1d</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may result in routine odors for more than one hour per day.</td>
<td>D2o</td>
<td>☐</td>
</tr>
</tbody>
</table>
d. The proposed action may result in light shining onto adjoining properties.  

| d. |  
|---|---|---|---|
| D2n | | | |

e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.  

| e. | D2n, E1a | | |

f. Other impacts:  

| f. |  
|---|---|---|---|
| | | | |

### 16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part I.D.2.q., E.1. d. f. g. and h.)  

*If "Yes", answer questions a - m. If "No", go to Section 17.*

<table>
<thead>
<tr>
<th>a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.</th>
<th>E1d</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>b. The site of the proposed action is currently undergoing remediation.</td>
<td>E1g, E1h</td>
<td></td>
<td></td>
</tr>
<tr>
<td>c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.</td>
<td>E1g, E1h</td>
<td></td>
<td></td>
</tr>
<tr>
<td>d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).</td>
<td>E1g, E1h</td>
<td></td>
<td></td>
</tr>
<tr>
<td>e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.</td>
<td>E1g, E1h</td>
<td></td>
<td></td>
</tr>
<tr>
<td>f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.</td>
<td>D2t</td>
<td></td>
<td></td>
</tr>
<tr>
<td>g. The proposed action involves construction or modification of a solid waste management facility.</td>
<td>D2q, E1f</td>
<td></td>
<td></td>
</tr>
<tr>
<td>h. The proposed action may result in the unearthing of solid or hazardous waste.</td>
<td>D2q, E1f</td>
<td></td>
<td></td>
</tr>
<tr>
<td>i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.</td>
<td>D2r, D2s</td>
<td></td>
<td></td>
</tr>
<tr>
<td>j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.</td>
<td>E1f, E1g E1h</td>
<td></td>
<td></td>
</tr>
<tr>
<td>k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.</td>
<td>E1f, E1g</td>
<td></td>
<td></td>
</tr>
<tr>
<td>l. The proposed action may result in the release of contaminated leachate from the project site.</td>
<td>D2s, E1f, D2r</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

m. Other impacts:  

| m. |  
|---|---|---|---|
| | | | |
17. Consistency with Community Plans
The proposed action is not consistent with adopted land use plans.
(See Part 1. C.1, C.2, and C.3.)
If "Yes", answer questions a - h. If "No", go to Section 18.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).</td>
<td>C2, C3, D1a E1a, E1b</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.</td>
<td>C2</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action is inconsistent with local land use plans or zoning regulations.</td>
<td>C2, C2, C3</td>
<td>☐</td>
</tr>
<tr>
<td>d. The proposed action is inconsistent with any County plans, or other regional land use plans.</td>
<td>C2, C2</td>
<td>☐</td>
</tr>
<tr>
<td>e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.</td>
<td>C3, D1c, D1d, D1f, D1d, E1b</td>
<td>☐</td>
</tr>
<tr>
<td>f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.</td>
<td>C4, D2c, D2d D2j</td>
<td>☐</td>
</tr>
<tr>
<td>g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)</td>
<td>C2a</td>
<td>☐</td>
</tr>
<tr>
<td>h. Other: _____________________________</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

18. Consistency with Community Character
The proposed project is inconsistent with the existing community character.
(See Part 1. C.2, C.3, D.2, E.3)
If "Yes", answer questions a - g. If "No", proceed to Part 3.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.</td>
<td>E3e, E3f, E3g</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)</td>
<td>C4</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.</td>
<td>C2, C3, D1f D1g, E1a</td>
<td>☐</td>
</tr>
<tr>
<td>d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.</td>
<td>C2, E3</td>
<td>☐</td>
</tr>
<tr>
<td>e. The proposed action is inconsistent with the predominant architectural scale and character.</td>
<td>C2, C3</td>
<td>☐</td>
</tr>
<tr>
<td>f. Proposed action is inconsistent with the character of the existing natural landscape.</td>
<td>C2, C3 E1a, E1b E2g, E2h</td>
<td>☐</td>
</tr>
<tr>
<td>g. Other impacts: _____________________________</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Full Environmental Assessment Form

Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:
To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact.
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See attached: Reasons Supporting This Determination

---

Determination of Significance - Type 1 and Unlisted Actions

<table>
<thead>
<tr>
<th>SEQR Status:</th>
<th>□ Type 1</th>
<th>☑ Unlisted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Identify portions of EAF completed for this Project:</td>
<td>☑ Part 1</td>
<td>☑ Part 2</td>
</tr>
</tbody>
</table>
Reasons Supporting This Determination:

After considering the action contemplated and reviewing the Full Environmental Assessment Form (FEAF) and Supplement Information to the FEAF prepared by the applicant and the Criteria for determining significance in the SEQR regulations (6 N.Y.C.R.R. Section 617.11), the Town Board finds that the proposed action will not have a significant impact on the environment based on the following findings:

1. **Geology, Topography and Soils**

Initial site soil testing was completed by Foundation Design and Nothnagle Drilling, Inc. on May 16, 2013. These test included Borings and Test Pits and the results have been analyzed and included in a Geotechnical Evaluation Report completed by Foundation Design dated June 2013. The proposed project will involve the stripping and stockpiling of topsoil within the development area, a minor change in grade elevations and no anticipated impacts to the bedrock geology. Based upon initial earthwork calculations, it is expected that there will be an excess of both topsoil and select fill material generated from the proposed development. The excess material will be spoiled on-site if feasible or removed from the site. It is anticipated that a majority of the materials generated from the site can be utilized to create land forms and berming around the perimeter of the site to provide additional visual and noise buffers to the surrounding area. Any select fill material needed for fills within the buildings or pavement areas will most likely be generated from the proposed pond excavation areas. Per the report completed by Foundation Design it is anticipated there may be a need to import select fill for building and pavement areas.

2. **Surface Waters / Drainage**

The proposed development will increase the impervious cover of the site thus resulting in an increase in the volume of stormwater generated by the project. GI practices will be implemented to mitigate the additional volume of stormwater. However, the majority of the site contains soils of hydrologic class D which are not conducive to infiltration and an increase in the volume of stormwater discharged from the site is anticipated. The proposed stormwater management plan will be designed to offset the peak flows generated by the site from those peak flows naturally occurring within Allen’s Creek thus mitigating the impact of the anticipated increase in the volume of stormwater generated by the project site. The stormwater management systems will incorporate a combination of conveyance systems, stormwater management as well as standard and green infrastructure (GI) practices to treat storm water for water quality improvements and discharge it from the site at controlled rates. These improvements will provide the water quality volume needed to meet the pollutant removal goals specified in the Irondequoit Creek Watershed Stormwater Management Report Requirements and the latest New York State Stormwater Design Manual. In addition, these practices will provide a reduction of peak flows rates below existing peak runoff rates meeting the Town of Brighton and New York State Stormwater Design Manual requirements.
3. Terrestrial and Aquatic Ecology

The New York State and Federal wetland inventories were searched for wetlands and no existing regulated wetlands exist within the proposed development area. This was confirmed through field observations made during several visits to the project site.

The NYSDEC Natural Heritage Program was contacted in June 2013 to determine the possible presence of state-listed rare, threatened, or endangered species. A letter dated June 17, 2013 was received from the Natural Heritage Program, indicating only one recorded occurrences of any rare or state-listed animals or plants, significant natural communities, or other significant habitats, on or in the immediate vicinity of the site. The occurrence was for the Blackchin Shiner (Notropis heterodon) being observed in Irondequoit Bay and in Allen's Creek which was recorded in 1952. The Blackchin Shiner is a fish species and is ranked “S1” – Critically Imperiled in New York State. Globally it is ranked as a “G5” – Secure. Its legal status is unlisted. The possibility of the species occurring in the vicinity of the site is only valid if the appropriate habitat is present. The habitat for this species consists of cool, clear and shallow sections of lakes and slow regions of streams with weedy vegetation, very little siltation and a sandy substrate.

Allen’s Creek is located on the east side of Winton Road and portions of the proposed project drain via constructed storm sewers to Allen’s Creek. There are no streams that transverse the project site and therefore the habitat for the Blackchin Shiner is not present on the project site.

A request was also made to the United States Department of the Interior’s Fish and Wildlife Service to review the project site against their records for endangered species. Their search returned one endangered species within proximity of the project site, the Bog Turtle (Clemmys muhlenbergii). Review of the habitat parameters consistent with the Bog Turtle, Northern Population Recovery Plan (U.S. Fish and Wildlife Service, 2001) were not observed during site visits within the proposed re-development area.

No habitat for rare fish, animal or plants that were listed as potential endangered species have been identified on the development site. Based upon this, no impacts are anticipated with the proposed rezoning or proposed development of the site.

4. Transportation

Proposed improvements to the project include upgrades to the internal circulation within the campus to provide more direct access to all parts of the campus including access between the Jewish Home parcel and the Summit at Brighton and Wolk Manor parcel. The improvements will enable motorists to utilize either the Winton Road or Meridian Centre Boulevard access points from any area of the JSL campus. It is anticipated that with these improvements that access to the site will be greatly improved and that traffic to the surrounding road network can be more evenly distributed between access points. Additionally, the proposed project will see a reduction in the traffic generated on site in comparison to the originally approved BE-1 parcel with a 50,000 SF
medical office building. Traffic trip generations have been provided that show a decrease in the anticipated traffic between the two by 66%, and only an increase of 0.2% to the surrounding roadway network. The proposed internal circulation improvements and minimal increase in traffic to the roadway network indicates that impacts will be lower than those previously reviewed and approved. Additionally, the nominal increase in trip generation and more even distribution of trips to the available access points mitigates external traffic impacts to below those identified with the previous environmental review.

A suggestion from New York State Department of Transportation, contained as part of the mandated General Municipal Law referral response from Monroe County dated August 8, 2014 noted that consideration should be given to eliminating the existing driveway on Winton Road across from French Road and having sole access through Meridian Centre Boulevard. The applicant would like to continue utilization of two points of access to their campus from Winton Road and Meridian Centre Boulevard to maintain the current traffic patterns on the site. The proposed project does not measurably increase traffic on the surrounding road network and does not warrant the closing of the prime entrance into the Jewish Home property. Removal of the Winton Road access point would increase the use of the Meridian Centre Boulevard entrance and potentially have a negative effect on the Wolk Manor and Summit entrance, as well as the adjacent Meridian Centre office development. This project was designed to have minimal impact to the neighboring Summit and Wolk Manor parcel and require slight modifications to the site to facilitate the addition of the internal roadway between the two project parcels. The roadway configuration as proposed is consistent with the initial approved plan for The Summit and Wolk Manor to provide cross access between all of the parcels. The approved filed subdivision map for The Summit at Brighton, Wolk Manor and the five acre BE-1 zoned parcel included filed easements between these properties. Providing two points of access to a site is important and beneficial in providing access to emergency vehicles if one of the access points is temporarily closed.

5. **Land Use and Zoning**

This property was not identified within the Town of Brighton Comprehensive Plan and there are currently no recommendations regarding the individual land use of the parcel. There are however recommendations for senior housing within the Town of Brighton Comprehensive Plan.

The land use patterns surrounding the parcel are well established and virtually built out. Surrounding land uses include institutional uses, office complexes, medium / high density residential uses and Town park land. The proposed density of the project will increase by a factor of 18%, 65 independent living units. All other living units are transitioned from the Jewish Home to the proposed ‘Green Houses®’. There will be a decrease in the impervious surfaces of the property by approximately 25% between the approved plan and the proposed plan on Lot 1. The overall project will have a total building coverage of 13% and total impervious coverage of 45%. The project as proposed will comply with the coverage requirements of the RHD-1 district. The project will require a change from the BE-1 zoning district to the RHD-1 district to be developed as proposed. The site plan for the proposed development will be reviewed and approved by the Planning Board. There will be no adverse environmental impact associated with this project.
relative to land use and zoning.

6. Community Services

The proposed project will generate additional sanitary sewer flow into the existing Town of Brighton sanitary sewer system; however no adverse impacts are anticipated. Utility services have been reviewed by the applicant’s engineer and it is anticipate there will be adequate facilities to handle the proposed development. The MCWA is requiring an additional connection to be made to the existing water system to augment the existing water supply. RG&E has will provided confirmation of their ability to serve the proposed development. Emergency services (fire service, ambulance, police) have adequate response capabilities for this proposal.

There will be no impact to the Brighton School District. No school age children will be living in the project confines. The existing recreational services/ facilities currently provided by the Jewish Home will be continued after the proposed additional development at the project site. Impacts from the increase of the 65 proposed independent living units will be mitigated by the Parkland Trust fee to be paid prior to obtaining a permit for construction.

As an amenity to the Town for rezoning the BE-1 parcel and allowing the proposed incentives for bulk standards within the site, as well as removing this parcel from the current tax rolls, as it will become integrated with the remainder of the Jewish Senior Life not-for-profit organization, the applicant is proposing cash contribution to the Town of $75,000 to be paid at the time of issuance of the first building permit from the Town. In addition, a payment in lieu of taxes contribution of $40,000 per year, adjusted annually, has also been proposed to offset the potential taxable revenue that would be created if the parcel were to be developed as a medical office building as was originally approved.

7. Cultural Resources

Deuel Archaeological was contracted to review the site for a Phase IA/Phase 1B Cultural Resource Investigation. The report concludes that there will be no adverse impact upon cultural resources that are or could be included within the State or National Registers of Historic Places. The New York State Office of Parks, Recreation and Historic Preservation reviewed the Cultural Resources Investigation and also found that the project will have no impact upon cultural resources in or eligible for inclusion in the State and National Register of Historic Places.

8. Visual Resources

The development of the project will change the visual appearance of the site, resulting from the placement of proposed structures on an undeveloped, maintained portion of the site that is predominantly mown lawn. The proposed structures are all smaller in height and scale to the existing six-story Jewish Home building. The general character of the new architecture is residentially scaled and articulated to respect the scale of the surrounding community. The proposed structures will be reviewed and approved by the Architectural Review Board.
A naturalized buffer is being proposed around the site to limit the views from the surrounding community while giving a sense of privacy to those living on the campus. Within the campus will be a combination of landscape elements that will help tie all of the buildings into one contiguous campus environment.

9. **Construction**

Prior to any earthwork being commenced on the site an erosion and sediment protection plan, and storm water pollution prevention plan, SWPPP, in accordance with the Town of Brighton and latest NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activities will be implemented. In addition, the project may disturb an area greater than 5 acres and may need to obtain a 5 acre waiver from the Town of Brighton. The Town of Brighton strongly discourages the need for a 5 acre waiver in most circumstances and may require that a phasing plan be prepared prior to the start of construction that defines the maximum disturbed area per phase, and the specific sequencing and phasing that will be done to minimize the amount and duration of exposed areas to the maximum extent practicable.

Erosion control measures consistent with the New York State Standards and Specifications for Erosion and Sediment Control will be installed to capture sediments from the site. Temporary cover will be established as soon as all earthwork has been completed. The proposed design will minimize the need to import or export materials to the greatest extent practicable. Access to the site will be monitored and a temporary construction entrance will be established to alleviate soils and mud from being tracked off of the site.

Each phase of construction will also be designed to conform to the construction erosion control requirements of the latest New York State Department of Environmental Conservation (NYSDEC), State Pollutant Discharge Elimination System (SPDES), General Permit.

Other common NYSDEC approved forms of construction erosion control that can be implemented on this site include but are not limited to, silt fence installation, stone check dams, sediment traps, temporary diversion swales and rock outlet protection.

10. **The Summit Environmental Impact Statement**

In conjunction with the 1996 Incentive Zoning/Rezoning, an Environmental Impact Statement analyzing all potential significant adverse environmental impacts was prepared. That study addressed the potential of a 50,000 square foot medical office building on the BE-1 Office parcel. Based on the reduction of the level of development (residential units), the environmental impacts of this development will be less than, and within the parameters of the environmental review conducted in 1996.
Upon review of the information recorded on this EAF, as noted, plus this additional support information and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the Brighton Town Board as lead agency that:

☑ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

<table>
<thead>
<tr>
<th>Name of Action:</th>
<th>Jewish Senior Life Expansion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of Lead Agency:</td>
<td>Brighton Town Board</td>
</tr>
<tr>
<td>Name of Responsible Officer in Lead Agency:</td>
<td>Ramsey A. Boehner</td>
</tr>
<tr>
<td>Title of Responsible Officer:</td>
<td>Environmental Review Liaison Review Officer</td>
</tr>
<tr>
<td>Signature of Responsible Officer in Lead Agency:</td>
<td>[Signature]</td>
</tr>
<tr>
<td>Date:</td>
<td>10/22/14</td>
</tr>
<tr>
<td>Signature of Preparer (if different from Responsible Officer)</td>
<td></td>
</tr>
<tr>
<td>Date:</td>
<td></td>
</tr>
</tbody>
</table>

For Further Information:
Contact Person: Ramsey Boehner
Address: 2300 Elmwood Ave., Rochester, NY 14618
Telephone Number: 585 784 5229
E-mail: ramsey.boehner@townofbrighton.org

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:
Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Appendix 1

GEOLOGY, TOPOGRAPHY AND SOILS
October 19, 2023

SWBR Architects & Engineers, DPC
387 East Main Street
Suite 500
Rochester, New York 14604

Attention: Kenzie C. DeLong, AIA

Reference: 2021 S. Winton Road
Brighton, New York
Geotechnical Evaluation, E3728.2

Dear Kenzie:

This report summarizes our Geotechnical Evaluation for the referenced project. The project will consist of a new Independent Living Facility located in Brighton, New York. The structure will be an approximately ±25,400 square foot, three-story building. Parking will be located east of the building with a stormwater management area southeast of the parking lot. We assume for this report that the building column loads will not exceed 200 kips. At the time of this evaluation the finished floor has not been set. We expect several feet of cut will be required along the north side for the building and up to four feet of fill along the south end. We base this evaluation on our review of U.S.G.S. topographic and geologic mapping; NRCS soil mapping; soil boring exploration; laboratory testing of soil samples; previous exploration and construction on adjacent buildings; and consultation with the design team. SWBR retained Foundation Design, P.C. to provide the geotechnical services outlined in our August 28, 2023, Geotechnical Services Proposal, P3728.2. We intend this report exclusively for use on this project.

The new facility will be located between Meridian Centre Boulevard and the Jewish Home of Rochester in Brighton, New York. The site is an open field that was used as a construction laydown area during previous construction phases. Summit Circle Drive is located to the west and multi-unit residential housing is located to the east. A General Location Plan, depicting the site on 2023 U.S.G.S. topographic mapping, is enclosed. Surface grades on the site slope from north to south with up to twelve feet of drop from elevation 502 to 488.
Target Drilling provided a CME-75 truck mounted drill rig for the boring exploration work. Borings B23-1 through B23-6 were drilled on September 29, 2023. Borings were advanced between six and 15 feet below grade. We laid out the boring locations from existing site features. We referenced surface elevations from the Perkins Eastman Preliminary/Final Utility Plan dated September 2015. A Boring Location Plan and the soil boring logs are enclosed.

We selected representative soil samples for laboratory testing. Foundation Design, P.C. performed four moisture content determinations and four sieve analyses. The test results are discussed below. Our laboratory report is enclosed.

Our interpretations of the soil, bedrock, and groundwater conditions are based on the modestly spaced soil borings and our site observations. Variations from the inferred subsurface profile are possible. See the attached logs for soil descriptions at the test locations. Call us immediately if such variations are found so we may evaluate the impact on our findings.

A typical soil profile consists of topsoil over a thin layer of silt/clay then sandy glacial till. The topsoil was between six to twelve inches thick. Some shallow fill and a buried topsoil layer were encountered at B23-2 and B23-1 (no topsoil). The upper six to ten feet of the native soil (glacial till) was generally firm. Below ten feet the native glacial till becomes compact to dense. This formation consists of silt and sand with varying amounts of gravel and clay. The augers were intermittently grinding on cobbles during exploration. At a few locations the borings were offset due to auger refusal on cobbles/boulders. Sieve analysis on representative samples of the glacial till classified as SM (silty sand) and ML (sandy silt) in the Unified Soil Classification System. Moisture levels on these samples were between 6.8 and 16.6 percent, typical of a damp to moist condition.

Bedrock was not encountered during exploration. Geologic mapping classifies the bedrock formation as the Vernon Shale. We do not anticipate bedrock having an impact on construction.

Groundwater was not encountered during exploration. Wet conditions were encountered intermittently above ten feet. It is likely that surface infiltration becomes perched over the dense glacial till. We expect that the native soil has a low permeability, and that storm water may perch near the ground surface seasonally.
Soil conditions are favorable for use of traditional shallow spread foundations. Fill depths along the north side of the parcel (B23-1 and B23-2) are up to three feet. We expect that the in-place fill located on the north side of the site is soil that was unsuitable for use as structural fill during previous phases of development. We recommend removing this from within the building and using this material in green areas. Native soil that is free of organics and debris can be used as structural fill. We recommend balancing the site using an imported granular fill. A summer earthwork schedule would allow for efficient placement of mass fill.

Based on this, we make the following specific recommendations:

1. Remove topsoil from the building footprint and parking lot areas. Cut the building/site (north side) to design subgrade elevation. We expect that this operation will remove most of the unsuitable fill from the building footprint. A representative from our office should verify that unsuitable material is removed from the building footprint. After removal, we should observe a proof-roll of the building subgrade to verify suitable subgrade conditions. Require the contractor to provide a loaded ten-wheel truck for the proof-rolling. Rework or replace areas that rut, weave, quake or are otherwise determined to be unsuitable or unstable.

2. The on-site native soil is suitable for use as structural fill; however, it will consist of clayey material cut from the bioretention areas along the southeast corner of the site. This material is moisture sensitive and will be difficult to compact to structural standards outside the summer months. Cuts generated from the north side of the site appears to be mixed earth that was wasted on this parcel from previous phases of development. Material that is intermixed with organics is unsuitable for use in structural areas. Alternatively, use a granular fill similar in gradation to NYSDOT Select Structural Fill Item 203.21. Submit imported materials to the Geotechnical Engineer for review and approval on a case-by-case basis. Maintain good surface drainage.

We define structural fill as the new fill placed under and around footings, floor slabs, sidewalks, and pavements. Place structural fill in lifts of 12 inches or less in loose thickness and within two percent of the optimum moisture content. Compact structural fill to at least 95 percent of maximum dry density as determined by the Modified Proctor test (ASTM D-1557). Compact other fill as otherwise determined by the engineer.

3. Support the new structure on spread footing foundations bearing on the native soil/structural fill at a bearing pressure of 3,000 psf. Size footings to be at least two feet wide or square. Design footings to bear at least four feet below exterior grade where frost protection is required. Hand-clean the loose/disturbed soil from the bearing surface and compact the bearing surface with four passes of a large plate tamper prior to placing concrete. We estimate settlement based on these sizes, depths, and pressures at less than 3/4 of an inch. Your structural engineer should confirm that these magnitudes of settlement are within the 'normal' tolerances for the new structures.
4. Place six-inches of imported granular base course under the slab-on-grade. The NYSDOT subbase material 304.12 (crusher-run stone) meets this requirement. Design the floor slab based on a Modulus of Subgrade Reaction, $K_{so}$, of 125 psi/in at the bottom of slab/top of stone. The architect and/or structural engineer should review the proposed interior finishes and humidity control requirements to determine whether a vapor barrier is appropriate under the slab and if so, where it should be installed. See the American Concrete Institute Document 302.1R, *Concrete Floor and Slab Construction*, for more information.

5. The NYS Building Code identifies various seismic design criteria for this project. We classify the site profile as a Site Classification of C (Very Dense Soil). Based on ASCE 7-16 guidelines, we recommend using the following seismic design parameters:

<table>
<thead>
<tr>
<th>Spectral Response Acceleration</th>
<th>Soil Factors</th>
<th>Design Spectral Response Acceleration</th>
</tr>
</thead>
<tbody>
<tr>
<td>$S_5$</td>
<td>$S_1$</td>
<td>$S_{MS}$</td>
</tr>
<tr>
<td>0.161g</td>
<td>0.048g</td>
<td>0.210g</td>
</tr>
</tbody>
</table>

6. We expect that the pavement subgrade will be a mix of silty sand and silty clay. Cut/fill the new pavement areas to grade, re-compact the top eight-inches to the structural standards and proof-roll the subgrade under the observation of a Geotechnical Engineer. Re-compact or replace areas that rut, weave, quake, or are otherwise deemed unstable under proof-rolling traffic.

Slope both the pavement surface and subgrade at slopes of at least 1.5 to 2.0 percent to facilitate water flow toward the stormwater system and to prolong the pavement life. Where new stormwater inlets are constructed, install 25-foot long weeps off the storm inlets at low points to allow water out of the stone subbase and into the storm water system.

Install the pavement section tabulated below. The expected pavement life is 15 years (assuming normal maintenance) before rehabilitation or reconstruction would be required. We have applied a resilient modulus of 3,000 psi for the silty subgrade, assuming the subgrade is stabilized as outlined above.

Use the following pavement section for the parking lots and drive lanes.

<table>
<thead>
<tr>
<th>Table No. 2 - Pavement Section</th>
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</thead>
<tbody>
<tr>
<td>1.5&quot;</td>
</tr>
<tr>
<td>2.5&quot;</td>
</tr>
<tr>
<td>12.0&quot;</td>
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</tbody>
</table>

Note that the stone subgrade is not designed to support construction traffic. The contractor may need to budget for thickened stone sections in high traffic areas, such as the construction entrance. Subbase stone that is contaminated during construction operations should be removed and replaced. A separation fabric similar to Mirafi 500x should be considered if the pavement subbase be subjected to construction traffic.
7. Perform trenching and excavating in accordance with the Occupational Safety and Health Administration (OSHA) and New York State Building Code Standards. The contractor is responsible for determining measures required to meet these standards. Cut unsupported temporary excavations to a stable slope, but in no case steeper than 1 horizontal on 1 vertical. Excavations can be completed utilizing typical machinery. Remove groundwater and stormwater that accumulates using open sumps and pumps to keep the exposed subgrade from deteriorating.

8. The NYS Building Code requires special inspection services. The geotechnical inspections will be a combination of in-place soils testing (per ASTM, AASHTO standards) and engineering judgments intended to finalize our design recommendations based on field conditions exposed. As the Geotechnical Engineer of Record, we recommend the following inspections and ask that you include them on your List of Special Inspections developed as part of the Building Permitting Process:

- We recommend that Foundation Design, P.C. make site visits during construction work to finalize our engineering recommendations. This will include confirming that the conditions are as expected, and providing recommendations where conditions differ from those expected.

Specifically, we should observe the following:

A. Review and approve of fill/backfill material submissions. Review the provided soils-related test results and consult on compaction-related issues as they arise.

B. Confirm fill removal limits in the building. Observe proof-rolling of the building and pavement subgrade prior to fill placement.

C. Spot-check the foundation excavations and bearing grade conditions.

D. Consult on other soil-related issues.

- Retain an independent test agency to perform full-time observation of the mass fill placement where foundations bear on more than 12-inches of new structural fill and periodic observation of backfilling operations below the slab(s)/pavements. The test agency should submit, to both our office and your architect, a copy of all soils-related test reports. Specific testing requirements follow:

A. Perform appropriate lab testing on soil and subbase samples.

B. Conduct at least one density test on each 2,500 square feet of mass fill placed under floor slabs, sidewalks, and new pavements with at least two tests for each partial lift.

C. Conduct at least one density test per 50 lineal feet of foundation backfill and utility trench backfill on alternating lifts.
D. Place fill in lifts not-to-exceed twelve inches in loose thickness.

E. Compact structural fill to at least 95 percent of the maximum dry density as determined by the Modified Proctor Test (ASTM D-1557).

Attached is a Geoprofessional Business Association statement entitled *Important Information about This Geotechnical Engineering Report*. This paper describes many of the risks inherent in geotechnical engineering and how, in light of those risks, we intend this evaluation to be used. We will continue to work cooperatively with the project principals and interested parties to achieve win/win solutions that benefit all.

This concludes our formal evaluation. Forward a copy of the near final plans and specifications for our review and comment. It has been a pleasure working with you on this project and we look forward to hearing from you again as the project proceeds toward construction.

Sincerely,

FOUNDATION DESIGN, P.C.

[Signature]

Shawn C. Allen, P.E.
Project Engineer

[Signature]

James M. Baker, P.E.
President

[Stamp]
Appendix 2

SURFACE WATERS/ DRAINAGE
Appendix 3

TERRESTRIAL AND AQUATIC ECOLOGY
New York State Department of Environmental Conservation
Division of Fish, Wildlife & Marine Resources
New York Natural Heritage Program
625 Broadway, 5th Floor, Albany, New York 12233-4757
Phone: (518) 402-8935 • Fax: (518) 402-8925
Website: www.dec.ny.gov

June 17, 2013

James G Cretekos
B ME Associates
10 Lift Bridge Lane East
Fairport, NY 14450

Dear Mr. Cretekos:

In response to your recent request, we have reviewed the New York Natural Heritage Database with respect to an Environmental Assessment for the Proposed Additions to Jewish Senior Life Community - area as indicated on the map you enclosed, located in the town of Brighton, Monroe County.

Enclosed is a report of rare or state-listed animals and plants, and significant natural communities, which our database indicates occur, or may occur, on your site or in the immediate vicinity of your site. For most sites, comprehensive field surveys have not been conducted; the enclosed report only includes records from our databases. We cannot provide a definitive statement as to the presence or absence of all rare or state-listed species or significant natural communities. This information should not be substituted for on-site surveys that may be required for environmental impact assessment.

The enclosed report may be included in documents that will be available to the public. However, any maps displaying locations of rare species are considered sensitive information, and should not be included in any document that will be made available to the public, without permission from the New York Natural Heritage Program.

The presence of the plants and animals identified in the enclosed report may result in this project requiring additional review or permit conditions. For further guidance, and for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the appropriate NYS DEC Regional Office, Division of Environmental Permits, as listed at www.dec.ny.gov/about/39381.html.

Our databases are continually growing as records are added and updated. If this proposed project is still under development one year from now, we recommend that you contact us again so that we may update this response with the most current information.

Sincerely,

Jean Pietrusiak
Information Services
NYS Department Environmental Conservation

Enc.
cc: Reg. 8, Wildlife Mgr.

# 550
The following rare plants and rare animals have historical records at your project site, or in its vicinity.

The following rare plants and animals were documented in the vicinity of the project site at one time, but have not been documented there since 1979 or earlier, and/or there is uncertainty regarding their continued presence. There is no recent information on these plants and animals in the vicinity of the project site and their current status there is unknown. In most cases the precise location of the plant or animal in this vicinity at the time it was last documented is also unknown.

If suitable habitat for these plants or animals is present in the vicinity of the project site, it is possible that they may still occur there. We recommend that any field surveys to the site should include a search for these species, particularly for sites that are currently undeveloped and may still contain suitable habitat.

<table>
<thead>
<tr>
<th>COMMON NAME</th>
<th>SCIENTIFIC NAME</th>
<th>NYS LISTING</th>
<th>HERITAGE CONSERVATION STATUS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Blackchin Shiner</td>
<td>Notropis heterodon</td>
<td>Unlisted</td>
<td>Critically Imperiled in NYS</td>
</tr>
</tbody>
</table>

1952-03-29: Irondequoit Bay and Allen Creek. The fish were observed in a bay of Lake Ontario and in a creek.

This report only includes records from the NY Natural Heritage databases. For most sites, comprehensive field surveys have not been conducted, and we cannot provide a definitive statement as to the presence or absence of all rare or state-listed species. This information should not be substituted for on-site surveys that may be required for environmental impact assessment.

If any rare plants or animals are documented during site visits, we request that information on the observations be provided to the New York Natural Heritage Program so that we may update our database.

Information about many of the rare animals and plants in New York, including habitat, biology, identification, conservation, and management, are available online in Natural Heritage's Conservation Guides at www.guides.nynhp.org, from NatureServe Explorer at http://www.natureserve.org/explorer, and from USDA’s Plants Database at http://plants.usda.gov/index.html (for plants).
Consultation Tracking Number: 05E1NY00-2013-SLI-0621

Project Name: Jewish Senior Life

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project.

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, and proposed species, designated critical habitat, and candidate species that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (ESA) of 1973, as amended (16 U.S.C. 1531 et seq.). This list can also be used to determine whether listed species may be present for projects without federal agency involvement. New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list.

Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(c) of the regulations implementing section 7 of the ESA, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IpA site at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IpA system by completing the same process used to receive the enclosed list. If listed, proposed, or candidate species were identified as potentially occurring in the project area, coordination with our office is encouraged. Information on the steps involved with assessing potential impacts from projects can be found at:
http://www.fws.gov/northeast/nyfo/es/section7.htm

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 et seq.), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects
should follow the Services wind energy guidelines (http://www.fws.gov/windenergy/) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm; http://www.towerkill.com; and http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the ESA. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment
Official Species List

Provided by:

NEW YORK ECOLOGICAL SERVICES FIELD OFFICE
3817 LUKER ROAD
CORTLAND, NY 13045
(607) 753-9334
http://www.fws.gov/northeast/nyfo/es/section7.htm

Consultation Tracking Number: 05E1NY00-2013-SLI-0621

Project Type: Development

Project Description: The existing Jewish Senior Living facility located on the west side of Winton Road South, just south of the I-590 in New York State. The project involves modifications to the site layout including 2 new apartment buildings and 6 new 'greenhouse' buildings.
Project Location Map:

Project Coordinates: MULTIPOLYGON (((-77.5761637 43.1070591, -77.5779029 43.103911, -77.5816985 43.1038633, -77.5854321 43.1049756, -77.5843378 43.1078746, -77.5796815 43.1072793, -77.5780078 43.107013, -77.5761637 43.1070591)))

Project Counties: Monroe, NY
Endangered Species Act Species List

Species lists are not entirely based upon the current range of a species but may also take into consideration actions that affect a species that exists in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. Please contact the designated FWS office if you have questions.

Bog Turtle (*Clemmys mühlenbergii*)

- Population: northern
- Listing Status: Threatened
Short-eared Owl

Important Links

Contact for this Page

This Page Covers

Species Type: Bird
Scientific Name: Asio flammeus
Conservation Status: Endangered
New York Status: Endangered
Federal Status: Not Listed

Description

Short-eared owls are medium size owls with small ear tufts on the top of the head. They have round, beige facial disks similar to those of barn owls. The underparts are white/buff (male) or tawny/rust (female), and streaked with brown, while the back is brown and mottled with white. When perched, the wings extend beyond the tail and in flight, the undersides of the wings show dark markings on the wrists and wing tips. The short-eared owl’s flight is frequently described as “moth or bat-like” because it flies low over grasslands or marshes, moving back and forth with unhurried, irregular wing beats.

Short-eared owls are the most diurnal (active during the day) of all the northeastern owls. They are most often observed in the late afternoon and at dawn or dusk. These birds eat primarily small mammals, but they occasionally take small birds and the young sometimes eat insects. When hunting, they dive from perches or fly low over the ground and pounce on prey from above, sometimes hovering briefly before they drop.

Life History

Short-eared owls are birds of open country including grasslands and marshlands. They often opportunistically inhabit areas where small mammals, especially meadow voles (Microtus pennsylvanicus), are abundant. Their breeding sites, the number of wintering birds, the number of nesting pairs, and the number of eggs or young may change from year to year based on the food supply. Breeding occurs in March through June when both sexes begin defending territories and courting with elaborate flight displays that include wing-clapping, exaggerated wing-beats and skirmishing.

Nests are placed on the ground where the female creates a cup and lines it with grasses and down. Four to nine eggs are typical, but clutches as large as fourteen have been reported in years of peak small mammal abundance. Incubation, which is done by the female alone, lasts about a month. The eggs hatch asynchronously and fledging occurs about a month later.

In winter short-eared owls gather in open habitats that support large numbers of voles such as both fallow and cultivated grasslands, marshlands, and landfills. When food is abundant they may form large communal roosts of up to 200 birds in sheltered sites ranging from conifers to grassy tussocks and abandoned quarries.

Deep snow and ice may reduce the availability of prey locally and cause the owls to abandon wintering areas occupied earlier in the season. However, where food remains plentiful into the spring and summer, wintering areas may become breeding sites.
Distribution and Habitat

Short-eared owls are widely distributed breeding in marshes, grasslands, and tundras throughout North America and Eurasia, and on every continent except Australia and Antarctica. They are also found on islands such as Iceland, the Hawaiian Islands, the Greater Antilles, and the Galapagos. Within their extensive global range they occur in open areas where small mammals are abundant, favoring habitats such as prairies, coastal grasslands, heathlands, shrub-steppe, and tundra.

Although there are scattered breeding records in the east as far south as Virginia, New York is at the southern edge of this owl's breeding range. Northern populations are believed to be highly migratory, and there is a marked increase in the number of birds in New York in the fall and spring. Short-eared owls are more common as winter residents in New York State. As breeders they are very rare, being largely limited to the St. Lawrence and Lake Champlain Valleys, the Great Lakes plains and the marshes of Long Island's south shore.

Status

Early in the twentieth century Eaton called the short-eared owl "one of our commonest owls" outnumbering all other owls in lowlands and marshy areas. By 1974 it was already considered a local breeder, declining in numbers. A comparison of historical and modern breeding records suggest that this species may have been lost as a breeder in many areas including eastern Suffolk County and the upper Hudson Valley. However, knowledge of their status and distribution may be incomplete because they occur in some parts of the state that are sparsely populated, breed early in the season, and hunt late in the day.

During the second New York State Breeding Bird Atlas, this species was found at a total of 24 survey blocks resulting in a 33% total decline from the first atlas. The most substantial losses occurred on Long Island with the species detected in only one survey block during the second atlas, as compared to nine blocks during the first.

Short-eared owls winter, sometimes in significant numbers, at concentration areas located throughout the state including the Finger Lakes region, the Lake Ontario lake plains, especially in Jefferson County, several sites in the Hudson Valley, and on the shores of Long Island. Historically, many winter concentration areas were also documented as breeding areas.

In the Northeast region, six of the thirteen states list short-eared owls as endangered while one other includes them on their state list at a lower level of conservation concern. Most biologists believe reforestation along with the loss of large, intact grasslands and other open habitats are largely responsible for this species decline.

Management and Research Needs

The conservation of short-eared owls in New York depends on protecting relatively large, open sites that support small rodents. Except for a few large marshes, most of the nest sites recorded in recent years have been found on farms, typically in active hayfields or pastures where the nests and young birds are sometimes mowed or plowed. Once abandoned, agricultural sites rapidly become unsuitable for owls because they succeed to woodlands or are replaced by development. In order to protect short-eared owls it will be necessary to identify suitable nesting sites that can be managed for small rodents and owls. Such management will likely have the added benefit of protecting other imperiled grassland birds with similar habitat requirements.

Recent efforts have been made to more closely monitor and identify wintering raptor concentration areas throughout New York State, with the short-eared owl included as a primary target species. This research has led to a better understanding of the importance of these concentrations areas to the species and their response to changes in habitat and environmental conditions. Light has also been shed on the migratory patterns and breeding areas of short-eared owls wintering in New York State.

Efforts have also led to the conclusive documentation of winter site fidelity for this species at two locations. Information gathered will help guide conservation efforts for this and other grassland species and potentially allow resource managers to minimize impacts of development and habitat conversion in the state.

Department of Environmental Conservation
Appendix 4

TRANSPORTATION
Senior Adult Housing - Attached
(252)

Average Vehicle Trip Ends vs: Occupied Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 7
Avg. Num. of Occupied Dwelling Units: 147
Directional Distribution: 45% entering, 55% exiting

Trip Generation per Occupied Dwelling Unit

<table>
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<th>Standard Deviation</th>
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Data Plot and Equation

X = Number of Occupied Dwelling Units

Actual Data Points

Fitted Curve Equation: Not given

\[ R^2 = **** \]

Trip Generation, 7th Edition
462
Institute of Transportation Engineers
Senior Adult Housing - Attached
(252)

Average Vehicle Trip Ends vs: Occupied Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 7
Avg. Num. of Occupied Dwelling Units: 147
Directional Distribution: 61% entering, 39% exiting

Trip Generation per Occupied Dwelling Unit

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Data Plot and Equation

Fitted Curve Equation: Not given

Trip Generation, 7th Edition
Assisted Living
(254)

Average Vehicle Trip Ends vs: Beds
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 7
Average Number of Beds: 121
Directional Distribution: 65% entering, 35% exiting

Trip Generation per Bed

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Data Plot and Equation

Fitted Curve Equation: Not given

\[ R^2 = **** \]
Assisted Living
(254)

Average Vehicle Trip Ends vs: Beds
On a: Weekday,
P.M. Peak Hour of Generator

Number of Studies: 21
Average Number of Beds: 120
Directional Distribution: 46% entering, 54% exiting

Trip Generation per Bed

<table>
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Data Plot and Equation

Fitted Curve Equation: \( T = 0.21(X) + 16.19 \)

\( R^2 = 0.51 \)
Appendix 5

LAND USE AND ZONING
Schedule C-1

1. That, prior to the amendment of the Zoning Map for the Town of Brighton the applicant shall make a contribution of $75,000 to the Parkland Trust Fund of the Town, to be used by the Town for the purposes of the Parkland Trust including but not limited to land acquisition and design, development and construction of facilities to improve existing or acquired park land.

2. That, prior to the amendment of the Zoning Map for the Town of Brighton, the Applicant shall execute and deliver a payment in lieu of taxes (PILOT) Agreement. Said Agreement shall provide for the annual payment to the Town of $40,000 per year, indexed for inflation as set forth below, commencing in the first full calendar year following the issuance of any building permit for any portion of the project and due at the same time as Town and County tax payments are due by taxpayers to the Town of Brighton Tax Collector. Said annual payment shall be annually adjusted beginning January 1, 2016, and each January 1st during the term hereof, to a level equal to the product of $40,000 times a fraction, the numerator of which shall be the level of the Consumer Price Index for all urban consumers, Northeast (CPI-U, Northeast), released with respect to the October preceding each such January 1st, and the denominator shall be the level of CPI-U(Northeast) released for October 2014, provided however that in no such case shall the fraction for any year be less than the fraction for the preceding year. The annual payment will be paid by the applicant, and/or their successors and/or assigns. This agreement shall be executed in the same manner as a deed and shall be recorded in the office of the Monroe County Clerk and shall be in form and substance as may be approved by the Attorney to the Town.

3. That, prior to the issuance of any permits for construction on Lot AR-1, the applicant shall enter into a contract and to continue to enter into a contract for non-emergency medical transportation for the residents of the facility.

Schedule C-2

1. That, Lot AR-1 shall only be developed in accord with this resolution, in general accord with the Conceptual Site Plan dated May 1, 2014, (Plan), prepared by Perkins Eastman attached hereto as Exhibit G, and as the same may be modified and approved by the Planning Board during the site plan approval process.

2. That, the maximum new development on Lot AR-1 shall be as follows:

   a. A total of six (6) “Green House” buildings with a maximum of 168 skilled nursing beds will be constructed. Four (4) buildings will be 3-stories and two (2) buildings will be 1-story as described in the Proposal;

   b. An independent living building not exceeding 78,200 gross square feet with a maximum of 75 residential units will be constructed as described in the Proposal;
c. Building separations shall comply with the New York State Building Code requirements and as shown on Exhibit G; and

d. The maintenance building will be expanded and the entranceways into the Jewish Home Tower will be covered as described in the Proposal.

3. That, the existing Jewish Home building will be remodeled. The total number of skilled nursing beds in the Jewish Home Building and in the “Green House” buildings referenced in paragraph 2. will be no greater than the current number of 328 skilled nursing beds in the Jewish Home Building, resulting in no net change in skilled nursing/assisted living beds and as described in the Proposal.

4. That, any subdivision and site plan development shall be subject to the approval of the Planning Board and of the Town Engineer of the Town of Brighton, and shall be consistent with this Resolution. Said site plan for Lot AR-1 shall include a detailed landscaping plan and lighting plan. The specification for the planting and the location of these plantings shall be as approved by the Planning Board during the site plan approval process. The lighting plan shall be reviewed and approved by the Planning Board during the site plan approval process.

5. That, prior to the issuance of any permits, Lot 1 and Lot R-1 shall be resubdivided together to create Lot AR-1 as described in the Proposal.

6. That, in addition to any other required approvals, all exterior sides of all structures to be constructed and improved shall be subject to the approval of the Architectural Review Board of the Town of Brighton, as provided in the Code of the Town of Brighton, New York, Comprehensive Development Regulations (CDR).

7. That, the project should consider sustainable practices such as Green Infrastructure and Building standards.

8. That, the conditions set forth herein may be altered, modified and/or removed only upon written consent of the Town Board of the Town of Brighton and the Applicant.

9. That, any agreements required to be executed under the terms of these Conditions, shall be in form and substance as may be approved by the Attorney for the Town.

10. That, if any or one or more of the conditions or requirements or any portion thereof which are set forth in this Resolution are determined by a Court of competent jurisdiction to be contrary to law, such condition or requirement, or portion thereof, shall NOT be deemed and construed to be severable from the remaining conditions and requirements which are herein contained and the same SHALL affect the validity of the Resolution or the validity of the remaining conditions and requirements, or portions thereof.
Schedule D
Incentives

That, upon the satisfaction of the conditions listed in Schedule C-1, the following incentives are granted for Lot AR-1:

1. An incentive to allow the minimum livable floor area per unit to be 390 square feet as described in the Proposal.

2. An incentive to allow a maximum building length of 245 feet for the independent living building as described in the Proposal.

3. An incentive to allow the following setbacks:

   a. A 5 foot minimum setback from the independent living building to the western property line of Lot AR-1 as described in the Proposal;
   
   b. A 98 foot minimum setback from the Green House building to the eastern property line (Winton Road) of Lot AR-1 as described at the public hearing and as depicted in the Proposal; and
   
   c. A 83 foot minimum setback from the Green House building to the southern property line (Meridian Center Boulevard) of Lot AR-1 as described at the public hearing and as depicted in the Proposal.

4. An incentive to allow a minimum of 1.4 unenclosed parking spaces/unit for the independent living building.

5. An incentive to allow the 3-story Green Houses to be a maximum 45 feet in height (44 feet 10 inches as presented) as presented during the public hearing and as depicted in the Proposal.
Appendix 6

COMMUNITY SERVICES
Schedule C-1

1. That, prior to the amendment of the Zoning Map for the Town of Brighton the applicant shall make a contribution of $75,000 to the Parkland Trust Fund of the Town, to be used by the Town for the purposes of the Parkland Trust including but not limited to land acquisition and design, development and construction of facilities to improve existing or acquired park land.

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3. That, prior to the issuance of any permits for construction on Lot AR-1, the applicant shall enter into a contract and to continue to enter into a contract for non-emergency medical transportation for the residents of the facility.

Schedule C-2

1. That, Lot AR-1 shall only be developed in accord with this resolution, in general accord with the Conceptual Site Plan dated May 1, 2014, (Plan), prepared by Perkins Eastman attached hereto as Exhibit G, and as the same may be modified and approved by the Planning Board during the site plan approval process.

2. That, the maximum new development on Lot AR-1 shall be as follows:
   
a. A total of six (6) “Green House” buildings with a maximum of 168 skilled nursing beds will be constructed. Four (4) buildings will be 3-stories and two (2) buildings will be 1-story as described in the Proposal;

   b. An independent living building not exceeding 78,200 gross square feet with a maximum of 75 residential units will be constructed as described in the Proposal;
September 12, 2013

Andrew Spencer
BME Associates
10 Lift Bridge Lane East
Fairport, New York 14450

Re: DEC
Jewish Senior Life Campus Master Plan
2021 Winton Road South
Town of Brighton, Monroe County
13PR04240

Dear Mr. Spencer:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the Phase I Cultural Resources Investigation Report, prepared by Deuel Archaeology & CRM and dated July 2013, in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the OPRHP's opinion that your project will have No Impact upon cultural resources in or eligible for inclusion in the State and National Register of Historic Places.

The SHPO appreciates the opportunity to comment on this information. Please telephone me at ext. 3280 with any questions you may have.

Sincerely,

Nancy Herter
Historic Preservation Program Analyst

cc. Jeremy Deuel, Deuel Archaeology & CRM
Appendix 8

VISUAL RESOURCES
Appendix 9

CONSTRUCTION
Appendix 10

THE SUMMIT ENVIRONMENTAL IMPACT STATEMENT
At a Town Board Meeting of the Town of Brighton, Monroe County, New York, held at the Brighton Town Hall, 2300 Elmwood Avenue, in said Town of Brighton on the 22nd day of October, 2014.

PRESENT:

WILLIAM W. MOEHLE,
Supervisor

JAMES R. VOGEL
LOUISE NOVROS
CHRISTOPHER K. WERNER
JASON S. DIпонZIO

Councilpersons

RESOLVED, that correspondence dated October 13, 2014 from Environmental Review Liaison Ramsey A. Boehner recommending the adoption of the proposed Negative Declaration for the Jewish Senior Life project submitted with said correspondence, all be received and filed; and be it further

RESOLVED, that the Town Board as lead agency for the Jewish Senior Life project and pursuant to the State Environmental Quality Review Act hereby determines that the proposed subject project will not result in any significant negative environmental impact and therefore adopts the draft Negative Declaration, dated October 22, 2014 in the form attached hereto.

Dated: October 22, 2014

William W. Moehle, Supervisor  Voting
James R. Vogel, Councilperson  Voting
Louise Novros, Councilperson  Voting
Christopher K. Werner, Councilperson  Voting
Jason S. Diponzio, Councilperson  Voting

Brigtes10-22-14 5
State Environmental Quality Review

NEGATIVE DECLARATION

Notice of Determination of Non-Significance

**Project Number:** ER-7-14  
**Date:** October 22, 2014

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Brighton Town Board, as lead agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

**Name of Action:** Jewish Senior Life Campus

**SEQR Status:** Type I

**Conditioned Negative Declaration:** No

**Description of Action:** Resubdivision Approval, Site Plan Approval, Rezoning Approval, and amendment of existing Incentive Zoning requirements for a 25.3 ± acre parcel of land at 2021 Winton Road South in the Town of Brighton, Monroe County.

The project involves rezoning of a 5.6 ± acre lot (Lot 1) from BE-1 Office and Office Park to RHD-1 Residential High Density and combining Lot 1 with the adjacent 19.7 ± acre lot (Lot R-1), to create 25.3 ± acre proposed Lot AR-1, amendment of the existing Incentive Zoning Approval requirements for the parcel, and Site Plan Approval for the development of 1 (one) independent living/apartment building with 65 residential units, 4 (four) 3-story Greenhouse buildings, 2 (two) 1-story Greenhouse buildings, expansion of the existing maintenance building and improvements to covered entranceways into the Jewish Home Tower.

**Location:** 2021 Winton Road South in the Town of Brighton, Monroe County.

**Reasons Supporting This Determination:**

After considering the action contemplated and reviewing the Full Environmental Assessment Form (FEAF) and Supplement Information to the FEAF prepared by the applicant and the Criteria for determining significance in the SEQR regulations (6 N.Y.C.R.R. Section 617.11), the Town Board finds that the proposed action will not have a significant impact on the environment based on the following findings:

{(2412774: )}
1. **Geology, Topography and Soils**

Initial site soil testing was completed by Foundation Design and Nothnagle Drilling, Inc. on May 16, 2013. These test included Borings and Test Pits and the results have been analyzed and included in a Geotechnical Evaluation Report completed by Foundation Design dated June 2013. The proposed project will involve the stripping and stockpiling of topsoil within the development area, a minor change in grade elevations and no anticipated impacts to the bedrock geology. Based upon initial earthwork calculations, it is expected that there will be an excess of both topsoil and select fill material generated from the proposed development. The excess material will be spoiled on-site if feasible or removed from the site. It is anticipated that a majority of the materials generated from the site can be utilized to create land forms and berming around the perimeter of the site to provide additional visual and noise buffers to the surrounding area. Any select fill material needed for fills within the buildings or pavement areas will most likely be generated from the proposed pond excavation areas. Per the report completed by Foundation Design it is anticipated there may be a need to import select fill for building and pavement areas.

2. **Surface Waters / Drainage**

The proposed development will increase the impervious cover of the site thus resulting in an increase in the volume of stormwater generated by the project. GI practices will be implemented to mitigate the additional volume of stormwater. However, the majority of the site contains soils of hydrologic class D which are not conducive to infiltration and an increase in the volume of stormwater discharged from the site is anticipated. The proposed stormwater management plan will be designed to offset the peak flows generated by the site from those peak flows naturally occurring within Allen’s Creek thus mitigating the impact of the anticipated increase in the volume of stormwater generated by the project site.

The stormwater management systems will incorporate a combination of conveyance systems, stormwater management as well as standard and green infrastructure (GI) practices to treat stormwater for water quality improvements and discharge it from the site at controlled rates. These improvements will provide the water quality volume needed to meet the pollutant removal goals specified in the Irondequoit Creek Watershed Stormwater Management Report Requirements and the latest New York State Stormwater Design Manual. In addition, these practices will provide a reduction of peak flows rates below existing peak runoff rates meeting the Town of Brighton and New York State Stormwater Design Manual requirements.

3. **Terrestrial and Aquatic Ecology**

The New York State and Federal wetland inventories were searched for wetlands and no existing regulated wetlands exist within the proposed development area. This was confirmed through field observations made during several visits to the project site.

The NYSDEC Natural Heritage Program was contacted in June 2013 to determine the possible presence of state-listed rare, threatened, or endangered species. A letter dated June 17, 2013 was received from the Natural Heritage Program, indicating only one recorded occurrences of any rare

\[(2412774: \)
or state-listed animals or plants, significant natural communities, or other significant habitats, on
or in the immediate vicinity of the site. The occurrence was for the Blackchin Shiner (Notropis
heterodon) being observed in Irondequoit Bay and in Allen’s Creek which was recorded in 1952.
The Blackchin Shiner is a fish species and is ranked “S1” – Critically Imperiled in New York
State. Globally it is ranked as a “G5” – Secure. Its legal status is unlisted. The possibility of the
species occurring in the vicinity of the site is only valid if the appropriate habitat is present. The
habitat for this species consists of cool, clear and shallow sections of lakes and slow regions of
streams with weedy vegetation, very little siltation and a sandy substrate.

Allen’s Creek is located on the east side of Winton Road and portions of the proposed project drain
via constructed storm sewers to Allen’s Creek. There are no streams that transverse the project site
and therefore the habitat for the Blackchin Shiner is not present on the project site.

A request was also made to the United States Department of the Interior’s Fish and Wildlife
Service to review the project site against their records for endangered species. Their search
returned one endangered species within proximity of the project site, the Bog Turtle (Clemmys
muhlenbergii). Review of the habitat parameters consistent with the Bog Turtle, Northern
Population Recovery Plan (U.S. Fish and Wildlife Service, 2001) were not observed during site
visits within the proposed re-development area.

No habitat for rare fish, animal or plants that were listed as potential endangered species have been
identified on the development site. Based upon this, no impacts are anticipated with the proposed
re zoning or proposed development of the site.

4. Transportation

Proposed improvements to the project include upgrades to the internal circulation within the
campus to provide more direct access to all parts of the campus including access between the
Jewish Home parcel and the Summit at Brighton and Wolk Manor parcel. The improvements will
enable motorists to utilize either the Winton Road or Meridian Centre Boulevard access points
from any area of the JSL campus. It is anticipated that with these improvements that access to the
site will be greatly improved and that traffic to the surrounding road network can be more evenly
distributed between access points. Additionally, the proposed project will see a reduction in the
traffic generated on site in comparison to the originally approved BE-1 parcel with a 50,000 SF
medical office building. Traffic trip generations have been provided that show a decrease in the
anticipated traffic between the two by 66%, and only an increase of 0.2% to the surrounding
roadway network. The proposed internal circulation improvements and minimal increase in traffic
to the roadway network indicates that impacts will be lower than those previously reviewed and
approved. Additionally, the nominal increase in trip generation and more even distribution of trips
to the available access points mitigates external traffic impacts to below those identified with the
previous environmental review.

A suggestion from New York State Department of Transportation, contained as part of the
(2412774; )
mandated General Municipal Law referral response from Monroe County dated August 8, 2014 noted that consideration should be given to eliminating the existing driveway on Winton Road across from French Road and having sole access through Meridian Centre Boulevard. The applicant would like to continue utilization of two points of access to their campus from Winton Road and Meridian Centre Boulevard to maintain the current traffic patterns on the site. The proposed project does not measurably increase traffic on the surrounding road network and does not warrant the closing of the prime entrance into the Jewish Home property. Removal of the Winton Road access point would increase the use of the Meridian Centre Boulevard entrance and potentially have a negative effect on the Wolk Manor and Summit entrance, as well as the adjacent Meridian Centre office development. This project was designed to have minimal impact to the neighboring Summit and Wolk Manor parcel and require slight modifications to the site to facilitate the addition of the internal roadway between the two project parcels. The roadway configuration as proposed is consistent with the initial approved plan for The Summit and Wolk Manor to provide cross access between all of the parcels. The approved filed subdivision map for The Summit at Brighton, Wolk Manor and the five acre BE-1 zoned parcel included filed easements between these properties. Providing two points of access to a site is important and beneficial in providing access to emergency vehicles if one of the access points is temporarily closed.

5. **Land Use and Zoning**

This property was not identified within the Town of Brighton Comprehensive Plan and there are currently no recommendations regarding the individual land use of the parcel. There are however recommendations for senior housing within the Town of Brighton Comprehensive Plan.

The land use patterns surrounding the parcel are well established and virtually built out. Surrounding land uses include institutional uses, office complexes, medium / high density residential uses and Town park land. The proposed density of the project will increase by a factor of 18%, 65 independent living units. All other living units are transitioned from the Jewish Home to the proposed 'Green Houses®'. There will be a decrease in the impervious surfaces of the property by approximately 25% between the approved plan and the proposed plan on Lot 1. The overall project will have a total building coverage of 13% and total impervious coverage of 45%. The project as proposed will comply with the coverage requirements of the RHD-1 district. The project will require a change from the BE-1 zoning district to the RHD-1 district to be developed as proposed. The site plan for the proposed development will be reviewed and approved by the Planning Board. There will be no adverse environmental impact associated with this project relative to land use and zoning.

6. **Community Services**

The proposed project will generate additional sanitary sewer flow into the existing Town of Brighton sanitary sewer system; however no adverse impacts are anticipated. Utility services have been reviewed by the applicant's engineer and it is anticipate there will be adequate facilities to handle the proposed development. The MCWA is requiring an additional connection to be made to the existing water system to augment the existing water supply. RG&E has will provided
confirmation of their ability to serve the proposed development. Emergency services (fire service, ambulance, police) have adequate response capabilities for this proposal.

There will be no impact to the Brighton School District. No school age children will be living in the project confines.

The existing recreational services/facilities currently provided by the Jewish Home will be continued after the proposed additional development at the project site. Impacts from the increase of the 65 proposed independent living units will be mitigated by the Parkland Trust fee to be paid prior to obtaining a permit for construction.

As an amenity to the Town for rezoning the BE-1 parcel and allowing the proposed incentives for bulk standards within the site, as well as removing this parcel from the current tax rolls, as it will become integrated with the remainder of the Jewish Senior Life not-for-profit organization, the applicant is proposing cash contribution to the Town of $75,000 to be paid at the time of issuance of the first building permit from the Town. In addition, a payment in lieu of taxes contribution of $40,000 per year, adjusted annually, has also been proposed to offset the potential taxable revenue that would be created if the parcel were to be developed as a medical office building as was originally approved.

7. **Cultural Resources**

Deuel Archaeological was contracted to review the site for a Phase IA/Phase IB Cultural Resource Investigation. The report concludes that there will be no adverse impact upon cultural resources that are or could be included within the State or National Registers of Historic Places. The New York State Office of Parks, Recreation and Historic Preservation reviewed the Cultural Resources Investigation and also found that the project will have no impact upon cultural resources in or eligible for inclusion in the State and National Register of Historic Places.

8. **Visual Resources**

The development of the project will change the visual appearance of the site, resulting from the placement of proposed structures on an undeveloped, maintained portion of the site that is predominantly mowed lawn. The proposed structures are all smaller in height and scale to the existing six-story Jewish Home building. The general character of the new architecture is residentially scaled and articulated to respect the scale of the surrounding community. The proposed structures will be reviewed and approved by the Architectural Review Board.

A naturalized buffer is being proposed around the site to limit the views from the surrounding community while giving a sense of privacy to those living on the campus. Within the campus will be a combination of landscape elements that will help tie all of the buildings into one contiguous campus environment.

9. **Construction**

Prior to any earthwork being commenced on the site an erosion and sediment protection plan, and
storm water pollution prevention plan, SWPPP, in accordance with the Town of Brighton and latest NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activities will be implemented. In addition, the project may disturb an area greater than 5 acres and may need to obtain a 5 acre waiver from the Town of Brighton. The Town of Brighton strongly discourages the need for a 5 acre waiver in most circumstances and may require that a phasing plan be prepared prior to the start of construction that defines the maximum disturbed area per phase, and the specific sequencing and phasing that will be done to minimize the amount and duration of exposed areas to the maximum extent practicable.

Erosion control measures consistent with the New York State Standards and Specifications for Erosion and Sediment Control will be installed to capture sediments from the site. Temporary cover will be established as soon as all earthwork has been completed. The proposed design will minimize the need to import or export materials to the greatest extent practicable. Access to the site will be monitored and a temporary construction entrance will be established to alleviate soils and mud from being tracked off of the site.

Each phase of construction will also be designed to conform to the construction erosion control requirements of the latest New York State Department of Environmental Conservation (NYSDEC), State Pollutant Discharge Elimination System (SPDES), General Permit.

Other common NYSDEC approved forms of construction erosion control that can be implemented on this site include but are not limited to, silt fence installation, stone check dams, sediment traps, temporary diversion swales and rock outlet protection.

10. The Summit Environmental Impact Statement

In conjunction with the 1996 Incentive Zoning/Rezoning, an Environmental Impact Statement analyzing all potential significant adverse environmental impacts was prepared. That study addressed the potential of a 50,000 square foot medical office building on the BE-1 Office parcel. Based on the reduction of the level of development (residential units), the environmental impacts of this development will be less than, and within the parameters of the environmental review conducted in 1996.

For further information:

Contact Person: Ramsey A. Boehner, Environmental Review Liaison Officer

Address: Town of Brighton
2300 Elmwood Avenue
Rochester, N.Y. 14618

Telephone: (585)784-5229
GENERAL NOTES:

1. ALL GENERAL NOTES PERTAIN TO ALL ARCHITECTURAL (A-SERIES) DRAWINGS IN THIS SET.

2. PROVIDE CONCEALED STEEL STUD BLOCKING OR 2" x 16 GA CONTINUOUS STEEL STRAPPING WHERE VINYL COMPOSITION TILE BUTTS UP TO VARIOUS TYPES AND THICKNESSES OF LINOLEUM, VINYL, CORK, AND CARPET.

3. LINTEL LOCATIONS FOR EXTERIOR PERIMETER OF ALL WINDOWS, DOORS, CURTAINWALL, STOREFRONT, LOUVERS EXCEEDING 16" WIDE INCLUDING, BUT NOT LIMITED TO, DOORS, WINDOWS, F.E.C.S, DUCTS, ETC. SEE STRUCTURAL DRAWINGS FOR LINTEL SCHEDULE. LINTEL LOCATIONS FOR THROUGH FIRE RESISTANT CONSTRUCTION SHALL BE BUILT IN ACCORDANCE WITH ASHRAE 90.1. CONCRETE LINETS, ETC. SHOWN ON THE STRUCTURAL DRAWINGS WILL NOT BE INCLUDED IN THE STRUCTURAL BID PACK.

4. PROVIDE CONCEALED STEEL STUD BLOCKING OR 2" x 16 GA CONTINUOUS STEEL STRAPPING AT ALL MASONRY OPENINGS INTERIOR ELEVATIONS & FURNITURE PLANS FOR ADDITIONAL INFORMATION AND SCOPE.

5. EXTERIOR PERIMETER OF ALL WINDOWS, DOORS, CURTAINWALL, STOREFRONT, LOUVERS.

6. ALL EXISTING DIMENSIONS ARE APPROXIMATE AND FOR CONTRACTORS VERIFICATIONS. IF NOTED OTHERWISE. SEE PARTITION SCHEDULE FOR WALL THICKNESS.

7. DIMENSIONS LOCATING INTERIOR PARTITIONS ARE TO THE FACE OF WALL (EXCLUDING THICKNESS OF SHEET ROCK, SUBFLOOR, CABINETS, ETC.)

8. ALL EXISTING WORK (CEILINGS, FLOORS, WALLS, PARTITIONS, FINISHES ETC.) DISTURBED BY NEW CONSTRUCTION, INCLUDING MECHANICAL, PLUMBING AND ELECTRICAL, SHALL BE SPECIFIED. WHEN ANY QUESTION ARISES RELATIVE TO MATERIALS NOT SPECIFICALLY SHOWN OR SATISFY THEMSELVES TO EXISTING CONDITIONS. THE ARCHITECT SHALL BE CONSULTED PRIOR TO THE BID OPENING, CONTRACTORS SHALL WALK THE JOB SITE AND OTHER DATA.

9. EVERY ATTEMPT HAS BEEN MADE TO INDICATE PERTINENT EXISTING UTILITIES AND MATERIALS, PLUMBING, ELECTRICAL AND MECHANICAL WORK ARE NOT SHOWN ON THE STRUCTURAL DRAWINGS.

10. ALL GENERAL NOTES PERTAIN TO ALL ARCHITECTURAL (A-SERIES) DRAWINGS IN THIS SET.

11. GENERAL CONTRACTOR TO PROVIDE ALL INTERIOR LINTELS AT ALL MASONRY OPENINGS.

12. PROVIDE CONCEALED STEEL STUD BLOCKING OR 2" x 16 GA CONTINUOUS STEEL STRAPPING AT ALL MASONRY OPENINGS.

13. PROVIDE CONCEALED STEEL STUD BLOCKING OR 2" x 16 GA CONTINUOUS STEEL STRAPPING WHERE VINYL COMPOSITION TILE BUTTS UP TO VARIOUS TYPES AND THICKNESSES OF LINOLEUM, VINYL, CORK, AND CARPET.

14. PROVIDE CONCEALED STEEL STUD BLOCKING OR 2" x 16 GA CONTINUOUS STEEL STRAPPING WHERE VINYL COMPOSITION TILE BUTTS UP TO VARIOUS TYPES AND THICKNESSES OF LINOLEUM, VINYL, CORK, AND CARPET.

15. PROVIDE CONCEALED STEEL STUD BLOCKING OR 2" x 16 GA CONTINUOUS STEEL STRAPPING WHERE VINYL COMPOSITION TILE BUTTS UP TO VARIOUS TYPES AND THICKNESSES OF LINOLEUM, VINYL, CORK, AND CARPET.

16. PROVIDE CONCEALED STEEL STUD BLOCKING OR 2" x 16 GA CONTINUOUS STEEL STRAPPING WHERE VINYL COMPOSITION TILE BUTTS UP TO VARIOUS TYPES AND THICKNESSES OF LINOLEUM, VINYL, CORK, AND CARPET.

17. PROVIDE CONCEALED STEEL STUD BLOCKING OR 2" x 16 GA CONTINUOUS STEEL STRAPPING WHERE VINYL COMPOSITION TILE BUTTS UP TO VARIOUS TYPES AND THICKNESSES OF LINOLEUM, VINYL, CORK, AND CARPET.

18. PROVIDE CONCEALED STEEL STUD BLOCKING OR 2" x 16 GA CONTINUOUS STEEL STRAPPING WHERE VINYL COMPOSITION TILE BUTTS UP TO VARIOUS TYPES AND THICKNESSES OF LINOLEUM, VINYL, CORK, AND CARPET.

19. PROVIDE CONCEALED STEEL STUD BLOCKING OR 2" x 16 GA CONTINUOUS STEEL STRAPPING WHERE VINYL COMPOSITION TILE BUTTS UP TO VARIOUS TYPES AND THICKNESSES OF LINOLEUM, VINYL, CORK, AND CARPET.

20. PROVIDE CONCEALED STEEL STUD BLOCKING OR 2" x 16 GA CONTINUOUS STEEL STRAPPING WHERE VINYL COMPOSITION TILE BUTTS UP TO VARIOUS TYPES AND THICKNESSES OF LINOLEUM, VINYL, CORK, AND CARPET.

21. PROVIDE CONCEALED STEEL STUD BLOCKING OR 2" x 16 GA CONTINUOUS STEEL STRAPPING WHERE VINYL COMPOSITION TILE BUTTS UP TO VARIOUS TYPES AND THICKNESSES OF LINOLEUM, VINYL, CORK, AND CARPET.

22. PROVIDE CONCEALED STEEL STUD BLOCKING OR 2" x 16 GA CONTINUOUS STEEL STRAPPING WHERE VINYL COMPOSITION TILE BUTTS UP TO VARIOUS TYPES AND THICKNESSES OF LINOLEUM, VINYL, CORK, AND CARPET.

23. PROVIDE CONCEALED STEEL STUD BLOCKING OR 2" x 16 GA CONTINUOUS STEEL STRAPPING WHERE VINYL COMPOSITION TILE BUTTS UP TO VARIOUS TYPES AND THICKNESSES OF LINOLEUM, VINYL, CORK, AND CARPET.

24. PROVIDE CONCEALED STEEL STUD BLOCKING OR 2" x 16 GA CONTINUOUS STEEL STRAPPING WHERE VINYL COMPOSITION TILE BUTTS UP TO VARIOUS TYPES AND THICKNESSES OF LINOLEUM, VINYL, CORK, AND CARPET.

25. PROVIDE CONCEALED STEEL STUD BLOCKING OR 2" x 16 GA CONTINUOUS STEEL STRAPPING WHERE VINYL COMPOSITION TILE BUTTS UP TO VARIOUS TYPES AND THICKNESSES OF LINOLEUM, VINYL, CORK, AND CARPET.
LEV 1 0'
LEV 2 11'
LEV 3 22'
LEV 4 33'

T/PLATE 42'

1/8" = 1'-0"
February 9, 2024

Town Board of the Town of Brighton
2300 Elmwood Ave.
Rochester, New York 14618

Re: Jewish Home parcel of the Jewish Senior Life Campus – 2021 South Winton Road
Amendment of Schedule C-2, Paragraph 2 - Incentive Zoning Approval dated 3/11/2015
SUPPLEMENTAL LETTER OF INTENT/APPLICATION

Dear Board Members:

This office has been retained by Jewish Senior Life (and its affiliate, the Jewish Home of Rochester) to assist in obtaining governmental approval to modify a Schedule of the Incentive Zoning approval granted by the Town Board by Resolution dated March 11, 2015, related to the development of the "Jewish Home parcel" (Lot 1 of the Jewish Senior Life Campus). The request is made to accommodate a proposed minor alteration of design for, and occupancy of, the Independent Living building, which was approved and which is to be located on this Lot.

BACKGROUND

The Jewish Home of Rochester (JHR), a skilled nursing facility, relocated from its long established location on St. Paul Street in the City of Rochester to its current Brighton location at 2021 South Winton Road in the 1980's. Initial development of the parcel was a seven-story tower, which remains on the campus.

In an effort to address market and health care demands (primarily to allow conversion of double-resident skilled nursing rooms to single rooms), Jewish Senior Life (JSL) made application to the Town of Brighton for Incentive Zoning approval to construct six "Green House" buildings on Lot 1 to relocate skilled nursing residents. As a part of the Incentive Zoning application and approval (and in response to a need for moderately priced independent living rental units), an Independent Living (IL) building was incorporated in the Incentive Zoning concept plan.
The IL building is located at the southwest corner of Lot 1. The original concept plan displayed a 78,200 square foot building. The initial Incentive Zoning application contemplated 65 residential units, but as the Incentive Zoning process proceeded, it became apparent that the market demand for moderately priced apartments called for smaller units, and thus, the Incentive Zoning approval granted by the Town Board incorporated, in Schedule C-2, the proposed 78,200 square foot building, but established a maximum of 75 apartment units.

Having been a part of the 2015 Incentive Zoning process, I can state that the definition of the size of the building and the maximum number of units was not a product of any calculations on the part of the Town, but merely a reflection of the request made by the applicant.

**CURRENT PROPOSAL.**

In the 8+ years since the 2015 Incentive Zoning approval, the need for moderately priced apartment units proximate to the Jewish Home campus has greatly increased. In order to meet that demand, JSL charged its design professionals to evaluate the 2015 Incentive Zoning approval vis-a-vis the original IL proposal and to keep within the framework of the approved Incentive Zoning incentives/amenities, to test if an increased number of units could be achieved on the southwest portion of the parcel within the Town's design and infrastructure parameters.

That effort has resulted in the plans submitted with this application. No changes are contemplated to the incentives and amenities established in the 2015 approval. The primary change is a modest increase in the building footprint of the IL building to no more than 90,000 square feet and a similarly modest increase in the number of units from 75 to 90. The design of the IL building will be consistent with the rest of the JSL campus (of course, subject to Architectural Review Board approval). Preliminary engineering review confirms that sufficient infrastructure exists to accommodate the modestly increased building size and unit count. Additionally, our new concept site plan has been revised to eliminate three of the originally approved six "Green House" buildings thereby reducing the skilled nursing bed count in the Green House buildings from 168 to 108.

In consulting with Town staff and counsel, it appears that the requested modification, involving two paragraphs of Schedule C-2, is not processed as a full-blown amendment of the Incentive Zoning approval (since changes to incentives and amenities are not proposed). The approval sought is mere approval of the modification of the Schedule, which does not implicate the procedures of Code § 209-5, but instead a straightforward consideration of the request by the Town Board. Nonetheless, this application/request is accompanied by an Environmental Assessment Form, and Expanded EAF report, as well as engineering and architectural plans.
The current proposal only involves, and requires amendment of, two Conditions contained in Schedule C-2 of the 2015 Incentive Zoning approval:

1. **2015 Condition #1** - "That Lot AR-1 shall only be developed in accord with this resolution, in general accord with the Conceptual Site Plan dated May 1, 2014, (Plan), prepared by Perkins Eastman attached hereto as Exhibit G, and as the same may be modified and approved by the Planning Board during the site plan approval process".

   **Proposed revised Condition #1** (changes highlighted in red) - "That Lot AR-1 shall only be developed in accord with this resolution, in general accord with the Overall Plan C1.0 dated 2/7/24 prepared by Marathon Engineering attached hereto as Exhibit G, and as the same may be modified and approved by the Planning Board during the site plan approval process".

2. **2015 Condition #2** – "That the maximum new development on Lot AR-1 shall be as follows:
   
   a. A total of six (6) "Green House" buildings with a maximum of 168 skilled nursing beds will be constructed. Four (4) buildings will be 3-stories and two (2) buildings will be one story as described in the Proposal;
   
   b. An independent living building not exceeding 78,200 gross square feet with a maximum of 75 residential units will be constructed as described in the Proposal;"

   **Proposed revised Condition #2** (changes highlighted in red) –

   "That the maximum new development on Lot AR-1 shall be as follows:
   
   a. A total of three (3) 3-story "Green House" buildings with a maximum of 108 skilled nursing beds will be constructed;
   
   b. An independent living building not exceeding 90,000 gross square feet with a maximum of 90 residential units will be constructed;"

Having presented this request to the Town Board Public Works Committee (where four of the five Town Board members were present), we would request that this matter be considered by the Town Board at its next available meeting. We would be willing to present this proposal at that meeting as well.
As always, thank you very much for your courtesy. If you have any questions, please do not hesitate to contact me.

Very Truly Yours,

WOODS OVIATT GILMAN LLP

Jerry A. Goldman

Please direct responses to Rochester Office

JAG/DGL
At a Town Board Meeting of the Town of Brighton, Monroe County, New York, held on the 28th day of February, 2024 at Brighton Town Hall, 2300 Elmwood Avenue in the Town of Brighton, New York

PRESENT:

WILLIAM W. MOEHLE,
Supervisor

CHRISTOPHER K. WERNER
ROBIN R. WILT
CHRISTINE E. CORRADO
NATHANIEL V. SALZMAN,

Councilmembers

BE IT RESOLVED, that correspondence dated January 23, 2024 from Senior Planner Rick DiStefano regarding a request to appoint Smarlin Espino to the position of Planning Technician effective February 26, 2024 at Step 1 of Group 5 of the Non-Represented Full Time Employee Salary and Wage Schedule (currently $55,237.00) for a thirty five hour work week, subject to Civil Service approval and a probationary period of fifty-two (52) weeks beginning on the date of permanent appointment, be received and filed; and further

BE IT RESOLVED, that the Town Board hereby appoints Smarlin Espino to the position of Planning Technician effective February 26, 2024 at Step 1 of Group 5 of the Non-Represented Full Time Employee Salary and Wage Schedule (currently $55,237.00) for a thirty five hour work week, subject to Civil Service approval and a probationary period of fifty-two (52) weeks beginning on the date of permanent appointment.

Dated: February 28, 2024

William W. Moehle, Supervisor       Voting       ___
Christopher K. Werner, Councilmember Voting       ___
Robin R. Wilt, Councilmember         Voting       ___
Christine E. Corrado, Councilmember  Voting       ___
Nathaniel V. Salzman, Councilmember  Voting       ___
January 23, 2024

The Honorable Finance and Administrative Services Committee
Town of Brighton
2300 Elmwood Avenue
Rochester, New York 14618

Re: Proposed Permanent Hiring
Planning Technician

Dear Chairman Salzman and Committee Members:

Steven Naukam resigned as Planning Technician in November 2023 leaving the Planning Technician title vacant. We interviewed five candidates and selected Smarlin Espino for the position.

I am recommending that:

1) Smarlin Espino, be provisionally appointed to the position of Planning Technician subject to Town Board action;
2) The annual salary shall be consistent with Step 1 of the Group 5 Annual wage schedule for a 35-hour work week, $55,237.00;
3) The effective date of hire is February 26, 2024;
4) The appointment is subject to a fifty-two (52) week probationary period beginning on the date of permanent appointment. The probationary period may be extended by the length of any absences from work;
5) This appointment and position are classified as "competitive" by the Monroe County Civil Service Commission and requires applicants to meet both minimum qualifications and pass an examination.

This candidate exceeds the minimum qualifications listed in the title description. A copy of the title description and Smarlin’s resume is attached for your reference.

As always, thank you for your consideration. I will be in attendance at your regularly scheduled February 7, 2024, meeting in the event that you have any questions regarding this matter.

Respectfully Submitted,

Rick DiStefano, Senior Planner
Department of Public Works

Cc:
Earl Johnson
Bridget Monroe
Tricia Van Putte