



Town of Brighton

MONROE COUNTY, NEW YORK

SUSTAINABILITY OVERSIGHT COMMITTEE, SOC

2300 ELMWOOD AVE. * ROCHESTER, NEW YORK 14618 * PHONE (585) 784-5250 * FAX (585) 784-5368

Sustainability Oversight Committee 2012 Year-End Report

The Sustainability Oversight Committee (SOC) Policy states, “The Committee shall prepare and submit an annual report to the Town Board, written for review during April of each year concerning the activities and work of the Committee and, from time to time, shall submit such reports and recommendations as may be necessary to fulfill the purposes of this Chapter”. The following document constitutes this annual report which describes the activities undertaken by the committee and the actions that resulted from these activities.

1. Renewable Energy Code Amendment

Description: The sustainability of the built environment in the Town, in the face of rising energy costs and of the threat of climate change, is found to be of increasing and vital import to the public health, safety and welfare. Renewable energy that is generated on-site can address these issues. The SOC with the assistance of the Energy Management Consultant developed draft code amendments promoting the use of wind and solar renewable energy sources.

Action to date: The draft wind and solar code amendments were presented to the Town of Brighton Public Works Committee at their May 13, 2012 regularly scheduled meeting. The public works committee suggested that the solar code amendment be presented at Town Board workshop for further comment. The draft wind code was tabled at the May 13, 2012 meeting. The Public Works committee indicated that further study of new and emerging wind technologies be considered.

2. Exterior Lighting Code Amendment

Description: The lighting code amendment was developed to protect the Town of Brighton and its residents from adverse effects of excessive lighting resulting from construction, reconstruction or development on one or more parcels of land. Those adverse effects include glare, lighting spill onto adjoining properties, disruption to nocturnal bird flight patterns, excessive lighting density, and untimely lighting use. The sustainability of the built environment in the Town, including the control of adverse lighting effects, is found to be of increasing and vital import to the public health, safety and welfare.

Action to date: The SOC with the assistance of the Energy Management Consultant and Town staff developed a draft Exterior Lighting Amendment. Information presented in lighting codes from various communities, the Illuminating Engineering Society of North America publications, and the International Dark Sky Association guidelines were used to develop of this code amendment. The SOC is hopeful that this code amendment will be implemented in 2013.

3. Coordinate Sustainable Programs

Description: The Policy for the Sustainability Oversight Committee indicates that the committee is responsible to seek to coordinate, assist and unify the sustainable efforts of private groups, institutions and individuals within the Town of Brighton. In order to perform this task the committee is required to maintain liaison and communications with public and private agencies



and organizations of local, state and national scope whose programs and activities have an impact on the quality of the environment or who can be of assistance to the Board.

Action to date: The group Reconnect Rochester made a 20-minute presentation on their group and its goal to promote alternative transportation (primarily mass transit). The most promising areas of cooperation seem to be (a) joint advocacy with the University of Rochester on employee and student transportation, and (b) joint advocacy with RGRTA, especially in the development of suburban transfer centers. In May representatives from the SOC discussed the purpose of the committee with Temple B'rith Kodesh. The presentation lasted about 45 minutes and had approximately 25 attendees. It was Temple B'rith Kodesh's first exposure to the SOC. In June 2012 a Color Brighton Green representative discussed accomplishments within the organization. The topics discussed included the recycling of #7 plastics, winter lecture series at the library, information updated regularly on their website, and a composting program with Council Rock. The SOC also attended the Energy Fair in June. In December 2012 the SOC met with the Brighton School Recycling Club and officials from the BHSD to discuss a recycling partnership and the proposed green improvements planned for the High School parking lot expansion. In addition, the SOC presented their initiatives and accomplishments at a Town Board meeting, West Brighton and East Brighton forums.

4. Consolidated Refuse District

Description: Half of the Town of Brighton is not located within a refuse district. In those neighborhoods, the two to three waste haulers send four to six heavy diesel vehicles down the streets each week. They are often on different days of the week. This leads to disadvantages on several fronts. Environmentally, it wastes diesel fuel and causes unnecessary emission of air pollutants and greenhouse gases. Economically, it wastes money for the garbage companies to travel down a street where they only service some of the buildings, and it increases the wear and tear on the roads that the Town must pay to maintain. Aesthetically, it is unsightly to have garbage and recycling bins out on the street three days a week. Socially, it is a safety concern to have unnecessary large-truck traffic traveling down Brighton's streets, especially through residential neighborhoods.

Action to date: A student intern working with the SOC conducted a preliminary study of the environmental and costs savings that could be realized with a consolidated system of refuse districts that cover the entire Town of Brighton. Consolidation of the existing small districts and development of a system of districts with Town-wide coverage would be a proactive step to reducing our environmental footprint and improving the quality of life in our Brighton neighborhoods. The SOC will continue to evaluate the benefits of a consolidated refuse district and prepare a formal recommendation to the Town at a later date.

5. Renovation Guidelines

Description: The intent of this document is to be a standard guide for implementing sustainability in TOB renovation projects. This document should be used by TOB employees as they embark on new renovation projects.

Action to date: The SOC developed renovation guidelines that would serve as a standard guide for implementing sustainability in TOB renovation projects. These projects are intended to be small in nature and under the management of TOB employees. It is our recommendation that larger projects, such as major renovations, additions to existing buildings or new freestanding buildings shall pursue LEED Certification under one of the established programs created by the US Green Building Council (USGBC)



6. Recycling in Town Parks and 12 Corners

Description: Over the past year, members of the Sustainability Oversight Committee (SOC) have met with members of the Parks and Recreation Staff to discuss recycling in Brighton's parks, and devise solutions to the challenges.

Action to date: Town staff, members of the Parks and Recreation Committee and SOC members will meet with a representative from Waste Management to explore further solutions to the challenges of recycling within the parks and identify other recycling opportunities.

The SOC met with the participants of the proposed recycling program and reviewed the successes and discussed areas for improving the plan. The SOC strongly supports recycling in the Town Parks and looks forward to assisting the Parks and Recreation staff in their efforts. Additionally, the SOC met with the Department of Public Works to discuss recycling at 12 corners. The DPW will be installing recycling containers at 12 corners in 2013.

7 Capital Improvement Program

Description: The SOC is required to review and to comment upon the Town's Capital Improvement Program annually.

Action: This review was completed in July and recommendations were documented in a letter to the Town Supervisor. This letter is attached.

8 Incentive Zoning Amendment

Description: The SOC investigated reasonable sustainable amenities that the Town Board should consider in an Incentive Zoning application.

Action to date: The SOC developed a list of sustainable amenities that should be considered for inclusion into Chapter 209, Incentive Zoning of the Code of the Town of Brighton. The SOC prepared a letter to the Town Supervisor documenting these amenities and requesting that they be included in Chapter 209, Incentive Zoning Code. A copy of a draft letter is attached.

9 Membership

Description: Two member of the SOC resigned in 2012. These members were replaced with two highly qualified individuals; Eric Williams Associate Professor at the Golisano Institute for Sustainability whose concentration is Industrial Ecology, Life Cycle Assessment, Macro-assessment of Energy Supply and Demand and Rochelle Bell Sr. Environmental Planner, Monroe County Dept. of Planning and Development.

10 Intern Program

Description: The Sustainability Oversight Committee with the assistance of former member Karen Berger and currently a professor at the University of Rochester investigated the creation of a volunteer intern position to support the efforts of the SOC and also be recognized by the University.

Action to date: The SOC developed a description of the intern position. This description was presented to the Town of Brighton FASC and Town Board with the hope of creating a volunteer intern position for the SOC. In September the Town Board added a 1-year appointed volunteer Student Intern position to the Sustainability Oversight Citizens Committee to provide research related services. The volunteer intern, Emily Kraus, has begun research on new wind technologies and also hopes to investigate residential street lighting and the heat island effect of asphalt.



11. Leaf Pick Up

Description: The SOC with the assistance of the Energy Manager evaluated alternative equipment and associated staffing necessary for the collection of leaves within the Town of Brighton. The evaluation concluded that the use of a truck with a tow-behind vacuum trailer is 18% cheaper in its cost per ton, and competitive in terms of fuel consumption and production, with the current leaf collection program. In addition, this study recommended that the Town begin a transition by purchasing one vacuum trailer and equipping two trucks with enclosed bodies in the first year. Such a phased approach would also allow the Town to further test this method and to narrow that expected range of costs and production.

Action to date: The SOC's review of the Capital Improvement Plan expressed their strong support for the transition to the tow behind vacuum process and suggested that this improvement be a high priority. The SOC further stated that the transition to a tow behind vacuum process will display the Town's strong commitment toward a sustainable future that is capable of maintaining or improving the operating efficiencies within the Town.

12. High School Parking Lot

Description: The Brighton School District is rehabilitating a large parking area. At the request of a representative from the High School, the SOC reviewed the layout and suggested the use of several green infrastructure techniques.

Action to date: The School District incorporated green infrastructure into the parking area design and applied for a grant from the Monroe County Storm Water Coalition to fund additional green infrastructure.

13. Bicycle and Pedestrian Master Plan

Description: The Town of Brighton began developing a Bicycle and Pedestrian Master Plan in November 2011. Members of the SOC participated in the public informational meetings and the review of the final report.

Action to date: Comments from the SOC members were formally submitted to the Bicycle and Pedestrian Task Force. These comments were incorporated into the final study.

14. Monroe Avenue GIGP Project

Description: In order to advance the Monroe Avenue Vision Plan, the Town of Brighton with the assistance of the Monroe County Stormwater Coalition applied for a New York State Environmental Facilities Corporation Grant through the Green Innovation Grant Program, GIGP, to implement green sustainable practices along Monroe Avenue. The Town was successful and was awarded a GIGP grant in the amount of \$1,565,000 to install green infrastructure practices along Monroe Ave.

Action to date: A SOC member, Shubhangi Gandhi, has been appointed to the Monroe Avenue GIGP committee.

Committee members:

Paul Tankel, Chair
Steve Kittelberger
Rochelle Bell
Ron Wexler, Vice Chair
Eric Williams
Shubhangi Gandhi
Erinn Ryen
Eric Mineker, Engineering Assistant,
Michael Guyon, Town Engineer



2012 Meeting Minutes



Town of Brighton

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Sustainability Oversight Committee

December 5, 2012

Meeting Minutes

Attendance: The meeting was held in the Stage Conference Room at the Brighton Town Hall and began at 7:05 PM.

Paul Tankel, Chairperson	present
Stephen Kittelberger	present
Erinn Ryen	present
Ronald Wexler	present
Subhanghi Gandhi	present
Michael Guyon, PE	present
Eric Mineker	present
Emily Kraus	present
Alayna Arthur	present
Rochelle Bell	present
Eric Williams	present

Minutes: The draft November 7th meeting minutes were approved without modifications.

Open Forum:

Old Business

A. Welcome Guests from BCSD

The SOC welcomed Laura T and Kateri B (students), Jenny V and Doug A (faculty) from the BCSD.

B. Recycling Update

Steve K and Erinn R met with Parks and Rec, talked about education and communicating. In the past, the recycling effort was implemented with large blue receptacles and was not successful due to cross contamination.

At the school, there is a lot of cross contamination even with the circle opening in the receptacle lid for bottles and the placement of a trash receptacle adjacent to the recyclable bin. The main goal at the BCSD recycling club is to recycle bottles and cans. Refundable and non-refundable are sorted. The de-contamination sorting is time consuming. The school recycling club advertises with signs, spring fests, videos, and



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t-shirts. A large decorated recycling collection enclosure located in the cafeteria rarely experiences cross contamination.

Large signs for trash or a message persuading people to follow their peers may be helpful to limit cross contamination.

The meeting was very positive with Parks and Rec. Steve K. will follow up with Matt after the holidays. Developing a uniform message on a sign through the parks may be beneficial.

The BCSD recycling club offered to do a brief presentation to Parks and Rec. Volunteers from the school may be able to assist in the triangle or parks. Students could model a program to address the cross contamination issue.

C. Stormwater/Monroe Ave Project

The committee will be formally announced at the next town meeting. Once the committee is formed work will begin on preparing the RFP.

D. BHS Parking Lot

The BHS is planning to complete the project this summer. Doug noted that the project is on a limited budget. Some changes to the parking lot were implemented after the project was approved. DEC stormwater requirements substantially increased the cost of the project. If awarded the GIGP grant funding the proposed additional green infrastructure would be a swale in the center of the parking lot and permeable pavement in the back. Budget constraints make it difficult to implement everything. The project will be available by the end of February or early March and responses will be received in 4-6 weeks.

E. Alternative Wind Technologies

Emily K, created an outline for the wind technology research after consulting with Steve K, Ron W, and Mike G. Sites will need to be examined in depth for turbines because a lack of wind can be problematic. Wind zone designation will be vital to turbine success. There are some smaller wind turbine applications that may work for lower wind speeds.

F. Bicycle Pedestrian Master Plan

Comments should be submitted by Monday 12/10. The file will be re-distributed via Dropbox because it is too large for email. The funding is only for design, the Town will have to apply for additional funding for construction. (GTC)



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G. Hybrid Vehicle Parking

Hybrid vehicles are difficult to define. There are federal guidelines that could be implemented, however, it seems difficult to enforce. A sustainable parking area on the "honor" system could be explored. The idea would require a letter and representation at Public Works.

H. STAR Rating System

STAR is still in the Beta phase. It is free to browse that will allow the use some analysis tools. Technical support is not available unless we enroll in a paid membership. There may be a financial commitment to be designated as a STAR community. We could apply some of the STAR tools and education to topics that we are currently working on and align SOC goals with STAR.

I. Leaf Pickup

The vacuum leaf truck did not make it into this year's budget. Mike G will distribute the report to SOC members. The cost analysis for the leaf study may not have been presented clearly, and need to be reworked. The implementation of a leaf vacuum truck would be cost effective.

J. Development Updates

Development Updates were provided by Mike Guyon.

New Business:

A. Incentive Zoning

Mike G has written a letter for incentive zoning that he will distribute to the group and collect comments.

Adjournment: Meeting was adjourned at 8:35 PM

Next Meeting:

The next meeting will be held on January 7th, 2012 in the Downstairs Conference Room at 7:00 PM to 8:30 pm at Town Hall.

Minutes submitted by: Eric Mineker



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Sustainability Oversight Committee

November 7, 2012

Meeting Minutes

Attendance: The meeting was held in the Stage Conference Room at the Brighton Town Hall and began at 7:05 PM.

Paul Tankel, Chairperson	present
Stephen Kittelberger	present
Erinn Ryen	absent
Ronald Wexler	present
Subhanghi Gandhi	present
Michael Guyon, PE	present
Eric Mineker	present
Emily Kraus	present
Alayna Arthur	present
Rochelle Bell	present
Eric Williams	present

Minutes: The draft October 7th meeting minutes were approved without modifications.

Open Forum:

Old Business

A. New Member Introduction

Rochelle Bell and Eric Williams have been appointed to a 2-year term on the SOC committee.

B. Recycling

Steve K. has taken pictures of other communities recycling receptacles demonstrating the feasibility of providing recycling in Brighton town parks. A collection service contract should be investigated.

C. Stormwater/Monroe Ave Project

The Green Street Monroe Ave project task force is becoming finalized. The project is not “shovel ready”. Plans developed by the task force will be available for review by the SOC.



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D. BHS Parking Lot

Subhanghi has made contact with students and faculty group at the school. Opportunities to work with the group to further the SOC and BHS green objectives should be explored.

E. Alternative Wind Technologies

Emily K. has done some research on new wind technologies. The continued research efforts will support the SOC's wind ordinance development. Emily will meet with a sub-committee to develop a scope of work for the wind technology investigation. Ron W. and Steve K. volunteered for the sub-committee. Ron W., Steve K, and Mike G. will meet with Emily to develop a work scope.

F. Grant Writers

The SOC will identify grant opportunities and can assist in writing. All grants SOC pursues must be approved by appropriate town boards before pursuing grant funding.

G. Bicycle Pedestrian Master Plan

The Bicycle Pedestrian Master Plan is nearing completion and will be available for review by the SOC.

H. Hybrid Vehicle Parking

Opportunities for Hybrid Vehicle Parking to encourage sustainable practices should be explored at town hall. Enforcement and location should be addressed in proposal.

I. Development Updates

Development Updates were provided by Mike Guyon.

New Business:

A. STAR Rating System

Rochelle brought STAR Rating System to the SOC's attention. The SOC will investigate this opportunity further.

Adjournment: Meeting was adjourned at 8:35 PM



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Next Meeting:

The next meeting will be held on December 5th, 2012 in the Downstairs Conference Room at 7:00 PM to 8:30 pm at Town Hall.

Minutes submitted by: Eric Mineker



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Sustainability Oversight Committee

October 3, 2012

Meeting Minutes

Attendance: The meeting was held in the Stage Conference Room at the Brighton Town Hall and began at 7:05 PM.

Paul Tankel, Chairperson	present
Stephen Kittelberger	present
Erinn Ryen	present
Ronald Wexler	present
Subhanghi Gandhi	present
Michael Guyon, PE	present
Eric Mineker	present
Emily Kraus	present

Minutes: The draft September 5th meeting minutes were approved without modifications.

Open Forum:

Emily Kraus was introduced to the group; she is a student from the University of Rochester in a Take 5 program in sustainability. Emily will be serving as an SOC intern for the remainder of the school year.

Old Business

A. SOC Intern

Emily and SOC discussed research topics. Her interests are stormwater runoff, wind, recycling, refuse, and lighting. She will begin research projects that parallel her educational interests and the goals of the SOC.

B. Vacant Committee position

Paul G. and Peter D. have resigned. Mike G. will follow up with Mary Ann concerning advertisement, and applicants.

C. Recycling

Steve K had a meeting with Tim K. and Mike G. about Town Hall recycling efforts. Discussion included implementing recycling receptacles at 12 corners. The primary challenge would be the bag collection. Town Hall contracts do not specify separate



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contract for recycling. Mike G. will follow up with the Ops Center to determine how receptacles are collected.

D. Incentive Zoning

Paul submitted a letter to Mike G. to review before submitting to Bill M. to clarify the incentive zoning objectives. An incentive for utilizing vacant buildings/property should be included, and the incentive for developers should clearly identify the sustainable goals. Transportation, trails, and bike racks were identified as some sustainable incentives.

E. Parking Lot

Subhanghi spoke with George; there are no new updates with the BHS parking lot.

F. Monroe Ave Greenstreet Improvement

The Town is seeking additional members for the committee. An RFP for a consultant will be required; the plan is not “shovel ready.”

G. Development Updates

Development Updates were provided by Mike Guyon.

New Business:

Alternative vehicle parking spots at Town Hall should be explored. Grant opportunity exploration was added to the “parking lot”, and new wind technologies should be a constant peripheral focus.

Adjournment: Meeting was adjourned at 8:35 PM

Next Meeting:

The next meeting will be held on November 7th, 2012 in the Downstairs Conference Room at 7:00 PM to 8:30 pm at Town Hall.

Minutes submitted by: Eric Mineker



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Sustainability Oversight Committee

September 5, 2012

Meeting Minutes

Attendance: The meeting was held in the Stage Conference Room at the Brighton Town Hall and began at 7:05 PM.

Paul Tankel, Chairperson	present
Stephen Kittelberger	present
Erinn Ryen	present
Paul Gardner	present
Ronald Wexler	present
Subhanghi Gandhi	present
Michael Guyon, PE	present

Minutes: The draft July 18th meeting minutes were approved without modifications.

Open Forum: none

Announcements:

Mike Guyon has emailed the Monroe Avenue Engineering Report and will send out the parking lot.

Old Business

A. Vacant Committee Position

B. Incentive Zoning

Mike Guyon, Paul T., and Ramsey had a conference call to discuss the incentives. Mike Guyon will discuss incentives with Bill to determine the next steps to move forward. The Committee asked whether we should consider LED lighting as an incentive.

C. Recycling

Steve Kittelberger wants to discuss recycling with Tim K. Recycling bins should have larger lettering. Steve asked for research contracts for recycling, Erin would like to be involved in discussions regarding recycling.



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D. Wind Ordinance

Wind Ordinance should be a topic for the intern.

E. Capital Improvement Plan

Did not apply but should consider next year. Eligibility for award depends on membership.

F. Brighton High School Parking Lot

Subhanghi will contact George Smith about the parking lot green infrastructure improvement project.

G. Town Website

Suggestions include an events section, link to Color Brighton Green, post the SOC TB presentation. Committee members are encouraged to suggest additional ideas. Eric M. and Mike G will coordinate changes. MG will investigate why SOC is not part of Citizens Boards.

H. SOC Intern

Karen Berger has not identified an intern candidate. The committee suggested Give it one week to see what happens.

Development Updates – Mike Guyon provided the attached summary.

I. New Business

- Research the design characteristics regarding the temperature range for asphalt.

Adjournment: Meeting was adjourned at 8:45 PM

Next Meeting:

The next meeting will be held on October 3, 2012 in the Stage Conference Room at 7:00 PM to 8:30 pm at Town Hall.

Minutes submitted by: Eric Mineker



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Sustainability Oversight Committee July 18, 2012

Meeting Minutes

Attendance: The meeting was held in the Stage Conference Room at the Brighton Town Hall and began at 7:05 PM.

Paul Tankel, Chairperson	present
Stephen Kittelberger	present
Erinn Ryen	present
Paul Gardner	absent
Ronald Wexler, Vice Chair	present
Shubhangi Gandhi	present
Peter DeBaal	absent
Michael Guyon, PE	present
Eric Mineker	present
Bill Moehle	present

Minutes: The draft June 6th meeting minutes were approved without modifications.

Open Forum:

Bill reviewed the CIP comment letter provided by the SOC and thanked them for their insight. Budgetary constraints make accomplishing everything a challenge but, the Town will not overlook the green/sustainable alternatives. Bill indicated that the purchase of the Farash property will create a gateway between central Brighton and Buckland Park. The Town supports the SOC's initiatives to explore sustainable practices that would provide future cost savings that can be demonstrated through the committee's research. The town board will be reviewing the CIP at the next Town Board meeting.

Peter D. has accepted a position with the Architectural Review Board and will need to step down from the SOC.

Announcements:

Old Business

A. Recycling

The town facilities could be doing more to promote recycling. The Parks and Recreation Committee has indicated that the Waste Management expressed its concern of cross-contamination and would likely not provide a pick-up service. Someone from waste management should be contacted to keep exploring this option.



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B. Wind Ordinance

The wind ordinance is tabled for now. The proposed code specifies a 125' height which creates concerns regarding safety and visual impact. The technology continues to improve and more viable alternates will likely be available in the future. The wind energy ordinance will be reviewed as the technology advances and becomes more practical for dense urban settings.

C. Capital Improvement Plan

The SOC should conduct additional analysis regarding several key components of the CIP. These components include the fueling station, incentive zoning, paving, and lighting.

D. Brighton High School Parking Lot

The parking lot improvement has been deferred. George Smith is working with the School Board to evaluate a sustainable approach. Locating a grant to fund a green improvement would be beneficial to constructing a cost effective and sustainable parking lot. The School's consultant reviewed three options and all were over the budget. A cistern system is currently being evaluated.

E. Town Website

The new website has not gone live yet, should be operational in the near future.

F. SOC Intern

Paul T. made contact with Karen Berger of the U of R. She was hesitant on offering a full year SOC internship because the length might deter a student's interest. However, a full year internship would provide a large benefit to the student and the SOC. The curriculum would be decided by a combination of the student's interests and a list of priority projects provided by the SOC. It would be beneficial to provide the student with a desk or workspace at Town Hall to conduct research.

The SOC should outline both quantitative and qualitative tasks for the intern and develop deadlines through the year. Karen Berger could serve as the faculty advisor. Paul T. will talk to Brockport and Mike G. will speak with Gary to identify the most legitimate way to proceed. Karen will need to know the SOC and student objectives to offer the internship by early September.

G. Monroe Ave. Green street Improvement

Mike G. will send out the engineering report once it's finished.



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H. Development Updates

Mike G. reviewed the attached summary table

New Business

A. SOC Intern

The study objectives should be finalized and the process to legitimize an intern position should be reviewed.

B. Parking Lot

The parking lot should be reviewed insure the SOC's priorities parallel the Town Boards sustainable objectives.

Adjournment: Meeting was adjourned at 8:50 PM

Next Meeting:

The next meeting will be held on September 5th, 2012 in the Stage Conference Room at 7:00 PM to 8:30 pm at Town Hall.

Minutes submitted by: Eric Mineker



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Sustainability Oversight Committee

June 6, 2012

Meeting Minutes

Attendance: The meeting was held in the Stage Conference Room at the Brighton Town Hall and began at 7:05 PM.

Paul Tankel, Chairperson	present
Stephen Kittelberger	present
Erinn Ryen	present
Paul Gardner	absent
Ronald Wexler, Vice Chair	present
Shubhangi Gandhi	present
Peter DeBaal	absent
Michael Guyon, PE	present
Eric Mineker	present
Lynne Mitchell	present
Ramsey Boehner	present

Minutes: The draft May 7th meeting minutes were approved without modifications.

Open Forum:

Color Brighton Green representative, Lynn M. discussed accomplishments within the organization. #7 plastics are being recycled, winter lecture series at the library, information updated regularly on their website, and a composting program with Council Rock. Paul T. offered the SOC services for Color Brighton Green initiatives that require Town actions.

Announcements:

Old Business

A. Solar Ordinance

The draft Solar Ordinance was presented before the Public Works Committee by Ramsey Boehner and was well received. Two additions must be made. The Solar must go to the Historic Preservation Committee if it alters a historic structure and the Planning Board for comments and an advisory report. A workshop could be provided in order to further educate those interested. It could be a new chapter in the code, "Renewable Energy". Ramsey will draft a letter of recommendation to the Town Board for the Solar Ordinance.



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B. Wind Ordinance

The draft Wind Ordinance was presented before the Public Works Committee by Ramsey Boehner. Visual impacts of the turbines, ice throw, and other factors will require more research before moving forward. Mike G. will email a comparison matrix to the committee members. Steve K. suggested having an intern review wind energy alternatives.

C. Website additions or suggestions

The website could provide a public opinion survey for residents to poll support for green/sustainability improvements or ordinances. Links can be provided that will share information on sustainable practices but should not endorse any 3rd parties. A link would also be provided to Color Brighton Green.

D. Pathstone Home Energy Program

Pathstone is a non-profit organization that supports green home initiatives such as loan programs, and energy audits. The challenge is to get the information out. Lynne M. will read the Pathstone brochures and promote it if it parallels the goals of Color Brighton Green.

E. SOC Intern

The intern should be coordinated through a faculty member to establish school credit. An outline should be developed for the work required to better gauge the student level we're seeking. Ron W. will explore options at the high school and Erin will explore opportunities at the college of liberal arts at RIT.

F. Development Update(s)

Mike G. presented updates, summary is attached.

G. Recycling in the Parks

Parks in other towns have been recycling; modeling the program outlined by SOC. Mike G. will arrange a meeting with Tim K. and Bill M. for an open discussion about recycling in the parks.

New Business

A. Wind Ordinance

SOC will rewrite the wind ordinance and conduct more research of what has worked in other towns to date.



Town of Brighton

MONROE COUNTY, NEW YORK

SUSTAINABILITY OVERSIGHT COMMITTEE, SOC

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B. SOC Intern

An outline of responsibilities for a prospective intern should be developed to better evaluate the SOC needs and the age of student best suited for the position.

C. Recycling

The SOC wishes to explore the obstacles that are preventing the Town of Brighton from recycling in the parks and open dialogue with other Towns to find out how these obstacles are overcome.

Adjournment: Meeting was adjourned at 8:45 PM

Next Meeting:

The next meeting will be held on July 18th, 2012 in the Stage Conference Room at 7:00 PM to 8:30 pm at Town Hall.

Minutes submitted by: Eric Mineker



Town of Brighton

MONROE COUNTY, NEW YORK

SUSTAINABILITY OVERSIGHT COMMITTEE, SOC

2300 ELMWOOD AVE. * ROCHESTER, NEW YORK 14618 * PHONE (585) 784-5250 * FAX (585) 784-5368

Sustainability Oversight Committee

May 2, 2012

Meeting Minutes

Attendance: The meeting was held in the Stage Conference Room at the Brighton Town Hall and began at 7:05 PM.

Paul Tankel, Chairperson	present
Stephen Kittelberger	present
Erinn Ryen	present
Paul Gardner	present
Ronald Wexler, Vice Chair	present
Shubhangi Gandhi	present
Peter DeBaal	absent
Michael Guyon, PE	present

Minutes: The draft April 4nd meeting minutes were approved without modifications.

Open Forum:

Announcements:

Old Business

A. Temple B'rith Kodesh Presentation

Ron, Erinn, and Subhanghi attended the meeting. The presentation lasted about 45 minutes and had approximately 25 attendees. It was Temple B'rith Kodesh's first exposure to the SOC. A link to the SOC should be provided on the Town's web page. The webpage should include reports/studies, such as the lighting evaluation, links to informational sites, SOC announcements/events, relevant articles annual reports and the meeting agendas and minutes.

The Town is currently in the process of updating the website and the above referenced modifications will be incorporated into the new website.

B. Town Board Presentation

Mike G. will provide Mary Ann Hussar with a copy of the power point presentation for the Town Board. The first slide of the presentation should be revised to include a listing of the members of the committee. The second slide should be removed and the leaf collection vacuum should be placed on the slide that discusses Town Operations and Facilities. The last slide should include a link to the Town's website and contact info. The presentation will be on the May 9th Town Board agenda.



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C. Recycling Letter

Steve K. will contact John Steinbrenner of the Parks and Rec. committee to follow up on the proposed recycling plan and discuss its success.

D. CBG Energy Fair

The SOC has not registered for the Energy fair. The SOC would consider sharing a booth with the Bicycle and Pedestrian Task Force but the task force may already have plans for their booth. The date for the fair is June 10th. Subhanghi will put together a presentation board for the Energy Fair. Ron W. and Mike G. will develop a binder including the SOC's accomplishments

E. SOC Intern

The SOC is considering a college level intern to assist with studies and committee assignments. The SOC should develop a program which outlines the responsibilities of the intern and the anticipated deliverables for the position. This letter should be presented to local colleges to investigate student and faculty interest. A program could be developed where the intern would receive college credit for their participation with the SOC. The SOC should contact Karen Berger at the U of R regarding the intern program.

The Brighton High School indicated that students could be available to assist the SOC with studies and data gathering. The SOC should identify tasks appropriate for a high school student.

F. Brighton News Letter –Erinn

Mike G. will contact Doug Clapp, Town Communication Officer, regarding the length of the letter. Erinn will revise the existing article and forward to the SOC members for their comment.

G. Sustainability Oversight Committee –Vice Chairman

Ron W. has been appointed the Vice Chairman for the SOC.

H. Development Updates

Mike Guyon provided the attached summary.

I. Green schools/Brighton CSD- Ron W.

J. Waterless or Propane Fracking

Shubhangi emailed an article regarding the use of liquefied propane in the hydraulic fracturing process. The use of propane may provide an alternative that is not considered in the Town's present moratorium on fracking. This new technique would not generate the wastewater associated with the current hydraulic fracturing method. The SOC will investigate



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hydraulic fracturing using propane and report to the Town Board. Meanwhile the existing moratorium on hydro fracking should be revised to consider propane hydraulic fracturing. Ron W. did some cursory research and identified that the transportation and storage of the propane creates the potential for a large explosion.

Mike G. will investigate the expiration of the moratorium. The SOC should investigate regulatory requirements regarding hydraulic fracturing once the moratorium expires.

- K.** Review of “parking lot” – The SOC reviewed the items contained in the “parking lot” and determined that many of the priority issues have been addressed. The SOC members should identify new issues to add to the “parking lot”.

New Business

- **Website**

SOC members should develop ideas for additions and updates to the website.

A representative of Color Brighton Green will attend a portion the next SOC meeting.

Adjournment: Meeting was adjourned at 8:45 PM

Next Meeting:

The next meeting will be held on June 6th, 2012 in the Stage Conference Room at 7:00 PM to 8:30 pm at Town Hall.

Minutes submitted by: Eric Mineker



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Sustainability Oversight Committee

April 4, 2012

Meeting Minutes

Attendance: The meeting was held in the Stage Conference Room at the Brighton Town Hall and began at 7:05 PM.

Paul Tankel, Chairperson	present
Stephen Kittelberger	present
Erinn Ryen	present
Peter Debraal	present
Paul Gardner	present
Ronald Wexler	present
Subhangi Gandhi	present
Michael Guyon, PE	present
Eric Mineker	present

Minutes: The draft March 7th meeting minutes were approved without modifications.

Open Forum: none

Announcements:

Mike Guyon will contact Reconnect Rochester and invite them to present at a Bicycle Pedestrian Master Plan Committee.

Old Business

A. Color Brighton Green Meeting

Paul met with Color Brighton Green and they welcome the initiatives of the SOC. Color Brighton Green has and continues to bring in speakers and educate public on green practices and have collected signatures for recycling in the parks. Color Brighton Green plans to host an Energy Festival at the Farmers Market on June 10th from 9 AM to 1PM and welcomes the presence of the SOC.

B. Town Board Presentation

A presentation to the full Town Board is tentatively scheduled for May 9th. Mike Guyon will contact Mary Ann Hussar and schedule this meeting. Paul T., presented a draft power point presentation that will be presented at the Town Board meeting. The committee members reviewed the presentation and suggested simplifying the information and providing pictures supporting the SOC efforts. A collective effort to



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compile pictures of Sustainable practices in Brighton for the presentation will be helpful. Paul T. will represent the SOC. The presentation should be approximately 10 minutes in length.

An article should be prepared for the upcoming Town newsletter (M. Guyon to advise on date due), with materials posted on the website. Erinn R. will prepare a draft article and circulate the article to the committee for review and comment.

C. Bicycle and Pedestrian Master Plan Informational Meeting

Mike G. presented a brief summary regarding the Open House meeting for the Bicycle and Pedestrian Master Plan. Data collection is complete and the committee will begin working on recommendations. The report will be complete in the fall of 2012.

D. Green schools/ Brighton CSD

Ron Wexler met with Brighton CSD. School Board is open to get feedback from SOC with projects. Students could be interested in coming to SOC meeting. Erinn Ryen has had conversations to coordinate a visit to RIT.

E. Greening USA

Did not apply but should consider next year. Eligibility for award depends on membership.

F. Refuse District

Tabled for next meeting

G. Review of "Parking Lot"

Tabled for next meeting

H. Brighton News Letter

Paul and Erinn are developing; Mike will talk to Doug about deadline.

I. Parks and Rec. Meeting

Coaches and Staff seemed receptive to ideas; however the committee was reluctant to install recycling containers at this time. Paul Gardner contacted Waste Management who indicated they do not pick up recycling with cross contamination. A draft



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recommendation will be prepared by Steve K. The draft letter will be circulated to the SOC for comment prior to submission to Supervisor Moehle. Mike G will discuss recycling at 12 corners with Tim K.

J. Development Updates

Mike Guyon provided the attached summary.

New Business

- Energy Festival:

This event will be held by Color Brighton Green on June 10th from 9-1pm at the Farmers Market. A table with a poster presentation could be good PR. Possibly have a small handout with the links to relevant studies performed by the SOC with a QR code linking to the studies.

- Recycling in the Parks:

A draft letter to Bill M. will be written by Stephen Kittelberger citing recommendations of the SOC regarding the Parks role in recycling. At the next meeting the draft recommendation will be reviewed.

Adjournment: Meeting was adjourned at 8:45 PM

Next Meeting:

The next meeting will be held on May 2, 2012 in the Stage Conference Room at 7:00 PM to 8:30 pm at Town Hall.

Minutes submitted by: Eric Mineker



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Sustainability Oversight Committee

March 7, 2012

2nd Draft Minutes

Attendance: The meeting was held in the Stage Conference Room at the Brighton Town Hall and began at 7:07 PM.

Paul Tankel, Chairperson	present
Stephen Kittelberger	present
Erinn Ryen	absent
Peter Debraal	present
Paul Gardner	joined at 7:45
Ronald Wexler	present
Subhanghi Gandhi	present
Michael Guyon, PE	present
Thomas Low	present
Eric Meneker	present
Jon Lam, Reconnect Rochester	present
Mike Governale, Reconnect Rochester	present
Bob Williams, Reconnect Rochester	present

- I. **Minutes:** The Committee reviewed and approved the minutes of 2.1.12
- II. **Open Forum:** none
- III. **Announcements:** M. Guyon advised the members of a public meeting on the early stages of the Town's Bicycle/Pedestrian Master Plan to be held at Town Hall March 29th from 5 to 8 P.M..



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S. Gandhi advised the members of a meeting to be held at her office on Monday, March 12th with two students from U. Mass. in regards residential solar energy systems.

IV. **Old Business**

A. Reconnect Rochester

The noted representatives of the group made a 20-minute presentation on their group and its goal to promote alternative transportation (primarily mass transit). The most promising areas of cooperation seem to be (a) joint advocacy with the U. of Rochester on employee and student transportation, and (b) joint advocacy with RGRTA, especially in the development of suburban transfer centers.

B. Recycling in the parks

S. Kittleberger and Paul Gardner will attend a meeting with the sports leagues on March 8th, and will provide a summary to M. Guyon.

Parks & Rec.'s approach is expected to include the placement of a recycling bin at the concessions stands in Meridian and Buckland only, with the bins to be used for the collection of containers only. The leagues will be encouraged to use their team members to police the fields and bring the containers to the bins.

The Committee will advise, instead, that bins be provided at every field, with a strong signage program in support.

B. Year-end report review with Supervisor Moehle; presentation to Town Board

Chairman Tankel and M. Guyon reviewed the report with Supervisor Moehle on 2/24. The Supervisor was described as supportive of additional outreach by the Committee and of the Committee's initiatives.

A presentation to the full Town Board is tentatively scheduled for late April. An article should be prepared for the upcoming Town newsletter (M. Guyon to advise on date due), with materials posted on the website.

Chairman Tankel will confer with the Supervisor on the level of detail to be provided on the pending initiatives.

C. Development update

M. Guyon reviewed the attached map with the Committee.



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D. Exterior lighting

Low reviewed the latest draft with the Committee. The only significant change was to tighten the standards for light spill/light trespass. M. Guyon will e-mail the text to the members.

The Committee concurs that the draft is ready for the Public Works Committee's April meeting.

E. Referrals to the Town Board

M. Guyon will update at the next meeting on the status of the Town Board's review of various matters recently referred by the Committee.

V. New Business :

A. Color Brighton Green

The need to coordinate with this organization was discussed. Chairman Tankel will speak with Cheryl (?), and extend an invitation to a representative of the group to an upcoming Committee meeting.

B. Greening USA awards program

M. Guyon will ask Doug Clapp to prepare the brief application for this award (due March 23rd).

VI. Adjournment: Meeting was adjourned at 8:53 PM

VII. Next Meeting:

The next meeting will be held on April 4th in the Stage Conference Room at 7:00 PM to 8:30 pm .

Minutes submitted by: Thomas Low



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Sustainability Oversight Committee February 1, 2012

Minutes

Attendance: The meeting was held in the Stage Conference Room at the Brighton Town Hall and began at 7:04 PM.

Paul Tankel, Chairperson	present
Stephen Kittelberger	present
Erinn Ryen	present
Peter Debraal	present
Paul Gardner	absent
Ronald Wexler	absent
Subhanghi Gandhi	present
Michael Guyon, PE	present
Thomas Low	present
Ramsey Boehner	absent
Eric Meneker	present

- I. **Minutes:** The Committee reviewed and approved the minutes of 1.4.12
- II. **Open Forum:** none
- III. **Announcements:** E. Ryen advised the members of a lecture to held at RIT on The Organizational Challenge for Energy Technology Innovation_on February 6, 2012 at 4 PM.

S. Gandhi advised the members of a meeting to be held at her office with two students from U. Mass. In regards residential solar energy systems. Date t/b/d.



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IV. **Old Business**

A. Recycling in the parks

S. Kittleberger will attend a meeting with the sports leagues on March 1st. Another member should attend as well, but has not been identified.

Parks & Rec.'s approach is expected to include the placement of a recycling bin at the concessions stands in Meridian and Buckland only, with the bins to be used for the collection of containers only. The leagues will be encouraged to use their team members to police the fields and bring the containers to the bins.

The Committee supports this effort as a first step, and would be willing to assist in an education effort directed to players and their families.

B. Year-end report preparation; presentation to Town Board

Chairman Tankel will review the report with Supervisor Moehle on 2/24, and will seek an opportunity to make a subsequent presentation to the full Town Board.

C. Development update

M. Guyon reviewed the attached list with the Committee

D. "Parking Lot" update

M. Guyon reviewed the attached list with the Committee.

V. New Business :

A. Solar Panel Feasibility Study

T. Low reviewed the results of a study of the feasibility of installing solar panel arrays on the roofs of the Town Hall campus and of the Highway Garage. The physical feasibility was confirmed with two vendors, and cost estimates obtained. These estimates were then checked against NYERDA information. Estimates of energy generation were made, and expected rates applied. Based upon conservative estimates, the systems would have a payback of over 70 years, and cannot be recommended.



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This feasibility should be re-evaluated in 5-7 years, as the costs of solar panels are steadily declining and electric rates may rise sharply.

B. Leaf Collection Technology Study

T. Low reviewed the results of time studies of the current technology (primarily using loaders and open trucks) with the two most promising alternatives: exclusive use of packer trucks, and use of tow-behind leaf vacuums. Production rates, costs and intangibles (e.g., impacts on traffic, on treelawns) were compared.

The use of leaf vacuums is, on average, somewhat cheaper than the current method, but the difference lies within the margin of error. Leaf vacuums also offer many of those intangible benefits. Low recommends, therefore, that a unit be purchased in the 2013 budget.

VI. Adjournment: Meeting was adjourned at 8:33 PM

VII. Next Meeting:

The next meeting will be held on March 7th in the Stage Conference Room at 7:00 PM to 8:30 pm .

Minutes submitted by: Thomas Low



Town of Brighton

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Sustainability Oversight Committee January 4, 2012

Minutes

Attendance: The meeting was held in the Stage Conference Room at the Brighton Town Hall and began at 7:01 PM.

Paul Tankel, Chairperson	present
Stephen Kittelberger	absent
Erinn Ryen	present
Peter Debraal	present
Paul Gardner	present
Ronald Wexler	present
Subanghi Gandhi	present
Michael Guyon, PE	present
Thomas Low	present
Ramsey Boehner	present
John Stinebrenner, Chmn., Parks Advisory Comm.	present

- I. **Minutes:** The Committee reviewed and approved the minutes of 12.7.
- II. **Introduction:** The Committee met its newest member, Ms. Subanghi Gandhi
- III. **Open Forum:** none
- IV. **Announcements:** Chairman Tankel advised that the Committee's letter, in support of a moratorium on hydrofracking and dated 12.27, was presented to the Town Board on 12.28.



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IV. Old Business

A. Recycling in the parks

J. Steinbrenner stated the support of his Board for an expansion of recycling in the Town parks, said there was no big dollar issue involved and invited the Committee to a meeting with the sports leagues in February (date t/b/a).

He seemed to favor an approach would involve the placement of a recycling bin at the concessions stands in Meridian and Buckland only, with the bins to be used for the collection of containers only. He does see the value of educating the leagues, and of encouraging them to use their team members to police the fields and bring the containers to the bins.

B. Wind energy system regulations

R. Boehner and T. Low reviewed the latest draft, which had been revised to reflect the Committee's previous comments. Height limitations are now proposed to be raised to 120' (to make systems practical), but a large setback to residential zones and a minimum lot size has been added. The limit on the number of systems per lot has been removed. The Committee supports the presentation of the draft to the Public Works Committee for further review.

C. Sustainable renovations for Town Hall (P. DeBraal)

Mr. DeBraal reviewed his proposed guidelines, and the Committee offered (generally minor) comments. These will be incorporated in his final version, which can then be distributed to Town staff.

D. Year-end report preparation; presentation to Town Board

The Committee further reviewed the draft, originally prepared by T. Low and subsequently revised. M. Guyon will prepare and circulate a final draft, to include all the attachments.

V. New Business :

A. Exterior lighting regulations

Messrs. Boehner and Low reviewed the latest draft with the Committee. This draft has subsequently been shared by e-mail. The Committee had two initial concerns:



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(1) that there were no explicit standards for maximum lighting levels (though, as Mr. Boehner noted, the Planning Board has such powers), and (2) that the proposed maximum light spill to residential properties of .2 FC was too high.

VI. Adjournment: Meeting was adjourned at 9:01 PM

VII. Next Meeting:

The next meeting will be held on February 1st in the Stage Conference Room at 7:00 PM to 8:30 pm .

Minutes submitted by: Thomas Low



Capital Improvement Program Review



Town of Brighton

MONROE COUNTY, NEW YORK

SUSTAINABILITY OVERSIGHT COMMITTEE, SOC

2300 ELMWOOD AVE. * ROCHESTER, NEW YORK 14618 * PHONE (585) 784-5250 * FAX (585) 784-5368

July 17, 2012

Sustainability Oversight Committee
c/o Michael Guyon, Engineer
Town of Brighton
2300 Elmwood Ave
Brighton NY 14618

Dear Supervisor Moehle:

The Policy for the Sustainability Oversight Committee indicates that within sixty calendar days of receipt of the Capital Improvement Plan the Committee will submit a written report to the Supervisor. Such report will evaluate the proposed projects and acquisitions in terms of the sustainability objectives of the Town, and make recommendations as to sustainable alternatives to be considered in the design and operation. The SOC received the Capital Improvement Plan on June 29, 2012 and offers the following written comments for your consideration.

First, the committee would like to thank the Town Board for their continued support and the opportunity to review the Town of Brighton Capital Improvement Plan. The committee acknowledges the financial challenges facing the Town and appreciates the Town Board's hard work and diligence in preparing a fiscally responsible Plan.

In developing the CIP the committee recognizes that the Town Board has made a determined effort to consider the implementation of sustainable practices within the Town of Brighton such as:

- The development of a town wide bicycle and pedestrian master plan
- The continued commitment to install and maintain Town owned sidewalks. The inclusion of new sidewalks along Winton and West Henrietta Roads will greatly improve pedestrian travel within the Town.
- The development of off road shared use trails such as the Highland Crossing, (formerly known as the Highland Park Canalway Trail), and the inclusion of funding to implement recommendations included in the bicycle and pedestrian master plan.
- The implementation of the Monroe Avenue Green Infrastructure Grant project and the inclusion of funding to implement recommendations from the Monroe Ave. Charette.
- The development of a trail system plan for the Farash property.
- The Town Hall roof replacement project includes the installation of a cool roof system.

The Committee's review of the CIP also revealed areas that appear to present on-going sustainable improvement challenges for the Town. We have chosen to address those challenges by restating some of our 2012 CIP review suggestions as well as offering new observations and recommendations where feasible. While some of the suggestions may require an initial higher investment than their conventional counterpart; we believe that the improved efficiency and reduced energy use will ultimately result in a cost savings to the Town. During the upcoming year the SOC will investigate the financial benefits associated with sustainable improvements and identify potential funding sources to defray their initial capital costs. The SOC is hopeful that this investigation will validate the financial benefit of the sustainable improvements and lead to their implementation.

- Materials used for resurfacing and treating Town roads, parking areas, and recreation facilities should consider the use of recycled and/or down cycled materials. Additionally, the Town should investigate the availability of recycled alternatives for curbs and gutters.



- The CIP suggests that new paving and pavement repairs are planned at the Operation Center. The Town of Brighton Operation Center includes a large amount of impervious area which ultimately drains to Buckland Creek. New paving should consider the use of permeable pavements and green infrastructure to capture and treat the stormwater runoff. Due to budgetary constraints the Town Board chose not to pursue the WQIP grant to construct green infrastructure to treat the stormwater generated by these impervious surfaces at the OPS Center. The SOC strongly supports the implementation of these green infrastructure practices and encourages the Town Board to consider including these improvements in the CIP item titled, "Paving & Repairs at OPS Center. Additionally, the CIP includes re-surfacing Town owned tennis and basketball courts. Where practical, this project should consider permeable pavement and green infrastructure improvements.
- In 2011 the Town completed an evaluation of its lawn debris collection process which concluded that use of a truck with a tow behind vacuum trailer is 18% cheaper in costs and competitive in terms of fuel consumption and production, with the current leaf collection program. Moreover, the evaluation recommended that in light of the severely constrained budget for highway equipment the Town should begin a transition by purchasing one vacuum trailer and equipping two trucks with enclosed bodies. Such a phased approach would allow the Town to further test this method and to narrow the expected range of costs and production. The 2013 CIP indicates that the purchase of the equipment referenced above is a low priority. The SOC supports the transition to the tow behind vacuum process and suggests that this improvement be a high priority. The transition to a tow behind vacuum process will display the Town's strong commitment toward a sustainable future that is capable of maintaining or improving the operating efficiencies within the Town.
- The CIP includes an item regarding the conversion of the street lighting yet, there is no funding budgeted within the CIP time period. Previously the CIP included a large expenditure in 2013 and 2014 for a substantial street lighting project. The SOC suggests that the Town Board investigate possible funding alternatives and consider initiating the lighting improvements within the 2013 CIP time period. Additionally, since the lighting technologies available are still rapidly evolving, we suggest that this item be reviewed again next year to confirm that the proposed lighting system considers the latest technology.
- The CIP suggests that the Town will be designing and installing green infrastructure improvements along Monroe Ave. in 2013 through 2015. The SOC applauds the Town Board for undertaking this sustainable project. The SOC discourages the use of a sprinkler system for watering and strongly encourages the use of heat and drought tolerant native landscaping materials which require minimal maintenance and watering.
- The CIP includes a facility assessment for the OPS Center. The assessment should include an investigation of sustainable practices and improvements.
- Similar to the 2012 CIP, the 2013 CIP includes an expansion of the existing fueling depot to include alternative fuels. The Town should begin seeking grant opportunities to insure that this improvement is funded. Additionally, upgrades to the fuel depot should consider the selection of alternate fuel vehicles and provide flexibility to accommodate new technologies and energy sources.



- Our review of the 2013CIP, as did our review of the 2012 CIP, revealed that vehicle purchases including heavy duty and light duty equipment did not consider sustainable alternatives such as hybrid and/or alternate fuel vehicles. Where possible flex fuel vehicles should be purchased during the timeframe of the plan and should consider alternative biofuels such as E85 that could be available via the fuel depot expansion. This would allow newly purchased vehicles to switch to more environmentally friendly fuels as they become available. For “administration” vehicles (e.g., Fire Marshal and Police), hybrid vehicles should be considered. For diesel vehicles, on-board vehicle monitoring should be considered to reduce engine-on and idle time along with idle reducing auxiliary power units such as power inverters. Prior to purchasing new vehicles the Town should research the availability and practicality of alternate fuel, hybrid and/or economy fuel vehicles and should consider delaying vehicle purchases until this research is complete. We suggest that price quotes be obtained for hybrid and/or alternative fuel vehicles in addition to price quotes for standard vehicles.
- The CIP includes an item titled, “Town Hall Boiler Replacement”. We are pleased that the Town Board previously considered the practical implementation of a geothermal HVAC system at Town Hall but chose not to pursue this system due to its protracted return on investment. However, with rising energy costs and improved technologies it may be prudent to consider sustainable options such as geothermal heat pumps and enthalpy wheels in the future. Also, HVAC systems addressing humidity control to decrease heating and cooling load requirements should be strongly considered.
- The building infrastructure projects listed in the CIP should consider high efficiency heating, cooling and electrical systems. The Town should investigate the availability of NYSERDA funding for these improvements. It may also be prudent to group building projects to qualify for NYPA funding.
- The CIP suggests that the Brighton Memorial Library is considering the replacement of their servers and computers. The Library administration may wish to consider the latest “Cloud” technology for off-site storage and data processing versus the purchase of new servers.
- We congratulate the Town of Brighton for it’s commitment to preserve trees and replace those trees that are severely stressed, dying or dead. Has the Town considered developing an area to cultivate replacement trees?

We appreciate the opportunity to comment on the Capital Improvement Plan and if desired we would be glad to discuss these issues in greater detail with Town Board members.

Sincerely,

Sustainability Oversight Committee

Paul Tankel, chair

Peter DeBaal

Paul Gardner

Steve Kittelberger

Erinn Ryen

Ron Wexler

Shubhangi Gandhi

Cc FASC
Tim Keef
Suzanne Zaso



Incentive Zoning Letter



Town of Brighton

MONROE COUNTY, NEW YORK

SUSTAINABILITY OVERSIGHT COMMITTEE, SOC

2300 ELMWOOD AVE. * ROCHESTER, NEW YORK 14618 * PHONE (585) 784-5250 * FAX (585) 784-5368

February 11, 2013

Supervisor Moehle
Town of Brighton Town Board
2300 Elmwood Ave
Rochester, New York 14618

Re: Incentive Zoning

Dear Supervisor Moehle:

The Town of Brighton Sustainability Committee recommends that the following amenities be considered for inclusion into Chapter 209, Incentive Zoning of the Code of the Town of Brighton.

- Amenity number 2 of Chapter 209, "Passive and active open space and related improvements", should be expanded to consider the creation of natural areas consisting of undeveloped areas of land, such as woodlands, wetlands, and meadows. Natural areas must preserve natural features and open spaces within the Town of Brighton and create a green habitat for wildlife.
- Promote development that implements improvements identified in the Town of Brighton Pedestrian and Bicycle Master Plan. Additionally, amenities should be considered that maximize active and/or public transportation opportunities.
- Construction in accordance with LEED Silver or better Certification.
- Provide funding to promote the Town of Brighton's Tree Town USA designation.
- Redevelopment of Brownfield areas.

Please direct any questions or comments to Michael Guyon.

Respectfully submitted,

Sustainability Oversight Committee
Paul Tankel, Chairperson
Ron Wexler, Vice-Chair
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