



# 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 2014 Year-End Report

---

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

### 1. Summary

The SOC met eleven, (11) times in 2014 including a meeting on January 22<sup>nd</sup> with the Town Board members. The committee met monthly excluding the months of August and October. A copy of the minutes for each meeting is attached as part of this Year End Report.

The SOC met on January 15, 2014 to prepare for an upcoming workshop with the Town Board. The workshop was intended to discuss the Town Board’s vision as it pertains to sustainability, priority issues, the role of the SOC and the Comprehensive Plan Update. As a result of the January 22<sup>nd</sup> meeting with the Town Board, Chris Werner Town Board Member, was assigned as the liaison between the Town Board and the SOC. At the conclusion of this meeting the Town Board suggested that the SOC meet informally with the Town Board annually. A copy of the minutes from this meeting are attached.

### 2. 2014 Goals

At the February 5, 2014 meeting the SOC discussed its goals for 2014. These goals included:

- Review the parameters of the Tom Low lighting study
- Investigate the installation of an electric car charger
- Develop an Energy Consumption program
- Review the Comprehensive Plan Update
- Evaluate the STAR Community Rating System
- Develop a template to assist with the evaluation of Capital Improvement projects. This template would consider the carbon benefit of a project.
- Continue to support the Farmer’s Market and a road diet on Monroe Ave. from 12 Corners to Highland Ave.
- Advocate wind and solar energy ordinances for Town of Brighton
- Continue to pursue recycling within the Town of Brighton

A copy of the 2014 goals is attached:

### 3. Carbon Benefit Template

*Description:* Develop an energy consumption program that will enable the Town to evaluate the carbon benefit and energy savings associated with past and future Town improvements and program modifications. The SOC is hoping that the Town of Brighton will use the information provided by this program as a selection criteria for future projects and program modifications.



*Action:* The SOC evaluated the dollar value per unit of carbon benefit. The evaluation considered a carbon tax similar to Boulder Colorado where residents are assessed a charge based upon their electrical use. The SOC noted that the primary source of electricity in the Brighton area is hydro-electric and/or nuclear which does not directly generate carbon emissions and justifying a carbon tax based on electrical use would be difficult.

4. Climate Smart Community

*Description:* The SOC encouraged the Town to adopt the Climate Smart Pledge and become a Climate Smart Community. The SOC is committed to implement the Climate Smart pledge.

*Action:* The Town of Brighton Town Board adopted the Climate Smart Community Pledge on April 9, 2014. The SOC and Color Brighton Green has and will work cooperatively to meet the Climate Smart Communities goals. Color Brighton Green will concentrate on Pledge Item #9, "Inform and Inspire the Public". Members of the SOC attended a Climate Smart presentation on July 31, 2014. Additionally, the Town of Brighton coordinated and hosted a Climate Smart Training session regarding the preparation of a greenhouse gas inventory on November 13, 2014. The SOC enlisted a student intern from the University of Rochester to gather and evaluate energy use data for the Town facilities. This data will be used to develop a greenhouse gas inventory for municipal facilities.

The SOC formed sub-groups who will address specific Climate Smart Community goals. A matrix identifying each sub group's responsibility was developed and is attached to this report.

5. Electric Car Charging Station

*Description:* The SOC encouraged the Town to investigate the installation of an Electric Car charging station at Town Hall. The Town investigation should consider both the carbon benefit along with the operation and maintenance and capital costs of the electric vehicle, EV, charging station.

*Action:* The state constitution prohibits local governments from providing a gift of public money or property to any private undertakings except for the care of the needy. Therefore, the Town chose to investigate the installation of an EV charging station that can charge for its services. Town staff met Mike Moser to discuss the installation and construction of a vehicle charging station. A tentative location for the charging station has been identified and Town staff has contacted RG&E to confirm that RG&E will supply power directly via the existing overhead electric system. Town staff is preparing construction drawings for the EV charging station.

6. University of Rochester South Campus S-DGEIS review

*Description:* Upon the request of the Town Board and/or Planning Board the SOC provides advice to those Boards on matters affecting the energy conservation efforts and climate change mitigation measures, both public and private, in the regulation, development, use and maintenance of the natural and built features and conditions of the Town of Brighton. At the request of the Town Board the SOC reviewed the Supplemental Draft Generic Environmental Impact Statement for the University of Rochester.

*Action:* The SOC reviewed the S-DGEIS for the proposed University of Rochester South Campus project and prepared comments dated April 7, 2014. The comments focused on sustainable campus development, alternative transportation, LEED design elements, energy efficiency including consideration of alternate energy sources, stormwater mitigation, lighting, and habitat preservation. A copy of the comment letter is attached.



#### 7. Monroe Avenue Road Diet

*Description:* In January 2013 The Town of Brighton Town Board adopted a Comprehensive Pedestrian and Bicycle Master Plan, known as, "BikeWalk Brighton". This Master Plan reviewed the feasibility of a road diet for Monroe Avenue from the Twelve Corners to Highland Avenue. A road diet along this corridor will improve the safety and encourage pedestrian and bicycle travel along Monroe Avenue. The SOC strongly supports this project and encourages the Town and NYSDOT to pursue the proposed road diet when considering future improvements along the Avenue.

*Action:* The SOC prepared a letter dated August 21, 2014, requesting that any improvements proposed for this section of Monroe Avenue consider striping modifications to accommodate a road diet. The NYSDOT responded in a letter dated September 10, 2014 indicating that although there are no immediate improvements scheduled for Monroe Avenue the road diet option will be considered as future opportunities arise. A copy of the SOC and NYSDOT letters are attached.

#### 8. Waste Recycling

*Description:* The SOC suggested reviewing the three major Town Parks and identifying the current recycling receptacles being used. The committee will work with the Town Parks Department to develop a consistent solution regarding recycling in the Town Parks.

*Action:* The Parks Department installed a recycling dumpster in Meridian Park. The recycling dumpster has been placed alongside a similar looking refuse dumpster. The Parks Department contacted Waste Management to investigate a means to differentiate the dumpsters. Waste Management changed the color of the dumpster dedicated to recycling to yellow/green to distinguish it from the solid green trash dumpsters in order to reduce the amount cross-contamination.

Additionally, Steve K. attended a meeting with Superintendent of Parks Matt Beeman and Commissioner of Public Works Tim Keef to discuss recycling efforts at Town Parks. Matt and Tim indicated that the Town would consider an experiment where one trash receptacle and one recycling receptacle would be paired and installed in each park.

#### 9. Street Lighting

*Description:* RG&E developed a program to replace the existing Harp Style light fixtures within neighborhood lighting districts with metal halide lamp fixtures. RG&E's current lighting tariff precludes the use LED lighting. Due to advances in LED lighting since the preparation of the July 2011 Town of Brighton Residential Lighting Project the SOC concluded that a supplemental review of the 2011 study recommendations was warranted.

*Action:* The SOC aided by Schuyler Matteson, an RIT graduate student, evaluated the social and economic benefit of LED street light fixtures. This study concluded that LED lighting fixtures would substantially reduce the Town energy demand. However, the RG&E tariff precludes the use of LED lighting and Town ownership of the lighting system is necessary to facilitate a wholesale conversion to LED lighting. The Town is presently evaluating the costs associated with purchasing, maintaining and modernizing the existing lighting and electric distribution network.

#### 10. Alternative Energy Code Amendments

*Description:* The SOC advocated for the adoption of a wind and solar energy code. Outstanding issues such as height, noise and shadows generated by the current wind technology continue to delay the adoption of a wind ordinance. Similarly, concerns regarding the potential impact on neighboring properties associated with ground mounted solar arrays have postponed the adoption of the Solar Ordinance.



*Action:* The SOC will continue to monitor wind turbine technology and report advances that will address the concerns regarding height and noise levels. In order to progress the solar regulation and provide much needed direction for the ARB, the SOC suggested removing ground mounted arrays from the ordinance and seek adoption of the modified ordinance. The modified ordinance provides a variance mechanism to review and possibly approve ground mounted arrays. The solar ordinance was presented to the Town of Brighton Public Works committee who advanced the ordinance to the Town Board for consideration. A public hearing has been scheduled in May 2015 to review the ordinance

11. Capital Improvement Program

*Description:* The Policy for Sustainability Oversight Committee indicates that the Committee is required to review and comment upon the Town's Capital Improvement Program annually. The SOC is required to prepare and submit a written report to the Supervisor and Town Board. Such report shall evaluate the proposed projects and acquisitions in terms of the sustainability objectives of the Town, and shall make recommendations as to sustainable alternatives to be considered in the design and operation of the capital improvements.

*Action:* The SOC completed its review of the CIP in July 2014. A letter outlining the SOC's recommendations was submitted to the Town Supervisor in July 2014. A copy of the letter is attached.

12. Comprehensive Plan Update

*Description:* Review the Comprehensive Plan Update as it progresses and assure that the update is consistent with the sustainability goals of the Town of Brighton.

*Action:* The Comprehensive Plan Update has not begun. However, a member of the SOC, Rochelle Bell has been assigned to the Comprehensive Plan Committee and will serve as a liaison between the Comprehensive Plan Committee and the SOC.

Committee members:

Ron Wexler, Chair  
Erinn Ryen, Vice Chair  
Paul Tankel  
Steve Kittelberger  
Rochelle Bell  
Eric Williams  
Shubhangi Gandhi  
Christopher Werner, Town Board Member  
Michael Guyon, Town Engineer  
Evert Garcia, Assistant Engineer



# Sustainability Oversight Committee Meeting Minutes



# 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 December 3, 2014***

### ***Meeting Minutes***

**Attendance:** Ron Wexler, Paul Tankel, Stephen Kittelberger, Rochelle Bell, Eric Williams, Margy Peet (Color Brighton Green), Christopher Werner, Mike Guyon, Evert Garcia

**Minutes:** The November 5, 2014 meeting minutes were approved without revision

**Open Forum:**

**Announcements:**

**Old Business**

- SOC Intern Update
  - The SOC Intern position was approved during the November 25, 2014 Town Board Meeting. The approval resolution is effective from January 1, 2014 through June 1, 2015. The intern will be assisting the SOC with the Green House Gas, GHG, inventory and other energy saving proposals.
  - Karen expressed to Ron via email that she had two or three students that were interested in the position.
- Potential RIT Capstone Project
  - The SOC discussed its interest in participated in a RIT Capstone Project. The Town of Brighton was previously involved in a Capstone Project which performed an Environmental study on the Farash Property.
  - The SOC wants to know who was the RIT staff involved with the previous RIT Capstone Project. Mike will follow up with that information after the meeting. *The Farash Parcel Capstone project was completed by three RIT students at the direction of John Waud, RIT Environmental Science.*
  - Eric mentioned that as part of the M.S. in Sustainable Systems program at RIT, students must complete a six (6) credit sustainability project that is generally completed over the course of a summer. The project subject matter is generally determined by the student but the University may provide a list of projects for the student's consideration. The SOC could develop a list of relevant topics/ideas for the six (6) credit Capstone project for the students to consider. These projects would be performed within the Town of Brighton and benefit the sustainability efforts of the Town.



# 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

- Street Lighting Tariff
  - The SOC discussed the tariff imposed on existing lighting districts within the Town of Brighton where updates on the old Harp Style fixtures are being implemented. The RG&E tariff used to fund the lighting districts within the Town of Brighton will remain the same after the lighting improvements to the old harp style fixtures have been implemented.
  - The SOC inquired about the methodology of determining the tariff rates within lighting districts and comparing to actual tariff charges. Mike will compile that info and relay it to the SOC.
  - Ron discussed writing a letter to RG&E on behalf of the SOC expressing the Town's gratitude for the new fixtures and requesting that the new Metal Halide fixtures be readily adaptable to accommodate LED bulbs in the future.
  - Schuyler Matteson, an RIT graduate student, will be invited to speak at the January SOC meeting. Schuyler presently works with municipalities regarding NYSERDA programs.
- Climate Smart Communities
  - Training Event Summary- The SOC discussed the training session put on by Climate Action Associates on November 13, 2014. The SOC will begin the GHG Inventory with the tools provided at the training event. The U of R intern will be responsible to develop the GHG Inventory with the assistance of Town staff and guidance from the SOC.
  - Mike will compile a facility list for the Town of Brighton and distribute the list to the SOC electronically. **A copy of the facility list is attached for your reference.**
  - Focus Sub-Groups- Ron has generated a focus sub-group spreadsheet that assigns various members of the SOC to particular climate smart community pledge items. This will allow a more effective completion of the Climate Smart Community Pledge where each SOC member can focus on particular goals instead of attempting to complete the whole pledge at once. During the meeting, member assignments were discussed and modifications made as requested. **A copy of the strawman poll is attached for your reference.**
- Alternative Energy Code Amendments
  - The current state of the Town of Brighton Code amendments regarding residential installation of alternative energy devices was discussed. Outstanding issues regarding wind generator installations in residential neighborhoods include concern regarding height and the potential noise



# 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

generated by the turbines. The SOC stated that they would perform some research into noise levels associated with residential wind generators and report back on the findings.

- The Town has expressed concerns regarding the potential impact on neighboring properties associated with ground mounted solar arrays. In order to progress the solar regulation and provide much needed direction for the ARB the SOC suggested removing ground mounted arrays from the ordinance and seek adoption of the modified ordinance. The modified ordinance should provide a mechanism to review and possibly approve ground mounted arrays.
- The solar energy code amendment language will be re-introduced to the Public Works committee so that eventually the matter could be advanced to the Town Board for approval and implementation.
- Town Park Recycling Update
  - The SOC would like to extend an invitation to Mr. Tim Keef, Commissioner of Public Works, and/or Mr. Matt Beeman, Director of Parks, to attend a future SOC meeting and provide an update on the status of the recycling efforts by the Town at Town Parks.
- Town Staff Attendance at SOC Meetings
  - The SOC would also like to extend an invitation to various Town Staff members to attend an SOC meeting so that the SOC may get a better understanding of Town Operations and how they relate to sustainability within the Town of Brighton.
- Use of Brine for Snow and Ice Control
  - A question arose regarding the use of brine for snow and ice control on Town roads. Additionally, the SOC inquired about the source of the brine if indeed brine is used on Town roads. Mike and Evert will investigate this matter with the Town Highway Department and relay the info back to the SOC. **The Town of Brighton does not use Salt Brine to treat its roadways. The NYS DOT does use brine as an anti-icing/deicing agent on State highways in Monroe County. The state highways include routes 104, I-390, I-490, and I-590 in Monroe County. The brine is natural salt brine originating from US Gypsum natural gas wells in Genesee and Wyoming Counties. The NYSDEC has reviewed the use of this brine and issued a Beneficial Use Determination.**
  - Rochelle also stated that she would check with the NYS DOT on their policy for the use of brine on State Highways within the Town of Brighton.



# 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

- Development Updates
  - Updates for development projects throughout the Town of Brighton were briefly discussed. Development updates will be distributed prior to SOC meetings for review. **A copy of the development update spreadsheet is attached for your review.**
- 2015 Meeting Schedule
  - The proposed 2015 SOC Meeting Schedule was discussed. All in attendance were favorable to the proposed schedule. The only comment made on the proposed schedule was that the monthly August meeting should be removed, as that meeting is typically skipped every year. **A copy of the 2015 SOC meeting schedule is attached for your reference.**

### **New Business**

### **Adjournment**

### **Next Meeting**

The next meeting will be January 7, 2015 at 7:00 PM.

Town Hall Facilities  
Green House Gas Inventory

12/22/2014

Facility

Town Hall

Public Safety Wing

Library

Sewer Department

Vehicle Fleet

Operation Center, (1/3)

Winton Road Pump Station

Rustic Village Pump Station

Brighton Meadows Pump Station

Sawgrass Pump Station

Highway Department

Vehicle Fleet

Operation Center, (2/3)

Street Lights

Parks Department

Vehicle Fleet

Town Park

Buckland Park

Persimmon Park

Corbett's Glen

Meridian Center Park

Stowell Conservancy

Recreation Department

Recreation Building

Section			Status	Comment	SOC Subgroup	Strawman
1	<b>Adopt the CSC Pledge</b>		Done			
		Set up Task Force	Done	SOC qualifies		
2	<b>Set goals, inventory emissions, plan for climate action</b>					
		Local GHG Inventories			Erinn/Evert	
		Municipal Community		UofR intern		
		Develop local Climate Action Plan			All	
		Policies				
		Measures				
		Goals				
		Actions				
		Funding				
		Responsibility				
		Schedule				
3	<b>Decrease energy use</b>			CBG	Eric, Steve, Erinn	
		Municipal Facilities and Operations			Ron, Eric	
		Buildings				
		Local Services (water treatment, street lighting)				
		Municipal Transportation			Paul, Steve, Margy	
		Reduce miles				
		Increase fuel efficiency				
		Municipal Low-Energy Policies			Eric	
		Green purchase	Is this in the inventory??		Margy	
		Green building standards			Paul	
4	<b>Increase community use of renewable energy</b>				Shubhangi, Ron, Eric	
		New uses of renewable energy				
		Local land use			Comp Plan covers this	
		Interest, motivation, support		CBG		
5	<b>Recycling and climate-smart waste management</b>				Steve K, Erinn	
		Waste reduction				
		Recycling and composting				
6	<b>Land use toolkit</b>			CompPlan to address	Paul, Rochelle	
		Transit-oriented development ordinance adoption				
		Form-based code to regulate physical form rather than uses				
		Brownfield redevelopment				
		Adaptive reuse of buildings				
7	<b>Enhance community resilience and prepare for effects of climate change</b>				Shubhangi, Rochelle	
		Local Adaptation Planning	adapt regional/county guidelines			
		Assess hazards				
		Identify vulnerabilities				
		Evaluate risk				
		Local Adaptation Action				
		Land use decisions				
		Flood prone areas				
		Resiliency of natural systems				
		Critical infrastructure				
		Conserving forest/wetland/river/agriculture				
8	<b>Support development of green innovation economy</b>					
9	<b>Inform and inspire the public</b>			CBG		
10	<b>Commit to evolving process of climate action</b>					

Audit required for progress

These may not require audit for progress.

These are "TBD" on the CSC website

# Town of Brighton Development Projects

**12/29/2014**

Project Name	Project Location	Project Description	Comments
The Reserve	South Clinton Ave.	327 unit residential development	Phase 2 construction is underway. Roadway Binder is installed, Utilities are installed and tested. Home and Townhouse construction is underway. Bids for the Boat Dock and Boat Put-in were received and accepted by the Town Board. The bids exceeded the project budget however, the owner has agreed to reimburse the Town for the difference between the budget and the bid price.
Empire State College	S. Clinton Ave	33,000 sf College Building	Construction has begun and is scheduled for completion 2015
Winfield Park	Brighton Henrietta Town Line Road	Total project area is 132.9 acres. 55 acres of open space. 64 SF homes, 65 Town Homes, 360 apartments, 40 skilled nursing units, 332,000 st of office space and a community center	The DEIS has been accepted as complete. Public comments were submitted to the applicant and we are awaiting a response to the comments
Monroe Avenue Safety Improvement Project	Monroe Ave between Allens Creek and Clover	NYS DOT making modifications to roadway to improve safety	Phase 1 of the project is complete
Farmers Market Study	Buckland Park	Investigate the use of the existing building for a winter market and multi use facility.	<a href="#">RFP is being advertised in the NYS Contract Reporter as of 11/26/14. RFP's are tentativel due December 30, 2014</a>
Heat Pump Investigation	Public Safety Wing	Investigate alternative heating technologies to serve the public safety building	M/E Engineering has completed a draft report for review by Town Staff. Report was presented to Public Works Committee. Report recommended replacing the outdoor air unit, replacing the existing heat pumps, re-zoning the Public Safety Wing, replacing the existing non-condensing Boiler and Loop Pumps, and installing new exhaust fans. The Total cost of the project has been estimated at \$422,000. The Town is currently developing an implementation schedule.
Electric Car Charger	Town Hall	Install an electric car charger at Town Hall	<a href="#">Investigating parking area serving the Library. We met with Mike Moserto discuss the preparation of bid documents. We have contacted RG&amp;E to investigate extending electricity directly from a power pole to the EV charger. We are awaiting a response.</a>
New Salt Barn Roof Investigation	Town of Brighton Operation Center	Replace the existing Salt Barn Roof	<a href="#">SWBR completed report and recommended conventional shingle roofing system. Town received bids on 11/20 and Town Board awarded project at their December 10, 2014 meeting.</a>
Faith Village Property	Westfall and S. Winton Roads	Multi-phase project which includes a multi purpose building, independent senior housing facility, sanctuary, chapel, School building, Youth and family life Center.	Has indicated that they are not pursuing project. Letter requesting that the Town investigate the purchase of the property has been submitted to the Town Supervisor
City Gate	Westfall Road	65 acre project 19 acres are within Town of Brighton. Residential development	A new layout has been proposed for the City portion of the project. The new layout includes a Costco store and seems to deviate from the projects original mixed use layout. The Costco project was approved by the city and is progressing
University of Rochester South Campus Project	E. River Road/Murlin Rd.		The U of R is proposing to construct an imaging building along East River Road. Findings statement has been adopted. TB will now consider the rezoning application.
Highland Park Canalway Trail	Town of Brighton & City of Rochester	Construct a bicycle ped trail from Brighton Town Park to Elmwood and ultimately to the Genesee Riverway Trail	<a href="#">In the process of securing easements. Pursuing land acquisition. NYS DASNY is requiring the fee simple land transfer. The town is reluctant to complete this transaction unless the land has environmental clearance. We continue to work with NYS to resolve this issue.</a>
I-590 & U of R	I-590 & Kendrick Road	Install a off ramp for the U of R at Kendrick	Project information can be found on the Town website and NYSDOT website.
Edgewood Bridge	Edgewood Ave	replace bidge over Allens Creek on Edgewood Ave.	Bridge opened on 10-30-14. Project complete.
Monroe Ave. Pilot Project	Monroe Ave.	Construct a pilot green infrastructure project along Monroe Ave.	The project is complete.
Bicycle Boulevard		Develop a bicycle boulevard	Continue to work with NYSDOT and the MCDOT to finalize signage. Install signs and markings spring 2015
Pinnacle Hill Subdivision	Corwin Road	Proposed 12 lot residential subdivision. Two separate access points will be provided, Willard and Blaker Streets.	<a href="#">The Planning Board issued an advisory report to the Town Board. The project will be pursuing incentive zoning.</a>
Monroe Ave. Green Street Improvement Project	Monroe Ave.	Reconstruct road right of way with green infrastructure and naturalize Buckland Creek channel	<a href="#">We have obtained EFC, NYSDEC, and Army Corps approval. Revised plans have been submitted to NYSDOT. Town represenatives have been meeting with business owners to secure property releases.</a>
Farash Property Shared Use Trail	Elmwood Ave. Westfall Rd.	Construct a shared use trail that will connec the Town Hall with Buckland Park	<a href="#">Conducted first public meeting on October 14th. Meeting the NYSDEC on January 7, 2015 to discuss wetland permit.</a>

# Town of Brighton Development Projects

**12/29/2014**

Project Name	Project Location	Project Description	Comments
West Side Sanitary Sewer Study	Bastian, Norman and Helen Roads	Investigate the feasibility of extending sewers to the West Brighton area	Held a public informational meeting on May 8, 2014. We have had both favorable and unfavorable response from the residents. The residents have submitted an informal petition with approximately 70% of the residents supportive of extending sanitary sewers to the area. The Town is exploring funding opportunities.
Crittenden Road Sidewalks	Crittenden Road	Extend sidewalks approximately 400 feet from the Crittenden Apartments to W. Henrieatta Road	Construct the sidewalk early spring. Awaiting MCDOT and NYSDOT approvals.
Jewish Senior Life	2021 Winton Road	Construct four 3-story senior living Green House buildings, two one story senior living Green House buildings and a 3 story 65-unit senior independent living apartment building	Town staff is reviewing environmental documents.
Clover Commons	2750 Monroe Avenue	Demolish a commercial building and construct four new commercial buildings totaling 44,900 sf	Preliminary plans were presented at the November 19th Planning Board meeting. We are awaiting further submissions.
Landing Heights Apartments	Knollbrook Road	Develop a 50 unit Town Home project adjacent to the existing apartment complex	The project received final Planning Board Approval at the October 15th meeting
University of Rochester Imaging Building	East River Road	Construct a new 3 story, expandable to 4 story, 92,000 sf imaging and office building	Preliminary plans were presented at the November 19th Planning Board meeting. The property must be rezoned and the PB issues must be addressed.
Rowlands Tract Drainage Study	Newcrest, Susquehanna, Brooklawn, Roosevelt, Northumberland, Bradford, Wilmot, Troy, and Edgeview Roads	Review existing drainage problems and evaluate the implementation of a drainage district to address the situation.	Conducted a survey of the residents. Currently tabulating results of the survey. Preliminary results of survey were presented at the December Public Works meeting. Town is currently field surveying the storm infrastructure serving the area and developing scenarios.
Comprehensive Plan Update	Town of Brighton		Developing an Request for Qualifications to seek a consultant.



# 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 TENTATIVE 2015 MEETING SCHEDULE 1<sup>ST</sup> WEDNESDAY OF EACH MONTH

January 7, 2015

February 4, 2015

March 4, 2015

April 1, 2015

May 6, 2015

June 3, 2015

July 1, 2015

September 2, 2015

October 7, 2015

November 4, 2015

December 2, 2015



# 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 November 5, 2014***

### ***Meeting Minutes***

#### **Attendance:**

Ron Wexler, Erin Ryan, Paul Tankel, Stephen Kittelberger, Rochelle Bell, Margy Peet (Color Brighton Green), Karen Berger, Evert Garcia

#### **Minutes:**

The September 3, 2014 meeting minutes were approved.

#### **Open Forum:**

#### **Announcements:**

- Erin Ryan was announced as the Vice Chairperson of the Sustainability Oversight Committee.

#### **Old Business**

- SOC Intern from the University of Rochester
  - The SOC is interested in retaining an intern from the Sustainability program of the U of R to assist the SOC in accomplishing tasks outlined in the Climate Smart Community Pledge.
  - Ron brought up the task list associated with the last intern position from 2012. The SOC felt that the list from 2012 could be edited to include items associated with the Climate Smart Community pledge and serve as a starting point for the intern "job description."
  - Karen Berger agreed to draft up a letter describing the tasks associated with the proposed intern position and will disseminate to students at the junior and senior level of the Sustainability Program at the U of R in order to gauge interest.
  - The intern position will have to be approved by the Town FASC Committee and subsequently by the Town Board in order to proceed.
  - Erin agreed to be the liaison between the SOC and the intern and Evert will be the point of contact between the Town and the intern.
- Climate Smart Communities
  - The upcoming Greenhouse Gas Inventory, GHG, training by Climate Actions, LLC on November 13, 2014 was briefly discussed. Various members of the SOC stated their interest in attending the event.



# 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

- The Town of Brighton is in possession of historical data for GHG inventories that were performed in 2001, 2005, and 2007. The Town is in the process of attempting to extract usable data out the proprietary database files that are associated with the historical inventories.
- In the interim, the SOC discussed whether 2014 could be used to establish a baseline for the GHG. Evert will collect utility bill data for 2014 that would be used for this purpose.
- The Local Government GHG Accounting Tool provided by Climate Action to the Town was discussed. The Accounting Tool is an Excel spreadsheet developed by ICF International and VHB Engineering for NYSERDA to assist local governments in evaluating greenhouse gas reductions associated with various strategies of local government operations.
- The SOC discussed having the upcoming student intern develop the GHG for municipal operations with the help of the Local Government GHG Accounting Tool as the first task. The intern would need support from Town staff in obtaining municipal operations energy consumption data.
- Street Lighting
  - The SOC discussed the recently announced RG&E program to replace the existing Harp Style light fixtures within neighborhoods in lighting districts.
  - The SOC is interested in finding out if the proposed metal halide lamp fixtures being used by RG&E to replace the existing incandescent lamps, have the ability to accept LED bulbs at a later date.
  - The SOC wants to know if the proposed lighting improvements have caused an adjustment in the tariffs being used to fund them.
  - Evert will forward the proposed fixture specifications and renderings to the SOC.
- Wind Energy/Alternate Energy
  - Steve requested an update from the Town on the status of the proposed Town Code Amendments regarding residential Wind and Solar Energy installations.
  - Ron stated that he would inquire on this matter and relay any findings to the rest of the SOC.



# 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

- Town Park Recycling
  - Steve would like to invite Mr. Tim Keef or Mr. Matt Beeman to provide the SOC with a status regarding the Town Park Recycling efforts.
- Traffic Control Boxes
  - Rochelle inquired about the status of this matter being presented to the Public Works Committee by Board Member Chris Werner.
  - Logistics behind hiring an artist to paint the traffic control boxes were briefly discussed. A more extensive conversation on this matter will occur at a future meeting.
- Shared Used Trail to MCC
  - The shared used trail to MCC was briefly discussed. The SOC determined that this particular trail might not be the easiest/best trail to implement based on the Bicycle-Pedestrian Master Plan.
  - The SOC would like to revisit the implementation of this path a later date.
- Development Updates
  - Updates on current developments within the Town were discussed.
  - The SOC expressed that they would like to receive the development updates along with meeting agendas so that they have an opportunity to review prior to monthly meetings.

### New Business

### Adjournment

### Next Meeting

The next meeting will be December 3, 2014.



# 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 September 3, 2014***

### ***Meeting Minutes***

**Attendance:** Paul Tankel, Ron Wexler, Stephen Kittelberger, Erin Ryan, Eric Williams, Mike Guyon, Evert Garcia, Margy Peet (Color Brighton Green)

**Minutes:** The July 2, 2014 meeting minutes were approved.

### **Open Forum:**

- Ron thanked Paul for his service and time spent as the chairman of the Sustainability Oversight Committee for the Town of Brighton.
- Ron explained that the SOC is still waiting to hear from Supervisor Moehle on how to proceed with nominating the next chairman for the committee. In the interim, Ron will be the sitting chairman.
- Steve requested to pull the wind energy presentation item from the meeting agenda due to the presentation not being ready. This item will be addressed in a future meeting.

### **Announcements:**

- There were no announcement at the September SOC meeting.

### **Old Business**

- Climate Smart Community Forum
  - The SOC discussed the climate smart community presentation conducted by Climate Action Associates, LLC, a consultant/contractor for NYSERDA. The presentation was held in the Town of Irondequoit.
  - The SOC discussed the Community-Wide Utility Energy Consumption Report spreadsheet for the Town of Brighton provided by Climate Action Associates. The spreadsheet provided, erroneously states the data provided is for the Town of Brighton in Franklin County, New York.
  - Evert will confirm with Climate Action Associates that the data provided on the Community-Wide Energy Consumption Report spreadsheet is indeed for the Town of Brighton in Monroe County.
  - Mike went through the results of the Greenhouse Gas Inventory (GHG) for municipal operations which was performed in 2007 as part of the green task initiative.



# 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

- As part of CSC Pledge Item 2, the climate smart community is to “Set goals, inventory emissions, and plan for climate action.” To accomplish this task, many communities convene a task force of stakeholders, otherwise referred to as a “green team.” The Climate Action Associates consultant indicated that a separate team did not need to be formed and that the SOC could be the “green team” for the Town of Brighton.
- Color Brighton Green expressed interested in assisting the SOC in accomplishing some of the climate smart community goals. More specifically, Color Brighton Green would like to take on Pledge Item Number 9, which is to “Inform and Inspire the Public.”
- Color Brighton Green will start documenting action items from Color Brighton Green events that may also pertain to Climate Smart Communities pledge items.
- Shubhangi volunteered to review the Climate Smart Community/NYS DEC webpage and investigate available tools or grants that would assist the Town in meeting the CSC requirements. Evert is to provide Shubhangi with the URL for the main Climate Smart Communities webpage.
- The CSC certification program was briefly discussed. The SOC wants to know if the Town is interested in becoming certified. The checklist for certification appears to be fairly extensive.
- The SOC is eager to get started on completing the CSC pledge items. The SOC feels that the creation of a Climate Action Plan will lead to the establishment of goals and assignments for members of the Green Team. The first step will be to perform a community-wide Greenhouse Gas Inventory.
- Mike will investigate tools and templates that may be able to assist with the development of the GHG inventory.
- Cost of Carbon
  - Steve is interested in quantifying the social cost of carbon and developing a method to recover this cost. In the case of Boulder, Colorado, who implemented an energy use fee, the community’s goal was to fund a Climate Action Plan.
  - The SOC felt that the best way to quantify the cost of carbon at the moment would be to incorporate the impact of the cost of carbon during CIP budget reviews.
  - Steve would like to see the impact of the cost of carbon incorporated into the 2015 CIP budget review process.



# 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

- Town Park Recycling
  - Steve attended a meeting with Superintendent of Parks Matt Beeman and Commissioner of Public Works Tim Keef to discuss recycling efforts at Town Parks.
  - Waste Management has changed the color of the dumpsters dedicated to recycling to yellow/green to distinguish them from the solid green trash dumpsters in order to reduce the amount cross-contamination.
  - However, the current trash/recycling bin setup still allows for a considerable amount of cross-mixing between trash debris and recyclables. To date, Waste Management has not refused a pickup.
  - Steve was informed by Matt and Tim that the Town does not want park employees to sort through debris in the bins in order to reduce cross-mixing due to safety and health concern with items that may be present in the trash/recyclables.
  - A discussion ensued about the merits and possibilities of spotting pairs of collection-point barrels around the parks. A side-by-side pair of barrels, one clearly labeled for trash and the other for recycling, which seems to be the standard approach in other municipalities and parks which practice recycling. Since the total volume of trash+recycling would not increase over the current system, the total number of barrels would not need to be increased.
  - Matt and Tim indicated that they would consider an experiment where one or two pairs of barrels will be provided in each park.

### New Business

- Graffiti Covered Traffic Control Boxes
  - Rochelle's concern regarding the graffiti on the Traffic Control Boxes was briefly discussed. A more extensive conversation on this matter will occur at a future meeting.
- Bicycle/Pedestrian Path on the northeast corner of the MCC Campus
  - This item was briefly discussed. A more extensive conversation on this matter will occur at a future meeting.



# 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

## Adjournment

### Next Meeting

The next meeting will be October 1, 2014.

DRAFT



# 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 July 2, 2014***

### ***Meeting Minutes***

#### **Attendance:**

Paul Tankel, Ron Wexler, Stephen Kittelberger, Rochelle Bell, Erin Ryan, Christopher Werner, Evert Garcia, Margaret Peet, (Color Brighton Green)

#### **Minutes:**

The June 11, 2014 meeting minutes were approved.

#### **Open Forum:**

- Paul shared with the SOC that he was recently made aware of a composting service offered to homeowners where waste is collected from homes in exchange for compost.

#### **Announcements:**

- Paul announced to the SOC that he is stepping down as the Chairman of the SOC in order to focus on other projects. More details regarding this announcement will be provided at a later date.

#### **Old Business**

- Climate Smart Community Forum
  - The SOC discussed the best approach of how to prioritize the items included in the pledge initiative. Rochelle suggested using the bulleted items in the pledge initiative as order of priorities.
  - A discussion ensued on the current state of the Town greenhouse gas inventory. Margaret suggested that some of the inventory was performed as part of the sustainability comprehensive plan for the Town of Brighton.
  - The SOC determined that Item Number 2 of the Climate Smart Community Pledge, **Set goals, inventory emissions, plan for climate action**, must be performed before any other pledge item can be addressed.
  - Erinn suggested that she could help with the inventory portion of Item Number 2 in September, when she is officially done with her PHD related work.
  - A brief discussion of each Climate Smart Community pledge item ensued.



# 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

- The SOC expressed that the Climate Smart Community pledge is too large to take on alone and inquired about the possibility of setting up a sub-committee, or a task force to assist in the process.
- The SOC expressed that they would have a better idea on how to approach the Climate Smart Community Pledge after meeting with NYSERDA. Mike Guyon has made contact with NYSERDA and is in the process of setting up the meeting.
- Monroe Ave. Road Diet
  - The SOC discussed the Draft Letter from Mike Guyon to the NYS DOT regarding the consideration of a Road Diet on Monroe Avenue from Elmwood Avenue to Highland Avenue as part of any future project in this area.
  - The SOC suggested adding a specific recommendation in the letter to the NYS DOT.
  - Without a specific project request, the SOC is not sure that the letter is worth sending out at the moment. The SOC would like to encompass suggestions from the Design Charrette in a project proposed for this area.
  - The SOC would like to meet with NYS DOT representatives when a project for this area is on the radar. Additionally, the SOC would like to know how to make a project in this area a priority for the NYS DOT.
  - The SOC wants to initiate a conversation with the Public in order to generate public interest for a project in this area.
- CIP
  - The SOC is still looking to develop a review template for the CIP. The template will not be ready for this year's CIP review.
  - Some general comments from last year's CIP review letter still apply to this year's proposed CIP budget and could be re-used.
  - A conversation ensued on what review approach to use for subsequent CIP budget reviews.
  - Paul and Ron suggested consulting with NYSERDA on the best approach for the annual CIP review process because of the CIP's tie-in with items on the Climate Smart Community Pledge.



# 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

- Carbon Benefit
  - Evert will re-send Ron's PowerPoint presentation on Carbon Benefit to the SOC.
  - Steve would like to have a discussion at the next meeting about what number should be used for the cost of carbon when performing a cost analysis. The SOC would like to consult with NYSERDA on this matter.
- Comprehensive Plan Update
  - The RFP for the comprehensive plan update is still under development. More info on this matter to come at a later date.
- Lighting Study
  - A discussion on the current state of the lighting study ensued.
  - Evert will forward Tom Lowe's original lighting study to the SOC.
  - The SOC wants to follow up on recent discussions between RG&E and the Town regarding possible lighting fixture upgrades.

### New Business

- Graffiti Covered Traffic Control Boxes
  - Rochelle wants to introduce a policy that states that all traffic control boxes that have been defaced with graffiti must be re-painted within twenty four hours.
  - Rochelle is concerned with gang affiliated graffiti and signage being spray painted onto the traffic control boxes throughout town. Rochelle suggested that the Brighton Police Department should also be involved in this matter.
  - Rochelle will send out a letter to Town Board member Chris Werner explaining her concerns and suggestions in this matter. Chris will then present this communication to the rest of the Town Board.
- Bicycle/Pedestrian Path on the northeast corner of the MCC Campus
  - Rochelle would like to see an initiative on constructing a bicycle/pedestrian path, located on the northeast corner of the MCC Campus, which would connect the college campus to South Clinton Avenue.
  - Chris will touch base with the rest of the Town Board in this matter.



# 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

- Farmland
  - Rochelle pointed out that farmland protection grants are available now. She inquired about the possibility of using said grants for the purchase of the Faith Temple land or any other open space land identified in the comprehensive plan.
  - Some members of the SOC thought that in order to qualify for the aforementioned type of grant, there had to be proof of a farming entity coming in to the farm land being purchased.
  - More discussion regarding this matter should follow at the next scheduled SOC meeting.
- Open Discussion
  - Steve wants to provide a presentation at the next scheduled SOC meeting on a particular type of Wind Generator that he has been researching.
  - Steve wants to report on his tour of the Town Parks' recycling efforts at the next scheduled SOC meeting.

## **Adjournment**

## **Next Meeting**

The next meeting will be September 3, 2014.



# 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 June 11, 2014***

### ***Meeting Minutes***

**Attendance:** Paul Tankel, Ron Wexler, Shubhangi Gandhi, Stephen Kittelberger, Rochelle Bell, Erin Ryan, Eric Williams, Mike Guyon, Evert Garcia, Margaret Peet, (Color Brighton Green)

**Minutes:** The May 7, 2014 meeting minutes were approved.

**Open Forum:** Margaret Peet, (Color Brighton Green)

#### Climate Smart Community

- Margy Peet led a discussion regarding Climate Smart Community. Ms. Peet is a member of Color Brighton Green. Color Brighton Green is very supportive of the Climate Smart Community program and encourages the SOC to promote the Climate Smart Community pledge. Ms. Peet indicated that Color Brighton Green would assist the Town in meeting its Climate Smart Community goals. Ms. Peet indicated that the effort put forth by many communities to become a Climate Smart Community stalls because there is no coordinator to champion the cause. Color Brighton Green could take on the role of informing and inspiring the public.
- Paul T. explained the role of the SOC and the committee discussed their role in implementing the Climate Smart Community Pledge. The Town of Brighton Town Board has indicated that they will be looking for The SOC to develop practices consistent with the pledge goals and provide direction and advice to the Town Board.
- Margy Peet provided a contact at NYSERDA who is assisting Towns implement the Climate Smart Community pledge.
- Rochelle asked if there is a person at the Town who had been designated to oversee the implementation of the Climate Smart Pledge. At present no one has been designated to perform this duty.
- SOC suggested contacting NYSERDA to inquire if they would provide direction regarding the implementation of the Climate Smart Community Pledge.
- Mike G. will reach out to NYSERDA and ask if they would be willing to meet and provide guidance regarding the Climate Smart Community Pledge .

**Announcements:** There were no announcements.

#### **Old Business**

- Steve K. suggested that a tour of the Park recycling facilities be scheduled with Matt Beeman. Steve K. will report back to SOC following the tour.



# 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

- SOC goals
  - The SOC reviewed its 2014 goals.
  - Lighten study- RGE may be considering infrastructure and energy saving improvements.
  - Energy consumption program- SOC will continue to investigate the use of the facility dude software.
  - Electric Car Charger Station – The Town is requiring that individuals using the Electric Car Charging Station be charged a fee. Charging stations capable of collecting a fee are generally more expensive. The estimated cost assuming that Town forces will install the device is between 10k or 15k.
  - CIP template- The Town has just begun its review of the Capital Improvement Program. The SOC is investigating a means to demonstrate the financial benefit of sustainable technologies. The information will be presented to the CIP committee and Town Board. SOC wants to investigate sustainable CIP items that are easily compared to a less sustainable purchase such as vehicles. The purchase of vehicles should include a review of electric vehicles. Their financial benefit will be improved if they are listed on the state contract.
  - Active transportation - The Town is pursuing 3 active transportation projects; Farash property shared use trail, Highland Crossing trail and the Bicycle Blvd.
  - Mike G. submitted Transportation Alternative Program grant application. The Town should be notified regarding the funding by October 2014.
  - Mike G. will prepare a letter to the NYSDOT requesting that new projects along Monroe Avenue consider a road diet from Highland Ave. to 12 corners. The NYSDOT indicated that the high traffic volumes preclude a road diet along Monroe Avenue from 12 corners to Clover St.
- U of R south campus
  - The Town received comments back from U of R regarding SDGIS. Mike G. will distribute to SOC when the document is public.
- Carbon Benefit
  - Ron explained how Boulder CO calculates the fee on carbon benefit. Boulder worked cooperatively with the utility company to derive the appropriate fees. Mike G. expressed concern that town residents would perceive this arrangement as a new tax. Ron W. indicated that Brighton would not benefit from electric reduction because most of our electricity is produced by Ginna



# 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

and/or hydroelectric. Ron asked if the SOC wants to discuss a revenue stream generated by a carbon benefit analysis. Paul T. suggested discussing this issue with a NYSEDA consultant and exploring how other communities have addressed revenue stream.

### **Adjournment**

### **Next Meeting**

The next meeting will be July 2, 2014.

DRAFT



# 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 7, 2014***

### ***Meeting Minutes***

**Attendance:** Paul Tankel, Ron Wexler, Shubhangi Gandhi, Stephen Kittelberger, Rochelle Bell, Chris Werner, Mike Guyon, Michael DeClerck (First Half), Evert Garcia

**Minutes:** The April 2, 2014 meeting minutes were approved.

**Open Forum:** Mike DeClerck, Waste Management

**Announcements:** There were no announcements at the April SOC meeting.

### **Old Business**

- Recycling
  - Mike DeClerck from Waste Management attended the first half of the meeting to discuss recycling efforts within the Town of Brighton.
  - Mike D. described the new single stream recycling process now being used in Monroe County.
  - The SOC inquired about the possibility of distributing a second large tote to residences due to the anticipated increase in recycled material resulting from the single stream process. Mike D. explained that he believes that Waste Management may implement a second tote dedicated to recycling over time, however, at this point it would be too cost prohibitive. Additionally, Mike D. stated that Waste Management will provide residents a second blue recycling bin if they desire.
  - The SOC wants to measure/quantify how much the Town of Brighton is recycling. Mike DeClerck will brainstorm on how best to quantify that amount.
  - The SOC suggested that “Color Brighton Green” events are a good platform for recycling education.
  - The SOC wants to meet with Matt Beeman, Superintendent of Parks to discuss recycling efforts at Town parks.
- 2013 Annual Report
  - The annual report has been finalized and received by the Town Board.



# 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

- Climate Smart Communities
  - The SOC will research what other communities have done as part of the climate smart community pledge.
  - The SOC will also contact Ann Spalding for recommendations on Climate Smart Communities activities.

### **New Business**

- Carbon Benefit Template
  - Ron gave a presentation on the social cost of carbon and how it is implemented in other communities.
  - The SOC discussed the social cost of carbon and how to apply it to a project's cost/benefit analysis. More in-depth discussion will be held on this matter in subsequent SOC meetings.
- Farash Trail TAP application
  - Bayer Landscape Architecture, PLLC has been selected to provide design and construction observation services for the Farash Trail project.
  - Mike G. is seeking for a letter of support from the SOC to include in the TAP application that is being submitted for the Farash Trail project. Some discussion on whether or not the SOC will support this application due to the nature of the work ensued. Each member of the SOC will review the draft letter of support and inform Mike if they choose to support the application.

### **Adjournment**

### **Next Meeting**

The next meeting will be June 11, 2014.



# 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 April 2, 2014***

### ***Meeting Minutes***

**Attendance:** Paul Tankel, Ron Wexler, Shubhangi Gandhi, Stephen Kittelberger, Rochelle Bell, Chris Werner, Mike Guyon, Evert Garcia

**Minutes:** The February 5, 2014 meeting minutes were approved. The March 5, 2014 meeting minutes were also approved.

**Open Forum:** There were no public comments at the April SOC meeting

**Announcements:** There were no announcements at the April SOC meeting

### **Old Business**

- 2013 Annual Report
  - Steve K. presented comments regarding recycling at the twelve corner's town park that he would like to see included in the annual report. Mike will add these comments to the annual report.
  - The SOC pointed out that the annual report includes a reference to the Faith Temple property abutting the western property line of Buckland Park. The Faith Temple property abuts Buckland Park's eastern property line. Mike will update the annual report accordingly.
  - Mike will finalize the annual report and submit to the Town Board for approval.
- 2014 Sustainability Committee Goals Review
  - The SOC suggested that the "carbon benefit" criteria of a project be referenced in the goals document. A goal of the SOC is to establish a dollar value, or a financial benefit associated with the term "carbon benefit".
  - The SOC would like to explore the idea of a community farm and make it a 2014 sustainability goal for the Town. Additionally, a definition of the term "community farm" should be included in the goals document. Mike will contact Sue Gardner Smith to assist the SOC with this task.
  - The SOC supports the coordination of the bicycle pedestrian task force goals with the Town Master Plan.
  - Mike G. will contact Ramsey B. and discuss the proposed Solar Ordinance and identify the obstacle to its adoption.
  - The SOC wants to advocate the importance of recycling at Town properties as one of the goals for 2014. Mike will invite Mike DeClerck from Waste Management to attend the next SOC meeting to discuss recycling with the committee.



# 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

- Comments created in response to the U of R South Campus Project S-DGEIS were discussed.
  - Item 12 in the SOC comments document states that use of lawn sprinklers is discouraged. This comment should be revised to state that the SOC discourages the use of potable water for irrigation instead.
  - The Lighting section should include a comment asking the U of R to determine and present the most cost and energy efficient lighting alternative for the proposed campus. The analysis should include a long term outlook.
  - The General section should include a comment stating that the orientation of the proposed buildings should consider natural daylight as a sustainable source of lighting.
  - The SOC would like to request that the U of R make a commitment to a specific percentage of power consumption coming from alternative, sustainable sources for the proposed campus. A number of 10% was suggested by the SOC.
  - Paul will get Mike some verbiage on an opening statement for the SOC comments document regarding the lack of an overall sustainability concept of the proposed campus.

### New Business

- The Carbon Benefit Template was discussed
  - The SOC would like to incorporate a carbon benefit value to projects in the CIP.
  - Ron suggested that the first step in establishing a carbon benefit value to a project will be to assign a dollar amount to a carbon benefit unit. Ron will compile values that he has come across and distribute to SOC.
  - The SOC supports adopting a Town resolution to become a Climate Smart Community. Subsequently, the SOC would like for the Town to implement specific measures that would be recommended by the SOC to support the Climate Smart Community status.
  - The SOC will contact Ann Spalding for recommendations on Climate Smart Community activities.
- The SOC would like to have a student intern/coop for the summer. Paul will contact RIT regarding this matter.
- Mike will send out the Monroe Avenue GIGP project website link to the SOC.
- Mike will place “Facility Dude” software in next year’s budget.



# 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

### Adjournment

### Next Meeting

The next meeting will be May 7, 2014.

DRAFT



# 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 March 5, 2014***

### ***Minutes***

**Attendance:** Paul Tankel, Ron Wexler, Shubhangi Gandhi, Eric Williams, Mike Guyon, Evert Garcia

**Minutes:** The February 5, 2014 meeting minutes have not been approved. The SOC felt that all members should be in attendance in order to approve the February 5, 2014 draft minutes. These minutes will be presented at the April SOC meeting.

**Open Forum:** There were no public comments at the March SOC meeting

**Announcements:** There were no announcements at the March SOC meeting

### **Old Business**

- 2013 Draft Annual Report:
  - The SOC discussed the 2013 Draft Annual Report. The SOC suggested including the 2013 goals and document the progress made toward achieving those goals.
  - The items in the annual report should be listed in chronological order.
  - MG will revise the report and forward a copy to the members for review. The SOC will review and approve the 2013 Annual Report at the April meeting.
- The SOC wants to re-visit the alternative lighting study performed by Tom Low in 2011. Advancements in LED technology could yield a different conclusion than those discussed in the 2011 report.
- 2014 Sustainability Committee Goals Review
  - The SOC will submit their 2014 goals to Christopher Werner, who is serving as liaison between the Town Board and the SOC and request that these goals be distributed to the Town Board members. The SOC would like the Town Board to review these goals and provide direction on which goals to pursue in 2014.
  - The SOC would like to make a 2014 goal the adoption of a wind and solar energy ordinance.
  - Recycling will continue to be a goal for 2014.
  - MG will modify the 2014 goals accordingly and distribute to the SOC for review and comments. The updated goals should include information regarding their economic development impact.
- The local farmer's market was discussed. The SOC would like to integrate the Brighton farmer's market with a sustainability concept. The idea should explore the Town's support for local food supply and the investigation of a winter market.



# 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

- The SOC would like to develop a method to review the carbon benefit of proposed projects and/or Town investments. This would first involve encouraging the Town to consider carbon benefit as criteria for selecting an improvement.
- Mike will send Ramsey's email to Paul so that Paul can get Ramsey in touch with a Central New York planning committee contact.
- The implementation of active transportation improvements was discussed. The SOC would like to encourage these measures. Mike suggested that the SOC review and comment on the proposed bicycle boulevard project.

### **New Business**

- The U of R South Campus Project S-DGEIS was discussed at length.
  - A brief history on the project was presented by Paul and Mike.
  - The Final DGEIS was not accepted by the Town in 2005. The latest submission is a supplement to the original document.
  - Noteworthy changes in scope include the following:
    - The new I-390 features are currently being constructed. These improvements will address many of the concerns regarding traffic generated by the project. .
    - The proposed buildings have been removed from the old growth forest areas. The old growth forest will be preserved
    - Initially, the U of R was requesting a Woodlot EPOD permit for the overall project as part of the IPD rezoning. The EPOD permit requires an extensive tree survey. The U of R has withdrawn their request for a woodlot EPOD permit and has indicated that they will pursue a permit on an individual project basis.
    - The U of R is evaluating a PILOT (Payment In Lieu Of Taxes) agreement with the Town of Brighton.
  - Initial reaction by SOC members present at the meeting is that the current design concept lacks the appropriate planning.
  - The SOC is concerned with the large amounts of green space being removed as part of the proposal.
  - The SOC is concerned about the impact the project may have on the Bicycle trail on the western end of the project.
  - The SOC will develop comments on the U of R South Campus S-DGEIS. Mike G. will compile the comments into one document. The SOC will have comments ready by April's meeting.

### **Adjournment**

### **Next Meeting**

The next meeting will be April 2, 2014.



# 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 February 5, 2014***

#### ***Minutes***

**Attendance:** Steve Kittleberger, Erinn Ryen, Paul Tankel, Ron Wexler, Rochelle Bell, Shubhangi Gandhi,

**Minutes:** The January 22, 2014 meeting minutes should be revised to indicate that the SOC will meet informally with the Town Board annually and appear at a Town Board meeting to present the SOC annual report.

**Open Forum:** There were no public comments at the January SOC meeting

**Announcements:** There were no announcements at the January SOC meeting

#### **Old Business**

- The SOC committee reviewed and approved the proposed 2014 meeting schedule. A copy of the meeting schedule is attached.
- Town Board Workshop Meeting-
  - The January 22, 2014 meeting with the Town Board and the assignment of Christopher Werner as liaison with the SOC strengthens the open communication between the committee and Town Board.
  - Mike DeClerck, of Waste Management has been assigned the Town of Brighton region and at the January 22, 2014 meeting volunteered to meet with the SOC to discuss recycling. Mike G. will contact Mr. DeClerck and invite him to attend the March SOC meeting. Matt Beeman from the Parks Department should also be invited to attend this meeting.
- Recycling – The issue was discussed at length. The Parks Department continues to work on the issue of Recycling. The committee suggested reviewing the three major Town Parks and identifying the current recycling receptacles being used. The committee will work with the Town Parks Department to develop a consistent solution to the recycling issue. Mike G. will contact Matt Beeman from the Parks Department and identify the current recycling efforts in the parks. A summary of Mike G.'s discussion with Matt Beeman is attached.
- Annual Report – Mike G. will prepare the 2013 annual report and circulate the document to the committee members for comment.
- Monroe Ave. GIGP – Paul T. indicated that proper maintenance is important to insure that porous pavement continues to function as intended and due to the amount of roadway sediment including roadway salt expressed concern regarding its use along Monroe Ave.
- SOC 2014 Goals – The SOC discuss the following goals for 2014



# 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

- Re-view the parameters of the Tom Low lighting study. The performance of LED has improved and the Town should contact the PSC to determine if LED lighting is being considered as a tariff listing.
- The Town is investigating the installation of an Electric Car charger station. Mike G. will contact an electric car charger provider to investigate the cost and anticipated installation costs.
- Develop an energy consumption program that will enable the Town to evaluate the energy savings associated with past and future improvements and program modifications.
- Review the Comprehensive Plan Update and assure that the update is consistent with the sustainability goals of the Town of Brighton. The STAR Community Rating or similar system could provide beneficial guidance in the preparation of the Town's Comprehensive Plan update.
- Continue to evaluate the use of the STAR Community Rating System and encourage the Town to use this or a similar system to continue to make Brighton a more livable and sustainable community.
- Develop a template to assist with the review of Capital Improvement Projects. The SOC will prepare an example of this template which will include a cost benefit component.
- The SOC will continue to support the Farmer's Market
- Paul T. suggested that the Town continue to encourage the NYSDOT to consider striping the portion of Monroe Avenue from 12 Corners to Highland as a road diet to accommodate bicycle traffic.

### **Adjournment**

### **Next Meeting**

The next meeting will be March 5, 2014.



# 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 January 15, 2014***

### ***Minutes***

- Attendance:** Paul Tankel, Ron Wexler, Rochelle Belle, Eric Williams
- Minutes:** The committee has not reviewed the November 6, 2013 meeting minutes
- Open Forum:** There were no public comments at the January SOC meeting
- Announcements:** There were no announcements at the January SOC meeting
- Old Business**
- Rochelle has a few corrections that need to be made to the November 6, 2013 meeting minutes.
  - Town Board Workshop Meeting-
    - Mike G. presented the agenda to the supervisor for review and comment. The agenda for the Town Board meeting that was presented to the SOC this evening was approved by the supervisor.
    - General -The SOC discussed the agenda for the upcoming workshop meeting with the Town Board. The SOC is interested in each board members outlook regarding sustainability and their priority issues. The SOC suggests that the first agenda item be revised from “Town’s Vision” to “Town Board’s Vision”. In an effort to assist the Town Board’s decision making process, the SOC would like to identify priority issues and determine what information is sought by the board prior to making decisions regarding sustainable issues.
    - The SOC reviewed its Policy which outlines the committee’s responsibilities. The SOC would like additional clarification in this regard.
    - Comprehensive Plan – The SOC would like to understand how the comprehensive plan update will be used to further Brighton’s sustainable community goals. A copy of the grant description was provided and indicates NYSERDA strongly recommends using the Technical Guidance Manual for Sustainable Neighborhoods to guide the planning processes and proposal development. NYSERDA also strongly recommends adoption of the LEED® for Neighborhood Development Floating Zone as part of the anticipated planning and zoning efforts.
- The SOC would like to review the Town’s Comprehensive Planning Grant Proposal prior to the workshop meeting with the Town Board.

The SOC also discussed pursuing Category 3 eligible projects in the NYSERDA grant, which funds Capital Projects in the range of \$1 Million to \$5 Million, and how sustainability related projects could be funded this way.



# 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

### New Business

- Mike Guyon would like to add the SOC Goals for 2014 in the 2013 Annual Report of 2013. The SOC would like to defer that discussion after the workshop meeting with the Town Board.

### Adjournment

### Next Meeting

The next meeting will be February 5, 2014.

DRAFT



# January 22, 2014 Town Board Meeting Minutes



**TOWN OF BRIGHTON**  
MONROE COUNTY, NEW YORK  
SUSTAINABILITY OVERSIGHT COMMITTEE

**SUSTAINABILITY OVERSIGHT COMMITTEE AND TOWN BOARD WORKSHOP  
MEETING**

**MINUTES**  
January 22, 2014  
5:30 p.m. – 6:30 p.m.

Attendance: William Moehle, Louise Novros, James Vogel, Chris Werner, Jason Deponzio, Paul Tankel, Ron Wexler, Rochelle Belle, Eric Williams, Erinn Ryen, Michael Guyon, Dan Aman, Mike DeClerck

CALL TO ORDER: 5:35 PM

OPEN FORUM:

Mike DeClerck of Waste Management is interested in interacting with the Town to solve issues regarding recycling and waste disposal. Mike discussed the use of solar compactors and their advantages.

DISCUSSION:

The Policy for the Sustainability Oversight Committee, SOC, indicates that a member of the Town Board may be designated by the Supervisor as an ex officio member of the Committee. Chris Werner will be the Town Board liaison and the ex officio member of the SOC.

The Town Board members expressed that walkability and active transportation are important sustainable issues. The Comprehensive Plan Update will advance the Town's desire to be a more sustainable community. A member of the SOC will be a member of the Comprehensive Plan Update Committee.

The Comprehensive Plan Update, a road map for the Town, will consider sustainability and focus on making Brighton a more sustainable community.

The Capital Improvement Plan recommendations provided by the SOC help the Town Board members review the CIP. The budget process is generally number driven and an economic analysis supporting the SOC's recommendation would be beneficial. A discussion of the economic analysis suggested that this review should consider different alternatives and cost considerations.

2300 Elmwood Avenue • Rochester, New York 14618 • 585-784-5250 • Fax: 585-784-5373  
<http://www.townofbrighton.org>



The SOC should continue to review environmentally sensitive projects such as: The Reserve, Winfield Park, U of R South Campus and Clinton Crossings. Generally, the DEIS is referred to the SOC by the Planning Board secretary and the SOC comments are entered into the SEQRA document and addressed by the applicant.

Ideas should be presented to the Town as early as possible. These ideas may initiate a sustainable project. The function and cost of the project must be considered.

The SOC will meet informally with the Town Board annually. In a separate meeting the SOC will meet and present the SOC annual report to the Town Board.

The Monroe Avenue GIGP project was discussed.

THE MEETING ENDED AT 6:30 PM





# 2014 SOC Goals

## **2014 Sustainability Oversight Committee**

### **Goals**

#### **March 2014**

- The SOC will review the parameters of the Tom Low lighting study. The performance of LED lighting has improved which may result in energy savings and a reduction in capital costs. The SOC will investigate the advancement in LED technology and revise the lighting study as necessary. The SOC encourages the Town to request that the PSC consider including LED fixtures in their tariff lighting offering.
- The SOC encourages the Town to investigate the installation of an Electric Car charger station at Town Hall. The Town investigation should consider the carbon benefit along with the operation and maintenance and capital costs of the electric car charging station. The SOC will be developing a methodology to evaluate the carbon benefit associated with various improvements.
- The SOC will develop an energy consumption program that will enable the Town to evaluate the carbon benefit and energy savings associated with past and future Town improvements and program modifications. The SOC is hoping that the Town of Brighton will use the information provided by this program as a selection criteria for future projects and program modifications. The SOC will revisit the use of the Facility Dude program.
- The SOC will review the Comprehensive Plan Update as it progresses and assure that the update is consistent with the sustainability goals of the Town of Brighton. The Technical Guidance Manual for Sustainable Neighborhoods, created by the United States Green Building Council in partnership with the Land Use Law Center at Pace Law School, criteria referenced in the NYSERDA grant application will provide beneficial guidance in the preparation of the Town's Comprehensive Plan update.
- The SOC will encourage the Town to continue to evaluate the use of the STAR Community Rating System and encourage the Town to use this or a similar system to continue to make Brighton a more livable and sustainable community.
- The SOC will develop a template to assist with the review of Capital Improvement Projects. The template will discuss the economic and carbon reduction benefit of using sustainable technology for capital improvement alternatives. The SOC is hoping that the Town of Brighton will use the information provided by this template as a selection criteria for future capital improvement projects.
- The SOC will continue to support the Farmer's Market. The SOC would like to integrate the Brighton farmer's market with a sustainability concept. The idea should explore the Town's support for local food supply and the investigation of a winter market.
- The SOC will encourage the NYSDOT to consider striping the portion of Monroe Avenue from 12 Corners to Highland Ave. as a road diet to accommodate bicycle traffic. This improvement will encourage pedestrian and bicycle traffic and improve economic development along the corridor.
- The SOC will advocate for the adoption of a wind and solar energy ordinance in 2014.

- The SOC will encourage the implementation of active transportation improvements as referenced in the Bicycle and Pedestrian Masterplan. The economic development benefits of the improvements should be emphasized.
- The SOC will assess the progress of the Monroe Ave. GIGP project and insure that the proposed improvements are consistent with the recommendations of the Monroe Ave. charrette.



# Climate Smart Community Sub- Committee Matrix

Section			Status	Comment	SOC Subgroup	Strawman
1	<b>Adopt the CSC Pledge</b>		Done			
		Set up Task Force	Done	SOC qualifies		
2	<b>Set goals, inventory emissions, plan for climate action</b>					
		Local GHG Inventories			Erinn/Evert	
		Municipal Community		UofR intern		
		Develop local Climate Action Plan			All	
		Policies				
		Measures				
		Goals				
		Actions				
		Funding				
		Responsibility				
		Schedule				
3	<b>Decrease energy use</b>			CBG	Eric, Steve, Erinn	
		Municipal Facilities and Operations			Ron, Eric	
		Buildings				
		Local Services (water treatment, street lighting)				
		Municipal Transportation			Paul, Steve, Margy	
		Reduce miles				
		Increase fuel efficiency				
		Municipal Low-Energy Policies			Eric	
		Green purchase	Is this in the inventory??		Margy	
		Green building standards			Paul	
4	<b>Increase community use of renewable energy</b>				Shubhangi, Ron, Eric	
		New uses of renewable energy				
		Local land use			Comp Plan covers this	
		Interest, motivation, support		CBG		
5	<b>Recycling and climate-smart waste management</b>				Steve K, Erinn	
		Waste reduction				
		Recycling and composting				
6	<b>Land use toolkit</b>			CompPlan to address	Paul, Rochelle	
		Transit-oriented development ordinance adoption				
		Form-based code to regulate physical form rather than uses				
		Brownfield redevelopment				
		Adaptive reuse of buildings				
7	<b>Enhance community resilience and prepare for effects of climate change</b>				Shubhangi, Rochelle	
		Local Adaptation Planning	adapt regional/county guidelines			
		Assess hazards				
		Identify vulnerabilities				
		Evaluate risk				
		Local Adaptation Action				
		Land use decisions				
		Flood prone areas				
		Resiliency of natural systems				
		Critical infrastructure				
		Conserving forest/wetland/river/agriculture				
8	<b>Support development of green innovation economy</b>					
9	<b>Inform and inspire the public</b>			CBG		
10	<b>Commit to evolving process of climate action</b>					

Audit required for progress

These may not require audit for progress.

These are "TBD" on the CSC website



# U of R South Campus SDGEIS Comments



Date: April 7, 2014

From: Sustainability Oversight Committee, SOC

To: Town of Brighton Planning Board

Re: U of R South Campus  
S-DGEIS Review Comments

The Sustainability Oversight Committee reviewed the Draft Environmental Impact Statement documents for the above referenced project and offers the following comments:

**General:**

1. The 2007 University of Rochester Master Plan commits the university to "embed the values of a sustainable future" in its planning and declares that "sustainable campus development will permeate decision making at all levels. The S-DGEIS proposal should establish a comprehensive framework to ensure an enduring and vibrant future for this campus of the U of R. This proposal should convey a comprehensive campus plan based on sustainable campus planning principles as reflected in the U of R's 2007 Campus Master Plan (<http://www.rochester.edu/adminfinance/masterplan/index.html>) as well as adhering to the sustainability principles adopted by the University of Rochester.
2. The plans depict a conventional office park development along East River Road similar to the Clinton Crossings project in the Town of Brighton in lieu of a campus-like setting implied by the project title and anticipated by the SOC members. This proposal does not address the aesthetic character of this campus. Unlike the other U of R campuses the South Campus already has several architectural styles. The section on Community and Neighborhood character on page 85 does not address this. Design guidelines should be proposed similar to the concepts of a form based zoning code in an attempt to create a campus aesthetic.
3. Page 3 states, "The new graduate apartment units will be energy efficient, in compliance with the most current building codes and will employ green building measures". This is vague. . All new construction should follow the latest version of the USGBC LEED program or an industry recognized comparable program. The green building measures should be described in the SDGEIS
4. The SDGEIS does not discuss the use of green building measures for the Office/Research/Clinical buildings. Will these building include green building measures provisions? Will any of the proposed building be LEED compliant? Additionally, buildings should be designed to have a minimal impact on the

- natural environment. This should include measures such as mitigating bird collisions on glass.
5. Parcel 2 development should be maximized by increasing the proposed footprint and height allowances. Page 6 references this area to allow for a maximum of 90 feet. Is this the intent of SC-20?
  6. Is the sewer system privately owned or will a town sewer district be established?
  7. Throughout this S-DGEIS there is reference to both number of stories and at other times building height. This is confusing. Buildings should be limited by a stated height and reference to number of stories should not be used (see pages 4 and 6).
  8. The project should include provisions for recycling trash that will be generated by the residents and offices occupying the site. The S-DGEIS should include a discussions regarding recycling.
  9. Alternative energy sources can significantly cut greenhouse gas emissions and energy costs over time. Will the project include the installation of alternative energy technologies such as solar, wind and geothermal?
  10. The removal of trees and the clearing of or constructing on any land area is regulated activities within a Woodlot Protection District. Several of the stormwater/green infrastructure improvements are located within the Woodlot Protection District. The existing trees absorb storm water, provide habitat for natural wildlife and are a part of the bird migration route from Canada to the South Americas. The applicant shall preserve as many trees and as much mature vegetation as possible, including but not limited to the preservation of trees and mature landscaping to screen or obscure from view the proposed development. Additionally, all development within the Woodlot Protection District must comply with ARTICLE XVI, EPOD (2) Woodlot Protection District of the Code of the Town of Brighton.
  11. The proposed buildings should consider orientation and spacing to maximize the potential for passive solar heating and shading devises to minimize the cooling load. Photo Voltaic's for electric should be used particularly on the large flat roof areas. The applicant should contact NYSERDA to investigate funding programs for photo voltaic installations. A claim that the systems are not financially practical must be supported by a financial analysis that includes the savings associated with the NYSERDA funding programs.
  12. 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.
  13. All landscaping material should be indigenous to this area. The SOC discourages the installation of lawn sprinkler systems.
  14. The "Developable Area" as shown on Figure 10 is extensive. What criteria in addition to protecting the old growth woodlands and wetlands are used for this area to be considered "developable"? Much of the proposed development will be in existing EPOD areas. What is the U of R providing in exchange for developing these areas?
  15. As noted on page 69 the identification of wildlife on the site has not been updated since the 2005 DGEIS. Much can change over a 10 year period. Page 70 notes

that there will be sufficient habitat areas but this does not address the potential destruction of existing habitat. Also on page 70 are references limiting development in these areas as much as possible. This is vague. Similarly on page 72 it is stated that the U of R will make every effort to avoid disturbances in and near wetlands and follow guiding principles. Protection of these sensitive areas should be the guiding principles – development in these areas should be avoided.

### **Transportation:**

1. The project includes a large expansive parking area. Additional parking structures should be considered to increase green space, reduce stormwater runoff and improve the character of the proposed campus development.
2. Emergency access at the southern portion of this development appears to be on an unimproved trail owned by the Town.
3. An active transportation plan should be a component of this development. Page 23 references bicycle and pedestrian accommodations as part of the Kendrick Rd modifications. Will these changes occur and will the connections at the new roundabout accommodate bicycles as shown on Figure 11? Page 89 references a sidewalk and/ or shared use trail being developed as buildings are constructed along Murlin Drive. Dedicated pedestrian and bicycle lanes as well as bike parking stations should be incorporated as all buildings are developed as part of the site infrastructure. This should be shown on Figure 11A. RGRTA and UR Shuttle stops should be incorporated into the planning with the intent of increasing RGRTA service.
4. Page 80 of the S-DGEIS states, “the University will continue to work with RGRTA to extend bus stops to new growth areas along E. River Road”. The project should include internal bus stops and/or a central transit center that will provide convenient access to the proposed facilities. Smart bus shelters that provide arrival/departure and destination information should be provided. A strategy to improve and encourage public transportation to the proposed project should be developed.
5. Parking capacities should be defined by specific uses and stated as both a maximum and minimum. Capacity should be built to less than the maximum with the intent of land banking undeveloped area for potential need in the future. Parking in this development cannot be used as an off-site lot for general University parking needs.
6. Surface parking should be minimized by defining a percentage of parking required need being in garage facility. The architectural character of these structures should be defined with consideration for facing the exterior of these facilities with active uses such as offices.
7. Pervious pavements should be considered where applicable such as sidewalks, trails, and driveways.
8. The parking areas should be designed to encourage pedestrian and bicycle traffic.
9. Response B1 to the 2005 comments states, “When a proposed project is submitted for review within the IPD, the anticipated impacts to emissions will be reviewed

- against baseline measurements to ensure the area is still at or below emission allowances. This review should be completed for the imaging building project.
10. The transportation system serving the project should include specific lanes or lane markings to accommodate bicycle traffic. Bicycle infrastructure such way finding signs, bike racks and bike lockers should be located to encourage bicycle commuting.
  11. The Multiversity Concept described in the Town of Brighton's Comprehensive Pedestrian and Bicycle Master Plan identifies the Lehigh Valley Trail as a key bicycle/pedestrian corridor linking the University of Rochester and RIT. The South Campus project should include public interconnections to the Lehigh Valley Trail to encourage and facilitate bicycle and pedestrian access to the Universities.

### **Lighting:**

1. The proposed project will ultimately include pedestrian, parking and safety lighting. All lighting should be consistent with the Dark Sky requirements. In addition, LED light fixtures should be considered. A comparative cost analysis which considers the capital, operation and maintenance costs should be provided before LED light fixtures are rejected.
2. Exterior lighting standards should propose foot-candle maximum, fixtures that are energy efficient, and are dark sky compliant. Is the site lighting privately owned or will a town lighting district be established?

### **Stormwater/Grading:**

1. The depth to the water table will impact the operation of the stormwater management facilities, construction techniques and construction methods. The water table depth must be confirmed and any mitigation measures that are required to mitigate high ground water should be identified and reviewed.
2. The stormwater management facilities should consider the anticipated increased storm intensities associated with climate change.
3. The proposed stormwater management system utilizes a pumping scenario to control the flow of stormwater from an underground storage area. If possible, the use of a pumping system should be avoided to reduce energy consumption.
4. The proposed development reduces the pervious cover within the watershed and subsequently the volume of stormwater that infiltrates into the soil. How will this affect the water table and ultimately the wetland ecosystem?
5. The Utilities/ Energy section on page 84 references reducing water demand. Rainwater harvesting should be used in lieu of a traditional irrigation system. Rainwater harvesting and on-site storage as part of overall design scheme is strongly recommended.
6. The drainage channel that bisects Drainage Area #1 should be retained. A natural vegetative buffer along each bank shall be provided adjacent to the Creek to absorb floodwaters, to trap sediments, to protect wildlife habitats and to protect scenic qualities. This buffer area must be shown on the plans.

7. 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 “heat island effect”. Additional trees of substantial size should be provided within the parking areas to create a canopy large enough to offset the “heat island effect”. In addition, light roof particularly flat roofs and pavement colors, (concrete in lieu of asphalt) should be provided which further reduces this phenomenon.
8. Stormwater management facilities that retain water can increase the temperature of the water discharged to the natural watercourse. What provisions are proposed to reduce the temperature of the water discharged from the project site?

**Miscellaneous:**

1. The proposed development will generate more noise than the natural site. How much additional noise will the developed site generate and how will this increase in noise be mitigated? Supporting documentation should be provided.
2. What is the anticipated useful life of the existing Whipple Park apartment complex?
3. The proposed buildings will obstruct the sunlight from reaching the old growth forest and wetland areas. How will this affect the existing trees and vegetation? The building heights in these areas should consider the impact on the existing vegetation.



# SOC Letter to NYSDOT Supporting Monroe Ave. Road Diet



**TOWN OF BRIGHTON**  
MONROE COUNTY, NEW YORK  
DEPARTMENT OF PUBLIC WORKS

August 21, 2014

Kevin Bush, Regional Director  
New York State Department of Transportation  
1530 Jefferson Road  
Rochester, New York 14623

Re: Monroe Avenue from Elmwood Ave. to Highland Ave.  
Road Diet

Dear Mr. Bush,

In January 2013 The Town of Brighton Town Board adopted a Comprehensive Pedestrian and Bicycle Master Plan, known as, "BikeWalk Brighton". This Master Plan reviewed the feasibility of a road diet for Monroe Avenue from the Twelve Corners to Highland Avenue. A road diet along this corridor is consistent with the recommendations of the Monroe Avenue Corridor Community Vision Plan and the November 7, 2007 Technical Memorandum prepared by GTC regarding On-Street Bicycle Facilities Opportunities Assessment. A road diet along this corridor will improve the safety and encourage pedestrian and bicycle travel along Monroe Avenue. Upon a detailed investigation and discussions with NYSDOT it was determined that this road diet was a feasible alternative.

It is our understanding that the NYSDOT does not have any immediate improvements scheduled for this section of Monroe Avenue. However, we would like to take this opportunity to request that any improvements proposed for this section of roadway consider striping modifications to accommodate a road diet. We understand that additional study and public input will be required before implementing a road diet, but we hope that this letter will ensure that future projects contemplate a road diet for this section of Monroe Avenue.

We would be glad to meet with you at your convenience to discuss this issue. Please direct any questions or comments to my attention.

Sincerely,

Michael E. Guyon, Town Engineer  
Town of Brighton

2300 Elmwood Avenue • Rochester, New York 14618 • 585-784-5250 • Fax: 585-784-5373  
<http://www.townofbrighton.org>





# Capital Improvement Plan Comment 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

July 14, 2014

Sustainability Oversight Committee  
Town of Brighton  
2300 Elmwood Avenue  
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 (CIP), 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 their design and operation. The SOC received the Capital Improvement Plan on June 16, 2014 and offers the following written comments for your consideration.

Many of the CIP comments are similar to those presented last year's report. The SOC requests a brief response to our comments in order to understand which issues have already been addressed, identify comments that will be addressed in the upcoming calendar year, and eliminate duplicate remarks on future CIP reviews.

### **General Comments:**

- In 2011, the Town completed an evaluation of its lawn debris collection process. The evaluation 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. The SOC supports the transition to the tow behind vacuum process, but understands the inefficiency with the purchase of a vehicle that can only be used seasonally. The SOC suggests that the Town investigate leasing a tow behind vacuum trailer in 2015 to evaluate its performance and energy use and determine if the potential savings resulting from the use of this equipment outweigh its seasonal use limitations.
- The SOC suggests that the Town consider purchasing route optimization software for snow plowing, debris pick-up, and leaf pick-up. Optimization of these transportation routes can reduce energy costs (lower fuel consumption), the Town's carbon footprint (reduced idling and fuel consumption), and vehicle maintenance costs. This software should be compatible with the Town's current GIS software.

### **Capital Improvement Plan, CIP Comments:**

- The heavy equipment industry has been and continues to develop machinery with improved energy efficiencies. Prior to the purchase of heavy equipment by any Department, the Town should investigate new technologies such as heavy equipment hybrids and energy recovery systems. Hybrid systems that apply unconventional energy-use technology promise lower fuel consumption and the potential for increased productivity. In addition, heavy equipment purchases should consider the installation of energy-saving power generators that allow workers to use power tools and other equipment without having to keep the engines idling. This investigation should consider the purchase cost, energy costs, and energy savings over the expected life of the equipment.



- The SOC suggests that the Town conduct a fleet audit to identify opportunities to reduce the total fleet operating costs and fuel costs. The audit could examine the following areas: vehicle use policy, department sharing of vehicles, vehicle acquisitions, vehicle models and makes, fuel economy, vehicle duties, maintenance, matching vehicles with task requirements, and driving habits.
- The purchase of any new vehicles including utility and pick-up trucks should 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 when preparing for future CIP, price quotes and fuel consumption data be obtained for hybrid and/or alternative fuel vehicles in addition to standard vehicles so a fair comparison can be made between both vehicle types.
- The Federal Highway Administration, (FHWA) supports and promotes the use of recycled highway materials in pavement construction to preserve the natural environment, reduce waste, and provide a cost effective material. The Town Highway Department should consider the use of recycled and/or reclaimed asphalt for resurfacing and treating Town roads, parking areas, and recreation facilities. Additionally, roadway materials that are removed during construction such as concrete gutters, and curbs should be reused where practical. If reuse is found to be impractical, the Town should investigate methods to recycle these materials.
- The CIP includes the annual replacement of storm sewers because of insufficient capacity or poor structural condition. The design of these replacement sewers should consider the increased frequency and intensity of severe storms due to climate change. In addition, all newly constructed storm sewers include consider green infrastructure techniques where appropriate and the increased frequency and intensity of severe storms.
- The CIP includes the full tear off and replacement of the salt barn roof. The CIP suggests that fiberglass shingles will be installed as the replacement roof. Shingles that are manufactured using recycled material should be considered. In addition, the SOC suggests that the Town consider sustainable roofing alternatives such as a light colored membrane roof, photovoltaic panel systems and metal roofing.
- 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 that ultimately drains into Buckland Creek. New paving should consider the use of permeable pavements and green infrastructure to capture and treat the storm water runoff. 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.



- The Town should conduct an evaluation of the generator requested in the CIP to determine the minimum size (power) required to meet the Town's emergency requirements.
- The proposed facility assessment study for the OPS Center should include an evaluation of alternate energy sources such as solar and geothermal energy.
- The CIP includes an item to mill, tack coat and place asphalt overlay on existing asphalt surrounding the existing landfill building and road to the lower part of the landfill. Is this improvement necessary and can a more sustainable surface such as porous asphalt or concrete be provided that will meet the requirements of the landfill while reducing the impervious footprint of the landfill?
- The CIP includes the replacement of all windows in Town Hall. The current windows are made of wood and are original to the building (1950-1970's) and have issues with moisture/rotting. New windows should consider two surface low E argon filled windows. Argon filled windows increase soundproofing and minimize heat exchange. Low E glass reflects heat back to its source and studies have suggested that it will provide 30 to 50 percent reduction in energy use.
- The CIP includes the replacement of the roof over the operations center's main office. The SOC requests that the Town consider replacing the roof with a white roof or other green roof technology. The Green Roof for Healthy Cities provides a Green Roof Energy Calculator that compares roofing alternatives over a specific time period to determine the lowest life-cycle costs. This calculator can be found at the follow website:  
[www.greenroofs.org/index.php/resources/greensavecalculator](http://www.greenroofs.org/index.php/resources/greensavecalculator)
- The Town should seek grant opportunities for the expansion of the existing fueling depot 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.
- We congratulate the Town of Brighton for its 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?
- The CIP suggests that the Town will be designing and installing green infrastructure improvements along Monroe Ave. in 2014 through 2016. The SOC applauds the Town Board for undertaking this sustainable project. The SOC discourages the use of a sprinkler system for watering all landscaping and strongly encourages the use of heat and drought tolerant native landscaping materials that require minimal maintenance and watering. In addition, rainwater harvesting should be considered wherever possible.
- The CIP indicates that the engineering of the Farash Trail will begin in 2014 and construction will follow in 2015. The trail design must minimize disturbance to the existing wetlands and woodlot. Additionally, the trail materials should be sustainable and minimize the impact to the wetland and woodlot ecologies.
- The building infrastructure projects listed in the CIP should consider high efficiency heating, cooling, and electrical systems. The CIP suggests that the Town is considering the replacement of the heat pumps serving the public safety wing. The SOC requests that the Town evaluate the existing heat pump system and explore more efficient modes of heating and cooling. For example, a centralized system for the Public Safety Wing could result in energy and maintenance savings. The Town should investigate the availability of NYSERDA funding to complete this evaluation



and for the installation of the proposed improvements. It may also be prudent to group building projects to qualify for NYPA funding.

- The CIP includes an item titled, "Town Hall Boiler Replacement". The replacement boiler should be a high efficiency boiler with an efficiency rating of not less than 98%. Additionally, we are pleased that the Town Board previously considered the practical implementation of a geothermal HVAC system at Town Hall. The SOC understands the Town Board 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 CIP suggests that the IT Department is considering the replacement of two servers while the Brighton Memorial Library is considering substantial computers upgrades. The Town may wish to consider the latest "Cloud" technology for off-site storage and data processing versus the purchase of new servers. The SOC suggests that the Town should investigate "Cloud" technology in lieu of purchasing new department servers. Cloud servers tend to be more reliable, scalable, offer more management features, and cost less.

The SOC would like to thank the Town Board and Finance Department for the opportunity to review and comment on the 2014 CIP and if desired we would be glad to discuss these issues in greater detail with Town Board members and/or Finance Department staff.

Sincerely,

Sustainability Oversight Committee

Paul Tankel, chair

Eric Williams

Rochelle Bell

Steve Kittelberger

Erinn Ryen

Ron Wexler

Shubhangi Gandhi