

Area 16**RECOMMENDATION** — Master Planned Residential Development

Existing Zoning — RLB

Size — +/- 179 acres

Environmental — Woodlot EPOD (+/- 15%), Federal Wetlands (+/- 1%), Un-Named Stream

Area 16 has established low density residential development in the west and a developing Technology and Office Park in the east. In between is primarily former agricultural land. Known environmental constraints consist of woodlot areas along the Erie Canal, which forms the northern border of the area, and behind the residential development along S. Clinton Ave. There are 2 small mapped wetland areas in the western portion, both of which are located on the town's 5.7 acre stormwater control parcel. The central portion is primarily grass and scrubland, and an un-named stream flows through the central portion of the area. Existing development in the western portion is served by town sanitary sewer lines, pumped to the north to connect with the central Brighton trunk line. Properties along Town Line Rd. have been granted access to the Town of Henrietta line along that road, but accessibility to that line for the interior of the area is questionable. A connection to the town's sewer system is located in the Canal View Office Park, to the east, and would be the likely source for the interior of the area.

It is important that the quality of life and property values of the existing residential development to the west be preserved. It is also necessary to prevent land use conflicts with the office/industrial uses to the east. It is recommended that a master plan for the site be developed that incorporates a transition from low density residential on the majority of Area 16 to medium density residential along Brighton-Henrietta Town Line Road and along the border with the TOP uses to the east. The plan should incorporate a significant buffer between the medium density residential development and the existing TOP uses in Canal View Office Park. The plan should also protect the canal bank, the stream, and woodlots on the site, and take into account the canal and uses on the north side of the canal. If possible, the open space on the north side, between the stream and the canal, should be preserved, along with the woodlots. Clustered development could provide a means of preserving this area and should be considered.

Area 17**RECOMMENDATION** — North: Low Density Residential
South: Acquisition for Parkland & Waterfront District

Existing Zoning — RLB

Size — +/- 83 acres

Environmental — Federal Wetlands (+/- 1%), Woodlot EPOD (+/- 10%), West Branch Allens Creek (northwest corner)

An approximately 12 acre area in the southeastern portion of Area 17, between the town's parkland and the canal, is recommended for acquisition in the Open Space and Recreation Plan. The southern portion of Area 17 was recommended for a canal district in the 1990 plan. Its proximity to Meridian Centre Park and the anticipated increase in use of the canal because of the promotion of and development along the canal system support a waterfront district in this area, and this is recommended. There are constraints on such development, however. Possible wetlands exist in the area and access to the canal from the site is limited by a levee that separates it from the canal along most of its length, with the exception of the western end. Access to the site is also in question and would require extension of Meridian Centre Blvd., development of access from S. Clinton Ave. past radio towers located along the road, or both. The waterfront district is already adopted in Brighton's code and consists of "certain recreational, open space, business and residential uses which will generally benefit from and enhance the unique aesthetic, recreational and environmental qualities of the waterfront areas."

Regardless of the uses eventually developed in the southern portion of Area 17, a public easement should be maintained along the canal to preserve the existing character along the canal path for users of the path. The easement should expand at the western end of Area 17 to allow public access to the canal where the canal bank is close to the level of the surrounding property.

The remainder of Area 17 is relatively free of environmental constraints and is recommended for low density residential development. Such development should be sensitive to the parkland to the east, and cluster development should be considered in this area. It is also important that development is buffered from the I-590 expressway. This area is affected by the same access issues as is the southern portion. A determination must be made of the manner in which access to this site can be gained before any significant development can take place.

Area 18

RECOMMENDATION — Medium/High Density Residential

Existing Zoning — RLB

Size — +/-19 acres

Environmental — Woodlot EPOD (+/- 70%)

Area 18 is owned by the Jewish Home, which also owns and operates the senior housing development and nursing home to the east. The Jewish Home plans to use this parcel for development that is compatible with its other developments, and this would be appropriate. This area is recommended for medium/high density residential development that is buffered from the town land to the west and the expressway to the north.

Areas 19-22

Areas 19-22, together with the recently (1998) acquired town parkland, comprise the largest group of contiguous open space parcels in central Brighton. These areas are notable for their relative lack of serious environmental constraints and their location adjacent to the I-590 expressway. Environmentally, the areas are impacted by the 100-year flood plain of the West Branch of Allens Creek, which runs west to east through the central portion of the area, small areas of woodlot in the eastern portion of area 19, and small wetland areas associated with the West Branch of Allens Creek. Senator Keating Blvd. is planned to parallel the path of the West Branch of Allens Creek and will impact minor wetland areas and involve filling in the floodplain. Future development on areas 19-22 would be required to preserve the capacity of the floodplain and the quality and quantity of water flowing into the West Branch of Allens Creek.

The importance of this area as a meadowland habitat has been noted often. Although the Senator Keating environmental investigation (1997) did not uncover evidence of endangered species in the area, the steady decrease in meadowland habitat of sufficient size to accommodate certain species of birds has encouraged a call from some groups to save the area in its existing form.

Areas 19-22 have been drawn to take into account the future extension of Sen. Keating Blvd. to Winton Rd. and the new town parkland in the center of the area on Westfall Rd. Apart from environmental concerns, proposed uses in the area must take into account the residential development to the north of Westfall Rd., the office development to the west and east, and the expressway to the south.

This area's location and size make it an important factor in defining the character of central Brighton, and the manner in which it develops will have a significant impact on traffic volumes and patterns in central Brighton. To examine the traffic impacts of varying scenarios of development, the town commissioned a traffic study (see Chapter X, Transportation). The traffic study estimated the impacts of the development scenarios on surrounding intersections based on the assumption that intersection improvements recommended in the *Central Brighton Transportation Study* (1993) and the *Southern Corridor Mobility Study* (1999) had been completed. The results of the study indicated that development in the block would have to be restricted to maintain acceptable traffic levels in the area, even with the projected intersection improvements. Land use scenarios examined in the traffic study and by the Steering Committee are discussed in Chapter VII of the Generic Environmental Impact Statement for the Comprehensive Plan.

The land use recommendations that follow are guided partially by the results of the traffic study, and therefore also assume the completion of recommended intersection improvements.

RECOMMENDATION FOR THE BLOCK

1. Any proposed development in Areas 19-22 should include a master plan for a substantial portion of the area that accomplishes the following goals:
 - a) Enhance the town's residential character and its identity as a community of neighborhoods.

- b) Maintain as much of the existing open character of the area as possible, particularly as viewed from Westfall Road.
 - c) Enhance the public benefit of the existing parkland within the block.
 - d) Address the Open Space and Recreation goals and recommendations of the Comprehensive Plan
 - e) Maintain acceptable (Level D) traffic flow through surrounding intersections following improvements recommended in the *Central Brighton Transportation Study* and the *Southern Corridor Mobility Study*.
 - f) Relieve traffic pressure on Westfall Road from both development within the block and existing and future development in surrounding areas.
 - g) Limit impact on the sanitary sewer system so that capacity expansions to the system are avoided.
 - h) Provide public trails through the area as recommended in the Open Space & Recreation Plan.
2. The development of this area should fit Brighton's vision for the future as well as the existing character of Brighton. Opportunities and challenges for the developer(s) are presented by I-590 (Land Use Area 19), the West Branch of Allens Creek, wetland areas, the town parkland, existing office and institutional development to the west and residential development to the north, the need to limit access to surrounding roads, the design of a storm drainage system for the development area, and the capacity limits of the sanitary sewer system. To realize the goals for the area while meeting the challenges and taking advantage of the opportunities, it will be necessary to develop a master plan for at least a substantial portion of the block (e.g., the area bounded by the town parkland, Westfall Rd., Winton Rd. and I-590; the area bounded by the town parkland, Lac De Ville Blvd., and I-590, including Area 21) . The master plan for the area should make sense both as a separate entity and in the context of Brighton as a whole. It should create neighborhoods and link those neighborhoods to each other and to areas outside the block. The amount, location, and characteristics of proposed public and private open space areas should respond to the goals and recommendations of the Open Space & Recreation Plan, take into consideration the view from surrounding areas, and benefit the residents of the block.
3. Residential uses should predominate, and the creation of low density neighborhoods should be the primary goal of residential development.
4. Housing densities in Area 20 should be greater along Lac De Ville Boulevard and decrease to the east, adjacent to the town parkland. Medium density development is appropriate along the boulevard because of the existing medical office and nursing home uses on the west side of the boulevard, while the area adjacent to the parkland should be low density, for compatibility with the parkland.

5. Because of the office development to the east and west and the proximity of I-590, Low Density Office is an appropriate use south of the proposed Senator Keating Blvd. Because of the existing traffic volumes in the area, the recommendation for residential use to the north of Senator Keating Blvd., and the goal of maintaining the open character of the area, density of office development in Area 19 should be limited to 5,000 square feet per acre. Densities up to 7,000 sf/a could be considered if mitigations for the increased traffic impacts and loss of open space are provided. Office development should only be considered as part of a master plan that addresses the open space, neighborhood and other goals for the block (see #2, above).
6. If the remainder of the block (apart from the areas noted in #4 and #5, above) is developed at varying densities, lower density residential development (e.g., 2 units/acre) and open space should be located along Westfall Road, with any higher density residential development (up to 4 units/acre) along Senator Keating Boulevard.
7. Because of the importance of this area and the potential impact of piecemeal development, the area should maintain its existing zoning (primarily Low Density Residential) unless the area proposed for development is incorporated in a master plan for a substantial portion of the block.
8. The completion of Senator Keating Boulevard should be incorporated into the master plan for the area to promote the orderly development of the area and to maximize the traffic diversion from Westfall Road, thereby precluding the widening of Westfall Road between Lac De Ville Boulevard and South Winton Road. The design and funding of the boulevard should be re-evaluated based on the recommendations of the Comprehensive Plan. Senator Keating Boulevard should provide efficient access to the adjoining parcels and serve as a mechanism for controlling access to Westfall Road, as recommended in the Senator Keating Boulevard Extension State Environmental Quality Review Findings Statement. The final design of the roadway should take into account the Open Space & Recreation Plan recommendation of a trail paralleling the West Branch of Allens Creek, and the land use recommendations for this area.
9. The 88 acres (Open Space Acquisition Areas 1 and 6) within the block that are recommended for acquisition in the Open Space & Recreation Plan should be acquired. Opportunities to acquire open space within the block in addition to or in place of the recommended areas should also be considered. One additional area to be strongly considered, because of the importance of the acquisition of land for active recreation, is Area 19. If alternative open space areas are proposed to substitute for the recommended areas, they should provide the same public benefits of enhancing the existing town parkland and maintaining the open character of the area, particularly as viewed from Westfall Road.

Area 23

- RECOMMENDATION** — North: Acquisition for Parkland
- If entire area (3 parcels) is consolidated for development: Low Density Residential
 - If parcels developed separately and parkland not acquired:
 - north - Large Lot Residential;
 - central - Low Density Residential;
 - south - Low Density Office

Existing Zoning — RLB

Size — +/- 33 acres

Environmental — Allens Creek Floodplain/Watercourse EPOD (+/- 50%)

The 1990 plan only considered the northern portion of this area (8 acres) because the rest of Area 23 had established uses on it. This is still the case. The large (22 acres) central lot is the site of Brookside Elementary School (Brighton Central School Dist.), but is not currently being used by the school district. The school building is leased by the town's Parks & Recreation Department and other organizations. The southern lot (3.1 acres), formerly a single family residence, is vacant. Environmentally, Area 23 is impacted by Allens Creek and its flood plain. Allens Creek flows north along Winton Rd. and then turns east and meanders through the northern, vacant parcel on the site. There is also the possibility of an unmapped woodlot on the northern parcel.

The northern parcel is recommended for acquisition by the town for parkland (see p.34, Area 4).

At this time, it appears likely that the Brighton Central School District will retain their 21.8 acre parcel for potential classroom expansion.

If the entire site becomes available for development, (i.e., Brighton Central sells their property and the town does not acquire the northern parcel for parkland) it should be master planned for low density residential use. The master plan should protect the floodplain area and preserve wooded areas to the extent possible. Even though the site is on a busy collector street (Winton Rd.) and has office development to the south (Cambridge Place), the predominant use in the vicinity is residential. A master plan for the entire 33 acres would enable the mitigation of the impacts from Winton Rd. and Cambridge Place, and the protection of Allens Creek and its floodplain.

If planned development of the entire area is not feasible, the northern parcel is recommended for Large Lot Residential use, to protect the floodplain of Allens Creek. The central parcel is recommended for low density residential use, buffered from Winton Rd. and Cambridge Park; and with all structures outside the floodplain of Allens Creek.

The southern parcel (again, assuming individual development of the parcels), sandwiched between Winton Rd. and Cambridge Place, is recommended for low density office use. If possible, access to the site should be through Cambridge Place. This would help to limit curb

cuts on Winton Rd. and preserve Allens Creek and its floodplain, which impacts the majority of the site. No development should occur within the floodplain of Allens Creek unless compensatory storage is provided. Even with compensatory storage, development within the floodplain should be kept to the minimum possible.

Area 24

RECOMMENDATION — Acquisition for Parkland / Large Lot Residential

Existing Zoning — RLB

Size — +/- 82 acres

Environmental — Woodlot EPOD (+/- 50%), Wetland (Class 1 +/- 45%, Federal +/- 50%), Buckland Creek Floodplain/Watercourse EPOD (+/- 50%)

This site has significant environmental constraints, including state (Class 1) and federal wetlands, a large area in the 100-year floodplain of Buckland Creek and several woodlots. It is also significant because it provides an open space connection between Elmwood Ave. and Westfall Rd. Area 24 is almost totally surrounded by residential development, with the exception of religious uses in the northwest and southeast.

Area 24 is recommended for acquisition by the town for use as parkland (see p.33, Area 2). The location of the site between the Town Hall/Elmwood Ave. residential neighborhoods and the town's Westfall Rd. parkland, along with the environmentally sensitive nature of much of the site, supports acquisition. If this is not possible, then the entire parcel should be master planned for Large Lot residential development. Clustered development should be considered to protect environmental features and promote development compatible with the character of surrounding neighborhoods. Any development should: 1) not impact the Class 1 state wetland in the central portion of the site, 2) provide compensatory storage for any development allowed in the floodplain of Buckland Creek, 3) provide a public pedestrian connection between Elmwood Ave. and Westfall Rd. (see Trails Plan, p. 40, PFP 5), 4) align the Elmwood Ave. access with Eastland Ave. (on the north side of Elmwood Ave.), and 5) consider a street connection with Roby Dr.

Area 25

RECOMMENDATION — Medium Density Residential

Existing Zoning — RLB

Size — +/- 66 acres

Environmental — Federal Wetland (+/- 5%). Woodlot EPOD (+/- 5%)

This area has been included in the update because it is a possibility that the Monroe Developmental Center, which occupies the site, may be closed, so the potential redevelopment of

the site deserves attention. Area 25 is bounded by apartments to the west (in the City of Rochester); office, religious and park development to the south and open space to the north and east. This site is appropriate for medium density residential development (max. 6 units/acre). It is located near services, the surrounding open space and the park provide recreational opportunities, and medium density residential use is compatible with surrounding existing and recommended residential development. Area 25 is also located such that it could provide a pedestrian connection between the town's conservation easement and existing trail to the north and the Town Park/Erie Canal to the south. An eventual connection of the existing town trail to the north with Elmwood Ave. would connect areas to the north of Area 25 to the town's trail system, and areas to the south to Highland Park.

Area 26

RECOMMENDATION — Medium Density Residential

Existing Zoning — MDR

Size — +/- 18 acres

Environmental — Woodlot EPOD (80%)

Area 26 was subdivided for housing lots at some point in the past, but houses were never built in this portion of the subdivision. The site is impacted by a Woodlot EPOD that covers most of it.

Area 26 is recommended for medium density residential development. Its location near the services on S. Clinton Ave. and in the City of Rochester, and across from the town park on Westfall Rd., is a significant residential amenity. A well-designed subdivision would complement the existing Deerfield Woods development. Any development to take place on this site should make every attempt to preserve the existing woodlot. Development should also include a connection to Havens Dr. (through Deerfield Woods) and provisions for a north-south public trail to become part of a trail linking Elmwood Ave. to Westfall Rd. as recommended in the Open Space & Recreation Plan (see Trails Plan, p.40, PFP 2).

Area 27

RECOMMENDATION — Acquisition for Parkland (Wetland & 100 ft. buffer)
Medium/High Density Residential

Existing Zoning — RLB

Size — +/- 45 acres

Environmental — Woodlot EPOD (+/- 20%), Wetland (Class 2 +/- 20%, Federal +/- 10%),
Buckland Creek Floodplain/Watercourse EPOD (+/- 2%)

This site has state wetlands, a Woodlot EPOD and is on the town border with Rochester. It is bounded on the west by the State Hospital, on the east by St. John's Meadows senior housing, on

the south by a town conservation easement and Monroe Developmental Center, and on the north by Elmwood Ave. and apartments (to the north of Elmwood Ave.).

The wetland area, including a 100 ft. buffer around its perimeter (approximately 10 - 15 acres), is recommended for acquisition (see p. 37, Area 9). In addition to protecting an important wetland, acquisition would provide an opportunity for providing part of a greenway between the Town Park on Westfall Rd. and Highland Park in the City of Rochester. The remainder of the site is recommended for Medium/High Density Residential use. This would provide the opportunity to design a site plan that protects the sensitive areas of the site and is compatible with the surrounding apartment uses. Any development should protect the wetland area and provide for a north-south public trail as recommended in the Open Space & Recreation Plan (Chapter III).

Area 28

RECOMMENDATION — Low Density Office

Existing Zoning — BE-1

Size — +/- 11 acres

Environmental — Woodlot EPOD (+/- 100%)

This site is bounded on the north by Brighton Corners office park. On the east are S. Clinton Ave., Brighton Plaza shopping center, McQuaid High School, and office and high-density residential development. Area 28 is bounded on the south by a church and high density residential development (The Gables), and on the west by an apartment complex. A Woodlot Environmental Protection Overlay District covers nearly the entire site. The *Central Brighton Transportation Study* (1993) traffic projection model assumed that, at maximum development, the site could accommodate 112,500 square feet of office space.

Area 28 is recommended for low density office use. Low density office would help to protect the residential development to the west and south of the site, and would mitigate traffic impacts on S. Clinton Ave. (as compared to standard density office development). Development of Area 28 should: 1) protect, to the extent possible, the woodlot that covers nearly the entire site; 2) provide access to Brighton Corners offices to the north and The Gables to the south; and 3) provide access to S. Clinton Ave. that is aligned with Rue De Ville Blvd.

Area 29

RECOMMENDATION — Large Lot Residential

Existing Zoning — RLB

Size — +/- 13 acres

Environmental — Woodlot EPOD (+/- 60%), Federal Wetland (+/- 50%)

Area 29 is composed of a paper subdivision adjacent to Persimmon Park. Apart from the park, the site is bounded by single family development to the north and west, and apartments to the

south. There is a Woodlot EPOD on the site, and also a federal wetland that might qualify for designation as a NYS wetland. There are sanitary sewer lines running by the apartments to the south along Blaker Street.

Area 29 is recommended for Large Lot Residential development designed to cause minimal impact on the wetland area and maximum preservation of the existing woodlot. Consideration should be given to clustering development.

Area 30

RECOMMENDATION — Acquisition for Parkland / Large Lot Residential

Existing Zoning — RLA

Size — +/- 27 acres

Environmental — Woodlot EPOD (+/- 100%), Steep Slopes EPOD (+/- 85%)

The open space in Brighton with the “highest profile,” Pinnacle Hill has been the focal point of almost constant discussion regarding its use. There have been numerous proposals for cooperation between Brighton, Monroe County, and the City of Rochester to acquire Pinnacle Hill and preserve it as a natural and historical asset. Development is constrained by the woodlot and steep slopes on the site. The site does not abut a dedicated street, but an access easement may exist between the homes at the end of Far View Hills Dr., which could provide access from that street (and S. Clinton Ave.). There is also the possibility of access through the commercial antenna site to the east.

This area is recommended for acquisition as parkland (see p. 33, Area 3). If not developed as a park, this area should be designated for Large Lot Residential use. Development should be clustered to protect the steep slopes, woodlot and historic features of the site.

Area 31

RECOMMENDATION — Low Density Residential - Minimum ½ acre lots

Existing Zoning — RLA

Size — +/- 55 acres

Environmental — Woodlot EPOD (+/- 20%)

Area 31 is located between French Rd. and Town of Henrietta lands on the Erie Canal. This area slopes gently toward the canal and has few environmental constraints. The site has small woodlot EPODs and a small wetland area in the southeastern portion. Area 31 is not currently served by public sewers.

The existing RLA low density residential zoning of area 31 (minimum ½ acre lots required) is appropriate and should be retained.

Area 32**RECOMMENDATION** — Medium/High Density Residential

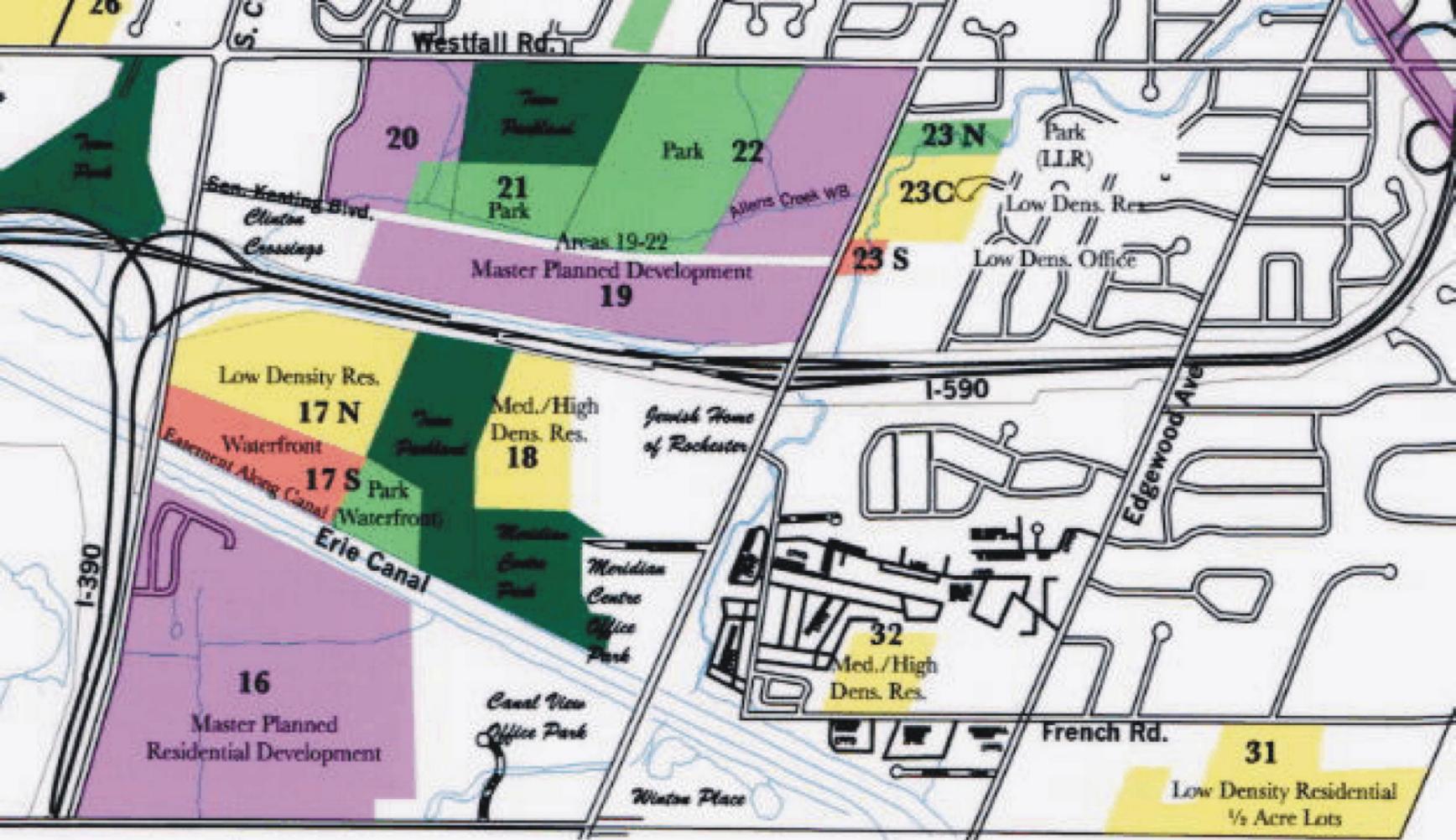
Existing Zoning — RHD-2

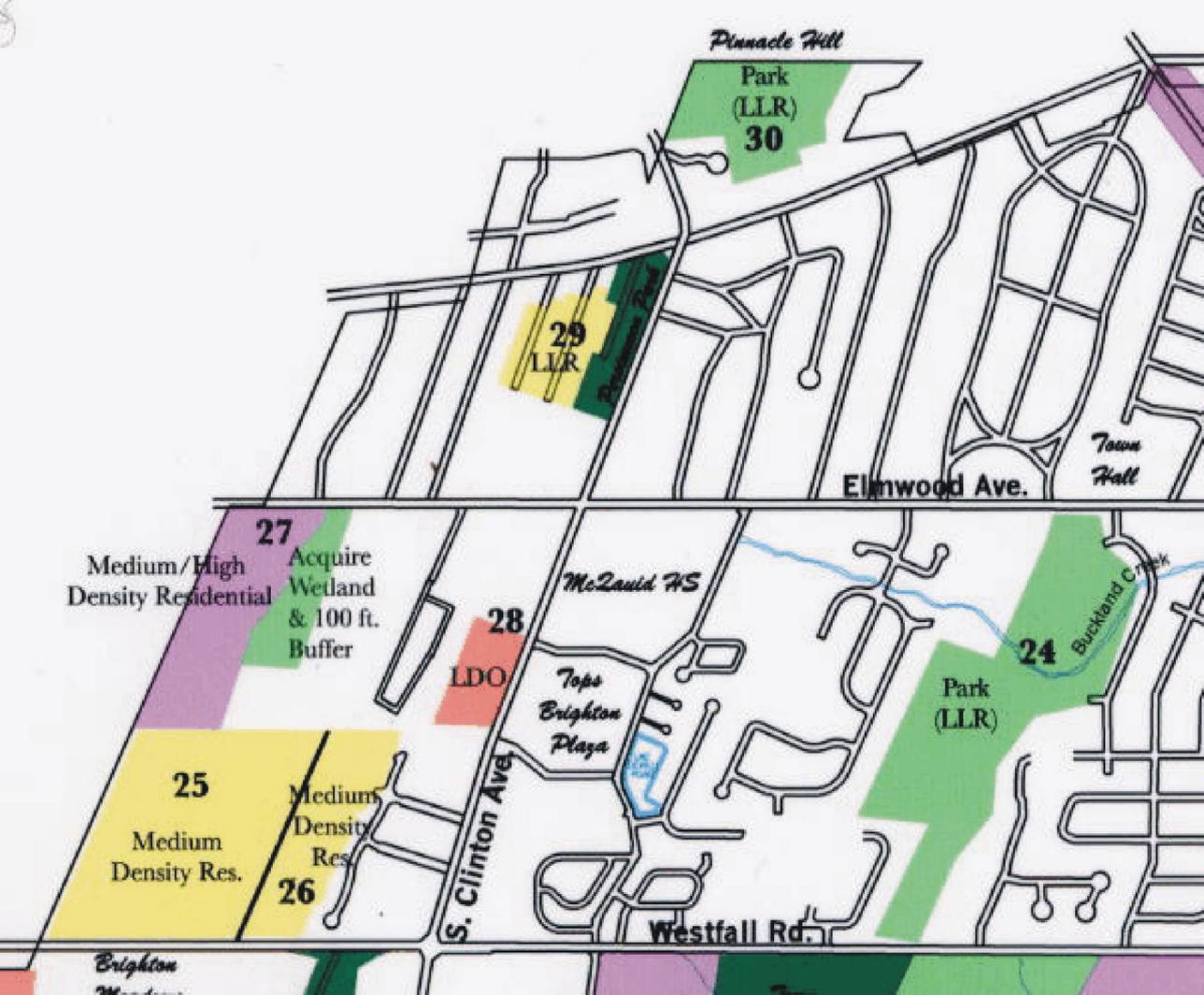
Size — +/- 16 acres

Environmental — Woodlot EPOD (+/- 30%)

This area is surrounded by high density residential development, with the exception of French Road Elementary School to the east. It has good access to French Rd. and, except for the Woodlot EPOD in the eastern half of the site, is relatively free of environmental constraints.

A major factor influencing the future use of this site is the existence of four telecommunications towers on site. With the difficulty of locating towers today, it should be expected that towers will remain on the site for the foreseeable future. If the site should be redeveloped, it is recommended for medium-to-high density residential use compatible with surrounding uses.





Pinnacle Hill

Park
(LLR)
30

29
LLR

Elinwood Ave.

Town
Hall

Medium/High
Density Residential

27
Acquire
Wetland
& 100 ft.
Buffer

McDavid HS

28
LDO

*Tops
Brighton
Plaza*

24

Park
(LLR)

Buckland Creek

25
Medium
Density Res.

26
Medium
Density
Res.

S. Clinton Ave.

Westfall Rd.

Brighton