

## Appendix 2 Land Use Supplemental Information

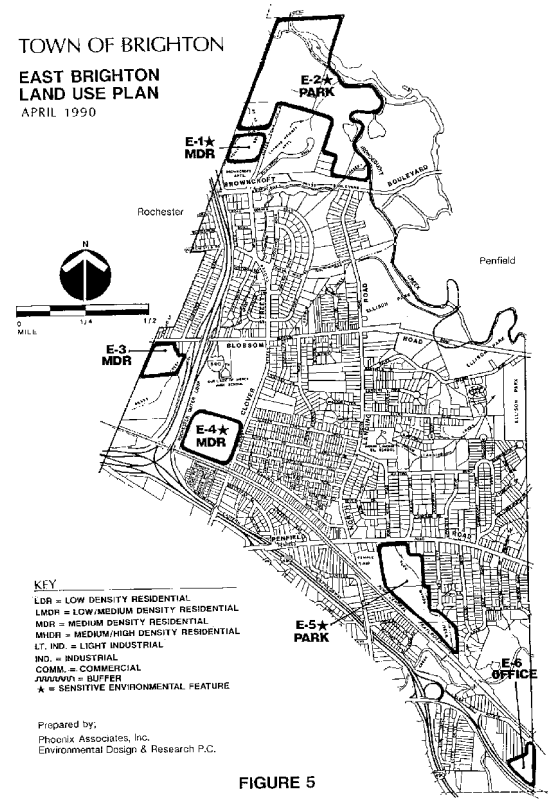
### 1990 Master Plan Areas

The following charts and text compare the proposed land uses in the 1990 Master Plan with the zoning and use of the land today and discuss known constraints and opportunities. Parcel designations are as defined in the 1990 Master Plan (see maps); present use is listed with major use first; known proposed developments are included.

### Eastern Brighton

#### *Opportunities & Constraints*

- Site E-2 provides potential for future recreation area, although the eastern/central portion of the site is currently used as the town’s yard waste landfill, and is expected to continue in that use for the foreseeable future. Much of the land is owned by the county (eastern portion) and is likely to remain undeveloped.
- Site E-5 was considered in the 1990 Master Plan for either sensitive residential development or acquisition by the Town as parkland. Both of these options remain available. The site has been proposed for residential development, which proposal is currently inactive. The site contains a minor stream and is largely covered with a Woodlot EPOD. The proximity of the site to Corbett’s Glen, 18 acres of which was acquired by the town in 1999 for passive recreational use, may open new possibilities for use of the site.

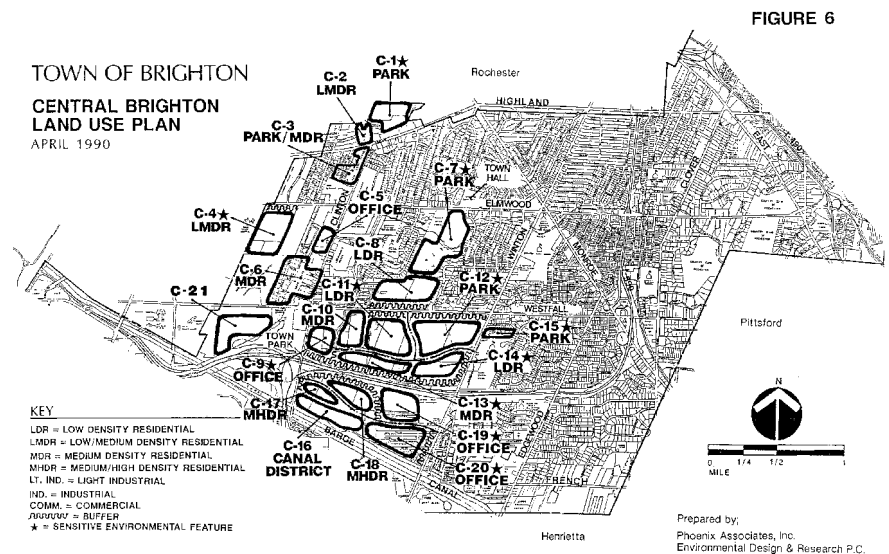


PARCEL #	1990 RECOMMENDATION	PRESENT ZONING	PRESENT USE
E-1	Med. Dens. Res.	RLB	Vacant
E-2	Park	RLB/RHD-2	Town Yard Waste Landfill / Vacant County Land
E-3	Med. Dens. Res.	BE-1/RHD-2	Group Home / Vacant
E-4	Med. Dens. Res.	RLC	Vacant (Proposed Senior Assisted Living - Mercy Park)
E-5	Park	RLB	Vacant
E-6	Office	BE-1	Vacant (Proposed Office / Hotel - Linden Oaks North)

Central Brighton

*Opportunities & Constraints*

- Site C-1, containing the highest point in Brighton, has been the subject of considerable publicity. As development proposals have been anticipated, preservation groups have vigorously pushed for maintaining the site as open space through Town acquisition or other means. The site is within Woodlot and Steep Slopes EPODs.
- A town conservation easement (approximately 8 acres on the southern portion of Site C-4) abuts the St. John’s Meadows transitional living development and is largely covered by a Woodlot EPOD and contains wetland areas, as does a portion of the remainder of site C-4. A walking trail is being developed on the conservation area to serve local residents. The state wetland is currently under review for declassification because of its size.
- Site C-5 is located a short distance from several recreation areas and is close to McQuaid High School. Presently zoned for office use, it could be suitable for several types of development. It is within a Woodlot EPOD.
- Site C-7 has been proposed for phased institutional and residential use, and was recommended for acquisition by the town in the 1990 *Master Plan*. It contains a Woodlot EPOD and a large area of Watercourse/Floodplain EPOD. The site contains significant wetlands. The configuration of the site makes it a potentially important for open space linkage.



- Site C-8 contains the Barclay Square residential subdivision and significant open space. There may be Woodlot and Watercourse/Floodplain EPODs on the site, but it is largely unrestricted by EPODs. Together with C-7, it is potentially important for open space linkage. Because of surrounding land uses, it is probably most suitable for residential development.
- Site C-15 is small and located within the floodplain of Allens Creek and adjacent to the town's Recreation Department facilities, leased from the Brighton Central School District. It was recommended for acquisition and park development in the 1990 *Master Plan*. Only the portion fronting on Winton Road S. is suitable for development.

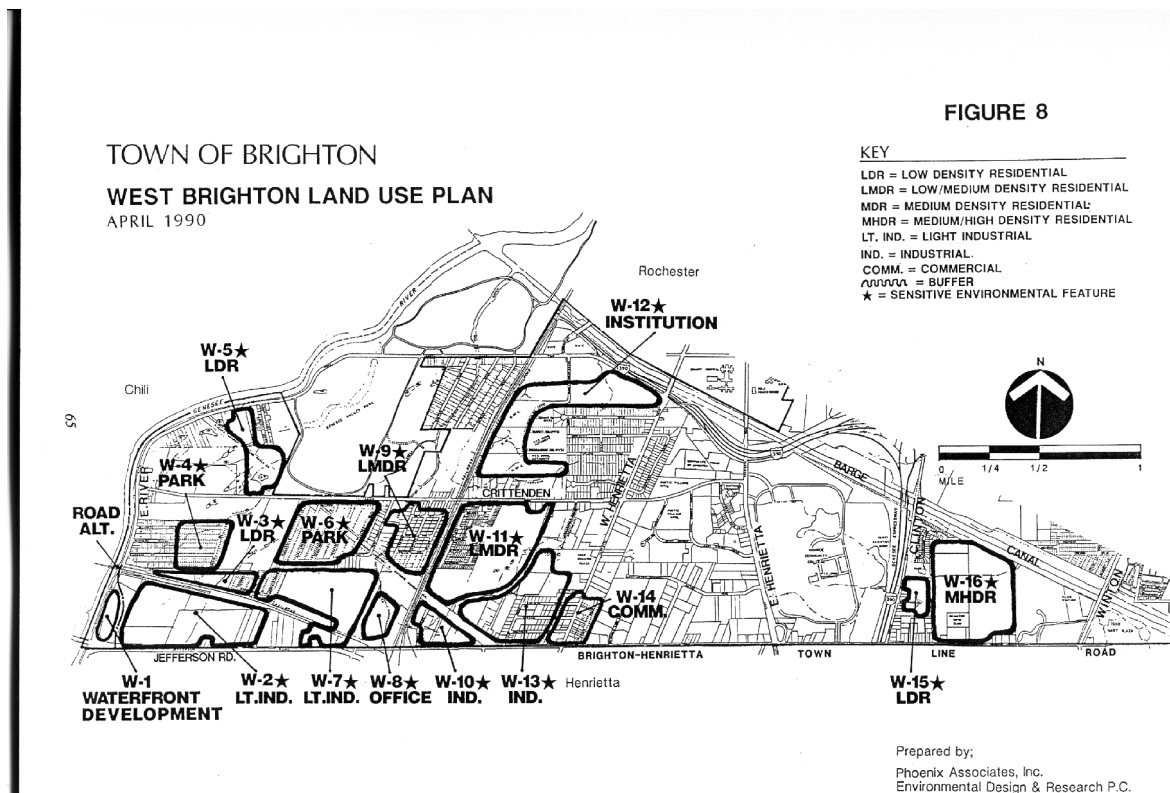
PARCEL #	1990 RECOMMENDATION	PRESENT ZONING	PRESENT USE
C-1	Park	RLA	Vacant
C-2	Low/Med. Dens. Res.	RLA	Low Dens. Res. Subdivision (Summit Heights)
C-3	Park/Med. Dens. Res.	RLB	Town Parkland (Persimmon Park) / Vacant
C-4	Low/Med. Dens. Res.	RLB	Senior Assisted Living (St. John's Home) / Town Conservation Easement
C-5	Office	BE-1	Vacant
C-6	Med. Dens. Res.	RM	Med. Dens. Subdivision (Deerfield Woods)
C-7	Park	RLB	Vacant (Proposed Institutional)
C-8	Low Dens. Res.	RLB	Vacant / RLB Subdivision (Barclay Square)
C-9	Office	BE-1	Office (Clinton Crossings)
C-10	Med. Dens. Res.	PRD	Vacant
C-11	Low Dens. Res.	RLB	Vacant
C-12	Park	RLB	Town Parkland / Vacant
C-13	Med. Dens. Res.	RLB	Vacant / Office (Reed Eye)
C-14	Low Dens. Res.	RLB	Vacant
C-15	Park	RLB	Vacant
C-16	Canal District	RLB	Vacant / Town Park
C-17	Med./High Dens. Res.	RLB	Vacant
C-18	Med./High Dens. Res.	RLB	Vacant
C-19	Office	RHD-2/RLB	Senior Assisted Living (The Summit)
C-20	Office	BE-1	Office (Meridian Centre) / Town Park

- ! Sites C-10 — C-14 & C-16 — C-18 are mostly vacant and unrestricted by EPODs. The Town Park area (~90 acres acquired in 1997) is located within these areas, as is a segment of the Erie Canal. A new road (Senator Keating Boulevard) has been planned and partially constructed between S. Clinton Ave. and S. Winton Rd. These areas are some of the most attractive for development within the Town; and are also well-suited for parkland development.

Western Brighton

Opportunities & Constraints

- The majority of western Brighton is not served by public sewers. Installation of septic systems is complicated by the fact that the western half is mostly within the floodplain of the Genesee River and/or Red Creek. There are also significant wetlands throughout the area.
- Western Brighton has large areas within Woodlot EPODs.
- Site W-5 has been acquired by the Town and is now the Stowell Nature Conservancy.
- Western Brighton is bounded on the north partially by Genesee Valley Park (County Park).



PARCEL #	1990 RECOMMENDATION	PRESENT ZONING	PRESENT USE
W-1	Waterfront Dev.	IG	Industrial (Gas Station, Rochester 100)
W-2	Light Industrial	IG	Vacant
W-3	Low Density Res.	RLC	Vacant
W-4	Park	RLC	Vacant
W-5	Low Density Res.	RLB	Town Park (Stowell Nature Conserv.) / Vacant
W-6	Park	RLB/RLC	Vacant
W-7	Light Industrial	IG	Vacant
W-8	Office	BE1	Vacant
W-9	Low/Med. Dens. Res.	RLB/RLC	Vacant
W-10	Industrial	IG	Industrial (Multiple Businesses)
W-11	Low/Med. Dens. Res.	RLB/RLC/RM	Vacant
W-12	Institution	RLB	Vacant / Institutional (U of R)
W-13	Industrial	IG/RLC	Low Dens. Res. / Industrial / Vacant
W-14	Commercial	BF-2	Commercial
W-15	Low Dens. Res.	RLB	Vacant
W-16	Med./High Dens. Res.	RLB	Vacant