

MINUTES OF TOWN BOARD MEETING  
OF THE TOWN OF BRIGHTON, COUNTY OF  
MONROE, NEW YORK, HELD AT THE  
BRIGHTON TOWN HALL, 2300 ELMWOOD  
AVENUE, ROCHESTER, NEW YORK  
May 14, 2014

**PRESENT:**

Supervisor William Moehle  
Councilmember James Vogel  
Councilmember Louise Novros  
Councilmember Jason DiPonzio  
Councilmember Christopher Werner

Daniel Aman, Town Clerk  
Mark Henderson, Chief of Police  
Tim Keef, Commissioner of Public Works  
Kenneth Gordon, Attorney for the Town  
Rebecca Cotter, Recreation Director  
Suzanne Zaso, Finance Director  
Maryann Hussar, Assistant to the Supervisor

**MOTION TO GO INTO EXECUTIVE SESSION AT 6:47 PM:**

Motion by Councilmember Louise Novros seconded by Councilmember Jason DiPonzio to go into executive session at 6:47 PM to discuss employment of a particular person and a collective bargaining matter

UPON ROLL CALL VOTE

MOTION UNANIMOUSLY CARRIED

Motion by Councilmember James Vogel seconded by Councilmember Jason DiPonzio to come out of executive session at 7:03 PM

UPON ROLL CALL VOTE

MOTION UNANIMOUSLY CARRIED

**MEETING CALLED TO ORDER AT 7:08 PM:****RECOGNITIONS/PRESENTATIONS:**

National Emergency Medical Services Week May 18 – 24  
Brighton Volunteer Ambulance – Daniel McCue, President  
National Preservation Month  
Western NY Landmark Society - Wayne Goodman, Executive Director  
Historic Brighton – David Whitaker, President

**OPEN FORUM:**

Parrone Engineering Re: Pinnacle Hills Subdivision project for Woodstone Custom Homes, Inc.  
Judy Schwartz  
Kevin Gallagher  
Monroe County Legislator Joshua Barouth

**APPROVAL OF AGENDA:**

Motion by Councilmember James Vogel seconded by Councilmember Jason DiPonzio to approve the agenda with the addition of the item from Woodstone Custom Homes

UPON ROLL CALL VOTE

MOTION UNANIMOUSLY CARRIED

**APPROVE AND FILE TOWN BOARD MEETING MINUTES FOR:**

April 9, 2014 Town Board Meeting  
April 23, 2014 Town Board Meeting

Motion by Councilmember Christopher Werner seconded by Councilmember Jason DiPonzio to approve and file the aforementioned minutes

UPON ROLL CALL VOTE

MOTION UNANIMOUSLY CARRIED

**COMMUNICATIONS:**

**FROM** Christopher P. Noun, National Advisor – Hattie Harris Good Spirits Club to Town Board dated April 25, 2014 9 in recognition of National Thank You Day for Elected Officials

**FROM** American Red Cross thanking the Town for the Blood Drive we held on May 1, 2014

**FROM** MaryAnne Mariotti, Acting Dir. Local Programs, Bureau, NYSDOT dated April 9, 2014 to Tim Keef, Commissioner of Public Works requesting project specific information for consideration of funding award as a nominee in the Multi-Modal #4 program.

**FROM** Kevin Bush, Regional Dir. NYSDOT dated May 1, 2014 to Supervisor in response to his receipt of Town Supervisor's letter regarding concerns relating to the Monroe Avenue Safety Project.

**FROM** St. John's Brickstone, dated May 6, 2014, expressing appreciation for attending their formal ribbon cutting ceremony held on April 30<sup>th</sup>.

**FROM** Chris Mueller, Dir. Local Franchising, Time Warner Cable to Supervisor dated May 7, 2014 regarding channel changes/upgrades and or channels with soon to expire agreements that may or may not be renewed.

Motion by Councilmember Jason DiPonzio seconded by Councilmember Louise Novros to receive and file the aforementioned communications

UPON ROLL CALL VOTE

MOTION UNANIMOUSLY CARRIED

**COMMITTEE REPORTS:**

Parks and Recreation & Community Services – Next meeting 5/19/14 at 4:30 PM at Brookside  
Finance and Administrative Services - Next meeting 5/20/14 at 3:30 PM in Stage Conference Room  
Public Safety Services – Next meeting 6/10/14 at 8:00 AM in Downstairs Meeting Room  
Public Works Services – Next meeting at 6/2/14 at 9:00 AM in Downstairs Meeting Room

**NEW BUSINESS:**

**MATTER RE:** Reading and approval of claims

Motion by Councilmember Christopher Werner seconded by Councilmember Jason DiPonzio that the Supervisor read and approve for payment the claims as set forth in Exhibit No. 1 attached

UPON ROLL CALL VOTE

MOTION UNANIMOUSLY CARRIED

**MATTER RE:** Approval to declare a 25" television as surplus with authorization for disposal through municipal auction (see Resolution #1 and letter dated April 17, 2014 from Police Chief Mark Henderson).

Motion by Councilmember Jason DiPonzio seconded by Councilmember James Vogel that the Town Board adopt the resolution as prepared by the Attorney for the Town as set forth in Exhibit No. 2 attached

UPON ROLL CALL VOTE

MOTION UNANIMOUSLY CARRIED

**MATTER RE:** Approval to amend 2014 budget to reflect increase in revenue funds of \$610.00, together with authorization to appropriate same, received as reimbursement from project contractor for relocating two particular streetlights (see Resolution #2 and letter dated April 16, 2014 from Timothy J. Anderson).

Motion by Councilmember Christopher Werner seconded by Councilmember James Vogel that the Town Board adopt the resolution as prepared by the Attorney for the Town as set forth in Exhibit No. 3 attached

UPON ROLL CALL VOTE

MOTION UNANIMOUSLY CARRIED

**MATTER RE:** Approval to amend agreement with Chatfield Engineers, P.C. to include construction observation services for Phase 2 of the Reserve subdivision project (see Resolution #3 and letter dated April 29, 2014 from Michael Guyon, P.E. Town Engineer).

Motion by Councilmember James Vogel seconded by Councilmember Christopher Werner that the Town Board adopt the resolution as prepared by the Attorney for the Town as set forth in Exhibit No. 4 attached

UPON ROLL CALL VOTE

MOTION UNANIMOUSLY CARRIED

**MATTER RE:** Authorize bid award for Emerald Ash Borer treatment services to lowest responsible bidder Genesee Tree Service Inc. for a sum not to exceed \$31,971.90 with approval for Supervisor to execute any change orders up to 10% of the contract amount (see Resolution #4 and letter dated May 1, 2014 from Chad Roscoe, Junior Engineer).

Motion by Councilmember Louise Novros seconded by Councilmember Jason DiPonzio that the Town Board adopt the resolution as prepared by the Attorney for the Town as set forth in Exhibit No. 5 attached

UPON ROLL CALL VOTE

MOTION UNANIMOUSLY CARRIED

**MATTER RE:** Approval to purchase a trailer mounted Attenuator for the Highway/Sewer Department at a cost not to exceed \$27,245 from the lowest responsible bidder, Comet Flasher with authorization for Supervisor to execute purchase agreement with same (see Resolution #5 and letter dated May 1, 2014 from Timothy Keef, P.E. Commissioner of Public Works).

Motion by Councilmember James Vogel seconded by Councilmember Christopher Werner that the Town Board adopt the resolution as prepared by the Attorney for the Town as set forth in Exhibit No. 6 attached

UPON ROLL CALL VOTE

MOTION UNANIMOUSLY CARRIED

**MATTER RE:** Approval for various budget transfers and appropriations to the 2014 budget to reflect changes made since adoption of same (see Resolution #6 and memorandum dated May 5, 2014 from Suzanne Zaso, Director of Finance).

Motion by Councilmember Christopher Werner seconded by Councilmember Jason DiPonzio that the Town Board adopt the resolution as prepared by the Attorney for the Town as set forth in Exhibit No. 7 attached

UPON ROLL CALL VOTE

MOTION UNANIMOUSLY CARRIED

**MATTER RE:** Receive and file proposed incentive zoning application dated May 8, 2014 from Woods Oviatt, Gilman for the proposed Jewish Senior Life project and authorize submission to Planning Board for review and report (see Resolution #7 and letter dated May 9, 2014 from Ramsey Boehner, Town Planner).

Motion by Councilmember Louise Novros seconded by Councilmember James Vogel that the Town Board adopt the resolution as prepared by the Attorney for the Town as set forth in Exhibit No. 8 attached

UPON ROLL CALL VOTE

MOTION UNANIMOUSLY CARRIED

**MATTER RE:** Set public hearing date of June 11, 2014 for consideration of proposed Local Law entitled Buckland Park Parking Restrictions that will prohibit parking along both East and West sides of the Buckland Park entrance road (see Resolution #8, letter of Support from John Steinbrenner, Chairperson of the PARCS Advisory Board and letter dated May 9, 2014 from Timothy Keef, P.E. Commissioner of Public Works).

Motion by Councilmember Louise Novros seconded by Councilmember James Vogel that the Town Board adopt the resolution as prepared by the Attorney for the Town as set forth in Exhibit No. 9 attached

UPON ROLL CALL VOTE

MOTION UNANIMOUSLY CARRIED

**MATTERS OF THE SUPERVISOR:**

**MATTER RE:** Expense and Revenues for the period ending April 30, 2014

Motion by Councilmember Louise Novros seconded by Councilmember Jason DiPonzio that the aforementioned report be received and filed

UPON ROLL CALL VOTE

MOTION UNANIMOUSLY CARRIED

**MOTION TO GO INTO EXECUTIVE SESSION:**

Motion by Councilmember James Vogel seconded by Councilmember Jason DiPonzio to go into executive session to discuss matters of litigation and matters of tax certiorari

UPON ROLL CALL VOTE

MOTION UNANIMOUSLY CARRIED

Motion by Councilmember James Vogel seconded by Councilmember Jason DiPonzio to come out of executive session at 10:02 PM

UPON ROLL CALL VOTE

MOTION UNANIMOUSLY CARRIED

**MEETING ADJOURNED AT 10:03 PM:**

Motion by Councilmember Louise Novros seconded by Councilmember Christopher Werner to adjourn at 10:03 PM

UPON ROLL CALL VOTE

MOTION UNANIMOUSLY CARRIED

**CERTIFICATION:**

I, Daniel Aman, 131 Elmore Road, Rochester, NY do hereby certify that the foregoing is a true and accurate record of the proceeding of the Town of Brighton, County of Monroe, State of New York meeting held on the 14<sup>th</sup> day of May 2014 and that I recorded said minutes of the aforesaid meeting of the Town Board of the Town of Brighton, New York

CLAIMS FOR APPROVAL AT TOWN BOARD MEETING

May 14, 2014

THAT THE CLAIMS AS SUMMARIZED BELOW HAVING BEEN APPROVED BY THE RESPECTIVE DEPARTMENT HEADS AND AUDITED BY THE TOWN BOARD AUDIT COMMITTEE ARE HEREBY APPROVED FOR PAYMENT.

A - GENERAL	\$	<u>168,671.12</u>
D - HIGHWAY		<u>47,919.73</u>
H - CAPITAL		<u>34,924.00</u>
L - LIBRARY		<u>21,486.21</u>
SA - AMBULANCE DIST		<u>2,016.25</u>
SB - BUSINESS IMPROVM		<u>143.75</u>
SD - DRAINAGE DIST		<u>905.00</u>
SF - FIRE DIST		<u>1,917.50</u>
SK - SIDEWALK DIST		<u>2,982.50</u>
SL - LIGHTING DIST		<u>29,802.74</u>
SM - SNOW REMOVAL DST		<u>2,580.00</u>
SN-NEIGHBORHOOD DIST.		<u>25.00</u>
SP-PARKS DISTRICT		<u>955.00</u>
SR-REFUSE DISTRICT		<u>74,834.49</u>
SS - SEWER DIST		<u>28,166.40</u>
SW - WATER DIST		<u>1,427.50</u>
TA - AGENCY TRUST		<u>6,534.18</u>
TE - EXPENDABLE TRUST		<u>235.36</u>
TOTAL	\$	<u>425,526.73</u>

UPON ROLL CALL

MOTION CARRIED \_\_\_\_\_

APPROVED BY:

\_\_\_\_\_  
SUPERVISOR

\_\_\_\_\_  
COUNCIL MEMBER

\_\_\_\_\_  
COUNCIL MEMBER

TO THE SUPERVISOR:

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

\_\_\_\_\_  
DATE

\_\_\_\_\_  
TOWN CLERK

At a Town Board Meeting of the Town of Brighton, Monroe County, New York, held at the Brighton Town Hall, 2300 Elmwood Avenue, in said Town of Brighton on the 14th day of May, 2014.

**PRESENT:**

WILLIAM W. MOEHLE,  
Supervisor

JAMES R. VOGEL  
LOUISE NOVROS  
CHRISTOPHER K. WERNER  
JASON S. DIPONZIO

Councilpersons

**RESOLVED**, that correspondence dated April 17, 2014 from Chief of Police Mark T. Henderson regarding a request to declare a certain 25 inch television (Town Inventory ID 01198) as surplus and to dispose of the same through public auction, be received and filed; and be it further

**RESOLVED**, that the Town Board hereby declares a certain 25 inch television (Town Inventory ID 01198) as surplus and directs that it be disposed of through public auction.

Dated: May 14, 2014

William W. Moehle, Supervisor	Voting	_____
James R. Vogel, Councilperson	Voting	_____
Louise Novros, Councilperson	Voting	_____
Christopher K. Werner, Councilperson	Voting	_____
Jason S. DiPonzio, Councilperson	Voting	_____



# Town of Brighton

**POLICE DEPARTMENT**  
2300 Elmwood Avenue  
Rochester, New York 14618-2196



**Mark T. Henderson**  
Chief of Police

Emergency 911  
Administrative (585) 784-5150  
Fax: (585) 784-5151

April 17, 2014

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

Dear Board Members:

In reviewing the police department inventory, the following item has been identified as being expendable. This item has been used beyond its serviceable life and has been replaced by other equipment; therefore I request this item be declared surplus and disposed of through auction.

Town ID	Description	Make	Serial ID	Year
01198	25 inch TV	Panasonic	PZ4511312	1985

Sincerely,

**Mark T. Henderson**  
Chief of Police

MTH:jpo

At a Town Board Meeting of the Town of Brighton, Monroe County, New York, held at the Brighton Town Hall, 2300 Elmwood Avenue, in said Town of Brighton on the 14th day of May, 2014.

**PRESENT:**

WILLIAM W. MOEHLE,  
Supervisor

JAMES R. VOGEL  
LOUISE NOVROS  
CHRISTOPHER K. WERNER  
JASON S. DIPONZIO

Councilpersons

**RESOLVED**, that correspondence dated April 16, 2014 from Deputy Highway Superintendent Timothy J. Anderson regarding a request to amend the 2014 budget by increasing the "other revenue" line in the Town-wide Street Lighting Account (A.DPW.5182 1289) and the Contact Services Line (A.DPW.5182 4.49) each by \$610.00 as a result of unanticipated revenues for relocating two street lights on Monroe Avenue, be received and filed; and be it further

**RESOLVED**, that the Town Board hereby amends the 2014 budget by increasing the "other revenue" line in the Town-wide Street Lighting Account (A.DPW.5182 1289) and the Contact Services Line (A.DPW.5182 4.49) each by \$610.00, and authorizes the appropriation of the same.

Dated: May 14, 2014

William W. Moehle, Supervisor	Voting	_____
James R. Vogel, Councilperson	Voting	_____
Louise Novros, Councilperson	Voting	_____
Christopher K. Werner, Councilperson	Voting	_____
Jason S. DiPonzio, Councilperson	Voting	_____



## Town Of Brighton

Operations Center

1941 Elmwood Ave. / Rochester, New York 14620 / Phone (585) 784 - 5280 Fax (585) 784 - 5385

April 16, 2014

The Honorable Finance and Administrative Services Committee  
Town of Brighton  
2300 Elmwood Ave.  
Rochester, NY 14618

Re: Appropriation of Funds

Honorable Supervisor and Members of the Board:

I recommend that the Town Board amend the 2014 Budget by increasing and appropriating \$610.00 from other revenue in the town-wide street lighting account (A.DPW.5182 1289), and by increasing appropriations in the contract services line (A.DPW.5182 4.49) by the like amount.

The revenue was not anticipated, and came as a reimbursement for relocating two (2) Town owned street lights on Monroe Ave. (BRL184 and BRL199). The two street lights on existing RG&E poles had to be adjusted in order to accommodate new overhead cables.

Sincerely,

Timothy J. Anderson  
Deputy Highway Superintendent

Cc: S. Zaso  
A. Banker  
M. Hussar  
T. Keef

At a Town Board Meeting of the Town of Brighton, Monroe County, New York, held at the Brighton Town Hall, 2300 Elmwood Avenue, in said Town of Brighton on the 14th day of May, 2014.

**PRESENT:**

WILLIAM W. MOEHLE,  
Supervisor

JAMES R. VOGEL  
LOUISE NOVROS  
CHRISTOPHER K. WERNER  
JASON S. DIPONZIO

Councilpersons

**RESOLVED**, that correspondence dated April 29, 2014 from Town Engineer Michael E. Guyon, P.E. regarding a request to authorize the Supervisor to execute an amendment to the Town's agreement with Chatfield Engineering, P.C. for construction inspection services at the Reserve subdivision for Phase 2 of the project at hourly rates which were established in the July 25, 2012 proposal for 2013 services, be received and filed; and be it further

**RESOLVED**, that the Town Board hereby authorizes the Supervisor to execute an amendment to the Town's agreement with Chatfield Engineering, P.C. for construction inspection services at the Reserve subdivision for Phase 2 of the project at hourly rates which were established in the July 25, 2012 proposal for 2013 services with the understanding that the developer will reimburse the Town for the full cost of said services prior to commencement of Phase 2 construction.

Dated: May 14, 2014

William W. Moehle, Supervisor	Voting	_____
James R. Vogel, Councilperson	Voting	_____
Louise Novros, Councilperson	Voting	_____
Christopher K. Werner, Councilperson	Voting	_____
Jason S. DiPonzio, Councilperson	Voting	_____



# Town of Brighton

MONROE COUNTY, NEW YORK

## DEPARTMENT OF PUBLIC WORKS

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

April 29, 2014

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

Re: The Reserve Subdivision  
Construction Observation Services Phase 2

Dear Councilperson Werner and Committee Members:

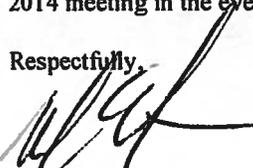
The Town of Brighton prepared requests for proposal for construction observation services to oversee the construction of Phase 1 of the Reserve Subdivision in July 2012. Chatfield Engineers, P.C., the low bidder, was awarded the construction observation contract at the August 22, 2012 Town Board meeting. Phase I of The Reserve Subdivision project is nearing completion and we anticipate that the construction of the infrastructure and roadway serving Phase 2 will begin this summer. Phase 2 includes the construction of approximately 227 residential units, public and private roadways and public watermain, sanitary sewers and storm sewers.

I am requesting authorization to amend the agreement between the Town of Brighton and Chatfield Engineers, P.C. to include the construction observation services for Phase 2 of the Reserve Subdivision. The Consultant has agreed that said services shall be rendered as outlined in a Proposal titled, "Request for Proposal Provide Construction Observation Services for The Reserve Subdivision Town of Brighton, Monroe County New York dated, July 25, 2012", attached. These services shall be rendered at the 2013 hourly rates specified in the July 25, 2012 proposal. The owner estimates that the Phase 2 construction will require approximately 390 hours of full time inspection. Of the 390 hours 78 hours are anticipated as overtime and will be paid at an hourly rate that is 1.5 times the base rate. We estimate that the cost to provide full time inspection for Phase 2 of the Reserve Subdivision will be \$28,080.00.

Monies were not specifically earmarked for this particular project however; the cost of these construction observation services will be reimbursed by the developer and obtained prior to the start of Phase 2 construction.

As always, thank you for your consideration. I will be in attendance at your regularly scheduled May 6, 2014 meeting in the event that you have any questions regarding this matter.

Respectfully,



Mike Guyon, P.E.  
Town Engineer

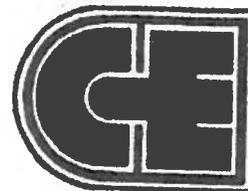
cc: S. Zaso  
T. Keef  
M. Hussar

**Proposal**  
**for the**  
**Town of Brighton**  
**Reserve Sub-Division**  
**Construction Observation Services**



**CHATFIELD ENGINEERS, P.C.**  
**2800 DEWEY AVENUE**  
**ROCHESTER, NY 14616**  
**(585) 227-6040**

**WWW.CHATFIELDENGINEERS.COM**



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  - Town of Parma Pond View Estates Sub-Division
  - Town of Hamlin Hamlin Meadows Sub-Division
  - Village of Brockport Sunflower Landing Sub-Division

### **B. Project Understanding and Approach to the Project**

### **C. Project Team**

- **Organizational Chart**
- **Project Team with Resumes**
  - John Paul Schepp, P.E.                      Principal-in-Charge/Project Manager
  - Jason Foote, P.E.                              Project Engineer
  - Chris Schlieter                                Construction Observer
  - James Hetzer                                  Construction Observer
  - James W. Nesbitt                              Construction Observer
  - James Reichert                                Construction Observer
- **Employee Contact List**

### **D. Proposed Fees**

- **Chatfield Engineers, P.C. 2012 Hourly Billing Rates**



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**FIRM PROFILE**

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**PROJECT UNDERSTANDING &  
APPROACH TO THE PROJECT**

**3**

**PROJECT TEAM**

**4**

**2012 HOURLY BILLING RATES**

**5**

## A. CHATFIELD ENGINEERS, P.C. FIRM PROFILE

**Chatfield Engineers, P.C.** provides responsive, high-quality civil and municipal engineering services to Municipalities and Governmental Agencies.

We understand the needs of communities and have put together an enthusiastic team of professionals to assist our clients with Civil and Municipal Engineering Projects such as:

- Water Treatment, Storage and Distribution Facilities.
- Wastewater Treatment, Pumping and Collection Systems.
- Storm Water Management Facilities and Drainage Systems.
- Sub-Division Review, Development Regulation and Design Criteria.
- Road Design and Bridge Reconstruction.
- General Civil and Municipal Engineering.
- Parks and Recreational Facilities.
- Planning Board Assistance and Community's Long Range Planning.

**The Chatfield Engineers, P.C. Team** meets the needs of our clients through:

- **Dedication:** Our entire Staff takes pride in their work and provide a high level of service. We are dedicated to serving our clients through close communication and a clear understanding of our clients needs. **Communication is a crucial ingredient to the success of our Client/Engineer relationship.**
- **Experience:** Chatfield Engineers, P.C. serves as Town or Village Engineer for numerous municipalities in the Upstate New York Area. We understand the needs of municipalities, and our clients benefit from our vast experience. **We have completed several hundred capital projects for our municipalities.**
- **Responsiveness:** We have a responsive staff of engineers, technicians, field personnel and office support. Our experienced staff is available and accessible at all times, and our clients can reach us any time of the day or night. **Our responsiveness will put your minds at ease throughout the design and construction phase of the projects.**
- **Cost Effectiveness:** Our vast experience with municipal Capital Projects and preparing high quality Plans and Specifications results in lower construction costs and fewer change orders. Project costs are an important consideration during the Planning and Design Phases of each Project. **Our firm size and attention to details allows us to maintain a lower overhead, resulting in lower Engineering Fees.**

**The Chatfield Engineers, P.C. Staff** is familiar with funding opportunities available to our clients. We are experienced with the funding agency requirements, including:

- NYS Division of Homes & Community Renewal (CDBG Program)
- USDA Rural Development Grant/Loan Program
- NYS Drinking Water State Revolving Fund (DWSRF) Loan/Grant Program
- NYS Clean Water State Revolving Fund (CWSRF) Loan/Grant Program

**Chatfield Engineers, P.C.** is committed to serving our clients and we encourage you to discuss our qualifications with our clients.



## CHATFIELD ENGINEERS, P.C. AREAS OF EXPERTISE

### GENERAL CIVIL ENGINEERING

- Municipal Engineering Services
- Sub-Division Plan Review
- Roads, Bridges and Culvert Replacement
- Parks and Recreational Facilities
- Salt Storage Facilities
- Storm Water Collection Systems
- Municipal Facilities
- Site Planning and Development
- Construction Related Services
- Architectural Services



*Parks, Roads, &  
Site Development*



### WATER TREATMENT AND DISTRIBUTION SYSTEMS

- Water Distribution Systems
- Water Treatment Plants
- Water Storage Facilities
- Booster Pump Stations
- Volatile Organic Compound (VOC) Removal Facilities
- Controls and Instrumentation Systems
- Zebra Mussel Remediation Plans
- Chlorination System Designs
- Water System Emergency Planning
- Reduced Pressure Zone Backflow Preventers



*Water Treatment,  
Distribution & Storage*



### WASTEWATER TREATMENT AND COLLECTION SYSTEMS

- Sanitary Sewer Collection Systems
- Sewer System Evaluation Surveys (SSES)
- Sanitary Sewer Smoke Testing
- Infiltration/Inflow Analysis (I/I)
- Sewage Pump Stations
- Wastewater Treatment Plants
- Wet Weather Treatment Systems
- Sewage Sludge Composting and Landspreading
- Sewer Use Ordinances



*Sanitary Sewers &  
Pump Station*

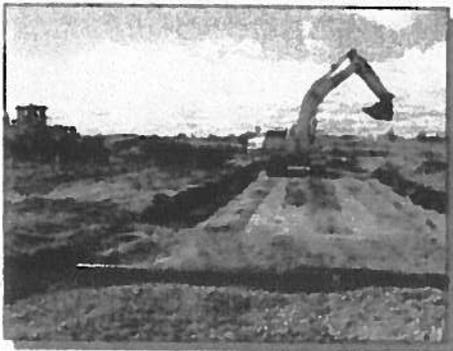


## MUNICIPAL SERVICES

### Development Oversight

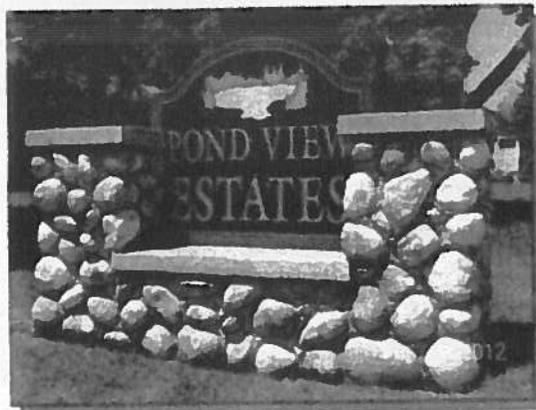
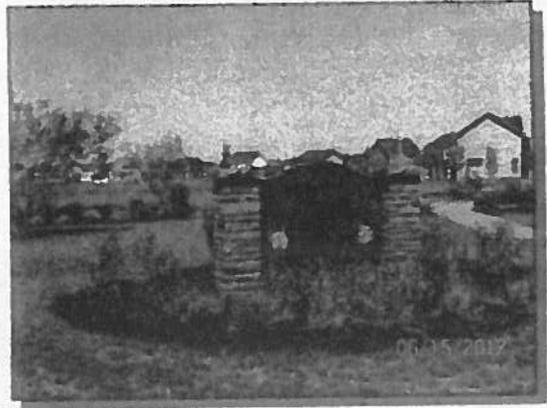
**Chatfield Engineers, P.C.** has provided Development Oversight on behalf of numerous municipal clients. Chatfield Engineers provided seasoned field personnel to observe the improvements being completed by the developers and to confirm completion in conformance with the development regulations and construction specifications. Some of the developments include:

- Village of Brockport
  - Village of Brockport
  - Village of Brockport
  - Village of Victor
  - Village of Victor
  - Village of Victor
  - Village of Weedsport
  - Town of Clarkson
  - Town of Clarkson
  - Town of Clarkson
  - Town of Hamlin
  - Town of Hamlin
  - Town of Parma
  - Town of Parma
  - Town of Parma
  - Town of Wheatland
- McCormick Place Subdivision
  - Remington Woods Subdivision
  - Sunflower Landing Subdivision
  - Jacobs Landing Subdivision
  - Victor Station Subdivision
  - Silverton Glen Subdivision
  - Village Heights Subdivision
  - Wedgewood Estates Subdivision
  - Brianna Meadows Subdivision
  - Parkview Estates Subdivision
  - West Hill Estates Subdivision
  - Country Creek Estates Subdivision
  - All Seasons Subdivision
  - Pond View Estates Subdivision
  - West Hill Estates Subdivision
  - Villas of Wheatland Subdivision



# MUNICIPAL SERVICES

Town of Parma      Pond View Estates Subdivision



# MUNICIPAL SERVICES

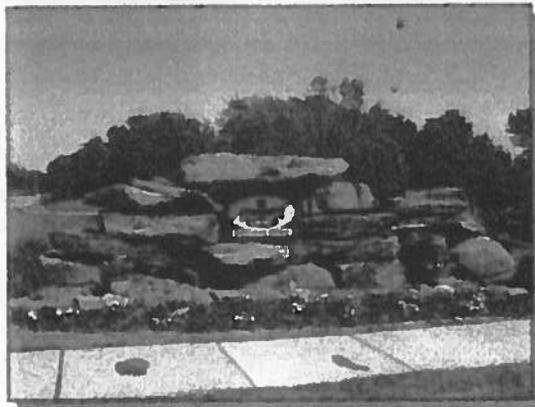
Town of Hamlin Hamlin Meadows Subdivision



# MUNICIPAL SERVICES

Village of Brockport

Sunflower Landing Subdivision



## **B. PROJECT UNDERSTANDING AND APPROACH TO THE PROJECT**

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We understand the Town of Brighton is in need of the services of a professional engineer for oversight of "The Reserves on the Erie Canal Sub-Division" residential development project located on South Clinton Road just south of the I-590 overpass, in the Town of Brighton. The development is presently proposed to consist of approximately 75 town-houses, 186 condominiums and 66 single-family homes.

The project developer by Anthony J. Costello and Son Development, LLC and the site contractor is Pooler Enterprises. We have visited the site on July 31, 2012 to better acquaint ourselves with the project, met with Mike Guyon, P.E., Town Engineer, and have reviewed the construction plans for the project.



The project includes the construction of roadways and utilities, A portion of the roads, sewers and drainage facilities will be dedicated to the Town. Based upon our site visit, we see that earthwork and the construction of stormwater management facilities are currently underway. We also understand that construction of the roadway and utilities are anticipated to begin around September 2012.

**Chatfield Engineers, P.C. does not have any potential conflicts of interest associated with this project.**

We have provided Construction Observation Services for many similar sub-division projects. In addition, we have completed Construction Phase Services for hundreds of water, storm and sanitary sewers and roadway projects over the past two decades.

We will approach this project with the same level of service as our capital improvement projects, with a clear understanding of the goals and objectives, and by close coordination with the Town of Brighton and the developer/contractor.

We will coordinate and run the pre-construction meeting and job progress meetings and provide meeting summaries of each meeting.

Our Construction Observation Team will provide written daily reports, documenting the work completed, make keen observations of the work, take construction photographs, and serve as the Town's onsite representative.



## **B. PROJECT UNDERSTANDING AND APPROACH TO THE PROJECT (CONT.)**

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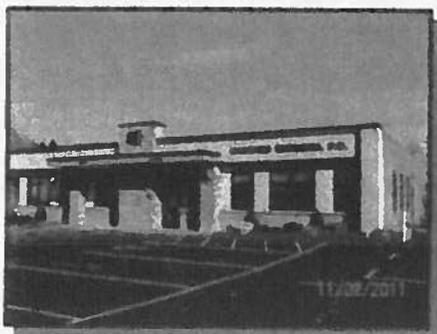
The Construction Observation Services shall include:

- Full-time construction observation services during the construction of the dedicated roadways, sidewalks, sanitary sewer and storm sewer system serving The Reserve Sub-Division.
- Attendance at the Pre-Construction Meeting and job progress meetings and prepare meeting summaries identifying the key points of discussion and actions to be taken, and distribute to all involved parties.
- Provide construction observation to check for adherence to the approved plans and overall quality control.
- Review and verify letter of credit payment release requests for the roadway, sidewalks, sanitary and storm sewer construction, and other miscellaneous work.
- Take daily observation notes and keep records of daily activities, including detailed quantities, testing results and certifications.
- Develop and maintain a marked up set of plans with record drawing information for submittal to the contractor and the Town of Brighton upon project completion. The contractor shall use these drawings as a supplement to prepare the "Record Drawings" for the project.
- Perform a final inspection of the construction of the improvements with representatives of the Town of Brighton.
- Prepare a punch list of items remaining to be completed by the contractor and it shall also include items identified to be corrected by the Town of Brighton Building and Planning, Highway and Sewer Departments.
- We understand there may be some changes in the project schedule and there may be some weekend work taking place which would require our participation. We will require 48 hour notice for weekend work and overtime rates will apply.
- Provide a copy of all field correspondences including daily records and project documentation to the Town of Brighton.



## C. PROJECT TEAM

**Chatfield Engineers, P.C.** offices are conveniently located at 2800 Dewey Avenue in the Town of Greece, New York.



*Chatfield Engineers Office*



*In-House Professional Development*

**John Paul Schepp, P.E., Vice President**, and a partner in the firm will serve as the Principal-in-Charge and Project Manager for the project. As you will see on John Paul's resume and additional information provided, he provides a similar role assisting planning boards and building departments in the Towns of Clarkson, Hamlin and Parma along with several other local communities. John Paul may be contacted as follows:

Office Telephone	585-227-6040
Office Fax	585-227-4233
John Paul Schepp Cell Phone	585-732-8811
John Paul Schepp Home Phone	585-544-1447
John Paul Schepp Email Address	<a href="mailto:jpschepp@chatfieldengineers.com">jpschepp@chatfieldengineers.com</a>

We have a team of experienced Construction Observers who clearly understand their important role during the Construction Phase of any project. Given the ever changing schedules of Contractors, the Construction Observation needs may change from time to time. Wherever possible, we will dedicate one Construction Observer to the project to provide consistent service. The depth of our experience and staff availability will never leave the Town of Brighton short for coverage of onsite Construction Observation Services. We anticipate assigning Chris Schlieter as our Primary Construction Observer for the project. Once the project schedule is better determined, we will provide you with the name of the Construction Observer who will be assigned to the project, based upon availability at the time.

The following pages includes Chatfield Engineer's Organizational Chart and Project Team Resumes. We have also provided a copy of our Employee Contact List for your future reference. Our staff is available on a 24/7/365 basis for emergencies.





**JOHN PAUL SCHEPP, P.E.**  
**VICE PRESIDENT**  
jpschepp@chatfieldengineers.com

John Paul has a B.S. from the State University of New York at Buffalo in Civil Engineering and is a Licensed Professional Engineer in the State of New York.

Since 1986, John Paul has gained practical Civil Engineering experience on numerous projects including: water and sewer systems, landfill construction, road, drainage improvement projects, site work and Planning Board Reviews.

John Paul has extensive experience with a wide range of civil and municipal engineering projects including:

**General Civil Engineering:**

- Town of Hamlin, Clarkson, and Caledonia Planning Board Engineer
- Town of Hamlin Lake Breeze Drainage Study
- Village of Albion East Park Street Storm Sewer
- Village of Caledonia Capital Improvement Plan
- Village of Caledonia Crescent Parkway / Grand Avenue Reconstruction
- Village of Victor Mead Park
- Village of Victor Free Library Site Plan

**Water Treatment and Distribution Systems:**

- Town of Albion Water Districts 3 through 6
- Town of Clarendon Water Districts 2 through 10
- Town of Hamlin Water Districts 2 through 8
- Village of Silver Springs WTP, 400,000 Gallon Water Storage Tank & Spring Supply
- Village of Albion WTP and Booster Pump Station Upgrade
- Village of Albion 3.0 Million Gallon Water Storage Tank
- Town of Barre 150,000 Gallon Elevated Storage Tank
- Town of Clarendon 150,000 Gallon Elevated Storage Tank
- Village of Nunda 300,000 Gallon Water Storage Tank
- Village of Nunda Water Treatment Plant Filter Upgrade

**Wastewater Treatment and Collection Systems:**

- Village of Victor WWTP Upgrade
- Town of Darien WWTP, Sanitary Sewer Pump Station and Collection System
- Village of Victor WWTP Belt Filter Press
- Village of Oakfield WWTP Outfall Sanitary Sewer
- Town of Greece Cedar Court Pump Station
- Town of Greece 1100 Latta Road Pump Station
- Village of Nunda Post Aeration Tank & Clarifier Flow Splitter Improvements
- Village of Nunda WTP Tertiary Sand Filter Improvements

John Paul takes a practical approach to solving engineering problems, which benefits the client and provides the client with workable solutions.





**JASON A. FOOTE, P.E.**  
**PROJECT MANAGER**  
[jasonfoote@chatfieldengineers.com](mailto:jasonfoote@chatfieldengineers.com)

Jason A. Foote, P.E., graduated from the State University of New York at Buffalo in the Civil Engineering Program, and has obtained his Professional Engineers License in the State of New York. Jason has been with Chatfield Engineers since 1999.

Jason has engineering experience with various types of projects, including water systems, storm and sanitary sewer systems. In addition, Jason has gained practical field experience as the Resident Engineer on several projects including sanitary sewer replacements, water main installations and road reconstruction projects.

Jason has gained valuable experience with planning, design and management of numerous projects, including the following:

**General Civil Engineering:**

- Village of Brockport Canal Wall Rehabilitation
- Town of Barre Town Park and Town Hall
- Town of Gaines East Bacon Road Bridge Replacement
- Village of Holley Pavilion at Water Falls Park
- Village of Brockport Main St. Beautification
- Village of Holley HUD Phase III Storm Water Remediation
- Village of Albion Moore Street Drainage Improvements
- Village of Lyndonville West Avenue & Railroad Storm Sewer
- Village of Nunda Water Reservoir Earth Dam Repair

**Water Treatment and Distribution Systems:**

- Town of Ridgeway Water Districts 3, 4 and 10.
- Village of Brockport Water Main Cleaning & Relining Projects
- Town of Albion Water Districts 4 through 9
- Town of Eagle: Bliss Water System Improvements
- Village of Albion NYS Route 98/31 Water Main Replacement
- Village of Holley NYS Route 31 Water Main Replacement
- Town of Hector Water System Improvements
- Town of Scio Water System Improvements
- Town of Bennington Cowlesville Water District
- Village of Nunda WTP Filter Upgrade

**Wastewater Treatment and Collection Systems:**

- Village of Brockport Main Street Water & Sewer Replacement
- Town of Albion Sanitary Sewer District #1
- Village of Albion NYS Routes 98 & 31 Sanitary Sewer Replacement
- Village of Victor WWTP Upgrade
- Village of Holley NYS Route 31 Sanitary Sewer Replacement
- Village of Albion FY 97/98 Storm & Sanitary Sewer Project
- Town of Greece Cedar Court Pump Station
- Village of Albion 2007 Sanitary Sewer Improvements





**CHRIS J. SCHLIETER**  
**CONSTRUCTION OBSERVER**  
cschlieter@chatfieldengineers.com

**PROFESSIONAL PROFILE:**

While working with the Town of Greece, for over 30 years, Chris had many responsibilities: He coordinated the Water and Sewer Departments, reviewed construction plans, both commercial and residential, Inspected Subdivision Construction and Capital Improvement Projects with respect to new sewers, water mains, roadways, bridges and sidewalks.

Chris also worked with the Town of Greece Engineering Department developing new Subdivision Standard Specifications for the installation of Capital Improvements. He also assumed the responsibilities of the Director of Operations for the Department of Public Works in his absence.

Chris brings many valuable skills and accomplishments to **Chatfield Engineers, P.C.** He is well versed in Subdivision Review and Approval, SEQR Case Law and Practices, is certified by the New York State Department of Health as a Grade D Community Water Systems Operator, was a member of the Town of Greece Developmental Review Committee, is Certified by the APWA in Service Training and Public Works Inspection, has been an active member of the local Conservation Advisory Board, and an active member of local waterfront revitalization programs.

Since joining **Chatfield Engineers, P.C.**, Chris has served as a Construction Observer on several projects, including:

- Village of Brockport Main Street Water and Sanitary Sewer Reconstruction
- Town of Clarkson Liberty Cove Section 3
- Village of Brockport Havenwood Meadows
- Village of Brockport Remington Woods Subdivision
- Village of Brockport Sunflower Landing
- Town of Ridgeway Water Storage Tank & Booster Pump Station
- Town of Shelby Bates Road Reconstruction
- Town of Ridgeway Water District No. 9 Ext. #1
- Village of Corfu Drainage Improvement Project
- Town of Riga Water Improvement Benefit Area #1

**PERSONAL PROFILE:**

Chris makes his home in the Town of Hamlin with his wife Mary Ann. They have two grown children living close by in Hamlin. Chris has also previously served on the Town of Hamlin Conservation Board the Town of Hamlin Planning Board.

Chris has acted as Chairman of the Greece Chapter of Ducks Unlimited which is the leading waterfowl and wetlands conservation entity in North America.





**JAMES C. HETZER  
CONSTRUCTION OBSERVER/  
PROJECT SPECIALIST**

**PROFESSIONAL PROFILE:**

Jim's work experience is extensive. Before joining Chatfield Engineers Jim was with the Monroe County Department of Environmental Services' Division of Pure Waters for thirty four years. He was responsible for the operation and maintenance of Monroe County's 1,200-mile Sewer Collection System in the Rochester, Gates Chili, Ogden, Northwest Quadrant and the Irondequoit Bay Pure Waters Districts. This included 54 pump stations and the 30-miles of deep rock tunnels within the CSOAP (Combined Sewer Overflow Abatement Program) tunnel system. Jim managed an \$8,000,000 budget. He had direct coordination with various town sewer departments addressing Infiltration/Inflow concerns and improvements.

On an annual basis, Jim coordinated with the City of Rochester and their Street Maintenance program to ensure sewer infrastructure was adequate before rehab/replacement took place. Jim adopted a manhole replacement program with the City of Rochester to ensure pavement longevity.

While at Pure Waters Jim also worked as an Assistant Engineer on Term Construction Contracts, Catch Basin repair, Sewer spot repair, and sewer section replacement.

Jim's years of experience also includes:

- Review of Plans and Specifications for facilities improvements.
- Correspondence with various Government Agencies.
- Supervising crews in Sewer Cleaning, Sewer Construction, and Sewer Inspection.
- Catch Basin Repair and Installation.
- Mainline Sewer Repair and Installation.
- Force Main Repair and Installation.
- Concrete work including Pouring Slabs, Laying Blocks and Brick.
- Carpentry work.

Jim has served as a Construction Observer at Chatfield Engineers on the following projects:

- Monroe County DES Lyncrest Street Sanitary Sewer
- Monroe County DES Westfield Street Sanitary Sewer
- Village of Brockport Main Street Water & Sewer Reconstruction Project
- Town of Albion Water District #9
- Village of Corfu Drainage Improvement Project
- Town of Riga Water Improvement Benefit Area No. 1

Awards/Recognition—American Public Works Association (APWA) 2009 Charles Walter Nichols Award recipient at both local and state levels.

Jim has lived in the Town of Gates for the past 31 years with his wife, Anne Marie and two adult sons.





**JAMES W. NESBITT**  
**CONSTRUCTION OBSERVER**  
[jnesbitt@chatfieldengineers.com](mailto:jnesbitt@chatfieldengineers.com)

James W. Nesbitt has served as a Construction Observer on several projects for Chatfield Engineers, P.C. since 2002. Prior to his employment with Chatfield Engineers, P.C., Jim previously served in various capacities in the Utilities and Construction Division of Eastman Kodak Company.

Jim's 35+ years of field experience with utility construction, dealing with people, and scheduling of construction projects makes him a natural inspector. Jim deals with situations encountered in the field in a calm and authoritative manner, and puts our clients minds at ease.

Since joining Chatfield Engineers, P.C., Jim has served as a Construction Observer on several Projects, including:

- Village of Lyndonville Main Street 12" Water Transmission Line
- Town of Darien Water District #3
- Town of Clarendon Water District #6
- Town of Hamlin Moscow Road Water District
- Town of Hamlin Ontario State Parkway Water Main Bore
- Town of Hamlin/ Hamlin Kendall W. D. #1, Ext. #6
- Town of Hamlin Wiler Road Water District
- Town of Mt. Morris Sanitary Sewer District #1
- Town of Ridgeway Water Districts #5, #7, #9 and #10
- Village of Leicester Sidewalk Improvements
- Village of Brockport Canal Wall Rehabilitation
- Village of Caledonia State Street Water Main
- Village of Leicester Rt. 39 (Main St.) Sidewalk Replacement
- Village of Silver Springs Bigelow Avenue Road Extension
- Village of Holley Sanitary Sewer Improvements
- Numerous Subdivision Improvements in the Town's of Clarkson, Hamlin and Parma and in the Village of Brockport.

**Personal Profile:**

Jim is a former Planning Board Member with the Town of Hamlin. He is an avid sailor and a member of the Brockport Yacht Club. Jim, along with his wife, children and grandchildren enjoy spending time on the boat and at the yacht club.





**JAMES R. REICHERT**  
**CONSTRUCTION OBSERVER**  
jreichert@chatfieldengineers.com

**PROFESSIONAL PROFILE:**

Jim began his career in Water and Wastewater in 1984. He worked in municipal and industrial sales markets as a Manufacturers Representative.

As a Construction Observer beginning in 2000 Jim gained experience with waterline, sewer and roadway construction, stormwater systems, sidewalks, Water Treatment Plants, Wastewater Treatment Plants and sub-division developments.

Jim's field experience since joining Chatfield Engineers in 2009 includes the following:

- Town of Bennington Meter Vault
- Town of Riga Water Improvement Benefit Area #1
- Village of Alexander Water Storage Tank & Transmission Main
- Village of Angelica Water Treatment Plant & Spring Supply
- Village of Delevan Water Treatment Plant & Spring Supply
- Village of Barker Water System Improvements
- Town of Shelby Water District #9
- Village of Holley WWTP & Collection System Improvements
- Village of Corfu 2009 Drainage Improvement Project
- Village of Albion McKinstry Street Storm Sewer
- Town of Barre Water District #5
- Village of Caledonia Downtown Street Lighting Project

Jim brings good communication and interpersonal skills to Chatfield Engineers, P.C. and is knowledgeable in: Surveying and Mapping, Technical Drawings, Plans and Maps.



## **CHATFIELD ENGINEERS, P.C. EMPLOYEE CONTACT LIST**

TO: Our Valued Clients

In an effort to make ourselves more accessible to our clients and to better serve your needs, please note the various methods to contact us, as follows:

<b><u>EMPLOYEE WITH E-MAIL ADDRESS</u></b>	<b><u>CELLULAR</u></b>	<b><u>HOME</u></b>
<b>CHATFIELD, PAUL</b> paulchatfield@chatfieldengineers.com	<b>585-506-6059</b>	<b>585-467-5532</b>
<b>FOOTE, JASON</b> jasonfoote@chatfieldengineers.com	585-298-0779	
<b>HETZER, JAMES</b> sewer1953@aol.com	585-509-2845	
<b>HINMAN, JONATHAN</b> jhinman@chatfieldengineers.com	585-703-1455	
<b>KENT, MICHAEL</b> michaelkent@chatfieldengineers.com	585-590-9045	
<b>MATTISON, SCOTT</b> smattison@chatfieldengineers.com	585-313-7569	
<b>NESBITT, JAMES</b> jnesbitt@chatfieldengineers.com		585-964-2497
<b>OBI, SANDRA</b> sandraobi@chatfieldengineers.com		
<b>REICHERT, JAMES</b> jreichert@chatfieldengineers.com	716-984-5551	716-941-5292
<b>ROUSE, TIMOTHY</b> timrouse@chatfieldengineers.com	315-416-9243	
<b>SCHEPP, JOHN PAUL</b> jpschepp@chatfieldengineers.com	585-732-8811	585-544-1447
<b>SCHLIETER, CHRIS</b> cschlieter@chatfieldengineers.com	585-507-5353	
<b>SMITH, CATHERINE</b> csmith@chatfieldengineers.com		
<b>WEET, DERON</b> dweet@chatfieldengineers.com		
<b>CHATFIELD ENGINEERS, P.C. E-MAIL ADDRESS</b> admin@chatfieldengineers.com		
<b>CHATFIELD ENGINEERS, P.C. WEB SITE ADDRESS</b> WWW.CHATFIELDENGINEERS.COM		



## D. PROPOSED FEES

As part of our services as the Town of Brighton Engineering Representative for "The Reserve" Sub-Division, we propose the following 2012 billing rates:

<u>Name</u>	<u>Personnel Level</u>	<u>Hourly Billing Rate</u>
John Paul Schepp, P.E	Project Manager	\$ 90.00
Jason A. Foote, P.E.	Project Engineer	\$ 67.00
Chris Schlieter	Construction Observer	\$ 58.00
James Hetzer	Construction Observer	\$ 58.00
James Nesbitt	Construction Observer	\$ 58.00
James Reichert	Construction Observer	\$ 58.00

Our firm does not charge or seek reimbursement for travel time or mileage. In addition, our hourly billing rate includes costs associated with postage and printing of miscellaneous documents, and many other office overhead costs that other firms typically charge for.

Our method of billing and the detail included on our monthly invoices has been well received by our clients over the past 20 years. Our invoices for engineering services, billed on an hourly basis include the project name, employee name, hours charged per day, billing rate. Since the Engineering Services for development projects are typically back-charged to the developer, we have found the developers appreciate the level of detail provided on our invoices.

Included on the following page are the Chatfield Engineers, P.C. 2012 Standard Hourly Rates for all categories of Personnel Levels.

We anticipate an increase of approximately 3.5% in our 2013 Hourly Billing Rate, therefore the Construction Observer Hourly Billing Rate will be \$60.00 per hour starting January 1, 2013.

Work beyond a forty (40) hour work week will necessitate reimbursing our Construction Observation Team at 1.5 times their salary, therefore, our overtime rate for Construction Observation Services will be \$90 per hour.



**CHATFIELD ENGINEERS, P.C.  
2012 HOURLY BILLING RATES**

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**ENGINEERING DEPARTMENT**

Principals	\$103.00
Project Managers	\$ 90.00
Project Engineers	
Level 1	\$ 67.00
Level 2	\$ 62.00
Level 3	\$ 56.00
Project Technicians	\$ 50.00
CAD Draftsperson	\$ 50.00

**CONSTRUCTION DEPARTMENT**

Resident Project Representatives	
Level 1	\$ 58.00
Level 2	\$ 54.00

**ENGINEERING SPECIALISTS**

Mechanical Engineer	\$103.00
Electrical Engineer	\$103.00
Structural Engineer	\$103.00
Environmental Engineer	\$103.00

Surveying and Architectural Fees quoted on an as needed basis.



At a Town Board Meeting of the Town of Brighton, Monroe County, New York, held at the Brighton Town Hall, 2300 Elmwood Avenue, in said Town of Brighton on the 14th day of May, 2014.

**PRESENT:**

WILLIAM W. MOEHLE,  
Supervisor

JAMES R. VOGEL  
LOUISE NOVROS  
CHRISTOPHER K. WERNER  
JASON S. DIPONZIO

Councilpersons

**RESOLVED**, that correspondence dated May 1, 2014 from Junior Engineer Chad Roscoe regarding a request to authorize the Supervisor to execute an agreement with Genesee Tree Services, Inc. to provide treatment for Emerald Ash Borer at a cost not to exceed \$31,971.90, be received and filed; and be it further

**RESOLVED**, that the Town Board hereby authorizes the Supervisor to execute an agreement with Genesee Tree Services, Inc. as the lowest responsive and responsible bidder to provide treatment for Emerald Ash Borer at a cost not to exceed \$31,971.90, and to further execute any necessary change orders that do not exceed ten percent of the awarded contract price without further action by the Town Board.

Dated: May 14, 2014

William W. Moehle, Supervisor	Voting	_____
James R. Vogel, Councilperson	Voting	_____
Louise Novros, Councilperson	Voting	_____
Christopher K. Werner, Councilperson	Voting	_____
Jason S. DiPonzio, Councilperson	Voting	_____



# Town of Brighton

MONROE COUNTY, NEW YORK

## DEPARTMENT OF PUBLIC WORKS

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

5/1/2014

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

Re: Contractor Recommendation for  
2014 Emerald Ash Borer Treatment

Dear Councilperson Werner and Committee Members:

The Department of Public Works sent out a RFP for the treatment of the Emerald Ash Borer within the Town of Brighton. The above RFP was publicly advertised and due on April 14, 2014. Town staff also notified nine contractors regarding this project. Attached is a copy of the public notice along with the Bid Result. Below is Table-1 which lists the bids that were received from contractors.

Table - 1 Contractor List

	<u>Company</u>	<u>Address</u>	<u>Total Cost</u>
1	Birchrest Tree & Landscape	1028 Bay Rd, Webster NY	\$41,200.00
2	<b>Genesee Tree Service Inc.</b>	<b>554 Bills Rd, Macedon NY</b>	<b>\$31,971.90</b>
3	Ted Collins Tree & Landscape	8000 Victor Mendon Rd, Victor NY	
4	The Tree Doctor	4752 Shisler Rd, Clarence NY	\$35,375.32
5	Broccolo Tree & Lawn Care	2059 BHTL Rd, Rochester NY	\$40,250.00

I have reviewed the bids for completeness and accuracy and concluded that the lowest price quote provided by **Genesee Tree Service Inc., 554 Bills Road, Macedon, New York** is representative of the costs necessary to complete the project and the contractor is qualified to perform the proposed work. Therefore, I am requesting that FASC recommend that the Town Board award the project to the low, responsible and responsive contractor, **Genesee Tree Service Inc.**, for a lump sum price not to exceed \$31,971.90. I further recommend that the Supervisor be authorized to execute any necessary change orders that do not collectively exceed ten percent of the awarded contract price.

As always, thank you for your consideration. In the event that you have any questions regarding this matter please contact me.

Respectfully,

Chad Roscoe  
Junior Engineer

cc: S. Zaso  
T. Keef  
M. Hussar  
M. Guyon  
R. Boehner  
K. Gordon

#	Company	Address	\$/in	Total Cost	Date Received	Per Tree
1	Birchrest Tree & Landscape	1028 Bay Rd, Webster NY	\$6.50	\$41,200.00	4/10/2014	\$157.85
2	Genesee Tree Service Inc.	554 Bills Rd, Macedon NY	\$5.10	\$31,971.90	4/11/2014	\$122.50
3	Ted Collins	8000 Victor Mendon Rd, Victor N	\$7.54		4/14/2014	
4	The Tree Doctor	4752 Shisler Rd, Clarence NY	\$5.85	\$35,375.32	4/14/2014	\$135.54
5	Broccolo	2059 BHHL Rd, Rochester NY	\$7.00	\$40,250.00	4/14/2014	\$154.21

**LEGAL NOTICE**

Town of Brighton Request for Proposal for Emerald Ash Borer Treatment  
 The Town of Brighton, Department of Public Works, is requesting proposals from qualified professional licensed landscapers for the provision of professional services for the treatment of Emerald Ash Borers. These services more specifically include:

1. Furnishing Arborjet Emamectin Benzoate trunk injection systemic in the necessary quantities
2. Performing these injections in accord with the manufacturer's recommendations
3. Performing these injections between May 2014 and September 2014.
4. Performing these injections at the locations on the attached list.
5. Furnishing all labor, equipment, tools, MSDS, information, insurances, etc. necessary for the work described above.

Proposals shall contain at least the following information:

1. The specific project experience of the firm and team members on projects similar to ours, including information on the project owner (name, address, telephone number), project location, and project scope.
2. Complete product literature on the proposed injection system and pesticide (including MSDS).

3. A description of any exceptions taken to the above scope of work or schedule.  
 4. A cost proposal for tree trunk injections per inch of diameter at breast height. The rates shall include all direct expenses for labor and materials, travel, equipment rental, materials costs, indirect expenses, overhead and profit.  
 Responses to this RFP is due by Monday, April 14, 2014 to:

Chad Roscoe  
 Junior Engineer  
 Town of Brighton, DPW  
 2300 Elmwood Avenue  
 Rochester, NY 14618  
 585-794-5224  
 Fax 585-794-5388  
 Email: chad.roscoe@townofbrighton.org

1841 Elmwood Avenue  
 Rochester, NY 14620  
 585-794-5225  
 Fax 585-794-5385  
 Email: tim.anderson@townofbrighton.org

All of the contents called for in the proposal will be considered. The Town may reject all proposers, or may negotiate with a proposer, at its sole option.  
 PLEASE NOTE: An inquiry to the NYS Dept. of Labor has determined that a Prevailing Wage Rate Schedule is not required for this project.  
 Ap 03  
 02542765

At a Town Board Meeting of the Town of Brighton, Monroe County, New York, held at the Brighton Town Hall, 2300 Elmwood Avenue, in said Town of Brighton on the 14th day of May, 2014.

**PRESENT:**

WILLIAM W. MOEHLE,  
Supervisor

JAMES R. VOGEL  
LOUISE NOVROS  
CHRISTOPHER K. WERNER  
JASON S. DIPONZIO

Councilpersons

**RESOLVED**, that correspondence dated May 1, 2014 from Town Engineer Timothy E. Keef, P.E. regarding a request to authorize the Supervisor to execute an agreement with Comet Flasher, Inc. for the purchase of a new trailer mounted attenuator with arrow board at a price not to exceed \$27,245.00, be received and filed; and be it further

**RESOLVED**, that the Town Board hereby authorizes the Supervisor to execute an agreement with Comet Flasher, Inc. as the lowest responsive and responsible bidder for the purchase of a new trailer mounted attenuator with arrow board at a price not to exceed \$27,245.00, and to allocate the purchase price thereof as follows: \$20,433.75 from D.HWY 5110 2.30 and \$6,811.25 from SS.SEWER 8120 2.35.

Dated: May 14, 2014

William W. Moehle, Supervisor	Voting	_____
James R. Vogel, Councilperson	Voting	_____
Louise Novros, Councilperson	Voting	_____
Christopher K. Werner, Councilperson	Voting	_____
Jason S. DiPonzio, Councilperson	Voting	_____



# Town of Brighton

MONROE COUNTY, NEW YORK

## DEPARTMENT OF PUBLIC WORKS

2300 ELMWOOD AVENUE ROCHESTER, NEW YORK 14618

PHONE: (585)784-5250 FAX: (585) 784-5368

May 1, 2014

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

re: Award of Contract  
Furnish and Deliver One Trailer Mounted Attenuator (Highway/Sewer Department)

Dear Chairman Werner and Committee Members:

The above bid was publicly advertized and publicly opened on April 17, 2014, all as required by law. A copy of the advertisement and of the bid tabulation are attached for your reference. Based upon the bid submittals, the following is recommended:

- 1) That a bid be awarded for the above equipment, a Traffix Scorpion Model TL3-12TA with solar panel, to the low, responsive and responsible bidder, Comet Flasher, in the bid amount of \$27,245.00;
- 2) That the funding for this unit be shared between the Highway and Sewer Departments, \$20,433.75 from D.HWY 5110 2.30 and \$6,811.25 from SS.SEWER 8120 2.35, respectively, as both will utilize this equipment; and
- 3) The Supervisor be authorized to execute an agreement with the bidder for this contract.

Funds were budgeted for and are available in the 2014 budget for this purpose.

As always, thank you for your consideration. I will be in attendance at your regularly scheduled May 6, 2014 meeting in the event that you have any questions regarding this matter.

Sincerely,

Timothy E. Keef, P.E.  
Commissioner of Public Works

TEK/wpd

attachments

cc: T. Anderson  
S. Zaso  
A. Banker  
M. Hussar  
K. Gordon



At a Town Board Meeting of the Town of Brighton, Monroe County, New York, held at the Brighton Town Hall, 2300 Elmwood Avenue, in said Town of Brighton on the 14th day of May, 2014.

**PRESENT:**

WILLIAM W. MOEHLE,  
Supervisor

JAMES R. VOGEL  
LOUISE NOVROS  
CHRISTOPHER K. WERNER  
JASON S. DIPONZIO

Councilpersons

**RESOLVED**, that a memorandum dated May 5, 2014 from Director of Finance Suzanne Zaso regarding a request to authorize the amendment of the 2014 budget pursuant to the schedule attached to her memorandum to reflect changes that have occurred since the adoption of the budget for 2014, be received and filed; and be it further

**RESOLVED**, that the Town Board hereby authorizes the amendment of the 2014 budget pursuant to the schedule attached to the memorandum referenced above to reflect changes that have occurred since the adoption of the budget for 2014.

Dated: May 14, 2014

William W. Moehle, Supervisor	Voting	_____
James R. Vogel, Councilperson	Voting	_____
Louise Novros, Councilperson	Voting	_____
Christopher K. Werner, Councilperson	Voting	_____
Jason S. DiPonzio, Councilperson	Voting	_____



TOWN OF BRIGHTON  
Suzanne Zaso, Director of Finance  
2300 ELMWOOD AVENUE  
ROCHESTER, NEW YORK 14618  
(585) 784-5210 Fax (585) 784-5396

MEMORANDUM

To: The Honorable Town Board  
Attn: Finance and Administrative Services Committee  
From: Suzanne Zaso, Director of Finance *by*  
Date: May 5, 2014  
Subject: Budget Transfers and Amendments

I am requesting Town Board authorization to record the attached 2014 budget transfers and amendments. These requested transfers and appropriations are necessary to reflect changes that have occurred since the adoption of the 2014 budget (see attached).

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

Attachment

Transfers			FROM (DEBIT)	TO (CREDIT)	Notes
<b>General Fund (A)</b>					
<b>BPPA Union Contract Settlement:</b>					
	A.UNDST.9000 8.40	Medical/Dental Premiums	\$85,900		
	A.POLCE.3120 1.10	Full-Time Wages		\$85,900	for COLA
	A.UNDST.9000 8.20	FICA	\$6,575		
	A.POLCE.3120 8.20	FICA		\$6,575	FICA on COLA
	A.POLCE.3120 8.40	Medical/Dental Premiums	\$7,000		
	A.POLCE.3120 1.60	Clothing Allowance		\$7,000	additional clothing allowance
<b>Hire Full-Time Sr. Network Technician:</b>					
	A.POLCE.3120 1.10	Full-Time Wages	\$5,000		
	A.POLCE.3120 8.40	Medical/Dental Premiums	\$400		
	A.FINCE.1680 1.10	Full-Time Wages		\$5,400	additional wages above PT balance
	A.POLCE.3120 8.10	NYSRS Contributions	\$4,060		
	A.FINCE.1680 8.10	NYSRS Contributions		\$4,060	contibutions on full wages
	A.POLCE.3120 8.20	FICA	\$415		
	A.FINCE.1680 8.20	FICA		\$415	FICA on additional wages
	A.POLCE.3120 8.40	Medical/Dental Premiums	\$10,680		
	A.FINCE.1680 8.40	Medical/Dental Premiums		\$10,680	
<b>Workers Compensation Insurance:</b>					
	A.DPW.7021 4.39	Insurance Admin Costs	\$583		assessment charges now included in premiums
	A.HWY.9000 4.39	Insurance Admin Costs	\$4,990		
	A.POLCE.3120 4.39	Insurance Admin Costs	\$6,975		
	A.REC.7020 4.39	Insurance Admin Costs	\$1,084		
	A.UNDST.9000 4.39	Insurance Admin Costs	\$2,101		
	D.HWY.9000 4.39	Insurance Admin Costs	\$10,977		
	L.LIBRY.7410 4.39	Insurance Admin Costs	\$674		
	SS.SEWER.8120 4.39	Insurance Admin Costs	\$3,994		
	A.DPW.7021 8.30	Workers Comp Premiums		\$583	
	A.HWY.9000 8.30	Workers Comp Premiums		\$4,990	
	A.POLCE.3120 8.30	Workers Comp Premiums		\$6,975	
	A.REC.7020 8.30	Workers Comp Premiums		\$1,084	
	A.UNDST.9000 8.30	Workers Comp Premiums		\$2,101	
	D.HWY.9000 8.30	Workers Comp Premiums		\$10,977	
	L.LIBRY.7410 8.30	Workers Comp Premiums		\$674	
	SS.SEWER.8120 8.30	Workers Comp Premiums		\$3,994	
<b>Sr. Citizen Program Coordinator Wages:</b>					
	A.REC.7020 1.10	Full-Time Wages	\$60,100		move wages to Economic Opportunity function
	A.REC.7020 8.20	FICA	\$4,600		move FICA to Economic Opportunity function
	A.REC.6772 1.10	Full-Time Wages		\$60,100	
	A.REC.6772 8.20	FICA		\$4,600	
<b>Court Metal Detector:</b>					
	A.JSTCE.1110 4.56	Accounting Services	\$115		
	A.JSTCE.1110 2.18	Safety Equipment		\$115	additional cost above grant amount
<b>Appropriation of Seized Funds:</b>					
	A 889.JSTCE	Seized Funds (Justice)	\$1,500		
	A.POLCE.3125 4.22	Telephone Service Charges		\$1,500	3G network service
<b>Drainage District:</b>					
Brighton Meadows Drainage	SD.DRAND.8540 4.01	Inter-Dept Charges	\$15		
Brighton Meadows Drainage	SD.DRAND.8540 4.25	Special District Charges		\$15	2014 property tax charges
<b>Refuse District Appopriations:</b>					
Struckmar Refuse District	SR.RFUSD.8164 4.42	Rubbish Removal		\$205	correct unit count
Wyatt Dr. Refuse District	SR.RFUSD.8196 4.42	Rubbish Removal		\$50	correct unit count

At a Town Board Meeting of the Town of Brighton, Monroe County, New York, held at the Brighton Town Hall, 2300 Elmwood Avenue, in said Town of Brighton on the 14th day of May, 2014.

**PRESENT:**

WILLIAM W. MOEHLE,  
Supervisor

JAMES R. VOGEL  
LOUISE NOVROS  
CHRISTOPHER K. WERNER  
JASON S. DIPONZIO  
Councilpersons

**RESOLVED**, that the Jewish Senior Life Incentive Zoning and Rezoning Application dated May 8, 2014 and correspondence dated May 9, 2014 from Town Planner Ramsey A. Boehner regarding a request to receive and file the application and to ask the Town Board to consider whether the application is worthy of further consideration pursuant to the Town Code Section 209-5, be received and filed; and be it further

**RESOLVED**, that the Town Board hereby determines pursuant to Town Code Section 209-5(B) that said application is worthy of further consideration and hereby authorizes the applicant to submit the required plans and documents to the Planning Board for its review and report to the Town Board pursuant to Town Code Section 209-5(b) and (C).

Dated: May 14, 2014

William W. Moehle, Supervisor	Voting	_____
James R. Vogel, Councilperson	Voting	_____
Louise Novros, Councilperson	Voting	_____
Christopher K. Werner, Councilperson	Voting	_____
Jason S. DiPonzio, Councilperson	Voting	_____



**TOWN OF BRIGHTON**  
MONROE COUNTY, NEW YORK

May 9, 2014

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

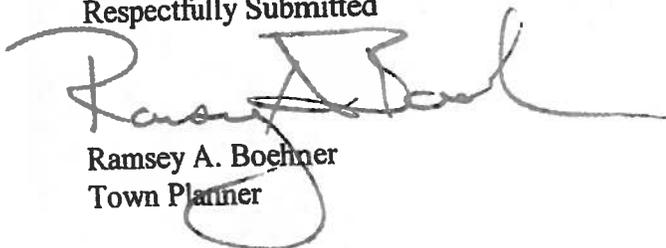
Re: Jewish Senior Life Incentive Zoning and Rezoning Application

Honorable Supervisor and Members:

I recommend that your Honorable Body receive and file this communication and the attached Jewish Senior Life Incentive Zoning and Rezoning Application prepared and submitted by Jerry A. Goldman, dated May 8, 2014.

Pursuant to Section 209-5.B. of the Comprehensive Development Regulations, the Town Board should determine if the application is worthy of further consideration. If the Town Board deems the application worthy of further review, I further recommend that your Honorable Body authorize the applicant to submit the required plans and documents to the Planning Board for their review and report pursuant to 209-5.C. of the Comprehensive Development Regulations.

Respectfully Submitted



Ramsey A. Boehner  
Town Planner

cc: T. Keef  
Planning Board  
K. Gordan

attachment



# Woods Oviatt Gilman LLP

*Attorneys*

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Rochester, New York 14614

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Writer's Direct Fax Number: 585.445.2626  
Email: jgoldman@woodsoviatt.com

May 8, 2014

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

Re: Application of Jewish Senior Life  
Incentive Zoning and Rezoning  
**LETTER OF INTENT**

Dear Board Members:

This office has been retained by Jewish Senior Life (and its related entities) to assist in obtaining municipal approvals for the enhancement for its existing facilities on the easterly portion of the Jewish Senior Life (JSL) Campus. The subject property is located west of South Winton Road, south of the Interstate 590 Expressway and north of Meridian Center Boulevard.

## ZONING BACKGROUND

In 1980, the Brighton Town Board rezoned approximately 20 acres west of South Winton Road and south of the I-590 Expressway from RLB (single family residential) to D-1 (high density residential) to allow for the establishment of the Jewish Home (hereinafter referenced as "the Jewish Home parcel"). Thereafter, the existing Jewish Home building was constructed on the premises.

In 1996, the Brighton Town Board granted rezoning and Incentive Zoning approval for two (2) new parcels:

- 1) An approximately 25.8 acre parcel, which has been developed for The Summit and Wolk Manor (independent and assisted living facility), which was rezoned from Residential B (single family) to RHD-2 (residential high density); and
- 2) An approximate 5.8 acre parcel of land (since reduced to 5.6 acres as a result of Winton Road improvements) located south of the Jewish Home parcel and east of The Summit/Wolk property. This parcel is located on the northwest corner of South Winton Road and Meridian Centre Boulevard and was rezoned from RLB (single family) to BE-1 (office). This parcel will be hereafter referenced as the "office parcel".

### THE JSL PROPOSAL

The method of providing health care service to JSL's population is ever evolving. When the original Jewish Home building was constructed in the early 1980's, the centralization of services and residential beds in one large facility, with a mix of rooms that were private (single-bed) and semi-private (two beds per room) was the "state of the art" model for providing health care services.

That model has changed. In order to control infectious diseases, semi-private rooms have been substantially phased out, or eliminated. The newest model for skilled nursing facilities includes a trademarked product called a "Green House", which provides a level of care equivalent to, or greater than, the current Jewish Home (nursing home/long term care). A Green House provides congregate residential and supporting medical services on a single floor in a residential setting with twelve (12) individuals in private rooms, with dedicated common facilities, medical staff and support staff.

The JSL proposal incorporates the Green House initiative in six (6) buildings in front of the existing Jewish Home facility. The Green House buildings are a mixture of one-story and three-story buildings (three-story on the perimeter and one-story in the center) laid out and designed in an aesthetically pleasing manner, featuring modern architectural design.

The number of beds in the Green Houses (36 in each of the three-story buildings and 12 in each of the one-story buildings) will result in a move of 168 beds from the main Jewish Home building to the six (6) Green Houses.

160 skilled nursing beds will remain in the Jewish Home building and will be reconfigured and remodeled to private rooms. The result is reduction of the number of total skilled nursing beds in the main building and in the Green Houses from 362 to 328. (A Phase 2 of the project will result in 34 assisted living beds in the main building, thus resulting in no net change of skilled nursing/assisted living beds in the main building and the Green Houses.)

In addition to the renovation of the Jewish Home building and the inclusion of the Green Houses, a single independent living building is slated to be constructed on the Meridian Centre Boulevard frontage. This building is designed to address the "continuum of care" (independent living, assisted living, nursing home) on a single campus, which has become a standard sequencing of service within the long term care sector.

It should be noted that there are no changes proposed at The Summit/Wolk property, except for vehicular connections to allow traffic from the JSL Campus to readily access Meridian Centre Boulevard, thus taking pressure off of the Jewish Home driveway/French Road/South Winton Road intersection located near the Interstate 590 Expressway.

### APPROVALS NECESSARY

In consultation with Town Staff, the following approvals will be necessary for the development of the JSL proposal:

- 1) Rezoning of the "office parcel" from BE-1 to RHD-1. This rezoning will make the "office parcel" consistent in zoning with the Jewish Home parcel.
- 2) Amendment of the 1996 Incentive Zoning approval. This amendment would take the "office parcel" out of the 1996 Incentive Zoning. That parcel would be part of the new Incentive Zoning (paragraph 3 below).
- 3) The grant of Incentive Zoning approval for the new combined ("office parcel" and Jewish Home) parcel. These two (2) parcels would be combined under the Town Subdivision Laws by the Town Planning Board.
- 4) Planning Board and Architectural Review Board Approvals. The Planning Board would have jurisdiction for site plan approval, subdivision approval (to combine the Jewish Home parcel and the "office parcel") and conditional use permit approval (required for nursing and convalescent homes under RHD-1 zoning). The Architectural Review Board would have jurisdiction over the exterior design of the buildings under the Brighton Town Code.

-----

With regard to the rezoning of the "office parcel", many in the JSL Community were skeptical in 1996 that there would be a market for an office building in proximity to the Jewish Home facility. The rezoning certainly allowed for the prospect of such a building being constructed, but some eighteen (18) years later, it is apparent that there will be no market for an independent (or dependent) office use. Additionally, as the southwest anchor of the JSL campus, JSL would not entertain having that property exit their control. Accordingly, the rezoning to RHD-1, allowing for the further evolution of the JSL campus, is appropriate and logical. A formal rezoning petition is submitted with this application package.

With regard to the 1996 Incentive Zoning, there were specific defined incentives and amenities related to The Summit/Wolk parcel and the "office parcel", which are clearly separable. Since there are no changes proposed to The Summit/Wolk parcel (other than cross-connection), incentives/amenities related to the "office parcel" can be readily addressed in a new comprehensive zoning resolution incorporating the Jewish Home parcel.

With regard to the new Incentive Zoning, it is again logical that all of the holdings east of The Summit/Wolk property line be addressed in common since the newly combined Jewish Home/"office parcel" will operate as an integrated unit.

## THE NEW INCENTIVE ZONING APPLICATION

Incentive Zoning is regulated under Chapter 209 of the Town of Brighton Code. The purpose and intent of the Code provisions is to provide a vehicle whereby an applicant can request “incentives” (relief from Town Code provisions) in exchange for “amenities” (public benefits offered by the applicant). Specifically, Section 209-5(A) sets forth information to be provided the applicant in conjunction with an Incentive Zoning application. We will address each of the four (4) subsections below:

- 1) **The proposed amenity.** Typically, amenities address specific infrastructure or development needs in the area of the proposed project. As a result of the extensive infrastructure work recently completed in conjunction with the establishment of the “diverging diamond” at the Interstate 590 /South Winton Road intersection and related improvements moving southerly on South Winton Road, the applicant (and preliminarily, the Town) have not identified any specific infrastructure needs to be addressed at this time.

An alternative to such improvements is a monetary contribution to the Town. A monetary amenity is highly appropriate in this circumstance due to the history of the parcel. In conjunction with the rezoning/Incentive Zoning in 1996, an amenity structure was devised by the Town Board. That amenity structure provided for a one-time \$33,000 cash payment upon issuance of the building permit for the office, termed “Geriatric Service Center”.

Since it was highly likely that any Geriatric Service Center would be held by JSL (or a related not-for-profit entity) and therefore be off the tax rolls, a payment in lieu of taxes (PILOT) amenity was incorporated in the 1996 Incentive Zoning Agreement. Basically, if a “Geriatric Service Center” was constructed on the premises, JSL would make amenity payments to the Town in the amount of \$.40 per square foot (with a CPI escalator) for such space devoted to uses which support JSL. If there were uses which do not support JSL, those facilities would be taxed at applicable tax rates.

Preliminarily, it must be reiterated that JSL considers this parcel to be an integral part of its campus and under no scenario would the southeast corner of its property be jettisoned for private use. JSL has owned this property for a substantial period of time and has not sought any development, nor has it obtained unsolicited interest in the property for office use despite its zoning status.

Given the size of the parcel and current zoning regulations, the maximum size building that could be developed on the property would be approximately 50,000 square feet. Applying the \$.40 per square foot amount (with CPI adjustment contained in the 1996 Agreement, which at 47% would yield an adjusted amenity rate of \$ .588 per square foot), the total amenity under the prior Incentive Zoning for a 50,000 square foot building utilized for purposes in support of JSL would be approximately \$29,400.

Incorporating the \$33,000 one-time payment and the very remote prospect of a “non JSL” use of the property, which would create a larger income stream; informal conversations with the Town have indicated that a simple amenity replicating the income stream under the 1996 Incentive Zoning (assuming a 50,000 square foot “Geriatric Service Center”) would be insufficient. Accordingly, JSL is offering a \$120,000 cash amenity (to be paid upon issuance of the initial building permit) and a \$30,000 per year PILOT to the Town (adjusted annually) as its full amenity.

- 2) **The cash value of the proposed amenity.** The cash value of the proposed amenity is as stated above.
- 3) **A narrative, which:**
  - a) **Describes the benefit to be provided to the community by the proposed amenity.** The proposed amenity may be utilized in a number of fashions. For example, given the large increase in active and passive recreation under the Town’s control and ownership unrelated to this project, there will be substantial expense related to the maintenance of those facilities. A portion of the “upfront” cash amenity could potentially be utilized to establish a recreational maintenance endowment. With regard to the annual payments, to the extent that they represent replication of a potential tax stream, these monies could be appropriately utilized by the Town for General Fund purposes.
  - b) **Gives preliminary indication that there is adequate...(infrastructure)...to handle the additional demands of the incentive...** An extensive engineering report is being submitted with this application package to address that the Town’s infrastructure is more than sufficient to address not only the proposed incentives, but also, the project itself.
  - c) **Explains how the amenity helps implement...(the Town’s plans)...** The enhancement of the JSL Campus is a true public benefit in providing quality care within the Town of Brighton. Many of those residents in the JSL facilities lived in Brighton prior to moving the JSL facilities.
- 4) **The proposed incentives.** Contrasted with many Incentive Zoning applications which have been before the Town, the incentives being requested by the applicant are relatively few. There is no incentive requested related to the use of the property; upon rezoning of the “office parcel”, the proposed use of the property is permitted, subject to obtaining a Conditional Use Permit from the Town Planning Board. The bulk regulation incentives are relatively minimal and are defined by the site’s proximity to The Summit/Wolk parcel and the unique nature of the skilled nursing use in the high-density residential district. The incentives, and the explanation related to them, are set forth below:

- a) **Livable floor area per dwelling unit.** The Town Code has a minimum of 500 square foot per dwelling unit. This metric is applicable to free-standing apartments. In the context of skilled nursing, the requested incentive to allow 390 square feet per dwelling unit is highly appropriate and sufficient.
- b) **Building separation.** Building separation under the Town Code is a product of the distance separation between the height of tallest building. Due to the pre-existing Jewish Home building, that would translate to 118 feet at its maximum. The JSL site plan proposes a building separation which is in line with the State Building Code of 30 feet.
- c) **Maximum building length.** The Town Code has a listed maximum building length of 160 feet. The building length metric was established at a time when many other municipal codes provided a similar maximum. With the advent of better emergency equipment and building code requirements, many municipalities have increased their maximum building length to 250 feet or more. The 245 feet proposed for the independent living building is suitable and appropriate. The efficiency is created by the building, as configured, also enhances green space on the site.
- d) **Setback.** The setback from the independent living building to The Summit/Wolk property line is 5 feet. Normally, setbacks are imposed to shield against imposition upon adjacent neighbors. In this case, the adjacent neighbor is The Summit/Wolk and therefore, the necessity and desirability for setbacks does not apply.
- e) **Parking.**
  - i. **Independent Living.** The normal ratio for multi-family residential is 1.5 spaces per dwelling unit, with 1 of those spaces enclosed. In the context of independent living on a campus of this nature (and based on actual experience at The Summit), most residents do not have vehicles and a parking ratio of 1 space per dwelling unit is more than sufficient. The JSL plan provides for 1.4 spaces per unit.
  - ii. **The nursing home parking.** Under the Town Code a total of 440 parking spaces are required. The JSL plan provides 392 spaces, which is more than adequate for the needs of the Jewish Home based upon JSL's experience. The bulk of the parking spaces required relate to the number of employees at largest shift. The Code requires 1 space for each employee. The Jewish Home facility is well served by public transportation and hence, the parking demand is substantially reduced and below the levels required by Code.

### STATE ENVIRONMENTAL QUALITY REVIEW ACT

As with all real estate development projects which require Town approval, compliance with the New York State Environmental Quality Review Act (SEQR) is required. In addition to the Full Environmental Assessment Form (FEAF), an extensive supplement to the FEAF is being provided to Town.

It is anticipated that the Town Board will seek (and receive) lead agency status to conduct the environmental review for this project. Once a lead agency is established, the threshold determination to be made is whether the project “will have no significant adverse environmental impact” (resulting in a negative declaration) or that the project “may have a significant adverse environmental impact” (resulting in a positive declaration).

A negative declaration concludes the formal environmental review process under SEQR (although consideration of elements related to the environment and the project itself continue throughout the application process). A positive declaration results in the requirement of the preparation of an Environmental Impact Statement (with many procedural steps, many of them time consuming).

It should be noted that in conjunction with the 1996 Incentive Zoning/Rezoning, an Environmental Impact Statement analyzing all potential significant adverse environmental impacts was prepared. That study addressed the potential of a 50,000 square foot medical office building on the “office parcel”. Based on the reduction of the level of development (now, residential units), the environmental impacts of this development (as explained in the environmental submissions provided with this application) will be less than, and within the parameters of, the environmental study undertaken in 1996.

The applicant is providing the FEAF and supplement to the FEAF in a proactive effort to provide the Town sufficient information to make the findings necessary for the issuance of a negative declaration. In reviews with the Town staff, issues to be addressed in the supplement have been identified. We believe the information provided with regard to those issues establish that the project will not give rise to a significant adverse environmental impact and that a negative declaration is appropriate.

### THE APPLICATION PACKAGE

The application package submitted with this request is as follows:

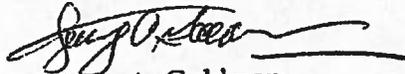
- a) The rezoning petition for the “office parcel”.
- b) A Full Environmental Assessment Form (FEAF).
- c) The supplement to the FEAF with many detailed appendices on important issues.
- d) The site plan and layout of the JSL Campus.

Town Board – Town of Brighton  
LETTER OF INTENT  
May 8, 2014  
Page 8

The JSL Team looks forward to presenting this application to the various Boards in the Town of Brighton and for the enhancement of the JSL facilities. If any Board member has any questions, please do not hesitate to contact me.

Very truly yours,

WOODS OVIATT GILMAN LLP

  
Jerry A. Goldman

JAG/mxm  
Enclosure

At a Town Board Meeting of the Town of Brighton, Monroe County, New York, held at the Brighton Town Hall, 2300 Elmwood Avenue, in said Town of Brighton on the 14th day of May, 2014.

**PRESENT:**

WILLIAM W. MOEHLE,

Supervisor

JAMES R. VOGEL

LOUISE NOVROS

CHRISTOPHER K. WERNER

JASON S. DIPONZIO

Councilpersons

**RESOLVED**, that correspondence dated May 9, 2014 from Commissioner of Public Works Timothy E. Keef, P.E. regarding a request to set a public hearing for June 11, 2014 to consider a Local Law establishing parking restrictions for the entrance road to Buckland Park which would prohibit parking at all times along both the east and west sides of the entrance road to Buckland Park, be received and filed; and it is hereby

**ORDERED**, that pursuant to Article 3 of the Municipal Home Rule Law of the State of New York, a public hearing on a proposed Local Law of 2014 entitled "Buckland Park Parking Restrictions Local Law", in the form attached hereto, be held by the Town Board of the Town of Brighton on the 11th day of June, 2014, at 7:30 o'clock PM, prevailing time, at the Brighton Town Hall, 2300 Elmwood Avenue, in said Town to consider the proposed Local Law and to hear all persons interested therein and to take such action as may be proper, and it is further

**ORDERED**, that Notice of the time and place of such hearing, describing the purpose of said Local Law be published and posted pursuant to Law.

Dated: May 14, 2014

William W. Moehle, Supervisor	Voting	_____
James R. Vogel, Councilperson	Voting	_____
Louise Novros, Councilperson	Voting	_____
Christopher K. Werner, Councilperson	Voting	_____
Jason S. DiPonzio, Councilperson	Voting	_____

**Local Law #2 of 2014**  
**Buckland Park Parking Restrictions Local Law**

**Section 1. Title**

This Local Law shall be known as the Buckland Park Parking Restrictions Local Law of the Town of Brighton.

**Section 2. Purpose.**

It is the purpose and intent of this Local Law to amend the Town Code to restrict parking on the entrance road to Buckland Park for the protection of the health and safety of park users.

**Section 3. Amendments to the Town Code.**

Chapter 185, Section 185-46 "Schedule XII: Parking Prohibited at All Times" is amended to add the following: (Deletions are ~~crossed-out~~, additions are **bolded and underlined**)

Buckland Park Entrance Road – Both Sides – From Westfall Road to a point 650 feet south.

**Section 4. Effective Date**

This Local Law shall take effect immediately upon filing with the Secretary of State.



# Town of Brighton

MONROE COUNTY, NEW YORK

## DEPARTMENT OF PUBLIC WORKS

2300 ELMWOOD AVENUE ROCHESTER, NEW YORK 14618

PHONE: (585)784-5250 FAX: (585) 784-5368

May 9, 2014

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

Re: Proposed Parking Restrictions  
Buckland Park Entrance Road

Dear Supervisor Moehle and Town Council Members:

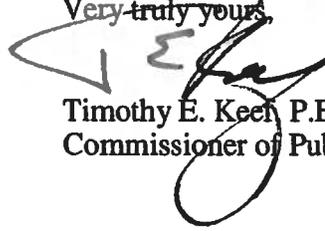
As you may be aware the entrance road to Buckland Park is used by Park visitors for the parking of their vehicles during certain events. This has been problematic at times due to the narrowing of the pavement, causing concern for accessibility to the area by emergency vehicles, as well as inherent safety concerns due to pedestrian traffic along the road and between sports fields. The Parks, Recreation and Community Services Committee is in favor of this proposal, having recommended this action at their April 2014 meeting. Therefore, it is proposed to restrict parking in accordance with Town and Highway Law as outlined below to make the area safer and more manageable:

- 1) along both the east and west sides of the entrance road to Buckland Park, authorize no parking at all times from the intersection of Westfall Road and 650 feet to the south, which is the beginning of the formal parking lot;

For your reference an aerial photo depicting the above stated information is attached.

I would therefore ask that the Town Board receive and file this communication, that a public hearing be set for this matter and that any requisite notification be sent out. As always, your consideration of matters such as this is greatly appreciated.

Very truly yours,

  
Timothy E. Keen, P.E.  
Commissioner of Public Works

TEK/wp

attachment

cc: T. Anderson  
M. Henderson  
M. Beeman  
D. Aman  
K. Gordon

