



Town of Brighton

MONROE COUNTY, NEW YORK

SUSTAINABILITY OVERSIGHT COMMITTEE, SOC

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

Sustainability Oversight Committee December 3, 2014

Meeting Minutes

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

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

Open Forum:

Announcements:

Old Business

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



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



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

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



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

New Business

Adjournment

Next Meeting

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

Town Hall Facilities
Green House Gas Inventory

12/22/2014

Facility

Town Hall

Public Safety Wing

Library

Sewer Department

Vehicle Fleet

Operation Center, (1/3)

Winton Road Pump Station

Rustic Village Pump Station

Brighton Meadows Pump Station

Sawgrass Pump Station

Highway Department

Vehicle Fleet

Operation Center, (2/3)

Street Lights

Parks Department

Vehicle Fleet

Town Park

Buckland Park

Persimmon Park

Corbett's Glen

Meridian Center Park

Stowell Conservancy

Recreation Department

Recreation Building

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

Audit required for progress

These may not require audit for progress.

These are "TBD" on the CSC website

Town of Brighton Development Projects

12/29/2014

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

Town of Brighton Development Projects

12/29/2014

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



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SUSTAINABILITY OVERSIGHT COMMITTEE TENTATIVE 2015 MEETING SCHEDULE 1ST WEDNESDAY OF EACH MONTH

January 7, 2015

February 4, 2015

March 4, 2015

April 1, 2015

May 6, 2015

June 3, 2015

July 1, 2015

September 2, 2015

October 7, 2015

November 4, 2015

December 2, 2015