

TOWN OF BRIGHTON OPEN SPACE INDEX UPDATE (2006-2007)

SITE NO. 18

SITE NAME: West Brighton Open Space

I. LOCATION

A. BOUNDARIES

NORTH	Crittenden Road
SOUTH	Conrail Tracks w/ Brighton Hen. TL Rd.
EAST	Lehigh Valley R.O.W.
WEST	East River Road

B. SIZE: \pm 412 acres

C. OWNERSHIP INFORMATION

OWNERSHIP	SIZE (acres)
Monroe County	+/- 164
Private	+/- 234
Town	+/- 14

TAX IDENTIFICATION NO.	OWNER	ACRES
147.16-1-7 147.16-1-8 148.13-2-25 148.13-2-27 295 smaller parcels	Monroe County	4 4 54 33 69 Total = +/- 164
148.15-1-37.1 (Lehigh Valley Trail parcel, part in Site 18, part in Site 27)	Town of Brighton	14 (portion of parcel within Site 18, part of 25 acre parcel)
None	Paper Streets	15 (approximately)
148.14-4-50 148.17-1-71 148.18-2-1.2	Rochester Institute of Technology	.5 8 72 Total = +/- 81
148.18-2-3 148.18-2-9 148.18-2-4.2	RG&E	18 Total
148.18-2-2/RH	Niagara Mohawk	13 (part in Site 18)
148.17-2-17/RH 148.17-2-1.1/WC (part)	NY Central RR	4 Total
148.17-2-18/RH 148.17-2-16/WC (part)	Liv., Avon, Lakeville RR	4 Total
53 small parcels	Son-Dar Enterprises	27 Total
152 small parcels	Farash, Max M.	28 Total
98 small parcels	Various owners	44 Total approximately
148.18-2-4.1	Foote, Debra J. and David L.	16

II. AREA CHARACTERISTICS

A. DEVELOPMENT 2% OF SITE COVERED

1. TYPE OF DEVELOPMENT: Residential

B. WOODS 70% OF SITE COVERED

1. TYPE OF WOODS: Deciduous

2. APPROXIMATE AGE OF STAND: 15-25 years

3. DOMINANT & SUBDOMINANT SPECIES: American elm, green ash, red and silver maple, cottonwood, black willow.

C. OPEN LAND 25% OF SITE COVERED

1. TYPE OF OPEN LAND: cattail marsh, field, mowed lawn, agricultural field

D. OPEN WATER 3% OF SITE COVERED

1. STREAMS PRESENT: Y CLASSIFICATION

a. West branch of Red Creek	C
b. East branch of Red Creek	C
c. Riverside Creek	D

2. OTHER WATER BODIES (ponds, lakes, Canal) - Genesee River (west of site)

E. OTHER CHARACTERISTICS

1. KNOWN OR SUSPECTED WASTE DISPOSAL SITE? N

2. NYSDEC DESIGNATED WETLANDS PRESENT? Y
If yes, what is number and classification? (from NYSDEC)
- BR-2 II, BR-12-I

3. NATIONAL WETLAND INVENTORY WETLANDS PRESENT? Y
If yes, what is type shown on NWI map? (give letters on map)

Palustrine, forested, broad leaved deciduous, seasonal saturated (PF01E)

Palustrine, forested and scrub-shrub, broad leaved deciduous, seasonal saturated (PFO/SS 1E)

Palustrine, emergent, narrow leaved persistent, seasonal saturated (PEM5E)

4. FLOODWAY/100 YR. FLOOD PLAIN PRESENT? Y

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SITE NAME: West Brighton Open Space

5. SOIL TYPES PRESENT (from Monroe County Soil Survey or site observation if not listed)
Hydric Soils - Canandaigua silt loam, Lakemont silt loam, Wayland silt loam
Potentially Hydric Soils - Niagara silt loam
Upland Soils - Colonie loamy fine sand
Noticeable Erosion Present? No
6. SITE ACCESS: Direct via Crittenden Road, Bronx Road, Park Circle
7. ADJACENT LAND USES: Residential, park, light industrial
8. ZONING: Residential (RLL, RLB, RLC), Low Density Office (BE-L), light industrial (IG) Floodplain, watercourse, and Woodlot EPODs.
9. IS SITE SERVED BY PUBLIC SEWER? N NEAREST CONNECTION POINT? None available
10. IS SITE SERVED BY PUBLIC WATER? Y NEAREST CONNECTION POINT? E. River Rd., Crittenden Road

III. TOPOGRAPHY

- A. SLOPE (determined from Monroe County Soil Survey)
 1. Steep (>15%) % of site
 2. Moderate (3-15%) % of site
 3. Relatively level (0-3%) 100% of site
- B. ELEVATION (ft. above sea level; take from U.S.G.S. topo map)
 1. Highest point: 560' Lowest point: 510'
- C. GENERAL DESCRIPTION OF SITE: Typical Genesee River floodplain landscape. Mostly level, abandoned agricultural fields reverting to dense brush and trees with a few open marsh areas. Site is crossed by several tributaries of Red Creek. Extensive utilization of site by wildlife and waterfowl. Scattered residential areas on perimeter of site. Areas linked by pipeline, railroad rights of way, and power lines.

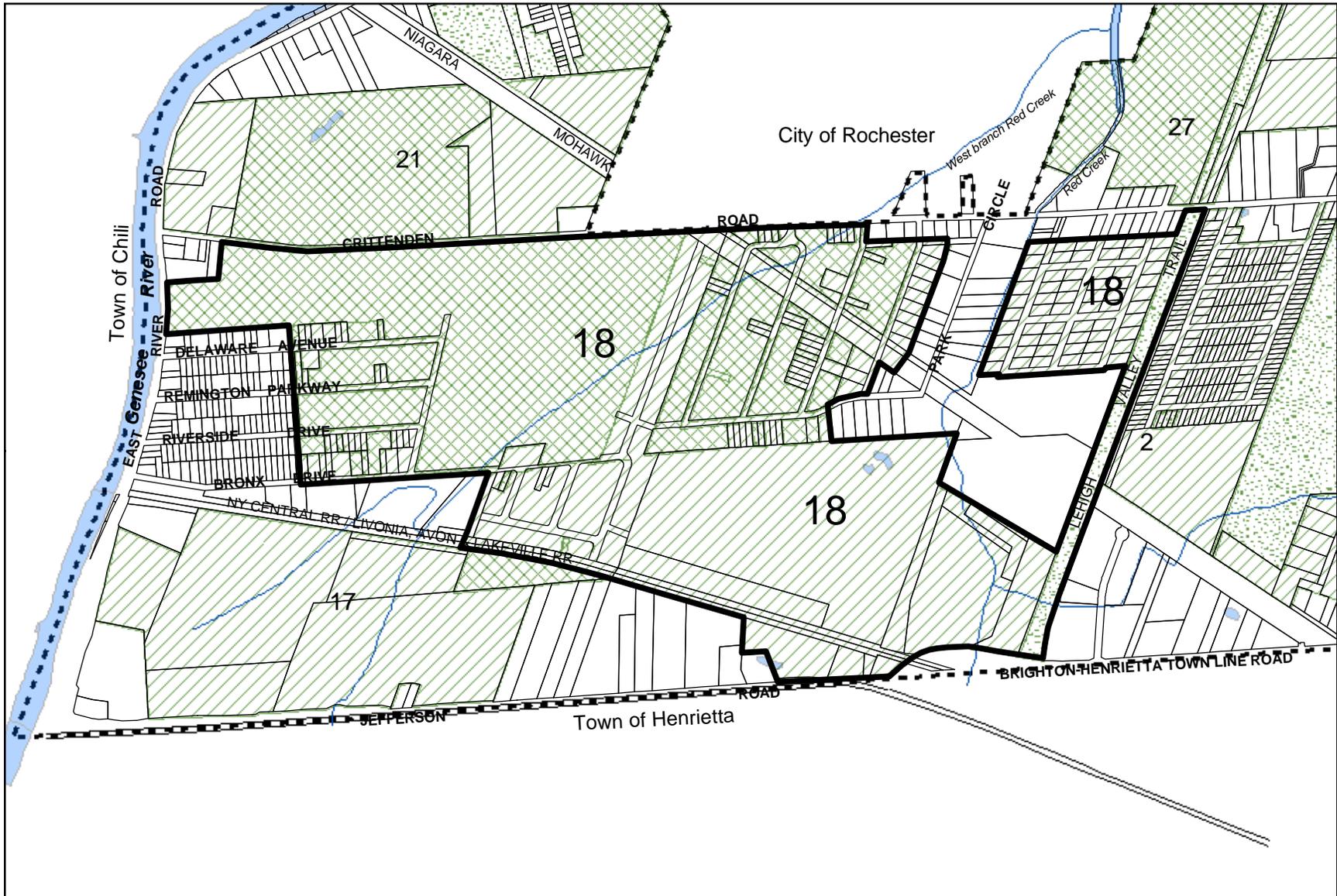
IV. LAND USE INFORMATION

- A. PAST USE: Agricultural
- B. PRESENT USE: Undeveloped, with scattered residential development on perimeter streets and small agricultural fields.
- C. COMPREHENSIVE PLAN 2000 RECOMMENDATIONS: North of the line of Bronx Drive: Remaining non-public parcels recommended to be added to the Monroe County Parks system. If that is not done,

Town of Brighton, Monroe County, New York

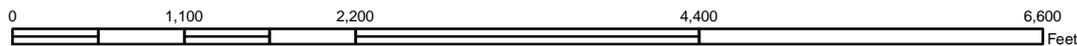
Open Space Index Update (2006-2007)

Site 18: West Brighton Open Space



Prepared by Town of Brighton Building & Planning Department, 6/06

 Brighton Boundary
 1 Open Space Index Site
 Public Open Space
 Private Open Space
 Town Open Space



TOWN OF BRIGHTON OPEN SPACE INDEX UPDATE (2006-2007)

SITE NO. 19

SITE NAME: North of Brookside School

I. LOCATION

A. BOUNDARIES

NORTH Rear of residences on Fairdale Drive
 SOUTH Brookside School
 EAST Rear of residences on Idlewood Drive
 WEST Winton Road

B. SIZE: 7.8 ACRES

C. OWNERSHIP INFORMATION

OWNERSHIP SIZE (acres)
 Private ± 7.8

TAX IDENTIFICATION NO.	OWNER	ACRES
137.17-3-65	Farash, Marion M.	7.8

II. AREA CHARACTERISTICS

A. DEVELOPMENT 0% OF SITE COVERED

1. TYPE OF DEVELOPMENT:

B. WOODS + 80% OF SITE COVERED

1. TYPE OF WOODS (e.g., deciduous, coniferous or mixed) - deciduous
2. APPROXIMATE AGE OF STAND: <15-20 year
3. DOMINANT & SUBDOMINANT SPECIES - not verified

C. OPEN LAND + 20% OF SITE COVERED

1. TYPE OF OPEN LAND: meadow/brush

D. OPEN WATER + 1% OF SITE COVERED

1. STREAMS PRESENT: Y CLASSIFICATION

a. Allen's Creek (-3-8) B

2. OTHER WATER BODIES (ponds, lakes, Canal): None

E. OTHER CHARACTERISTICS

1. KNOWN OR SUSPECTED WASTE DISPOSAL SITE? N
2. NYSDEC DESIGNATED WETLANDS PRESENT? N
3. NATIONAL WETLAND INVENTORY WETLANDS PRESENT? Y
If yes, what is type shown on NWI map?

Palustrine forested broad leaved deciduous, temporary
(PF01A)
4. FLOODWAY/100 YR. FLOOD PLAIN PRESENT? Y
5. SOIL TYPES PRESENT (from Monroe County Soil Survey or
site observation if not listed)

Hydric Soils - Alluvial soils (Al)
Potentially Hydric Soils - None listed
Upland Soils - Schoharie silt loam (SeA) small area only
Noticeable Erosion Present? No
6. SITE ACCESS: Direct frontage on Winton Road.
7. ADJACENT LAND USES: Residential, school
8. ZONING: Residential - (RLB) Watercourse EPOD
9. IS SITE SERVED BY PUBLIC SEWER? Y NEAREST CONNECTION
POINT? East to Idlewood, west to Winton Road
10. IS SITE SERVED BY PUBLIC WATER? Y NEAREST CONNECTION
POINT? East to Idlewood, west across Winton Road

III. TOPOGRAPHY

- A. SLOPE (determined from Monroe County Soil Survey)
 1. Steep (>15%) % of site
 2. Moderate (3-15%) % of site
 3. Relatively level (0-3%) 100% of site
- B. ELEVATION (ft. above sea level; take from U.S.G.S. topo map)
 1. Highest point: 480' Lowest point: <475'
- C. GENERAL DESCRIPTION OF SITE: Undeveloped floodplain
surrounding Allen's Creek. Probably contains unmapped Federal
wetlands. Contains remnants of old bridge on adjacent school
land.

TOWN OF BRIGHTON OPEN SPACE INDEX UPDATE (2006-2007)

SITE NO. 19

SITE NAME: North of Brookside School

IV. LAND USE INFORMATION

- A. PAST USE: Unknown
- B. PRESENT USE: Vacant
- C. COMPREHENSIVE PLAN 2000 RECOMMENDATIONS: Acquisition for parkland. If not acquired, then Large Lot Residential use recommended.

V. INSPECTION INFORMATION 1995/1996

- A. PERSONNEL AND DATES: Frank Sciremammano - 6/5/95
From Winton Road and school property.
- B. PHOTOGRAPHIC DOCUMENTATION: Photo No. 16-31 (1993)

VI. OTHER OBSERVATIONS

- A. SPECIAL FEATURES OF SITE:
 - 1. Neighbors report blue heron sightings
 - 2. Site is adjacent to undeveloped portion of school property
- * PART OF TOWNWIDE FEATURE? (e.g., trail system, greenbelt, etc.)
Part of Allen's Creek floodway/corridor.

B. HISTORIAN'S COMMENTS

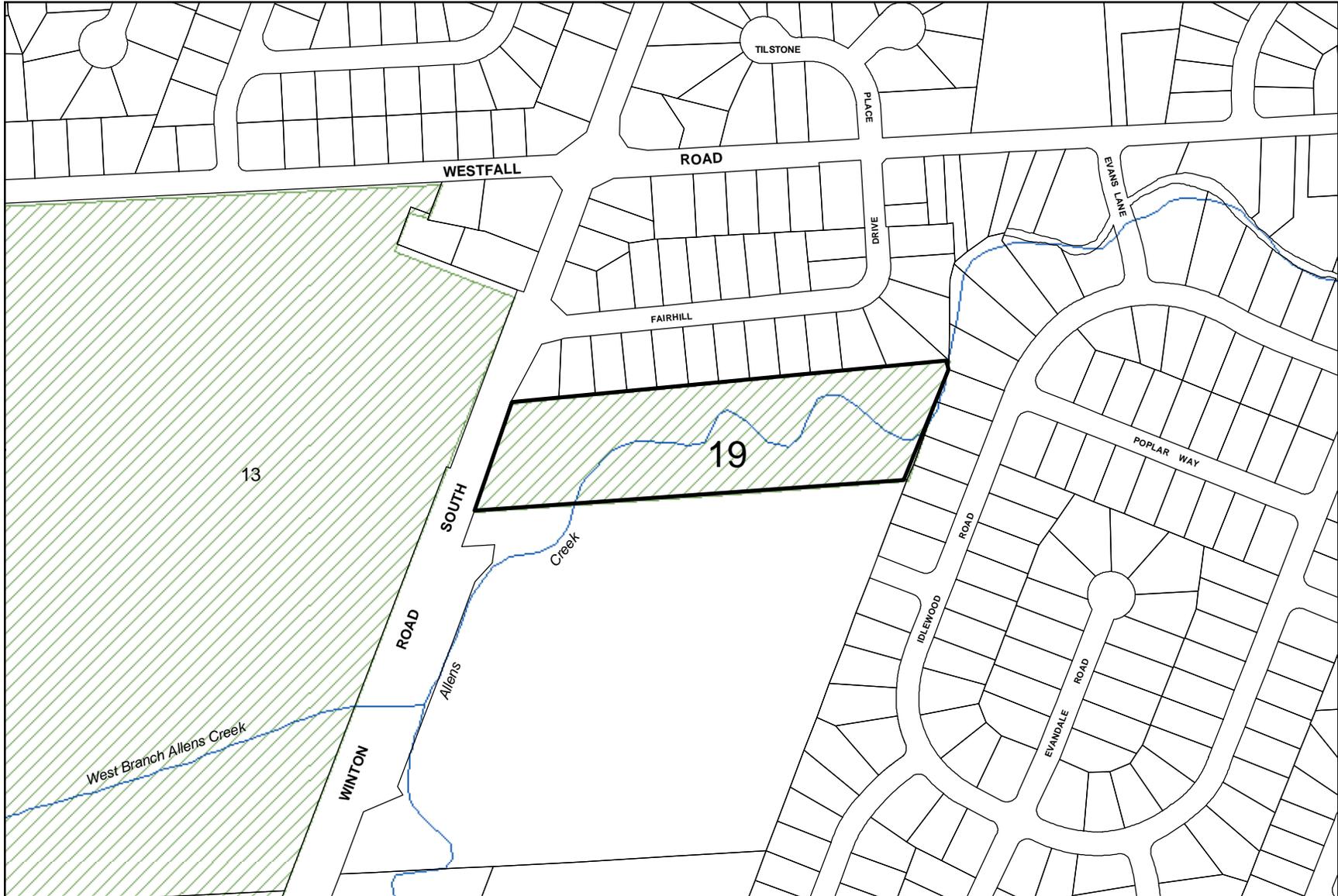
VII. MAP AND SITE DATA REVIEWED/UPDATED

ORIGINALLY PREPARED BY: Frank Sciremammano DATE: 6/5/95

Town of Brighton, Monroe County, New York

Open Space Index Update (2006-2007)

Site 19: North of Brookside School



Prepared by Town of Brighton Building & Planning Department, 6/06

 Brighton Boundary
 1 Open Space Index Site
 Public Open Space
 Private Open Space
 Town Open Space

0 350 700 1,400 2,100 Feet



TOWN OF BRIGHTON OPEN SPACE INDEX UPDATE (2006-2007)

SITE NO. 20

SITE NAME: Persimmon Park

I. LOCATION

A. BOUNDARIES

NORTH Highland Ave., homes on Midland Ave.
 SOUTH Blaker Street (1600 Elmwood Ave. Apts.,
 medical office bldg., & house)
 EAST Clinton Avenue
 WEST Homes on Howland Avenue

B. SIZE: ± 22 acres

C. OWNERSHIP INFORMATION

OWNERSHIP SIZE (acres)
 Town ± 10
 Private ± 12

TAX IDENTIFICATION NO.	OWNER	ACRES
137.11-3-72 137.11-3-73 137.11-3-74 137.11-3-86	Town of Brighton	.15 .15 (total = <u>±</u> 10a) .15 9.9
76 small parcels	Samloff, Harold & Glazer, Laurence	<u>±</u> 11 (total)
136.11-2-53 136.11-2-54 136.11-3-84 136.11-3-49 136.11-3-50 136.11-3-51	Homer, David Homer, David Vallone, Theodore Coffey, James & Karen Coffey, James & Karen Coffey, James & Karen	.15 .15 .28 (total = <u>±</u> 1a) .15 .15 .15

II. AREA CHARACTERISTICS

A. DEVELOPMENT 0% OF SITE COVERED

B. WOODS 70% OF SITE COVERED

1. TYPE OF WOODS: Deciduous
2. APPROXIMATE AGE OF STAND - 15 to 80 years
3. DOMINANT & SUBDOMINANT SPECIES:
 south - wild apple, hawthorn, buckthorn
 middle - silver maple, red maple
 north - Norway maple, sugar maple, Tree of Heaven, black locust, various nursery stock and remnants of ornamental plantings

C. OPEN LAND 30% OF SITE COVERED

1. TYPE OF OPEN LAND: mostly cattail marsh, few wet meadow pieces.

D. OPEN WATER - varies with season, usually less 1%

1. STREAMS PRESENT: N
2. OTHER WATER BODIES - small patches of spring - fed water in woods

E. OTHER CHARACTERISTICS

1. KNOWN OR SUSPECTED WASTE DISPOSAL SITE? N
Evidence of unauthorized dumping is clearly visible from Eldredge Avenue.
2. NYSDEC DESIGNATED WETLANDS PRESENT? N
3. NATIONAL WETLAND INVENTORY WETLANDS PRESENT? Y
Palustrine forested and scrub/shrub broad leaved deciduous, temporary (PRO/SS1A); approximately 5-6 acres based on site observation.
4. FLOODWAY/100 YR. FLOOD PLAIN PRESENT? N
5. SOIL TYPES PRESENT:
From Monroe County Soil Survey: entire site mapped as Urban (Ub)
From observations: Probably Lamson or Sun fine sandy loam in wetland. Hydric soils present. Upland Soils on fill within 30' of Highland & Clinton
6. SITE ACCESS: Direct access from Clinton Avenue, Highland Avenue, Eldredge Street, Midland Avenue
7. ADJACENT LAND USES: Mostly residential, one office building. Both single family detached and apartment buildings are present.
8. ZONING: Residential B (RLB), Woodlot EPOD
9. DISTANCE TO NEAREST SANITARY SEWER: All along west side of Clinton Avenue (east side of site)
10. DISTANCE TO NEAREST PUBLIC WATER: on site.

TOWN OF BRIGHTON OPEN SPACE INDEX UPDATE (2006-2007)

SITE NO. 20

SITE NAME: Persimmon Park

III. TOPOGRAPHY

A. SLOPE (use Monroe County Soil Survey to determine)

- | | |
|----------------------------|---------------------|
| 1. Steep (>15%) | 0% of site |
| 2. Moderate (3-15%) | 2-5% of site |
| 3. Relatively level (0-3%) | 95% or more of site |

B. ELEVATION (ft. above sea level; take from U.S.G.S. topo map)

- Highest point: northeast, 535'
Lowest point: between 505' & 510'

C. GENERAL DESCRIPTION OF SITE: Heavily wooded on east with red maple, green ash, some American Elm ranging in age from 15-40 years.

Spring-fed cattail marsh in the west at about 515' elevation drains into the central eastern woods, where it slowly seeps into the ground. Some drainage through the storm sewers on Clinton Avenue on the east. Saturated, unstable sand observed in cattail marsh.

Site has old foundations and retaining walls, on the east and north (along Clinton Avenue and Highland Avenue), and perhaps some remnant septic tanks adjacent to Highland Avenue.

Site is very overgrown, grapevines are everywhere except in cattails, and central portion is covered with brush. No *Phragmites* or purple loosestrife observed in marsh area.

IV. LAND USE INFORMATION

A. PAST USE: Historically, this was part of the Ellwanger & Barry nursery fields in the 1920's. Photographs indicate that site may have been tile drained. The site was subdivided into lots in the mid 1920's, but the central portion was never developed. Single family dwellings with public water and leach beds were constructed on fill on the north (Highland Ave.) and east (Clinton Ave.) frontages. These houses were demolished during the 1950's and 1960's when the site was purchased by the NYS Department of Transportation as part of the Genesee Expressway right of way. Neighboring houses on Eldredge and Midland were constructed in the 1920's, and are still on septic systems.

Strategically placed between Highland Park and Pinnacle Hill and open lands south of Elmwood Avenue, the site forms an important wildlife corridor. With a good mix of cover types, the site is frequented by great horned owls and many smaller species.

TOWN OF BRIGHTON OPEN SPACE INDEX UPDATE (2006-2007)

SITE NO. 20

SITE NAME: Persimmon Park

B. PRESENT USE: Vacant land. 11.3 acres along Clinton Ave. (east) deeded to Town of Brighton by NYSDOT in 1994 for use as park land.

C. COMPREHENSIVE PLAN 2000 RECOMMENDATIONS: Large Lot Residential

V. INSPECTION INFORMATION 1995/1996

A. PERSONNEL AND DATES: Jessie Anne Werner, Jeanne Kaidy

B. PHOTOGRAPHIC DOCUMENTATION: Photo No. 14-35 (1993)

VI. OTHER OBSERVATIONS

A. SPECIAL FEATURES OF SITE :

1. Excellent song bird cover and habitat. Site contains about 5 acres of cattail marsh (on west), with good mixture of wet woods and lots of fruit bearing shrubs.
2. Site is close to Highland Park.
3. High water levels have been observed in recent years along with numerous springs.
4. Site contains many unusual species and cultivars, and large specimens of common trees.

* PART OF TOWNWIDE FEATURE? (e.g., trail system, greenbelt, etc.)

1. Potential pedestrian linkage between Highland Park and Pinnacle Hill, and shop areas/Town Park on Westfall.
2. Part of wildlife corridor from Pinnacle Range uplands to conifer forests south of Elmwood Avenue. Good potential as a nature study site.

B. HISTORIAN'S COMMENTS: None received.

VII. MAP AND SITE DATA REVIEWED/UPDATED FOR 2006-2007 INDEX UPDATE
ORIGINALLY PREPARED BY: Jessie Anne Werner DATE: May 23, 1995

Town of Brighton, Monroe County, New York

Open Space Index Update (2006-2007)

Site 20: Persimmon Park



Prepared by Town of Brighton Building & Planning Department, 6/06

 Brighton Boundary
 1 Open Space Index Site
 Public Open Space
 Private Open Space
 Town Open Space



TOWN OF BRIGHTON OPEN SPACE INDEX UPDATE (2006-2007)

SITE NO. 21

SITE NAME: Stowell Conservancy Area

I. LOCATION

A. BOUNDARIES

NORTH East River Road
 SOUTH Crittenden Road
 EAST Idle Lane
 WEST RG&E power lines

B. SIZE: ± 131 ACRES

C. OWNERSHIP INFORMATION

OWNERSHIP	SIZE (acres)
Town	<u>±</u> 14
County	<u>±</u> 70
Private	<u>±</u> 47

TAX IDENTIFICATION NO.	OWNER	ACRES
148.05-1-1 148.05-1-2 148.09-1-7	Town of Brighton	10 2.3 (total = <u>±</u> 14a) 1.9
147.12-1-13 147.12-1-14 148.05-1-25.1	Monroe County	20.7 33 (total = <u>±</u> 70a) 16.05
147.12-1-16.1 147.12-1-16.	Welch, Thomas B.	17 (total = <u>±</u> 18a) .8
147.12-1-15 148.09-1-27 148.09-1-29	Buske, Laura Frank Crowley, James Schultz, Raymond J.	1 23.10 (total = <u>±</u> 29a) 4.72

II. AREA CHARACTERISTICS

A. DEVELOPMENT 0 % OF SITE COVERED

B. WOODS 70 % OF SITE COVERED

1. TYPE OF WOODS: deciduous
2. APPROXIMATE AGE OF STAND - 35-40 years
3. DOMINANT & SUBDOMINANT SPECIES - Trees: red oak, silver maple, eastern cottonwood, black locust, green ash, musclewood, black willow. Shrubs: Witchhazel, gray dogwood, arrowwood, highbrush cranberry.

C. OPEN LAND 29 % OF SITE COVERED

1. TYPE OF OPEN LAND: wet meadow and brush

TOWN OF BRIGHTON OPEN SPACE INDEX UPDATE (2006-2007)

SITE NO. 21

SITE NAME: Stowell Conservancy Area

D. OPEN WATER 1% OF SITE COVERED

1. STREAMS PRESENT: Y CLASSIFICATION
- a. Unnamed intermittent stream D
at southern boundary
2. OTHER WATER BODIES (ponds, lakes, Canal) - Genesee River
across East River Road

E. OTHER CHARACTERISTICS

1. KNOWN OR SUSPECTED WASTE DISPOSAL SITE? N
2. NYSDEC DESIGNATED WETLANDS PRESENT? Y
BR-12-II
3. NATIONAL WETLAND INVENTORY WETLANDS PRESENT? N
Palustrine, forested, broad leaved deciduous, seasonal
saturated (PFO1E)
Palustrine, scrub-shrub/forested, broad leaved deciduous,
seasonal (PFO/SS1E)
Palustrine, emergent, narrow leaved persistent, and
forested, broad leaved deciduous, seasonal saturated
(PFO1E/EM5)
Palustrine, open water, seasonally exposed (POWZ)
4. FLOODWAY/100 YR. FLOOD PLAIN PRESENT? Y
5. SOIL TYPES PRESENT (from Monroe County Soil Survey)
- Hydric Soils - Canandaigua silt loam (Ca) and Wayland
silt loam (Wg)
Potentially Hydric Soils - None shown
Upland Soils - Eel silt loam
Noticeable Erosion Present? None
6. SITE ACCESS: Direct via Idle Lane, East River Road,
Crittenden Road
7. ADJACENT LAND USES: Residential, power transmission
lines, Genesee Valley Park, undeveloped lands south of
Crittenden Road
8. ZONING: Residential (RLB), woodlot and floodplain EPOD
9. IS SITE SERVED BY PUBLIC SEWER? N NEAREST CONNECTION
POINT? None
10. IS SITE SERVED BY PUBLIC WATER? Y NEAREST CONNECTION
POINT? Idle Lane, East River Road.

III. TOPOGRAPHY

A. SLOPE (determined from Monroe County Soil Survey)

1. Steep (>15%) % of site
2. Moderate (3-15%) % of site

TOWN OF BRIGHTON OPEN SPACE INDEX UPDATE (2006-2007)

SITE NO. 21

SITE NAME: Stowell Conservancy Area

3. Relatively level (0-3%) 100% of site

B. ELEVATION (ft. above sea level; take from U.S.G.S. topo map)
1. Highest point: 520' Lowest point: 520'

C. GENERAL DESCRIPTION OF SITE: Excellent example of lowland floodplain deciduous woods. Woodlot includes may apples, sensitive fern, witch-hazel, and musclemooc in the understory. Numerous triple trunked old red oaks and large silver maples. Two male whitetail deer, leopard frogs, chipmunks, and raccoon were observed during site visit. Town lands are bisected by a petroleum pipeline right of way. Unauthorized dumping evident along pipeline cleared area.

IV. LAND USE INFORMATION

A. PAST USE: Woodlot, agricultural, undeveloped park land

B. PRESENT USE: Town acquired approximately 16 acres of land through donation by Lawrence Stowell during 1995. Site has been designated for "conservancy" use.

C. COMPREHENSIVE PLAN 2000 RECOMMENDATIONS: Large Lot Residential

V. INSPECTION INFORMATION 1995/1996

A. PERSONNEL AND DATES: Tricia Wright and Jeanne Kaidy, 8/10/95

B. PHOTOGRAPHIC DOCUMENTATION: Photo No. 16-24 (1993)

VI. OTHER OBSERVATIONS

A. SPECIAL FEATURES OF SITE

1. Woodlot has high aesthetic value. Site is noticeably cooler and darker than surrounding area due to dense canopy.

2. Petroleum pipeline through Town property restricts structural use of site.

*PART OF TOWNWIDE FEATURE? (e.g., trail system, greenbelt, etc.)

- Part of extensive Genesee River floodplain open lands
- Site includes portion of Rochester Gas and Electric/Niagara Mohawk power line. Could be potential linkage to Lehigh Valley Railroad Right of Way
- Adjacent to Genesee Valley Park lands
- Petroleum pipeline right of way offers potential linkage to Crittenden Road and points south

B. HISTORIAN'S COMMENTS: None received.

VII. MAP AND SITE DATA REVIEWED/UPDATED FOR 2006-2007 INDEX UPDATE

ORIGINALLY PREPARED BY: Tricia Wright & Jeanne Kaidy DATE: 8/7/95

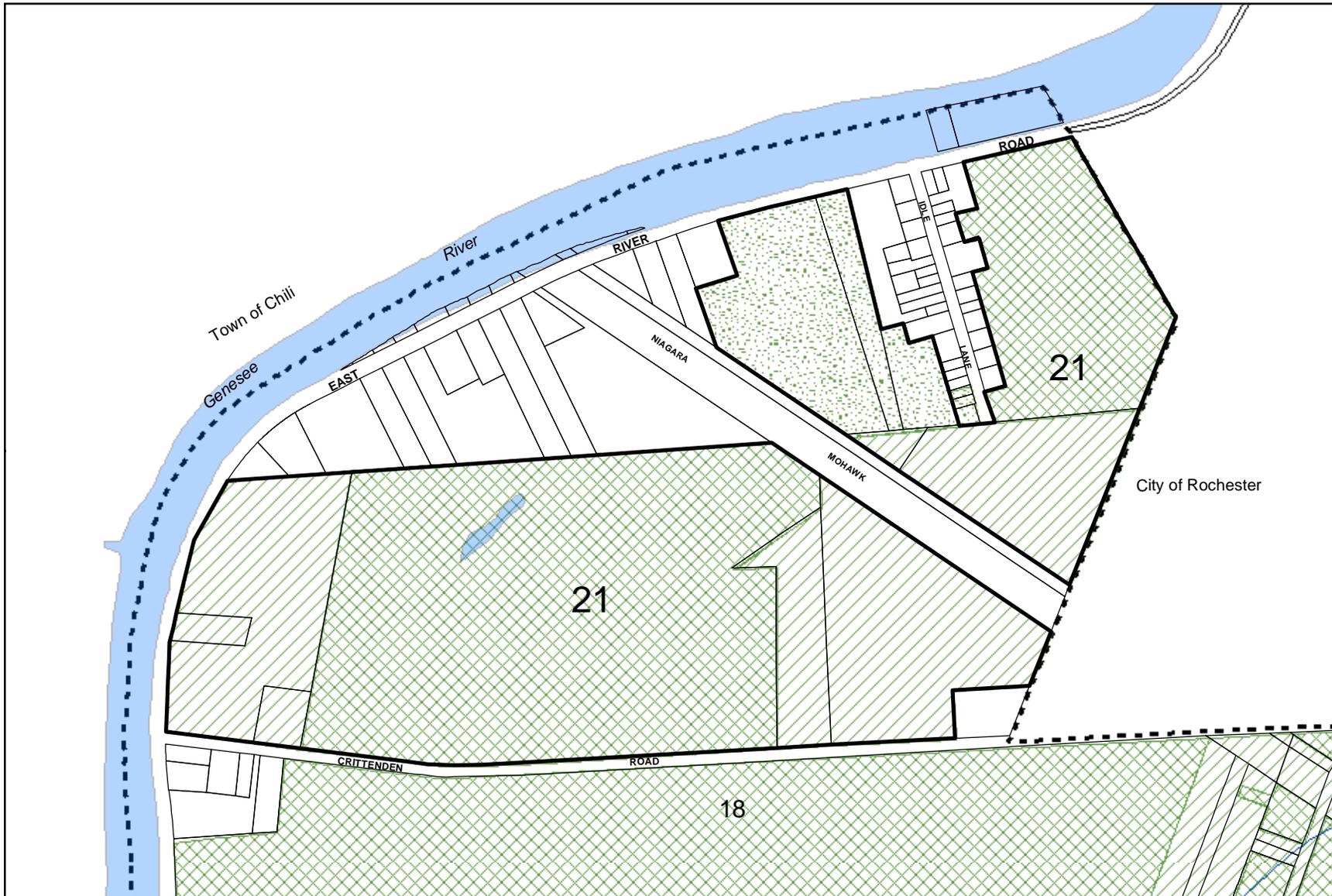
REVISED BY: Fran Reese

DATE: 12/19/95

Town of Brighton, Monroe County, New York

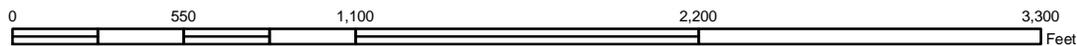
Open Space Index Update (2006-2007)

Site 21: Stowell Conservancy Area



Prepared by Town of Brighton Building & Planning Department, 6/06

 Brighton Boundary
 1 Open Space Index Site
 Public Open Space
 Private Open Space
 Town Open Space



I. LOCATION

- A. BOUNDARIES
- | | |
|-------|--|
| NORTH | Elmwood Avenue |
| SOUTH | Westfall Road |
| EAST | Deerfield Woods, St. John's Home for the Aging |
| WEST | City of Rochester |

B. SIZE: ± 144 ACRES*

C. OWNERSHIP INFORMATION

OWNERSHIP	SIZE (acres)
Town	<u>±</u> 25
NYS	<u>±</u> 66
Private	<u>±</u> 53

TAX IDENTIFICATION NO.	OWNER	ACRES
136.14-1-1.12 136.15-1-33 136.19-1-3 136.19-1-4 136.19-1-13 136.19-1-15 136.19-1-16 Paper Street ROWs*	Town of Brighton	16 .6 .6 .6 .5 .34 .5 <u>±</u> 6 (Total = <u>±</u> 25a)
136.14-1-2	St. John's Home for the Aging (Town of Brighton Conservation Easement)	7
136.18-1-1	New York State (Rochester State Hospital)	66
136.14-1-1.2 136.14-1-1.3	Realmark Acquisitions Llc	4 7
136.14-1-1.1	Sully's Trail Corporate Park II	17
27 smaller parcels	Various private owners	<u>±</u> 18 (total)

* Paper streets (mapped but not constructed) located in southeastern portion of site, west of Deerfield Woods housing development

II. AREA CHARACTERISTICS

A. DEVELOPMENT 15% OF SITE COVERED

1. TYPE OF DEVELOPMENT: Single family home, barns from former horse farm, institutional (Rochester Psychiatric Center and Monroe Developmental Center)

- B. WOODS 43% OF SITE COVERED
1. TYPE OF WOODS: mostly deciduous with small patches of spruce and Scotch pine
 2. APPROXIMATE AGE OF STAND: 10-40 yrs.
 3. DOMINANT & SUBDOMINANT SPECIES: Crabapples, red and silver maples, Scotch pine, Norway spruce. A few large burr oaks, shagbark hickories, and red oaks scattered in woodlot and along fencerows.
- C. OPEN LAND 40% OF SITE COVERED
1. TYPE OF OPEN LAND - lawn, pasture, field, wet meadow
- D. OPEN WATER 2% OF SITE COVERED
1. STREAMS PRESENT: Y CLASSIFICATION:
 - a. 3-8-2 Buckland Creek - B
Westfall Creek - trib. to Town Park pond - D
 2. OTHER WATER BODIES (ponds, lakes, Canal): Man-made pond in woods southwest of Maxion Farms.
- E. OTHER CHARACTERISTICS
1. KNOWN OR SUSPECTED WASTE DISPOSAL SITE? Y
Brighton Site 27 - Monroe Co. Waste Site Inventory
 - a. If yes, what percentage of site is involved? <10
 - b. Type of waste(s) (if known)
Household garbage (observed)
 - c. Regulatory status of site (information from NYSDEC or Monroe County EMC): Not regulated by NYSDEC; Monroe County Health Dept. requires subsurface investigation in area of known fill.
 2. NYSDEC DESIGNATED WETLANDS PRESENT? Y
If yes, what is number and classification? (from NYSDEC) BR-10 (II)
 3. NATIONAL WETLAND INVENTORY WETLANDS PRESENT? Y
If yes, what is type shown on NWI map? (give letters on map)
Palustrine, emergent, narrow leaved persistent, semi-permanent, temporary and saturated (PEM5F/AB)
 4. FLOODWAY/100 YR. FLOOD PLAIN PRESENT? Y
Floodway and 500 yr. floodplain - located in northwest corner of site

5. SOIL TYPES PRESENT (from Monroe County Soil Survey)
Hydric Soils - Lakemont silt loam

Potentially Hydric Soils - Odessa silt loam
Upland Soils - Cayuga and Schoharie silt loams and
Hilton loam
Noticeable Erosion Present? No
6. SITE ACCESS: Direct access from Elmwood Avenue,
Westfall Rd., and Havens Road.
7. ADJACENT LAND USES: Residential and institutional.
8. ZONING: Residential (RLB,RHD-2, RM), woodlot,
watercourse, floodplain and waste site EPODs
9. IS SITE SERVED BY PUBLIC SEWER? Y NEAREST CONNECTION
POINT? 10" sewer line along north side of Elmwood
Avenue, Havens Road.
10. IS SITE SERVED BY PUBLIC WATER? N NEAREST
CONNECTION POINT? Site is outside Municipal Water
District Boundary, 6" line available at Elmwood
Avenue, also Havens Road

III. TOPOGRAPHY

- A. SLOPE (determined from Monroe County Soil Survey)
 1. Steep (>15%) 0% of site
 2. Moderate (3-15%) 95% of site
 3. Relatively level (0-3%) 5% of site
- B. ELEVATION (ft. above sea level; take from U.S.G.S. topo map)
 1. Highest point: 530' Lowest point: 515'
- C. GENERAL DESCRIPTION OF SITE: Site is relatively flat except
for a slight rise between the Maxion Farms property and the
Rochester Psychiatric Center property. Nice deciduous woods
south of pasture on Maxion Farm with excavated pond
supporting much waterfowl use. Large contiguous area of wet
meadow/shrub/old field on Berman Farms, MDC and Maxion
properties supports deer, beaver, and provides hunting
ground for red tailed hawks and great horned owls. Hedgerows
contain several large burr oaks. Site contains portion of
Buckland Creek. In 2005, the western portion of the Maxion
Farms property was approved for the development of a 160
unit apartment complex. The wetland in the eastern portion
of Maxion Farms and the headwaters of Buckland Creek, plus a
buffer area, were dedicated to the Town for protection of
the sensitive environmental area and habitat.

IV. LAND USE INFORMATION

- A. PAST USE: Horse pasture land, woodlot, ice pond,
institutional

TOWN OF BRIGHTON OPEN SPACE INDEX UPDATE (2006-2007)

SITE NO. 22

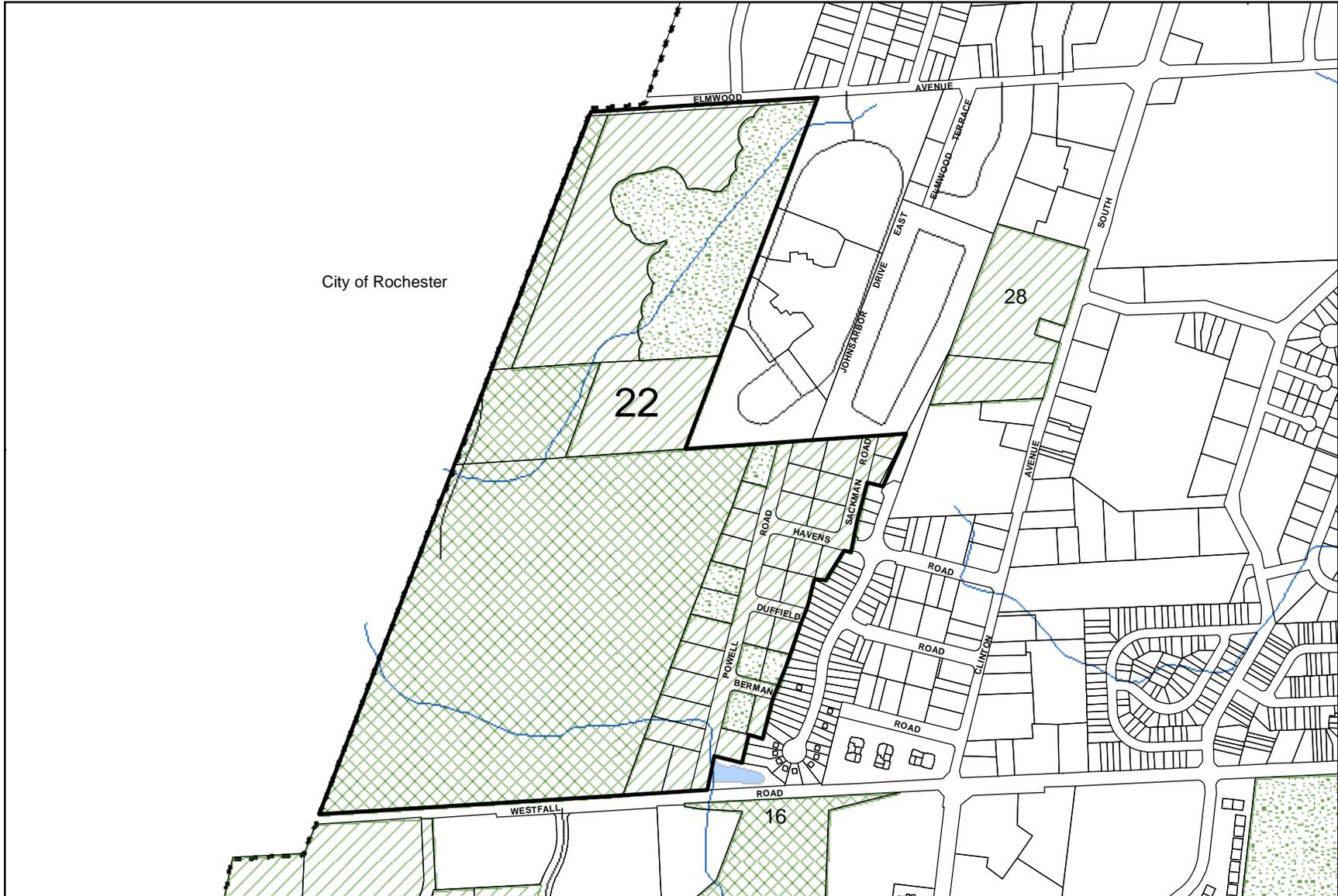
SITE NAME: St. John's Home/Maxion Farms

- B. PRESENT USE: Vacant, single family residence - barns, institutional. Seventeen acres west of St. John's Home for the Aging and the Town's land is undergoing review (2007) for housing development
- C. COMPREHENSIVE PLAN 2000 RECOMMENDATIONS: Medium Density Residential development in southern portion; Acquisition of wetlands (completed) and Medium/High density residential development in northern portion (application approved for development)
- V. INSPECTION INFORMATION 1995/1996
- A. PERSONNEL AND DATES: Ron Brand, July '95
Jessie Werner
Frances Reese, December, 1995
- B. PHOTOGRAPHIC DOCUMENTATION: Photo Nos. 15-27, 15-28 (1993)
- VI. OTHER OBSERVATIONS
- A. SPECIAL FEATURES OF SITE:
1. Site contains historically significant Maxion Farm homestead.
 2. Beaver dam noted along Buckland Creek on Maxion/St. John property.
 3. Intensive use of open lands for hunting by red tailed hawk, great horned owl and others.
- * PART OF TOWNWIDE FEATURE? (e.g., trail system, greenbelt, etc.)
1. Headwaters for Buckland Creek
 2. Part of proposed Emerald Necklace Trail. Potential trail linkages from Blaker St. Park and Town Park.
- B. HISTORIAN'S COMMENTS: The original building on this site (Maxion Farm/Stillson Property) was built circa 1850 of local brick by George D. Stillson, son of Brighton pioneer Eli Stillson. George was a civil engineer involved in the construction of the Erie Canal. Later he became the first superintendent of Mount Hope cemetery, a position he held until his death. The Maxions acquired the property in the early 1940's and undertook an ambitious building program that added several wings to the house. Although a more recent vintage, these additions are important to the overall appearance of the site. The recent discovery of a 3,000 year old Meadow Wood point in the vicinity of Deerfield Woods would indicate that the Stillson/Maxion site should be examined archaeologically. Mary Jo Barone, 11/3/95.
- VII. MAP AND SITE DATA REVIEWED/UPDATED FOR 2006-2007 INDEX UPDATE
- ORIGINALLY PREPARED BY: Ron Brand DATE: 8/22/95
- REVISED BY: Conservation Board DATE: 8/28/95
- *Berman Farms, western portion added.

Town of Brighton, Monroe County, New York

Open Space Index Update (2006-2007)

Site 22: St. John's Home / Maxion Farms



Prepared by Town of Brighton Building & Planning Department, 6/06

 Brighton Boundary
 1 Open Space Index Site
 Public Open Space
 Private Open Space
 Town Open Space

