



PUBLIC WORKS COMMITTEE MEETING

NOVEMBER 1, 2022 - 9:00 A.M.

BRIGHTON TOWN HALL AUDITORIUM

DRAFT AGENDA

MEETING CALLED TO ORDER:

APPROVE MINUTES:

PUBLIC REVIEW OPEN FORUM:

OLD BUSINESS

MATTER RE: Quicklee's Incentive Zoning Application

MATTER RE: Winter Farmer's Market Bid

NEW BUSINESS

MATTER RE: Assembly Bill A1007A Authorizes cities, villages and towns to reduce the speed limit to twenty-five miles per hour

MATTER RE: Currewood Circle "No Parking"

TREES:

Address	(DBH) Tree Description	Recommendation
85 Poplar Way	(26") Norway Maple	Remove and Replace
151 Hampshire Drive	(18") Norway Maple	Remove and Replace at an alternate site
2881 Elmwood Ave., along Hampshire	(22") Norway Maple	Remove
175 Alaimo Drive	(36") Silver Maple	Remove and Replace
185 Alaimo Drive	(64") Silver Maple	Remove and Replace

MEETING ADJOURNED:

NEXT COMMITTEE MEETING:

December 6, 2022 at 9:00 A.M

1900 Bausch & Lomb Place
Rochester, New York 14604
P 585.987.2800 F 585.454.3968



ATTORNEYS
woodsoviatt.com

1900 Main Place Tower
Buffalo, New York 14202
P 716.248.3200 F 716.854.5100

Writer's Direct Dial Number: 585.987.2901
Writer's Direct Fax Number: 585.362.4602
Email: jgoldman@woodsoviatt.com
Admitted to practice in New York and Florida

October 28, 2022

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

Re: 1950-1966 Monroe Avenue, LLC – Incentive Zoning Approval
Redevelopment of the southeast corner of Monroe Avenue and Elmwood Avenue
INITIAL LETTER OF INTENT

Dear Board Members:

This office has been retained by 1950-1966 Monroe Avenue, LLC, the owner of the properties bearing the same street numbers on the southeast corner of Monroe Avenue and Elmwood Avenue, to assist in obtaining municipal approvals to redevelop this high-profile corner for a modern convenience store/gasoline fueling facility/EV station in accordance with the goals and objectives of the Envision Brighton 2028 Plan. The property is located in the BF-1 Neighborhood Commercial Zoning District.

The property at 1950 Monroe Avenue is currently utilized as a traditional gas station and automobile repair facility as a pre-existing non-conforming use. The adjacent property at 1966 Monroe Avenue is a converted house currently occupied by a day spa/boutique.

Both properties were developed with design principles well received in its time. The gas station property has two curb cuts onto Monroe Avenue and two curb cuts on Elmwood Avenue with its building set back from the Monroe/Elmwood intersection and the gasoline pumps and canopy prominently displayed at the intersection. The day spa property features front yard parking and the building behind, set back from the road.

Modern design principals, as expressed in the Envision Brighton 2028 plan for the Monroe Avenue corridor, call for a shift from the older "suburban model" as represented by the existing developments at 1950 and 1966 Monroe Avenue to a more "village scale design", which is represented by this development proposal. Unfortunately, since Town Codes generally lag behind desired development trends, we are making this application for Incentive Zoning to address that gap.

Working initially with Town staff, and then with the Planning Board, the applicant started its plans for the redevelopment of these parcels in the summer of 2021. A concept plan designed to conform, as near as possible, with the existing Code and require a minimum of relief from the Zoning Board of Appeals was developed. While well received by the Planning Board at their meeting in July of 2021, members expressed their preference to see the "suburban village design" for the 12 Corners (featuring the convenience store building on the corner and gasoline fueling islands behind); it was apparent that relief from the Zoning Board under the existing Code was not a sustainable option. (It should be noted that it is very unusual for a convenience store/gas station operator to even consider gasoline pumps in the back, but to their credit, this developer was willing to do so).

Accordingly, we progressed through full site plan design (engineering and architectural) and filed a preliminary site plan application, which was heard in the fall of last year. We were at the threshold of approval, but there was still a desire to see the building on the corner. The developer was approached to see if they would consider making an Incentive Zoning application to overcome the Code hurdles and the developer agreed with the understanding that the amenity being offered was a forward-thinking design consistent with current design standards and the Envision Brighton 2028 guidelines.

Through the early part of this year, the applicant worked with Town staff and later the Town Board Public Works Committee (with input from the Town's Architectural Review Board) to refine a plan that met the goals of setting a tone for new development on the Monroe Avenue corridor (especially in the Twelve Corners area). Features of this design include:

1. Creating a sense of space on the corner with a modern hardscape design and the building immediate adjacent with parking in the back to accentuate the corner as a welcoming spot with direct pedestrian accessibility creating no vehicular conflicts at this critical corner.
2. Modern building design elements with substantial fenestration and a mix of building materials with substantial brick,.
3. Gabled roofs on both the main building and the gas canopy.
4. EV charging stations.
5. Bicycle racks.
6. Reduction of curb cuts from three on Monroe Avenue (two for the gas station, one for the day spa) and two on Elmwood Avenue to one curb cut each on Monroe and Elmwood to provide access management and minimize pedestrian conflicts.

Graphics submitted with this letter are:

1. A single-sheet site plan overlay depicting the overall site and project statistics.
2. A 14-page design package depicting the architectural elements, context, and views for various vantage points.
3. Sign graphics.

THE 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:

This is a unique Incentive Zoning application to the extent that this development is seeking to address the design elements expressed in the various Town planning documents, which are not yet incorporated into Town Code. Unlike other Incentive Zoning applications where the developer's desire is solely to obtain use incentives, increase density and/or obtain relief from other bulk requirements for traditional development, this application looks to set the tone for development along Monroe Avenue and could have the ancillary benefit of creating a template for future Code amendments relating to the Monroe Avenue corridor. An additional amenity is the construction of 2 EV stations in the southwest corner of the site.

2) The cash value of the proposed amenity.

This amenity comes at a substantial cost to the developer. The unique site development design, the development of a "two entrance" model for the building, reconfiguration of the prototypical interior elements, hardscape improvements and the EV stations will necessarily increase the site development budget in amount not formally calculated at this time (the applicant has not put this out to bid at this early stage, but based on their extensive experience in C-store/gasoline fueling locations, estimates the increased cost of construction over a traditional C-store/gasoline fueling facility to be \$ 280,000.00 .

The value of this amenity is not truly monetary, but is consistent with the amenities for which incentives may be granted pursuant to Code § 209-3 (A), in particular:

- (A)(5)- Utilities – Provision of the first EV charging stations in the 12 Corners.
- (A)(9)- Other facilities or benefits to the residents of the community- Introduction of "suburban village design", with buildings along street frontage and parking/gasoline fueling behind the building. Addition of a hardscape area at the 12 Corners featuring outdoor seating and a bike rack.

3) **A narrative, which:**

- Describes the benefit to be provided to the community by the proposed amenity.** The amenity addresses the Town's stated desire to "bring the buildings to the street" and also to enhance the profile of the Twelve Corners by taking a functional, but visually unappealing corner and bringing modern design and qualities to the 12 Corners. Outdoor seating and bike rack in the hardscape element create a sense of community space at this walkable and bikeable intersection.
- Gives preliminary indication that there is adequate...(infrastructure)...to handle the additional demands of the incentive...** An engineering narrative is being submitted with this application package to address that the Town's and private infrastructure is more than sufficient to address not only the proposed amenities, but also, the project itself.
- Explains how the amenity helps implement...(the Town's plans)...** The Town has conducted numerous studies of the Monroe Avenue corridor over the years. This site proposal (and the amenities sought) addresses the elements of the 1997 Monroe Avenue Comprehensive Plan, 1999 Monroe Avenue Design Plan, the 2011 Monroe Avenue Corridor Community Vision Plan, the 2012 BikeWalk Brighton Plan and the Envision Brighton 2028 Plan.

4) **The proposed incentives.**

In order to accomplish the goals of this design, a number of incentives are required:

- A use incentive to allow a convenience store with gas, as a result of the placement of the gasoline pumps at the rear (south) of the site, as opposed to its legal pre-existing non-conforming location at the north, at the intersection of Monroe and Elmwood. (Code § 203-74)
- An area incentive to allow the building minimum front setback along Monroe Avenue to be .5 feet in lieu of the 30 feet required. (Code § 205-7).
- An area incentive to allow the building minimum side setback along Elmwood Avenue to be .5 feet in lieu of the 10 feet required. (Code § 205-7).
- An area incentive to allow the gas canopy to be set back 27.6 feet along Monroe Avenue in lieu of the 30 feet required. (Code § 205-7). Please note that the existing gas canopy is 4.4 feet from Monroe Avenue.

- e) An area incentive to allow a pavement and hardscape setback of zero feet in lieu of the 10 feet required. (Code §205-18(B)). Please note that the existing pavement setback is 0 feet.
- f) An area incentive to allow a maximum impervious area of 85%, in lieu of the 65% maximum set forth by Code. (Code § 205-7). Please note the existing impervious area is 92.4%.
- g) An area incentive to allow 8 parking spaces in lieu of the 14 parking spaces required by Code (Code § 205-12). Please note that including spaces at the gas pumps and the EV charging stations, there are 16 parking spaces on site.
- h) An area incentive to allow our sign package as contained in the enclosed Quicklee's Design package (two on-building signs and two canopy signs) not meeting all content and graphic requirements, in lieu of the signs permitted by Code (Code §207-32).

The project is conforming with regard to minimum lot area, minimum lot width, building rear setback, building height, canopy setback to Elmwood Avenue, density and parking.

THE APPLICATION PACKAGE

The application package submitted with this request is as follows:

- a) The graphics referenced earlier in this letter (site plan and design package/sign graphics)
- b) A Short Environmental Assessment Form (SEAF).
- c) The engineering narrative referenced earlier in this letter.

The development team looks forward to presenting this request preliminarily to the Town Board Public Works Committee on November 1. If any Board member has any questions, please do not hesitate to contact me.

Very truly yours,

WOODS OVIATT GILMAN LLP

A handwritten signature in dark ink, appearing to read "Jerry A. Goldman", followed by two horizontal lines.

Jerry A. Goldman

Please direct responses to Rochester Office

Short Environmental Assessment Form

Part 1 - Project Information

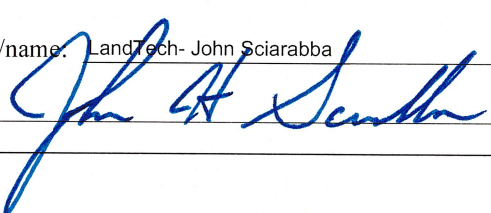
Instructions for Completing

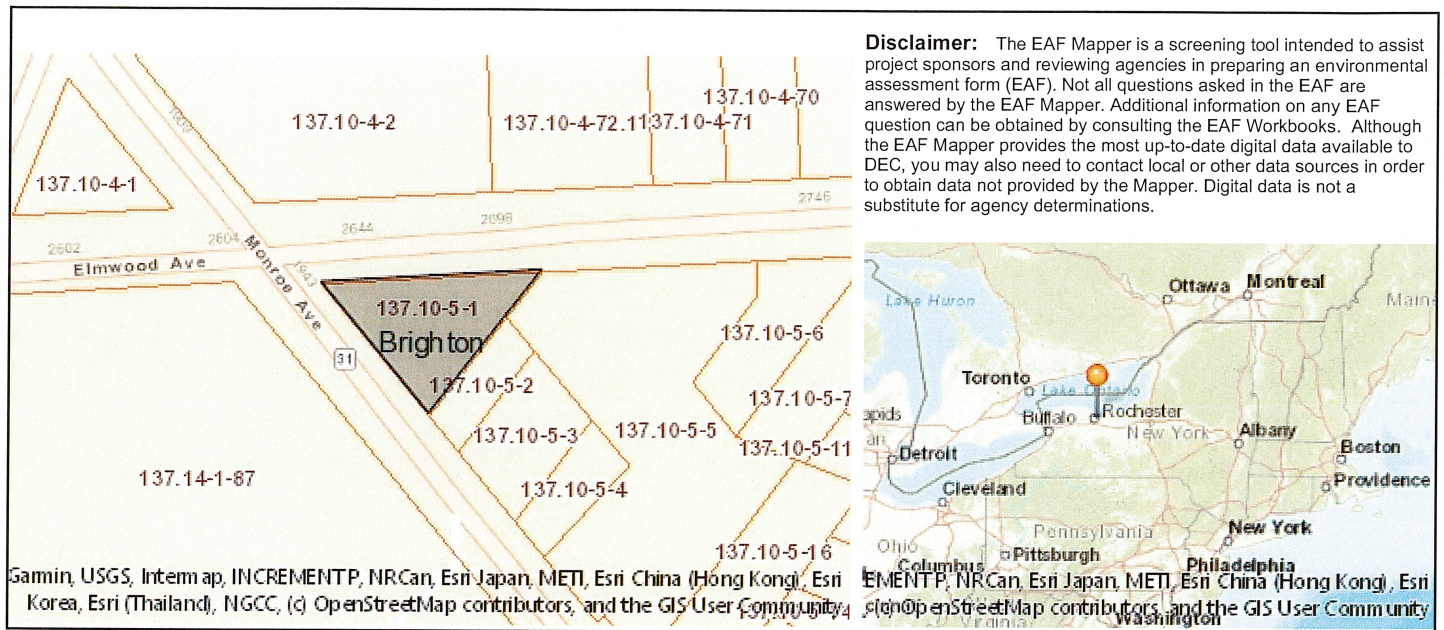
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Quicklee's Redevelopment - 12 corners Town of Brighton			
Project Location (describe, and attach a location map): 1950 & 1966 Monroe Avenue			
Brief Description of Proposed Action: This redevelopment application consists of two parcels 1950 & 1966 Monroe Avenue with a combined area of 0.47+/- acres to the right of way. These parcels are located at the south east corner of Monroe and Elmwood Avenues and are within the Neighborhood Commercial (BF-1) zoning district. This site and that is has historically operated commercially as a gas/service station and commercial business. Currently these properties have 5 curb cuts to the public right of way, are nearly 100% covered with impervious surfaces and are void of any quality landscaping. As the most predominant intersection within the Town of Brighton, this corner is prime for redevelopment. Our goal is to work with the Town Boards and town staff to create site development that meets the goals of our client and become an asset to the Town of Brighton.			
Name of Applicant or Sponsor: LandTech Surveying & Planning		Telephone: 585-442-9902 E-Mail: John@landtechny.com	
Address: 1105 Ridgeway Avenue			
City/PO: Rochester		State: NY	Zip Code: 14615
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Site Plan Approval and Subdivision approval from the Town of Brighton planning Board			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			0.5 acres 0.5 acres 0.5 acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: _____ The storm system will connect to the existing storm sewer within the right-of-way. _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>LandTech- John Sciarabba</u> Date: <u>10-24-22</u> Signature: <u></u> Title: <u>Project Engineer</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



Sign: 35.28 sq ft

Color:
Returns: Black
Trim Cap: Black
Acrylic: White
LED: White
Translucent vinyl applied

Type of sign/s	Cloud type channel
Date	10/27/2022
Customer Name	Quicklee's
Address	Monroe Ave. Brighton, NY
Sign Location	

This original, conceptual, and or shop drawing has been created by SKYLIGHT SIGNS INC.

It is submitted for use within the above stated organization ONLY and/or other parties necessary to make signage decisions.

This drawing is not to be shown, e-mailed or transmitted in anyway to anyone outside of your organization, nor is it to be used, reproduced or exhibited in any way, without expressed written consent.

This custom artwork is for representational purposes only. Colors will not exactly match the paint or materials to be used.

ALL ELECTRICAL SIGNS REQUIRE 120V ELECTRIC, UNLESS OTHERWISE STATED

skylight signs inc.
60 Industrial Park Circle
Rochester NY 14624
Phone 585 594-2500
Fax 585 594-2525

I have reviewed this drawing and accept it as shown. Any changes made to this drawing at any time will affect the contract price. Any and all changes to this drawing must be accompanied by written explanation and approved by both parties prior to production.

Customer Signature: _____

Date: _____

Landlord Signature: _____

Date: _____

Description

(1) Single face Internally illuminated face lit LED channel type cloud sign flush mounted to building fascia. Sign to be constructed of aluminum returns with plastic edge trim and 3/16" acrylic faces with translucent vinyl applied colors.

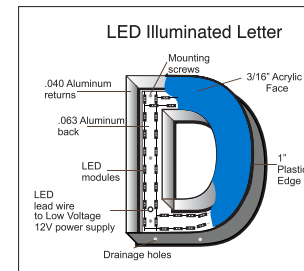
Translucent Vinyl Colors:

Blue: 3M 3630-337 Process Blue PMS 285 C

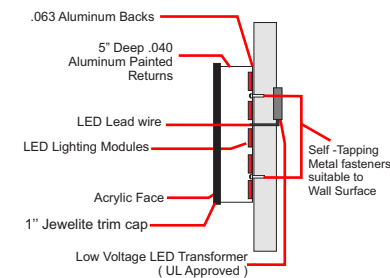
Red: 3M 3630-143 Poppy Red PMS 485 C

Green: 3M 3630-106 Brilliant Green PMS 368

Cool Gray 8 C & Black



LED Flush Mount



SOUTH EAST ELEVATION

FRONT



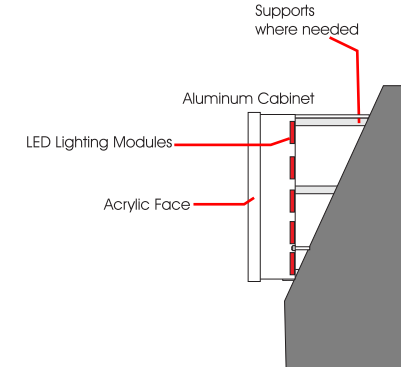
NORTH WEST ELEVATION



RENDERING VIEW



Sign: 25.33 sq ft each



Translucent Vinyl Colors:
 Blue: 3M 3630-337 Process Blue PMS 285 C
 Red: 3M 3630-143 Poppy Red PMS 485 C
 Green: 3M 3630-106 Brilliant Green PMS 368
 Cool Gray 8 C & Black

Type of sign/s	Canopy Cabinet
Date	10/28/2022
Customer Name	Quicklee's
Address	Monroe Ave. Brighton, NY
Sign Location	

This original, conceptual, and or shop drawing has been created by SKYLIGHT SIGNS INC.

It is submitted for use within the above stated organization ONLY and/or other parties necessary to make signage decisions.

This drawing is not to be shown, e-mailed or transmitted in anyway to anyone outside of your organization, nor is it to be used, reproduced or exhibited in any way, without expressed written consent.

This custom artwork is for representational purposes only. Colors will not exactly match the paint or materials to be used.

ALL ELECTRICAL SIGNS REQUIRE 120V ELECTRIC, UNLESS OTHERWISE STATED

skylight signs inc.
 60 Industrial Park Circle
 Rochester NY 14624
 Phone 585 594-2500
 Fax 585 594-2525

I have reviewed this drawing and accept it as shown. Any changes made to this drawing at any time will affect the contract price. Any and all changes to this drawing must be accompanied by written explanation and approved by both parties prior to production.

Customer Signature: _____

Date: _____

Landlord Signature: _____

Date: _____



QUICKLEE'S DESIGN PACKAGE

1950 & 1966 Monroe Ave

Brighton, NY

October 12th, 2022



RENDERING VIEW



RENDERING VIEW



RENDERING VIEW



RENDERING VIEW



RENDERING VIEW



RENDERING VIEW



RENDERING VIEW



RENDERING VIEW



RENDERING VIEW



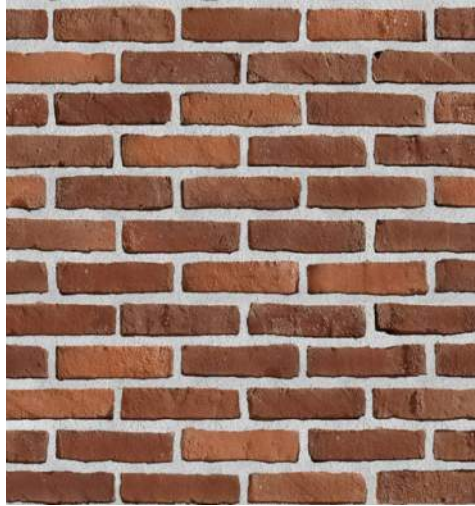
RENDERING VIEW



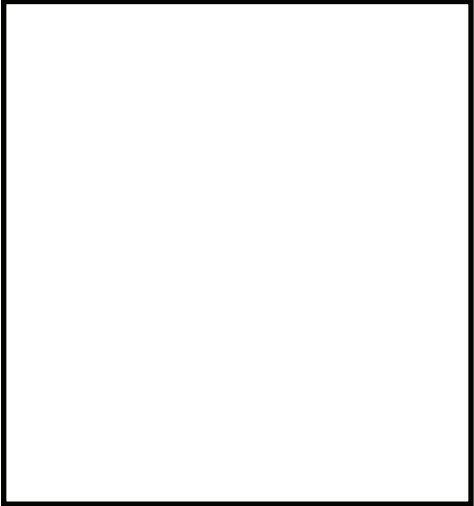
RENDERING VIEW



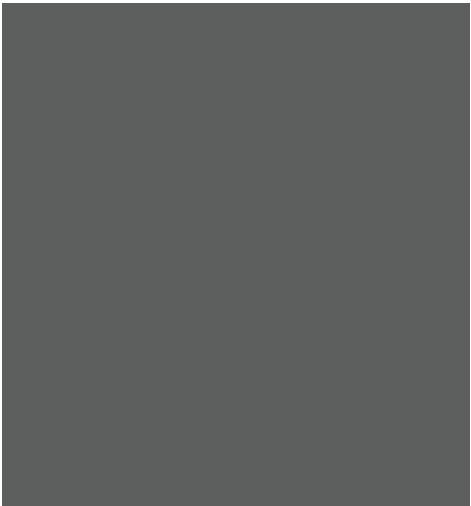
MATERIAL PALETTE



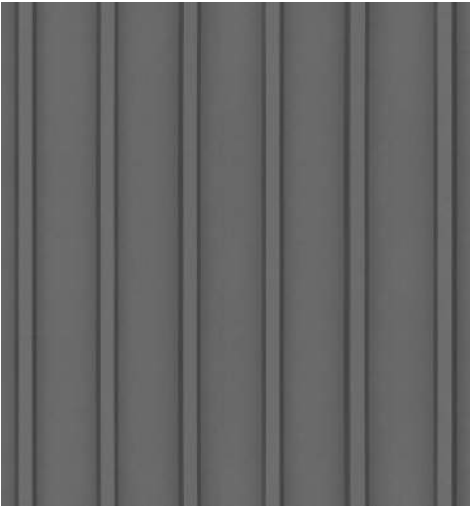
BRICK VENEER



PAINTED WHITE HARDIE BOARD TRIM



KYNAR GREY WINDOW FRAME



GREY STANDING SEAM METAL ROOFING



TAN PAINTED STUCCO



FRONT ELEVATION

EXTERIOR ELEVATIONS



SOUTH EAST ELEVATION



NORTH EAST ELEVATION

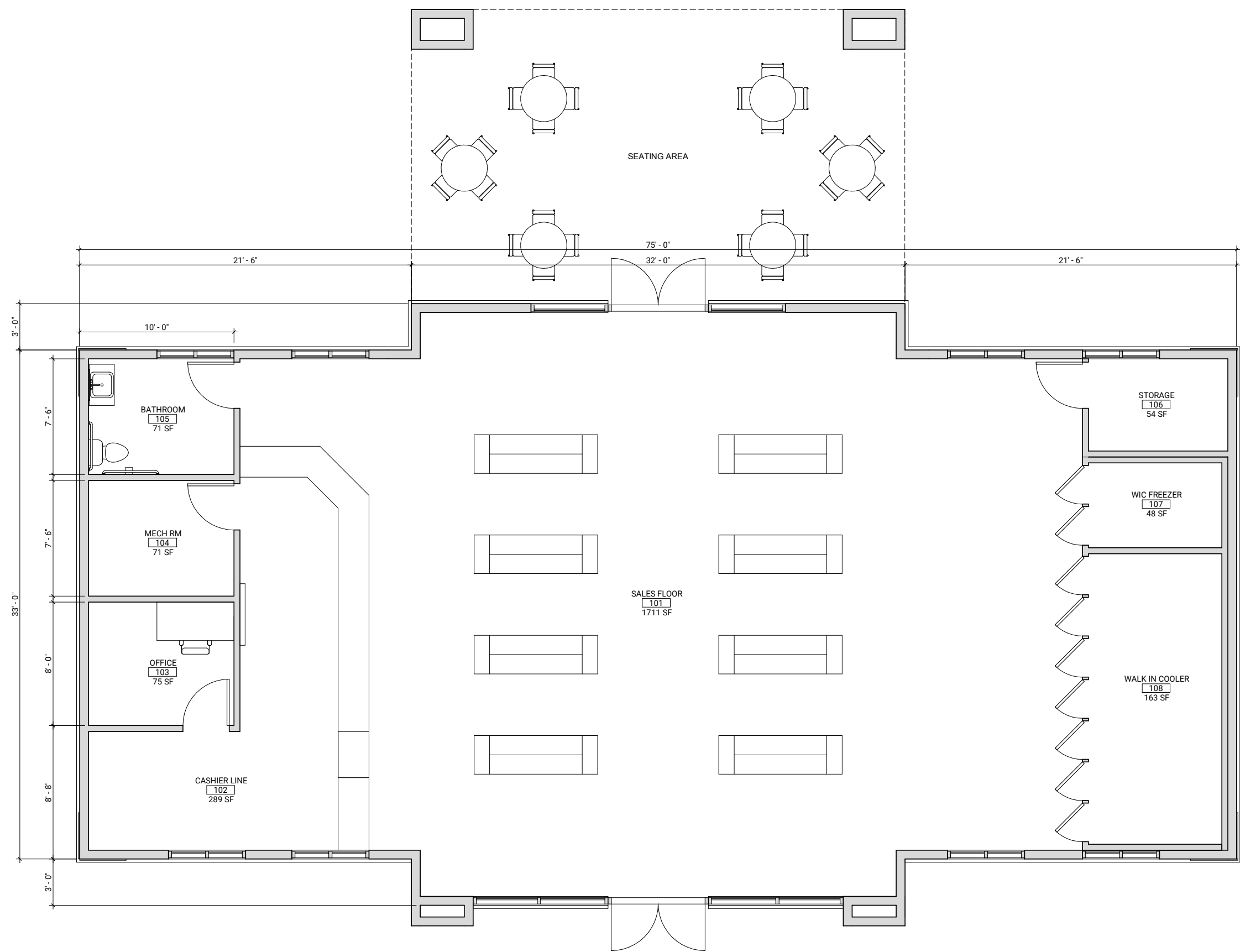


NORTH WEST ELEVATION



SOUTH WEST ELEVATION

FLOOR PLAN





LANDTECH
SURVEYING & PLANNING P.L.L.C.

1105 Ridgeway Avenue
Rochester, NY 14615
Tel: (585) 442-9902
Fax: (585) 225-4819
www.landtechny.com

QUICKLEE'S 12 CORNERS

Preliminary ENGINEERING REPORT Per Brighton Town Code § 209-5(A)(3)(b)

Submitted to:

**Town of Brighton
County of Monroe
State of New York**

October 28, 2022

**Prepared For:
PEMM. LLC
2697 Lakeville Road**

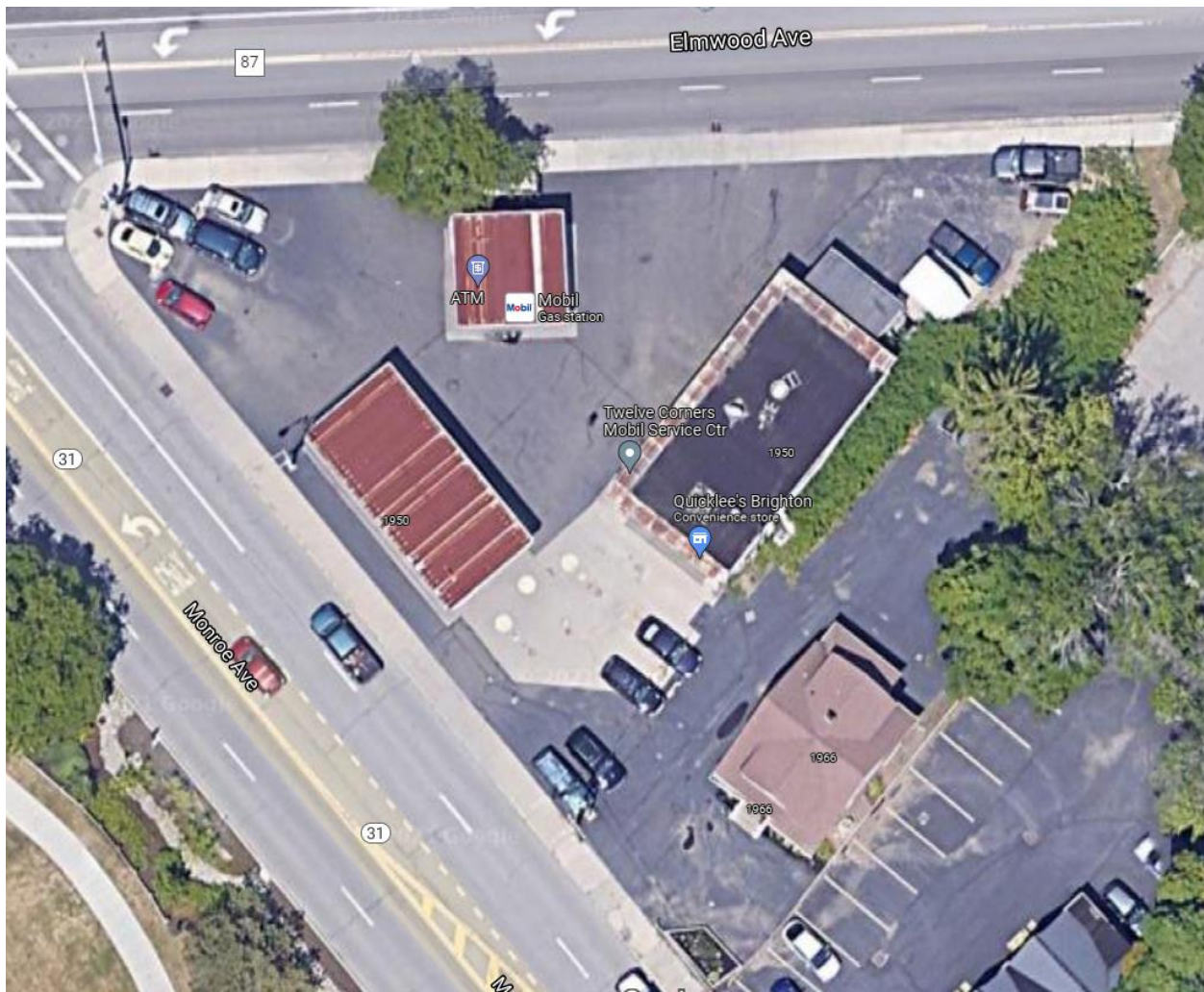
Avon, NY 14414

Introduction

The 0.47-acre project site is located at 1950 and 1966 Monroe Avenue in a Town of Brighton Neighborhood Commercial (BF-1) Zoning District. It is the southeast boundary of what is colloquially known as “12 Corners”, a prominent area in the town.



PROJECT AREA



PROJECT SITE

The two parcels currently contain a gas station, gas pumps with canopies, and a small house that operates as a hair salon. Impervious surfaces comprise 92.4%, or 19,084 ft², of the total area.

The owner wishes to raze the existing structures and construct a new Quicklee's Gas Station & Convenience Store.

Town Code § 209-5(A)(3)(B) requires as part on an application for Incentive Zoning, a narrative which:

Gives preliminary indication that there is adequate sewer, water, transportation, waste disposal and fire protection facilities in the zoning district in which the proposal is located to handle the additional demands the incentive and amenity, if it is an on-site amenity, may place on these facilities beyond the demand that would be placed on them as if the district were developed to its fullest potential.

This report addresses the Code standard.

Sewer

The subject site is served by public sewer with utilities available on the property line. The existing gas station/repair facility has been adequately serviced by the sanitary sewer system. As part of the analysis under a "conventional" plan for the proposed convenience store/gasoline fueling facility, sanitary sewer service was deemed sufficient for the proposed use. Any additional demand for the proposed use can be accommodated by the present system.

Water

The subject site is served by public water with utilities available on the property line. The existing gas station/repair facility has been adequately serviced by the public water, with no capacity or pressure issues. As part of the analysis under a "conventional" plan for the proposed convenience store/gasoline fueling facility, the public water system was deemed sufficient for the proposed use. Any additional demand for the proposed use can be accommodated by the present system.

Transportation

The project site is currently served by three curb cuts on Monroe Avenue and two curb cuts on Elmwood Avenue. The proposed redevelopment results in a single access for each right-of-way as far from the intersection as practical. The reduction in conflict points and the maximum spacing from the intersection are in keeping with Town, County, and State design goals. The result is improved safety for both pedestrians and vehicles in the area.

Despite the multiple curb cuts onto Monroe Avenue and Elmwood Avenue, the long established transportation system for the existing gas station/ repair facility works adequately. With the reduction on curb cuts, and their location further away from the Monroe/Elmwood intersection, the transportation system will be improved.

As a part of the analysis under a "conventional" plan, a traffic impact study (TIS) was prepared by SRF Associates, a local transportation engineering company and submitted to the Town, with the 1st update in December of 2021. The report concluded that the "projected traffic impacts resulting from full development of the proposed project during both peak hours can be accommodated by the existing traffic network with no highway improvements". If this proposal is deemed worthy of further consideration, this TIS will be updated, but there is no doubt that the same conclusion will be reached.

Waste Disposal

Waste disposal will be handled by private trash haulers under contract with the applicant. A dumpster is proposed at the southeast corner of the site with an enclosure to provide screening.

Any additional demand for waste disposal will be able to be accommodated by the private waste hauler.

Fire Prevention

Fire prevention is provided by the Brighton Fire Department. Department Station #2 is one block away at the intersection of Elmwood Avenue and Winton Road. The proposed site development results in a better access for emergency vehicles (better defined curb cuts and access). The convenience store and modern gasoline fueling present a far less fire risk than a repair facility. No additional demand for fire protection services are contemplated by this proposed use.

Additional engineering considerations

While not mandated by Code, substantial engineering analysis has already occurred with regard to this proposal and is presented here for informational purposes:

Drainage

The proposed development results in a 20+/-% reduction of site impervious surfaces. With existing drainage patterns maintained, such a reduction would typically not warrant any further stormwater management consideration, as the resulting runoff rate is undoubtedly less than that occurring under existing conditions. However, the site lies along the GIGP corridor, which has received significant treatment of green infrastructure practices. Moreover, the site lies within the Irondequoit Creek Watershed. Therefore, the Final Design must incorporate an Irondequoit Watershed Collaborative (IWC) Stormwater Pollution Prevention Plan (SWPPP) demonstrating site compliance. The Final Engineering Report will include the SWPPP.

Stormwater runoff will be directed to two infiltration basins to be constructed adjacent to the Elmwood entrance. The basins will be linked together by way of a 12" diameter, perforated polyethylene pipe. Each facility will be fitted with a field inlet (at each end of the 12" pipe) with the grate set 1 ft above the basin bottom. The cumulative storage of the basins (volume below the grates), exceeds the IWC Water Quality treatment volume (calculation in Appendix).

Earthwork

The proposed Site Plans result in excess cut, primarily from the infiltration basins. Spoils will be removed from the site in accordance with Town of Brighton regulations.

Conclusion

The amenities sought as part of the incentive zoning do not increase the demand on sewer, water, transportation, waste disposal and fire protection facilities in the zoning district. Neither the

"conventional" development plan or the Incentive Zoning plan creates any additional demand beyond the capacity of the current public systems..

LOCATION MAP

NOT TO SCALE

Washington Ave
Highland Ave
Simcoe Ave
Westgate St
Interlake St
Main Street
St. James St
St. George St
St. Patrick St
St. John St
St. Mary St
St. Michael St
St. Anthony St
St. Francis St
St. Elizabeth St
St. Joseph St
St. Peter St
St. Paul St
St. Andrew St
St. David St
St. Martin St
St. Nicholas St
St. Basil St
St. Constantine St
St. Helena St
St. Thecla St
St. Euphrosyne St
St. Agatha St
St. Barbara St
St. Catherine St
St. Dorothea St
St. Margareta St
St. Matrona St
St. Verónica St
St. Eudoxia St
St. Epaphroditos St
St. Perpetua St
St. Felicity St
St. Ursula St
St. Agathe St
St. Genevieve St
St. Marguerite St
St. Eulalie St
St. Anastasia St
St. Valeriana St
St. Eudocia St
St. Salustiana St
St. Julienne St
St. Basille St
St. Eulalie St
St. Agathe St
St. Genevieve St
St. Marguerite St
St. Eulalie St
St. Anastasia St
St. Valeriana St
St. Eudocia St
St. Salustiana St
St. Julienne St
St. Basille St

SITE

TOWN OF BRIGHTON



Underground Facilities Protective Organization
Utility Coordinating Committee.



SAVE BIG, CALL
BEFORE YOU DIG.

1-800-962-7962

LANDTECH
SURVEYING & PLANNING P.L.L.C.
1105 RIDGEWAY AVE - ROCHESTER, NY - 14615
PHONE (585) 442-9902 - INFO@LANDTECHNY.COM



SCALE: 1"=20'			
DATE: 9/11/22			
DRAWN BY: KMS			
CHECKED BY: JHS			
PROJECT NUMBER:			
20127			REVISIONS

**#1950 & #1966
MONROE AVE
TOWN LOT 22, TOWNSHIP 13, RANGE 7, OF THE PHELPS AND GORHAM
PURCHASE, TOWN OF BRIGHTON, COUNTY OF MONROE, STATE OF NEW
YORK**

CONCEPT PLAN

SHEET 1 OF 1



Mike Guyon <mike.guyon@townofbrighton.org>

Currewood Cir. No Parking sign

1 message

keith.a.jacoby <keith.a.jacoby@gmail.com>

Sun, Oct 23, 2022 at 1:58 PM

To: mike.guyon@townofbrighton.org

Hello Mike,

I'm sending you a note to make known my agreement with my neighbor, Michele Denber, that there is often a parking problem caused by our common neighbor in the corner home that has had ongoing construction for several years. Contracting trucks regularly inhibit or otherwise block our cul de sac from town vehicles, delivery, and garbage/recycling pickup, as well as easy ingress/egress to our driveways.

I am not in favor of a NO PARKING sign in our circle, however I am in favor of replacing the Speed Limit 25 sign near the entrance to Currewood Cir with a NO PARKING IN CIRCLE sign until such time as the construction ends. The speed limit sign makes no sense in our little circle, and it's dangerous/nearly impossible to reach even 15 mph in our very short, small radius bit of public road.

In summary, I am in general agreement with my neighbor that contractors need to cease parking for extended periods of time throughout the week. A sign near the entrance of the circle would discourage this extremely annoying and inconvenient behavior.

Thank you for your consideration.

Keith Jacoby
(585) 755-6623
[35 Currewood Cir.](#)
[14618](#)

Sent from my Galaxy

Run through Process



A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas TREE HAZARD EVALUATION FORM 2nd Edition

Site/Address: 85 Poplar Way
 Map/Location: _____
 Owner: public ☒ private _____ unknown _____ other _____
 Date: 8/31/22 Inspector: Kyle Sears
 Date of last inspection: _____

HAZARD RATING:				
4	+	4	+	4
Failure Potential		Size of part		Target Rating
<input checked="" type="checkbox"/>				
Immediate action needed				
Needs further inspection				
Dead tree <u>HAZARD</u>				

TREE CHARACTERISTICS

Tree #: 2 Species: Norway Maple (26")
 DBH: 81.6" # of trunks: 3 Height: 50' Spread: 36'
 Form: ☐ generally symmetric ☒ minor asymmetry ☐ major asymmetry ☐ stump sprout ☐ stag-headed
 Crown class: ☐ dominant ☐ co-dominant ☒ intermediate ☐ suppressed
 Live crown ratio: 70% Age class: ☐ young ☐ semi-mature ☒ mature ☐ over-mature/senescent
 Pruning history: ☐ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☐ flush cuts ☐ cabled/braced
☐ none ☐ multiple pruning events Approx. dates: _____
 Special Value: ☐ specimen ☐ heritage/historic ☐ wildlife ☐ unusual ☒ street tree ☐ screen ☐ shade ☐ indigenous ☐ protected by gov. agency

TREE HEALTH

Foliage color: ☒ normal ☐ chlorotic ☐ necrotic Epicormics? N/A
 Foliage density: ☐ normal ☒ sparse Leaf size: ☐ normal ☐ small
 Annual shoot growth: ☐ excellent ☐ average ☒ poor Twig Dieback? N/A
 Woundwood development: ☐ excellent ☐ average ☒ poor ☐ none
 Vigor class: ☐ excellent ☐ average ☐ fair ☒ poor
 Major pests/diseases: Infested w/ Borer & Insects

SITE CONDITIONS

Site Character: ☒ residence ☐ commercial ☐ industrial ☐ park ☐ open space ☐ natural ☐ woodland/forest
 Landscape type: ☐ parkway ☐ raised bed ☐ container ☐ mound ☒ lawn ☐ shrub border ☐ wind break
 Irrigation: ☐ none ☒ adequate ☐ inadequate ☐ excessive ☐ trunk wetted
 Recent site disturbance? N/A ☐ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing
 % dripline paved: ☐ 0% ☒ 10-25% ☐ 25-50% ☐ 50-75% ☐ 75-100% Pavement lifted? N/A
 % dripline w/ fill soil: ☐ 0% ☐ 10-25% ☐ 25-50% ☐ 50-75% ☒ 75-100%
 % dripline grade lowered: ☐ 0% ☐ 10-25% ☐ 25-50% ☐ 50-75% ☐ 75-100%
 Soil problems: ☐ drainage ☐ shallow ☐ compacted ☐ droughty ☐ saline ☐ alkaline ☐ acidic ☐ small volume ☐ disease center ☐ history of fall
☐ clay ☐ expansive ☐ slope _____° aspect: _____
 Obstructions: ☐ lights ☐ signage ☐ line-of-sight ☐ view ☐ overhead lines ☐ underground utilities ☐ traffic ☐ adjacent veg. ☐ _____
 Exposure to wind: ☐ single tree ☐ below canopy ☐ above canopy ☐ recently exposed ☐ windward, canopy edge ☐ area prone to windthrow
 Prevailing wind direction: Westerly Occurrence of snow/ice storms ☐ never ☐ seldom ☒ regularly

TARGET

Use Under Tree: ☐ building ☒ parking ☒ traffic ☒ pedestrian ☐ recreation ☐ landscape ☐ hardscape ☐ small features ☐ utility lines
 Can target be moved? N/A NO Can use be restricted? N/A NO
 Occupancy: ☐ occasional use ☐ intermittent use ☐ frequent use ☒ constant use

TREE DEFECTS

ROOT DEFECTS:

Suspect root rot: N/A Mushroom/conk/bracket present: N/A ID: _____

Exposed roots: ☐ severe ☐ moderate ☒ low Undersided: ☐ severe ☐ moderate ☐ low

Root pruned: _____ distance from trunk Root area affected: _____% Buttress wounded: N/A When: _____

Restricted root area: ☐ severe ☐ moderate ☒ low Potential for root failure: ☐ severe ☐ moderate ☐ low

LEAN: 45° deg. from vertical ☐ natural ☐ unnatural ☐ self-corrected Soil heaving: N/A

Decay in plane of lean: N/A Roots broken N/A Soil cracking: N/A

Compounding factors: Girdling Tree Roots Lean severity: ☐ severe ☐ moderate ☐ low

CROWN DEFECTS: Indicate presence of individual defects and rate their severity (s = severe, m = moderate, l = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper		S	S	S
Bow, sweep				
Codominants/forks				
Multiple attachments				
Included bark				
Excessive end weight	S		S	S
Cracks/splits				
Hangers				
Girdling	m			
Wounds/seam				
Decay	S	S	S	
Cavity	S	S	S	
Conks/mushrooms/bracket				
Bleeding/sap flow				
Lobes/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs		S	S	
Borers/termites/ants				
Cankers/galls/burls				
Previous failure			S	

HAZARD RATING

Tree part most likely to fail: Main head / Trunk

Inspection period: _____ annual _____ biannual _____ other _____

Failure Potential + Size of Part + Target Rating = Hazard Rating

4 + 4 + 4 = 12

Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe

Size of part: 1 - <6" (15 cm); 2 - 6-18" (15-45 cm);

3 - 18-30" (45-75 cm); 4 - >30" (75 cm)

Target rating: 1 - occasional use; 2 - intermittent use;

3 - frequent use; 4 - constant use

HAZARD ABATEMENT

Prune: ☐ remove defective part ☐ reduce end weight ☐ crown clean ☐ thin ☐ raise canopy ☐ crown reduce ☐ restructure ☐ shape

Cable/Brace: _____ Inspect further: ☐ root crown ☐ decay ☐ aerial ☐ monitor

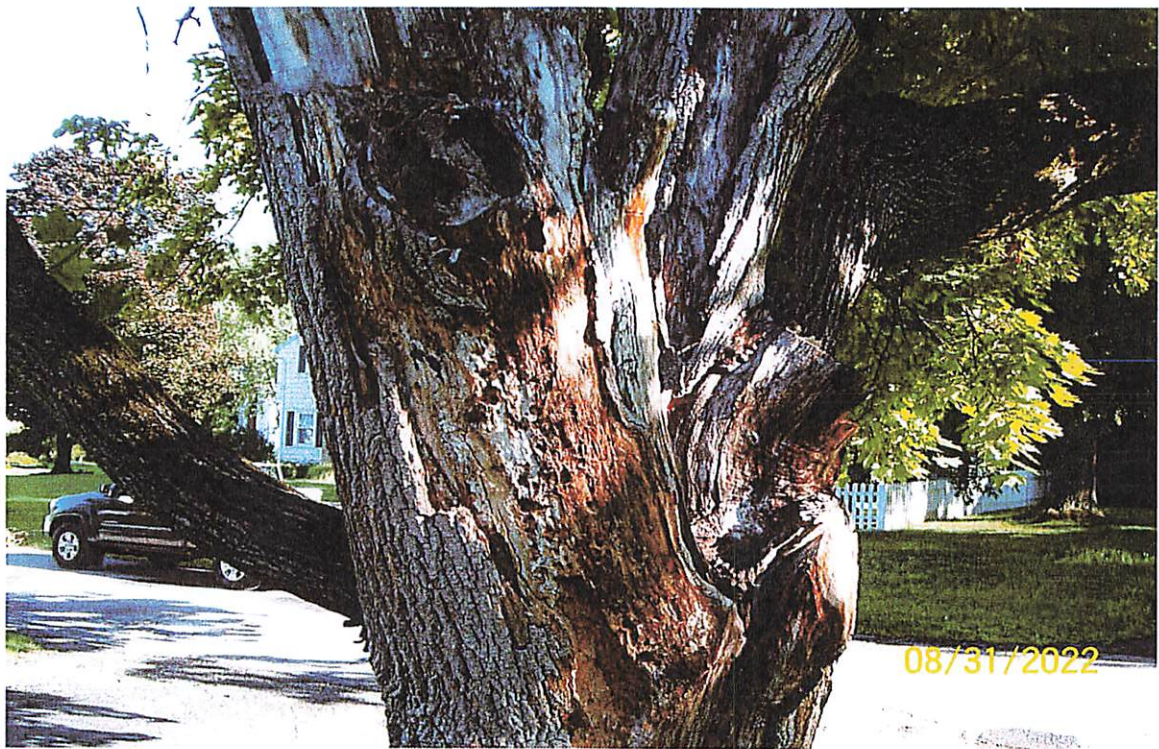
Remove tree: N/A Yes Replace? N/A Yes Move target: N/A Other: _____

Effect on adjacent trees: ☐ none ☐ evaluate

Notification: ☐ owner ☐ manager ☐ governing agency Date: _____

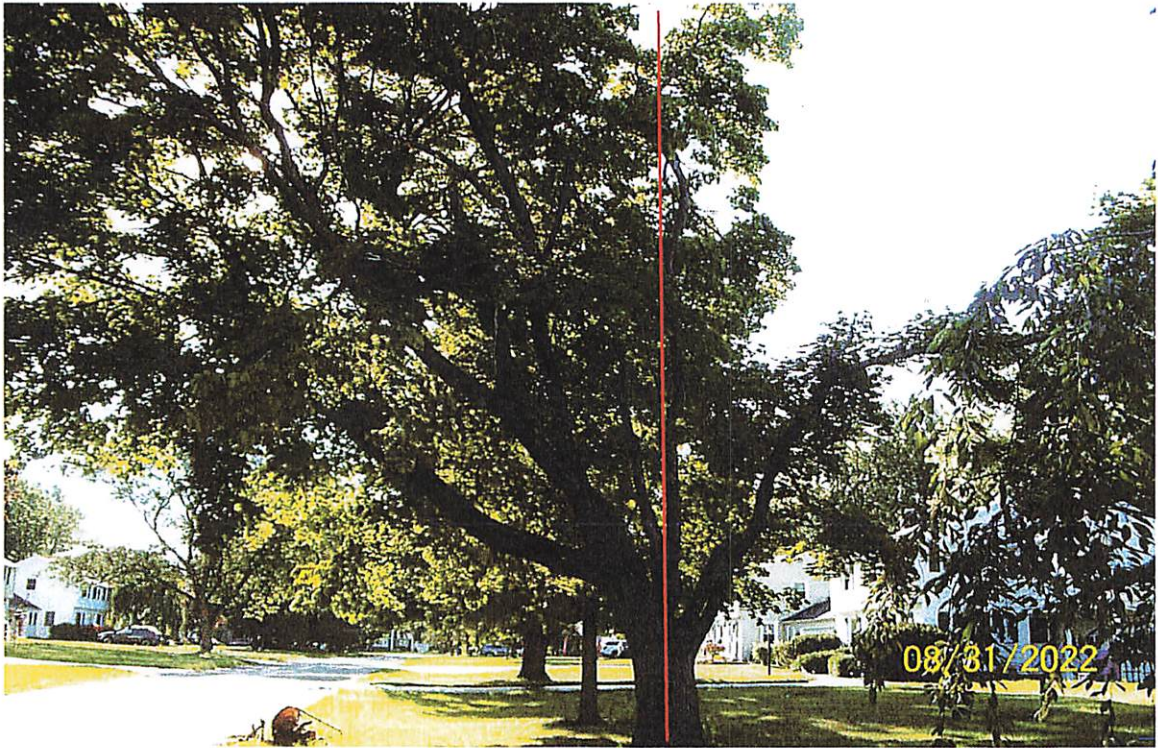
COMMENTS

Immediate Hazard, Needs to be Removed. Severe, Deadwood, Decay and insect Damage. Recent Failure to Lean in August of 2022.



SEVERE DECAY, ROT, DEADWOOD AND INSECT DAMAGE TO ENTIRE TRUNK AND INTO MAIN LEADS.





SEVERELY UNBALANCED LOAD ON REMAINING TREE TRUNK (POTENTIAL HAZARD)





GIRDLING TREE ROOTS

8/22 RECENT DAMAGE / HAZARD





A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas

TREE HAZARD EVALUATION FORM 2nd Edition

Site/Address: 151 Hampshire Drive
 Map/Location: _____
 Owner: public ☒ private _____ unknown _____ other _____
 Date: 9/7/22 Inspector: Kyle Sears
 Date of last inspection: _____

HAZARD RATING:				
<u>4</u>	+	<u>3</u>	+	<u>4</u>
Failure Potential		Size of part		Target Rating
<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Immediate action needed				
<input checked="" type="checkbox"/> Needs further inspection				
<input checked="" type="checkbox"/> Dead tree				

TREE CHARACTERISTICS

Tree #: 2 Species: Norway Maple (18" d.b.h.)
 DBH: 56.5" # of trunks: 1 Height: 50' Spread: 24'
 Form: ☐ generally symmetric ☒ minor asymmetry ☐ major asymmetry ☐ stump sprout ☐ stag-headed
 Crown class: ☐ dominant ☐ co-dominant ☐ intermediate ☒ suppressed
 Live crown ratio: 5 % Age class: ☐ young ☐ semi-mature ☒ mature ☐ over-mature/senescent
 Pruning history: ☐ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☒ flush cuts ☐ cabled/braced
☐ none ☐ multiple pruning events Approx. dates: N/A
 Special Value: ☐ specimen ☐ heritage/historic ☐ wildlife ☐ unusual ☒ street tree ☐ screen ☐ shade ☐ indigenous ☐ protected by gov. agency

TREE HEALTH

Foliage color: ☐ normal ☐ chlorotic ☒ necrotic Epicormics? N/A
 Foliage density: ☐ normal ☒ sparse Leaf size: ☐ normal ☒ small
 Annual shoot growth: ☐ excellent ☐ average ☒ poor Twig Dieback? N/A
 Woundwood development: ☐ excellent ☐ average ☒ poor ☐ none
 Vigor class: ☐ excellent ☐ average ☐ fair ☒ poor
 Major pests/diseases: DEAD

SITE CONDITIONS

Site Character: ☒ residence ☐ commercial ☐ industrial ☐ park ☐ open space ☐ natural ☐ woodland/forest
 Landscape type: ☐ parkway ☐ raised bed ☐ container ☐ mound ☒ lawn ☐ shrub border ☐ wind break
 Irrigation: ☐ none ☒ adequate ☐ inadequate ☐ excessive ☐ trunk wetted
 Recent site disturbance? N/A ☐ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing
 % dripline paved: ☐ 0% ☒ 10-25% ☐ 25-50% ☐ 50-75% ☐ 75-100% Pavement lifted? N/A
 % dripline w/ fill soil: ☐ 0% ☐ 10-25% ☐ 25-50% ☒ 50-75% ☐ 75-100%
 % dripline grade lowered: ☐ 0% ☐ 10-25% ☐ 25-50% ☐ 50-75% ☐ 75-100%
 Soil problems: ☐ drainage ☐ shallow ☐ compacted ☐ droughty ☐ saline ☐ alkaline ☐ acidic ☐ small volume ☐ disease center ☐ history of fail
☐ clay ☐ expansive ☐ slope _____° aspect: _____
 Obstructions: ☐ lights ☐ signage ☐ line-of-sight ☐ view ☐ overhead lines ☐ underground utilities ☐ traffic ☐ adjacent veg. ☐ _____
 Exposure to wind: ☒ single tree ☐ below canopy ☐ above canopy ☐ recently exposed ☐ windward, canopy edge ☐ area prone to windthrow
 Prevailing wind direction: Westerly Occurrence of snow/ice storms ☐ never ☐ seldom ☐ regularly

TARGET

Use Under Tree: ☐ building ☒ parking ☒ traffic ☒ pedestrian ☐ recreation ☐ landscape ☐ hardscape ☐ small features ☐ utility lines
 Can target be moved? N/A NO Can use be restricted? N/A NO
 Occupancy: ☐ occasional use ☐ intermittent use ☐ frequent use ☒ constant use

TREE DEFECTS

ROOT DEFECTS:

Suspect root rot: N/A Mushroom/conk/bracket present: N/A ID: _____

Exposed roots: ☐ severe ☐ moderate ☐ low Undersided: ☐ severe ☐ moderate ☐ low

Root pruned: _____ distance from trunk Root area affected: _____% Buttress wounded: N/A When: _____

Restricted root area: ☐ severe ☐ moderate ☐ low Potential for root failure: ☐ severe ☐ moderate ☐ low

LEAN: _____ deg. from vertical ☐ natural ☐ unnatural ☐ self-corrected Soil heaving: N/A

Decay in plane of lean: N/A Roots broken N/A Soil cracking: N/A

Compounding factors: _____ Lean severity: ☐ severe ☐ moderate ☐ low

CROWN DEFECTS: Indicate presence of individual defects and rate their severity (s = severe, m = moderate, l = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Codominants/forks				
Multiple attachments			D	D
Included bark				
Excessive end weight			E	E
Cracks/splits				
Hangers				
Girdling				
Wounds/seam			A	A
Decay		m		
Cavity		m		
Conks/mushrooms/bracket				
Bleeding/sap flow			D	D
Loose/cracked bark				
Nesting hole/bee hive		m		
Deadwood/stubs				
Borers/termites/ants				
Cankers/galls/burls	m			
Previous failure				

HAZARD RATING

Tree part most likely to fail: LEADS

Inspection period: _____ annual _____ biannual _____ other _____

Failure Potential + Size of Part + Target Rating = Hazard Rating

4 + 3 + 4 = 11

Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe

Size of part: 1 - <6" (15 cm); 2 - 6-18" (15-45 cm);

3 - 18-30" (45-75 cm); 4 - >30" (75 cm)

Target rating: 1 - occasional use; 2 intermittent use;

3 - frequent use; 4 - constant use

HAZARD ABATEMENT

Prune: ☐ remove defective part ☐ reduce end weight ☐ crown clean ☐ thin ☐ raise canopy ☐ crown reduce ☐ restructure ☐ shape

Cable/Brace: _____ Inspect further: ☐ root crown ☐ decay ☐ aerial ☐ monitor

Remove tree: N/A Replace? N/A Move target: N/A Other: _____

Effect on adjacent trees: ☒ none ☐ evaluate

Notification: ☐ owner ☐ manager ☐ governing agency Date: _____

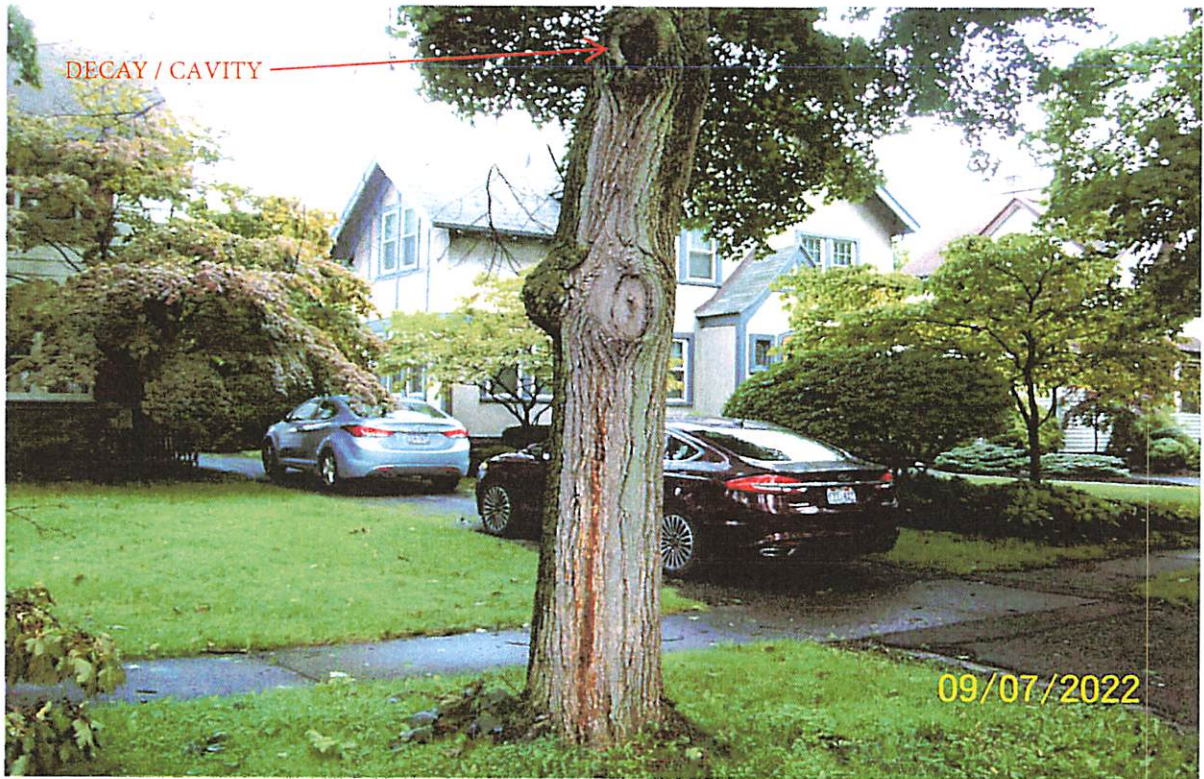
COMMENTS

Tree needs to be Removed (DEAD), Neighboring trees are dominating sunlight and canopy growth. Trees in area are not properly spaced for species of trees. (mainly Silver Maples & Norway Maples)



ADJACENT TREES DOMINATING SUNLIGHT AND GROWTH FOR CANOPY







DEAD LIMBS / BRANCHES & FOLIAGE (ENTIRE TREE)



A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas

TREE HAZARD EVALUATION FORM 2nd Edition

Site/Address: 2881 Elmwood Ave. (along Hampshire Dr.)

Map/Location: _____

Owner: public ☒ private ☐ unknown ☐ other ☐

Date: 9/13/22 Inspector: Kyle Sears

Date of last inspection: _____

HAZARD RATING:				
<u>3</u>	+	<u>4</u>	+	<u>4</u>
Failure		Size		Target
Potential		of part		Rating
				= <u>11</u>
				Hazard Rating
<input checked="" type="checkbox"/> Immediate action needed				
<input type="checkbox"/> Needs further inspection				
<input type="checkbox"/> Dead tree				

TREE CHARACTERISTICS

Tree #: 2 Species: Norway Maple (Ave. 22" diam)

DBH: 276" # of trunks: 4 Height: 70' Spread: 50'

Form: ☐ generally symmetric ☒ minor asymmetry ☐ major asymmetry ☐ stump sprout ☐ stag-headed

Crown class: ☒ dominant ☐ co-dominant ☐ intermediate ☐ suppressed

Live crown ratio: 100 % Age class: ☐ young ☐ semi-mature ☐ mature ☒ over-mature/senescent

Pruning history: ☐ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☐ flush cuts ☐ cabled/braced
☐ none ☐ multiple pruning events Approx. dates: _____

Special Value: ☐ specimen ☐ heritage/historic ☐ wildlife ☐ unusual ☒ street tree ☐ screen ☐ shade ☐ indigenous ☐ protected by gov. agency

TREE HEALTH

Foliage color: ☒ normal ☐ chlorotic ☐ necrotic Epicormics? N/A

Foliage density: ☒ normal ☐ sparse Leaf size: ☐ normal ☐ small

Annual shoot growth: ☐ excellent ☒ average ☐ poor Twig Dieback? N/A

Woundwood development: ☐ excellent ☐ average ☒ poor ☐ none

Vigor class: ☐ excellent ☐ average ☒ fair ☐ poor

Major pests/diseases: Northwestern (22") Infested w/ Insects & Powdery Mildew on Leaves

Growth obstructions:

☐ stakes ☐ wire/ties ☐ signs ☐ cables

☒ curb/pavement ☐ guards

☐ other SIDEWALKS

SITE CONDITIONS

Site Character: ☒ residence ☐ commercial ☐ industrial ☐ park ☐ open space ☐ natural ☐ woodland/forest

Landscape type: ☐ parkway ☐ raised bed ☐ container ☐ mound ☒ lawn ☐ shrub border ☐ wind break

Irrigation: ☐ none ☒ adequate ☐ inadequate ☐ excessive ☐ trunk wetted

Recent site disturbance? N/A ☐ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing

% dripline paved: ☐ 0% ☐ 10-25% ☐ 25-50% ☒ 50-75% ☐ 75-100% Pavement lifted? N/A

% dripline w/ fill soil: ☐ 0% ☐ 10-25% ☐ 25-50% ☒ 50-75% ☐ 75-100%

% dripline grade lowered: ☐ 0% ☐ 10-25% ☐ 25-50% ☐ 50-75% ☐ 75-100%

Soil problems: ☐ drainage ☐ shallow ☐ compacted ☐ droughty ☐ saline ☐ alkaline ☐ acidic ☒ small volume ☐ disease center ☐ history of fail
☐ clay ☐ expansive ☐ slope _____° aspect: _____

Obstructions: ☐ lights ☐ signage ☐ line-of-sight ☐ view ☐ overhead lines ☐ underground utilities ☐ traffic ☐ adjacent veg. ☐ _____

Exposure to wind: ☒ single tree ☐ below canopy ☐ above canopy ☐ recently exposed ☐ windward, canopy edge ☐ area prone to windthrow

Prevailing wind direction: Westerly Occurrence of snow/ice storms ☐ never ☐ seldom ☐ regularly

TARGET

Use Under Tree: ☒ building ☒ parking ☒ traffic ☒ pedestrian ☐ recreation ☒ landscape ☐ hardscape ☐ small features ☐ utility lines

Can target be moved? N/A NO Can use be restricted? N/A NO

Occupancy: ☐ occasional use ☐ intermittent use ☐ frequent use ☒ constant use

TREE DEFECTS

ROOT DEFECTS:

Suspect root rot: N/A Mushroom/conk/bracket present: N/A ID: _____
 Exposed roots: ☒ severe ☐ moderate ☐ low Undermined: ☐ severe ☐ moderate ☐ low
 Root pruned: _____ distance from trunk Root area affected: _____% Buttress wounded: N/A When: _____
 Restricted root area: ☒ severe ☐ moderate ☐ low Potential for root failure: ☐ severe ☐ moderate ☐ low
 LEAN: 45° deg. from vertical ☒ natural ☐ unnatural ☐ self-corrected Soil heaving: N/A
 Decay in plane of lean: N/A Roots broken: N/A Soil cracking: N/A
 Compounding factors: Severe Frost Cracking & Decay in N'ly TRUNK Lean severity: ☒ severe ☐ moderate ☐ low

CROWN DEFECTS: Indicate presence of individual defects and rate their severity (s = severe, m = moderate, l = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper		m		
Bow, sweep				
Codominants/forks				
Multiple attachments				
Included bark		s		
Excessive end weight		s		
Cracks/splits				
Hangers				
Girdling	m			
Wounds/seam		s		
Decay		s		
Cavity		s		
Conks/mushrooms/bracket				
Bleeding/sap flow		s		
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				
Borers/termites/ants	m	s		
Cankers/galls/burls				
Previous failure		s		

HAZARD RATING

Tree part most likely to fail: TRUNK (Northerly)

Inspection period: _____ annual _____ biannual _____ other _____

Failure Potential + Size of Part + Target Rating = Hazard Rating

3 + 4 + 4 = 11

Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe

Size of part: 1 - <6" (15 cm); 2 - 6-18" (15-45 cm);

3 - 18-30" (45-75 cm); 4 - >30" (75 cm)

Target rating: 1 - occasional use; 2 - intermittent use;

3 - frequent use; 4 - constant use

HAZARD ABATEMENT

Prune: ☐ remove defective part ☐ reduce end weight ☐ crown clean ☐ thin ☐ raise canopy ☐ crown reduce ☐ restructure ☐ shape

Cable/Brace: _____ Inspect further: ☐ root crown ☐ decay ☐ aerial ☐ monitor

Remove tree: N/A Replace? N/A Move target: N/A Other: Remove N'ly Tree TRUNK

Effect on adjacent trees: ☐ none ☐ evaluate

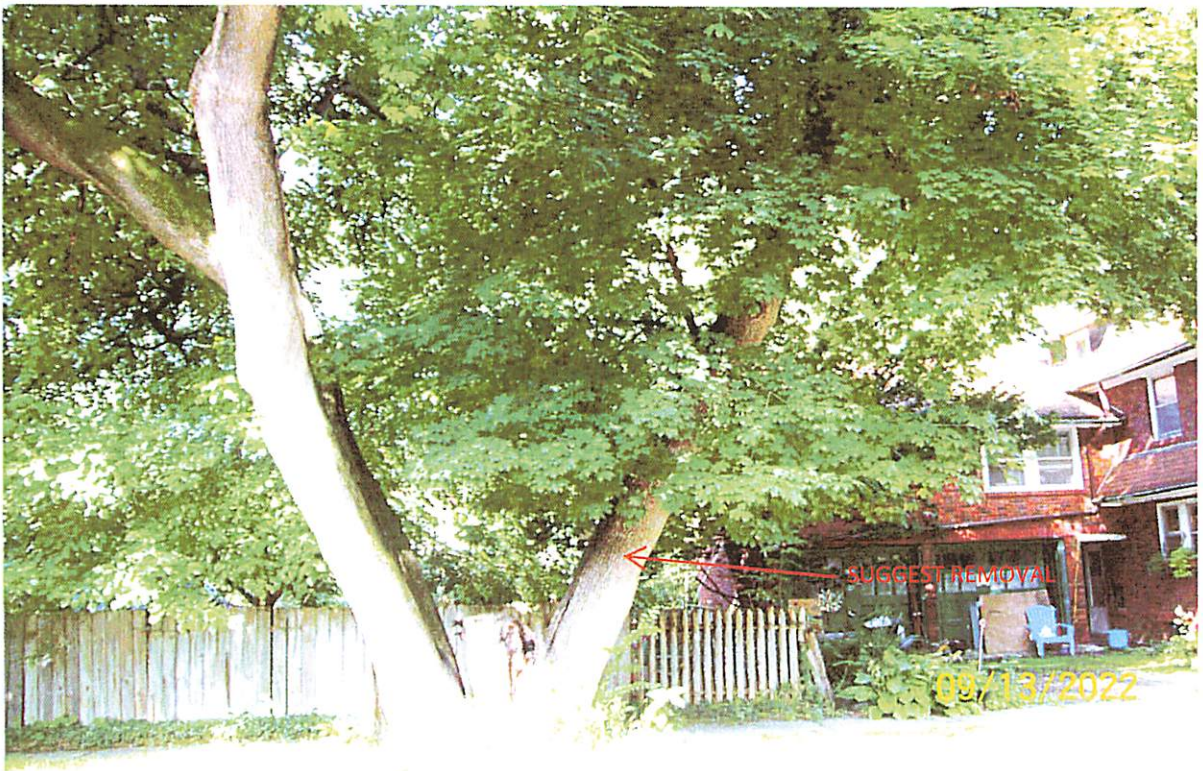
Notification: ☒ owner ☐ manager ☐ governing agency Date: _____

COMMENTS

Suggest Removing Northerly Tree TRUNK, Severe Frost Cracking with Decay & Rot. Northerly TRUNK is primarily attached to Dead & decaying Tree stump (previously removed, with severe Decay & Insect infested). EXCESSIVE End weight due to lean of Northerly TRUNK.



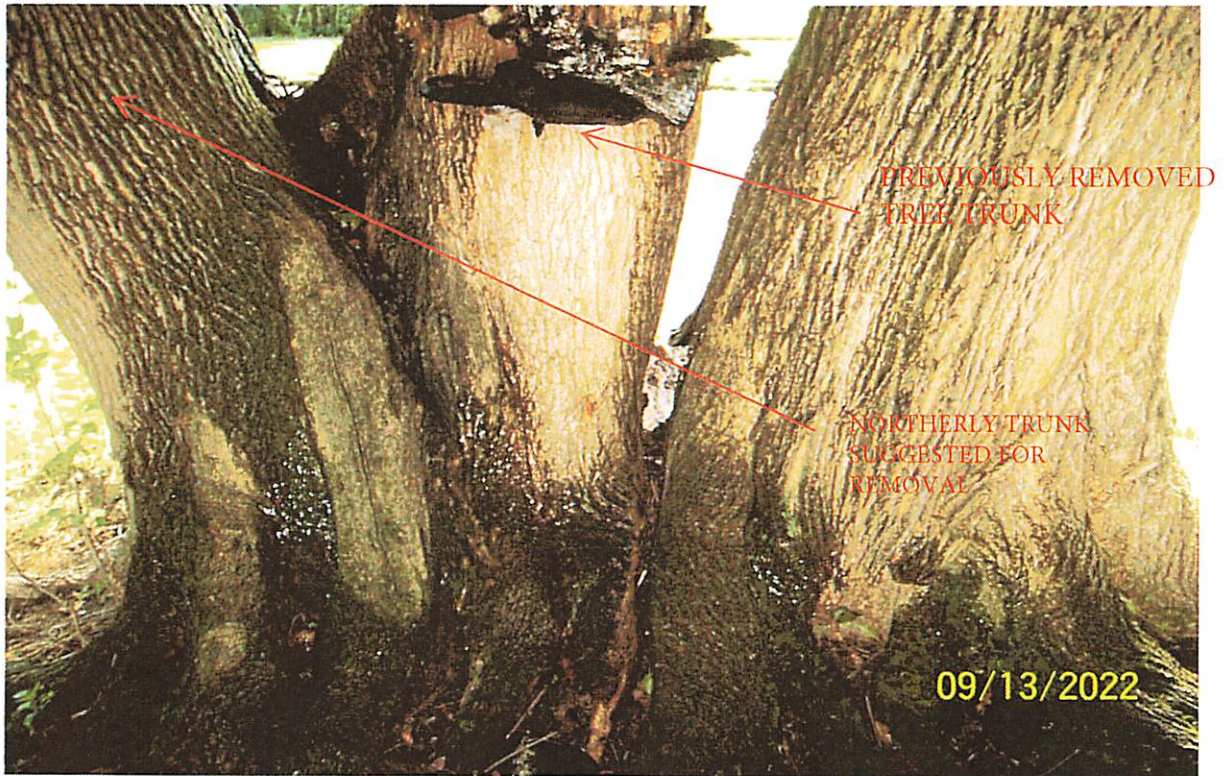
ORIGINALLY 4 TRUNKS – 3 REMAINING – SUGGEST THE NORTHERLY TRUNK BE REMOVED

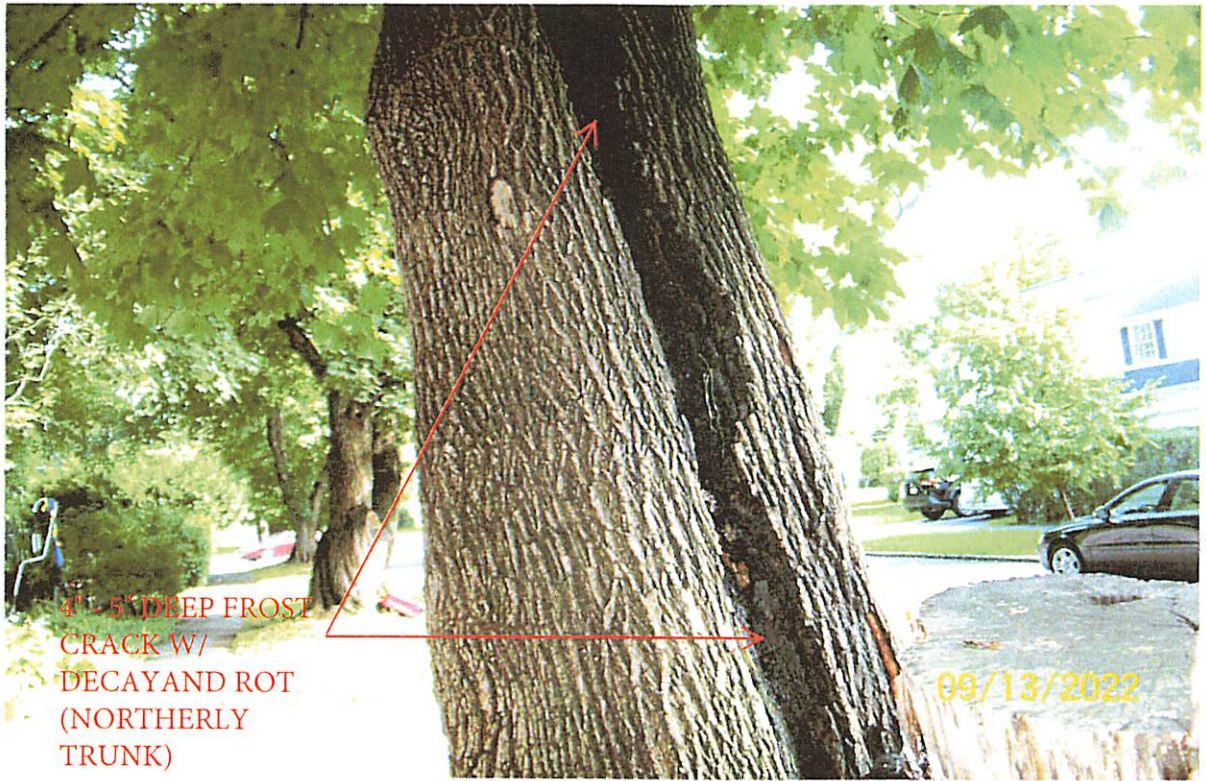




2 SOUTHERLY TRUNKS (FULL FOLIAGE) --- NORTHERLY TRUNK (FULL FOLIAGE W/ POWDERY MILDEW ON LEAVES)









**TREE HAZARD EVALUATION FORM** 2nd EditionSite/Address: 175 Alaimo Dr.Map/Location: FIOwner: public _____ private ☒ unknown _____ other _____Date: 9-14-22 Inspector: Zachariah A. Dotter Jr.

Date of last inspection: _____

HAZARD RATING:

4 + 4 + 4 = 12

Failure Potential + Size of part + Target Rating = Hazard Rating

☒ Immediate action needed☐ Needs further inspection☒ Dead tree**TREE CHARACTERISTICS**Tree #: 1 Species: MapleDBH: 36 # of trunks: 1 Height: 30-40 Spread: 30+Form: ☐ generally symmetric ☒ minor asymmetry ☐ major asymmetry ☐ stump sprout ☐ stag-headedCrown class: ☐ dominant ☒ co-dominant ☐ intermediate ☐ suppressedLive crown ratio: 60 % Age class: ☐ young ☐ semi-mature ☐ mature ☒ over-mature/senescentPruning history: ☐ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☐ flush cuts ☐ cabled/braced
☐ none ☒ multiple pruning events Approx. dates: _____Special Value: ☐ specimen ☐ heritage/historic ☐ wildlife ☐ unusual ☒ street tree ☐ screen ☐ shade ☐ indigenous ☐ protected by gov. agency**TREE HEALTH**Foliage color: ☐ normal ☒ chlorotic ☒ necrotic Epicormics? ☐ Y ☐ N

Growth obstructions:

Foliage density: ☐ normal ☒ sparse Leaf size: ☐ normal ☒ small☐ stakes ☐ wire/ties ☐ signs ☐ cablesAnnual shoot growth: ☐ excellent ☐ average ☒ poor Twig Dieback? ☒ Y ☐ N☐ curb/pavement ☐ guardsWoundwood development: ☐ excellent ☐ average ☒ poor ☐ none☐ other _____Vigor class: ☐ excellent ☐ average ☐ fair ☐ poorMajor pests/diseases: Termite infestation / upper trunk broke off**SITE CONDITIONS**Site Character: ☒ residence ☐ commercial ☐ industrial ☐ park ☐ open space ☐ natural ☐ woodland/forestLandscape type: ☐ parkway ☐ raised bed ☐ container ☐ mound ☒ lawn ☐ shrub border ☐ wind breakIrrigation: ☒ none ☐ adequate ☐ inadequate ☐ excessive ☐ trunk wettedRecent site disturbance? ☒ Y ☐ N ☐ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing% dripline paved: 0% 10-25% 25-50% 50-75% 75-100% Pavement lifted? ☐ Y ☐ N

% dripline w/ fill soil: 0% 10-25% 25-50% 50-75% 75-100%

% dripline grade lowered: 0% 10-25% 25-50% 50-75% 75-100%

Soil problems: ☐ drainage ☐ shallow ☐ compacted ☐ droughty ☐ saline ☐ alkaline ☐ acidic ☐ small volume ☐ disease center ☐ history of fail
☐ clay ☐ expansive ☐ slope _____ aspect: _____Obstructions: ☐ lights ☐ signage ☐ line-of-sight ☐ view ☐ overhead lines ☐ underground utilities ☐ traffic ☐ adjacent veg. ☐ _____Exposure to wind: ☐ single tree ☐ below canopy ☐ above canopy ☐ recently exposed ☐ windward, canopy edge ☐ area prone to windthrowPrevailing wind direction: _____ Occurrence of snow/ice storms ☐ never ☐ seldom ☐ regularly**TARGET**Use Under Tree: ☒ building ☒ parking ☒ traffic ☒ pedestrian ☒ recreation ☒ landscape ☐ hardscape ☐ small features ☐ utility linesCan target be moved? ☒ Y ☐ N Can use be restricted? ☒ Y ☐ NOccupancy: ☐ occasional use ☐ intermittent use ☐ frequent use ☒ constant use

TREE DEFECTS

ROOT DEFECTS:

Suspect root rot: Y N Mushroom/conk/bracket present: Y N ID: _____

Exposed roots: ☐ severe ☒ moderate ☐ low Undermined: ☐ severe ☐ moderate ☐ low

Root pruned: _____ distance from trunk Root area affected: _____ % Buttress wounded: Y N When: _____

Restricted root area: ☐ severe ☐ moderate ☐ low Potential for root failure: ☐ severe ☐ moderate ☐ low

LEAN: _____ deg. from vertical ☐ natural ☐ unnatural ☐ self-corrected Soil heaving: Y N

Decay in plane of lean: Y N Roots broken Y N Soil cracking: Y N

Compounding factors: _____ Lean severity: ☐ severe ☐ moderate ☐ low

CROWN DEFECTS: Indicate presence of individual defects and rate their severity (s = severe, m = moderate, l = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Codominants/forks			M	
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/shubs				
Borer/termites/ants		S	S	S
Cankers/galls/burls				
Previous failure				

HAZARD RATING

Tree part most likely to fail: Trunk

Inspection period: _____ annual _____ biannual _____ other _____

Failure Potential + Size of Part + Target Rating = Hazard Rating

4 + 4 + 4 = 12

Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe

Size of part: 1 - <6" (15 cm); 2 - 6-18" (15-45 cm);

3 - 18-30" (45-75 cm); 4 - >30" (75 cm)

Target rating: 1 - occasional use; 2 - intermittent use;

3 - frequent use; 4 - constant use

HAZARD ABATEMENT

Prune: ☐ remove defective part ☐ reduce end weight ☐ crown clean ☐ thin ☐ raise canopy ☐ crown reduce ☐ restructure ☐ shape

Cable/Brace: _____ Inspect further: ☐ root crown ☐ decay ☐ aerial ☐ monitor

Remove tree: ☒ Y ☐ N Replace? ☒ Y ☐ N Move target: Y N Other: _____

Effect on adjacent trees: ☒ none ☐ evaluate

Notification: ☐ owner ☐ manager ☒ governing agency Date: 9.14.22

COMMENTS

Termite infestation / upper center trunk broke off. length of failed trunk was approximately 20 ft.

ZP





A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas

TREE HAZARD EVALUATION FORM 2nd Edition

Site/Address: 185 Alamo

Map/Location: F3

Owner: public _____ private ☒ unknown _____ other _____

Date: 9.14.22 Inspector: Zachariah A Potter Jr.

Date of last inspection: _____

HAZARD RATING:

$$\begin{array}{r} 4 + 4 + 4 = 12 \\ \text{Failure} + \text{Size} + \text{Target} = \text{Hazard} \\ \text{Potential} \text{ of part} \text{ Rating} \text{ Rating} \end{array}$$

☒ Immediate action needed

☐ Needs further inspection

☒ Dead tree

TREE CHARACTERISTICS

Tree #: F3 Species: Maple

DBH: 6.2 # of trunks: 2 Height: 50-60 Spread: 30-40

Form: ☐ generally symmetric ☐ minor asymmetry ☒ major asymmetry ☐ stump sprout ☐ stag-headed

Crown class: ☐ dominant ☒ co-dominant ☐ intermediate ☐ suppressed

Live crown ratio: 40-60 % Age class: ☐ young ☐ semi-mature ☐ mature ☒ over-mature/senescent

Pruning history: ☐ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☐ flush cuts ☐ cabled/braced
☐ none ☒ multiple pruning events Approx. dates: _____

Special Value: ☐ specimen ☐ heritage/historic ☐ wildlife ☐ unusual ☒ street tree ☐ screen ☐ shade ☐ indigenous ☐ protected by gov. agency

TREE HEALTH

Foliage color: ☐ normal ☒ chlorotic ☒ necrotic Epicormics? ☐ Y ☐ N

Foliage density: ☐ normal ☒ sparse Leaf size: ☐ normal ☒ small

Annual shoot growth: ☐ excellent ☐ average ☒ poor Twig Dieback? ☒ Y ☐ N

Woundwood development: ☐ excellent ☐ average ☒ poor ☒ none

Vigor class: ☐ excellent ☐ average ☐ fair ☒ poor

Major pests/diseases: Termites

Growth obstructions:

☐ stakes ☐ wire/ties ☐ signs ☐ cables

☐ curb/pavement ☐ guards

☐ other _____

SITE CONDITIONS

Site Character: ☒ residence ☐ commercial ☐ industrial ☐ park ☐ open space ☐ natural ☐ woodland/forest

Landscape type: ☐ parkway ☐ raised bed ☐ container ☐ mound ☒ lawn ☐ shrub border ☐ wind break

Irrigation: ☒ none ☐ adequate ☐ inadequate ☐ excessive ☐ trunk wetted

Recent site disturbance? ☐ Y ☐ N ☐ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing

% dripline paved: 0% 10-25% 25-50% 50-75% 75-100% Pavement lifted? ☐ Y ☐ N

% dripline w/ fill soil: 0% 10-25% 25-50% 50-75% 75-100%

% dripline grade lowered: 0% 10-25% 25-50% 50-75% 75-100%

Soil problems: ☐ drainage ☐ shallow ☐ compacted ☐ droughty ☐ saline ☐ alkaline ☐ acidic ☐ small volume ☐ disease center ☐ history of fail
☐ clay ☐ expansive ☐ slope _____ aspect: _____

Obstructions: ☐ lights ☐ signage ☐ line-of-sight ☐ view ☐ overhead lines ☐ underground utilities ☐ traffic ☐ adjacent veg. ☐ _____

Exposure to wind: ☐ single tree ☐ below canopy ☐ above canopy ☐ recently exposed ☐ windward, canopy edge ☐ area prone to windthrow

Prevailing wind direction: _____ Occurrence of snow/ice storms ☐ never ☐ seldom ☐ regularly

TARGET

Use Under Tree: ☒ building ☒ parking ☒ traffic ☒ pedestrian ☒ recreation ☒ landscape ☐ hardscape ☐ small features ☐ utility lines

Can target be moved? ☒ Y ☐ N Can use be restricted? ☐ Y ☒ N

Occupancy: ☐ occasional use ☐ intermittent use ☐ frequent use ☒ constant use

TREE DEFECTS

ROOT DEFECTS:

Suspect root rot: Y ☒ N Mushroom/conk/bracket present: Y ☒ ID: _____

Exposed roots: ☐ severe ☒ moderate ☐ low Undersided: ☐ severe ☐ moderate ☐ low

Root pruned: _____ distance from trunk Root area affected: _____% Buttress wounded: Y N When: _____

Restricted root area: ☐ severe ☐ moderate ☐ low Potential for root failure: ☐ severe ☐ moderate ☐ low

LEAN: _____ deg. from vertical ☐ natural ☐ unnatural ☐ self-corrected Soil heaving: Y N

Decay in plane of lean: Y N Roots broken Y N Soil cracking: Y N

Compounding factors: _____ Lean severity: ☐ severe ☐ moderate ☐ low

CROWN DEFECTS: Indicate presence of individual defects and rate their severity (s = severe, m = moderate, l = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Codominants/forks		S		
Multiple attachments				
Included bark		m	m	m
Excessive end weight		S	S	
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity		S		
Conks/mushrooms/bracket				
Bleeding/sap flow				
Lobse/cracked bark				
Nesting hole/bee hive		S	S	S
Deadwood/stubs			m	m
Borers/termites/ants		S	S	S
Cankers/galls/burls				
Previous failure		S	S	S

HAZARD RATING

Tree part most likely to fail: Trunk / scaffold

Inspection period: _____ annual _____ biannual _____ other _____

Failure Potential + Size of Part + Target Rating = Hazard Rating

4 + 4 + 4 = 12

Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe

Size of part: 1 - <6" (15 cm); 2 - 6-18" (15-45 cm);

3 - 18-30" (45-75 cm); 4 - >30" (75 cm)

Target rating: 1 - occasional use; 2 intermittent use;

3 - frequent use; 4 - constant use

HAZARD ABATEMENT

Prune: ☐ remove defective part ☐ reduce end weight ☐ crown clean ☐ thin ☐ raise canopy ☐ crown reduce ☐ restructure ☐ shape

Cable/Brace: _____ Inspect further: ☐ root crown ☐ decay ☐ aerial ☐ monitor

Remove tree: ☒ N Replace? ☒ N Move target: Y ☒ N Other: _____

Effect on adjacent trees: ☒ none ☐ evaluate

Notification: ☐ owner ☐ manager ☒ governing agency Date: 9.14.22

COMMENTS

Termite Infestation.
Falling trunks.

ZP.

