



PUBLIC WORKS COMMITTEE MEETING

August 8, 2023 - 9:00 A.M.

BRIGHTON TOWN HALL AUDITORIUM

DRAFT AGENDA

MEETING CALLED TO ORDER:

APPROVE MINUTES:

APPROVE AGENDA:

OPEN FORUM:

NEW BUSINESS

MATTER RE: Outdoor Recreation and Golf Entertainment Venue Project Presentation by BME Associates

OLD BUSINESS

MATTER RE: Town Hall Evaluation-Green Heating and Cooling Solution Presentation by IN/EX Architecture and M/E Engineering

MATTER RE: MCDOT Projects-Updates

- Elmwood Avenue Road Diet
- Westfall Road Surface Treatment

MATTER RE: NYSDOT Projects-Updates

- NYSDOT I-590 Bridges
- Monroe Avenue Corridor Improvements
- West Henrietta Road Corridor Improvements

MATTER RE: Brighton Farmers Market Site Visit

TREES:

Address	Description	Recommendation
259 Ashbourne Road	40" Black Walnut	Remove and Replace
484 French Road	24" Silver Maple	Remove with no Replacement
224 Mayflower Drive	54" Silver Maple	Remove and Replace
1 Edgemere Drive	18" Norway Maple	Remove and Replace
120 Oakdale Drive	34" American Sycamore	Trim and Monitor
155 Dunrovin Lane	34" Honey Locust	Remove and Replace
20 Hertford Way	22" Norway Maple	Remove and Replace with Small Variety
150 Wilshire Road	17" White Ash	Remove and Replace
162 Richs Dugway	26" Norway Spruce	Trim and Monitor
46 Hampshire Drive	16" Turkish Hazelnut	Thin and Monitor

MEETING ADJOURNED:

NEXT COMMITTEE MEETING:

September 12, 2023 at 9:00 A.M.

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



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

www.woodsoviatt.com

Writer's Direct Dial Number: 585.987.2905
Writer's Direct Fax Number: 585.362.4623
Email: bbrugg@woodsoviatt.com

August 3, 2023

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

Re: Application of Westfall Brighton SRE, LLC.
Rezoning and Incentive Zoning
Proposed Outdoor Recreation and Golf Entertainment Venue
Tax Parcels #149.06-1-3.11 & 149.06-1-3.12
LETTER OF INTENT

Dear Town Board Members:

This office has been retained by Westfall Brighton SRE, LLC in connection with the proposal for development of an Outdoor Recreation and Golf Entertainment Venue on 18± acres of vacant land located on the south side of Westfall Road in the Town of Brighton on the shared boundary with the City of Rochester. This letter is submitted to request that the Town grant rezoning approval and utilize incentive zoning to accommodate the proposed development as set forth below.

DEVELOPMENT SITE & HISTORY

In or about 2004, the previous owner acquired property known as the Iola Campus from Monroe County, including 44± acres of property in the City of Rochester and the adjacent 18± acres of land in the Town of Brighton, and initiated steps towards the development of the property. A Generic Environmental Impact Statement was completed for the entirety of the property acquired, including the lands in the City of Rochester and Town of Brighton, with no definitive plan for development of the Brighton property at that time.

Now known as "CityGate", the land within the City of Rochester has been in development over the last 10 years. Costco was approved and constructed in or about 2013, being an anchor and establishing CityGate as a premier regional mixed-use development and destination, which includes the Costco store and gas station, REI, and other retail, service and medical uses built and added over time. CityGate in Rochester is its own thriving development.

The 18 ± acre site in Brighton is situated to the east of the Five Star Bank building located at the Westfall Road entrance to the CityGate development in the City of Rochester. The

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site has no road frontage in the Town of Brighton. The Brighton site extends southerly to the Erie Canal. To the west and north, the site is adjacent to the CityGate business center located in the City of Rochester, which is within the City's PDD #11 CityGate zoning district. The site is west of various office buildings in the Brighton Meadows Business Park on Sawgrass Drive, which are zoned BE-1 Office and Office Park. To the south are lands of the NYS Canal Authority, with BF-2 General Business zoned lands across the canal. Further south is the I-590 expressway, with proximity to the NYS Thruway and other arterial roads connecting the area to the broader region. The site is currently zoned RLB-Residential-low density.

PROPOSED OUTDOOR RECREATION AND GOLF ENTERTAINMENT VENUE

The current proposal is to develop the Brighton lands as an Outdoor Recreation and Entertainment Venue, which will be a single use for the entire 18± acre site. The proposed user is a premier national golf entertainment venue with a best-in-class business operation. The proposed user has locations across the United States, including several locations in northern states.

The development would consist of a 45,500 ± square foot building, being a two-story building with a 23,700 ± square foot footprint. The proposed development features 80 ± indoor driving range bays designed for games and recreation, on two levels, with an outfield that includes game targets and elements, with barrier netting and net poles, high definition digital screens, full service restaurant and bar, indoor and outdoor dining and seating areas, dedicated event space, and parking for up to 375 cars on site. Vehicular access will be provided from the existing driveways on East Henrietta Road and Westfall Road serving the existing CityGate development in the City of Rochester, with no new curb cuts proposed. The location is desirable and appropriate for the use, being at the Town-City line, adjacent to the CityGate development in the City of Rochester, a regional destination, with proximity and visibility to I-590, in an area accessible to nearby universities, employers, medical facilities and other regional institutions, while being remote from any single family residential neighborhoods.

The venue creates tremendous economic impact for the communities in which it locates. Based on experience in other communities, the economic impact has been estimated at \$10-20 million in direct fiscal impact and \$150-250 million in local economic impact over ten (10) years. The venue is an economic driver, creating jobs, attracting visitors, and serving businesses and residents in the community. The venue will generate an estimated 200 construction jobs and over 300 permanent jobs, including full time sales, office and skilled labor positions, as well as guest service related jobs. The venue will offer full time benefits to employees working 30+ hours per week. The unique use will be a tourism destination. The venue is anticipated to attract over 250,000 visitors per year. The project will generate new tax revenues over time even if it were to be granted COMIDA tax incentives.

The venue is anticipated to be a premier location selected for corporate, charity and group entertainment events. The venue will be an engaged community partner. The venue offers the Youth Play it Forward initiative that provides free game play during the weekdays at specified

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times to local non-profit, high school golf teams, and other groups that mentor the youth in the community. The facility will support local nonprofit organizations in the community, offers discounts for military and first responders and has well-established relationships with charitable organizations.

REZONING TO BF-2 GENERAL BUSINESS DISTRICT

As stated earlier, the subject property is zoned Residential Low-Density District (RLB). It is submitted that this zoning is a vestige from when the subject property was part of the Iola campus and is inconsistent with the ultimate development of surrounding properties as set forth above.

The subject property was not specifically addressed in the Envision Brighton–Comprehensive Plan 2028, which is understandable given its location west of the Brighton Meadows Office Park and east of the Rochester city line. It was addressed in the 2000 Comprehensive Plan as Land Use Plan Area 15; the Future Land Use Plan identified the property as Office. However, the 2000 Plan predates any notion of CityGate or Costco or development of the many of the uses on Sawgrass Drive, which has evolved to include regional, medical and educational facilities. The unforeseeable Covid pandemic, which came in 2020, has impacted the nature and need for office use and development both generally and in the Town of Brighton, which has a significant inventory of office property. At the same time, CityGate and Costco's regional popularity has come to define the intersection of Westfall Road and East Henrietta Road. The proposed use serves as a viable and appropriate transitional use between the office uses on Sawgrass Drive and the CityGate complex.

The proposed use is consistent with the BF-2 zoning district. In accordance with the Town Code, the BF-2 District is intended to provide "...the widest range of commercial business activities in both unified shopping center and along appropriate arterial roads." In this case, the development site is adjacent to and accessed from the CityGate shopping center, with the primarily entrance via the existing driveway (to be renamed for the user) from East Henrietta Road, which is an arterial road providing regional access and proximity to and from I-590, with a secondary access from the existing CityGate driveway on Westfall Road. The use is consistent with the BF-2 zoning, which generally allows as permitted or conditionally permitted, commercial recreational facilities, retail, restaurants, outdoor dining and other outdoor uses, with certain limitations.

COMPREHENSIVE PLAN CONSIDERATIONS

The Envision Brighton 2028 Comprehensive Plan states that "...decisions on the size and types of development in Brighton will likely be driven by four basic criteria..." listed below, all of which are satisfied by the proposal.

1. *The availability of necessary utilities and infrastructure.* The proposal has adequate utility service and infrastructure. In particular, the site will be accessed through existing driveways located in the City of Rochester. A traffic analysis has been provided confirming the transportation infrastructure is sufficient.
2. *The ability of the market to absorb the proposed development.* The proposal is unique and will be the first and only one of the venue in the region. It is a premier venue that will serve residents of the Town and the region, and be a tourism destination.
3. *The community and/or political appetite for the development type.* The incentive zoning application proposes an appropriate development in an appropriate location, with appropriate incentives, with an equally appropriate proposal of amenities to benefit the Town of Brighton. Furthermore, the use is generally well received and welcomed in communities across the country both for the nature and quality of the operation, and for the substantial economic impact generated to the communities in which it locates, as described above.
4. *The impact on the environment, traffic, and municipal budget and services.* All such factors are addressed in the submission, which includes the Full Environmental Assessment Form (FEAF), Engineer's Narrative to the FEAF and which includes a Traffic Impact Study, and support the issuance of a negative declaration for purposes of the State Environmental Quality Review Act (SEQR). The project will not impact the Town's budget or services. As described below, the proposal includes payment of full Town real property taxes or the equivalent pursuant to a standby PILOT ("Payment in Lieu of Taxes") agreement.

INCENTIVE ZONING

The applicant is proposing the use of Incentive Zoning for the proposed golf recreation use at this specific location. Incentive zoning offers a vehicle for approval of the use and development plans. The unique nature of the use as an indoor/outdoor recreational and entertainment venue does not lend itself to conformance with Code bulk requirements. The purpose and intent of the Incentive Zoning code provisions is to provide a vehicle whereby an applicant can request incentives, or relief from Town Code provisions in exchange for amenities, as public benefits offered by the applicant.

Approval through Incentive Zoning will allow use and development in this appropriate property, which sits between large scale medical, office and educational uses to the east and a regional business center to the west. As noted above, approval of the project will advance the 2028 Town policy framework which encourages the Town to "...work to provide leadership and actively participate in efforts to improve the overall environmental, economic, and social health of the Rochester Metropolitan Region" by allowing the establishment of an operation that will produce significant economic and social health benefits for the area.

Town Code Chapter 209-5(A) sets forth the information to be provided by the applicant for an Incentive Zoning application. The subsections are addressed as follows:

AMENITIES

209-5.A (1) The Proposed Amenities:

Four primary amenities are proposed in conjunction with this Incentive Zoning:

1. **Infrastructure amenity.** Typically, amenities address specific infrastructure or development needs in the immediate area of the proposed project. Given the project's site location, adjacent to the City of Rochester to the north and west, lands of the State of New York to the south, and the Brighton Meadows Business Park to the east, the applicant has not identified any specific infrastructure needs to be addressed in the immediate area. When such a case occurs, there are provisions for the applicant to target other specific Town designated improvements.

Through discussions with the Town, an appropriate capital project in the broader area has been identified. Through various projects and commitments, the Town is addressing the gap in sidewalks on the west side of South Winton Road from the I-590 Expressway and then westerly to Buckland Park. The sole remaining portion for which the Town does not have commitments is the final 970 +/- linear feet of sidewalk on Westfall Road to the park. The construction of this sidewalk would complete a continuous sidewalk network on South Winton Road and Westfall Road providing pedestrian access and circulation throughout this area.

2. **Cash Amenity.** A cash amenity is proposed in the amount described below for use at the Town's discretion to support the Town's interests and priorities.
3. **Real property tax amenity.** As a result of job creation, and its relationship to tourism as the only venue in Upstate New York, this project is likely eligible for County of Monroe Industrial Development Agency (COMIDA) tax incentives, which would provide an abatement of real property taxes. The project sponsor offers as an amenity to enter into a Standby PILOT agreement to assure that the full amount of Town real property taxes which would be due notwithstanding any COMIDA PILOT, be paid to the Town. Regardless of the terms of any COMIDA PILOT, the Town will be made whole in respect to the Town real property taxes.
4. **Design amenity- no direct access to the site from Westfall Road.** The Town has made it clear that it did not want to see direct access from any development of this 18± acre site directly onto Westfall Road. Accordingly, the project sponsor has designed its site to have direct access through the CityGate project in the City of Rochester and no direct

access to Westfall Road. While this amenity has no quantifiable cash value, it will alleviate potential impact on the Town's road network in the immediate area.

209-5.A (2) The Cash Value of the Proposed Amenity:

1. The estimated cost to construct the proposed infrastructure amenity including survey, design, layout, and construction will be \$125,200. As such, Westfall Brighton SRE, LLC proposes to construct this final link of the sidewalk connection. An engineer's estimate for the amenity is provided.
2. A cash amenity of \$ 250,000.00 to be deposited with the Town of Brighton to support the Town's interest and priorities (such as recreation).
3. The value of the real property tax amenity is dependent on the final assessment of the property, the tax rate each year, and terms of any COMIDA PILOT. The overall cash value would amount to hundreds of thousands of dollars over the course of the COMIDA abatement. Applying a conservative project assessment of \$10 million and using the 2023 Town tax rate of \$5.445 (without consideration of annual increases) and a typical PILOT term of ten (10) years, the project would be projected to generate \$544,500 in PILOT payments for the Town over a term of ten (10) years and make the Town whole with respect to any Town taxes.
4. The design amenity has no direct cash value but will advance the Town's interests and may save infrastructure expense in the future.

209-5.A (3) A Narrative, which:

a) Describes the benefit to be provided to the community by the proposed amenity.

The proposed infrastructure amenity will complete a critical segment of pedestrian linkages in central Brighton. This will allow for improved pedestrian circulation along the South Winton Road and Westfall Road corridors providing a complete pedestrian route between many facilities in central Brighton including Buckland Park, Brickyard Trail, Meridian Centre Park and points in between. The cash amenity will support the Town's interests and priorities in the Town of Brighton, as determined in the discretion of the Town. The Standby PILOT will ensure the Town is made whole with respect to the Town tax revenue generated from the project, regardless of any COMIDA PILOT.

b) Gives preliminary indication that there is adequate... (infrastructure)...to handle the additional demands of the incentive...

This application includes an engineer's narrative, which provides information indicating adequate infrastructure in the form of sewer, water, drainage, and transportation is

available to serve the proposed project with no increase in capacity required. The proposed incentives do not place any additional demand on the Town's infrastructure.

c) Explains how the amenity helps implements... (The Town's Comprehensive Plan)...

The amenity addresses the goals of the Town Comprehensive Pedestrian and Bicycle Master Plan (Bike-Walk Brighton plan) by construction of the sidewalk on Westfall Road and improve pedestrian connectivity to Buckland Park. The cash amenity will advance the goals of the Comprehensive Plan as determined at the Town's discretion.

INCENTIVES

209-5.A (4) The Requested Incentives

The proposed use includes a mix of permitted and conditionally permitted uses in the BF-2 District. However, the unique nature of the Golf Recreation and Entertainment Venue results in the need to request incentives within the Town of Brighton and its BF-2 zoning district. The incentives are appropriate for the location of the site and the minimum necessary for the project to be developed. The requested incentives, and references to their pertinent sections of the Town Code's Comprehensive Development Regulations are as follows:

1. Section 203-84(B)- Conditionally Permitted Uses

- a) Section 203-84(B)(3)- Allow restaurant and bar operation as a part of the entertainment and recreation venue, a conditionally permitted use in the BF-2 District, with landscaping and buffering as deemed appropriate by the Planning Board.
- b) Section 203-84(B)(4)- Allow outdoor dining and seating area and an outdoor patio as part of the entertainment and recreation venue, a conditionally permitted use in the BF-2 District.
- c) Section 203-84(B)(4)(b)- Allow live or broadcast music or other entertainment in outdoor dining and patio areas during business hours, and allow bar for service of alcohol and food preparation in conjunction with outdoor dining and patio areas. The outdoor area may be used by seated patrons or other patrons as a waiting area or recreation/lounge area or event space.
- d) Section 203-84(B)(4)(e)- Allow the capacity of the outdoor seating area to exceed 50 seated patrons.
- e) Section 203-84(B)(4)(f)- Allow the area of the outdoor dining and seating area and outdoor patio area to exceed 750 square feet.

- f) Section 203-84(B)(13)- Allow a commercial recreational facility, a conditionally permitted use in an enclosed building, to include outdoor recreation, including an outdoor accessory outfield for use as part of the driving range/game play, which will includes game targets and/or game elements, two 30' x 50' high definition video screens internally oriented to the building, the barrier net and net poles, and mini-golf. In addition, the commercial recreational facility includes outdoor bar and restaurant, entertainment as addressed above.

2. **Section 205-7 Article I – Building Height-**

Allow for a building height of 45' as measured to the top of the parapet wall.

3. **Section 205-12 – Parking Schedule-**

Allow for a minimum of 325 parking spaces as required by the operator for the venue.

4. **Section 207-2 – Fences and Walls-**

Allow for installation of barrier netting and net poles around the outfield perimeter of the use area, not to exceed one hundred fifty-six (156) feet above building finished floor elevation in height.

5. **Section 207 Article VI – Sign Regulations**

Allow for installation of a sign package as identified below:

- a) Installation of an approximately 816 square foot/20 feet tall freestanding sign in the outfield of the golf driving area. Such sign will be non-illuminated and internally facing to be viewed by patrons in the building, not from off premises.
- b) Installation of approximately 900 sf of wall signage on the front (south) elevation. While the venue initially proposed installation of a 50' tall, 500 sf pylon sign at the southeast property boundary, the pylon sign was identified by Town staff as objectionable and has been voluntarily removed from the proposal. However, the proposed wall signage on the front elevation is essential to the venue.
- c) Installation of approximately 60sf of wall signage on the right (east) elevation.
- d) Installation of approximately 60 sf of wall signage on the left (south) elevation.

STATE ENVIRONMENTAL QUALITY REVIEW ACT

A Generic Environmental Impact Statement encompassing the former Iola Campus in both the Town of Brighton and the City of Rochester was prepared and ultimately adopted with

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the City of Rochester as lead agency and the Town of Brighton participating under a lead agency agreement in or about 2010.

In conjunction with the first major development on the City site, the City conducted an independent environmental review of the City portion of the project in 2013. At that time there were no active plans for development of the subject property in Brighton.

With the current proposal on the subject property in Brighton, a Type I action under the State Environmental Quality Review Act (SEQRA) regulations, it is logical and appropriate for the Town of Brighton to conduct its own environmental review, with the Town Board serving as lead agency. A coordinated review of the Brighton development is mandated as a Type 1 action under SEQRA regulations.

To that end, a full Environmental Assessment Form (FEAF) and an Engineers Narrative addressing salient environmental information is submitted with this application package, with the intention of setting the stage for a determination that the project will not have a significant adverse impact on the environment, authorizing the issuance of a negative declaration under SEQRA.

At the point when this application is deemed to be worthy of further consideration and referred to the Town Planning Board for review and recommendation, we would request that the Town Board declare its intent to be lead agency and commence the formal SEQRA process for this project.

INFORMATION SUBMITTED

The following constitutes the application package provided for the Town Board's consideration.

We enclose:

1. This Letter of Intent
2. Concept Site Plan
3. Context Aerial Zoning Exhibit
4. Building Architectural Elevations (prototypical)
5. Full Environmental Assessment Form Part 1, which may be supplemented during the early course of the approval process before the environmental determination of significance under the State Environmental Quality Review Act
6. Engineer's Narrative to the EAF

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Proposed Outdoor Recreation and Golf Entertainment Venue
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7. Traffic Impact Assessment – Narrative Only
8. Traffic Impact Assessment – Full Report
9. Westfall Road Sidewalk Amenity Estimate

CONCLUSION

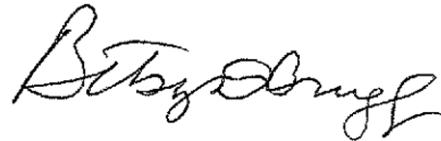
We respectfully request that the Town Board review this application package at your earliest convenience. We ask that you issue a finding that the Outdoor Recreation and Golf Entertainment Venue application is worthy of further consideration and refer the matter to the Town Planning Board pursuant to Town Code Section 209-5(B) for their review. We look forward to working with the Town to advance the project.

If you require any additional information or have any questions concerning the Outdoor Recreation and Golf Entertainment Venue project or this submission, please do not hesitate to contact us at any time.

Thank you for your consideration.

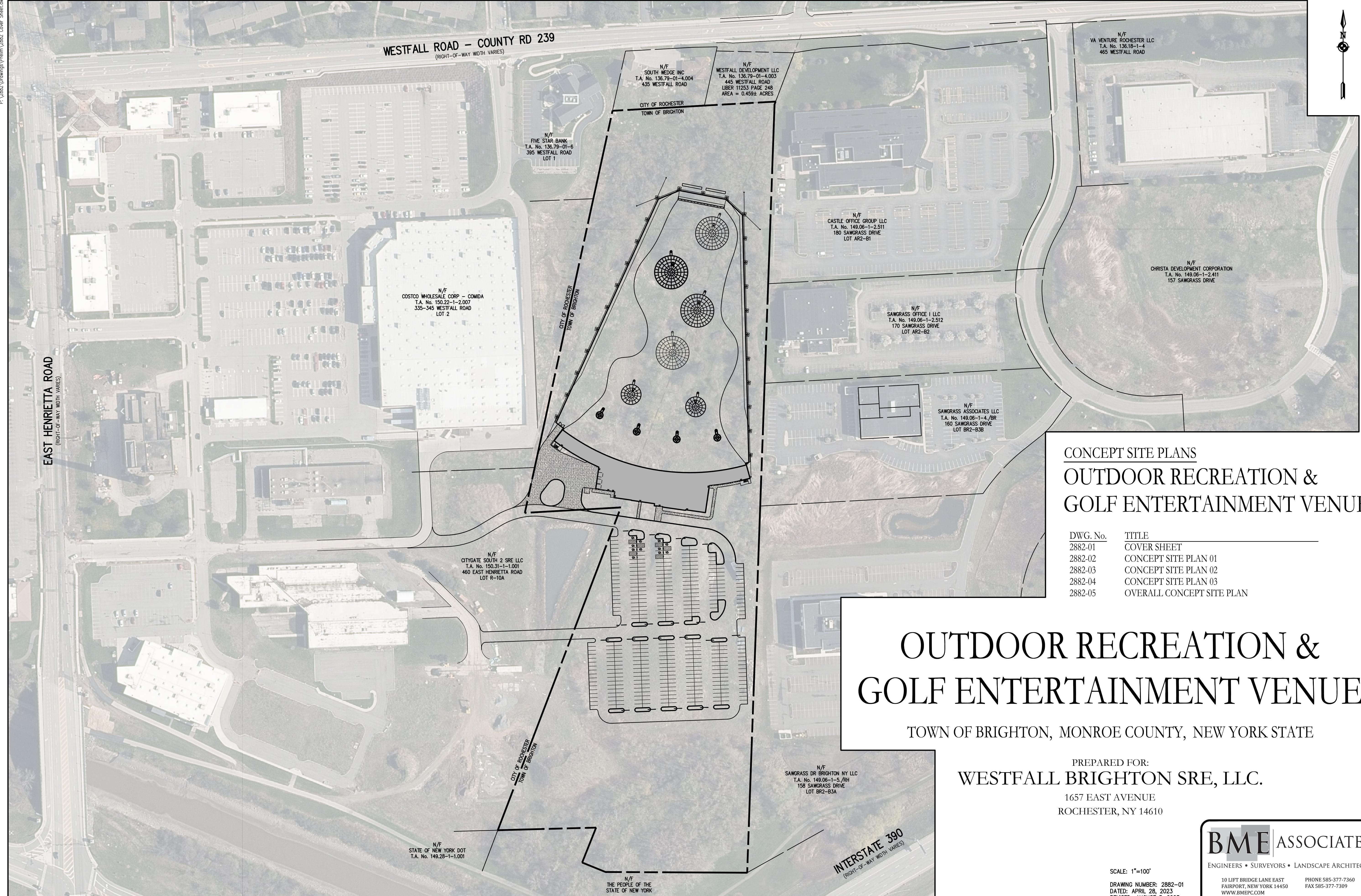
Very truly yours,

WOODS OVIATT GILMAN LLP

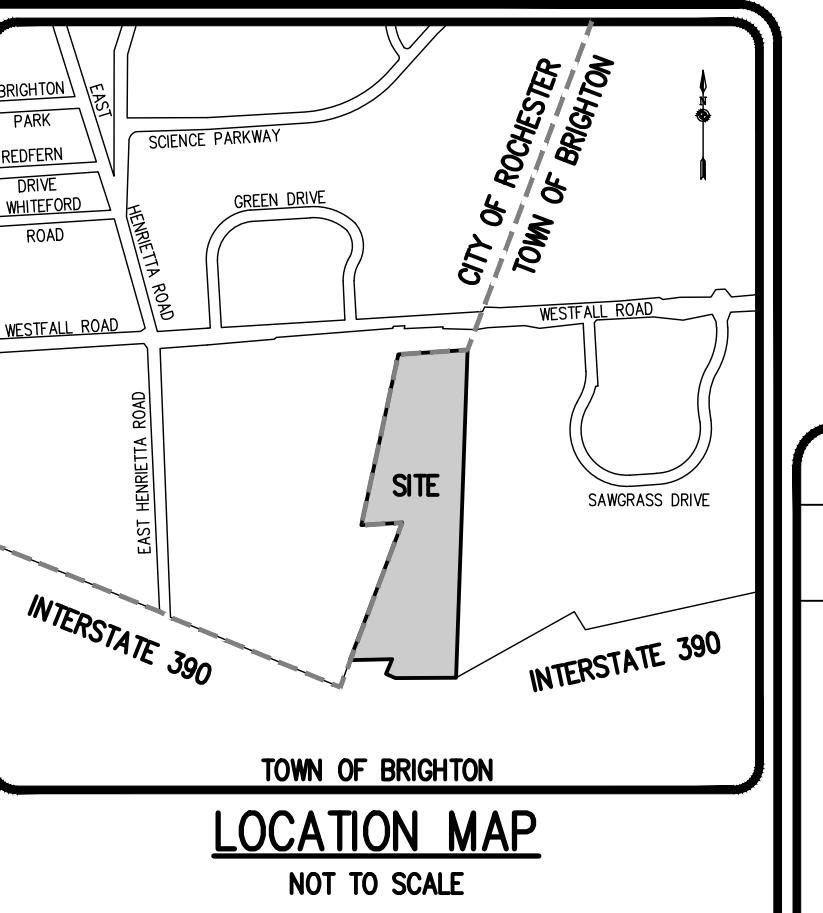
A handwritten signature in black ink, appearing to read "Betsy Brugg".

Betsy Brugg

C: Westfall Brighton SRE, LLC
BME Associates



Drawing Alteration
The following is an excerpt from the New York State Education Law Article 45 Section 7209 and applies to this drawing:
It is a violation of this law for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor to alter any item in any way. If an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item his seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration."



LOCATION MAP

NOT TO SCALE

NOT TO SCALE

LEGEND

BOUNDARY LINE
CENTERLINE
PROPERTY MARKER FOUND
CONCRETE HIGHWAY MONUMENT FOUND
LIMITS OF WETLAND

COPYRIGHT © 2021
BME Associates

NOT APPROVED
is plan has not received final
approval of all reviewing agencies.
is plan is subject to revisions
until all approvals are obtained and
ould not be used for construction
purposes.

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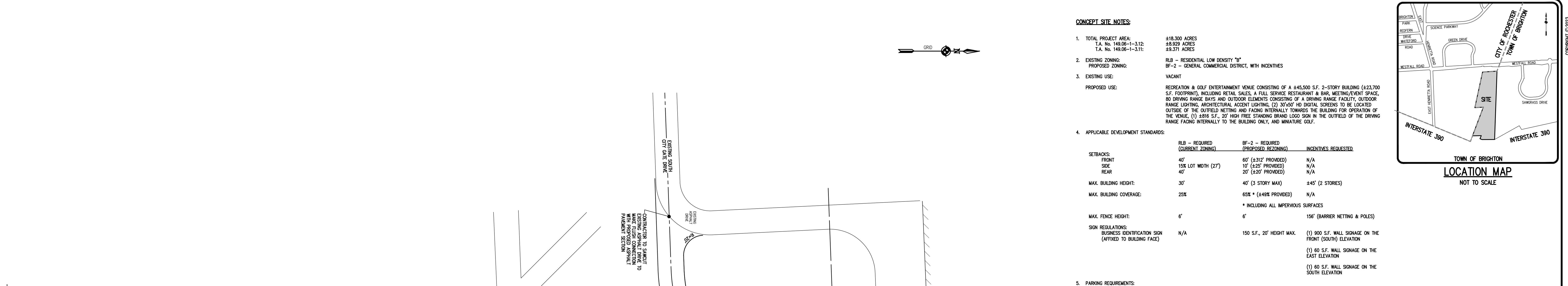
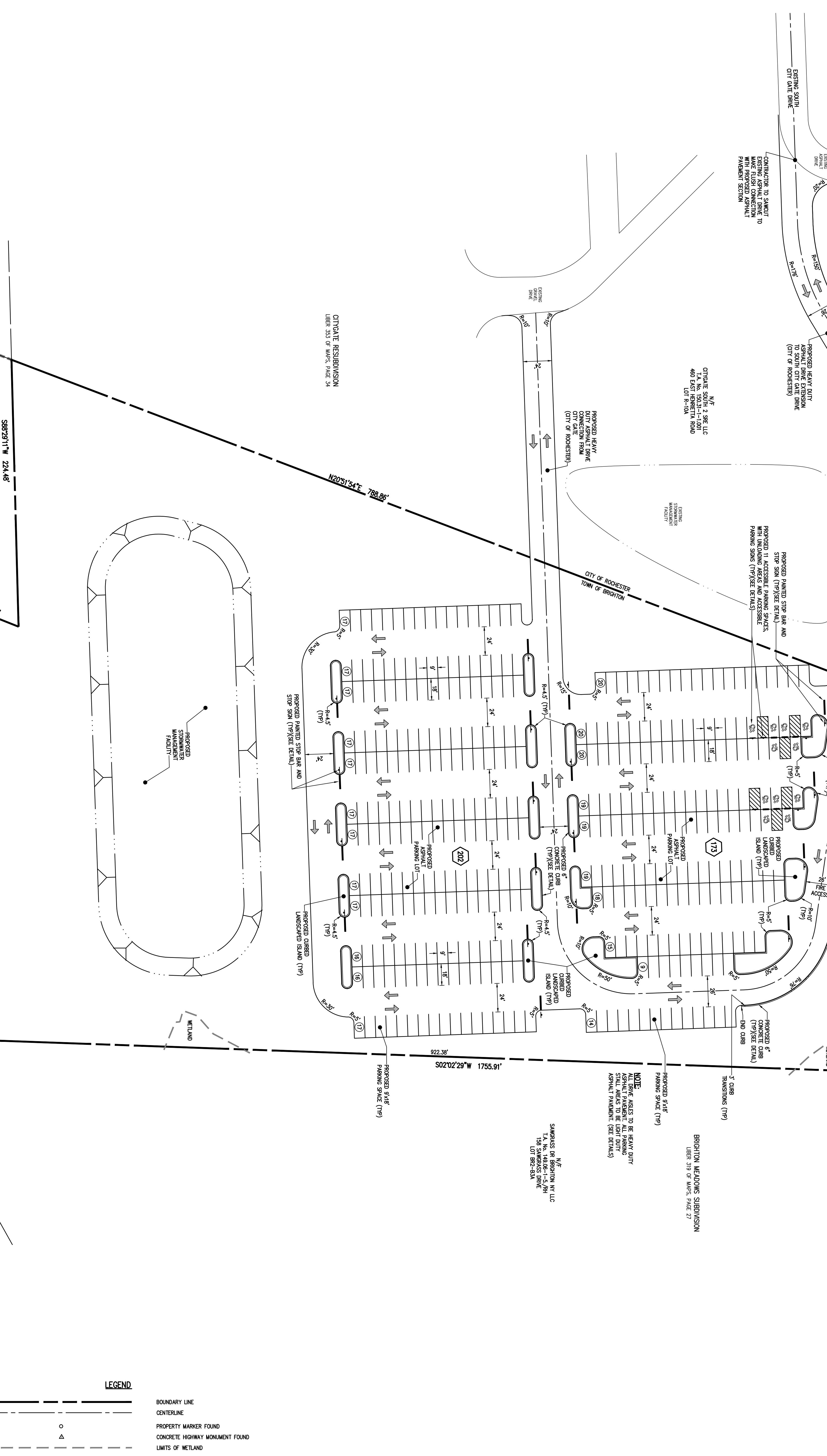
GOLF ENTERTAINMENT VENUE
OBJECT VARS OBJECT DESTROYAWN BY BEYLEN
ALE = 40' OBJECT AWING

LOCATION	TOWN OF BRIGHTON, MONROE COUNTY, NEW YORK STATE
CLIENT	WESTFALL BRIGHTON SRE, LLC. 1657 EAST AVENUE ROCHESTER, NY 14610
DRAWING TITLE	CONCEPT SITE PLAN

MANAGER
ENGINEER
0
Y
R

DATE ISSUED
JUNE 2023
NO.
2882
NO.
04

PAGE 3 OF 3)



Drawing Alteration
This drawing is an excerpt from the
New York State Land Use Law Article
145 Section 7209 and applies to this
portion of the drawing only.
It is a violation of this law for any
person to alter a map or drawing, except
by the use of dry ink or lead pencil,
unless the alteration is made in
accordance with the requirements
of such law and the date of such
alteration is marked on the drawing.

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BME ASSOCIATES
ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
100TH STREET, EAST
PATERSON, NEW JERSEY 07563
PHONE: 973-677-3390
FAX: 973-677-3399
WWW.BME.COM

PROJECT
P. VARS
PROJECT ENGINEER
R. DESTRO
SCALE
1" = 40'
DRAWING NO.
2882

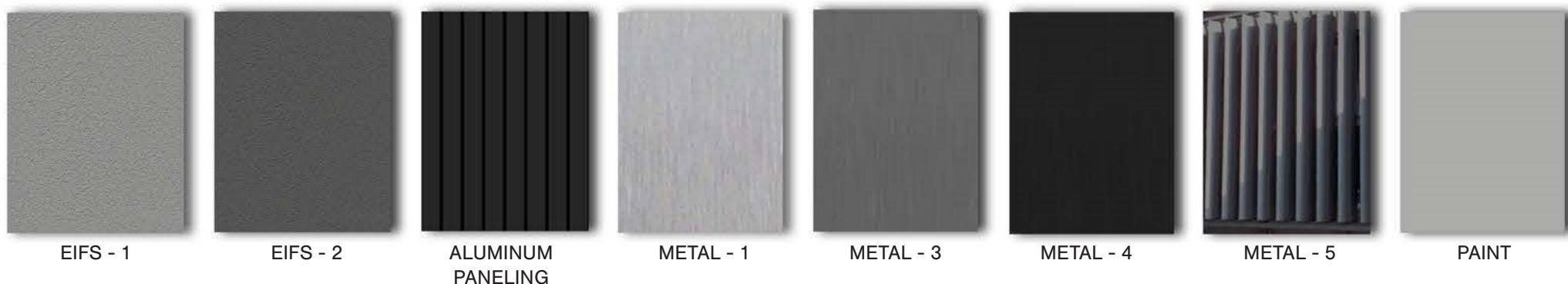
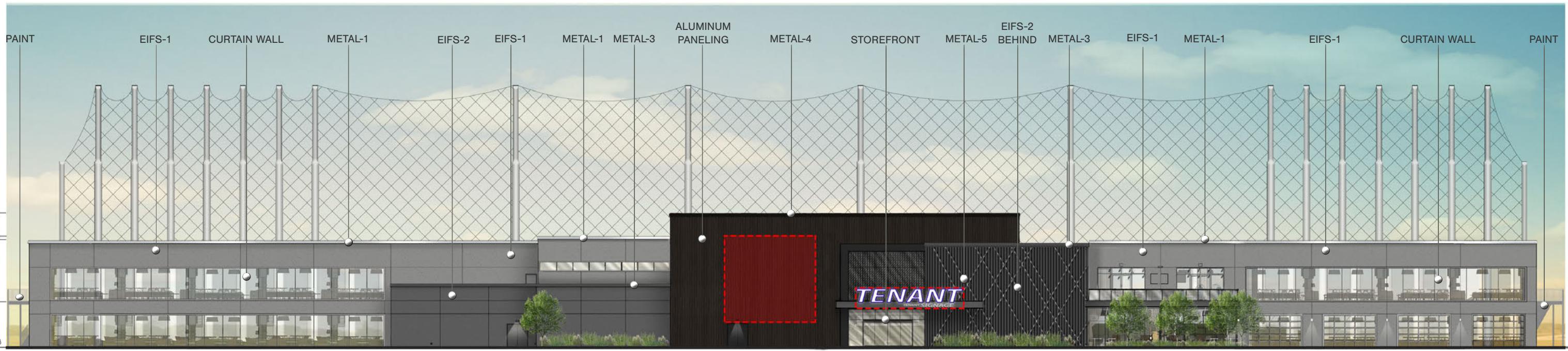
PROJECT
P. GORMAN PURCHASE, TOWNSHIP 13, RANGE 7, TOWN LOT 55 & 55, TMA MAP NUMBER 19.05-1-311, 140.05-1-312 & 156.75-1-003

PROJECT
OUTDOOR RECREATION &
GOLF ENTERTAINMENT VENUE
LOCATION
TOWN OF BRIGHTON, MONROE COUNTY, NEW YORK STATE
CLIENT
WESTFALL ROAD, INC.
DRAWING TIME
NOT APPROVED

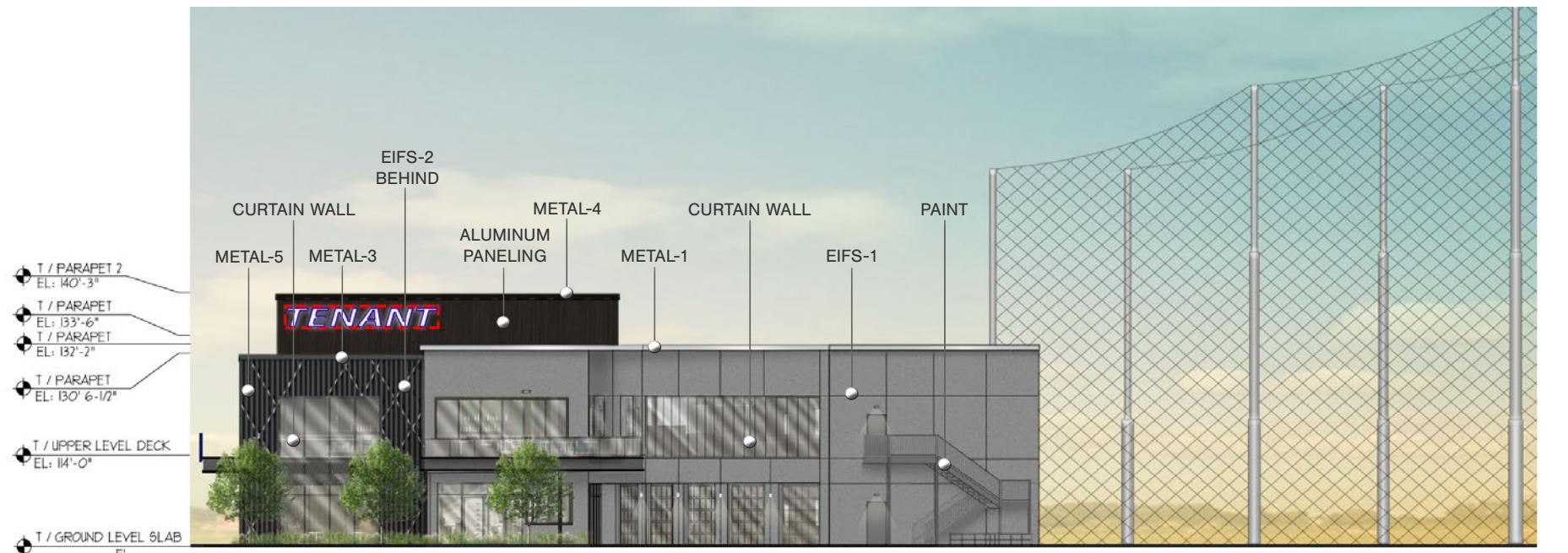
PROJECT
P. VARS
PROJECT ENGINEER
R. DESTRO
SCALE
1" = 40'
DRAWING NO.
05

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

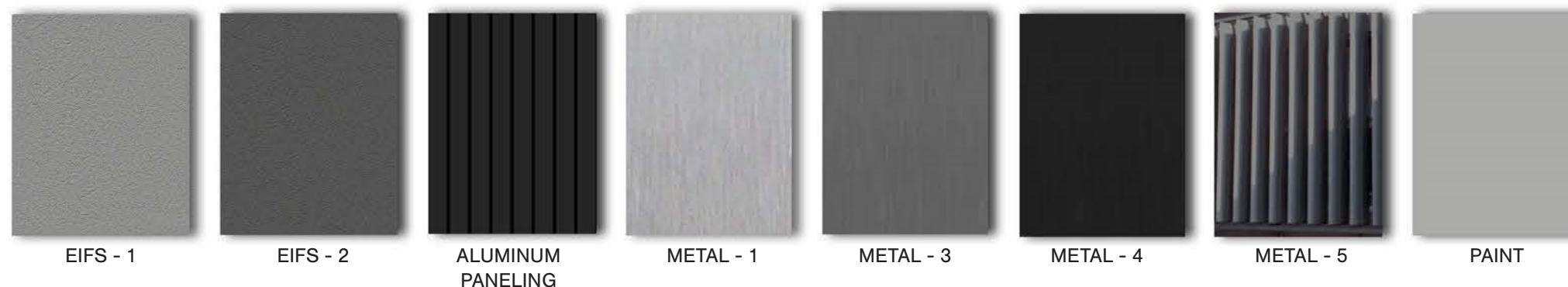
NOT APPROVED
This plan has not received final
approval of all reviewing agencies.
The plan is not to be used until all
approvals are obtained and
should not be used for construction
purposes.



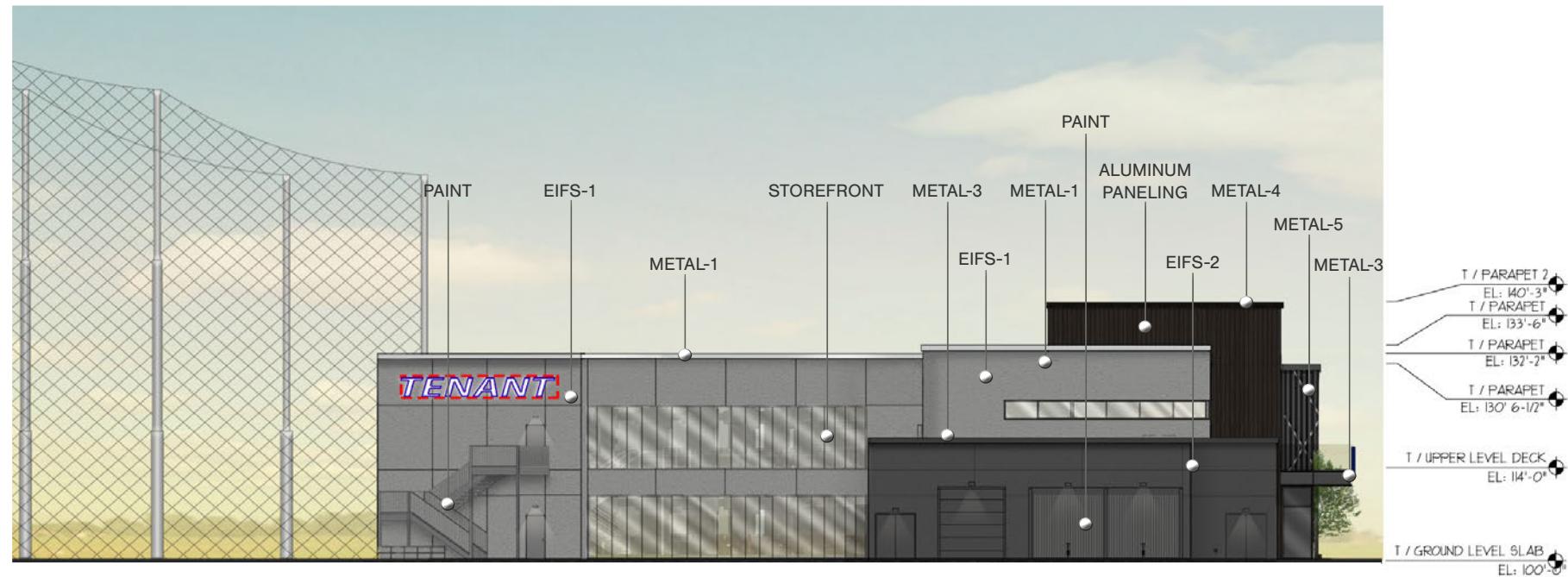
Exterior Elevations



0' 5' 15' 30' 60'



Exterior Elevations



Left Elevation

0' 5' 15' 30' 60'



EIFS - 1



EIFS - 2



ALUMINUM
PANELING



METAL - 1



METAL - 3



METAL - 4

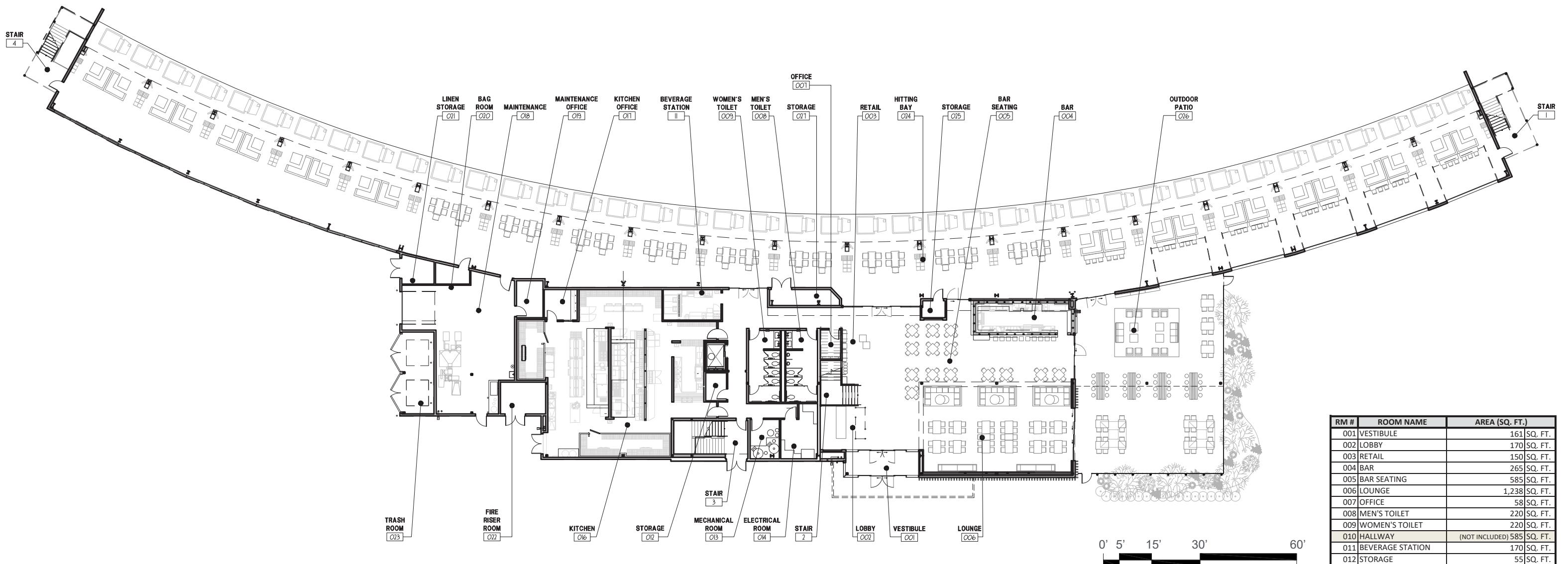


METAL - 5



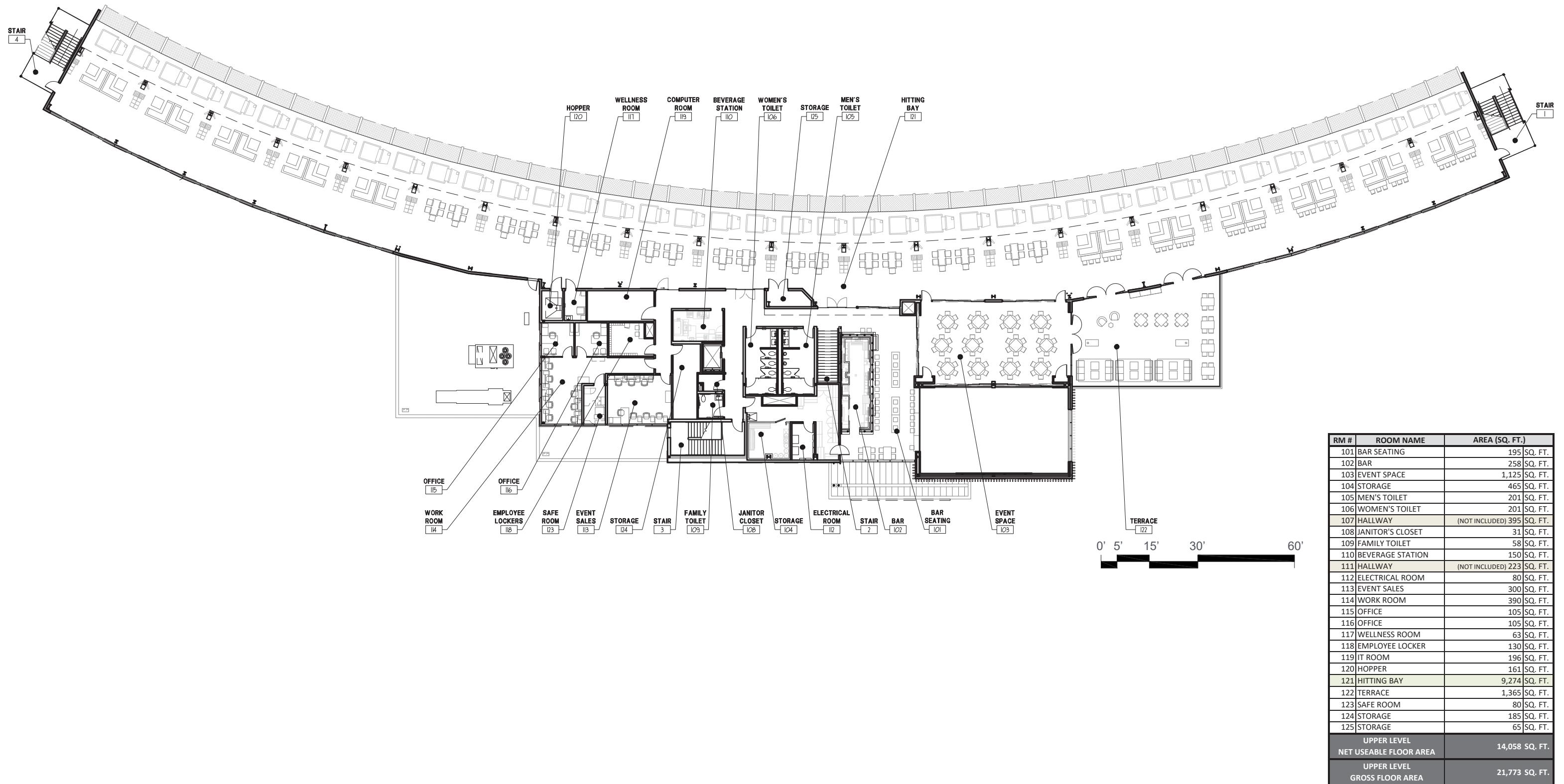
PAINT

Exterior Elevations

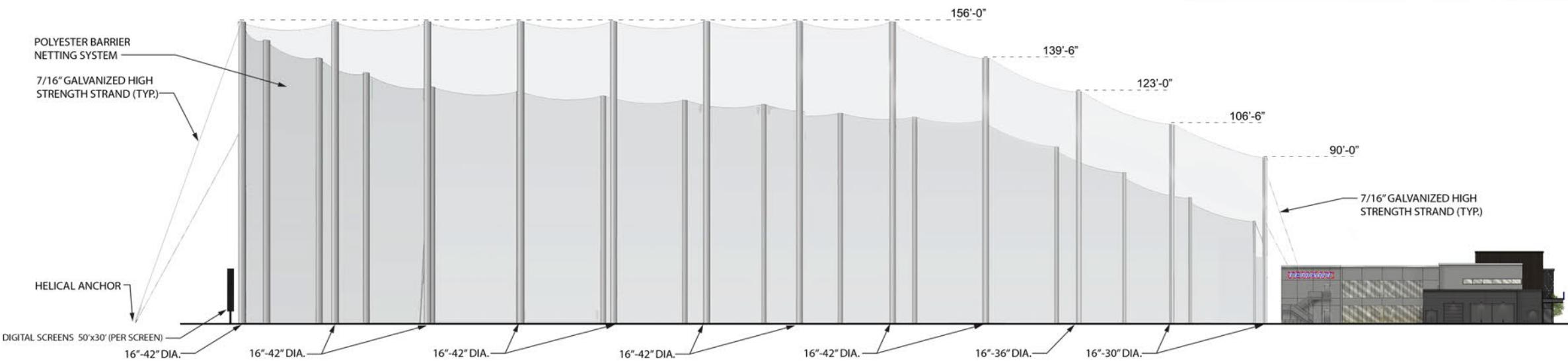


RM #	ROOM NAME	AREA (SQ. FT.)
001	VESTIBULE	161 SQ. FT.
002	LOBBY	170 SQ. FT.
003	RETAIL	150 SQ. FT.
004	BAR	265 SQ. FT.
005	BAR SEATING	585 SQ. FT.
006	LOUNGE	1,238 SQ. FT.
007	OFFICE	58 SQ. FT.
008	MEN'S TOILET	220 SQ. FT.
009	WOMEN'S TOILET	220 SQ. FT.
010	HALLWAY	(NOT INCLUDED) 585 SQ. FT.
011	BEVERAGE STATION	170 SQ. FT.
012	STORAGE	55 SQ. FT.
013	MECHANICAL ROOM	110 SQ. FT.
014	ELECTRICAL ROOM	165 SQ. FT.
015	NOT USED	0 SQ. FT.
016	KITCHEN	2,410 SQ. FT.
017	KITCHEN OFFICE	97 SQ. FT.
018	MAINTENANCE	(NOT INCLUDED) 1,110 SQ. FT.
019	MAINTENANCE OFFICE	93 SQ. FT.
020	BAG ROOM	57 SQ. FT.
021	LINEN STORAGE	79 SQ. FT.
022	RISER ROOM	138 SQ. FT.
023	TRASH ROOM	(NOT INCLUDED) 248 SQ. FT.
024	HITTING BAY	9,142 SQ. FT.
025	STORAGE	40 SQ. FT.
026	OUTDOOR PATIO	(NOT INCLUDED) 2,608 SQ. FT.
027	STORAGE	102 SQ. FT.
GROUND LEVEL NET USEABLE FLOOR AREA		15,725 SQ. FT.
GROUND LEVEL GROSS FLOOR AREA		23,732 SQ. FT.

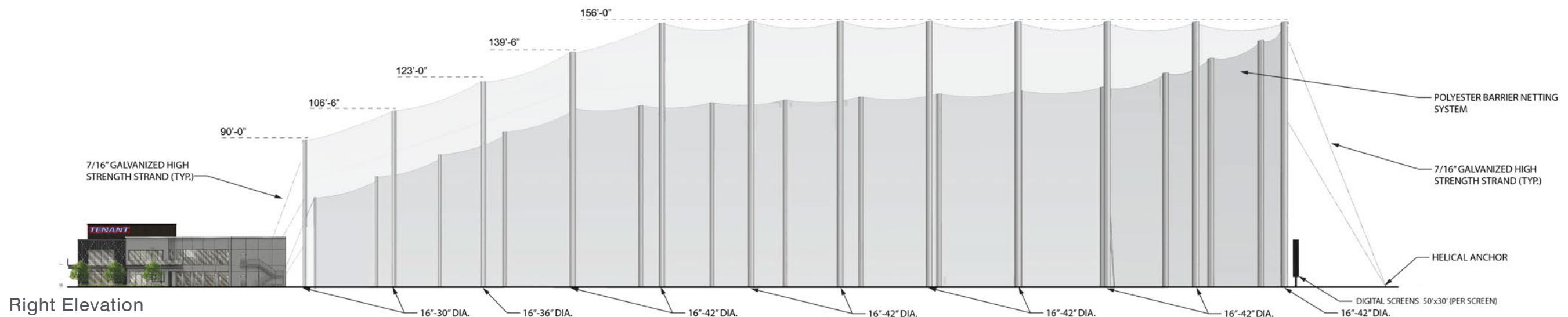
Floor Plan - Ground Level



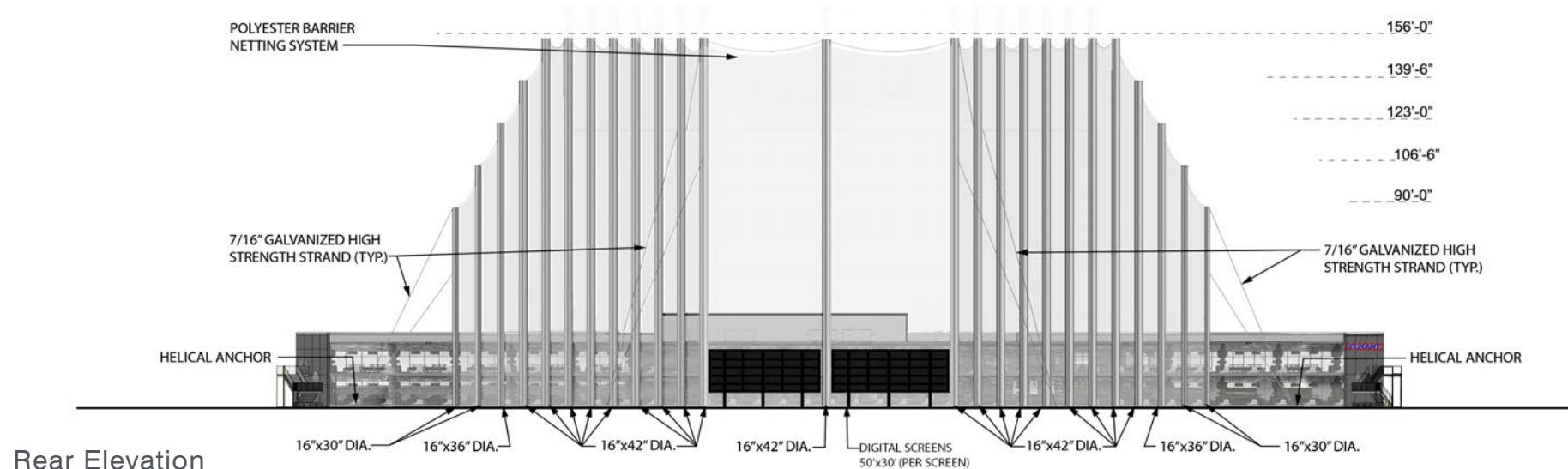
Floor Plan - Upper Level



Left Elevation



Right Elevation



Rear Elevation



POLYESTER BARRIER NETTING SYSTEM

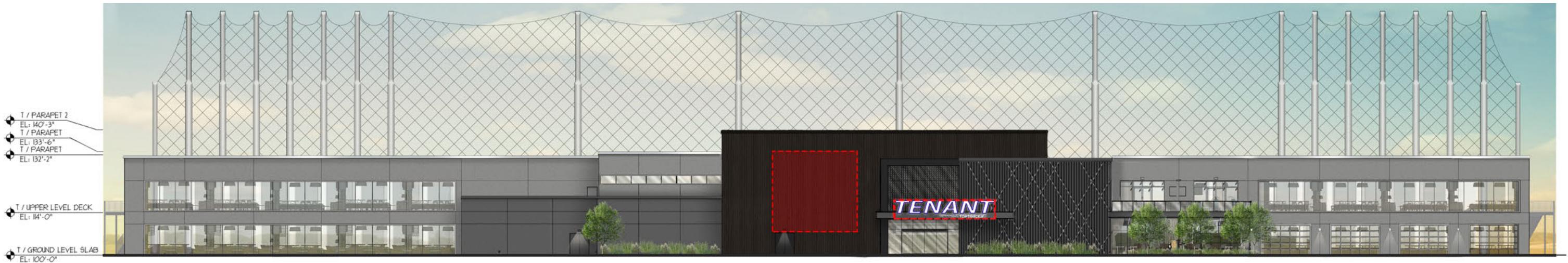
NETTING COMPONENT:
 -COLOR: BLACK
 -POLYESTER NETTING: 1" MESH SIZE
 -LONG STITCH KNOT LESS JOIN
 -RESIN DYE AND BONDING TREATMENT
 -116.7 LB. AVERAGE SINGLE MESH BREAK STRENGTH

ATTACHMENT TWINE/HANGING TWINE:
 -#48 BRAIDED POLYESTER TWINE
 -375 LB. TENSILE STRENGTH
 -DYE TREATED

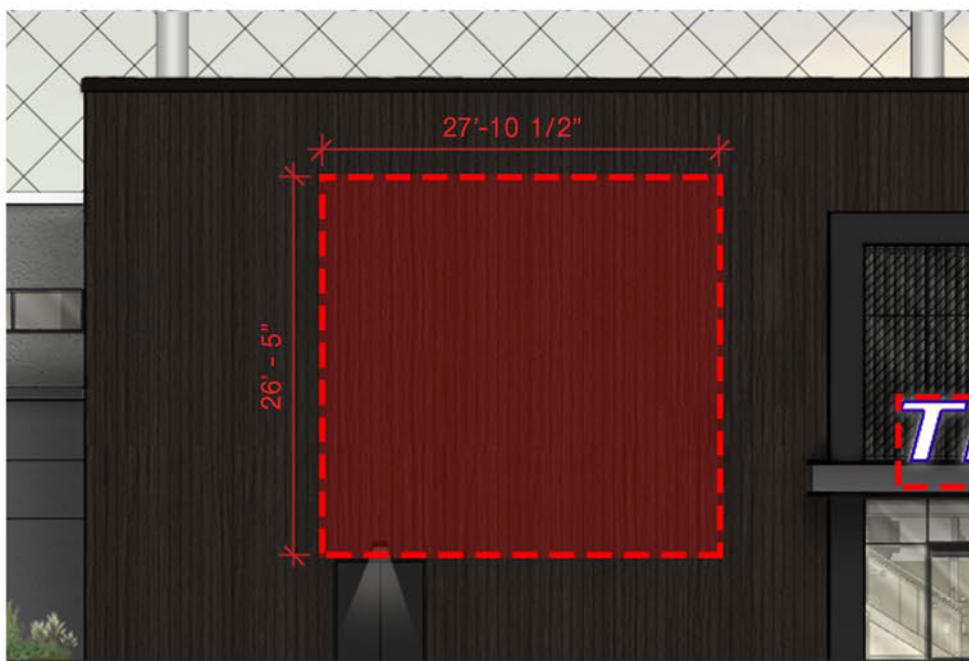
PERIMETER BORDER ROPE & RIB-LINE/VERTICALS:
 -3/8" BRAIDED SYNTHETIC COVER
 -PARALLEL SYNTHETIC CORE
 -3,500 LB. TENSILE STRENGTH



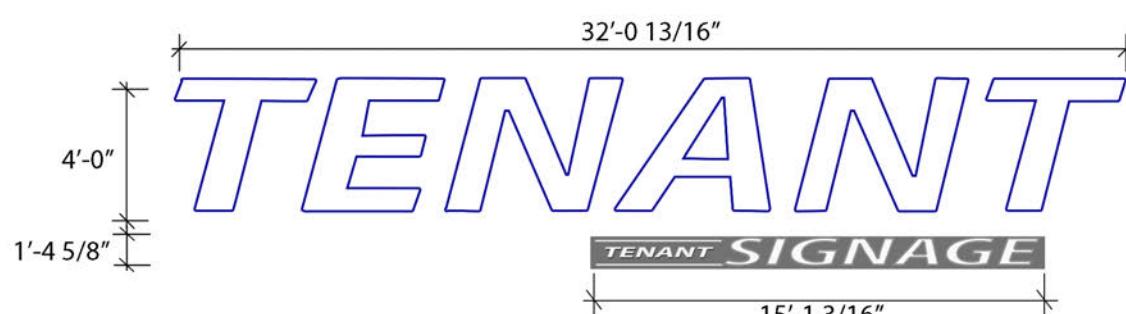
Net Pole Elevations



FRONT ELEVATION: 15,493 SF. TOTAL



EXTERIOR WALL GRAPHIC: 736.36 SF. TOTAL = 4.75% OF ELEVATION



EXTERIOR SIGN: 149.2 SF. TOTAL = 0.96% OF ELEVATION

FRONT ELEVATION SIGNAGE:
 $(736.36 \text{ SF.} + 149.2 \text{ SF.}) / 15,493 \text{ SF.} = .057$
5.7% TOTAL OF FRONT ELEVATION

EXTERIOR SIGN:

FRONT LIT CHANNEL LETTERS MOUNTED TO BUILDING
 FONT: TOPGOLF APPROVED TYPEFACE
FACE: 1/8" THK. ALUMINUM INTERIOR FACE
RETURNS: .093" ALUMINUM FORMED & ASSEMBLED W/ WELDS & SILICONE BASED ADHESIVE SEALANT
BACKER: .080" THK. W/ INTERIOR FINISH; ELECTRICAL HOLES TO ACCOMMODATE LISTED LIQUID-TIGHT FLEXIBLE CONDUIT CONNECTOR.
SCREWS: #8 X 1 1/2" TRUSS HEAD, SELF DRILLING, SELF TAPPING SCREW
 DRAIN HOLES: 1/4"Ø AS NEEDED PER LETTER W/LIGHT BAFFLE.
CHANNEL: 2" X 4" STRUCTURAL CHANNEL SUPPORT WELDED TO BACK.
LEDS: LISTED CLASS 2, MINIMUM IP66, UV RESISTANT, LED MODULE.
MOUNTING: MOUNTED TO BUILDING W/ NON-CORROSIVE HARDWARE AND CUSTOM GUSSETS AS REQUIRED. ALL PENETRATIONS SEALED W/ CLEAR SILICONE. DRILL POWER HOLES AND ATTACH GUSSETS IN THE FIELD, PROVIDE SS BOLTS
 RAINSCREEN SYSTEM OVER 3/4" THK FIRE RATED & PRESSURE TREATED WOOD BLOCKING.

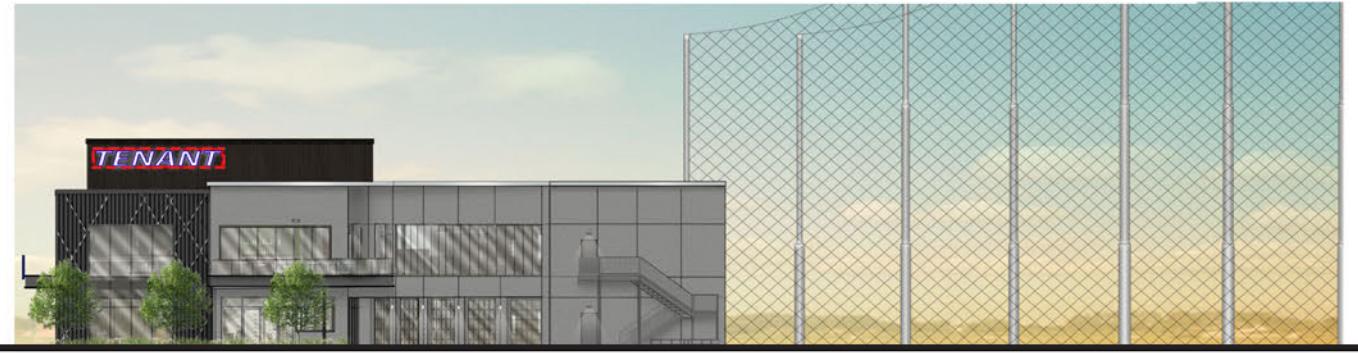
EXTERIOR WALL GRAPHIC:

PERIMETER LIT SHIELD LOGO - ART CRAFTED IN ALUMINUM
LEDS: WHITE GLLS NEON FLEX, VIVID S 160, COOL WHITE 5700K, LED BORDER WITH SEAMLESS BACK EXIT POWER.

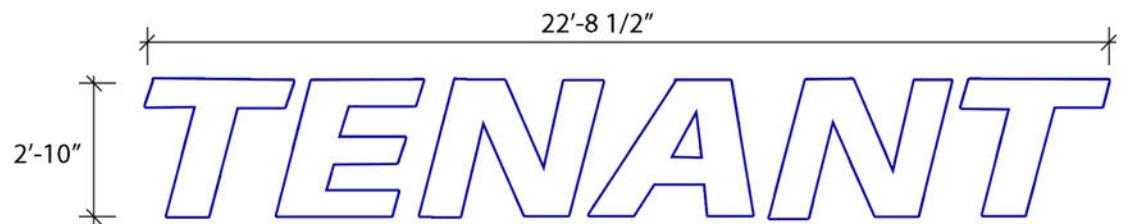
Exterior Signage - Front Elevation



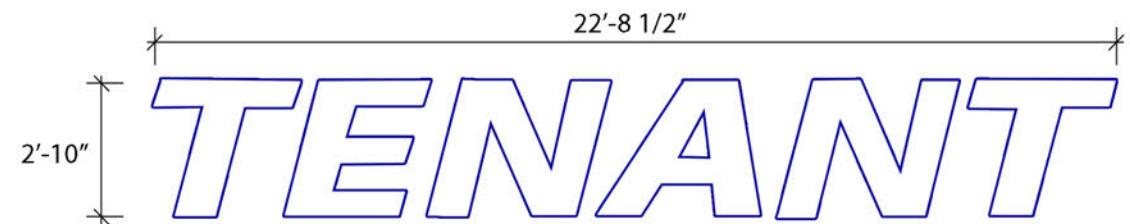
LEFT ELEVATION: 5,068 SF. TOTAL



RIGHT ELEVATION: 4,557 SF. TOTAL



EXTERIOR SIGN: 64.3 SF. TOTAL = 1.27% OF ELEVATION



EXTERIOR SIGN: 64.3 SF. TOTAL = 1.41% OF ELEVATION

EXTERIOR SIGN:
FRONT LIT CHANNEL LETTERS MOUNTED TO BUILDING

FONT: TOPGOLF APPROVED TYPEFACE

FACE: 3/16" 7328 WHITE POLYCARBONATE FACE W/ ARRON 2114 TRANS.
BLUE VINYL SKIN 1" WEDED OUTLINE

RETURNS: 6" .063 3003 H14 ALUM. RETURNS

TRIM CAPS: 2" SILVER JEWELITE TRIM CAPS

BACKS: .063 WHITE ALUMINUM PAINTED SILVER

EXTERNAL GUSSETS: 1/8" 5052 ALUMINUM W/ 2" FLANGES ON ALL SIDES

INTERNAL GUSSETS: 1/8" 5052 ALUMINUM CUT TO LETTER SHAPE AT BOTTOM

ANCHORS: 3/8" DIA X 5" GALVANIZED LAG BOLTS

ILLUMINATION: WHITE LEDS-G0Q3 6-7000K
LISTED CLASS 2, MINIMUM IP66, UV RESISTANT, LED MODULE.

MOUNTING: MOUNTED TO BUILDING W/ NON-CORROSIVE
HARDWARE AND CUSTOM GUSSETS AS REQUIRED. ALL PENETRATIONS
SEALED W/ CLEAR SILICONE. DRILL POWER HOLES AND ATTACH GUSSETS
IN THE FIELD, PROVIDE SS BOLTS

Exterior Signage - Side Elevations

I. Variable Refrigerant Volume (VRF) System Overview

A. Dedicated Outdoor Air Units (DOAS)

1. Two (2) roof mounted 4 ton packaged heat pump DOAS units with supply and exhaust fan sections, DX cooling/heating section with modulating hot gas reheat, enthalpy heat recovery wheel, supplemental electric heating section, MERV 13 filter sections and access sections. One unit will serve the ground and first floors on the East end of the building and one unit will serve the ground and first floors on the West end of the building. The DOAS units will provide ventilation air to the ducted VRV fan coil units. The roof curbs will be acoustical sound curbs with vibration isolation.

B. Packaged Heat Pump Rooftop Units

1. Two (2) packaged heat pump rooftop units will be located on the roof of the Auditorium. A 5 ton unit will serve the ground floor Meeting Room and a 7.5 ton unit will serve the Auditorium. The rooftop units will include, but not be limited to, supply and exhaust fan sections, DX cooling/heating section with modulating hot gas reheat, supplemental electric heating section, enthalpy heat recovery wheel, MERV 13 filter sections and access sections. Unit will be capable of 100% economizer operation. The rooftop units will operate as single zone variable air volume systems. The roof curbs will be acoustical sound curbs with vibration isolation.

C. VRF Fan Coil Units

1. The spaces will be served by concealed ducted VRF fan coil units with MERV 13 filters and remote wall mounted wired controllers. Refer to sketches for unit quantities and zoning.
2. Outdoor units will be located on the roof. Total capacity of Ground Floor systems is approximately 12 tons and the total capacity of the First Floor systems is approximately 24 tons.

D. General Exhaust Systems

1. General exhaust systems will be provided to serve housekeeping rooms and elevator machine room. Exhaust fans will include ECM motors.

E. Snow Melt

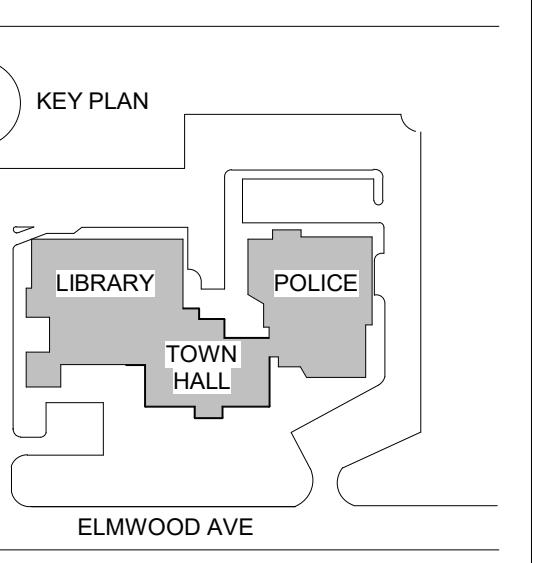
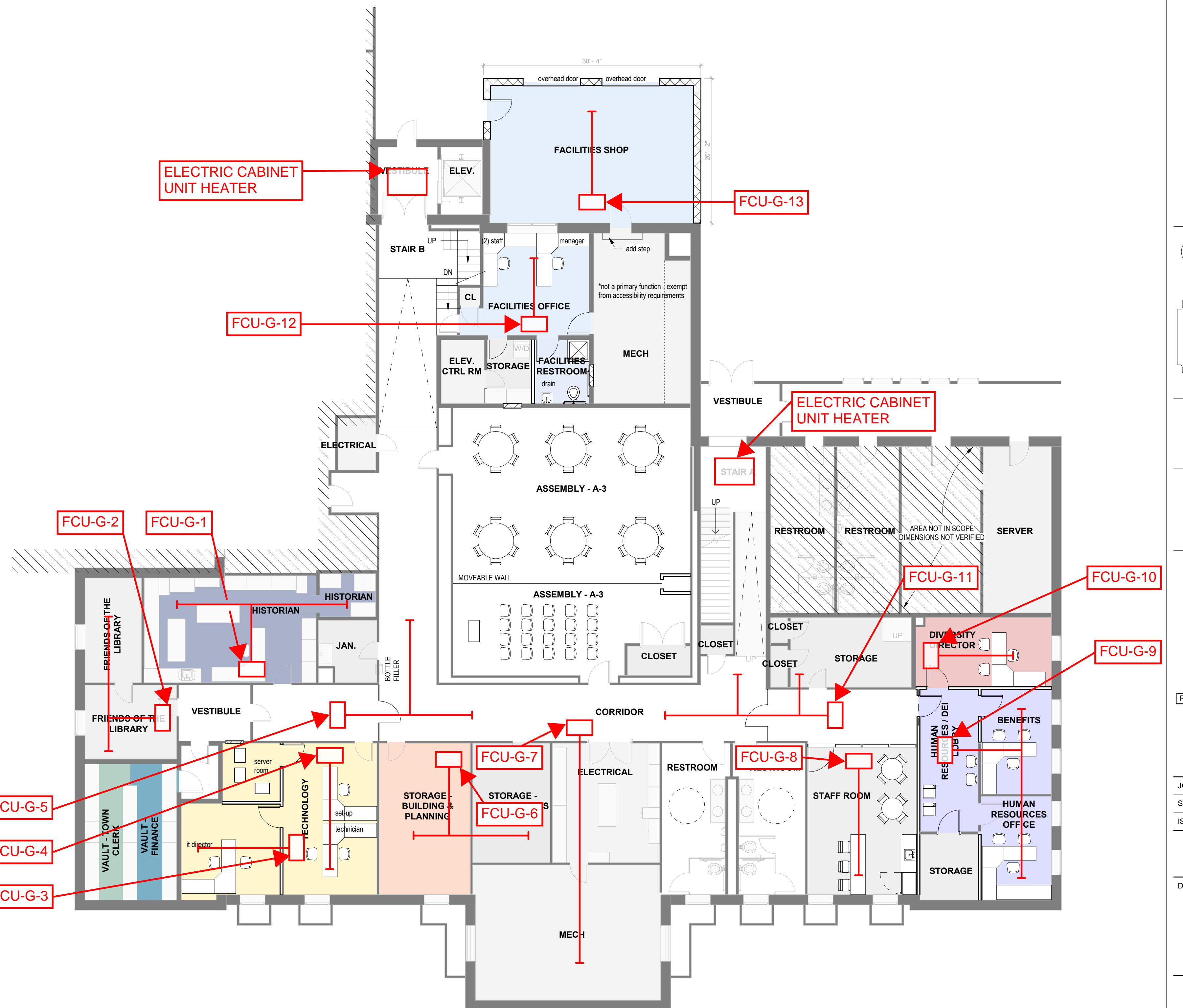
1. Electric snow melt systems will be provided at both the South and North entrances. Snow melt zone at the South entrance will be approximately 600 sq.ft. and the snow melt zone at the North entrance will be approximately 200 sq.ft.

F. Temperature Control

1. All temperature control will be electrically actuated, electronic direct digital control utilizing an Energy Management and Control System (EMCS). The system shall be a web based system capable of remote access utilizing a web browser.

BRIGHTON TOWN HALL
2300 ELMWOOD AVENUE
BRIGHTON, NY 14618
 TOWN OF BRIGHTON

KEY:
FCU VARIABLE REFRIGERANT
 FLOW (VRF) FAN COIL UNIT



IN/EX ARCHITECTURE P.C.
 133 S. FITZHUGH STREET
 ROCHESTER, NY 14608
 585.398.7886

REV. # DESCRIPTION DATE

JOB NO. 0000
 SCALE 1/8" = 1'-0"
 ISSUE DATE 06/22/2023

THIS IS A SINGLE SHEET OF A COHESIVE
 SET OF CONSTRUCTION DOCUMENTS
 (INCLUDES DRAWINGS AND SPECIFICATIONS).
 INTERPRETATION OF THE DRAWINGS
 AS PRESENTED SHOULD BE BASED ON
 THE ENTIRE SET OF DOCUMENTS.

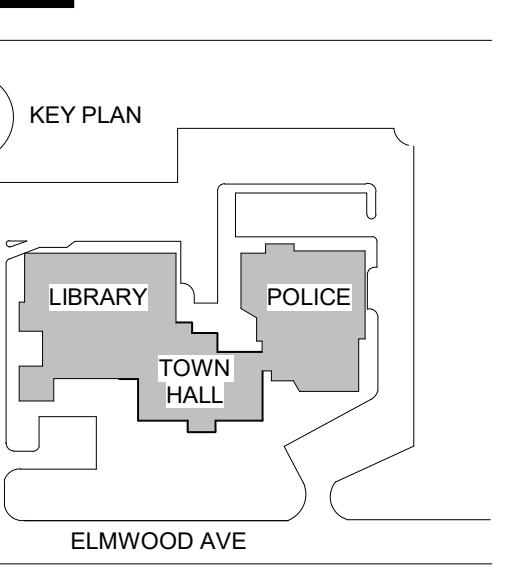
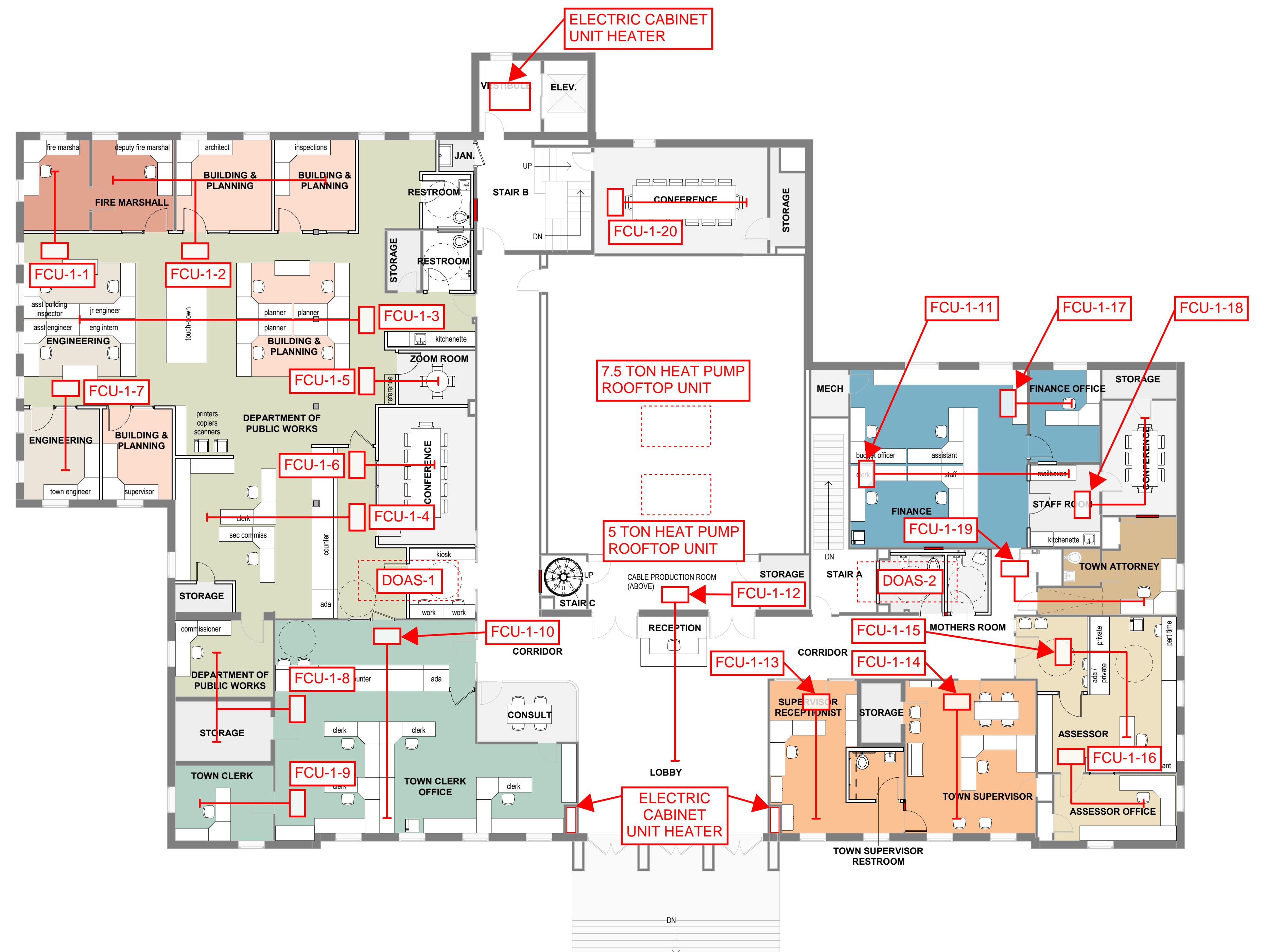
DRAWING TITLE PROPOSED
 GROUND FLOOR
 PLAN

SKH-1

ISSUED FOR XXXXX

BRIGHTON TOWN HALL
2300 ELMWOOD AVENUE
BRIGHTON, NY 14618
 TOWN OF BRIGHTON

KEY:
 FCU VARIABLE REFRIGERANT
 FLOW (VRF) FAN COIL UNIT
 DOAS HEAT PUMP DEDICATED
 OUTDOOR AIR UNIT.



IN/EX ARCHITECTURE P.C.
 133 S. FITZHUGH STREET
 ROCHESTER, NY 14608
 585.398.7886

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DRAWING TITLE

PROPOSED FIRST
 FLOOR PLAN

SKH-2

ISSUED FOR XXXXX

I. Geothermal Water Source Heat Pump System Overview

A. Dedicated Outdoor Air Units (DOAS)

1. Two (2) roof mounted 4 ton packaged geothermal water source heat pump DOAS units with supply and exhaust fan sections, DX cooling/heating section with modulating hot gas reheat, enthalpy heat recovery wheel, supplemental electric heating section, MERV 13 filter sections and access sections. One unit will serve the ground and first floors on the East end of the building and one unit will serve the ground and first floors on the West end of the building. The DOAS units will provide ventilation air to the ducted VRV fan coil units. The roof curbs will be acoustical sound curbs with vibration isolation.

B. Geothermal Water Source Heat Pump Packaged Rooftop Units

1. Two (2) packaged geothermal water source heat pump rooftop units will be located on the roof of the Auditorium. A 5 ton unit will serve the ground floor Meeting Room and a 7.5 ton unit will serve the Auditorium. The rooftop units will include, but not be limited to, supply and exhaust fan sections, DX cooling/heating section with modulating hot gas reheat, supplemental electric heating section, enthalpy heat recovery wheel, MERV 13 filter sections and access sections. Unit will be capable of 100% economizer operation. The rooftop units will operate as single zone variable air volume systems. The roof curbs will be acoustical sound curbs with vibration isolation.

C. Geothermal Water Source Heat Pumps

1. The spaces will be served by concealed ducted geothermal water source heat pump units with MERV 13 filters. Total Refer to sketches for unit quantities and zoning.
2. Outdoor units will be located on the roof. Total capacity of Ground Floor units is approximately 12 tons and the total capacity of the First Floor units is approximately 24 tons.
3. The geothermal heat pump well field will consist of approximately thirty four (34) vertical boreholes, each to a depth of 300 ft for 1.5 tons of cooling each. The boreholes will be grouted with thermally enhanced grout. A manifold vault will be included. Two (2) base mounted circulating pumps, with associated water system specialties, will circulate a propylene glycol/water mixture. Refer to sketch for well field location.

D. General Exhaust Systems

1. General exhaust systems will be provided to serve housekeeping rooms and elevator machine room. Exhaust fans will include ECM motors.

E. Snow Melt

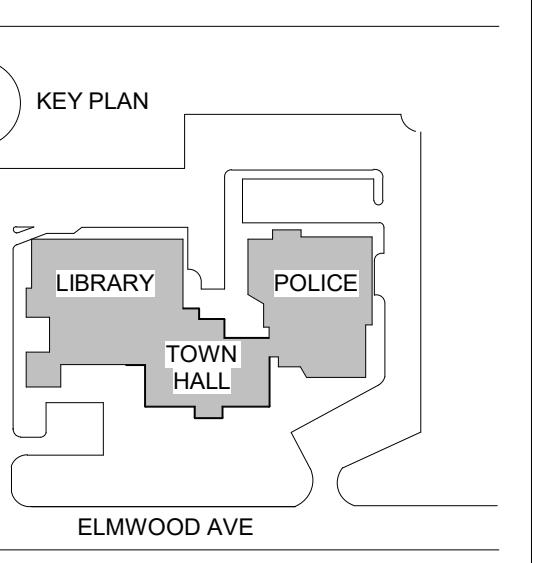
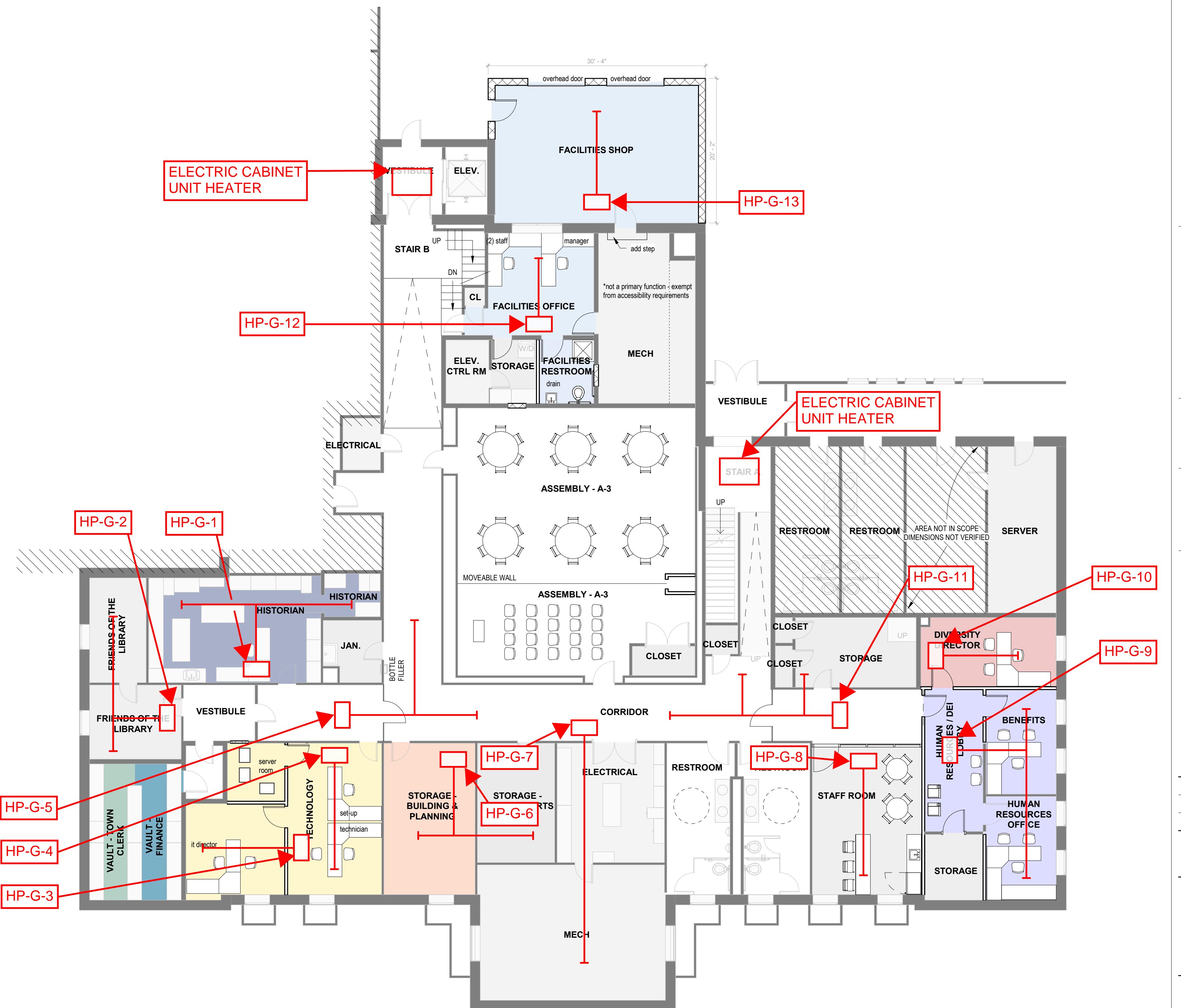
1. Electric snow melt systems will be provided at both the South and North entrances. Snow melt zone at the South entrance will be approximately 600 sq.ft. and the snow melt zone at the North entrance will be approximately 200 sq.ft.

F. Temperature Controls

1. All temperature control will be electrically actuated, electronic direct digital control utilizing an Energy Management and Control System (EMCS). The system shall be a web based system capable of remote access utilizing a web browser.

BRIGHTON TOWN HALL
2300 ELMWOOD AVENUE
BRIGHTON, NY 14618
 TOWN OF BRIGHTON

KEY:
 HP GEOTHERMAL LOOP
 HEAT PUMP



IN/EX ARCHITECTURE P.C.
 133 S. FITZHUGH STREET
 ROCHESTER, NY 14608
 585.398.7886

REV. # DESCRIPTION DATE

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 ISSUE DATE 06/22/2023

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DRAWING TITLE
PROPOSED GROUND FLOOR PLAN

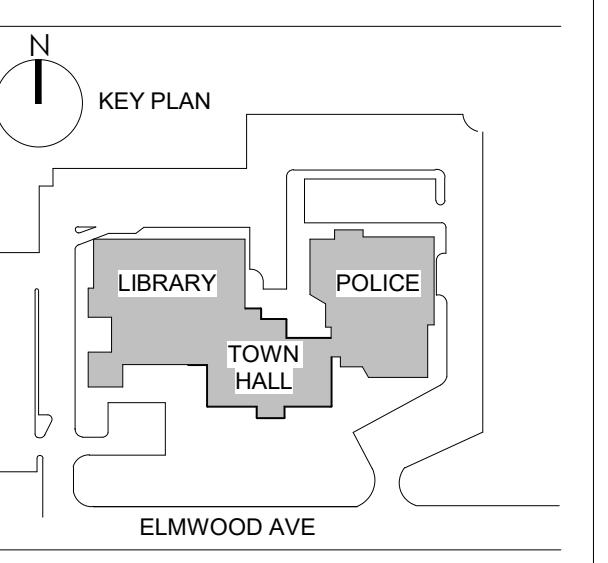
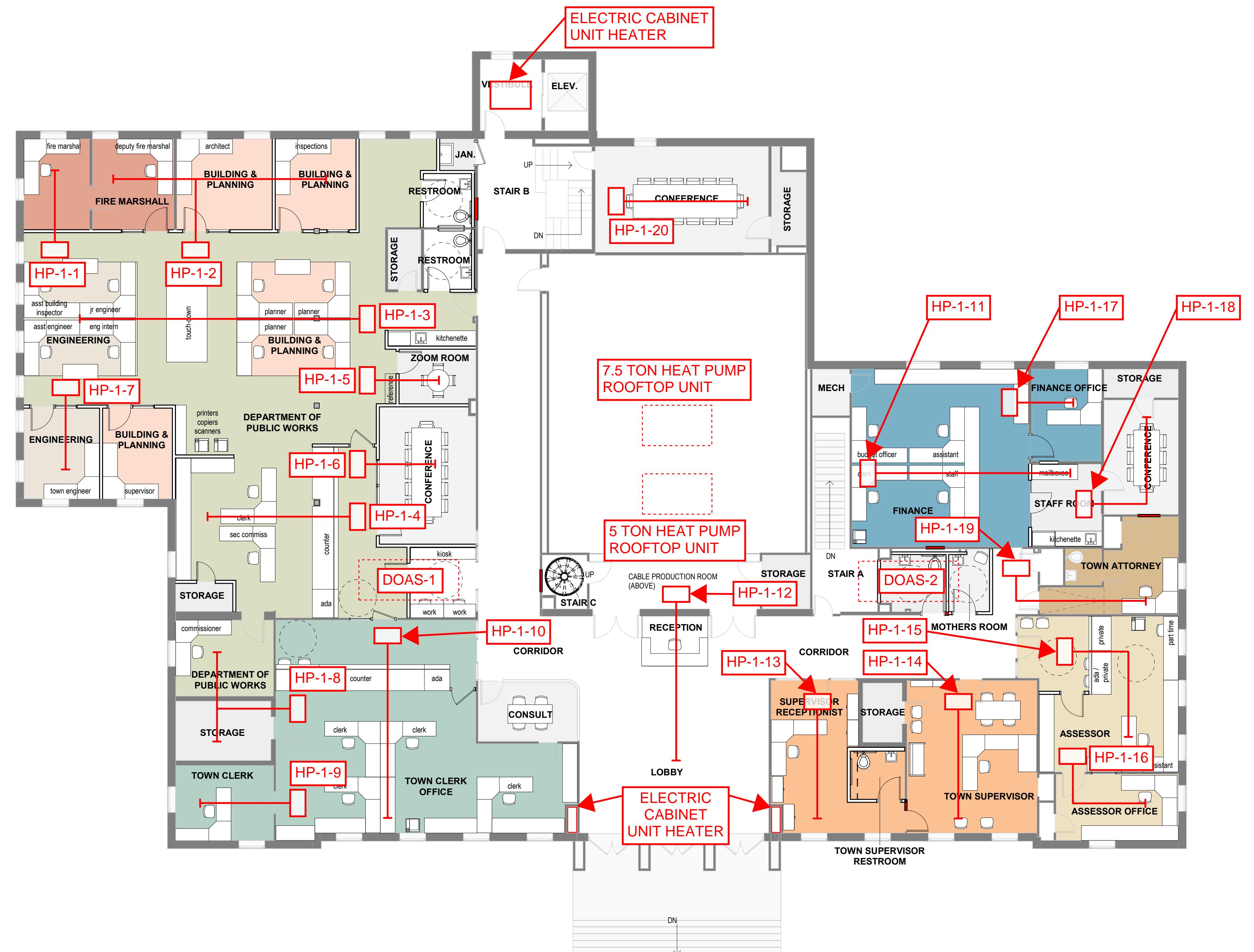
SKH-1

ISSUED FOR XXXXX

BRIGHTON TOWN HALL
2300 ELMWOOD AVENUE
BRIGHTON, NY 14618

TOWN OF BRIGHTON

KEY:
 HP GEOTHERMAL LOOP
 HEAT PUMP
 DOAS HEAT PUMP DEDICATED
 OUTDOOR AIR UNIT.



IN/EX ARCHITECTURE P.C.
 133 S. FITZHUGH STREET
 ROCHESTER, NY 14608
 585.398.7886

REV. # DESCRIPTION DATE

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DRAWING TITLE

PROPOSED FIRST
 FLOOR PLAN

SKH-2

ISSUED FOR XXXXX



WELL FIELD

**MANIFOLD
VAULT**



Layers





5/11/2023

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

Site/Address: 259 Ashbourne Road

Map/Location: _____

Owner: public private unknown other

Date: 5/10/23 Inspector: Kyle Sears

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 (Severely Declining)

TREE CHARACTERISTICS

Tree #: 2257 Species: Black Walnut

25% of tree dead/rogue

DBH: 40" # of trunks: 1 Height: 60' Spread: 40'

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

Crown class: dominant co-dominant intermediate suppressed

Live crown ratio: 25 % 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

Y/A

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: Visible Ant activity in trunk of tree near root collar

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: 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? 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 N ID: _____

Exposed roots: severe moderate low Undetermined: 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: 25 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: Severely Declining Tree, 25%+ of Tree Budding 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		m	s	
Included bark		m	m	
Excessive end weight		s	s	
Cracks/splits		m	m	s
Hangers			m	
Girdling			m	
Wounds/seam		m/s	m/s	
Decay		m	m	
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark		s	s	
Nesting hole/bee hive				
Deadwood/stubs				
Borers/termites/ants	s	s		
Cankers/galls/burls				
Previous failure		m	m	

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

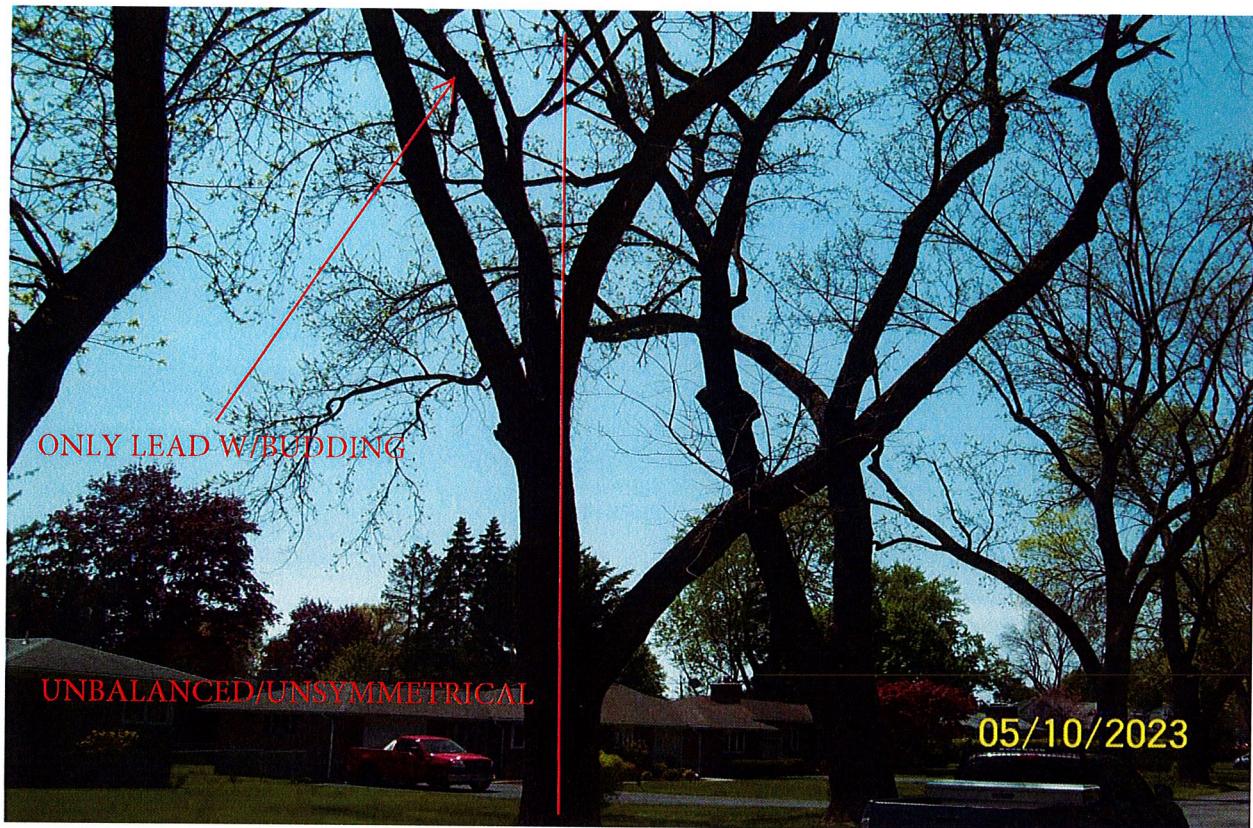
Remove tree: Y N Replace? Y N Move target: Y N Other: _____

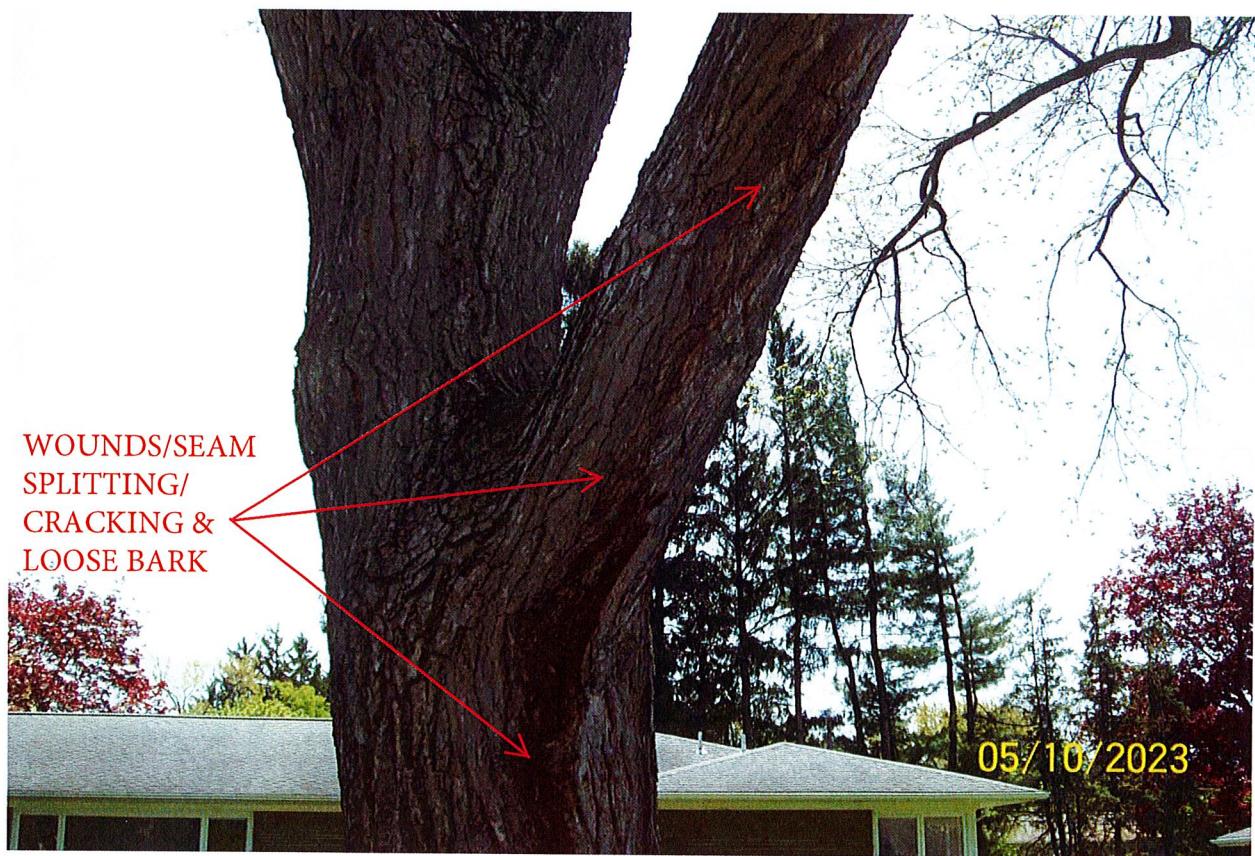
Effect on adjacent trees: none evaluate

Notification: owner manager governing agency Date: 5/10/23

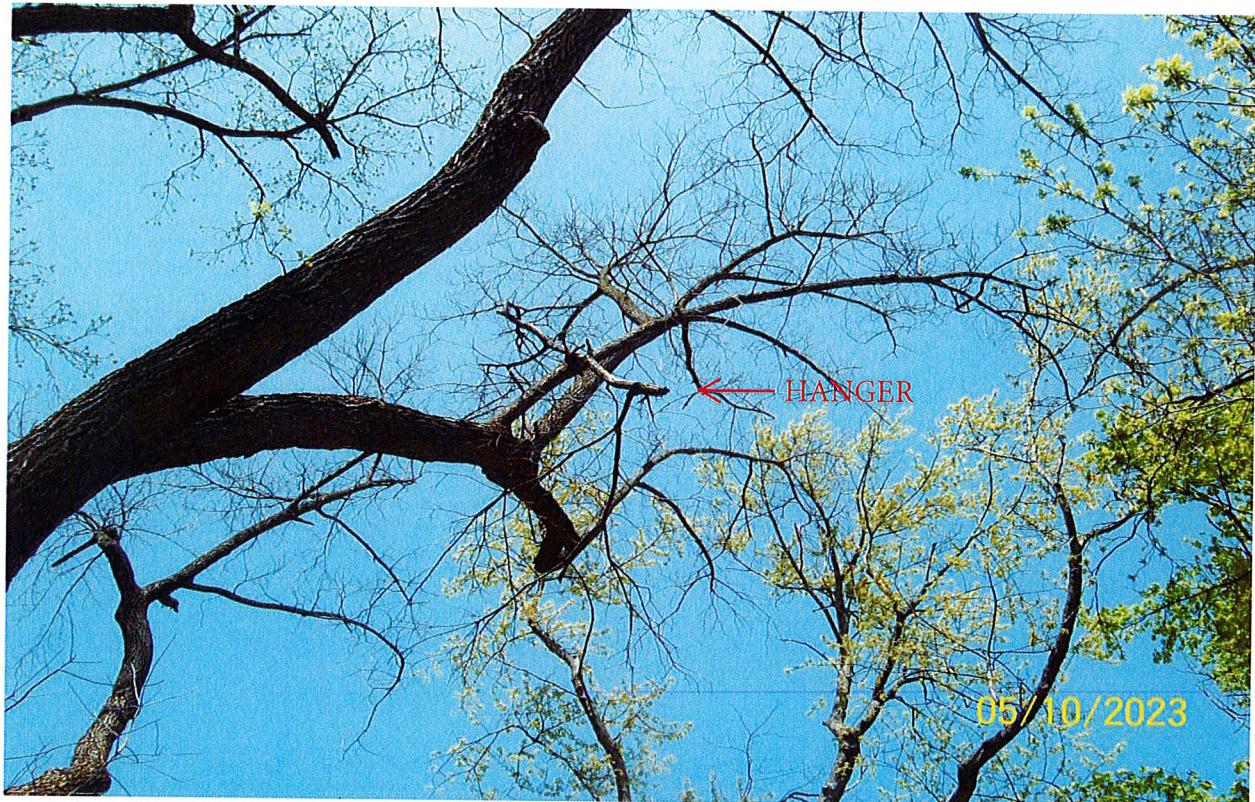
COMMENTS

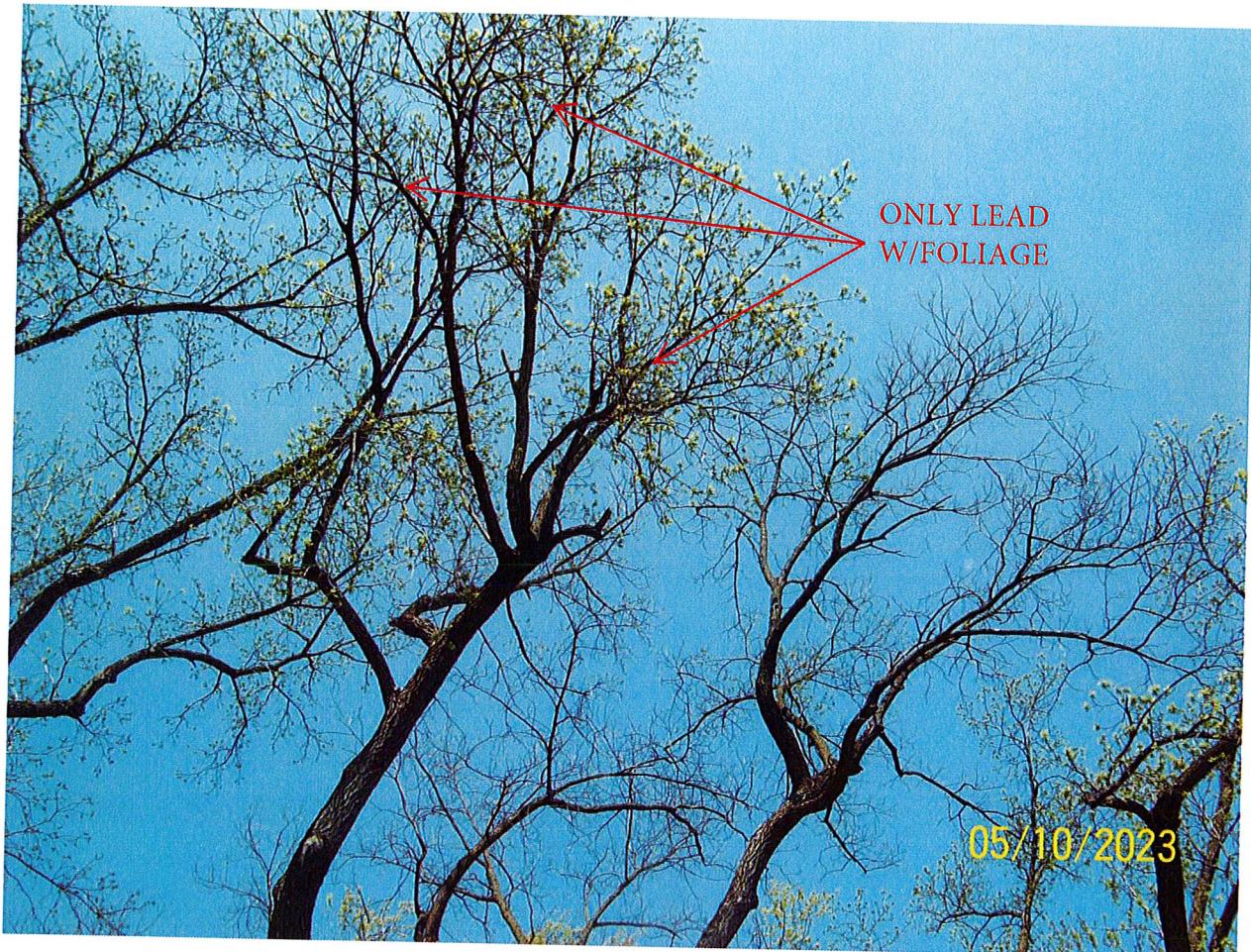
Severely Declining Tree. Only 25% of Tree is Budding, Severely unbalanced & TOP heavy, Loose and splitting/cracked Bark with wound/beam damage. Insects (ants) present on trunk of tree, recommends Removal and replace with tree. [High Risk Potential]













4/27/2023

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

Site/Address: 484 French Road

Map/Location: _____

Owner: public private unknown other

Date: 4/26/23 Inspector: Kyle Sears

Date of last inspection: _____

HAZARD RATING:

4 + 3 + 4 = 11
Failure Potential + Size of part + Target Rating = Hazard Rating

Immediate action needed

Needs further inspection

Dead tree

TREE CHARACTERISTICS

Tree #: _____ Species: Silver Maple

[High Risk Potential]

DBH: 24" # of trunks: 1 Height: 40' Spread: 30'

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

Crown class: dominant co-dominant intermediate suppressed

Live crown ratio: 80 % Age class: young semi-mature mature over-mature/senescence

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

Growth obstructions:

Foliage density: normal sparse Leaf size: normal small

stakes wire/ties signs cables

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

curb/pavement guards

Woundwood development: excellent average poor none

other _____

Vigor class: excellent average fair poor

Major pests/diseases: Multiple Nesting Holes

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: 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? 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 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: 40° 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: Unbalanced, top heavy, previous failures 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	m	
Multiple attachments		s	m	
Included bark		s	s	
Excessive end weight			s	s
Cracks/splits		s	m	s
Hangers				l
Girdling				
Wounds/seam		s		
Decay		m	m	
Cavity			s	
Conks/mushrooms/bracket				
Bleeding/sap flow		m		
Loose/cracked bark		s		
Nesting hole/bee hive				
Deadwood/stubs			m	m
Borers/termites/ants				
Cankers/galls/burls		s	s	
Previous failure			s	s

HAZARD RATING

Tree part most likely to fail: TRUNK

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: Y N Replace? Y N Move target: Y N Other: _____

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency

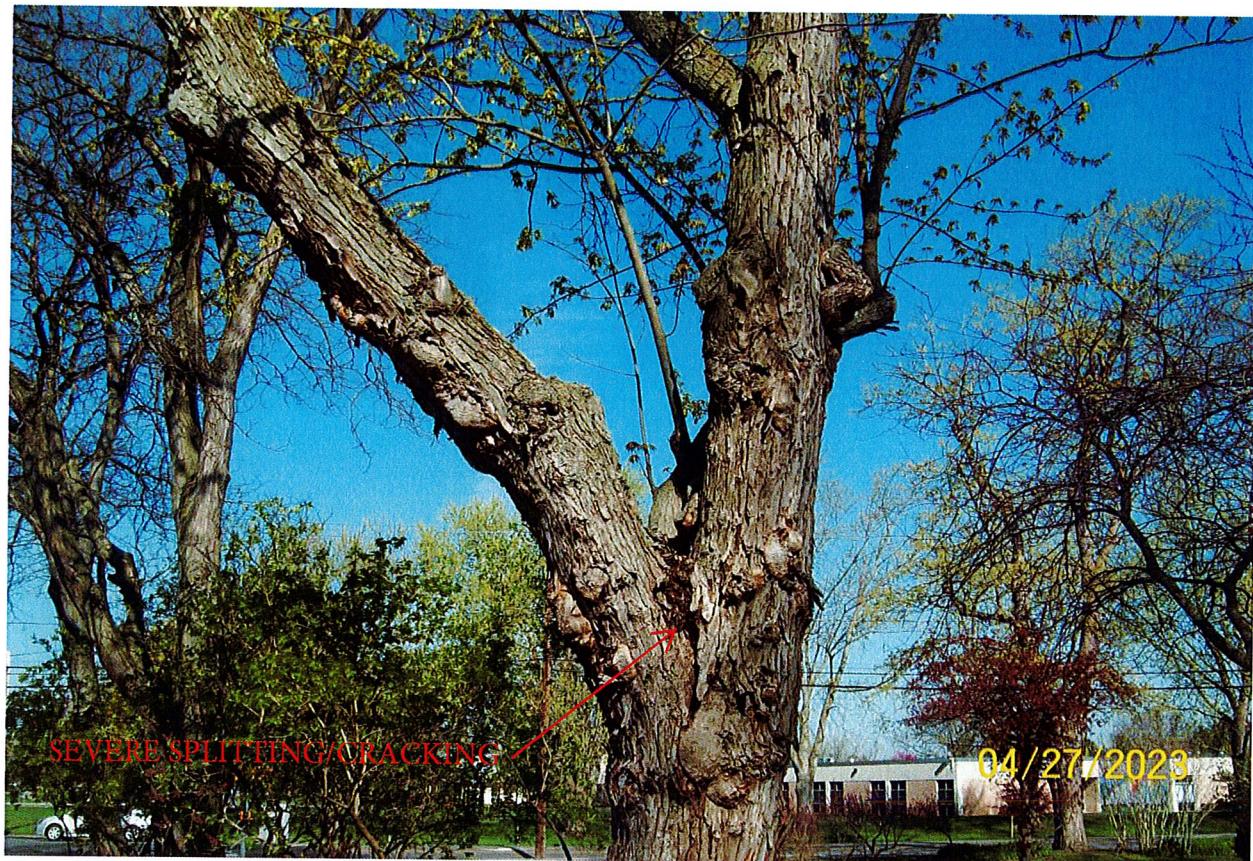
Date: 4/26/22

COMMENTS

X Recommend Removal of Tree with NO Replacement. Extremely out of balance & top heavy with main lead containing up 90° of canopy is over the road. Severe splitting/cracking @ co-dominant leads. High Potential.

RISK









PREVIOUS FAILURE (2023) MAJOR LIMB-MULTIPLE NESTING HOLES & DECAY



4-26-2023

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

Site/Address: 224 Mayflower Drive

Map/Location: _____

Owner: public private unknown other

Date: 4/26/23 Inspector: Kyle Sears

Date of last inspection: _____

HAZARD RATING:

4 + 3 + 4 = 11
Failure Potential + Size of part + Target Rating = Hazard Rating

Immediate action needed
 Needs further inspection
 Dead tree

TREE CHARACTERISTICS

Tree #: 612 Species: SILVER Maple

DBH: 54" # of trunks: 1 Height: 60' Spread: 60'

[High RISK Potential]

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

Crown class: dominant co-dominant intermediate suppressed

Live crown ratio: 80 % Age class: young semi-mature mature over-mature/senescence

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

N/A

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: Nesting hole in scaffold

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: 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? 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 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: 20 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	s	m
Multiple attachments		s	s	m
Included bark		s	s	m
Excessive end weight			s	s
Cracks/splits		s	s	m
Hangers				
Girdling	m			
Wounds/seam		m		
Decay	s		s	
Cavity	s		s	
Conks/mushrooms/bracket				
Bleeding/sap flow		s		
Loose/cracked bark		s		
Nesting hole/bee hive		m	s	
Deadwood/stubs			s	
Borers/termites/ants				
Cankers/galls/burls		s		
Previous failure			s	

HAZARD RATING

Tree part most likely to fail: LEAD

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

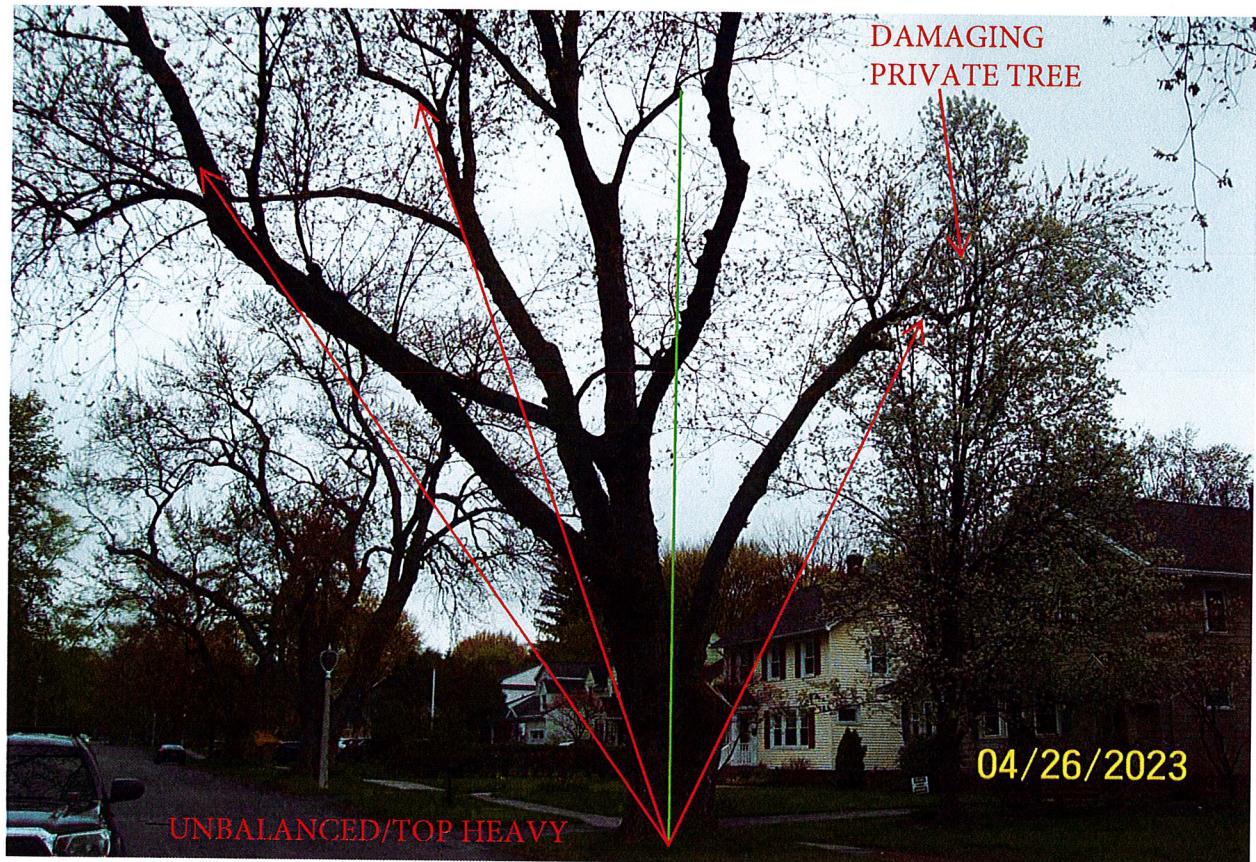
Remove tree: Y N Replace? Y N Move target: Y N Other: _____

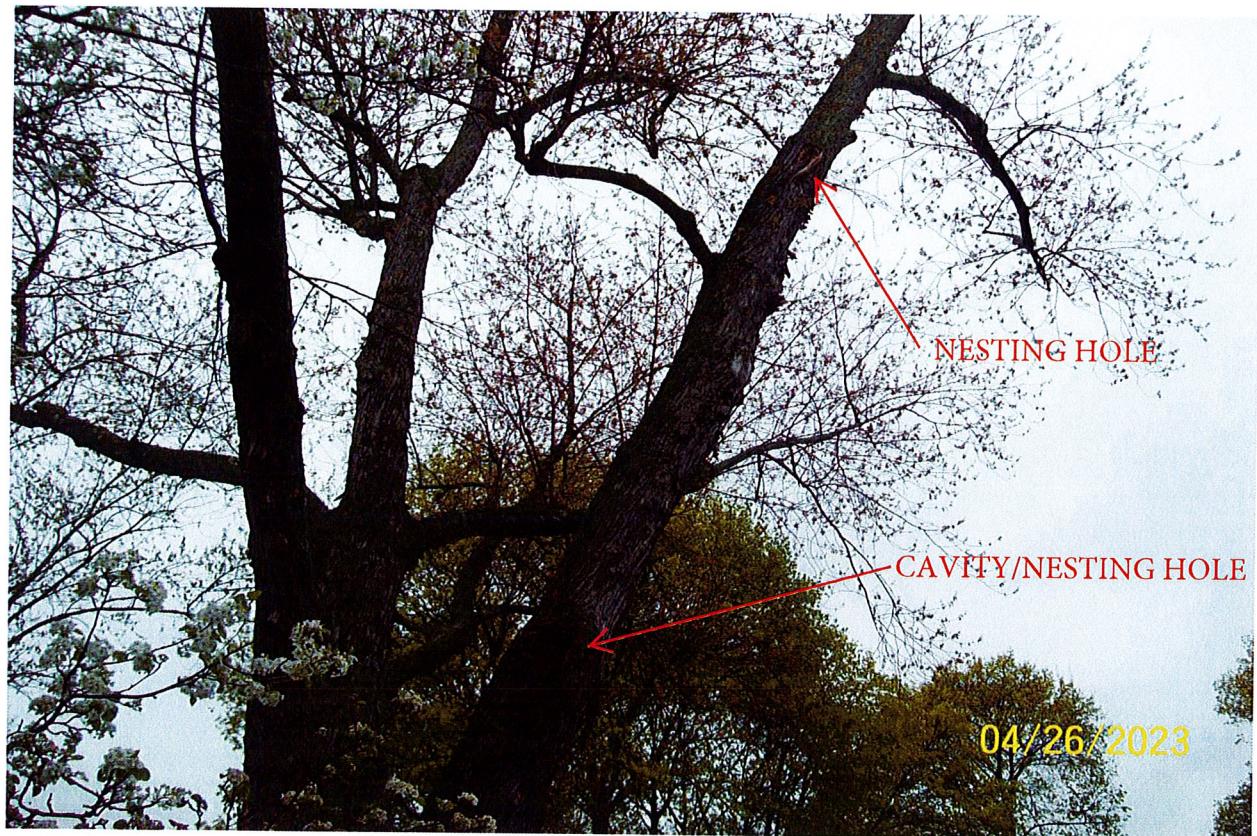
Effect on adjacent trees: none evaluate

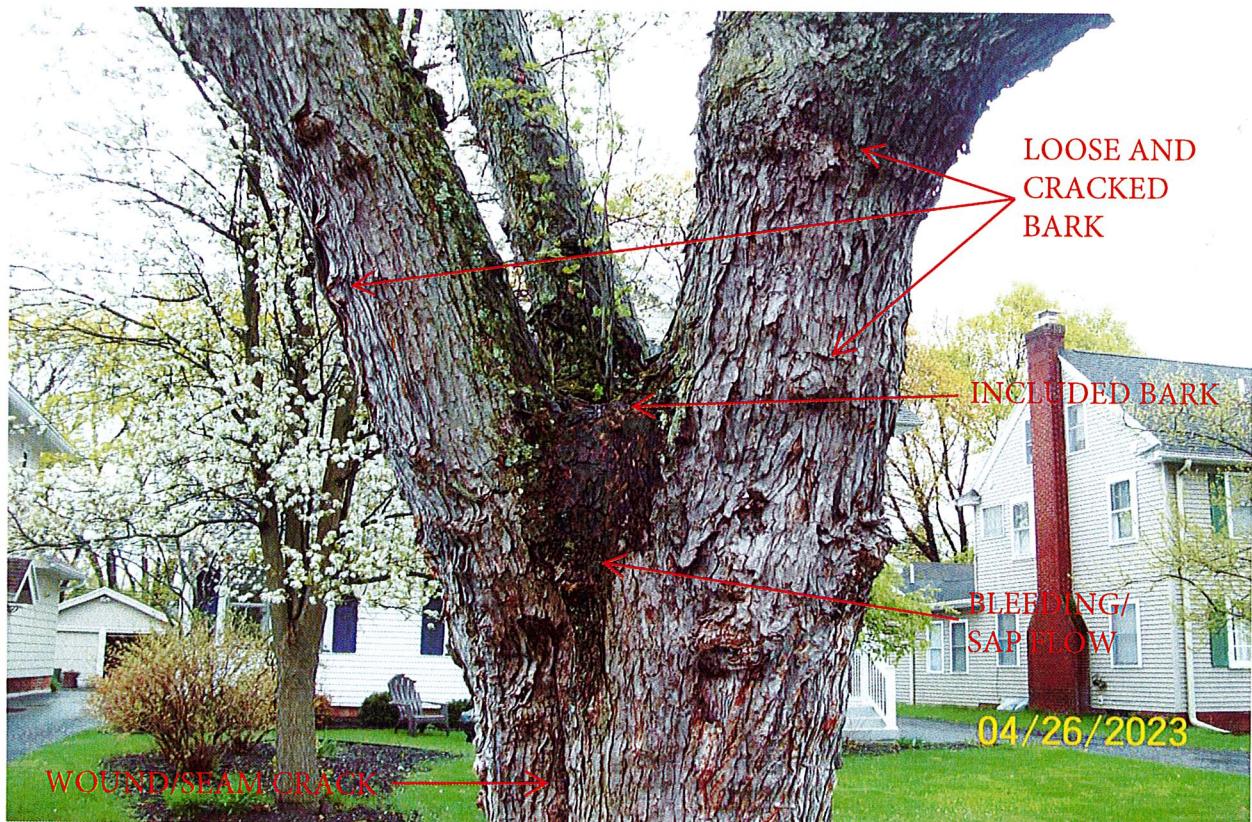
Notification: owner manager governing agency Date: 4/20/23

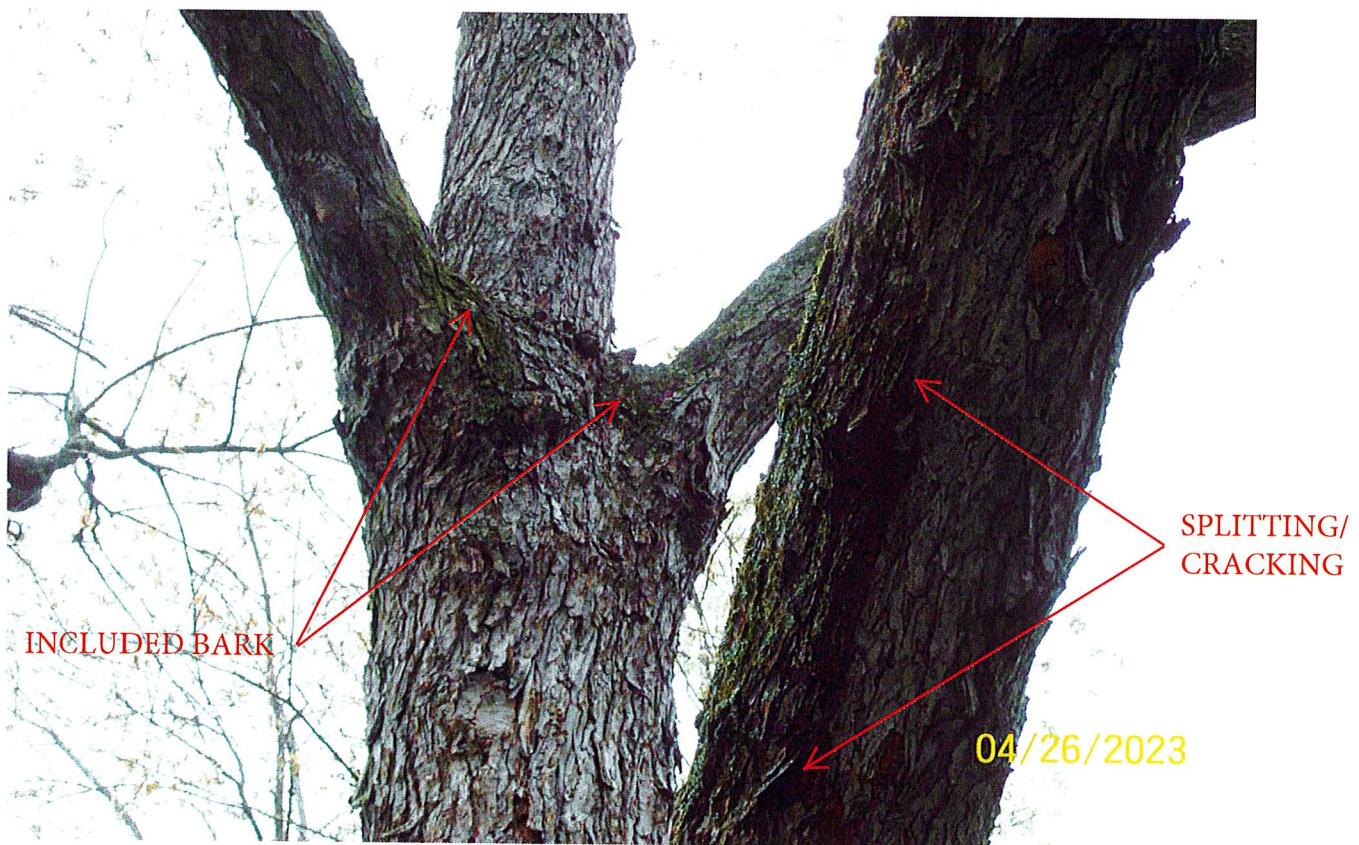
COMMENTS

One lead has been recently removed (2023). Trim and there are 2 other leads that have Decay & nesting holes and should be removed, leaving the tree extremely unbalanced & top heavy. Recommend Removal & Replacement. Over-mature tree. [High RISK Potential]













4-26-2023

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

Site/Address: 1 Edgemere Drive

Map/Location: _____

Owner: public private unknown other

Date: 4/25/23 Inspector: Kyle Sears

Date of last inspection: _____

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

TREE CHARACTERISTICS

Tree #: _____ Species: Norway Maple * High Risk Potential

DBH: 18" # of trunks: 1 Height: 30' Spread: 30'

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? 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

Growth obstructions: stakes wire/ties signs cables
 curb/pavement guards
 other _____

Major pests/diseases: Extensive Insect Damage, Heart Rot Disease, Root Collar Rot

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: 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? 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 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: 40 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: Root Rot, Severe Insect Damage, Severe Trunk Cavity 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		<u>s</u>		
Bow, sweep				
Codominants/forks		<u>s</u>	<u>s</u>	
Multiple attachments			<u>s</u>	
Included bark		<u>s</u>	<u>s</u>	
Excessive end weight		<u>s</u>	<u>s</u>	
Cracks/splits		<u>s</u>	<u>s</u>	
Hangers		<u>m</u>		
Girdling				
Wounds/seam			<u>s</u>	
Decay	<u>s</u>	<u>s</u>	<u>s</u>	
Cavity	<u>s</u>	<u>s</u>	<u>s</u>	
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark		<u>s</u>	<u>s</u>	
Nesting hole/bee hive	<u>s</u>	<u>s</u>	<u>s</u>	
Deadwood/stubs			<u>s</u>	
Borers/termites/ants	<u>s</u>	<u>s</u>	<u>s</u>	
Cankers/galls/burls				
Previous failure			<u>s</u>	<u>s</u>

HAZARD RATING

Tree part most likely to fail: TRUNK

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

Inspection period: _____ annual _____ biannual _____ other _____

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

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

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

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

3 - frequent use; 4 - constant use

4 + 3 + 4 = 11

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

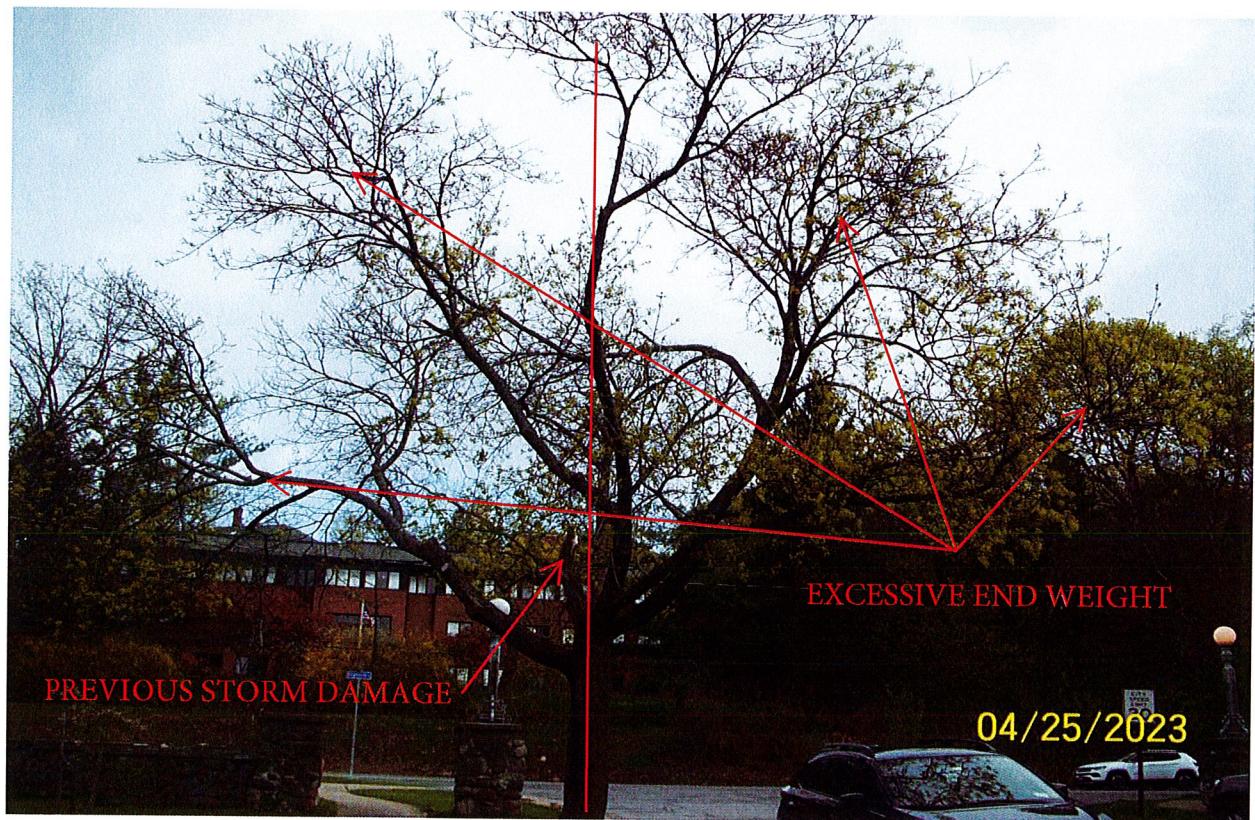
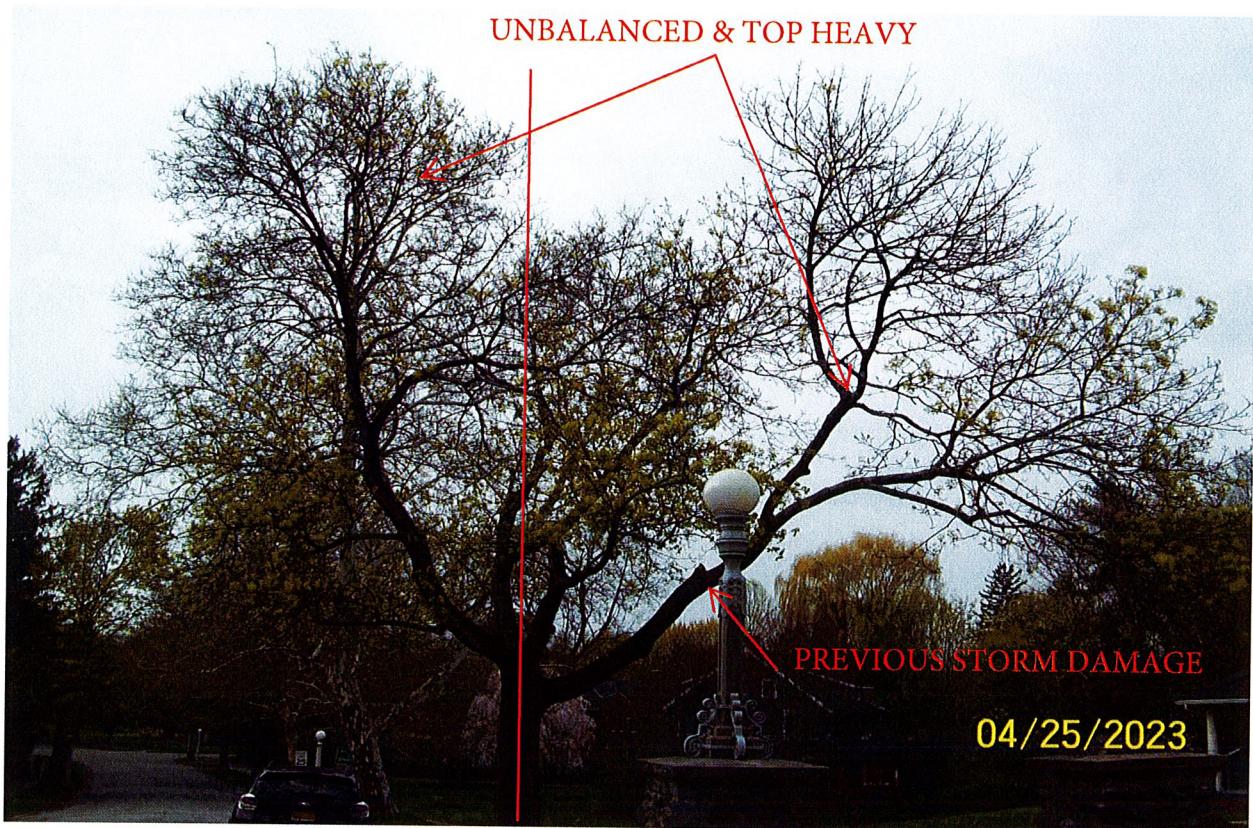
Remove tree: Y N Replace? Y N Move target: Y N Other: _____

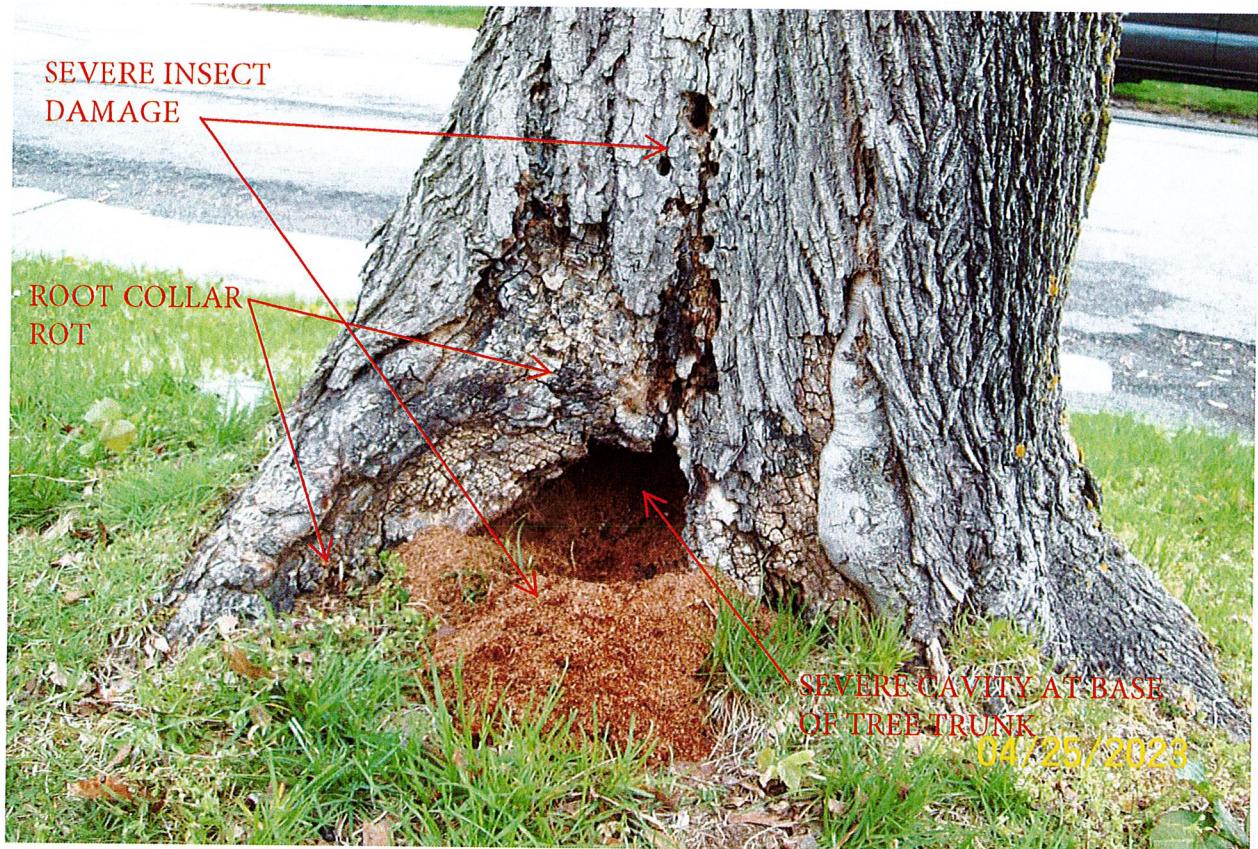
Effect on adjacent trees: none evaluate

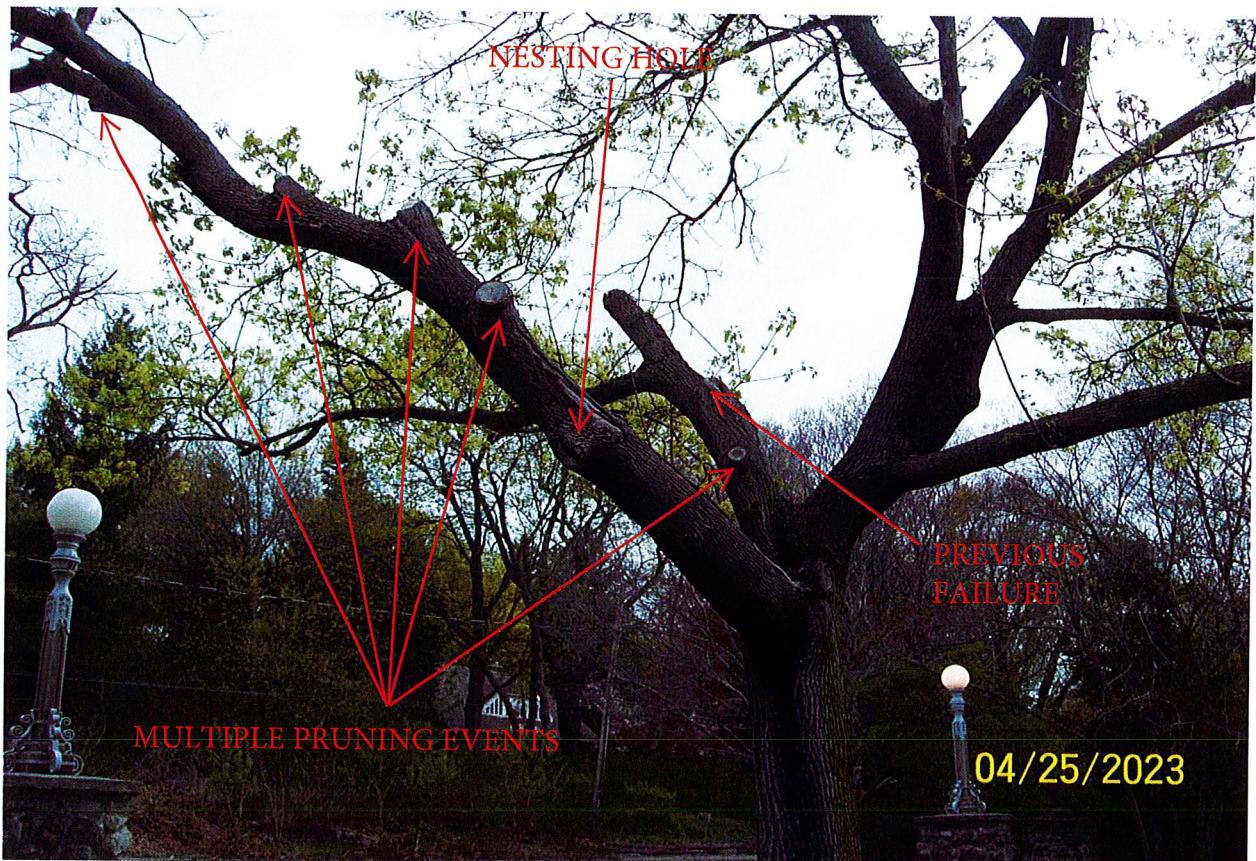
Notification: owner manager governing agency Date: 4/25/23

COMMENTS

Severe Trunk Cavity and Root Rot, Extensive Insect Damage, Heart Rot Disease. Numerous Nesting holes, Poor woodworn healing, Previous scaffold failures and severe splitting & cracking in scaffolds. Severely Declining tree. Suggest Immediate Removal & Replace [High Risk Potential] #









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

TREE HAZARD EVALUATION FORM 2nd Edition

Site/Address: 120 Oakdale Drive

Map/Location: _____

Owner: public private unknown other Date: 4/10/23 Inspector: Kyle Sears

Date of last inspection: _____

HAZARD RATING:

$$\frac{4}{Failure Potential} + \frac{2}{Size of part} + \frac{4}{Target Rating} = \frac{10}{Hazard Rating}$$

Immediate action needed

 Needs further inspection

Dead tree

TREE CHARACTERISTICSTree #: 691 Species: American SycamoreDBH: 34" # of trunks: 1 Height: 60' Spread: 60'Form: generally symmetric minor asymmetry major asymmetry stump sprout stag-headedCrown class: dominant co-dominant intermediate suppressedLive crown ratio: 95 % Age class: young semi-mature mature over-mature/senescencePruning 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**

n/a

Foliation color: normal chlorotic necrotic Epicormics? Y N**Growth obstructions:**

n/a

Foliation 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: Nothing visual**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: Westerly 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 N Occupancy: 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: 10 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				
Multiple attachments				m
Included bark			m	
Excessive end weight			m	m
Cracks/splits		m		
Hangers				
Girdling				
Wounds/seam		m		
Decay			m	
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark		m		
Nesting hole/bee hive				
Deadwood/stubs				
Borers/termites/ants				
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

$$\underline{4} + \underline{2} + \underline{4} = \underline{10}$$

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

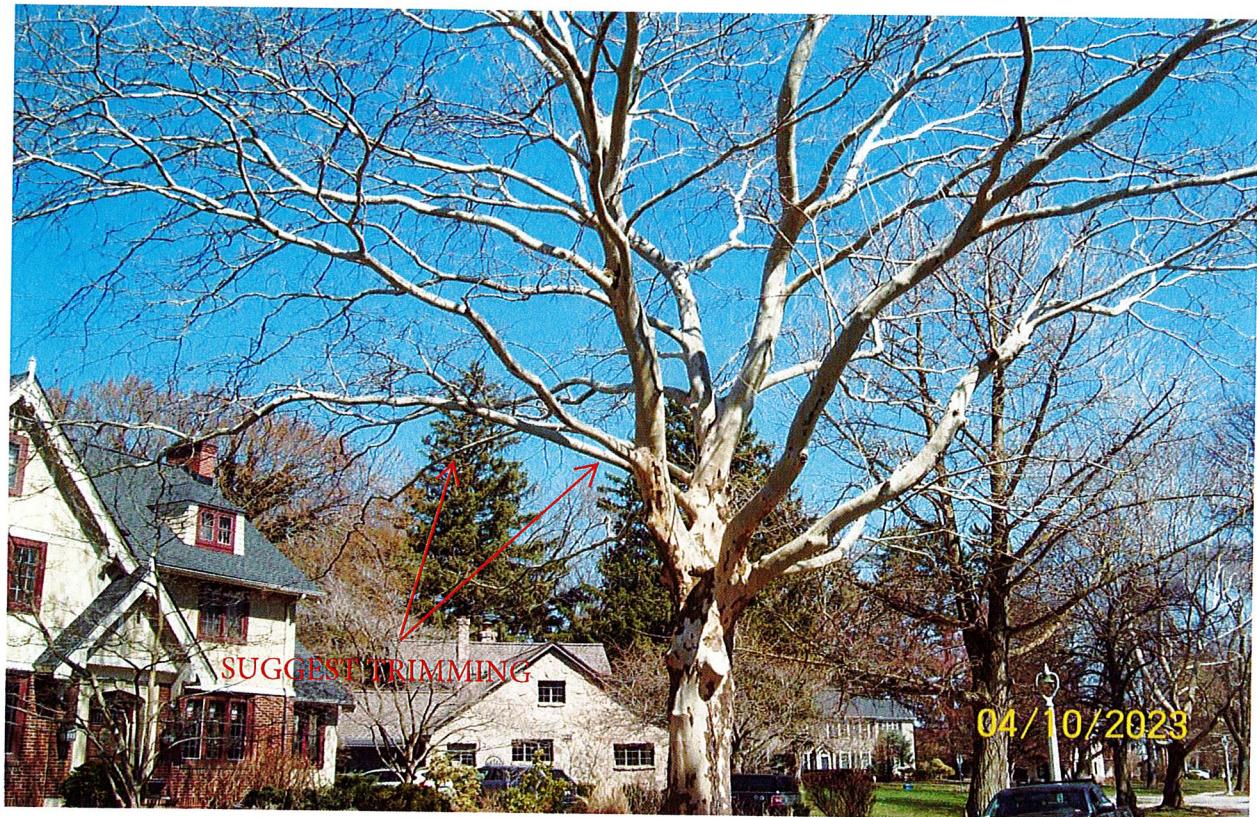
Remove tree: Y N Replace? Y N Move target: Y N Other: Further Inspection

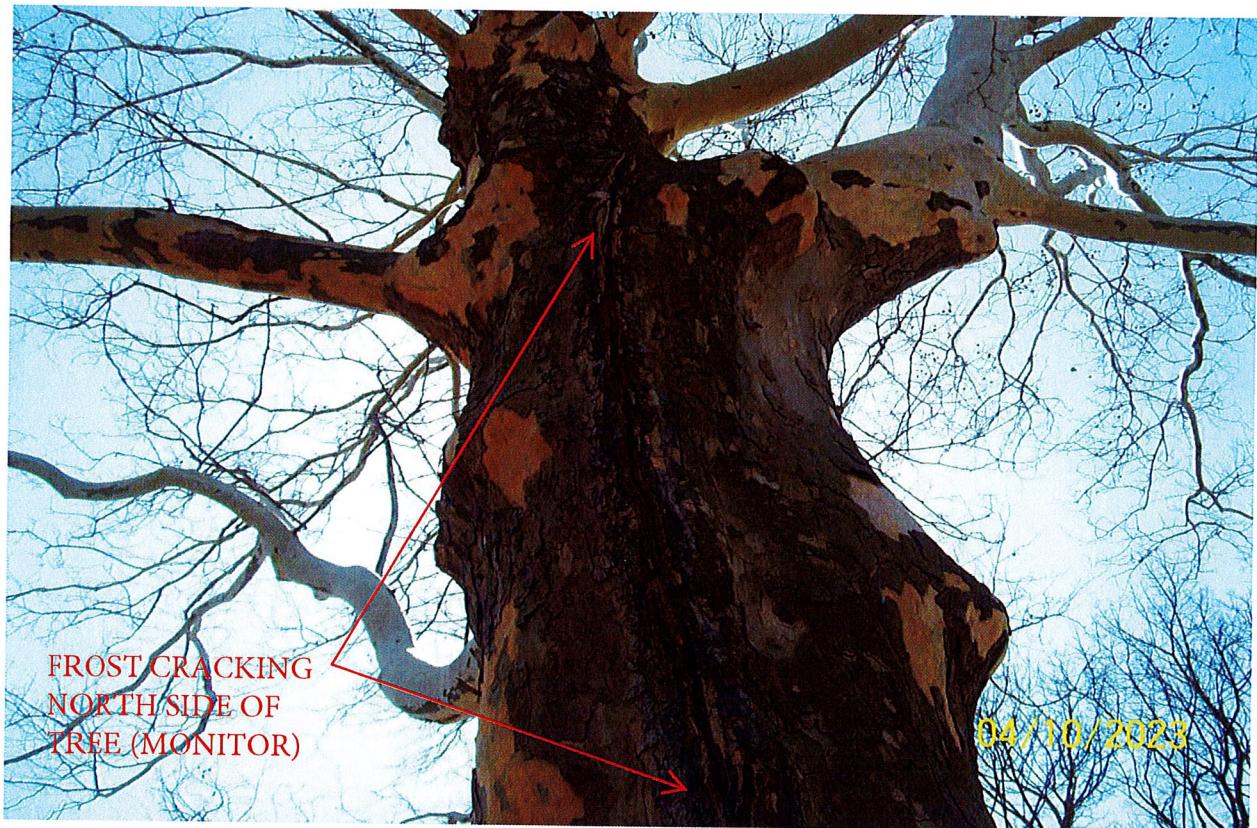
Effect on adjacent trees: none evaluate

Notification: owner manager governing agency Date: _____

COMMENTS

Moderate Frost Cracks on North & South side of Tree Trunk with poor/moderate wound development on scaffolds from previous trimming.
Recommend yearly inspection of frost crack development and further wound development on areas that have been cut will be determined. Trim 2 branches over landscape area.









5/11/2023

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

Site/Address: 155 DUNROVIN Lane

Map/Location: _____

Owner: public private unknown other

Date: 5/10/23 Inspector: Kyle Sears

Date of last inspection: _____

HAZARD RATING:

3 + 3 + 4 = 10
Failure Potential + Size of part + Target Rating = Hazard Rating

Immediate action needed

Needs further inspection

Dead tree

TREE CHARACTERISTICS

Tree #: 2785 Species: Honeylocust

DBH: 34" # of trunks: 1 Height: 60' Spread: 40'

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

Crown class: dominant co-dominant intermediate suppressed

Live crown ratio: 85 % Age class: young semi-mature mature over-mature/senescence

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

N/A

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: Evidence of Heart Rot (Fungal Disease) mushrooming near Root collar

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%

% 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? Y N Can use be restricted? Y N

Occupancy: occasional use intermittent use frequent use constant use

TREE DEFECTS

ROOT DEFECTS:

Suspect root rot: N Mushroom/conk/bracket present: 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: 20 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 @ Leaning (Included Bark)

Compounding factors: Very Invasive Root System, Indication of Rot 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		S		
Excessive end weight		M	M	M
Cracks/splits		S		
Hangers				
Girdling	S			
Wounds/seam		S		
Decay				
Cavity				
Conks/mushrooms/bracket	S			
Bleeding/sap flow		S		
Loose/cracked bark		M	M	
Nesting hole/bee hive				
Deadwood/stubs			M	M
Borers/termites/ants				
Cankers/galls/burls				
Previous failure		M	M	

HAZARD RATING

Tree part most likely to fail: _____

Inspection period: _____ annual _____ biannual _____ other _____

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

3 + 3 + 4 = 10

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

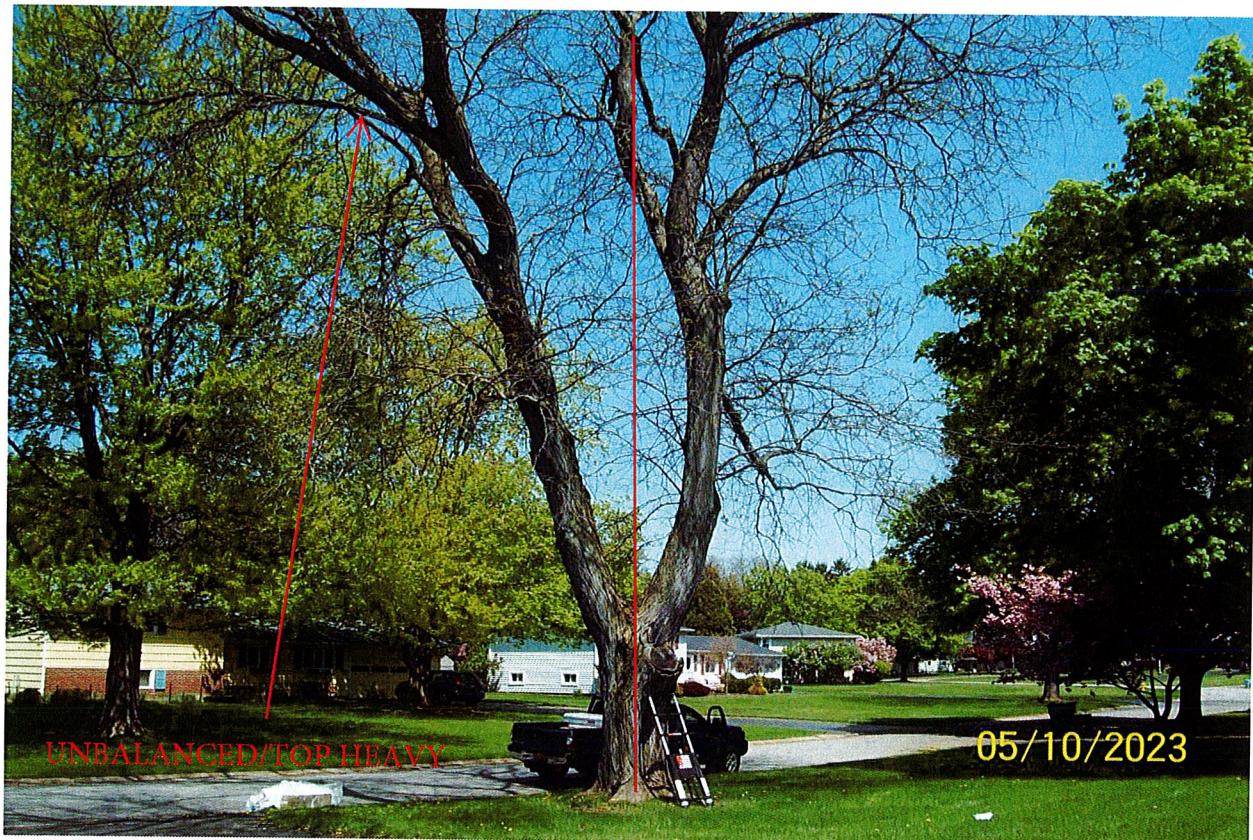
Remove tree: N Replace? N Move target: Y N Other: _____

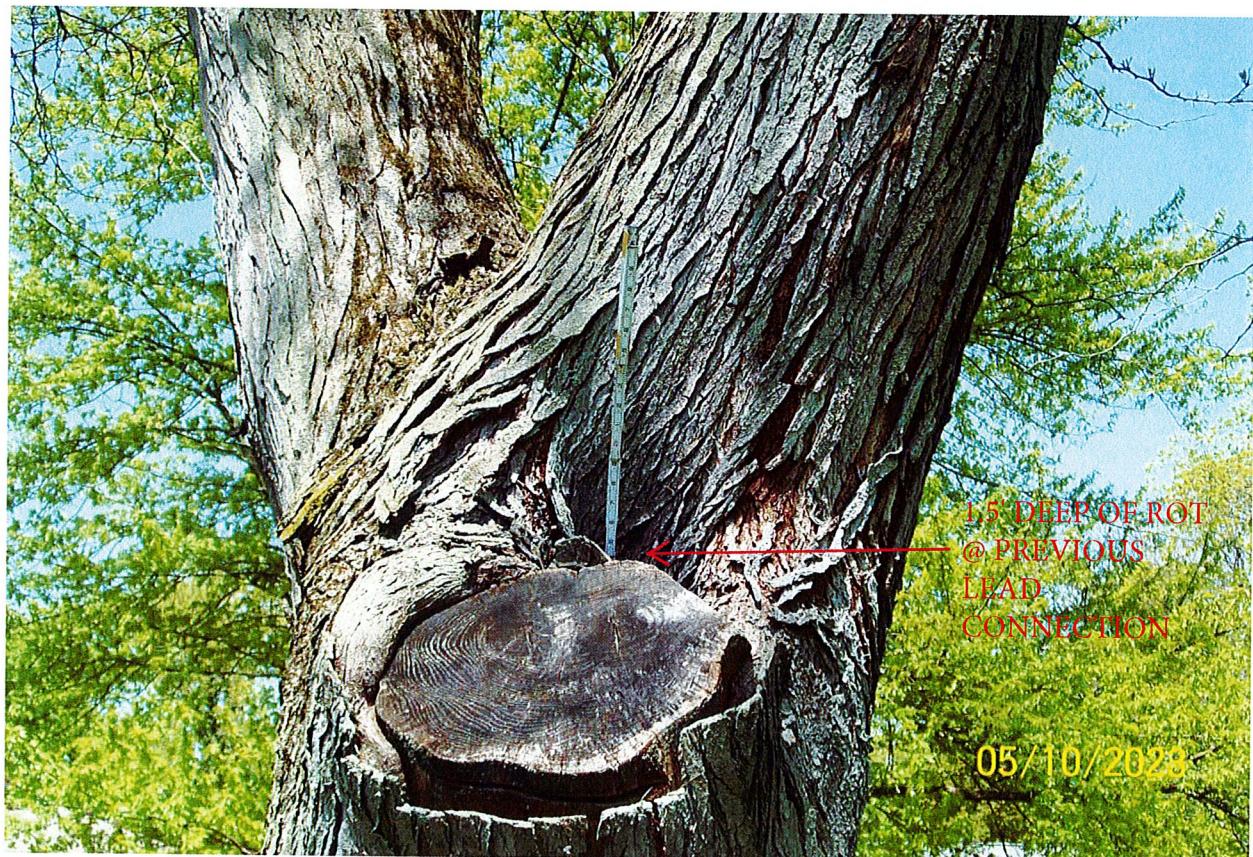
Effect on adjacent trees: none evaluate

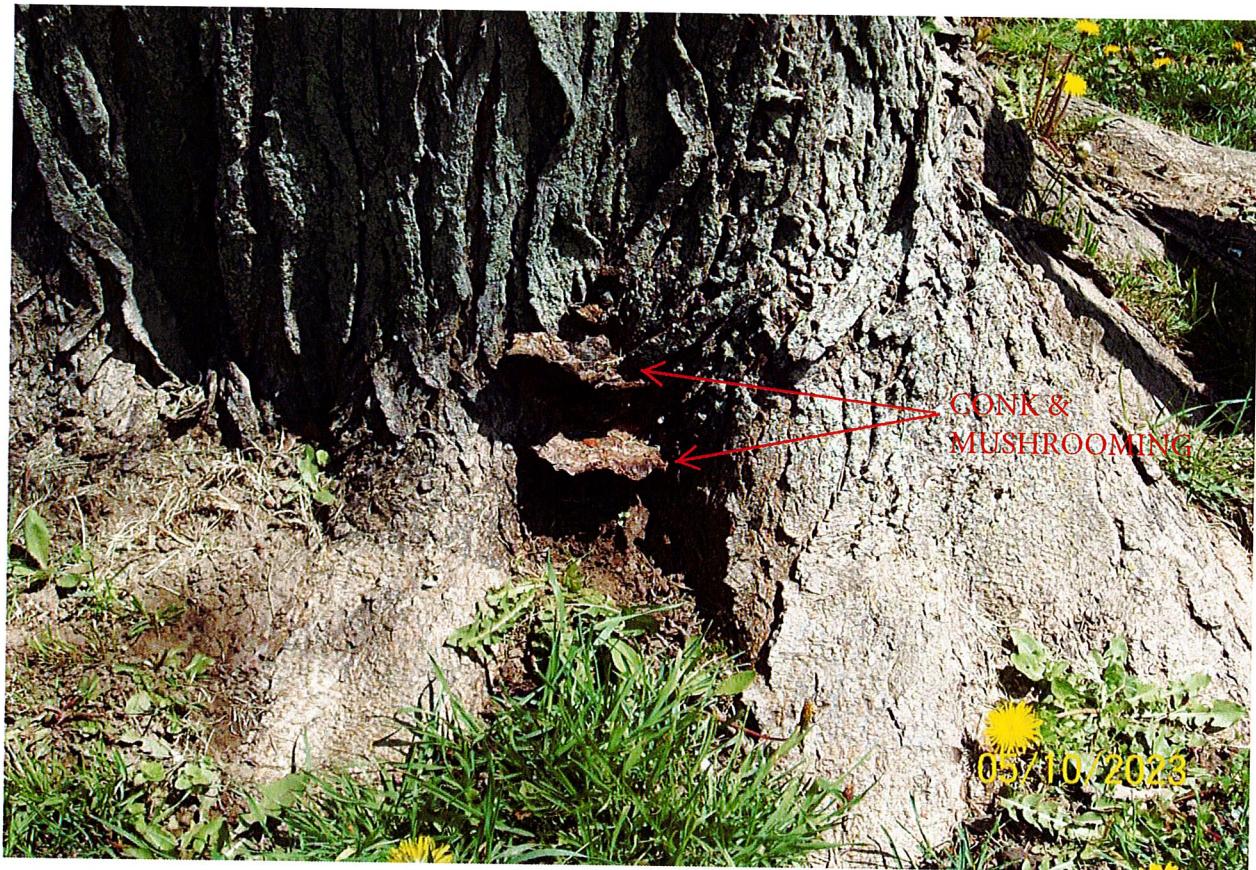
Notification: owner manager governing agency Date: 5/10/23

COMMENTS

Indications of Heart Rot Disease, Wound/Seam splitting/ cracking @ center of tree between 2 main leads, 1.5' + of Rot detected @ previous lead removal from previous tree. Unbalanced and top heavy tree - invasive root system damaging Resident's driveway. Recommends Removal of tree and replace w/ new.









4-26-2023

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

Site/Address: 20 Hertford Way

Map/Location: _____

Owner: public private unknown other

Date: 4/26/23 Inspector: Kyle Sears

Date of last inspection: _____

HAZARD RATING:

3 + 3 + 4 = 10
 Failure Potential + Size of part + Target Rating = Hazard Rating

Immediate action needed

Needs further inspection

Dead tree

TREE CHARACTERISTICS

Tree #: 1894 Species: Norway Maple

[RISK Potential]

DBH: 22" # of trunks: 1 Height: 50' Spread: 32'

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

Crown class: dominant co-dominant intermediate suppressed

Live crown ratio: 95 % Age class: young semi-mature mature over-mature/senescence

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

N/A Foliage color: normal chlorotic necrotic Epicormics? Y N

Growth obstructions:

N/A Foliage density: normal sparse Leaf size: normal small

stakes wire/ties signs cables

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

curb/pavement guards

Woundwood development: excellent average poor none

other SIDEWALK/Driveway

Vigor class: excellent average fair poor

Major pests/diseases: Nesting holes, Insect Damage/TRUNK

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%

Driveway

% 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? 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 N ID: _____
 Exposed roots: severe moderate low Undermined: severe moderate low
 Root pruned: _____ distance from trunk Root area affected: _____ % Buttress wounded: Y N When: ? Roadside
 Restricted root area: severe moderate low Potential for root failure: severe moderate low
 LEAN: 20 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 (leads)
 Compounding factors: Extreme Splitting/Cracking @ Union of Co-Dominant Forks 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	S	
Multiple attachments		S	S	
Included bark		S	S	
Excessive end weight				m
Cracks/splits		S		
Hangers		S		
Girdling	S	BB		
Wounds/seam		S		
Decay				m
Cavity				m
Conks/mushrooms/bracket				
Bleeding/sap flow		S		
Loose/cracked bark		S		
Nesting hole/bee hive				
Deadwood/stubs				m
Borers/termites/ants				l
Cankers/galls/burls		m		
Previous failure				m

HAZARD RATING

Tree part most likely to fail: TRUNK

Inspection period: _____ annual _____ biannual _____ other _____

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

3 + 3 + 4 = 10

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

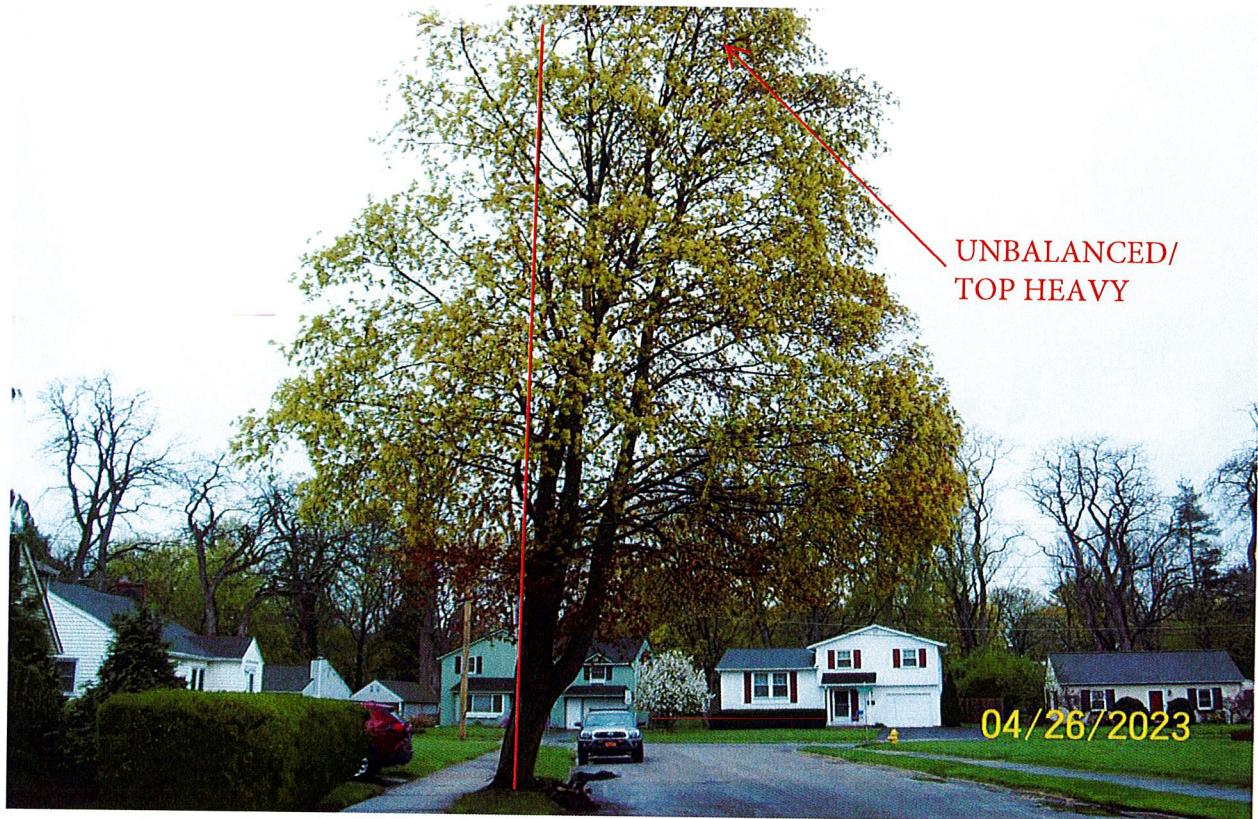
Remove tree: Y N Replace? Y N Move target: Y N Other: _____

Effect on adjacent trees: none evaluate

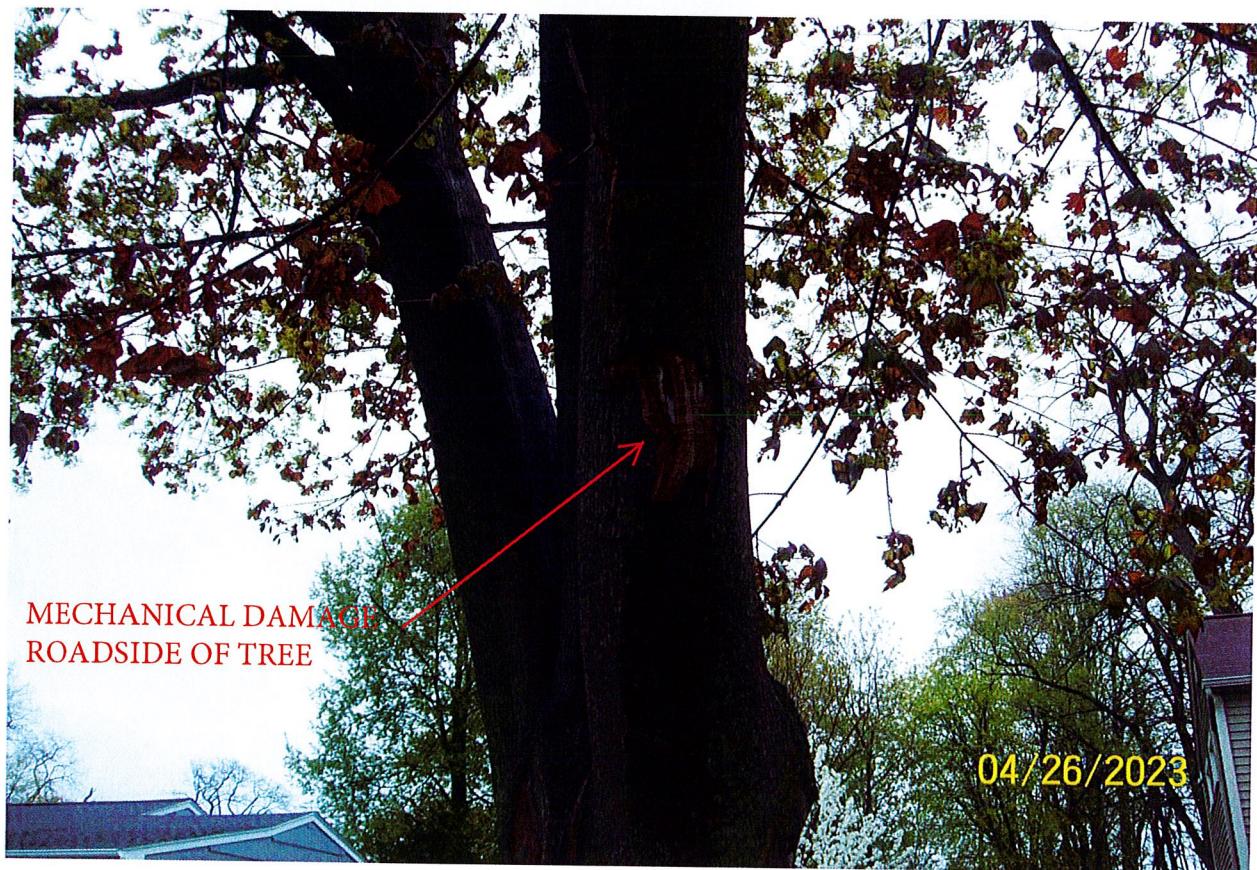
Notification: owner manager governing agency Date: 4/26/23

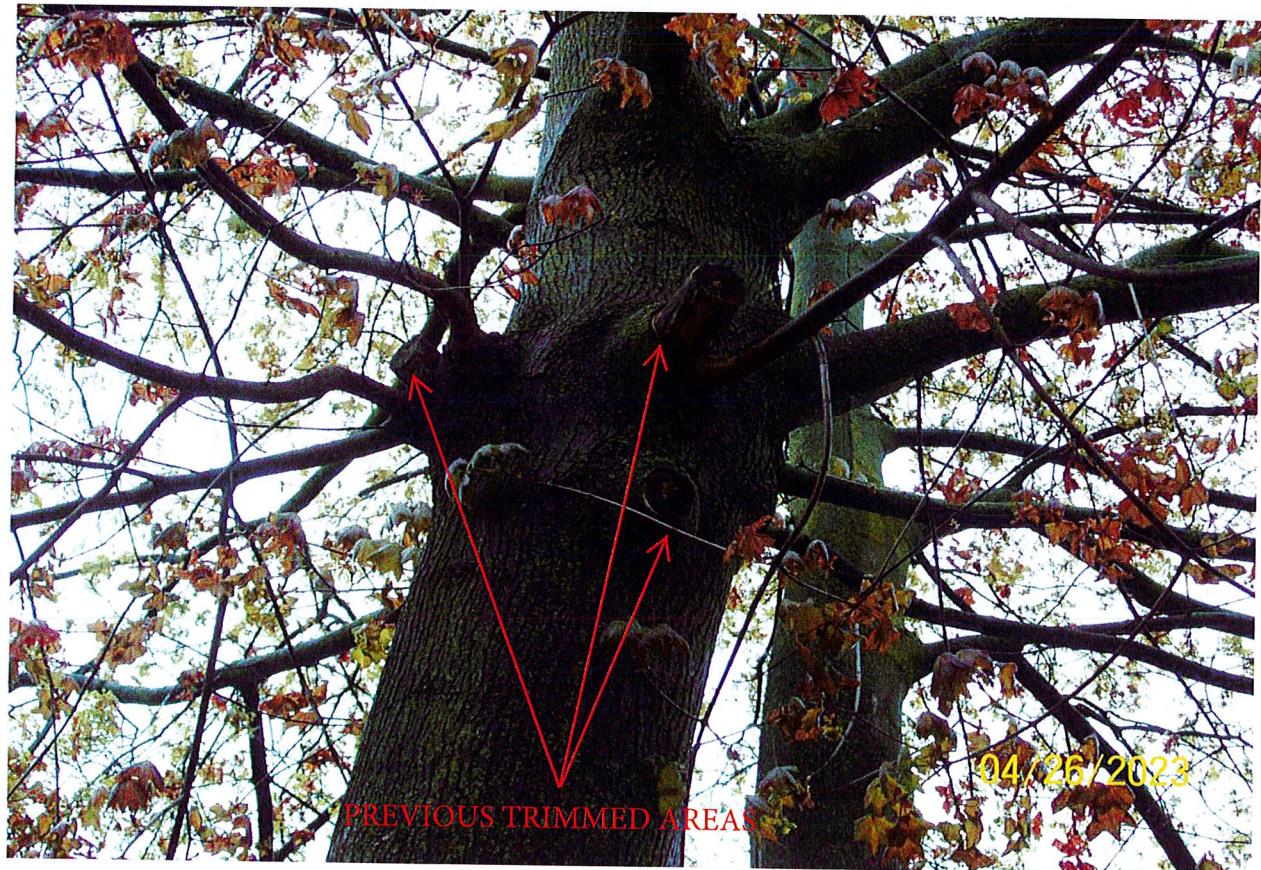
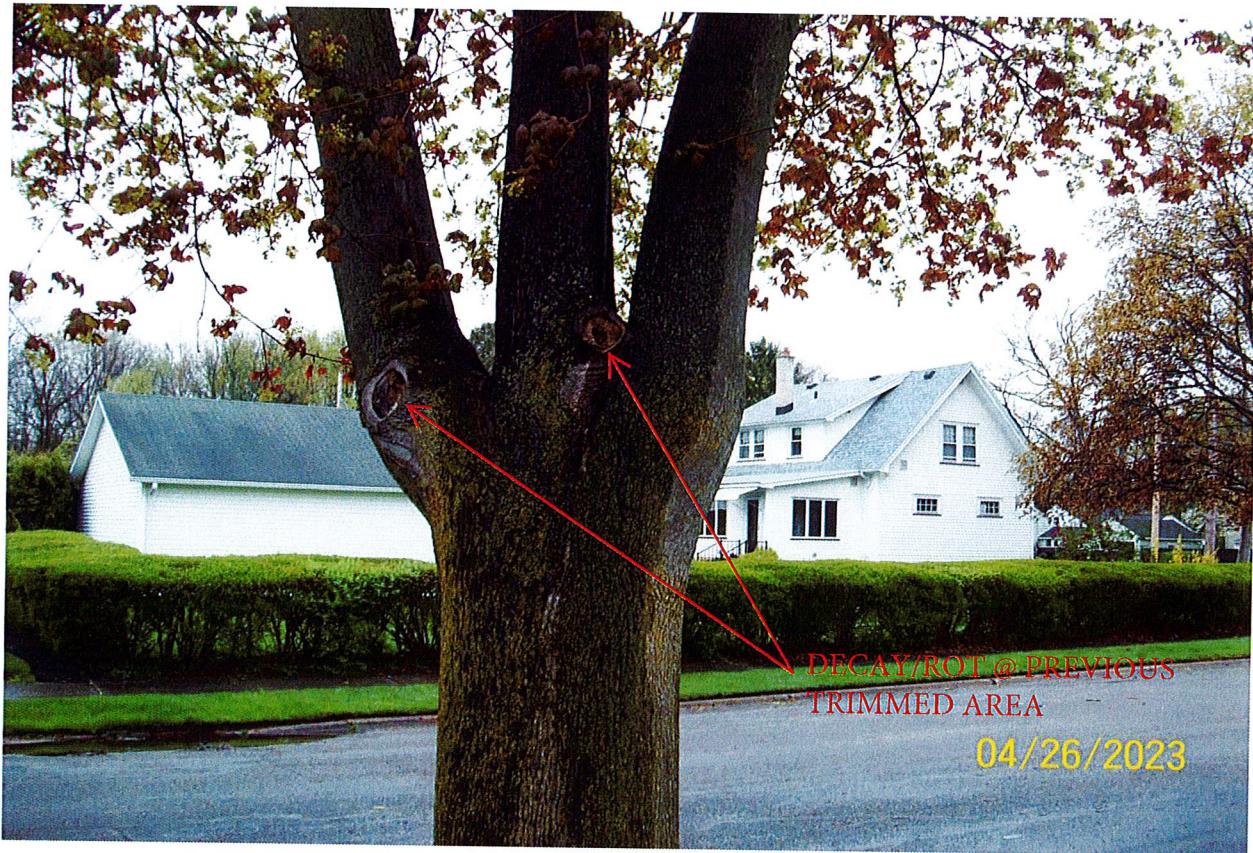
COMMENTS

Severe splitting/cracking in TRUNK and @ UNION of LEADS. Tree is over-mature for existing conditions (Restricted growth area). Tree is also sustaining mechanical damage from vehicles. Recommend Removal of Tree with no Replacement (only 4.5' wide lawn area)











4-26-2023

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

Site/Address: 150 Wilshire Road

Map/Location: _____

Owner: public private unknown other

Date: 4/11/23 Inspector: Kyle Sears

Date of last inspection: _____

HAZARD RATING:

4 + 2 + 4 = 10
Failure Potential + Size of part + Target Rating = Hazard Rating

Immediate action needed

Needs further inspection

Dead tree

TREE CHARACTERISTICS

Tree #: 2551 Species: White Ash (TAG# 573)

[High Risk Potential]

DBH: 17" # of trunks: 1 Height: 55' Spread: 30'

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

Crown class: dominant co-dominant intermediate suppressed

Live crown ratio: 90 % Age class: young semi-mature mature over-mature/senescence

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

n/a

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: Evidence of EAB

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: 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? 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 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: 25 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: Severe Decay/Rot and Horizontal Crack @ Flex Point in Tree for Canopy 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			s	
Included bark		m	s	
Excessive end weight		s	s	
Cracks/splits		s		
Hangers				
Girdling				
Wounds/seam		s		
Decay		s		
Cavity		s		
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark		m	m	
Nesting hole/bee hive				
Deadwood/stubs				
Borers/termites/ants		L (CEAB)		
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 + 2 + 4 = 10

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: _____

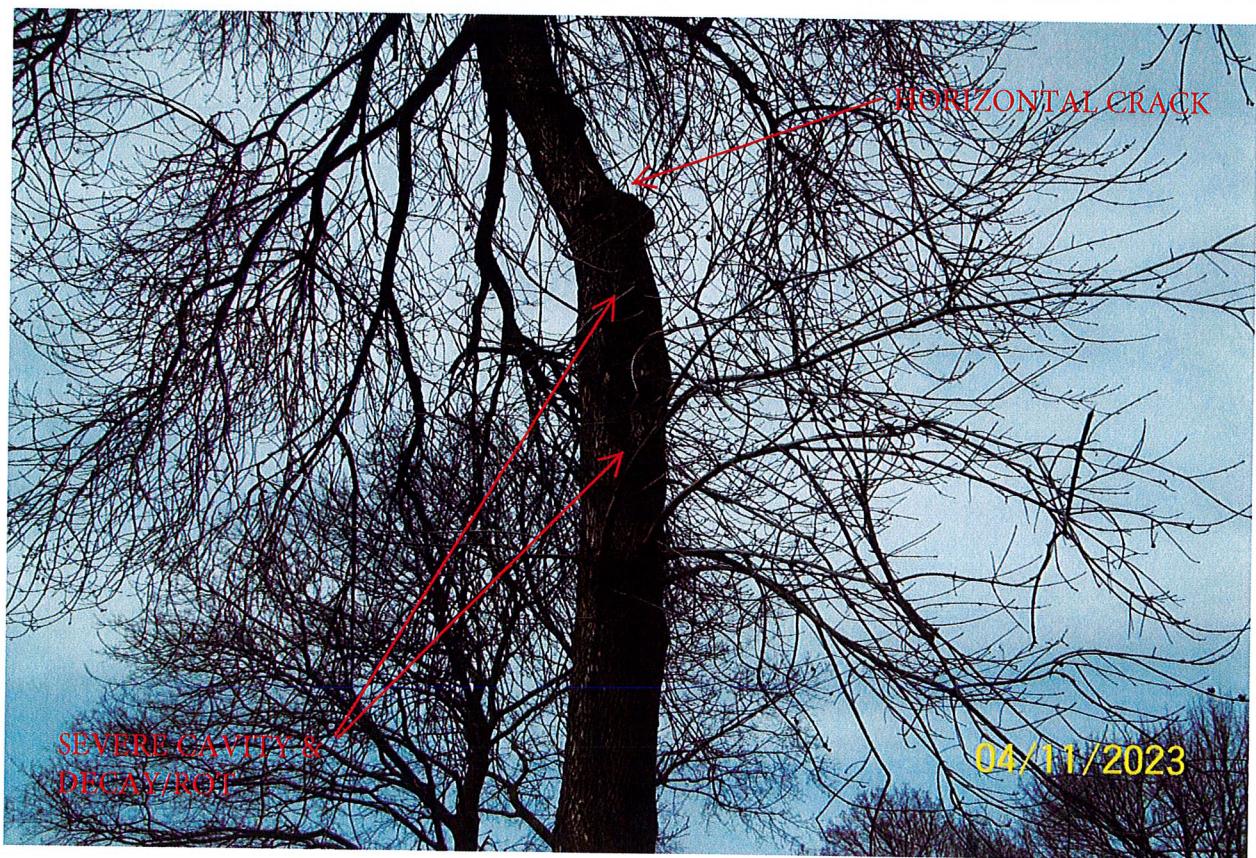
Effect on adjacent trees: none evaluate

Notification: owner manager governing agency

Date: 4/4/23

COMMENTS

Recommend Immediate Removal & Replace [High Risk Potential] Severe Decay/Rot and Horizontal cracks @ main flex point in trunk carrying the canopy weight. WOUND/SEAM crack in lower part of TRUNK 0.5' Deep into tree. Tree is severely unbalanced and top heavy.







4-26-2023

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

TREE HAZARD EVALUATION FORM

2nd Edition

Site/Address: 162 Richs Driveway

Map/Location: _____

Owner: public private unknown other

Date: 4/11/23 Inspector: Kyle Sears

Date of last inspection: _____

HAZARD RATING:

$$\frac{2}{Failure} + \frac{2}{Size} + \frac{4}{Target} = \frac{8}{Hazard}$$

Potential of part Rating Rating

Immediate action needed

Needs further inspection

Dead tree

TREE CHARACTERISTICS

Tree #: _____ Species: Norway Spruce [Raise canopy, Trim on house side]

DBH: 26" # of trunks: 1 Height: 80' Spread: 30'

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

Crown class: dominant co-dominant intermediate suppressed

Live crown ratio: 95 % Age class: young semi-mature mature over-mature/senescence

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

Growth obstructions:

Foliage density: normal sparse

Leaf size: normal small

stakes wire/ties signs cables

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

curb/pavement guards

Woundwood development: excellent average poor none

other _____

Vigor class: excellent average fair poor

Major pests/diseases: _____

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: 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? 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 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: 15 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 of Tree is Downhill, Small wounds on 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				
Bow, sweep				
Codominants/forks				<u>m</u>
Multiple attachments				<u>l</u>
Included bark				
Excessive end weight		<u>l-m</u>		
Cracks/splits		<u>l</u>		
Hangers				
Girdling				
Wounds/seam		<u>m</u>		
Decay				
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow		<u>l</u>		
Loose/cracked bark		<u>m</u>		
Nesting hole/bee hive				
Deadwood/stubs				<u>l</u>
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				<u>l</u>

HAZARD RATING

Tree part most likely to fail: Scallop lds

Inspection period: _____ annual _____ biannual _____ other _____

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

2 + 2 + 4 = 8

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: Canopy Deadwood

Inspect further: root crown decay aerial monitor

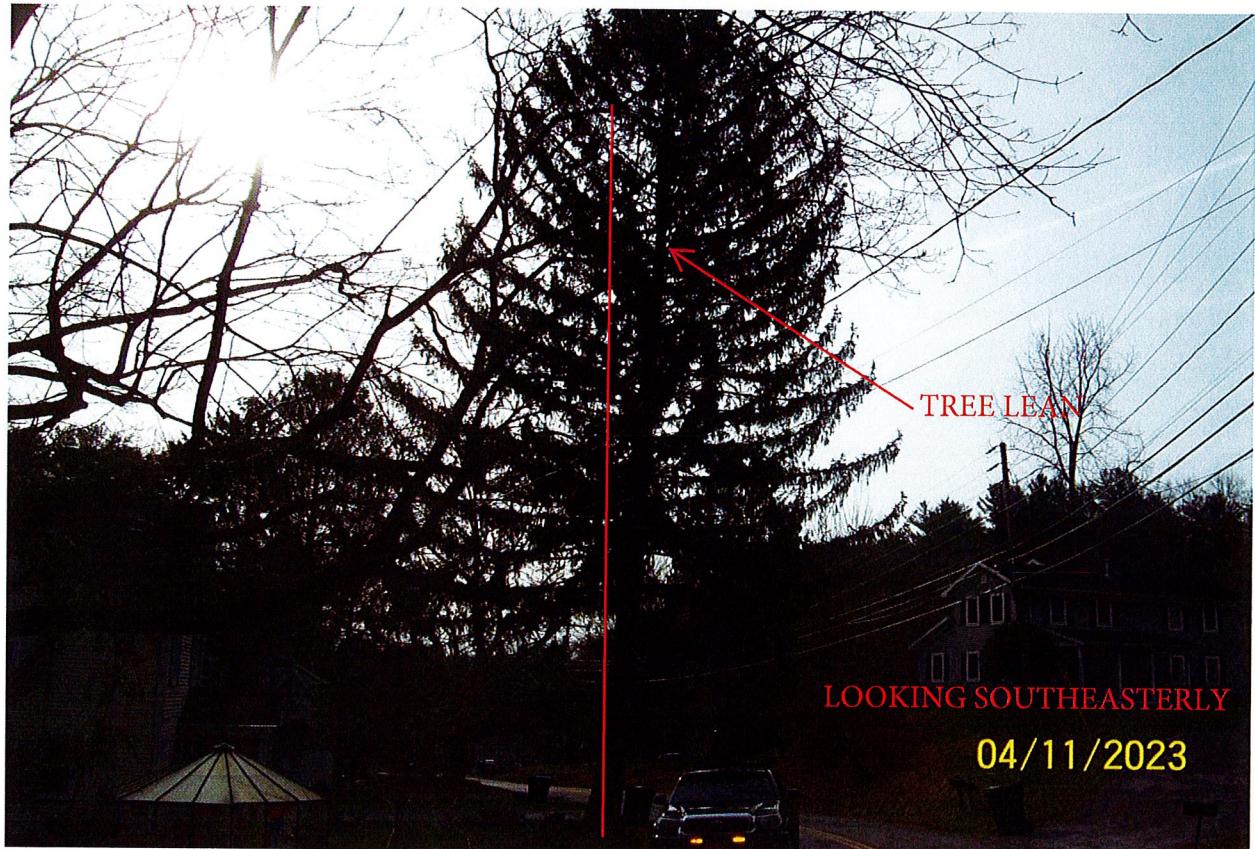
Remove tree: Y N Replace? Y N Move target: Y N Other: _____

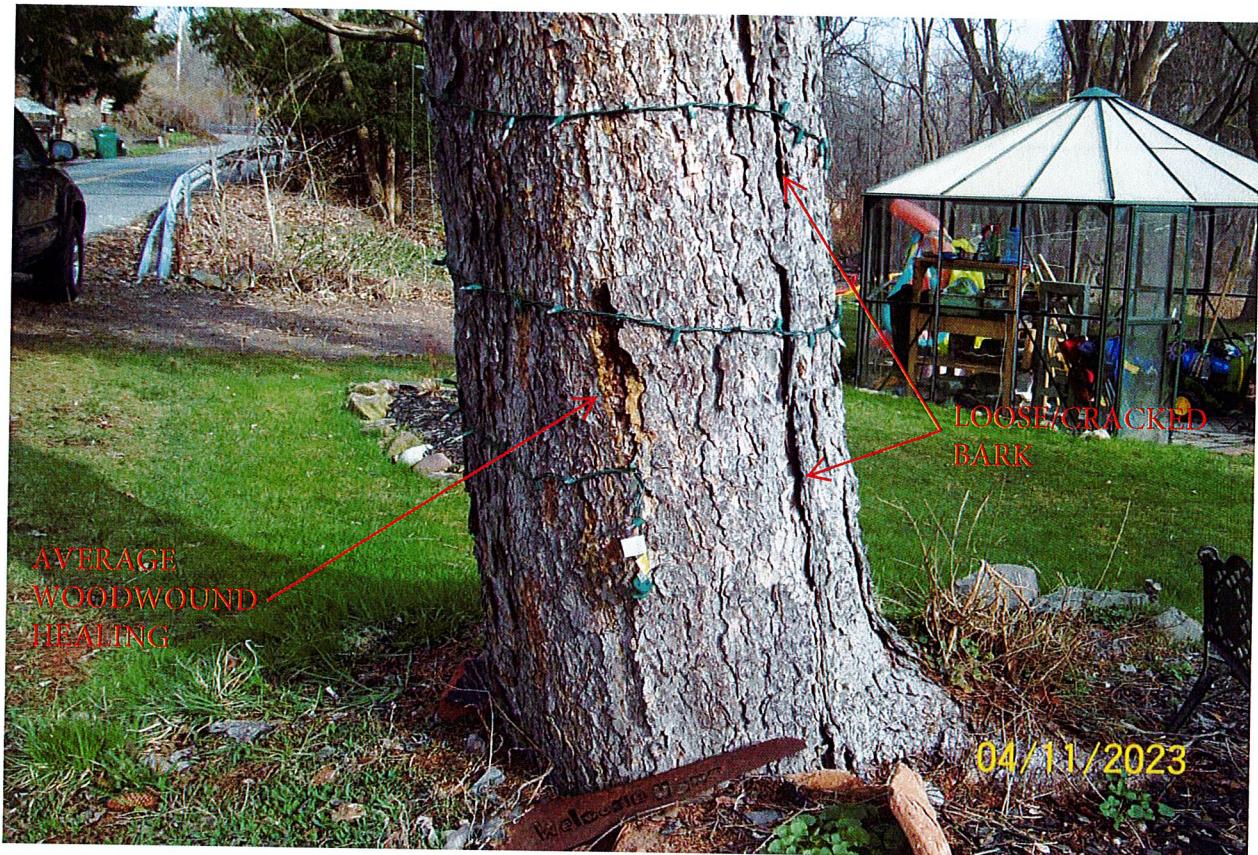
Effect on adjacent trees: none evaluate

Notification: owner manager governing agency Date: 4/6/23

COMMENTS

Tree is average health with some slower healing woodward development in trunk. Suggest raising canopy slightly and trimming as needed on house side of tree. Continue to monitor yearly, potential for wind sail, for the height of tree.







4-26-2023

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

Site/Address: 416 Hampshire Dr.

Map/Location: _____

Owner: public private unknown other

Date: 4/25/23 Inspector: Kyle Scars

Date of last inspection: _____

HAZARD RATING:

1 + 2 + 4 = 7
Failure Potential + Size of part + Target Rating = Hazard Rating

Immediate action needed [Ethin]

Needs further inspection [K]

Dead tree

TREE CHARACTERISTICS

Tree #: 3549 Species: Turkish Hazelnut

DBH: 16 # of trunks: 1 Height: 30' Spread: 18'

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

Crown class: dominant co-dominant intermediate suppressed

Live crown ratio: 80 % 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: _____

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: 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? 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 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: 5 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				
Multiple attachments				<u>s</u>
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/stubs				<u>m</u>
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

HAZARD RATING

Tree part most likely to fail: Branches

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

Inspection period: _____ annual _____ biannual _____ other _____

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

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

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

1 + 2 + 4 = 7

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: 4/25/23

COMMENTS

Tree needs to be thinned out and deadwood (branches) removed. Will

re-evaluate tree in 1 yr. [Low Potential Hazard]

