

**TOWN BOARD MEETING**  
**December 30, 2025**  
**12:00 PM**  
**Brighton Town Hall**  
**680 Westfall Road (Temporary Location)**

This meeting is conducted in-person with remote participation available via video conferencing at [townofbrighton.org/499/Streaming-Video](https://townofbrighton.org/499/Streaming-Video).

**PRESENTATIONS/RECOGNITIONS:**

National Slavery and Human Trafficking Prevention Month

**MEETING CALLED TO ORDER:**

**OPEN FORUM:**

**APPROVAL OF AGENDA**

**PUBLIC HEARINGS:**

**MATTER RE:** Public hearing regarding the application of GCI Eastwater LLC for incentive zoning approval to construct a proposed battery energy storage system (see *Resolution #7 and #8 and letter dated November 24, 2025 from Anthony Vallone, Senior Planner; letter dated August 27, 2025 from Grid Connected Infrastructure, LLC, 950 Danby Rd. , Suite 181, Ithaca, New York , 14850; letter dated December 26, 2025 from Grid Connected Infrastructure, LLC, 950 Danby Rd. , Suite 181, Ithaca, New York , 14850; letter dated December 29, 2025 from Grid Connected Infrastructure, LLC, 950 Danby Rd. , Suite 181, Ithaca, New York , 14850; letter dated December 30, 2025 from LaBella; letter dated December 26, 2025 from LaBella; letter dated December 8, 2025 from Alice Hooper, resident; letter received December 22, 2025 from Susan Hughes – Smith, Monroe County Legislator, District 14; letter dated September 3, 2025 from Jeremy A. Cooney, New York State Senator, 56<sup>th</sup> District; letter dated August 1, 2025 from Abigail McHugh-Grifa, Executive Director, Climate Solutions Accelerator of the Genesee-Finger Lakes Region; letter dated July 17, 2025 from Kathryn Walker, Executive Director, Center for Sustainable Materials Management; letter dated December 29, 2025 from Melissa Carlson, Margy Peet, Susan Hughes-Smith and Ben Frevert, Partners of Roctricity LLC; and letter dated December 29, 2025 from David and Sherry Mccarthy 255 Varina Drive, Brighton, New York).*

**MATTER RE:** Public hearing according to Town Law Section 202-b to authorize the expenditure of Consolidated Sewer District funds for the purchase of an excavator in an amount not to exceed \$82,000 and the design of the Winton Road Pump Station Project in an amount not to exceed \$131,770, for a total amount of \$213,770 (see *Resolution #9 and letter dated November 29, 2025 from Earl Johnson, Finance Director*).

**COMMUNICATIONS:**

**FROM:** David Catholdi, Chief of Police, Town of Brighton, 2300 Elmwood Avenue, Rochester, New York, dated December 12, 2025, RE: Retirement of Jackie Pike.

**FROM:** Jeffrey R. Smith, President & Chief Compliance Officer, Municipal Solutions, Inc., 62 Main Street, LeRoy, New York, 14482, dated December 23, 2025, RE: Municipal Securities Rulemaking Board Rule G-10.

**COMMITTEE REPORTS:**

Community Services Committee

Finance and Administrative Services

Public Safety Services

Public Works Services

**OLD BUSINESS:**

**NEW BUSINESS:**

**MATTER RE:** Reading and approval of claims (*Resolution #12-30-25-CLAIMS*).

**MATTER RE:** Authorize the Supervisor to enter into an agreement with UR Medicine for the Employee Assistance Program in an amount not to exceed \$9,300 for a two-year term beginning January 1, 2026 through December 31, 2027 (see *Resolution #1 and letter dated December 8, 2025 from Earl Johnson, Finance Director*).

**MATTER RE:** Authorize the transfer of \$200,000 from the General Fund to the Capital Project Fund for the Town Hall Renovation Capital Project, and authorize the Finance Director to make any applicable budget amendments based upon an estimated 2025 General Fund surplus (see *Resolution #2 and letter dated December 14, 2025 from Earl Johnson, Finance Director*).

**MATTER RE:** Authorize the Supervisor to approve change orders with Milestone Construction Partners for the Town Hall Renovation project in an amount not to exceed \$73,956.60 (see *Resolution #3 and letter dated December 15, 2025 from Glen Layton, Commissioner of Public Works*).

**MATTER RE:** Set a public hearing for the removal of a 33" Norway maple at 64 Fair Oaks Avenue, a 51" Norway maple at 260 Edgemoor Road, a 30" Norway maple at 80 Dunrovin Lane, a 40" silver maple at 100 Edgeview Lane, a 51" silver maple at 40 Bonnie Brae Avenue, and a 48" silver maple at 165 Alaimo Drive (see *Resolution #4 and letters dated December 4 and December 22, 2025 from William Haefner, Superintendent of Highways and Sewers*).

**MATTER RE:** Incentive zoning application from Flower City Foods for property located at 885 South Winton Road (see *Resolution #5 and letter dated December 22, 2025 from Anthony Vallone, Senior Planner*).



**MATTER RE:** Approve the Town Hall Site Work Capital Project budget and authorize the transfer of \$200,000 from the General Fund to said Capital Project budget (*see Resolution #6 and letter dated December 3, 2025 from Earl Johnson, Finance Director*).

**MATTERS OF THE SUPERVISOR:**

**MATTERS OF THE TOWN ATTORNEY:**

**MATTERS OF THE TOWN CLERK:**

**MATTERS OF THE BOARD:**

**MOTION TO GO INTO EXECUTIVE SESSION:**

**MATTER RE:** Employment of a particular person.

**MATTER RE:** Compensation of a particular person.

**MEETING ADJOURNED:**

**NEXT TOWN BOARD MEETING:**

Organizational Meeting on Friday, January 2, 2026 at 12 PM

# RECOGNITIONS/PRESENTATIONS

# OPEN FORUM

# PUBLIC HEARINGS

At a Town Board Meeting of the Town of Brighton, Monroe County, New York, held on the 30th day of December, 2025 at Brighton Town Hall (Empire State University at Rochester), 680 Westfall Road in the Town of Brighton, New York

**PRESENT:**

WILLIAM W. MOEHLE,

Supervisor

CHRISTOPHER K. WERNER

ROBIN R. WILT

CHRISTINE E. CORRADO

NATHANIEL V. SALZMAN,

Councilmembers

**WHEREAS**, GCI Eastwater LLC (the "Applicant") has submitted to the Town of Brighton (the "Town") pursuant to Chapter 209 of the Town Code an incentive zoning proposal dated August 27, 2025, as amended on December 26, 2025 (the "Proposal"), for the development of a proposed battery energy storage system to connect to the electrical grid near Rochester Gas & Electric's Mortimer Substation on property located at 1266 Brighton Henrietta Townline Road (p/o Tax Map No. 148.15-1-39) (the "Property"); and

**WHEREAS**, the Proposal includes 66 separate enclosures on concrete pads, with each enclosure being approximately 28' L x 6' W x 9' H (roughly the size of a standard shipping container) containing the connected battery cells, together with a driveway for ingress and egress onto Mortimer Avenue and a small system of internal pathways for access to the battery enclosures; and

**WHEREAS**, to enable the Proposal to move forward, the following steps have been identified:

- (1) Review pursuant to the New York State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto at 6 NYCRR Part 617, as amended (collectively referred to as "SEQRA");

- (2) Incentive Zoning pursuant to Chapter 209 of the Town Comprehensive Development Regulations by the Town Board;
- (3) Site plan review and approval by the Planning Board; and
- (4) Compliance with the Comprehensive Development Regulations and approval and review of other requisite boards except as expressly set forth herein; and

**WHEREAS**, in connection with the Town satisfying the applicable requirements set forth in SEQRA, as necessary, prior to making a final determination whether to undertake the Proposal, the Applicant has submitted Part 1 of the Full Environmental Assessment Form ("EAF") dated May 5, 2025; and

**WHEREAS**, pursuant to resolution adopted on October 8, 2025, the Town Board declared its intent to act as Lead Agency for purposes of undertaking a coordinated review with all involved agencies in connection with the SEQRA process for the Proposal; and

**WHEREAS**, the Town Board sent notice to all involved agencies and more than thirty days has elapsed since notice was sent and no involved agency has objected to the Town Board acting as Lead Agency under SEQRA, and comments, if any, from involved agencies have been considered by the Town Board in its SEQRA review of the Proposal; and

**WHEREAS**, on December 10, 2025 and December 30, 2025, the Town Board conducted public hearings to consider the Proposal, including with respect to the environmental review, and all persons at the public hearings desiring to speak on the matter were heard, all correspondence on the matter was read, and these statements were considered by the Town Board; and

**WHEREAS**, the Town Board as Lead Agency, based on a review of documentation and information concerning the Proposal and potential impact on the environment, caused to be prepared Parts 2 and 3 of the Full EAF; and

**WHEREAS,** the Town Board has considered the impact of the Proposal on the environment as set forth in more detail in the Notice of Determination of Non-Significance attached as Schedule A by undertaking a thorough review of conditions associated with the Proposal and any relevant comments from involved and interested agencies, and members of the public, and the Town Board's review and analysis of the potential impacts of the Proposal includes review and examination of: (i) the completed Full EAF, including Parts 1, 2 and 3; and (ii) other supporting information and material available concerning the Proposal on file with the Town.

**NOW, THEREFORE, BE IT RESOLVED,** that the Proposal is classified as Type 1 Action under SEQRA as that term is defined by 6 NYCRR § 617.2(aj), and each of the Whereas Clauses in this Resolution is incorporated by reference as specific findings of this Resolution and shall have the same effect as the other findings herein; and it is further

**RESOLVED,** that the Town Board has considered the Proposal pursuant to the parameters and criteria set forth in the applicable provisions found under 6 N.Y.C.R.R. §§ 617.2 and 617.3; and it is further

**RESOLVED,** that the Town Board has considered the significance of the potential environmental impacts of the Proposal by: (i) carefully reviewing and examining the responses to the Full EAF, and completing the analyses for Parts 2 and 3 of the EAF for the Proposal, together with examining other available supporting information and documents concerning the Proposed Action, to identify the relevant areas of environmental concern with respect to potential impacts to land, geological features, stormwater and groundwater, wetlands, flooding, air, historic, archaeological and other recognized and/or protected resources, plants and animals, including threatened or endangered species, noise, odor, or light, human health, critical environmental areas, open space and recreation, aesthetic resources, transportation, agriculture, community character and cumulative impacts, if

any, and other potential impacts as required by applicable regulation; (ii) considering the criteria set forth in 6 NYCRR § 617.7(c); and (iii) thoroughly analyzing the identified areas of relevant environmental concern; and it is further

**RESOLVED**, that the Town Board has assessed as part of its SEQRA review that the zoning district in which the Proposal is located has adequate sewer, water, transportation, waste disposal and fire protection facilities to: (i) first, serve the remaining vacant land in the district as though it were developed to its fullest potential under the district regulations in effect at the time of the amenity/incentive proposal; and (ii) then, serve the on-site amenity and incentive, given the development scenario contemplated by the Proposal; and it is further

**RESOLVED**, that based upon a hard look by the Town Board, the Town Board as lead agency pursuant to SEQRA has made a determination that the Proposal will have no significant adverse environmental impact requiring the preparation of an environmental impact statement for the Proposal and hereby adopts the Negative Declaration attached as Schedule A; and it is further

**RESOLVED**, that the Town Board accepts the findings contained in Parts 2 and 3 of the Full EAF, and directs the Environmental Review Liaison Officer to sign and date Part 3 of the Full EAF, and file a copy of the Negative Declaration in the Environmental Notice Bulletin; and it is further

**RESOLVED**, that the requirements of SEQRA have been satisfied and this Resolution shall take effect immediately.

Dated: December 30, 2025

William W. Moehle, Supervisor	Voting	_____
Christopher K. Werner, Councilmember	Voting	_____
Robin R. Wilt, Councilmember	Voting	_____
Christine E. Corrado, Councilmember	Voting	_____
Nathaniel V. Salzman, Councilmember	Voting	_____



At a Town Board Meeting of the Town of Brighton, Monroe County, New York, held on the 30th day of December, 2025 at Brighton Town Hall (Empire State University at Rochester), 680 Westfall Road in the Town of Brighton, New York

**PRESENT:**

WILLIAM W. MOEHLE,

Supervisor

CHRISTOPHER K. WERNER

ROBIN R. WILT

CHRISTINE E. CORRADO

NATHANIEL V. SALZMAN,

Councilmembers

**WHEREAS**, GCI Eastwater LLC (the "Applicant") has submitted to the Town of Brighton (the "Town") pursuant to Chapter 209 of the Town Code an incentive zoning proposal dated August 27, 2025, as amended on December 26, 2025 (the "Proposal"), for the development of a proposed battery energy storage system to connect to the electrical grid near Rochester Gas & Electric's Mortimer Substation on property located at 1266 Brighton Henrietta Townline Road (p/o Tax Map No. 148.15-1-39) (the "Property"); and

**WHEREAS**, the Proposal includes 66 separate enclosures on concrete pads, with each enclosure being approximately 28' L x 6' W x 9' H (roughly the size of a standard shipping container) containing the connected battery cells, together with a driveway for ingress and egress onto Mortimer Avenue and a small system of internal pathways for access to the battery enclosures as shown on the Concept Site Plan attached as Schedule A; and

**WHEREAS**, to enable the Proposal to move forward, the following steps have been identified:

- (1) Review pursuant to the New York State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto at 6 NYCRR Part 617, as amended (collectively referred to as "SEQRA");

- (2) Incentive Zoning pursuant to Chapter 209 of the Town Comprehensive Development Regulations by the Town Board;
- (3) Site plan and subdivision review and approval by the Planning Board; and
- (4) Compliance with the Comprehensive Development Regulations and approval and review of other requisite boards except as expressly set forth herein; and

**WHEREAS,** the Town Board recognizes the identified amenities being offered in the Proposal include the following:

- (1) Conveyance of the western portion of the Property to the Town for purposes of land conservation to prohibit future development and provide open space adjacent to Lynch Woods Nature Park (see Town Comprehensive Development Regulations § 209-3(2));
- (2) A standby Payment in Lieu of Taxes (PILOT) Agreement providing that the full amount of Town real property taxes will be paid notwithstanding any financial assistance provided by the County of Monroe Industrial Development Agency or any other abatement of real property taxes (see Town Comprehensive Development Regulations § 209-3(9)); and
- (3) Cash in lieu of amenity in the amount of \$1,000,000.00 (see Town Comprehensive Development Regulations § 209-3(10)); and

**WHEREAS,** the Town Board wishes to move forward with the Proposal of the Applicant as described above; and

**WHEREAS,** the Town Board, finding that the Proposal was worthy of consideration, directed the Applicant to submit the documentation required by Section 209-5(B) of the Town Comprehensive Development Regulations to the Planning Board for its review and report to the Town Board; and

**WHEREAS,** the Town Board has previously received and filed correspondence dated November 24, 2025 from Anthony Vallone, Executive

Secretary to the Town of Brighton Planning Board, containing the Planning Board's advisory recommendations with respect to the Proposal pursuant to Sections 209-5(C) and 225-6 of the Town Comprehensive Development Regulations; and

**WHEREAS**, on December 10, 2025 and December 30, 2025, the Town Board conducted public hearings to consider the Proposal, including with respect to the environmental review, and all persons at the public hearings desiring to speak on the matter were heard, all correspondence on the matter was read, and these statements were considered by the Town Board; and

**WHEREAS**, pursuant to resolution adopted on December 30, 2025, the Town Board previously issued a Negative Declaration with respect to the Proposal pursuant to the New York State Environmental Quality Review Act;

**NOW, THEREFORE, BE IT RESOLVED**, that each of the Whereas Clauses in this Resolution is incorporated by reference as specific findings of this Resolution and shall have the same effect as the other findings herein; and it is further

**RESOLVED**, that the Town Board makes the following additional findings with respect to the Proposal:

- (1) The approval of the Proposal benefits the Town by providing tangible benefits to the Town and surrounding neighbors (as described below and in the application), while also permitting the Applicant to develop the Property, which has remained vacant for decades with no definitive plan for development, to the benefit of the neighborhood, the Town, and the region. The Town Board finds that a reasonable balance has been struck between the proposed amenities and requested incentives;
- (2) The amenities to be provided by the Applicant in connection with the Proposal under an Amenity Agreement to be entered into between the Town and the Applicant on a form approved in the sole and absolute

discretion of the Town of Brighton and Attorney to the Town to fulfill enumerated Town goals and/or provide specific physical, social, and cultural benefits that will inure to the community and are designed to enhance the surrounding neighborhoods, to wit: the conveyance of the western portion of the Property to the Town for purposes of land conservation to prohibit future development and provide open space adjacent to Lynch Woods Nature Park, the agreement by the Applicant to provide a Standby Payment In Lieu Of Taxes (PILOT) agreement to assure that the full amount of Town real property taxes shall be paid to the Town, thus ensuring that the Town will be made whole in respect to the Town real property taxes, and a cash in lieu of amenity in the amount of \$1,000,000 to benefit the residents of the community as may be authorized by the Town Board;

- (3) The estimated cash value of the amenities is \$1,020,000, together with an estimate that the project will generate \$2,000,000 in PILOT payments over a term of fifteen (15) years;
- (4) Because the above enumerated amenities do not fully offset the incentives to be granted as part of the approval of the Proposal, and the Town Board has determined that suitable community benefits or amenities are neither immediately feasible nor otherwise practical, the Town Board has required in lieu thereof that the Applicant provide to the Town a cash amenity in the amount of \$1,000,000 for purposes authorized by the Town Code, which shall be deposited in a trust fund to be used by the Town Board exclusively for specific community benefits authorized by the Town Board;
- (5) The incentives to be provided to the Applicant by the Town in accordance with the application, to wit: a change in use pursuant to Town Comprehensive Development Regulation § 209-4(B) to permit a

- battery energy storage system only (excluding any use associated with the construction or installation of a substation on the Property), and waiver of the requirements under Town Comprehensive Development Regulation § 207-2 to permit the installation of a 6.5-foot high security fence topped with barbed-wire, are appropriate and will permit the Applicant to develop the Property in a manner that benefits the neighborhood, the Town, the region, and the Applicant, while at the same time, in accordance with the Incentive Zoning Regulations, protecting the surrounding neighborhoods from potential adverse impacts to the maximum extent practicable;
- (6) The Project together with the proposed amenities will assist the Town in implementing the specific physical, cultural, and social policies of the Town Comprehensive Plan including:
- a. Meeting Land Use goals by permitting quality development that will help produce a sound economic base for the Town without compromising other community goals;
  - b. Meeting Natural Environment goals by protecting and enhancing sensitive environmental areas to the maximum extent practicable;
  - c. Meeting Comprehensive Plan and Energy goals related to improved grid reliability and resilience, advancing green energy transition, and generating financial and economic benefits for the community in the form of reliability, affordable, and sustainable energy.
  - d. Providing open space opportunities to current and future Town residents and enhancing community experience at the location;
- (7) The Proposal, when implemented, results in a commercial land use that is compatible with the land use patterns in the area;
- (8) The Proposal will result in a land use that is compatible with the

Town Comprehensive Plan and with land use patterns and intensities of use of other developments in the area; and

- (9) The Proposal, together with the proposed amenities, will provide sufficient public benefit for the Town of Brighton to warrant the provision of the request incentives; and it is further

**RESOLVED**, that pursuant to the authority conferred by the Municipal Home Rule Law, Article 16 of the Town Law of the State of New York, and the Comprehensive Development Regulations of the Town of Brighton, that the Proposal, be and it is hereby approved, and that the Town Board thereby: (i) accepts the amenities as set forth in the attached Schedule B; and (ii) grants the incentives set forth in the attached Schedule D; all subject to the conditions set forth in the attached Schedule D and Schedule E, which conditions shall be fully satisfied by the Applicant at or before the times set forth in such schedules; and it is further

**RESOLVED**, that the Proposal approved as set forth herein is subject to the approval of the Site Plan as provided for under Chapter 217 of the Town Comprehensive Development Regulations; and it is further

**RESOLVED**, that the Supervisor is hereby directed to execute and deliver the Amenity Agreement and any other documents and agreements needed in connection with the conditions set forth in Schedule D and Schedule E, each upon review and approval of the same as to form by the Attorney to the Town; and it is further

Dated: December 30, 2025

William W. Moehle, Supervisor	Voting	_____
Christopher K. Werner, Councilmember	Voting	_____
Robin R. Wilt, Councilmember	Voting	_____
Christine E. Corrado, Councilmember	Voting	_____
Nathaniel V. Salzman, Councilmember	Voting	_____

**SCHEDULE A**  
**CONCEPT PLAN**

## **SCHEDULE B**

### **AMENITIES**

#### **1. Conveyance of Real Property to Town**

The Applicant shall convey for \$1.00 and other good and valuable consideration by Warranty Deed marketable title in fee simple to the Town of Brighton the western portion of the Property, which is not part of the development area. The Applicant will provide at its sole cost and expense, an abstract of title and updated survey map prepared by a licensed surveyor of the premises to be conveyed, and the Applicant shall be responsible for all costs associated with recording the conveyance documents in the Monroe County Clerk's Office.

#### **2. Cash Amenity**

A cash amenity in the amount of \$1,000,000.00, for purposes authorized by the Town Code which is required "to be deposited in a trust fund to be used by the Town Board exclusively for specific community benefits authorized by the Town Board". \$250,000 of the cash amenity shall be received by the Town prior to the issuance of any building permit for the Project. Thereafter, amenity payments of \$75,000 per year shall be made for ten years following the first year of operation.

#### **3. Real Property Tax Amenity**

A Payment In Lieu Of Taxes (PILOT) agreement to assure that the full amount of Town real property taxes which would be due notwithstanding any tax abatement provided under New York law, shall be paid to the Town in the total amount of \$2,000,000. \$1,000,000 shall be paid in the first year of the PILOT agreement, and thereafter \$1,000,000 shall be paid in the following 14 years of the PILOT. The Applicant shall execute and file in the Monroe County Clerk's Office a PILOT Agreement for the payment of the real property tax amenity set forth above in the form as is approved by the Attorney to the Town.



**SCHEDULE C**

**INTENTIONALLY OMITTED**

## **SCHEDULE D**

### **INCENTIVES**

1. Permitted Uses within the RLL-Residential Large Lot District

A change in use to pursuant to Town Comprehensive Development Regulation § 209-4(B) to permit a battery energy storage system only. Notwithstanding anything to the contrary contained herein, this change in use incentive shall exclude any use associated with the construction or installation of a substation.

2. Fence Height

An Area Incentive to allow to permit the installation of a 6.5-foot high security fence topped with barbed-wire (Code §207-2).

## **EXHIBIT E**

### **ADDITIONAL CONDITIONS**

1. That the project shall only be developed in accord with this Resolution, in general accord with the Overall Concept Site Plan (pages 1 thru 3) dated October 9, 2024, prepared by Wendel WD Architecture, Engineering, Surveying and Landscape Architecture, P.C. attached hereto, and as the same may be modified and approved by the Planning Board during the site plan approval process.
2. That the maximum new development for the site shall be as follows:
  - a. construction of 66 separate enclosures on concrete pads, with each enclosure being approximately 28' L x 6' W x 9' H (roughly the size of a standard shipping container) containing the connected battery cells,
  - b. Construction of a driveway for ingress and egress onto Mortimer Avenue and a small system of internal pathways for access to the battery enclosures.
  - d. Notwithstanding anything to the contrary contained herein, the maximum new development shall exclude any construction or installation of a substation on the Property. To the extent such substation is proposed in the future, it shall require further approval of the Town Board and/or the Town Planning Board.
3. That site plan development shall be subject to the approval of the Planning Board and of the Town Engineer of the Town of Brighton and shall be consistent with this Resolution. Said site plan shall include a detailed landscaping plan and lighting plan of which both shall be reviewed and approved by the Planning Board during the site plan review process. The landscape plan shall include adequate landscape plantings between the Project and the neighboring properties as determined by the Planning Board, including without limitation landscaping to provide screening of the Project from neighboring properties and users of the Lehigh Valley Trail, if practicable as determined by the Planning Board. The specifications for the plantings, the number of plantings and the location of the plantings shall be as approved by the Planning Board during the site plan approval process. The lighting plan shall be reviewed and approved by the Planning Board during the site plan approval process. The lighting plan shall use LED light fixtures or the latest generation of energy efficient fixtures into the Project. All lighting shall meet dark sky requirements, which shall be subject to the approval by the Town Engineer. The Planning Board has the authority to modify the proposed plan for the Project to address screening, location of battery storage units, and, stormwater management and utilities.
4. That the conditions set forth herein may be altered, modified and/or removed only upon written consent of the Town Board and the Applicant.

5. That any signage not reviewed as part of the incentive zoning package shall require all necessary Town reviews and approvals.
6. That, other than those incentives as set forth in this approval, all requirements of the Comprehensive Development Regulations shall apply to the project, and any bulk or density deviation from the incentives granted herein shall require an area variance, from the Town Zoning Board of Appeals pursuant to the provisions of Section 219-2(B) of the Town Comprehensive Development Regulations. Notwithstanding the foregoing, the Town Zoning Board of Appeals shall not have the authority to grant a variance from the incentives set forth herein or any variance increasing the number of approved battery storage units on the Property, and any deviation from same shall require an amendment to these conditions by the Town Board.
7. That any agreements required to be executed under the terms of these conditions shall be in form and substance as may be approved by the Attorney to the Town.
8. The applicant shall be responsible for compliance with all federal, state, and local law requirements.
9. The applicant shall be responsible for obtaining all necessary governmental approvals and permits associated with the project and all amenities.
10. That, if any one or more of the conditions or requirements or any portion thereof which are set forth in this Resolution are determined by a Court of competent jurisdiction to be contrary to law, such condition or requirement, or portion thereof, shall **NOT** be deemed and construed to be severable from the remaining conditions and requirements which are herein contained and the same **SHALL** affect the validity of the Resolution or the validity of the remain conditions and requirements, or portions thereof.

**SCHEDULE A**

**NEGATIVE DECLARATION**

State Environmental Quality Review

**NEGATIVE DECLARATION**

Notice of Determination of Non-Significance

**Date:** December 30, 2025

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Brighton Town Board, as lead agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

**Name of Action:** GCI Eastwater Energy Storage Facility

**SEQR Status:** Type I

**Conditioned Negative Declaration:** No

**Description of Action:** The proposed action consists of applications for Incentive Zoning pursuant to Chapter 209 of the Town Comprehensive Development Regulations and site plan approval for the construction of a proposed battery energy storage system to connect to the electrical grid near Rochester Gas & Electric's Mortimer Substation on property located at 1266 Brighton Henrietta Townline Road (p/o Tax Map No. 148.15-1-39). Energy from the electrical grid will be stored in approximately 66 separate enclosures on concrete pads. Each enclosure will be approximately 28' L x 6' W x 9' H (roughly the size of a standard shipping container), containing the connected battery cells. The enclosures will be fully sealed and can only be accessed from cabinet doors; they cannot be entered and are not buildings. There will be a driveway for ingress and egress onto Mortimer Avenue, and a small system of internal pathways for access to the battery enclosures.

**Location:** 1266 Brighton Henrietta Townline Road (p/o Tax Map No. 148.15-1-39), Town of Brighton, Monroe County, New York.

**Reasons Supporting This Determination:**

After considering the action contemplated and reviewing the Full Environmental Assessment Form (EAF) prepared by the applicant and the Criteria for determining significance in the SEQR regulations (6 N.Y.C.R.R. Section 617.7(c)), the Town Board finds that the proposed action will not have a significant impact on the environment based on the following findings:

## 1. Land, Site Disturbance, and Construction

The proposed action will not have a potential significant adverse impact on land. The depth to water table is approximately 3.1 feet, and the depth to bedrock is greater than 6.5 feet, and no outcroppings are present on site. The site does not contain areas with slopes of 15% or greater, and no blasting of bedrock is anticipated. The proposed action will be a simple layout of battery containers where the battery cells are contained in racks arranged within the containers (each about the size of a shipping container) on a concrete slab on the surface of the land itself.

According to the EAF, Construction will be a single phase that will extend for a period of six months. The site design of the action will be designed to conform to the construction erosion control requirements of the latest New York State Department of Environmental Conservation (NYSDEC), State Pollutant Discharge Elimination System (SPDES), General Permit. Prior to any earthwork being commenced on the site an erosion and sediment protection plan, and storm water pollution prevention plan, SWPPP, in accordance with the Town of Brighton and latest NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activities will be implemented. Erosion control measures consistent with the New York State Standards and Specifications for Erosion and Sediment Control will be installed to capture sediments from the site. Temporary cover will be established as soon as all earthwork has been completed.

Based on the above, the proposed action will not create any potential significant adverse impacts on the land through site disturbance and construction.

## 2. Surface and Groundwater, Wetlands, Erosion, Flooding, and Drainage

The proposed action will not result in the potential for erosion, flooding, or drainage problems, and will not have a potential significant adverse impact on surface water and groundwater. The proposed action will result in the creation of new stormwater management areas (a proposed detention pond) that will be located on the project site. The facilities are required by municipal and NYSDEC regulations, and will be designed to meet their respective standards. The construction of these facilities do not pose a potential adverse environmental impact. The proposed action also does not alter the surface area of any existing body, and no dredging of an existing water body or regulated wetland is proposed or required.

Wetlands have been identified on the project site as a result of professional delineation, however, the proposed action does not intend to disturb the delineated wetlands or adjacent areas (wetland buffers). A wetland site memorandum prepared by LaBella Associates, D.P.C. dated June 30, 2025 concluded that so long as the project footprint avoids the potentially regulated wetlands on site, the project footprint would not have adverse or negative effects on the environmental quality of the site and nearby areas. By preserving these natural features and integrating engineered stormwater controls, the

proposed action provides a robust and compliant approach to drainage that protects the local watershed and neighboring landowners.

The proposed action will not involve any disturbance to a regulated water body or stream that would result in turbidity within the water body. The proposed action will include implementation of a construction erosion control plan and a project SWPPP for the duration of construction. The proposed action will not create any new demand for water, and no new water supply district or service area is required or proposed to serve the project. The proposed action will not generate liquid waste, does not require use of any public wastewater treatment facilities, and does not involve the discharge of wastewater to any surface water bodies.

The proposed action may create stormwater runoff, but the impact is small because project will be of a short construction duration (for site work operations) and will include the preparation and implementation of a SWPPP. NYSDEC regulations require that the SWPPP addresses water quality during and after construction. The implementation of the SWPPP reduces the rate of runoff from the project site, thus reducing the potential for erosion. The development and implementation of the project SWPPP provides the mechanism to reduce the potential for an adverse environmental impact from erosion. Runoff will be directed to green infrastructure practices via overland flow and proposed diversion swales, before entering a detention pond area. Runoff exits the detention area via outlet control structure. The runoff will be discharged upland of the existing on-site wetland, ultimately contributing to Red Creek.

The proposed action does not propose the use of pesticides or herbicides for construction activities. Any water quality impacts that may occur during construction will be temporary and short term, and based on the design of the water quality treatment features described above, the proposed action will not otherwise cause water quality impacts within or downstream from the action. The stormwater management system will be designed to ensure that post-development peak runoff rates do not exceed pre-development conditions, thereby preventing any increase in stormwater discharge to adjacent properties.

Although the project site is located within a 500-year floodplain, the project development area is not located within any mapped floodplain. While a small portion of the overall property is within a FEMA-mapped floodplain, no project-related development or disturbance is proposed within that area.

The proposed action will not create any potential significant adverse impacts to surface or ground water, nor in solid waste production, nor potential for erosion, nor promote flooding or drainage problems.

### 3. Air

The proposed action will not result in a potential significant adverse impact to air quality. No air permit is required for the proposed uses.



4. Noise, Odor and Light:

The proposed action will result in a minor, temporary increase in noise during construction due to heavy equipment that will be comparable to that of nearby highways. The potential impact from noise is small because the noise will be temporary and short duration during the construction operations. Once the facility is open, battery containers and transformers will create a slight increase in ambient noise on-site that is anticipated to be negligible to adjacent parcels and off-site receptors. The facility will be subject to comply with the noise ordinances of the Town of Brighton.

No blasting is proposed or anticipated for the construction of the proposed action.

The proposed action will not generate odors.

Pole security lighting is proposed around the battery containers, but all exterior lighting proposed will be dark sky compliant LED fixtures. There will be no light spillage onto adjacent properties, and all exterior lighting will comply with the Brighton Town Code.

5. Archeology, Historic, Natural, Cultural or Aesthetic Resources.

The proposed action will not impair the character or quality of important historic, archaeological, architectural or aesthetic resources. The project site was identified as being adjacent to an archeologically sensitive area, however, based on a review of the EAF mapper and New York State Parks Cultural Resource Information System, the proposed action does not anticipate impacts on these resources. The proposed action is expected to have no impact on archaeological resources due to the documented history of substantial prior ground disturbance at the site. Furthermore, the proposed Battery Energy Storage System containers will be bolted to shallow concrete pads rather than deep foundations, further minimizing the risk of disturbing subsurface resources. This construction method is considered low-impact compared to traditional building footings and is appropriate for a site that has already been cleared and modified in the past.

The project site is also within the buffer area associated with the Crittenden Road Cast Concrete Bridge over the West Branch of Red Creek, which is located within Genesee Valley Park and is eligible for listing. However, the project development area is located more than 3,000 feet from the bridge, will not be visible from the bridge or the creek, and will not result in any physical or visual impact on that resource.

There are no officially designated scenic views identified in the area of the project site

The project site is vacant land next to critical grid infrastructure. Although the project site is adjacent to Lehigh Valley Trail and Lynch Woods Nature Park, the visual assessments provided show that it may be seen by only a small segment of the Lehigh Valley Trail, and is not anticipated to be seen from Lynch Woods Nature Park. The adjacent Mortimer Substation serves as an “electrical hub” at the intersection of transmission lines providing electricity throughout Western New York, and distributions lines which deliver power locally to the surrounding area. There are also large 115 kV transmission lines on the project site’s western and southern boundaries. The commercial/industrial district to the south and east includes self-storage, automotive and similar uses. Thus, the proposed action is not in sharp contrast with other existing land uses in the area.

6. Vegetation, Fish, Wildlife, Significant Habitats, Threatened or Endangered Species

The proposed action will not have a significant adverse impact on flora or fauna. Although the proposed action will result in the loss of 4.3 areas of forested land, the impact is not significant or adverse because it consists primarily of poor-quality successional growth trees. The project site comprises approximately 18.3 acres of land that was historically cleared for agricultural or industrial use as evidenced aerial imagery dating back to 1980. Consequently, the forest cover on the property is a relatively young pioneer stand that has regenerated over the last 45 years and contains no old-growth trees. A detailed tree mitigation plan and landscaping plan will be required for review during the planning process and implemented prior to issuance of a Final Certificate of Occupancy, which will ensure that no significant or adverse impacts occurs to this area.

The proposed action does not contain habitat for endangered or threatened species, flora or fauna. The project site contains no vegetation of value as a large portion of the site is dominated by invasive/non-native plant species including but not limited to European buckthorn, tatarian honeysuckle, autumn olive, and multiflora rose. An invasive species monoculture on a site eliminates habitat for native wildlife and protected species that could potentially inhabit the area. As such, a large portion of the upland areas of the site are of low environmental quality. The project site is not home to and will not interfere with the movement of any migratory wildlife, and there are no records or rare or state-listed projected plants or animals, or significant national communities, on the project site.

7. Human Health

The proposed action will not have a significant adverse impact on public health or safety. The project is subject to all applicable Federal, State, and Local laws, regulations, and code requirements, and the project site is not located within 2,000 feet of any site in the NYSDEC Environmental Site Remediation database.

## 8. Open Space, Recreation, and Agricultural Land

The proposed action will not result in an impact on agricultural resources because the project site and surrounding lands are not currently engaged in an agricultural use. Thus, the proposed action will not cause fragmentation of or prohibit use of adjoining agricultural uses. The proposed action will not result in the loss of a designated open space resource or recreational opportunity as identified in any open space plan, study, or code adopted by the Town of Brighton.

As discussed, the project site is adjacent to Lehigh Valley Trail and Lynch Woods Nature Park, however, the impact will be small and not significant because the visual assessments provided show that it may be seen by only a small segment of the Lehigh Valley Trail, and is not anticipated to be seen from Lynch Woods Nature Park. Further, as part of the project amenities, the developer will be conveying the western portion of the project site to the Town to provide a buffer and transition to the Lynch Woods Nature Park.

The proposed action does not present a potential significant adverse impact to agriculture, open space, or public recreation.

## 9. Community Plans, Use of Land, Neighborhood Character

The project site was not specifically identified within the current Town of Brighton Comprehensive Plan (Envision Brighton 2028, adopted September 2018) as there are currently no recommendations regarding the individual land use of the parcel. The project site is not located within or has been identified within any county or regional land use plan.

Envision Brighton 2028 encourages the use of renewable energy. A primary environmental objective in the Comprehensive Plan is to increase renewable energy while discouraging fossil fuel use. The proposed action both facilitates the development of solar and wind generation, but also reduces reliance on natural gas “peaker plants”, which are currently used to provide energy to the grid during peak demand. The proposed action will both reduce reliance on peaker plants, and allow the grid in the Genesee region to accommodate an additional 100-300MW of solar or wind generation. New York State policy also strongly supports battery energy storage as part of its clean energy and climate goals. On June 20, 2024, the New York State Public Service Commission issued a set a new energy storage target of 6,000 MW by 2030, doubling the previous Climate Act goal. The Order allocates additional funding through NYSERDA, including \$1.33-\$2.94 billion for bulk storage projects connected to NYISO markets.

The proposed action may have a moderate impact with respect to consistency with the

Town Comprehensive Developments Regulations. The proposed action requests a change in use incentive in exchange for amenities under the Town's Incentive Zoning Law. However, the impact is not significant or adverse. The project site is bordered on the south by the IG Light Industrial Zoning District. The adjacent Mortimer Substation serves as an "electrical hub" at the intersection of transmission lines providing electricity throughout Western New York, and distributions lines which deliver power locally to the surrounding area. There are also large 115 kV transmission lines on the project site's western and southern boundaries. The commercial/industrial district to the south and east includes self-storage, automotive and similar uses. Thus, the proposed action will result in consistency with surrounding land use, zoning, and character of the area.

The proposed action will not create a material demand for other actions that would result in a significant adverse impact on the environment. There is no probability of the proposed action inducing secondary development in the area. The proposed action does not require other actions or approvals that have not already been considered in the context of this environmental review.

As a result, the proposed action will not result in a potential significant adverse impact relative to community plans or goals.

10. Critical Environmental Area.

The proposed action will not have an impact on any designated Critical Environmental Area as set forth in 6 N.Y.C.R.R. Section 617.14(g). The project site is not located in a designated critical environmental area.

11. Energy

The proposed action will not result in a major change in the use of either the quantity or type of energy. Although the battery storage facility will require the construction of a new substation on the project site, such construction will be undertaken by National Grid and has not yet been designed or proposed at this time. As such, the proposed action and approval of incentive zoning is limited to the approval of the battery storage facility and associated improvements only. As discussed more fully below, when future development of the substation is proposed, the property owner will require a modification of its incentive zoning and site plan approval, and a separate environmental review will be completed under SEQRA that will be no less protective of the environment.

12. Traffic and Transportation.

The proposed Project will not result in a change to existing transportation systems. Traffic may increase during the construction period due to the use of construction

vehicles and transportation of laborers, but the impact is small and not significant. After the construction period has ceased, the project will generate very minimal traffic for maintenance purposes only. The facility will otherwise be unoccupied during operation.

13. Community Services.

The proposed action will not be detrimental to the health, safety or general welfare of persons residing or working in the area of the proposed use and will not be detrimental or injurious to property and improvements in the area or to the general welfare of the Town.

There will be no impact on the Rush Henrietta Central School District.

Emergency services (fire service, ambulance, police) have adequate response capabilities for this proposal. The proposed action will comply with the latest and most stringent state recommendations and national safety standards. The New York State Uniform Fire Prevention and Building Code provides specific building code standards for the facility. Furthermore, the National Fire Protection Association Section 855 provides comprehensive regulations for the design, construction and operation of utility scale battery storage systems. As required by Section 8552, equipment has been tested for safety pursuant to the Underwriters Laboratories 9540A testing methods.

14. Synergistic, Cumulative Impacts, and Subsequent Review

The proposed action will not result in changes in two or more elements of the environment which, when considered together, result in a substantial adverse impact on the environment. Each potential impact of the proposed action listed in Part 2 of the Full EAF has been considered individually, but those potential impacts when considered collectively or in combination will also not result in any significant adverse impacts.

There will be no significant adverse environmental impacts associated with potential cumulative impacts because there are no simultaneous actions being taken at the project site or in conjunction with the proposed action, or simultaneous actions being taken at other property located in proximity to the project site. Reasonably related long-term, short-term, indirect and cumulative impacts were considered, including simultaneous or subsequent actions that are included in any long range plan of which the action under consideration is a part; likely to be undertaken as a result thereof; or dependent thereon, and no actions meet these regulatory criteria.

There is also no improper segmentation associated with the proposed action. Although a proposed substation is also identified in the application, the proposed action is limited to incentive zoning and site plan approval associated with the development of the battery storage facility and related improvements only. The proposed substation is to be constructed by National Grid, and no specific plans have been submitted or proposed for the substation. Because no specific plans are proposed at this time, any assessment of potential impacts associated with the substation would be speculative. To the extent the

substation is proposed to be constructed in the future, the substation will subject to all local land use and zoning approvals, and the property owner will require a modification of its incentive zoning and site plan approval to allow the development of the proposed action. A separate environmental review will be completed under SEQRA that will be no less protective of the environment.

Based upon this information and the information contained in the completed Full EAF, and the other information summarized herein comprising the Town Board record in this matter, the Town Board finds that the proposed action will not have any significant adverse impact upon the environment. This Negative Declaration indicates that no environmental impact statement need be prepared and that the SEQRA process is complete.

Lead Agency: Town Board of the Town of Brighton

For further information:

Contact Person: Anthony Vallone, Environmental Review Liaison Officer

Address: Town of Brighton  
2300 Elmwood Avenue  
Rochester, N.Y. 14618



## Building and Planning Department

Commissioner of Public Works – Glen Layton

**Anthony Vallone, AICP**  
Senior Planner

November 24, 2025

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

Re: *GCI Eastwater LLC ("GCI") proposed Eastwater Energy Storage (the "Project");  
Located near Mortimer Avenue in the Town of Brighton;  
Tax ID No. 148.15-1-39 (the "Property");  
Incentive Zoning Proposal*

Honorable Supervisor and Members:

I recommend that your Honorable Body:

1. Receive and file the attached advisory report from the Town of Brighton Planning Board pursuant to Section 209-5. C. of the Comprehensive Development Regulations.
2. Set a public hearing regarding the Incentive Zoning I Rezoning Application.
3. Direct the Senior Planner to provide the applicant with a copy of the Town of Brighton's Policy on Public Notice for Incentive Zoning and Rezoning Applications and name of all Interested Parties.
4. Require the applicant to mail written notice to all Affected Residents within 1,000 feet of the parcel and all Interested Parties at the Board's discretion.

Respectfully Submitted,

Anthony Vallone, AICP Senior Planner

cc: Glen Layton, Commissioner of Public Works  
John Mancuso, Esq., Attorney to the Town

attachments



November 24, 2025

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

RE: Planning Board Advisory Report

*GCI Eastwater LLC ("GCI") proposed Eastwater Energy Storage (the "Project");  
Located near Mortimer Avenue in the Town of Brighton;  
Tax ID No. 148.15-1-39 (the "Property");  
Incentive Zoning Proposal*

Dear Town Board Members:

On November 24, 2025, the Planning Board reviewed the above referenced matter and offers the following comments regarding the adequacy of the proposed Project and related amenities as they relate to the project site and the adjacent uses and structures.

The Planning Board supports the proposed application and recommends to the Town Board that the Project is worthy of further consideration as part of the Incentive Zoning review process. The proposed Project appears to be well suited for the project site and area. The proposal and zoning change also furthers the town's comprehensive plan (Envision Brighton 2028), specifically:

*Environmental Policy Objection (volume 2, page 6):  
"Preserve, in their natural state, open space areas that have significant ecological value, and sensitive environmental areas, including wetlands, floodplains, watercourses, woodlots, steep slopes, and wildlife habitats."*

*Environmental Policy Objective (volume 2, page 6):  
"Promote and support the increased use of renewable energy sources..."*

The Planning Board recommends that the Town move to a public hearing on this application after addressing some of the suggestions and comments from the Board on items that include:

1. The project could potentially cause noise impacts due to the noise from the operation of the units themselves and the associated HVAC systems used for cooling the systems. Additionally, there may be visual impacts from nearby properties and/or the Lehigh Valley Trail based on the height of the fence. The Town Board should consider potential screening requirements for the project to mitigate noise and visual impacts.



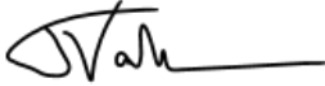
2. Grass areas are currently proposed between the battery storage units. The Town Board should require that the surface between the battery storage units remain grass, or consist of a pervious surface, to reduce any potential stormwater and runoff issues;

3. Clarification is required for the height of the requested barbed wire fencing along the perimeter of the project. The Applicant is proposing an 8-foot barbed wire fence, in lieu of the 6-foot fence described in the application;

4. The Planning Board is supportive of the amenities proposed by the Applicant for this project, including a conservation easement to be granted to the Town to protect and add additional acreage into the Lynch Woods Nature Preserve.

If the Town Board decides to move forward with the IZ proposal, the Planning Board looks forward to providing additional project review and comment as part of the site plan review and approval process.

Sincerely,

A handwritten signature in black ink, appearing to read 'AVallone', with a long horizontal line extending to the right.

Anthony Vallone, AICP Senior Planner

cc: John A. Mancuso, Esq., Attorney to the Town



Grid Connected Infrastructure, LLC  
950 Danby Road, Suite 181  
[www.gci.energy](http://www.gci.energy)  
Ithaca, NY 14850

August 27, 2025

Town Board  
Town of Brighton  
2300 Elmwood Avenue  
Rochester, New York 14018

**RE: GCI Eastwater LLC (“GCI”) proposed Eastwater Energy Storage (the “Project”);  
Located near Mortimer Avenue in the Town of Brighton;  
Tax ID No. 148.15-1-39 (the “Property”);  
Incentive Zoning Proposal**

Dear Town Board Members:

GCI is proposing a new Battery Energy Storage System ("BESS") connected to the electrical grid near Rochester Gas & Electric's Mortimer Substation. The Project will provide significant financial benefits to the Town through the expansion of existing electrical infrastructure on vacant land. The BESS will modernize and enhance electric grid reliability while supporting renewable energy. We are seeking your support of an incentive zoning application for the Project.

#### Property Background and Zoning

The Property is vacant land next to critical grid infrastructure. The adjacent Mortimer Substation serves as an “electrical hub” at the intersection of transmission lines providing electricity throughout Western New York, and distributions lines which deliver power locally to the surrounding area. There are also large 115 kV transmission lines on the Property's western and southern boundaries. The commercial/industrial district to the south and east includes self-storage, automotive and similar uses. The Property is screened from residential neighborhoods north of Crittenden Rd. by the Lynch Woods Nature Park.

Both the current and prior owners of the Property unsuccessfully attempted to develop the Property. The topography and site constraints make housing infeasible on the Property. Demand for any other uses is limited due to its immediate proximity the large existing energy grid infrastructure.



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The Property is within the RLL – Residential Large Lot zoning district, bordered by the IG – Light Industrial “G-Industrial” zoning district to the south. The parcel is approximately 18.7 acres. Less than five acres of the parcel will be developed. Most of the parcel will be maintained in its current wooded state. GCI proposes a conservation easement to the Town of Brighton on the remaining land, which is an ideal buffer and transition to the Lynch Woods Nature Park to the east.

The Project requires incentive zoning approval to allow the change in use from current residential to BESS and to allow a security fence topped with barbed wire. The Town of Brighton Comprehensive Development Regulations (the “Code”) allows public utility uses for electric power transmission. However, the Code does not define BESS.

The current proposed site plan only appears to require relief from the fence regulations. The Code generally prohibits barbed-wire fences and fences over six feet six inches high in side and rear yards, and above three feet six inches high in front yards. (See Code § 207-2). The proposed security fence would be six feet high and topped with barbed-wire to secure the site, consistent with industry practice.

#### Grid Connected Infrastructure

GCI is Western New York’s leading utility-scale energy storage company. Our diverse team of development professionals has a strong track record building and operating large scale energy storage, thermal, and solar projects throughout North America.

Based in Ithaca, New York, GCI focuses on advancing the renewable energy transition and stabilizing the power grid through advanced energy storage systems. We collaborate with communities to provide reliable electricity during peak demand, easing grid strain and supporting a sustainable, resilient energy future. Our 1.7 GW pipeline spans diverse U.S. markets, advancing cleaner, more reliable energy solutions.

The Project represents a significant improvement to Brighton’s electrical infrastructure and will provide multiple benefits, including substantial financial advantages to the Town without necessitating the use of municipal services. By modernizing the electrical grid, the Project will support the Town’s ability to meet increasing residential and commercial energy demands, positioning Brighton to compete effectively in the future.



### Proposed BESS

GCI's proposed BESS in the Town of Brighton will interconnect with the New York Independent System Operator (NYISO) Zone B electrical grid. The anticipated energy capacity is 100MW/400 MWh<sup>1</sup>. Energy from the electrical grid will be stored in approximately 66 separate enclosures on concrete pads. Each enclosure will be approximately 28' L x 6' W x 9' H (roughly the size of a standard shipping container), containing the connected battery cells. The enclosures will be fully sealed and can only be accessed from cabinet doors; they cannot be entered and are not buildings.

The Project will include a small National Grid substation and a gen-tie line connecting the battery enclosures to the existing transmission grid. There will be a driveway for ingress and egress onto Mortimer Avenue, and a small system of internal pathways for access to the battery enclosures.

The system will be controlled remotely and will not require full-time on-site personnel. Only occasional on-site visits for maintenance and operational purposes will be necessary. The Project therefore will not generate any significant traffic.

The Project will be largely invisible to the public. The battery enclosures will be setback approximately 1,000' from Town Line Road and not visible from the ROW. The only sound will be produced by fans on top of the enclosures similar to ordinary commercial HVAC equipment. The Project will be enclosed by a security fence and will not require any municipal services. The BESS will generally look like a small extension of the existing Mortimer Substation.

The Project will comply with the latest and most stringent state recommendations and national safety standards. The New York State Uniform Fire Prevention and Building Code (the "Unified Code") provides specific building code standards for BESS. Furthermore, the National Fire Protection Association Section 855 provides comprehensive regulations for the design, construction and operation of utility scale battery storage systems. As required by Section 855<sup>2</sup> equipment has been tested for safety pursuant to the Underwriters Laboratories 9540A testing methods.

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<sup>1</sup> 100 MW is roughly the energy required by 100,000 homes. The 400 MWh system will be able to provide 100 MW of electricity for four hours.

<sup>2</sup> The New York State Interagency Fire Safety Working Group, which consists of experts from a range of state agencies, recently produced a comprehensive report and recommendations to address standards for BESS in New York. Although NFPA 855 has not yet been codified in the Unified Building Code, the Working Group recommends that BESS in NY comply with NFPA 855.



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### Layout

The concept plan requires minimal land disturbance and will not impact nearby trails and parks. The Project is designed to avoid impacting the wetlands on the eastern portion of the Property and avoid stormwater runoff. Additional details on the National Grid substation will be provided upon completion of the design by National Grid. GCI looks forward to working with the Town on designing a complete site plan.

The Project will be a simple layout of battery containers connected to a new National Grid substation. The battery cells are contained in racks arranged within containers (each about the size of a shipping container) on a concrete slab. The battery containers are separated according to the specifications of the manufacturer and national design standards for safety. The containers are not buildings and are designed so that they cannot be occupied or entered. The site will include internal road system and an access driveway to Mortimer Avenue for regular maintenance.

The Project will be controlled remotely. It will not generate traffic or require parking, which minimizes the impact on the neighborhood. There will be periodic visits to the site for repairs and maintenance.

### Incentive Zoning - Amenities

We are requesting Incentive Zoning approval for the use of the Property as a BESS. Town Code § 209-5(A) sets forth the application requirements for Incentive Zoning, which are addressed below.

**209-5.A (1)- The Proposed Amenity.** The project is proposing four amenities in association with this Incentive Zoning proposal:

**1. Improved Grid Reliability and Resilience.** The BESS is utility and an upgrade to the energy grid that is itself is an amenity pursuant to Code § 209-3(A)(5). It will store excess energy during periods of peak generation. This stored energy will be available during times of high demand, ensuring that reliable power is always accessible when needed. Brighton sits within NYISO's Genesee load zone. There is less power generation than energy consumption within the zone. The load zone relies on energy produced and transmitted from other zones to meet its peak demand. The additional 100MW of capacity provided by Project will reduce reliance on electricity imported from other zones. It may also reduce the need for future additional transmission lines. This enhanced grid resilience is crucial for both existing businesses and future economic development in the Town.



**2. Advancing the Green Energy Transition.** The Project is an opportunity for the Town to lead the renewable energy transition by facilitating solar and wind generation in Western New York. The environmental benefits of the energy transition are a direct benefit to the residents of the Town pursuant to Code § 209-3(A)(9). Solar and wind facilities generate energy intermittently; during the daytime and when the wind is blowing. Energy storage is an essential part of the infrastructure required to decrease the State’s reliance on fossil fuels. Building BESS in areas near energy users and population centers allows large solar and wind projects in the surrounding countryside and remote areas to effectively meet energy demand.

The Project can store excess renewable energy generated by solar and wind facilities. BESS will help reduce greenhouse gas emissions by reducing the need for gas power plants during peak electricity demand periods. This will improve air quality and improve public health. The system operates without emissions, positioning the Town as a leader in green energy initiatives. This will benefit the environment and enhance the Town’s appeal to environmentally conscious businesses, further supporting economic development.

BESS helps implement the physical, social and cultural policies of the Comprehensive Plan pursuant to Code § 209-5(A)(3)(c). The “envision Brighton 2028, Planning for a Sustainable Future” (the “Comprehensive Plan”) encourages the use of renewable energy. A primary environmental objective in the Comprehensive Plan is to increase renewable energy while discouraging fossil fuel use. BESS both facilitates the development of solar and wind generation, but also reduces reliance on natural gas “peaker plants”, which are currently used to provide energy to the grid during peak demand. The BESS project will both reduce reliance on peaker plants, and allow the grid in the Genesee region to accommodate an additional 100-300MW of solar or wind generation.

New York State policy also strongly supports battery energy storage as part of its clean energy and climate goals. On June 20, 2024, the New York State Public Service Commission issued a set a new energy storage target of 6,000 MW by 2030, doubling the previous Climate Act goal. The Order allocates additional funding through NYSERDA, including \$1.33-\$2.94 billion for bulk storage projects connected to NYISO markets<sup>3</sup>.

**3. Economic Development.** The Project is a substantial private investment that will generate significant financial and economic benefits for the community. As energy demand continues to grow, new businesses seek locations with reliable, affordable, and sustainable energy sources. The Project will attract new businesses to the Town by providing reliable modern energy infrastructure, which is essential for energy-intensive industries like manufacturing, technology, and logistics.

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<sup>3</sup> See State of New York Public Service Commission [Order Establishing Updated Energy Storage Goal and Deployment Policy](#) dated June 20, 20224.



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**4. Financial Benefits.** The Town will directly benefit from PILOT payments from the Project. GCI will enter into a PILOT with the Town, providing financial certainty that the Project will generate revenue to the Town. The Property is currently vacant and not generating significant tax revenues.

The Project will provide the greater of \$2,000,000, or an amount equal to the real property tax payments as provided by New York Real Property Tax Law and based on a reasonable assessment of the Property, in PILOT payments over 15 years. If the \$2,000,000 PILOT option is selected, \$1,000,000 will be paid in the first year of the PILOT, and \$1,000,000 will be paid in the following 14 years of the PILOT.

The Project's financial benefits will not be offset by any additional expenses or use of municipal resources pursuant to Code § 209-5(A)(3)(b). The Town will not need to provide any additional municipal services for the Project. Water is not required for the Project. Furthermore, there will be no full-time employees on site, and it will not produce any waste or traffic. GCI will work with local emergency services to ensure they have all of the resources necessary to serve the BESS, as required by NFPA 855 and applicable state regulations.

Developing the Property as housing, which is a permitted use in the RLL zoning district, would increase the demand for municipal services. New homes would require sewer, water, roads, and would potentially increase the pressure on local schools and services. Any alternative use of the Property would likely have an increased impact on traffic.

The proposed PILOT is significantly more valuable than the PILOTs associated with other incentive zoning requests. For example, the Town recently approved incentive zoning for a 9.8-acre, 120 unit multifamily housing project with a \$93,636 annual PILOT payment.

**5. Conservation Easement.** The western portion of the Property, which includes some wetlands characteristics will be preserved. GCI proposes to encumber the Property with a conservation easement, which can be dedicated to the Town, to prohibit future development.

**6. Cash Amenity.** GCI to provide a \$250,000 cash payment to the Town, which together with the other amenities, constitutes an amenity pursuant to Code § 209-3(A)(10). Furthermore, GCI shall make a payment of \$50,000 to the Town of Brighton or other appropriate entity or municipality, as determined by the Town of Brighton, to fund studies, planning services or improvements to the adjacent trail system.



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### Incentive Zoning Process

We have worked closely with the Town to determine the proposed amenities and incentives. The concept plan and project details have been reviewed by Town Staff and the Public Works Committee. GCI now hereby respectfully requests that the Town Board initiate the incentive zoning approval process and refer the application to the Planning Board for review and recommendation. The requested incentives are to allow battery energy storage use and a barbed-wire security fence on the Property. Please accept this letter along with the following attached documents plans as GCI's formal application for incentive zoning:

- Site Plan
- Incentive Zoning Compliance Checklist
- Full Environmental Assessment Form with Supplement
- SEQRA Compliance Memo
- Visual Impact Assessment
- Wetlands Delineation Map
- LaBella Wetlands and Habitat Memo

The Project is an unlisted action for purposes of SEQRA and requires a NY GML 239-m referral to County Planning because it is within 500' of the Lehigh Valley Trail.

Please let us know if you have any questions or need any additional information. Thank you for your time and attention.

Sincerely,

Daniel F. Brennan, Esq.

Enclosures

cc: John Mancuso, Esq.  
Anthony Vallone



# **Visual Impact Assessment**

**Prepared for:  
Eastwater ESS, LLC**



**Eastwater BESS**

**Brighton Henrietta Townline Road  
Rochester, NY 14623**

**Date: June 2025**

**Prepared by:**



# VISUAL IMPACT ASSESSMENT

## Eastwater BESS

Brighton Henrietta Town Line Road  
Rochester, NY 14623

### Project Description:

Eastwater ESS is a Battery Energy Storage System (BESS) being developed consistent with New York State policy. The project is led by GCI, LLC on behalf of Eastwater ESS, LLC. It is located at Brighton Henrietta Townline Road Rochester, NY 14623; a property zoned as a residential large lot. The landowner is Antonelli Self Storage at Collegetown. The total parcel size is 18.76 acres. The project will utilize 66 battery containers and 33 transformers, designed to discharge a total of 100 MW or 400 MWh. The system will be connected to Niagara Mohawk Power Company POI Tower via an overhead electric gentle line. The facility is approximately 4.3 acres and is enclosed with a chain link fence.

The Project is comprised of one parcel which total 18.76-acres of land and is identified as follows by the Monroe County GIS mapping system:

1266 Brighton Henrietta Townline Road    S.B.L: 148.15-1-39    18.76-acres    Rochester, NY

The facility is strategically located away from the road and mostly hidden from sight. Access to the site will be provided by extending the existing impervious (compacted gravel) access road used to service the Brighton water tower from Mortimer Ave. The batteries are designed for outdoor installation. They are in cabinet-style enclosures.

### Viewpoint Methodology:

The site was visited on 8/15/2024 and 5/19/2025, at which time photo assessment locations were selected based on identified critical view sheds, nearby residences, adjacent roads, and determination of visibility. Multiple photos were taken at all locations. Ultimately, six locations were chosen for visual analysis. See the Viewpoints Summary (below) for a more detailed description of the locations and rationale behind each selected view. An annotated plan was created to note the view locations, surrounding context features, existing areas of wooded canopies, and other topographical features that impact visibility (see figure 1).

### Viewpoints Summary:

Location 1: View 1 was taken south of the Project site on Brighton Henrietta Townline road near the intersection of Brighton Henrietta Townline road and Lightfoot Street, looking north. View of the site from this point is currently fully obstructed by existing vegetation.

Location 2: View 2 was taken north of the Project site on Mortimer Ave looking south - southwest. At this location, the proposed site entrance driveway continues on the existing road which runs south- southwest into the site. Views from this location into the Project site are currently fully obstructed by existing vegetation. The private property fence restricts the public from going further into the site.

Location 3: View 3 was taken west of the Project site on the Lehigh Valley Trail, looking east towards the site. Views from this spot into the Project site are currently partially obstructed by existing vegetation and topography.

Location 4: View 4 was taken west of the Project site on the intersection of the Lehigh Valley Trail and the access road to The Niagara Mohawk Substation looking northwest. This view does not capture the Project site but instead, addresses the current view near the Lehigh Valley Trail. The existing view consists of a substation and relevant power equipment.

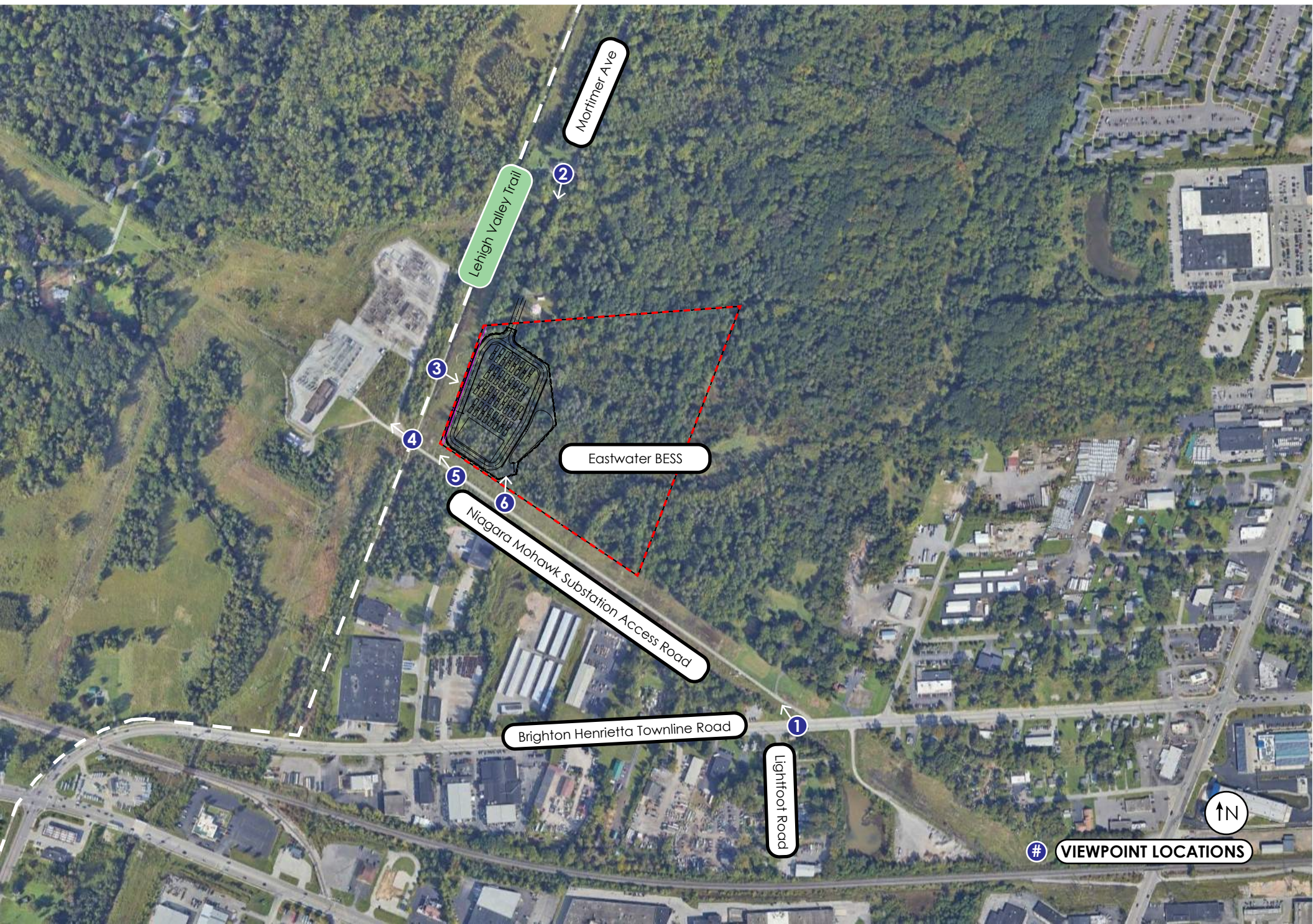
Location 5: View 5 was taken southwest of the Project site on the access road to The Niagara Mohawk Substation looking northwest. The existing views from this location are currently visually compromised due to the existing substation. Existing vegetation will screen majority of the Project site, showing that the presence will not significantly diminish the current visual quality.

Location 6: View 6 was taken south of the Project site on the access road to The Niagara Mohawk Substation looking north. View of the site from this point is currently fully obstructed by existing vegetation.

\*Note: Viewpoint photos were taken without accessing private property.



**PROJECT SITE AERIAL CONTEXT:**  
(Figure 1)







Project site located  
behind existing vegetative  
buffer

Niagara Mohawk Substation Access Road

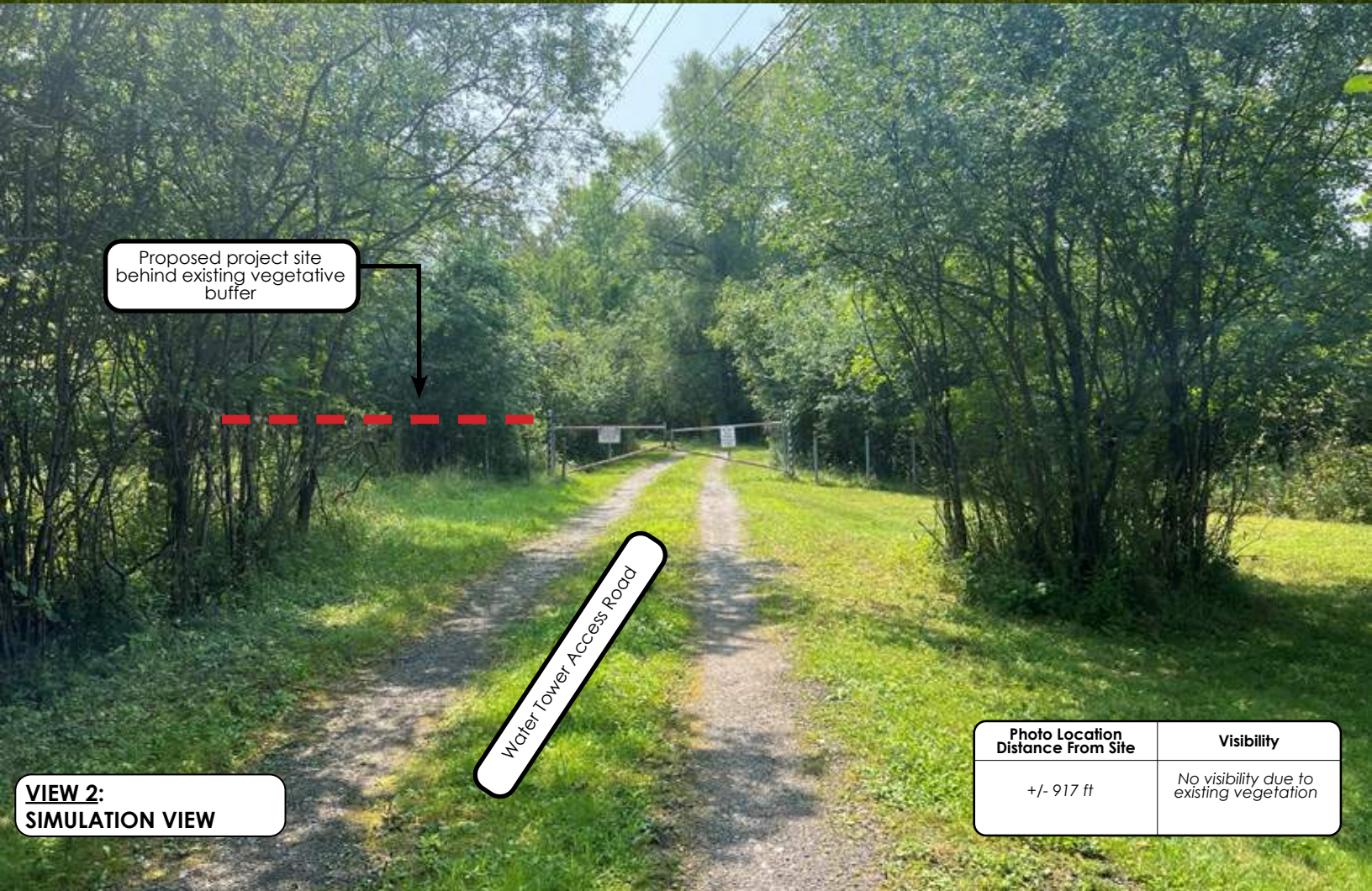
**VIEW 1:**  
**SIMULATION VIEW**

**Photo Location  
Distance From Site**

+/- 1,950 ft

**Visibility**

No visibility due to  
existing vegetation



Proposed project site  
behind existing vegetative  
buffer

Water Tower Access Road

**VIEW 2:**  
**SIMULATION VIEW**

**Photo Location  
Distance From Site**

+/- 917 ft

**Visibility**

No visibility due to  
existing vegetation





**VIEW 3:**  
**EXISTING CONDITIONS**



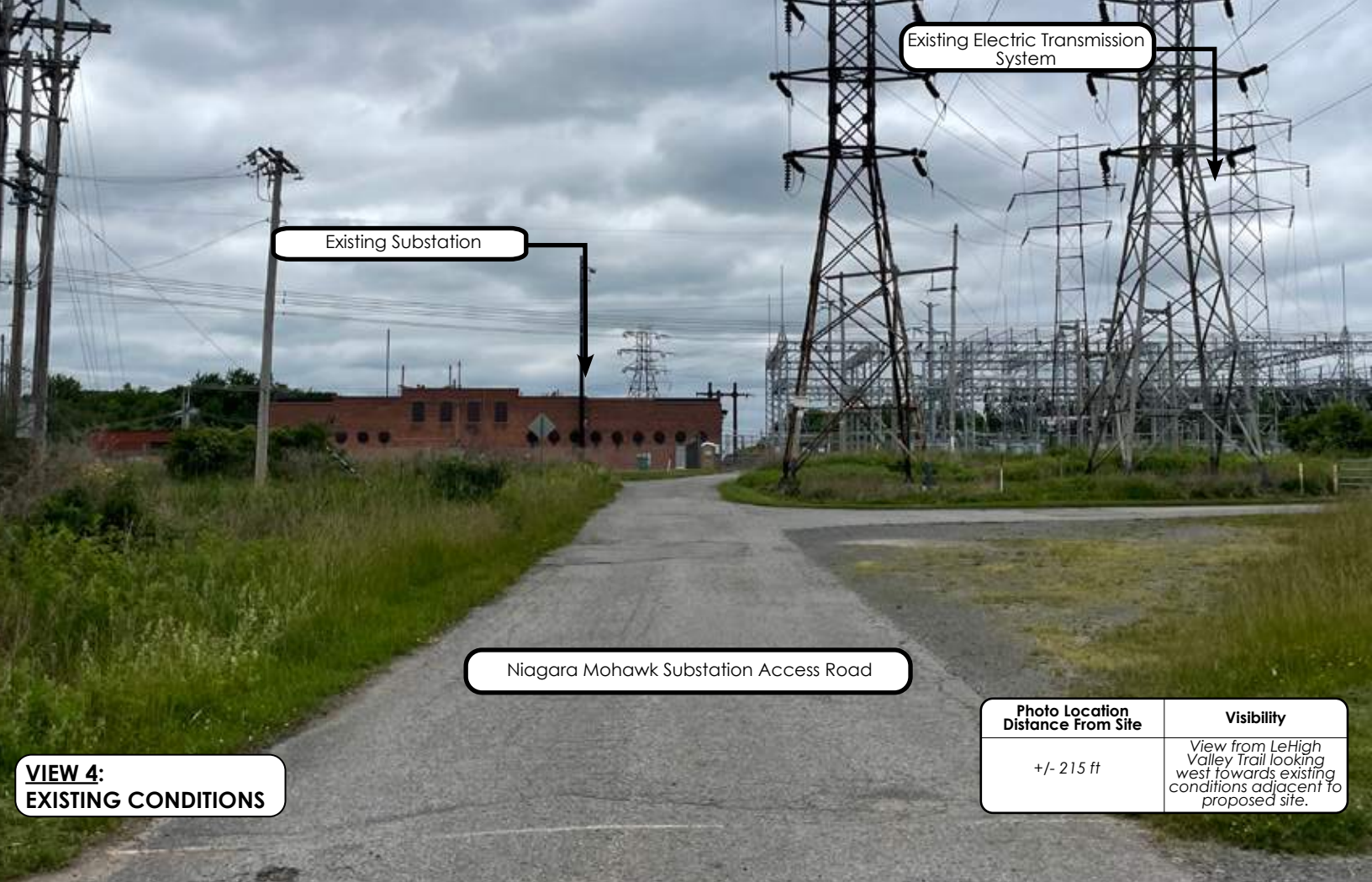
Project site located  
behind existing vegetative  
buffer

**VIEW 3:**  
**SIMULATION VIEW**

Photo Location Distance From Site	Visibility
+/- 200 ft	Low visibility due to existing vegetation. Partial visibility in areas of lower growing / less dense foliage.

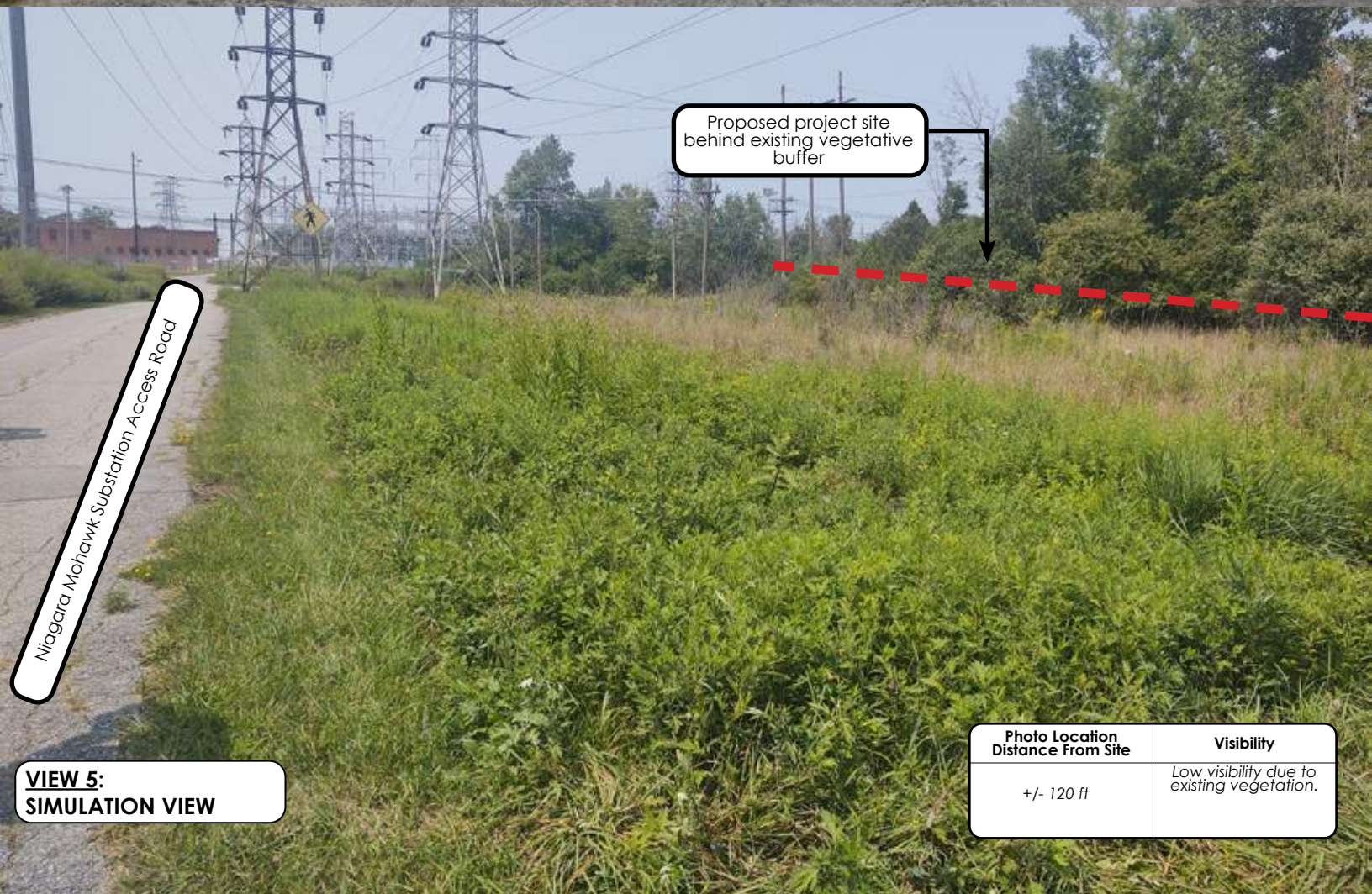
\* Future substation not shown. Work to  
be performed by Utility Company.





**VIEW 4:**  
**EXISTING CONDITIONS**

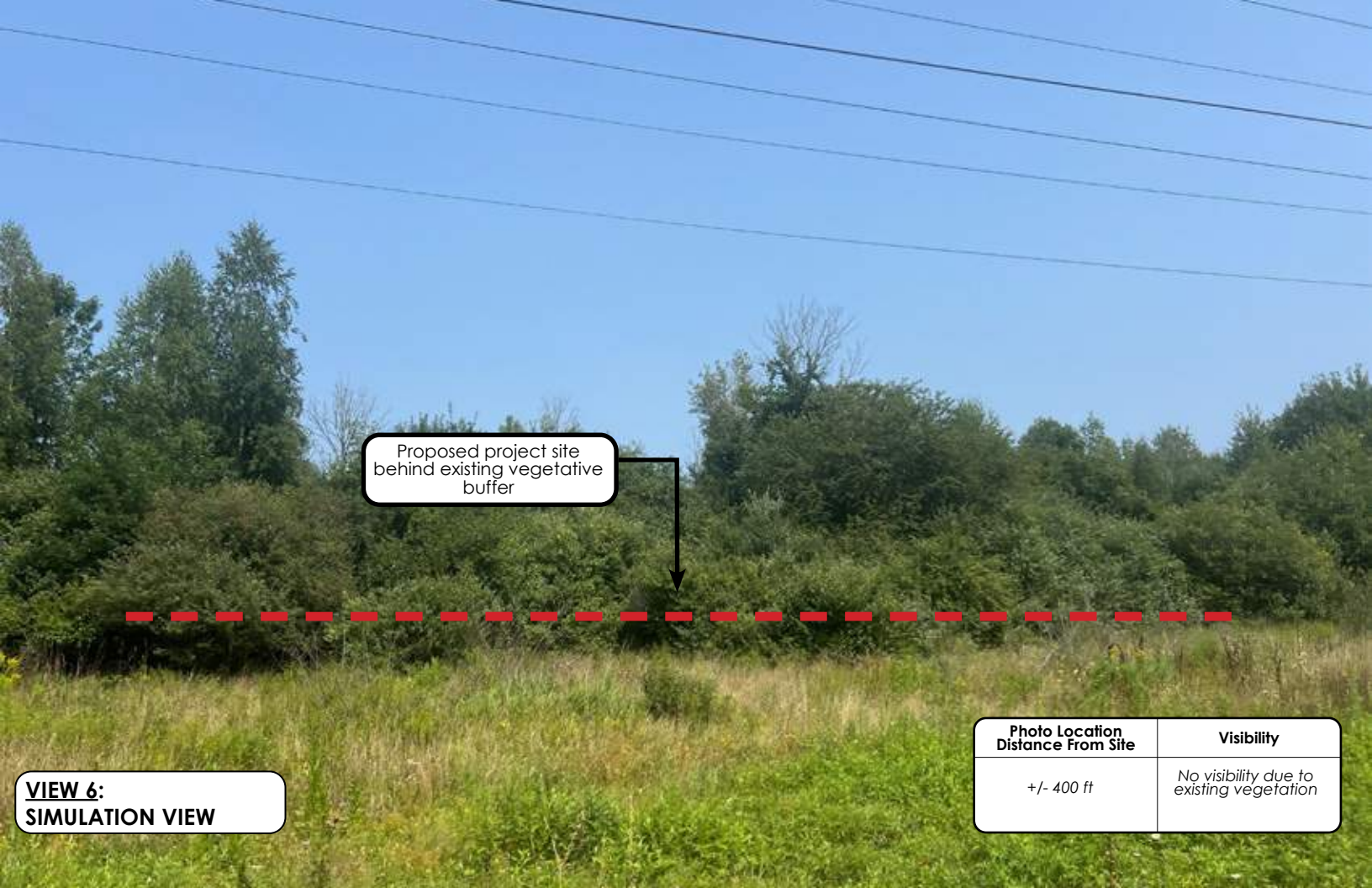
Photo Location Distance From Site	Visibility
+/- 215 ft	View from LeHigh Valley Trail looking west towards existing conditions adjacent to proposed site.



**VIEW 5:**  
**SIMULATION VIEW**

Photo Location Distance From Site	Visibility
+/- 120 ft	Low visibility due to existing vegetation.





Proposed project site  
behind existing vegetative  
buffer

**VIEW 6:**  
**SIMULATION VIEW**

Photo Location Distance From Site	Visibility
+/- 400 ft	No visibility due to existing vegetation

**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:



## B. Government Approvals

**B. Government Approvals, Funding, or Sponsorship.** (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input type="checkbox"/> No

## C. Planning and Zoning

### C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☐ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

### C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☐ No

If Yes, identify the plan(s):

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c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☐ No

If Yes, identify the plan(s):

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**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☐ Yes ☐ No  
If Yes, what is the zoning classification(s) including any applicable overlay district?

\_\_\_\_\_

\_\_\_\_\_

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☐ No

If Yes,

i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services**

a. In what school district is the project site located? \_\_\_\_\_

b. What police or other public protection forces serve the project site?  
\_\_\_\_\_

c. Which fire protection and emergency medical services serve the project site?  
\_\_\_\_\_

d. What parks serve the project site?  
\_\_\_\_\_  
\_\_\_\_\_

**D. Project Details****D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?  
\_\_\_\_\_

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ acres  
b. Total acreage to be physically disturbed? \_\_\_\_\_ acres  
c. Total acreage (project site and any contiguous properties) owned  
or controlled by the applicant or project sponsor? \_\_\_\_\_ acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No  
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No  
If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
\_\_\_\_\_

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? \_\_\_\_\_

iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☐ No

i. If No, anticipated period of construction: \_\_\_\_\_ months

ii. If Yes:

- Total number of phases anticipated \_\_\_\_\_
- Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year
- Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

f. Does the project include new residential uses? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes,	
<i>i.</i> Total number of structures _____ <i>ii.</i> Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length <i>iii.</i> Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes,	
<i>i.</i> Purpose of the impoundment: _____ <i>ii.</i> If a water impoundment, the principal source of the water: <span style="float: right;"><input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____</span> <i>iii.</i> If other than water, identify the type of impounded/contained liquids and their source. _____ <i>iv.</i> Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres <i>v.</i> Dimensions of the proposed dam or impounding structure: _____ height; _____ length <i>vi.</i> Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____ _____	

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
<i>i.</i> What is the purpose of the excavation or dredging? _____ <i>ii.</i> How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ <i>iii.</i> Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ _____	
<i>iv.</i> Will there be onsite dewatering or processing of excavated materials? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If yes, describe. _____ _____ _____	
<i>v.</i> What is the total area to be dredged or excavated? _____ acres <i>vi.</i> What is the maximum area to be worked at any one time? _____ acres <i>vii.</i> What would be the maximum depth of excavation or dredging? _____ feet <i>viii.</i> Will the excavation require blasting? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> <i>ix.</i> Summarize site reclamation goals and plan: _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes:	
<i>i.</i> Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____ _____	

*ii.* Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*iii.* Will the proposed action cause or result in disturbance to bottom sediments? Yes ☐ No ☐  
 If Yes, describe: \_\_\_\_\_

*iv.* Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No ☐  
 If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

*v.* Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

\_\_\_\_\_

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*c.* Will the proposed action use, or create a new demand for water? ☐ Yes ☐ No ☐  
 If Yes:

*i.* Total anticipated water usage/demand per day: \_\_\_\_\_ gallons/day

*ii.* Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No ☐  
 If Yes:

- Name of district or service area: \_\_\_\_\_
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No ☐
- Is the project site in the existing district? ☐ Yes ☐ No ☐
- Is expansion of the district needed? ☐ Yes ☐ No ☐
- Do existing lines serve the project site? ☐ Yes ☐ No ☐

*iii.* Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No ☐  
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

*iv.* Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No ☐  
 If, Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

*v.* If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

\_\_\_\_\_

*vi.* If water supply will be from wells (public or private), what is the maximum pumping capacity: \_\_\_\_\_ gallons/minute.

---

*d.* Will the proposed action generate liquid wastes? ☐ Yes ☐ No ☐  
 If Yes:

*i.* Total anticipated liquid waste generation per day: \_\_\_\_\_ gallons/day

*ii.* Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_

\_\_\_\_\_

*iii.* Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☐ No ☐  
 If Yes:

- Name of wastewater treatment plant to be used: \_\_\_\_\_
- Name of district: \_\_\_\_\_
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No ☐
- Is the project site in the existing district? ☐ Yes ☐ No ☐
- Is expansion of the district needed? ☐ Yes ☐ No ☐

<ul style="list-style-type: none"> <li>• Do existing sewer lines serve the project site? _____</li> <li>• Will a line extension within an existing district be necessary to serve the project? _____</li> </ul> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Describe extensions or capacity expansions proposed to serve this project: _____            _____            _____</li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____</p> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Applicant/sponsor for new district: _____</li> <li>• Date application submitted or anticipated: _____</li> <li>• What is the receiving water for the wastewater discharge? _____</li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____            _____            _____</p>		
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____            _____            _____</p>		
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="padding-left: 40px;">_____ Square feet or _____ acres (impervious surface)</p> <p style="padding-left: 40px;">_____ Square feet or _____ acres (parcel size)</p> <p>ii. Describe types of new point sources. _____</p> <p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____            _____</p> <ul style="list-style-type: none"> <li>• If to surface waters, identify receiving water bodies or wetlands: _____              _____</li> <li>• Will stormwater runoff flow to adjacent properties? _____</li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____</p>		
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> <li>• _____ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>• _____ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</li> <li>• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li> </ul>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <span style="margin-left: 20px;"><input type="checkbox"/> Morning</span> <span style="margin-left: 20px;"><input type="checkbox"/> Evening</span> <span style="margin-left: 20px;"><input type="checkbox"/> Weekend</span>  <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <span style="float: right;">Yes    No</span></p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul> </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul> </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>
<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Describe: _____</p> <p>_____</p>	
<p>n. Will the proposed action have outdoor lighting? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Describe: _____</p> <p>_____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> <li>• Construction: _____ tons per _____ (unit of time)</li> <li>• Operation : _____ tons per _____ (unit of time)</li> </ul> <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>_____</li> <li>• Operation: _____</li> <li>_____</li> </ul> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>_____</li> <li>• Operation: _____</li> <li>_____</li> </ul>	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No  
 If Yes:  
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_  
 ii. Anticipated rate of disposal/processing:  
     • \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or  
     • \_\_\_\_\_ Tons/hour, if combustion or thermal treatment  
 iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No  
 If Yes:  
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_  
 \_\_\_\_\_  
 ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month  
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No  
 If Yes: provide name and location of facility: \_\_\_\_\_  
 \_\_\_\_\_  
 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:  
 \_\_\_\_\_  
 \_\_\_\_\_

## E. Site and Setting of Proposed Action

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.  
 i. Check all uses that occur on, adjoining and near the project site.  
☐ Urban    ☐ Industrial    ☐ Commercial    ☐ Residential (suburban)    ☐ Rural (non-farm)  
☐ Forest    ☐ Agriculture    ☐ Aquatic    ☐ Other (specify): \_\_\_\_\_  
 ii. If mix of uses, generally describe:  
 \_\_\_\_\_  
 \_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			



<p>c. Is the project site presently used by members of the community for public recreation? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>i. If Yes: explain: _____</p>
<p>d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes,</p> <p>i. Identify Facilities: _____</p> <p>_____</p>
<p>e. Does the project site contain an existing dam? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Dimensions of the dam and impoundment:</p> <ul style="list-style-type: none"> <li>• Dam height: _____ feet</li> <li>• Dam length: _____ feet</li> <li>• Surface area: _____ acres</li> <li>• Volume impounded: _____ gallons OR acre-feet</li> </ul> <p>ii. Dam's existing hazard classification: _____</p> <p>iii. Provide date and summarize results of last inspection: _____</p> <p>_____</p>
<p>f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Has the facility been formally closed? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <ul style="list-style-type: none"> <li>• If yes, cite sources/documentation: _____</li> </ul> <p>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____</p> <p>_____</p> <p>iii. Describe any development constraints due to the prior solid waste activities: _____</p> <p>_____</p>
<p>g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____</p> <p>_____</p>
<p>h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><input type="checkbox"/> Yes – Spills Incidents database</p> <p><input type="checkbox"/> Yes – Environmental Site Remediation database</p> <p><input type="checkbox"/> Neither database</p> </div> <div style="width: 45%;"> <p>Provide DEC ID number(s): _____</p> <p>Provide DEC ID number(s): _____</p> </div> </div> <p>ii. If site has been subject of RCRA corrective activities, describe control measures: _____</p> <p>_____</p> <p>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes, provide DEC ID number(s): _____</p> <p>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____</p> <p>_____</p> <p>_____</p>

v. Is the project site subject to an institutional control limiting property uses? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> <ul style="list-style-type: none"> <li>• If yes, DEC site ID number: _____</li> <li>• Describe the type of institutional control (e.g., deed restriction or easement): _____</li> <li>• Describe any use limitations: _____</li> <li>• Describe any engineering controls: _____</li> <li>• Will the project affect the institutional or engineering controls in place? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> <li>• Explain: _____  _____</li> </ul>	
<b>E.2. <u>Natural Resources On or Near Project Site</u></b>	
a. What is the average depth to bedrock on the project site? _____ feet	
b. Are there bedrock outcroppings on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div>_____</div> <div>_____ %</div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div>_____</div> <div>_____ %</div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div>_____</div> <div>_____ %</div> </div>	
d. What is the average depth to the water table on the project site? Average: _____ feet	
e. Drainage status of project site soils: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <input type="checkbox"/> Well Drained: _____ % of site <input type="checkbox"/> Moderately Well Drained: _____ % of site <input type="checkbox"/> Poorly Drained: _____ % of site </div>	
f. Approximate proportion of proposed action site with slopes: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <input type="checkbox"/> 0-10%: _____ % of site <input type="checkbox"/> 10-15%: _____ % of site <input type="checkbox"/> 15% or greater: _____ % of site </div>	
g. Are there any unique geologic features on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes, describe: _____ _____	
h. Surface water features. <div style="margin-top: 10px;"> i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> </div> <div style="margin-top: 5px;"> ii. Do any wetlands or other waterbodies adjoin the project site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> </div> <div style="margin-top: 5px;"> If Yes to either <i>i</i> or <i>ii</i>, continue. If No, skip to E.2.i. </div> <div style="margin-top: 5px;"> iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> </div> <div style="margin-top: 5px;"> iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <div style="margin-top: 5px;"> <ul style="list-style-type: none"> <li>• Streams:        Name _____ Classification _____</li> <li>• Lakes or Ponds: Name _____ Classification _____</li> <li>• Wetlands:        Name _____ Approximate Size _____</li> <li>• Wetland No. (if regulated by DEC) _____</li> </ul> </div> </div>	

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>_____</p> <p>_____</p>
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>_____</p> <p>_____</p>
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p> <p>_____</p>
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p> <p>_____</p>
<p><b>E.3. <u>Designated Public Resources On or Near Project Site</u></b></p>
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: _____</p>
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <span style="margin-left: 20px;"><input type="checkbox"/> Biological Community</span> <span style="margin-left: 20px;"><input type="checkbox"/> Geological Feature</span></p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name \_\_\_\_\_ Date \_\_\_\_\_

Signature Daniel Brennan \_\_\_\_\_ Title \_\_\_\_\_



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas: West Erie Canal Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	821-10
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters

E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

## GCI Eastwater BESS

### Part 1 Supplement

The following information supplements the Full Environmental Assessment Form (FEAF) Part 1 to assist the Lead Agency's project understanding and completion of the Full EAF Parts 2 and 3.

The Applicant, Eastwater Energy Storage, LLC, is proposing to construct a 100MW Battery Energy Storage System (BESS) facility within an approximately 4.3- acre portion of the 18.76- acre parcel located on Brighton Henrietta Town Line Rd, Brighton NY 14623 (SBL: 148.15-1-39). See site plan for further details. The project will consist of ground mounted batteries, transformers, switch gear, substation, and impervious access road. The system is proposed to consist of 66 battery cells and 33 transformers. The facility will operate as an energy storing facility, as prescribed by the requirements of the New York State Independent System Operation. The purpose of the project is to provide additional clean energy capacity to the existing electrical grid.

### FEAF Part I Clarification:

1. **Impact on Land:** The proposed action will involve construction on, or physical alteration of the land surface within the proposed site. The project will result in approximately 4.3 acres of lost forestland, and an increase of approximately 2 acres of impervious surfaces.
2. **Impacts on Geological Features:** The proposed Project will not result in the modification or destruction of or inhibit access to any unique or unusual landforms within the site, e.g., cliffs, dunes, minerals, fossils, caves, etc. There are no unique geological features located on this site.
3. **Impacts on Surface Water:** Wetlands have been identified on the Project parcel via professional delineation. The Project does not intend to disturb the delineated wetlands or adjacent areas (wetland buffers). If impact to on-site wetlands or associated buffers were to occur, the proposed Project may require Federal and/or State Wetland Permits, and will adhere to Army Corps and/or NYSDEC regulations.
4. **Impacts on Groundwater:** The proposed Project will not result in new or additional use of groundwater. The Project will not store any petroleum or other potentially hazardous products onsite. The Project is located over an aquifer, but it will not have the potential to introduce contaminants to the groundwater or aquifer.
5. **Impact on Flooding:** The Proposed project does have inclusion in 500-year floodplain, but it is not anticipated to impact the floodplain.

6. Impact on Air: The proposed Project will not include a state regulated air emission source or have other emissions beyond the temporary exhaust of construction or maintenance vehicles and the occasional lawn mower.
7. Impact on Plants and Animals: The proposed action will result in the loss of 4.3 acres of forest. USFWS IPAC has not yet been submitted, but the Project is not anticipated to impact endangered or threatened species.
8. Impacts on Agricultural Resources: The proposed action will not disturb or prevent agricultural activity on or around the subject parcel. The proposed Project will not impact any active farmland.
9. Impact on Aesthetic Resources: The Project is adjacent to Lehigh Valley Trail and Lynch Woods Nature Park. The Project may be seen by a small segment of the Lehigh Valley Trail, but it is not anticipated to be seen from Lynch Woods Nature Park.
10. Impact on Historic and Archaeological Resources: The proposed action will require submission to CRIS for SHPO consideration. The EAF mapper and the CRIS website do not anticipate impacts to Historic and Archaeological Resources.
11. Impact on Open Space and Recreation: The Project is adjacent to Lehigh Valley Trail and Lynch Woods Nature Park. The Comprehensive Plan of the Town mentions this park as open space/ opportunity for connectivity and recreation in the Town. The Project parcel is privately owned, and the project is not anticipated to significantly affect open space or recreation resources.
12. Impact on Critical Environmental Areas: The proposed Project site is not located within or adjacent to a critical environmental area (CEA).
13. Impact on Transportation: The proposed Project will not result in a change to existing transportation systems. Traffic may increase during the construction period due to the use of construction vehicles and transportation of laborers. After the construction period has ceased, the project will generate very minimal traffic for maintenance purposes. The facility will otherwise be unoccupied during operation. There is no anticipated permanent impact to transportation.
14. Impact on Energy: The proposed Project will not cause an increase in the use of any form of energy. Impacts on energy as a result of this action are in support of the State energy plan and considered positive in nature.
15. Impact on Noise, Odor, and Light: The proposed action will result in a minor, temporary increase in noise during construction. During construction, louder noise will be generated by heavy equipment. This noise will be comparable to that of nearby highways. During



construction, post installation sounds may exceed at times ambient (background) levels at the property limits for the few weeks in which posts are to be installed. The construction period is estimated to total about 6 months; however, the duration of excessive noise is expected to occur for only 3 months of this period. Battery containers and transformers will create a slight increase in ambient noise on-site but should be negligible to adjacent parcels and off-site receptors.

Pole security lighting is proposed around the battery containers. Fixture height has not yet been determined, but fixtures will be dark sky compliant - shielded and downward facing. There are no occupied structures nearby. The proposed project is not anticipated to result in any increase in odors.

16. Impact on Human Health: Use of pesticides or herbicides are not proposed. There is no proposed storage of any petroleum or chemicals onsite. The proposed project is a BESS system. Currently, NYS is updating their Fire Code regulations for BESS systems.
17. Consistency with Community Plans: The proposed project is located within the RLL-Residential Large Lot district. BESS systems are not an allowed use in this district, but the Applicant is pursuing approval via Incentive Zoning per Town Code Chapter 209. Additionally, the RLL district does allow conditional uses for "Fire stations and ambulance services and public utility rights-of-way, as well as structures and other installations necessary to serve areas within the Town, subject to such conditions as the Planning Board may impose in order to promote the health, safety, appearance and general welfare of the community and the character of the neighborhood in which the proposed structure is to be constructed". It is argued that the BESS project fits this requirement.
18. Consistency with Community Character: Natural barriers between residential properties and the project will remain. Facility will not be visible from roadways. It is acknowledged that the facility is adjacent to Lehigh Valley Trail, which is adjacent to Lynch Woods Park.

## MEMORANDUM

**To:** Grid Connected Infrastructure LLC

**From:** Law Office of Daniel Brennan

**Date:** June 9, 2025

**Re:** SEQRA Classification – Eastwater BESS Project, Town of Brighton

---

This memorandum evaluates the SEQRA classification of the proposed Eastwater Battery Energy Storage System (BESS) project in the Town of Brighton. Although the project parcel lies adjacent to a parcel containing a public trail (the Lehigh Valley Trail), the development area is physically separated from the trail by transmission lines. For the reasons outlined below, the project should be classified as an Unlisted Action, not a Type I action under 6 NYCRR § 617.4(b)(10).

### Legal Standard – 6 NYCRR § 617.4(b)(10)

Under SEQRA, a project is classified as a Type I Action if it is over 2.5 acres and: “...substantially contiguous to any publicly owned or operated parkland, recreation area or designated open space.” Type I actions are presumed to have a significant adverse impacts on the environment, which may require an EIS.

The 2020 SEQR Handbook (4th Ed.) states that “substantially contiguous” includes situations where a project is “not directly adjacent to a sensitive resource but is in close enough proximity that it could potentially have an impact.” However, the Handbook also provides specific examples suggesting that the presence of a significant physical barrier between the project site and the protected area may break contiguity.

For example, the Handbook states: “If the street were a six-lane limited-access highway with a 100-foot-wide median, it would not be substantially contiguous.” (SEQRA Handbook, Ch. 2, p. 21)

### The Project is Not “Substantially Contiguous” to Parkland

#### **1. The Development Area is Physically Separated from the Public Trail**

The BESS development site itself is separated from the trail by a wide, cleared utility corridor. This corridor includes overhead transmission infrastructure and a right-of-way that functions as a land use buffer.

**2. The Trail is Not Functionally or Visually Connected to the Development Site**

The project site is not visible from the trail due to vegetation, topography, and utility infrastructure. There is no pedestrian access, shared use, or meaningful interaction between the two areas. The project will not encroach on, alter, or interfere with trail use or its recreational value.

**3. The Transmission Corridor Analogizes to the Handbook's "Highway Median" Example**

In applying the SEQRA Handbook guidance, the transmission corridor in this case is functionally analogous to the Handbook's example of a six-lane highway with a 100-foot-wide median, which the Handbook expressly states would not be considered substantially contiguous. Like that example, the utility corridor provides a clear visual, functional, and land use break between the project and the protected public space. Furthermore, the proposed battery enclosures will be more than 100' from the trail.

Procedural Benefits of Unlisted Action Classification

In addition to aligning with the applicable legal standard, classifying the Eastwater BESS project as an Unlisted Action provides several procedural efficiencies under SEQRA:

**1. Lead Agency Designation Is Not Required**

- Unlike Type I actions, which require coordinated review and lead agency designation when multiple involved agencies are present, Unlisted Actions may proceed without formal designation, streamlining the process.

**2. No ENB Publication Required for Negative Declaration**

- A Negative Declaration for a Type I action must be published in the Environmental Notice Bulletin (ENB), triggering additional procedural steps and potential public scrutiny. This is not required for Unlisted Actions, reducing administrative burden.

**3. Uncoordinated Review Is Permissible**

- Agencies reviewing an Unlisted Action may proceed independently, provided no agency issues a Positive Declaration. This avoids delays often associated with coordinating review and consensus across multiple agencies.

These distinctions support a more efficient and flexible environmental review process while maintaining compliance with SEQRA's substantive requirements.

### Conclusion

While SEQRA encourages a conservative approach in borderline cases, the facts here support a clear conclusion: the proposed Eastwater BESS development area will not have a significant adverse impact on the environment. Type I actions are presumed to likely have a significant adverse impact on the environment. The Project will clearly have a positive impact on the environment by reducing carbon emissions and therefore should not be deemed a Type I action. The Project is not “substantially contiguous” to the Lehigh Valley Trail within the meaning of 6 NYCRR § 617.4(b)(10). The project site is physically separated, visually screened, and functionally distinct from the trail. As such, the project should be properly classified as an Unlisted Action under SEQRA.



Site Boundary

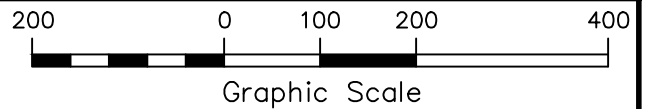
Perennial Stream

Delineated Wetland

DEC 100' Adjacent Area

UP-1

Data Sampling Point



Date: 5/16/2024

Revised: 5/9/2025

Project #: 2089-189

**BME**  
ASSOCIATES

**GCI Brighton**

NYSDEC Wetland Delineation Map  
Town of Brighton, Monroe County, New York

P:\2089-189\Drawings\Final\2089-189 Wetland Exhibits Base DEC Site Visit 5-9-2025.dwg



Scale:  
1"=200'

EXHIBIT 1





Grid Connected Infrastructure, LLC  
950 Danby Road, Suite 181  
[www.gci.energy](http://www.gci.energy)  
Ithaca, NY 14850

December 26, 2025

Town Board  
Town of Brighton  
2300 Elmwood Avenue  
Rochester, New York 14018

**RE: GCI Eastwater LLC (“GCI”) proposed Eastwater Energy Storage (the “Project”);  
Located near Mortimer Avenue in the Town of Brighton;  
Tax ID No. 148.15-1-39 (the “Property”);  
Incentive Zoning Proposal**

Dear Town Board Members:

GCI is proposing a new Battery Energy Storage System ("BESS") connected to the electrical grid near Rochester Gas & Electric's Mortimer Substation. The Project will provide significant financial benefits to the Town through the expansion of existing electrical infrastructure on vacant land. The BESS will modernize and enhance electric grid reliability while supporting renewable energy. We are seeking your support of an incentive zoning application for the Project.

#### Property Background and Zoning

The Property is vacant land next to critical grid infrastructure. The adjacent Mortimer Substation serves as an “electrical hub” at the intersection of transmission lines providing electricity throughout Western New York, and distributions lines which deliver power locally to the surrounding area. There are also large 115 kV transmission lines on the Property's western and southern boundaries. The commercial/industrial district to the south and east includes self-storage, automotive and similar uses. The Property is screened from residential neighborhoods north of Crittenden Rd. by the Lynch Woods Nature Park.

Both the current and prior owners of the Property unsuccessfully attempted to develop the Property. The topography and site constraints make housing infeasible on the Property. Demand for any other uses is limited due to its immediate proximity the large existing energy grid infrastructure.



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Ithaca, NY 14850

The Property is within the RLL – Residential Large Lot zoning district, bordered by the IG – Light Industrial “G-Industrial” zoning district to the south. The parcel is approximately 18.7 acres. Less than five acres of the parcel will be developed. Most of the parcel will be maintained in its current wooded state. GCI proposes a conservation easement to the Town of Brighton on the remaining land, which is an ideal buffer and transition to the Lynch Woods Nature Park to the east.

The Project requires incentive zoning approval to allow the change in use from current residential to BESS and to allow a security fence topped with barbed wire. The Town of Brighton Comprehensive Development Regulations (the “Code”) allows public utility uses for electric power transmission. However, the Code does not define BESS.

The current proposed site plan only appears to require relief from the fence regulations. The Code generally prohibits barbed-wire fences and fences over six feet six inches high in side and rear yards, and above three feet six inches high in front yards. (See Code § 207-2). The proposed security fence would be six feet high and topped with barbed-wire to secure the site, consistent with industry practice.

#### Grid Connected Infrastructure

GCI is Western New York’s leading utility-scale energy storage company. Our diverse team of development professionals has a strong track record building and operating large scale energy storage, thermal, and solar projects throughout North America.

Based in Ithaca, New York, GCI focuses on advancing the renewable energy transition and stabilizing the power grid through advanced energy storage systems. We collaborate with communities to provide reliable electricity during peak demand, easing grid strain and supporting a sustainable, resilient energy future. Our 1.7 GW pipeline spans diverse U.S. markets, advancing cleaner, more reliable energy solutions.

The Project represents a significant improvement to Brighton’s electrical infrastructure and will provide multiple benefits, including substantial financial advantages to the Town without necessitating the use of municipal services. By modernizing the electrical grid, the Project will support the Town’s ability to meet increasing residential and commercial energy demands, positioning Brighton to compete effectively in the future.



### Proposed BESS

GCI's proposed BESS in the Town of Brighton will interconnect with the New York Independent System Operator (NYISO) Zone B electrical grid. The anticipated energy capacity is 100MW/400 MWh<sup>1</sup>. Energy from the electrical grid will be stored in approximately 66 separate enclosures on concrete pads. Each enclosure will be approximately 28' L x 6' W x 9' H (roughly the size of a standard shipping container), containing the connected battery cells. The enclosures will be fully sealed and can only be accessed from cabinet doors; they cannot be entered and are not buildings.

The Project will include a small National Grid substation and a gen-tie line connecting the battery enclosures to the existing transmission grid. There will be a driveway for ingress and egress onto Mortimer Avenue, and a small system of internal pathways for access to the battery enclosures.

The system will be controlled remotely and will not require full-time on-site personnel. Only occasional on-site visits for maintenance and operational purposes will be necessary. The Project therefore will not generate any significant traffic.

The Project will be largely invisible to the public. The battery enclosures will be setback approximately 1,000' from Town Line Road and not visible from the ROW. The only sound will be produced by fans on top of the enclosures similar to ordinary commercial HVAC equipment. The Project will be enclosed by a security fence and will not require any municipal services. The BESS will generally look like a small extension of the existing Mortimer Substation.

The Project will comply with the latest and most stringent state recommendations and national safety standards. The New York State Uniform Fire Prevention and Building Code (the "Unified Code") provides specific building code standards for BESS. Furthermore, the National Fire Protection Association Section 855 provides comprehensive regulations for the design, construction and operation of utility scale battery storage systems. As required by Section 855<sup>2</sup> equipment has been tested for safety pursuant to the Underwriters Laboratories 9540A testing methods.

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<sup>1</sup> 100 MW is roughly the energy required by 100,000 homes. The 400 MWh system will be able to provide 100 MW of electricity for four hours.

<sup>2</sup> The New York State Interagency Fire Safety Working Group, which consists of experts from a range of state agencies, recently produced a comprehensive report and recommendations to address standards for BESS in New York. Although NFPA 855 has not yet been codified in the Unified Building Code, the Working Group recommends that BESS in NY comply with NFPA 855.





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Ithaca, NY 14850

### Layout

The concept plan requires minimal land disturbance and will not impact nearby trails and parks. The Project is designed to avoid impacting the wetlands on the eastern portion of the Property and avoid stormwater runoff. Additional details on the National Grid substation will be provided upon completion of the design by National Grid. GCI looks forward to working with the Town on designing a complete site plan.

The Project will be a simple layout of battery containers connected to a new National Grid substation. The battery cells are contained in racks arranged within containers (each about the size of a shipping container) on a concrete slab. The battery containers are separated according to the specifications of the manufacturer and national design standards for safety. The containers are not buildings and are designed so that they cannot be occupied or entered. The site will include internal road system and an access driveway to Mortimer Avenue for regular maintenance.

The Project will be controlled remotely. It will not generate traffic or require parking, which minimizes the impact on the neighborhood. There will be periodic visits to the site for repairs and maintenance.

### Incentive Zoning - Amenities

We are requesting Incentive Zoning approval for the use of the Property as a BESS. Town Code § 209-5(A) sets forth the application requirements for Incentive Zoning, which are addressed below.

**209-5.A (1)- The Proposed Amenity.** The project is proposing four amenities in association with this Incentive Zoning proposal:

#### **1. Improved Grid Reliability and Resilience.**

**2. Advancing the Green Energy Transition.** The Project is an opportunity for the Town to lead the renewable energy transition by facilitating solar and wind generation in Western New York. The environmental benefits of the energy transition are a direct benefit to the residents of the Town pursuant to Code § 209-3(A)(9). Solar and wind facilities generate energy intermittently; during the daytime and when the wind is blowing. Energy storage is an essential part of the infrastructure required to decrease the State's reliance on fossil fuels. Building BESS in areas near energy users and population centers allows large solar and wind projects in the surrounding countryside and remote areas to effectively meet energy demand.



The Project can store excess renewable energy generated by solar and wind facilities. BESS will help reduce greenhouse gas emissions by reducing the need for gas power plants during peak electricity demand periods. This will improve air quality and improve public health. The system operates without emissions, positioning the Town as a leader in green energy initiatives. This will benefit the environment and enhance the Town's appeal to environmentally conscious businesses, further supporting economic development.

BESS helps implement the physical, social and cultural policies of the Comprehensive Plan pursuant to Code § 209-5(A)(3)(c). The "envision Brighton 2028, Planning for a Sustainable Future" (the "Comprehensive Plan") encourages the use of renewable energy. A primary environmental objective in the Comprehensive Plan is to increase renewable energy while discouraging fossil fuel use. BESS both facilitates the development of solar and wind generation, but also reduces reliance on natural gas "peaker plants", which are currently used to provide energy to the grid during peak demand. The BESS project will both reduce reliance on peaker plants, and allow the grid in the Genesee region to accommodate an additional 100-300MW of solar or wind generation.

New York State policy also strongly supports battery energy storage as part of its clean energy and climate goals. On June 20, 2024, the New York State Public Service Commission issued a set a new energy storage target of 6,000 MW by 2030, doubling the previous Climate Act goal. The Order allocates additional funding through NYSERDA, including \$1.33-\$2.94 billion for bulk storage projects connected to NYISO markets<sup>3</sup>.

**2. Economic Development.** The Project is a substantial private investment that will generate significant financial and economic benefits for the community. As energy demand continues to grow, new businesses seek locations with reliable, affordable, and sustainable energy sources. The Project will attract new businesses to the Town by providing reliable modern energy infrastructure, which is essential for energy-intensive industries like manufacturing, technology, and logistics.

**3. Financial Benefits.** The Town will directly benefit from PILOT payments from the Project. GCI will enter into a PILOT with the Town, providing financial certainty that the Project will generate revenue to the Town. The Property is currently vacant and not generating significant tax revenues.

The Project will provide the greater of \$2,000,000, or an amount equal to the real property tax payments as provided by New York Real Property Tax Law and based on a reasonable assessment of the Property, in PILOT payments over 15 years. If the \$2,000,000 PILOT option is

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<sup>3</sup> See State of New York Public Service Commission [Order Establishing Updated Energy Storage Goal and Deployment Policy](#) dated June 20, 20224.



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Ithaca, NY 14850

selected, \$1,000,000 will be paid in the first year of the PILOT, and \$1,000,000 will be paid in the following 14 years of the PILOT.

The Project's financial benefits will not be offset by any additional expenses or use of municipal resources pursuant to Code § 209-5(A)(3)(b). The Town will not need to provide any additional municipal services for the Project. Water is not required for the Project. Furthermore, there will be no full-time employees on site, and it will not produce any waste or traffic. GCI will work with local emergency services to ensure they have all of the resources necessary to serve the BESS, as required by NFPA 855 and applicable state regulations.

Developing the Property as housing, which is a permitted use in the RLL zoning district, would increase the demand for municipal services. New homes would require sewer, water, roads, and would potentially increase the pressure on local schools and services. Any alternative use of the Property would likely have an increased impact on traffic.

The proposed PILOT is significantly more valuable than the PILOTs associated with other incentive zoning requests. For example, the Town recently approved incentive zoning for a 9.8-acre, 120 unit multifamily housing project with a \$93,636 annual PILOT payment.

**4. Land Conservation.** The western portion of the Property, which is not part of the development area (the "Remaining Lands"), will be preserved. GCI proposes to convey the Remaining Lands to the Town of Brighton to prohibit future development.

**5. Cash Amenity.** GCI to provide a \$1,000,000 cash amenity to the Town, which together with the other amenities, constitutes an amenity pursuant to Code § 209-3(A)(10). The cash payments will be made as follows: \$250,000 upon the "commissioning" of the Project, as that term is defined in NYSERDA's Battery Energy Storage System Model Law. Amenity payments of \$75,000 per year shall be made for the following ten years following the first year of operations.



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### Incentive Zoning Process

We have worked closely with the Town to determine the proposed amenities and incentives. The concept plan and project details have been reviewed by Town Staff and the Public Works Committee. GCI now hereby respectfully requests that the Town Board initiate the incentive zoning approval process and refer the application to the Planning Board for review and recommendation. The requested incentives are to allow battery energy storage use and a barbed-wire security fence on the Property. Please accept this letter along with the following attached documents plans as GCI's formal application for incentive zoning:

- Site Plan
- Incentive Zoning Compliance Checklist
- Full Environmental Assessment Form with Supplement
- SEQRA Compliance Memo
- Visual Impact Assessment
- Wetlands Delineation Map
- LaBella Site Assessment

The Project is an unlisted action for purposes of SEQRA and requires a NY GML 239-m referral to County Planning because it is within 500' of the Lehigh Valley Trail.

Please let us know if you have any questions or need any additional information. Thank you for your time and attention.

Sincerely,

Daniel F. Brennan, Esq.

Enclosures

cc: John Mancuso, Esq.  
Anthony Vallone



Grid Connected Infrastructure, LLC  
428 South Main St, Suite B-264  
Davidson, NC 28036  
[www.gci.energy](http://www.gci.energy)

December 29, 2025

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

**RE: Stormwater Management and Environmental Design – Eastwater Energy Storage Project**

Dear Town Board Members,

On behalf of the **Eastwater Energy Storage Project** team, we write to confirm our approach to stormwater management for the proposed project and to clarify the timing and scope of the Stormwater Pollution Prevention Plan (“SWPPP”) relative to the Town’s approval process.

The Project is being designed in accordance with the Town of Brighton Stormwater Management regulations (Chapter 215 of the Town Code) and the applicable requirements of the New York State Department of Environmental Conservation (“NYSDEC”). **A comprehensive SWPPP is currently in preparation and will be submitted for review and approval as part of the Site Plan Review and building permit process.**

The SWPPP will serve as the Project’s detailed technical framework for managing both stormwater quality and quantity during construction and post-development conditions. As illustrated on the previously submitted Concept Plan, a key component of the stormwater design is a dedicated detention pond engineered to comply with all applicable local and state standards. **This system is being designed to ensure that post-development peak runoff rates do not exceed pre-development conditions, thereby preventing any increase in stormwater discharge to adjacent properties.**

In addition, the Project has been designed with a strong emphasis on environmental protection and site constraints. On-site wetlands have been formally delineated, and the Project layout has been **engineered to avoid all regulated wetland areas**. By preserving these natural features and integrating engineered stormwater controls, the Project provides a robust and compliant approach to drainage that protects the local watershed and neighboring landowners.

In closing, the Project team reiterates its commitment to full compliance with the Town of Brighton’s stormwater management requirements. **A comprehensive SWPPP is currently in preparation and will be submitted for review and approval as part of the Site Plan Review and building permit process**, ensuring that stormwater impacts are thoroughly evaluated and appropriately mitigated prior to construction. We appreciate the Town’s continued coordination and look forward to advancing the Project through the next phase of review.

If you have any questions regarding this matter, please do not hesitate to contact me at 702-302-3005 or by email at [josh@gci.energy](mailto:josh@gci.energy).

Sincerely,

Joshua L. Drellack  
Chief Development Officer  
Grid Connected Infrastructure, LLC

**From:** [Daniel Aman](#)  
**To:** [Bridget Monroe](#)  
**Subject:** FW: Bad news about battery fire  
**Date:** Tuesday, December 9, 2025 4:35:49 PM  
**Attachments:** [Aiello-2025-Coastal-wetland-deposition-of-catho.pdf](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)

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For the next Board meeting

Daniel Aman, RMC (He/Him)

Town Clerk/Receiver of Taxes

**\*\*TEMPORARY LOCATION\*\***

680 Westfall Rd

Rochester, NY 14620

585.784.5242



@BrightonClerk

---

**From:** jhooper103@aol.com <jhooper103@aol.com>

**Sent:** Tuesday, December 9, 2025 4:32 PM

**To:** Daniel Aman <daniel.aman@brightonny.gov>

**Subject:** Fw: Bad news about battery fire

**CAUTION:** This email originated from an external source. Use caution when replying, clicking links, or opening attachments.

Hi Dan,

I wanted you to be aware of this email I sent to board members concerning the GCI proposal for a lithium battery storage facility in West Brighton. Please enter it into the town record.

Thanks.

Alice Hooper

----- Forwarded Message -----

**From:** [jhooper103@aol.com](mailto:jhooper103@aol.com) <[jhooper103@aol.com](mailto:jhooper103@aol.com)>

**To:** Christine Corrado <[christineforbrighton@gmail.com](mailto:christineforbrighton@gmail.com)>; Bill Moehle <[william.moehle@townofbrighton.org](mailto:william.moehle@townofbrighton.org)>; Chris Werner <[cwernerlaw@gmail.com](mailto:cwernerlaw@gmail.com)>; Robin Wilt <[robin.wilt@townofbrighton.org](mailto:robin.wilt@townofbrighton.org)>; [nate.salzman@townofbrighton.org](mailto:nate.salzman@townofbrighton.org) <[nate.salzman@townofbrighton.org](mailto:nate.salzman@townofbrighton.org)>

**Sent:** Monday, December 8, 2025 at 11:15:55 AM EST

**Subject:** Fw: Bad news about battery fire

12/8/2025

Dear Town Board Members,

A friend sent us this article. GCI would have been making money with a convenient (near to high power electric lines )battery storage area in West Brighton, but at potentially great risk to the residents , wildlife and environment that would be close to it's facility. GCI may claim that fire is a small risk, but it seems to me, any risk with consequences as described in the article is too great to assume. Brighton likes to think of itself as an environmentally sensitive town--to consider this proposal is the furthest from protecting the environment that there can be.

There are those who will argue that storage of wind and solar power is essential--that may well be the case, but I suggest that not occur in what is the open, environmentally friendly to wildlife space that is heavily trafficked by hikers and bicycle commuters between UofR and RIT. It is imperative that the town of Brighton have the foresight to preserve the environmental open spaces in West Brighton for the future and not be tempted by short-term monetary gain.

Once it is developed (or destroyed by chemicals) that land will never be gotten back.

Alice Hooper

Also, I ran across some info related to the batteries planned for your backyard. There was a study from San Jose University that showed lots of toxic metals were deposited in the land around the fire. - - Tons of metals.

I have attached a copy of the full scientific report which is difficult to understand. But here is one news article about the report and other clean up of the aftermath of the California Battery Fire.

[New study: Moss Landing battery fire dumped 55,000 pounds of toxic metals into wildlife-rich marshes](#)



# OPEN Coastal wetland deposition of cathode metals from the world's largest lithium-ion battery fire

Ivano W. Aiello<sup>1</sup>✉, Charlie Endris<sup>1</sup>, Steven Cunningham<sup>1</sup>, Monique Fountain<sup>2</sup>,  
Maxime M. Grand<sup>1</sup>, Wesley Heim<sup>1</sup>, Amanda S. Kahn<sup>1</sup> & Kerstin Wasson<sup>2</sup>

Fires at lithium-ion battery storage facilities pose emerging environmental risks that remain largely undocumented under real-world conditions. Following a major fire at the world's largest Battery Energy Storage System (BESS) in Moss Landing, California, we conducted rapid, high-resolution soil surveys to quantify metal fallout in adjacent estuarine wetlands. Field-portable X-ray fluorescence (FpXRF), validated by SEM/EDS, laboratory XRF, and ICP-MS, revealed a significant but transient surface enrichment of nickel (Ni), manganese (Mn), and cobalt (Co). This enrichment had Ni:Co mass ratios near 2:1 serving as a geochemical fingerprint of NMC-type cathode materials. The metals were confined to a shallow surface layer (< 5 mm). Surface concentrations declined rapidly following precipitation and tidal inundation. The fallout's thin, transient and patchy distribution would have eluded standard coring methods but was detected through spatially intensive FpXRF sampling, highlighting the importance of rapid detection and the mobilization of metals into wetland ecosystems. These findings underscore the need for adaptive environmental monitoring following battery fires and raise critical considerations for ecosystem protection and infrastructure as energy storage systems expand.

Rapid growth of distributed energy storage systems in recent years reflects the global need to store power from renewable energy sources and to regulate electrical systems<sup>1–3</sup>. Lithium-ion batteries (LIBs) are the most widely used type of electrochemical energy storage, as they offer high energy and power density compared to other battery technologies<sup>4</sup>. However, electrochemical energy storage and the use and disposal of LIBs involves inherent risks, such as thermal runaway<sup>5</sup> which can lead to the release of potentially toxic compounds from battery materials<sup>6</sup>, and localized deposition of battery-associated metals in adjacent ecosystems<sup>7</sup>, with, potentially, long-term implications for terrestrial, aquatic, and human health.

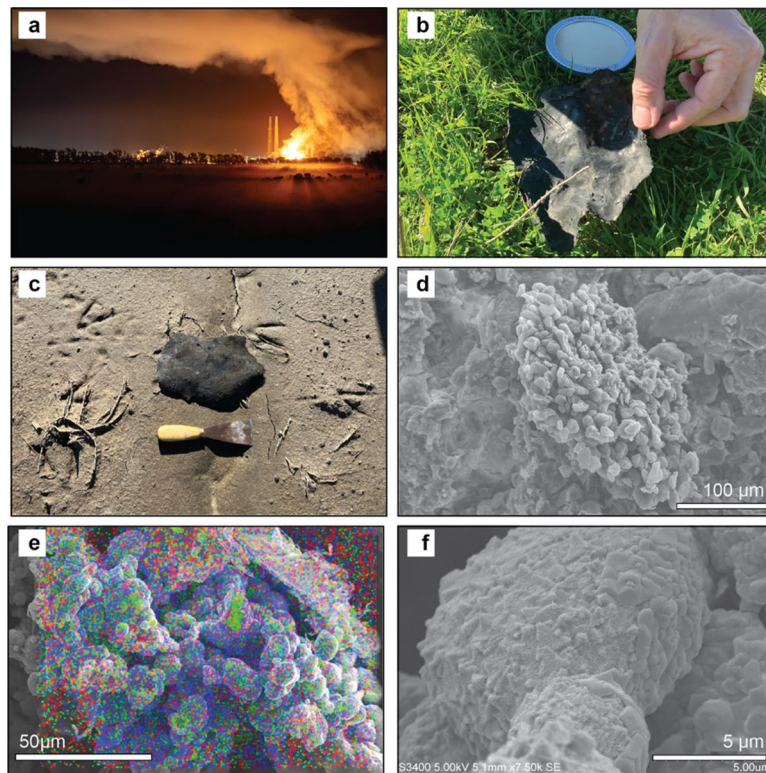
Establishing robust environmental baselines in areas surrounding energy storage systems and achieving adequate spatial and temporal coverage to identify contamination after emergency release are both logistically difficult and often cost-prohibitive. In this context, portable and cost-effective technology such as X-ray fluorescence (FpXRF) offers a means of collecting high-density data, serving as a valuable complement to traditional laboratory-based analytical methods.

On 16 January 2025, a large fire engulfed the largest lithium-ion battery (LIB) Battery Energy Storage System (BESS) in the world, burning actively for at least 2 days. This was followed by a smaller reignition on 18 February 2025. Owned by Vistra Corporation, the BESS is in Moss Landing, California, immediately adjacent to Elkhorn Slough, a Ramsar site recognized as a wetland of international importance<sup>8</sup>. The fire affected the core of the facility (Phase 1) which had a capacity of 300 MW/1200 megawatt-hours (MWh) and was equipped with LG Energy Solution's TR1300 battery rack systems<sup>9</sup>. The fire destroyed approximately 75% of the facility<sup>10</sup> and produced a smoke plume visible from tens of kilometers away, depositing ash and soot across the surrounding area (Fig. 1a). Due to potential toxicity, including possible exposure to hydrogen fluoride, evacuation orders and road closures were issued. Residents were permitted to return 2 days after the fire began<sup>11</sup>.

Controlled experiments show Li-ion battery fires emit metal-bearing aerosols (notably Ni–Co–Mn) and other toxicants, which can deposit downwind<sup>6</sup>. Three days after the fire, we rapidly mobilized to assess whether surface soils at Hester Marsh, a wetland restoration area within the Elkhorn Slough National Estuarine Research Reserve (ESNERR), only a few km from the Moss Landing facility had been affected by the fallout material from the smoke plume. Coincidentally, we had collected baseline surface soil elemental data in the same area for other research purposes with an FpXRF in 2023 (Fig. 2).

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**Fig. 1.** (a) Photo of the battery fire and the smoke plume on January 16th, 2025. The picture is looking south towards the smokestacks of the old Moss Landing power plant and shows the smoke plume hovering Elkhorn Slough and Hester marsh to the east (Photo credit: Mike Takaki). (b–c) Field photographs showing burned battery fragments from the Vistra battery facility fire collected near transect T12 (B) and transect T8 (C). (d) Scanning electron microscope (SEM) images of cathode material aggregate composed of multiple Nickel Manganese Cobalt (NMC) microparticles; (e) Energy-dispersive X-ray spectroscopy (EDS) elemental map highlighting the spatial distribution of nickel (Ni, red), manganese (Mn, blue), and cobalt (Co, green). (f) A SEM close-up of a single NMC particle.

The Moss Landing battery facility is located within a complex and vulnerable landscape. It sits adjacent to Elkhorn Slough, one of California's largest estuaries, near the town of Moss Landing, and is surrounded by intensively farmed agricultural land. The fallout from the fire's smoke plume raises serious concerns about contamination of soils, water, and vegetation in this region.

Here, we report on the extent and dynamics of cathode metal contamination in estuarine soils immediately following the world's largest lithium-ion battery fire. By combining rapid, high-resolution field surveys with laboratory validation, we tracked the deposition and short-term fate of battery-derived metals in a sensitive wetland ecosystem. Our findings provide rare real-world evidence of the environmental footprint of large-scale battery fires, underscore the value of having a baseline near industrial sites that pose contamination risks, and demonstrate the utility of FpXRF as a practical tool for rapid and spatially intensive environmental monitoring.

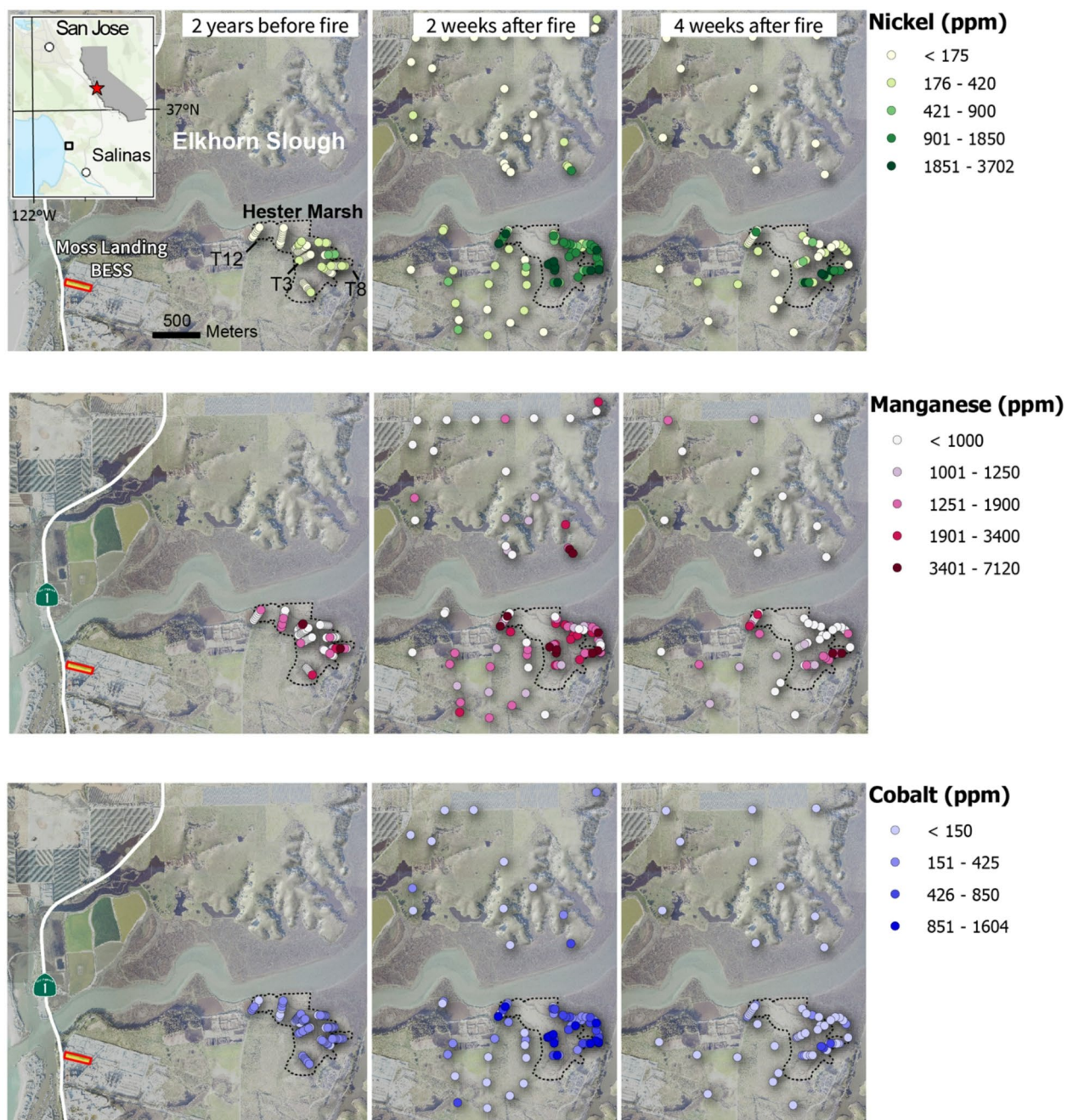
Specifically, we test whether the Moss Landing fire deposited a thin surface veneer of battery-associated metals in adjacent wetlands that differ relative to 2023 baseline conditions and whether composition is consistent with NMC cathode material, using a high-density FpXRF survey validated with SEM/EDS, LpXRF, and ICP-MS.

### Study area and methodology

Elkhorn Slough is a tide-dominated estuary that in the past 150 years has lost significant vegetated marsh area<sup>12</sup>. At Hester Marsh, extensive diking and draining caused the area to subside and degrade to unvegetated mudflat. In 2018, ESNERR initiated a restoration project to reestablish healthy marsh ecosystems through soil addition, creating a high elevation marsh plain that is only inundated by the highest tides.

To assess relationships between marsh plant health and soil composition, soil property analyses including elemental analysis with a portable Hitachi XMET 8000 XRF (pXRF), were conducted in 2023 along ten permanent transects also monitored for vegetation. These compositional data serve as a baseline for elemental concentrations in soils prior to the 2025 battery fire (Table 1). Following the 16 January 2025 fire at the Moss Landing battery storage facility, three of the original transects were resampled at high spatial and temporal resolution between 21 January and 23 February 2025 (Tables S1 and S2).

During the 2023 survey, surface and subsurface (~5–10 mm depth) samples were collected to compare elemental concentrations above and below the shallow redox boundary characteristic of these tidal marsh soils.



**Fig. 2.** Spatial distribution of nickel (Ni), cobalt (Co), and manganese (Mn) concentrations (ppm) in soils across three survey periods. The Hester Marsh restoration area is outlined with a dashed line and includes the locations of transects T12, T3, and T8. Peak concentrations were detected within this zone, approximately 1–3 km downwind of the Moss Landing battery facility. Color scales are consistent across all time points for each element to allow temporal comparison. Point classification for each element was done using the “Natural Breaks” (Jenks) method. The map was generated using ArcGIS Pro v3.4.2 (<https://pro.arcgis.com/en/pro-app/la-test/get-started/download-arcgis-pro.htm>).

Additional measurements were taken both outside the transects and beyond the boundaries of Hester Marsh during two post-fire survey periods: post-fire#1 (21 January–12 February 2025) and post-fire#2 (18 February–27 March 2025) (see Supplementary Sect. 1). These post-fire surveys encompassed a broader area, including nearby grasslands within the surrounding watershed (Fig. 2). This approach incidentally enabled differentiation of recent fire-related metal deposition from background levels and allowed detection of a transient, spatially patchy signal. All FpXRF measurements across all surveys have been conducted on bare, relatively dry soils to minimize moisture-related biases.

Survey period	Sites ( <i>n</i> )	Area (km <sup>2</sup> )	Surface												Subsurface†											
			Ni (ppm)				Mn (ppm)				Co (ppm)				Ni (ppm)				Mn (ppm)				Co (ppm)			
			min	max	median	MAD	min	max	median	MAD	min	max	median	MAD	min	max	median	MAD	min	max	median	MAD	min	max	median	MAD
Pre-fire (2023)	97	0.4	52	246	109	47	228	2193	713	315	72	298	183	59	52	232	116	43	324	2378	834	303	59	214	107	43
Post-fire#1 2025*	135	5.6	52	3702	441	517	386	7119	1488	783	40	1604	309	296	50	303	93	44	264	2119	926	435	40	218	91	49
Post-fire#2 2025^	64	5.6	52	339	100	49	45	3207	871	551	8	833	107	68	1	329	100	49	45	3207	871	551	8	265	97	56

**Table .** Summary statistics including minimum and maximum values, median, and median absolute deviation (MAD) of nickel (Ni), manganese (Mn), and Cobalt (Co) concentrations (ppm) in surface and subsurface soils measured by field-portable XRF (FpXRF) across three survey periods. Values represent minimum, maximum, and mean concentrations for each metal. †Subsurface measurements are from a few mm below the surface; \*Post-fire#1 survey conducted Jan 21–Feb 12; ^Post-fire#2: Feb 18–Mar 27 (surface samples were measured in triplicate during Post-fire#2).



Soil samples collected in the field were analyzed using the pXRF in the lab (LpXRF) and with inductively coupled plasma mass spectrometry (ICP-MS) (Table S3).

Detailed laboratory procedures, including sample preparation, organic carbon analysis, and instrument protocols, environmental data, as well as statistical methods used for data analysis (non-parametric pairwise tests and regression analysis) and interpretation are provided in Supplementary Sect. 2.

Rain and tide data were retrieved from the Moss Landing weather station operated by Moss Landing Marine Laboratories and wind data from the ESNERR meteorological station (Tables S4 and S5).

## Results

### Detection and mapping of the cathode metals

Fragments of ash and burned or charred material were found scattered across Hester Marsh soils (Fig. 1b, c) in the days to weeks after the fire, providing clear physical evidence of fallout from the battery fire. The comparison between the 2023 and the 2025 post-fire data revealed a marked increase in concentrations of three metals: nickel (Ni), manganese (Mn), and cobalt (Co).

Notably, surface Ni and Co co-varied on log–log axes, with post-fire Ni: Co ratios averaging 2:1, consistent with NMC532 cathode chemistry. This fingerprint supports attribution of the (Ni, Mn, Co) metal spike to battery fire fallout.

Further analysis of selected samples using scanning electron microscopy (SEM) and energy-dispersive X-ray spectrometry (EDS) indicated that the elevated concentrations of Ni, Mn, and Co were linked to the presence of micron-sized metallic particles like those used as cathode materials in Nickel Manganese Cobalt (NMC) batteries. At finer scales, cathode-derived NMC microparticles were identified and elementally mapped in surface soil samples using SEM/EDS (Fig. 1d, e, f), consistent with the fracture and ejection of individual grains from NMC cathodes, a behavior previously observed in laboratory combustion tests<sup>6</sup>. These findings confirm the presence of fire-related battery material on the soil surface of nearby wetlands.

Geochemical evidence from FpXRF further supports the extent and magnitude of contamination. Although Ni, Mn, and Co displayed high spatial variability during the post-fire#1 survey, concentrations increased significantly relative to pre-fire values, with maximum Ni rising by an order of magnitude and Co by a factor of five (Table 1).

Overall, by the time the post-fire#2 survey was conducted, about 1 month after the battery fire, the median concentrations had decreased. The post-fire#1 subsurface data were statistically indistinguishable from the surface and subsurface 2023 pre-fire data. In contrast, surface concentrations of (Ni, Mn, Co) measured during the post-fire#1 survey were significantly elevated compared to pre-fire levels ( $p < 0.001$ , Mann–Whitney U test; Table S6), clearly indicating that the deposition associated with the fire was initially confined to the top layer of soil.

Figure 2 show that the post-fire#1 increase in metal concentrations (Ni, Mn, Co) in surface measurements was not uniform but clustered in distinct hotspots within Hester Marsh. Hester Marsh was also the area where the post-fire#2 survey recorded the most substantial decrease in metal concentrations. However, a few locations continued to show elevated levels, which explains why the maximum values of Ni and Co in the post-fire#2 survey remained high (Table 1). In contrast to the surface measurements, subsurface data showed no significant changes in either mean or maximum concentrations between the pre- and post-fire surveys. This further confirms that the sharp post-fire increase in cathode metal concentrations was confined to the topmost layer of the soil.

Although the FpXRF measurement along three permanent transects included the concentrations of all three cathode elements: Ni, Mn, and Co, we focused primarily on Ni as a tracer of battery fire fallout, as Ni is dominated by a single oxidation state ( $\text{Ni}^{2+}$ ) across a broad range of redox and pH conditions. This makes it less sensitive to post-depositional remobilization compared to Mn and Co, both of which exhibit variable redox behavior in estuarine settings<sup>13</sup>.

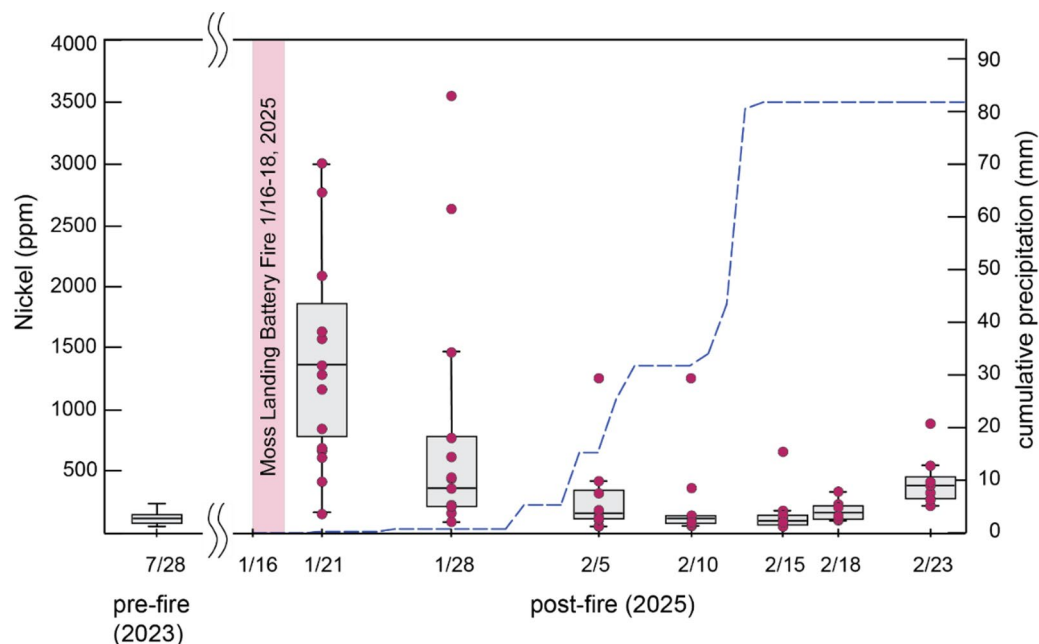
Mn is strongly influenced by fluctuations in redox potential and organic matter, and its concentrations often vary independently of anthropogenic inputs<sup>14</sup>. Co also exhibited substantial redox sensitivity and, notably, a large proportion of Co measurements were non-detects, especially in pre-fire and subsurface samples (Table S7), due to concentrations below the portable XRF instrument's relatively high detection limit (Ni  $\approx$  50 ppm, Mn  $\approx$  45 ppm, Co  $\approx$  40 ppm). Box plots depicting the temporal trends of surface Ni concentrations at three permanent transects show that, following the fire, the median Ni concentration increased by two to threefold compared to pre-fire levels (Fig. 3). Over the month-long survey period, both the median and interquartile range of concentrations declined, with a substantial drop to near pre-fire values observed in early February coincident with rainfall in the area. Notably, Ni concentrations rose again at all transects during the surveys conducted in the second half of February.

On log–log axes (Fig. 4a), surface Ni and Co show clear bivariate associations. The distribution of  $\log_{10}(\text{Ni}/\text{Co})$  (Fig. 4b) shows that post-fire values average near the 2:1 reference (0.301), while pre-fire values average  $< 0$  indicating a substantial change in surface soil metal composition following the fire.

### Comparative elemental analysis: field versus lab

To compare FpXRF results with laboratory measurements, we collected 51 samples (24 subsurface and 27 surface) from soils that had previously been analyzed in the field with FpXRF after the battery fire. Aliquots of these samples were analyzed for moisture content, organic carbon content, and elemental composition using LpXRF (5–6 g) and ICP-MS ( $\sim 0.25$  g). The water content of the samples ranged from approximately 7 to 43% by weight, while organic carbon concentrations varied between 0.1% and 2.4% by weight.

Because regressions of XRF against the ICPMS reference had non-zero intercepts and modest  $R^2$ , we quantified method bias as the geometric mean of the per-sample ratios (i.e., FpXRF/ICPMS, LpXRF/ICPMS, and for completeness FpXRF/LpXRF, see Table S8). In subsurface samples, both XRF methods overestimated Ni



**Fig. 3.** Temporal variability in surface nickel (Ni) concentrations (ppm) along three permanent transects measured before the battery fire in 2023, and between January and February 2025 using field-portable X-ray fluorescence (FpXRF). Box plots represent the distribution of Ni concentrations at the benchmarks along each transect measured during each sampling date. The datapoints are represented with red circles (the pre-fire survey data were not included because they were indistinguishable and overlapping given their low values). The dashed line shows cumulative precipitation data recorded at the Moss Landing Marine Laboratories weather station (Latitude: 36.80040° N, Longitude: 121.78842° W). A transient spike in Ni concentrations occurred immediately after the 16 January 2025 battery fire, followed by a rapid decline, likely associated with rainfall and tidal flushing in early February. A smaller secondary increase was observed in late February, coinciding with the 18 February 2025 reignition event.

relative to ICPMS by roughly threefold (FpXRF/ICPMS = 3.09, 95% CI 2.74–3.48; LpXRF/ICPMS = 2.81, 95% CI 2.61–3.02), while the two types of XRF measurements were in reasonable agreement (FpXRF/LpXRF = 1.10, 95% CI 0.97–1.25). In surface samples, both FpXRF and LpXRF exhibited a larger positive bias (FpXRF/ICPMS = 5.40, 95% CI 4.18–6.99; LpXRF/ICPMS = 2.33, 95% CI 1.93–2.81). As we describe below, the stronger disagreement between FpXRF and laboratory measurements at the surface is best explained by dilution of a thin, metal-rich veneer during laboratory homogenization (which mixes surface material with underlying soil), whereas in-situ FpXRF interrogates the veneer more directly.

As observed with FpXRF data, LpXRF measurements of subsurface samples showed no significant linear association between Co and Ni. In contrast, surface samples showed coherent Ni–Co covariation across methods; Ni: Co ratios were near 2:1, consistent with Fig. 4b and the Ni-to-Co ratio observed in the post-fire#1 FpXRF survey data (Table S9).

### Depth distribution of cathode metals

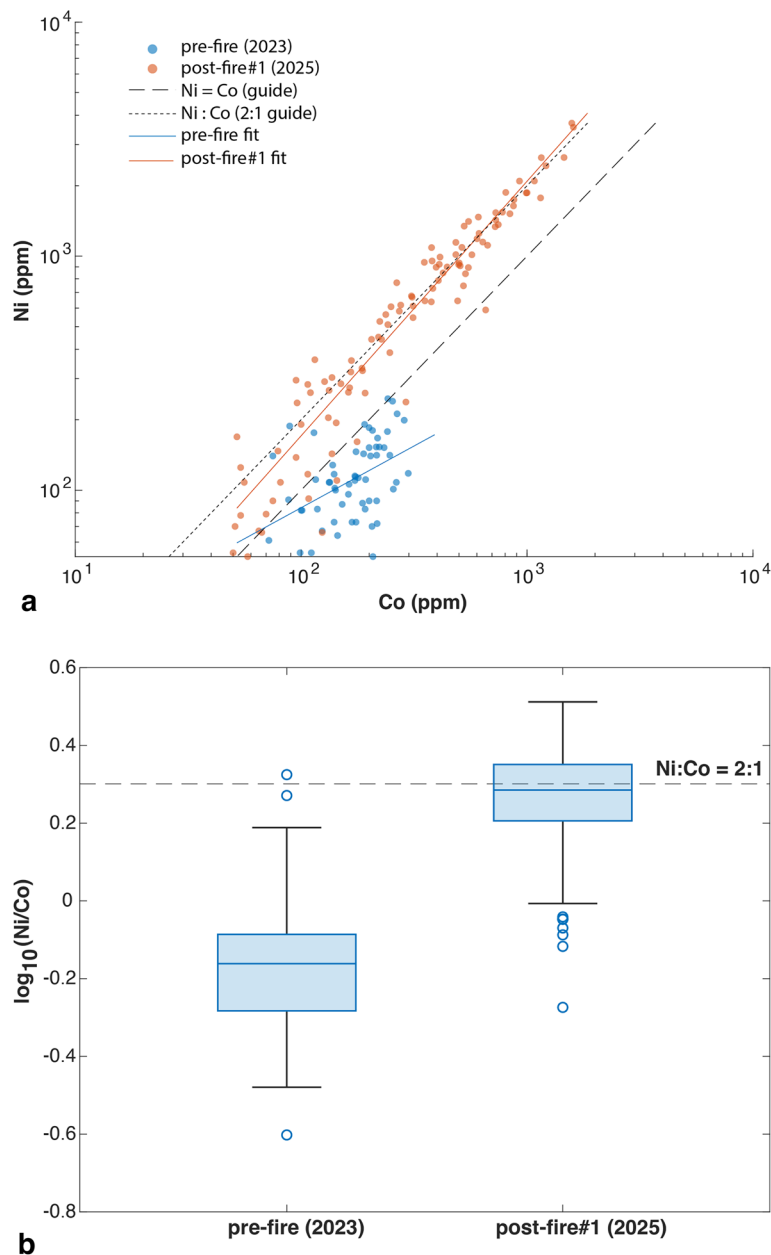
The NMC microparticles primarily occurred as aggregates of varying shape and size, often ~100 µm or larger (Fig. 1d, f). This suggests a minimum thickness for the deposition layer of approximately 100 µm, comparable to the critical detection depths for Ni, Mn, and Co in XRF analysis, defined as the depth beyond which less than 1% of the original fluorescent signal reaches the detector.

A rough estimate of the thickness of this contaminated layer can be derived by comparing FpXRF measurements with LpXRF results from sliced surface samples for which lab-based measurements using both LpXRF and ICP-MS yielded lower concentrations of Ni, Mn, and Co compared to those obtained via FpXRF.

Our hypothesis was that FpXRF and LpXRF should approximately yield similar concentrations (i.e., FpXRF/LpXRF ≈ 1) only when the thickness of the lab-analyzed sample approaches the depth of the metal-enriched layer. If the sample is thicker, it will include subsoil not affected by the fire, diluting the signal and resulting in FpXRF/LpXRF > 1.

A regression analysis of sample thickness versus the FpXRF/LpXRF ratio revealed a moderate positive linear association ( $R^2 = 0.30$ ,  $p = 0.0129$ ) that should be interpreted with caution. However, the ratio approaches one for samples between ~2 and 5 mm thick, which we interpret as the approximate depth to which fire-related cathode metals were initially incorporated into the soil (Figure S3).

This finding is consistent with our surface method comparison against the ICPMS reference: as the effective field sampling depth increases, the measured signal is increasingly diluted by pre-fire baseline material, leading



**Fig. 4.** (a) Log–log scatter of Co versus Ni (ppm; FpXRF) for pre-fire (2023, blue) and post-fire#1 (Jan–Feb 2025, orange). Guidelines show Ni = Co (1:1) and Ni: Co = 2:1. Robust log–log fits: pre  $b = 0.45$  (95% CI 0.25–0.65); post  $b = 0.85$  (0.80–0.89). (b) Distributions of  $\log_{10}(\text{Ni/Co})$  for the same samples; dashed line at 0.301 marks Ni: Co = 2:1. Post-fire medians lie near 2:1, whereas pre-fire values are  $< 0$ .

to underestimation of battery fire-related surface contamination (see Supplementary Sect. 2 for a detailed discussion of pXRF detection depth and matrix effects).

## Discussion

### Rapid detection of cathode metals with FpXRF

The sharp increase in (Ni, Mn, Co) metal concentrations detected in the surface soils of Hester Marsh between late January and early February 2025 is clearly attributable to the deposition of particulate matter from the smoke plume generated by the nearby battery storage facility fire at Moss Landing just days earlier. This interpretation is supported by multiple lines of evidence, including visible ash residues and soot, the presence of cathode-derived microparticles in surface soils, and distinctive geochemical patterns.

The key to early detection of cathode metal fallout immediately after the Moss Landing battery fire was the use of FpXRF. While field measurements were not as accurate as lab measurements, they played a pivotal role in rapidly observing that maximum concentrations of the three metals increased by an order of magnitude after the fire, monitoring how quickly they decreased, and assessing how patchy the battery metal fallout was across

the landscape. This key information could have been completely missed if we had relied only on a handful of samples taken in space and time. Metal co-variation patterns were consistent across methods (FpXRF, LpXRF, ICP-MS), while absolute levels differed.

While the use of FpXRF offers substantial advantages in responding quickly to environmental emergencies like battery fires, it also comes with limitations. These are especially pronounced in wetland soils, where moisture content, organic matter, and textural variability can significantly influence the accuracy of XRF readings. Light elements such as Ni, Mn, and Co are particularly susceptible to overestimation when measured with XRF, compared to more precise ICP-based methods<sup>15–18</sup>. Our comparison of field and laboratory measurements confirms this pattern: both FpXRF and LpXRF overestimated Ni concentrations by more threefold relative to ICP-MS in the subsurface where samples do not include the fallout deposit.

Nevertheless, the methods showed an acceptable level of reproducibility, supporting the reliability of XRF for rapid environmental assessment. Importantly, although absolute concentrations may be overestimated, the change in surface concentrations before and after the fire was evaluated using the same FpXRF method, allowing for robust spatial comparison and comparison of relative differences over time.

### A fingerprint for the cathode material

On log–log axes, Ni scales with Co in surface soils (Fig. 4a). Using ordinary least squares (OLS), the pre-fire fit yields  $b = 0.4750b$  and  $a = 0.9913$  ( $R^2 = 0.175$ ), indicating a heterogeneous pre-fire ambient signal. The post-fire (survey 1) yields  $b = 1.1023$  and  $a = 0.0061$  ( $R^2 = 0.912$ ); the point cloud and fitted line lie close to the  $Ni = 2 \cdot Co$  guideline across the observed range, motivating a ratio view.

Figure 4b shows that the distribution of  $\log_{10}(Ni/Co)$  shifts from pre-fire values  $< 0$  ( $Ni:Co < 1$ ) to post-fire values near the 2:1 reference ( $\log_{10} 2 = 0.301$ ). This composition is consistent with the NMC532 cathode chemistry used in lithium-ion batteries<sup>9</sup>.

Subsurface samples remained near pre-fire levels and did not exhibit the post-fire ratio shift, indicating enrichment confined to a surface veneer. Notably, maximum surface concentrations of all three metals increased by several fold relative to pre-fire levels (Table 1). Most post-fire#1 surface samples analyzed with ICP-MS had Ni concentrations above 50 ppm, values that exceed thresholds associated with toxicity risks to plants and aquatic organisms<sup>20</sup>.

The observed changes in surface concentrations of Ni, Mn, and Co across Hester Marsh and surrounding areas over time indicate the potential for rapid remobilization of these transition metals into estuarine soils and downstream waters (Fig. 2). FpXRF transect data from February–March 2025 show that surface Ni concentrations dropped to near baseline within weeks of the fire, following early February rain and tidal inundation (Fig. 3).

While variability in Ni concentrations declined over time, indicating redistribution of the cathode metals, at the higher elevation transect T12 (~1 km from the fire), higher Ni levels persisted for about 10 days before declining, while the lower elevation transects T3 and T8 showed an earlier decrease, likely due to January tidal flooding that immersed only the areas with the lowest relief.

The transect data and a simple comparison between columns 2 and 3 in Fig. 2 illustrate that had FpXRF sampling been delayed by even a few days, most of the early evidence for surface deposition in Elkhorn Slough would likely have been lost. Timely field deployment was essential for capturing the initial contamination signal before environmental processes such as rainfall and tidal flushing remobilized the metals.

Our results emphasize the high degree of spatial variability in the distribution of battery-associated metals on the soil surface. The highest concentrations observed after the fire were within the unvegetated portions at Hester Marsh (Fig. 2). Concentrations were also highly variable at finer spatial scales, between samples collected 10–20 m apart along the transects.

Boxplots of Ni concentrations over time along three transects (Fig. 3) show that the interquartile range, a measure of variability excluding outliers, increases with the median concentration. This relationship suggests that spatial heterogeneity is greatest where concentrations are highest, a pattern we interpret as evidence of the clumped distribution of cathode metal-bearing particles or ash. At the microscale, this clumping is represented by aggregates of NMC microparticles (Fig. 1d–f); at the macroscale, it is reflected in the scattering of ash and burned material fragments observed throughout the study area, up to approximately 3 km from the battery storage facility (Fig. 1b, c). Larger clumps result in higher localized concentrations and contribute to measurement variability, reinforcing the importance of repeated sampling at multiple spatial scales. This multi-scale capability is one of the key advantages of FpXRF over conventional discrete sampling and ensuing analysis via ICP-MS.

The relationship between the FpXRF/LpXRF concentration ratio and sample thickness used to estimate the critical depth of Ni enrichment following the battery fire shows that the ratio approaches 1.0 when sample thicknesses range between ~2 and 5 mm, suggesting that most of the deposited Ni was confined to the uppermost few millimeters of soil. Thicker samples diluted this surface signal, consistent with a sharp depositional pulse and limited vertical mixing. This interpretation aligns with both SEM imaging of NMC microparticle aggregates and the shallow critical escape depth of Ni in soil matrices.

### Tracking the environmental footprint of cathode material

The cathode material detected in Elkhorn Slough soils following the battery fire was, at least initially, airborne. As a first approximation, the spatial distribution of cathode metals observed in surface soils during the post-fire#1 survey reflects the deposition pattern of battery-derived particulates that settled from the smoke plume. However, this interpretation likely oversimplifies the dynamics. Prior studies show that ground-level deposition often diverges from the plume's direction due to complex atmospheric behavior, as additional factors might be influencing spatial variability including plume height, particle size and shape, and sorptive properties of the soil surface<sup>21,22</sup>.

Our reconstruction of the (Ni, Mn, Co) metal distribution from the post-fire#1 survey reveals that surface concentrations of contaminants do not increase with proximity to the battery fire site. Instead, concentrations peak in the Hester Marsh wetland, located approximately 1–3 km east of the facility (Fig. 2). This offset may be explained by westerly surface winds on the day of the fire, which prevailed for approximately 40% of the time, likely directing the smoke plume eastward over Hester Marsh (Fig. 1a). In addition to wind direction, local soil characteristics may have played a role in the retention of the metal particles following deposition. Hester Marsh soils are predominantly fine-grained and clay-rich, with high sorptive capacity, and higher potential for retention of transition metals that can increase their persistence in surface layers<sup>23,24</sup>.

Regardless of the factors that controlled the initial distribution and retention of material deposited from the battery fire, the spike in transition metal concentrations at the surface of the wetland was short-lived. By the time the post-fire#2 survey was conducted, most of the cathode metals accumulated on the surface soils had been remobilized, except for a few persistent hotspots in some of the depressional salt pans within Hester Marsh (Fig. 2).

Natural processes such as rainfall and tidal inundation likely played a major role in the resuspension and remobilization of the contaminants. Precipitation was relatively intense during the first 2 weeks of February 2025 (Fig. 3), and the lower portions of Hester Marsh experienced repeated inundation during high-tide events, facilitating the physical transport and dispersal of deposited cathode metals. Percolation through the soils appears to have been limited since the post-fire#2 and post-fire#1 subsurface concentrations were statistically indistinguishable.

The drop in surface concentration of cathode metals resulting from the battery fire strongly suggests that the metals have been washed into downstream portions of the estuarine ecosystem. Their transport and fate throughout the estuary and potentially into adjacent open coastal ecosystems remain unknown. They may have settled in tidal channels, become buried in sediments, or undergone chemical transformations driven by redox cycling<sup>25</sup>.

These processes could affect both metal mobility and, over time, pose a threat to higher trophic levels through bioaccumulation. Ni, Mn, and Co are all known to be toxic to humans as well as to aquatic and terrestrial organisms<sup>20</sup>, and Mn toxicity is a major constraint limiting plant growth and production<sup>16</sup>. Co can have lethal or sublethal effects on reproduction in fish and crustaceans and has some bioaccumulation potential through adsorption to plant roots<sup>26</sup>. These risks are particularly acute at Hester Marsh, where an \$18 M investment to restore tidal wetlands through soil augmentation raised marsh platforms to elevations intended to sustain native plant growth and survival under future flooding<sup>27</sup>.

### Mass budget for cathode metal deposition at Hester Marsh

The initial mass of Ni, Mn, and Co originating from the burned batteries that settled on Hester Marsh can be estimated based on the difference between metal concentrations measured at the surface during the pre-fire and the post-fire#1 surveys (see Table S10 for full calculations). To calculate the mass budget, the Hester Marsh area (1200,000 m<sup>2</sup>) was overlain with a 200 × 200 m grid composed of 30 cells, each covering a 40,000 m<sup>2</sup> area. For 10 of the 30 cells that contained both pre-fire and post-fire#1 FpXRF measurements, we computed the paired mean difference (post-fire#1—pre-fire) and the standard errors. The concentrations of the three metals were then converted to mass assuming a surface contamination depth of approximately 0.1 mm (which approximates the critical detection depth for these metals) and a dry density of 1500 kg/m<sup>3</sup> for consolidated clay.

We estimate that the minimum deposited mass of cathode metals within the upper 100 µm is ~ 17 kg ± 4 kg per 200 × 200 m cell. However, as discussed earlier, the actual thickness of the soil layer containing the deposited metals is likely greater than the effective depth, and can be ~ 5 mm thick, which corresponds to a mass of cathode metals of ~ 855 kg ± 199 kg per cell. Extrapolation to the entire Hester Marsh area yields an estimated total mass of cathode metals of ~ 25 metric tons (25676 kg ± 5981 kg).

This estimate should be interpreted with caution. First, FpXRF measurements overestimate Ni concentrations by a factor of ~ 3, and the metal concentrations are expected to decline with depth due to dilution and limited vertical mixing. However, the values are also conservative, as they only include deposition on bare soil and exclude potential accumulation on vegetation, which may represent a larger surface area in marsh and upland settings than the exposed soil itself.

To put these figures in perspective, a 1 MW industrial lithium-ion battery manufactured by LG weighs 1.6 metric tons, with cathode materials accounting for approximately 35% of the total mass. This equates to roughly 1900 metric tons for the entire 1200 MWh storage capacity of the Moss Landing facility. If, as reported by Monterey County officials<sup>10</sup>, approximately 75% of the batteries were destroyed in the fire, then an estimated ~ 1400 metric tons of cathode material could have been involved in the event and potentially entrained into the smoke plume. Therefore, our estimates of the total mass of (Ni, Mn, Co) metals deposited on the soils of the Hester Marsh extrapolated to a 5 mm cathode metal deposit accounts only for < ~ 2% of the total battery material that may have been released during the Moss Landing battery fire.

### Conclusions and implications for future battery fire response

To our knowledge, this study represents the first field-based documentation of battery-associated metal fallout following a large-scale lithium-ion battery fire and offers a framework for assessing future events of this kind. Use of field instrumentation enabled immediate collection of hundreds of measurements, critical given the spatial patchiness of battery metal aggregates in an extensive fallout layer in the vicinity of the fire and given the rapidity with which the metals were transported downstream by tides and rain. As battery energy storage systems continue to expand in scale and density, the risk of both localized and widespread contamination will increase even as safety protocols improve.



This incident also calls attention to the limitations of standard environmental sampling protocols. Conventional soil sampling depths, such as the commonly used top ~ 6 cm of soil<sup>28</sup>, may fail to detect thin, spatially heterogeneous deposition layers. The patchy nature of ash deposition observed in this study suggests that sampling strategies must be adaptive and designed to capture contamination at multiple spatial scales and depths. This is especially critical in the first few days following an event, since, over time, rainfall, tides, and wind can rapidly redistribute surface-bound contaminants.

Environmental response frameworks must also consider the potential offset between fire origin and deposition zones. In this case, the most significant contamination occurred not adjacent to the site of the fire, but several kilometers downwind. This spatial offset highlights the need for evacuation protocols and monitoring networks that integrate plume dispersion models, meteorological data, air quality monitoring and ground-based measurements of deposition.

Finally, findings from controlled laboratory battery burns provide additional context for interpreting field observations. Previous experiments have demonstrated that thermal decomposition of cathode materials can release substantial quantities of (Ni, Mn, Co) metals and other toxicants<sup>6</sup>. These studies confirm that NMC-based batteries, when subjected to fire conditions, can emit airborne particles capable of traveling significant distances before settling onto the landscape. Field studies such as this one are essential to understanding how such deposition events unfold under real-world conditions.

Together, these results emphasize the need for proactive planning, site-specific risk assessment, and rapid, multi-scale environmental monitoring in the aftermath of battery fires. As battery technologies evolve, so too must the frameworks we use to track and mitigate their potential environmental impacts.

## Data availability

All data used to generate the figures are available through Figshare at <https://figshare.com/s/32fb2899e519353f923b> \*\*, \*\*.

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## Acknowledgements

We are deeply grateful to Julie Packard, Nancy Burnett, and Louise Stephens for their generous support and long-standing commitment to environmental research and conservation. We also thank the Monterey Bay Aquarium and the Simpkin Family for their crucial contributions, which made this work possible. Their support has been instrumental in enabling rapid response science and advancing our understanding of environmental risks in estuarine ecosystems. A grant from NOAA's Office for Coastal Management in support of the Elkhorn Slough National Estuarine Research Reserve (ESNERR) provided funding for KW and CE. The fortuitous pre-fire baseline was made possible due to ESNERR's heavy investment in restoration monitoring at Hester Marsh with grants from the California Department of Fish and Wildlife Greenhouse Gas Reduction Program, Ocean Protection Council and USFW National Coastal Wetland Program. The majority of data for this study come from ESNERR, a partnership between California Department of Fish and Wildlife and NOAA, and we are grateful for ESNERR's support of the study. We acknowledge MLML/Marine Pollutions Study Lab staff members Autumn Bonnema, Adam Newman, and April Sjoboen Guimaraes for ICP-MS sample digestions and analysis. Two anonymous reviewers provided thoughtful suggestions that improved the presentation of data and the clarity of writing.

## Author contributions

I.W.A. conceived the study, led the writing and contributed to all aspects of this work; CE performed field work, data collection and geospatial interpretations; SC performed lab analyses; MF contributed to study design, site access and data collection; MG contributed to data interpretation; WH performed lab analysis and data interpretation; AK contributed to data interpretation; KW contributed to study design, site access and data interpretation. All authors contributed to manuscript revisions and approved the final version.

## Declarations

### Competing interests

The authors declare no competing interests.

### Additional information

**Supplementary Information** The online version contains supplementary material available at <https://doi.org/10.1038/s41598-025-25972-8>.

**Correspondence** and requests for materials should be addressed to I.W.A.

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## *Monroe County Legislature*

**SUSAN HUGHES-SMITH**  
LEGISLATOR – DISTRICT 14

COUNTY OFFICE BUILDING, ROOM 408  
39 WEST MAIN STREET  
ROCHESTER, NEW YORK 14614  
PHONE: (585) 789-1501  
E-MAIL: SUEHSLD14@GMAIL.COM

Dear Members of the Brighton Town Board,

I am writing to express my strong support for the Eastwater Storage Project.

Battery Energy Storage Systems (BESS) like the Eastwater Project are recognized by grid operators and energy researchers as a key component of reliable, and affordable electric systems. By storing energy when it's cheap and abundant, these systems help stabilize prices and can be an essential source of backup power during grid disruptions.

Power outages are particularly problematic for Monroe County's [growing senior population](#). Even a short outage can threaten health and safety for those most vulnerable to temperature extremes or dependent on medical devices. Other parts of the country have adopted BESS technology and seen a significant boost in grid reliability. In Texas, for example, it was [reported](#) that new storage capacity reduced the risk of rolling summer blackouts from 12% in 2024 to less than 1% in 2025. In Maryland, a battery storage project [supplied power](#) to an outage-prone rural area for 11 hours during a recent grid disruption.

There are also tangible economic benefits. The developer, GCI, has committed to providing at least \$2 million over 15 years in stable, long-term revenue for the community—funding that can support essential services without increasing the tax burden on residents. And as a community that values green space, it's worth noting that GCI has also committed to developing less than a third of the overall parcel of land.

Across the country, clean energy projects are failing due to local permitting delays. As GCI manages grid interconnection and contracting timelines, I respectfully urge the Board to act promptly and approve the Eastwater Storage Project without further delay. Brighton has an opportunity to continue to lead the transition to clean energy.

Thank you for your time, service, and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Susan Hughes-Smith", is written over a light blue horizontal line.

Susan Hughes-Smith

**ALBANY OFFICE:**  
ROOM 802 LEGISLATIVE OFFICE BUILDING  
ALBANY, NEW YORK 12247  
(518) 455-2909 • FAX (518) 426-6938

**DISTRICT OFFICE:**  
280 EAST BROAD ST., SUITE 110  
ROCHESTER, NEW YORK 14604  
(585) 225-3650 • FAX (585) 225-3661

**E-MAIL ADDRESS:** COONEY@NYSENATE.GOV  
**WEBPAGE:** COONEY.NYSENATE.GOV

**THE SENATE  
STATE OF NEW YORK**



**SENATOR  
JEREMY A. COONEY  
56<sup>TH</sup> DISTRICT**

**CHAIR**  
TRANSPORTATION COMMITTEE  
CANNABIS SUBCOMMITTEE

**COMMITTEES**  
CIVIL SERVICE AND PENSIONS  
CODES  
CULTURAL AFFAIRS, TOURISM,  
PARKS AND RECREATION  
ETHICS AND INTERNAL GOVERNANCE  
FINANCE  
INSURANCE  
JUDICIARY

**MEMBER**  
SELECT MAJORITY TASK FORCE ON  
MINORITY AND WOMEN-OWNED  
BUSINESS ENTERPRISES

September 3, 2025

New York State Energy Research and Development Authority  
17 Columbia Circle  
Albany, NY 12203-6399

***Re: Letter of Support - GCI Eastwater Battery Energy Storage System (BESS) Project***

To Whom It May Concern:

As the State Senator representing the Town of Brighton, I am writing to express my strong support for the proposed Battery Energy Storage System (BESS) project submitted by Grid Connected Infrastructure (GCI). This project represents an important step forward for Brighton, Monroe County, and the State of New York as we continue to advance toward a cleaner, more resilient energy future.

The Eastwater BESS project will provide critical grid reliability, support local energy resilience, and assist with peak load management. These benefits are not only meaningful for Brighton residents but also for the regional and statewide grid. GCI's proposal goes beyond technical benefits by including community-focused incentives that would bring lasting value to the Town.

Just as importantly, this project directly aligns with New York State's Climate Leadership and Community Protection Act (CLCPA) goals by facilitating the integration of renewable energy sources and helping us move closer to 70% renewable electricity by 2030 and a zero-emission grid by 2040. Battery storage is not an optional tool—it is an essential one if New York is to meet its climate commitments.

I urge NYSERDA to give this proposal full consideration and recognize the Town of Brighton as a viable and enthusiastic partner in advancing New York's clean energy transition. Thank you for your leadership in moving our State toward a more sustainable future. I look forward to continuing to work with NYSERDA, the Town of Brighton, and partners like GCI to see this project succeed.

Sincerely,

A handwritten signature in blue ink that reads "Jeremy A. Cooney".

Jeremy A. Cooney  
New York State Senator, 56<sup>th</sup> District



# Climate Solutions Accelerator

of the Genesee-Finger Lakes Region

**August 1, 2025**

**Marc Cohen**  
**Grid Connected Infrastructure**

Dear Marc,

On behalf of the Climate Solutions Accelerator of the Genesee-Finger Lakes Region, I am pleased to offer our support for Grid Connected Infrastructure's proposed Battery Energy Storage System (BESS) near Mortimer Avenue in Brighton, NY.

The Climate Solutions Accelerator's mission is to create a healthier, more equitable, and regenerative community by catalyzing local efforts to eliminate greenhouse gas emissions and address the effects of climate change. Expanding our region's renewable energy storage capacity is critical to achieving this mission.

Battery storage technology is not only a linchpin for expanding renewable energy, but also a remarkable example of sustainable material application. From the responsible sourcing and lifecycle management of battery components to the system's ability to reduce dependence on fossil fuel infrastructure, BESS represents a circular approach to energy and material use.

Projects like this exemplify how sustainability in materials and energy are fundamentally interconnected. By enabling the more efficient use of intermittent renewable resources like solar and wind, your project strengthens our state's energy grid while reducing waste and greenhouse gas emissions associated with fossil fuel generation and transmission inefficiencies. Moreover, siting the project near existing infrastructure reflects a thoughtful use of already-impacted land—an essential principle of sustainable development.

We applaud your commitment to environmental integrity, community benefit, and long-term climate resilience. The BESS system will not only help meet New York's ambitious energy storage target of 3,000 MW by 2030 under the Climate Leadership and Community Protection Act (CLCPA), but also serve as a model for integrated sustainability in energy planning.

Thank you for advancing a project that builds our region's regenerative economy. We look forward to following its progress and sharing its success as an example of systems-thinking in action.

Sincerely,

Abigail McHugh-Grifa  
Executive Director  
Climate Solutions Accelerator of the Genesee-Finger Lakes Region



July 17, 2025

**Marc Cohen**  
**Grid Connected Infrastructure**

Dear Marc,

On behalf of the New York State Center for Sustainable Materials Management (CSMM), I am pleased to offer our support for Grid Connected Infrastructure's proposed Battery Energy Storage System (BESS) near Mortimer Avenue in Brighton, NY.

At CSMM, we champion innovative systems and infrastructure that promote sustainable resource use, reduce environmental harm, and support New York's broader climate goals. Your BESS project directly aligns these values and demonstrates the essential relationship between sustainable materials management and a clean, resilient energy future.

Battery storage technology is not only a linchpin for expanding renewable energy, but also a remarkable example of sustainable material application. From the responsible sourcing and lifecycle management of battery components to the system's ability to reduce dependence on fossil fuel infrastructure, BESS represents a circular approach to energy and material use. Projects like this exemplify how sustainability in materials and energy are fundamentally interconnected.

By enabling the more efficient use of intermittent renewable resources like solar and wind, your project strengthens our state's energy grid while reducing waste and greenhouse gas emissions associated with fossil fuel generation and transmission inefficiencies. Moreover, siting the project near existing infrastructure reflects a thoughtful use of already-impacted land—an essential principle of sustainable development.

We applaud your commitment to environmental integrity, community benefit, and long-term climate resilience. The BESS system will not only help meet New York's ambitious energy storage target of 3,000 MW by 2030 under the Climate Leadership and Community Protection Act (CLCPA), but also serve as a model for integrated sustainability in energy planning.

Thank you for advancing a project that supports people, planet, and prosperity. We look forward to following its progress and sharing its success as an example of systems-thinking in action.

Sincerely,

A handwritten signature in black ink, appearing to read "K Walker", with a long, sweeping horizontal line extending to the right.

**Kathryn Walker**  
Executive Director  
Center for Sustainable Materials Management



**From:** [William Moehle](#)  
**To:** [Bridget Monroe](#)  
**Subject:** FW: BESS  
**Date:** Monday, December 29, 2025 3:19:44 PM

---

Bridget, please add this to the communications for the GCI matter.

Bill

William W. Moehle, Supervisor (he/him)  
Town of Brighton  
2300 Elmwood Ave.  
Rochester, New York 14618  
(585) 784-5252

---

**From:** Melissa Carlson <melissacarlson22@gmail.com>  
**Sent:** Monday, December 29, 2025 3:01 PM  
**To:** William Moehle <william.moehle@brightonny.gov>  
**Cc:** margypeet123 <margypeet@yahoo.com>; Sue Hughes-Smith <suehughessmith@gmail.com>; Ben Frevert <bfrevert@gmail.com>  
**Subject:** BESS

**CAUTION:** This email originated from an external source. Use caution when replying, clicking links, or opening attachments.

Hello Supervisor Moehle,

The partners of Roctricity LLC are excited to hear about the possibility of energy storage in Brighton. Storage is a necessary part of the renewable grid that NYS has been working on.

All 4 of us, including 2 Brighton residents, are in favor of this project.

We know that each new project has opportunity for improvements. And we realize that fire and noise are points of objection. We encourage the town to find experienced consultants to help deal with these concerns. (I may have one for you.) The world needs energy storage to move forward with renewables and "NIMBY!" doesn't offer opportunities for improvement or discussion.

Please keep the discussion going, and don't succumb to fears.

Sincerely,

Melissa, Margy, Sue & Ben.



**From:** [William Moehle](#)  
**To:** [Bridget Monroe](#)  
**Subject:** FW: Eastwater battery installation  
**Date:** Tuesday, December 30, 2025 9:21:56 AM

---

Another letter of support for the GCI Public hearing.

Bill

William W. Moehle, Supervisor (he/him)  
Town of Brighton  
2300 Elmwood Ave.  
Rochester, New York 14618  
(585) 784-5252

---

**From:** David and Sherry McCarthy <mccarthy95@hotmail.com>  
**Sent:** Monday, December 29, 2025 10:40 PM  
**To:** William Moehle <william.moehle@brightonny.gov>  
**Subject:** Eastwater battery installation

**CAUTION:** This email originated from an external source. Use caution when replying, clicking links, or opening attachments.

Dear Mr. Moehle,

Just a quick letter from a long-time Brighton resident in support of the battery facility being considered on the 30th.

If the company can keep the fire risks low, and the sound down for its neighbors, it seems like a good deal for the town. We've been lucky enough not to have too many problems with our electricity dependability, but some have, and this would apparently help with that. From a purely personal perspective, my wife and I would always appreciate more walkable green space in Brighton, which also seems to be a part of the plan.

Thanks very much for your time and attention, and for the hard work you do for Brighton.

David and Sherry McCarthy  
255 Varinna Drive

At a regular meeting of the Town Board of the Town of Brighton, Monroe County, New York, duly held at the Empire State University, Room #159, 680 Westfall Road, Rochester, New York 14620 at 12:00 p.m. on December 30, 2025.

PRESENT: WILLIAM W. MOEHLE,  
Supervisor

CHRISTOPHER K. WERNER  
ROBIN R. WILT  
CHRISTINE E. CORRADO  
NATHANIEL V. SALZMAN,  
Councilmembers

The following resolution was offered by \_\_\_\_\_,  
who moved its adoption, seconded by \_\_\_\_\_, to-wit:

**RESOLUTION OF THE TOWN BOARD OF THE TOWN OF BRIGHTON,  
MONROE COUNTY, NEW YORK (THE “TOWN”) PURSUANT TO  
SECTION 202-b OF THE TOWN LAW DETERMINING THAT IT IS IN  
THE PUBLIC INTEREST TO UNDERTAKE CERTAIN IMPROVEMENTS  
ON BEHALF OF THE TOWN OF BRIGHTON CONSOLIDATED SEWER  
DISTRICT**

WHEREAS, the Town Board (the “Town Board”) of the Town of Brighton, Monroe County, New York (the “Town”) is considering authorizing certain improvements to the Town of Brighton Consolidated Sewer District (the “District”) consisting of (i) the purchase of an Excavator in an amount not to exceed \$82,000 for the Sewer Fund and (ii) the design for the Winton Road Pump Station project in an amount not to exceed \$131,770 (collectively, the “Projects”); funds were approved to be appropriated by the Town Board at their October 22, 2025, meeting when the Special District Budgets were approved and bonding will not be necessary; and

WHEREAS, the Town’s engineers have estimated that the maximum cost of undertaking these Projects is \$213,770; and

WHEREAS, by resolution adopted on December 10, 2025, at a regular meeting of the Town Board held on such date, the Town Board directed that a public meeting of the Town Board to be held at a regular meeting of the Town Board of the Town of Brighton, Monroe County, New York, duly held at the Empire State University, Room #159, 680 Westfall Road, Rochester, New York 14620 at 12:00 p.m. on December 30, 2025 to consider if it is in the public interest to undertake the Projects at a maximum cost of \$213,770 and to hear all persons interested in the subject thereof; and

WHEREAS, notice of said public hearing certified by the Town Clerk was duly published and posted as required by law, to wit: a duly certified copy thereof was published in the Daily Record, the official newspaper of the Town, on December 11th, 2025 and a copy of such notice was posted on December 11th, 2025 on the signboard maintained by the Town Clerk, and on the Town's website, pursuant to Town Law Section 30(6); and

WHEREAS, said public hearing was duly held at the time and place set forth in said notice, at which all persons desiring to be heard were duly heard.

NOW THEREFORE, THE TOWN BOARD OF THE TOWN OF BRIGHTON, MONROE COUNTY, NEW YORK HEREBY RESOLVES, AS FOLLOWS:

SECTION 1. Upon the advice of the Town's engineer and attorney, the Town Board hereby determines, pursuant to the State Environmental Quality Review Act and the regulations of the Department of Environmental Conservation promulgated thereunder (6 NYCRR Part 617.5) (collectively, "SEQRA"), that the Project constitutes a "Type II" action within the meaning of SEQRA and therefore no further action need be taken by the Town Board under SEQRA in connection with the Project or as a pre-condition to the adoption of this resolution.

SECTION 2. Based upon the evidence given at the aforesaid public hearing, it is hereby found and determined that it is in the public interest to undertake the Project as hereinabove described at the maximum cost of \$213,770. The Projects are hereby approved.

SECTION 3. The Town Clerk is hereby authorized and directed to cause a certified copy of this resolution to be duly recorded in the office of the County Clerk of Monroe County, New York within ten (10) days after the adoption hereof, in accordance with Section 195 of the Town Law.

SECTION 4. This resolution shall take effect immediately.

The following vote was taken and recorded in the public or open session of said meeting:

AYE

NAY

Dated: December 30, 2025



## Finance Department

Earl Johnson  
Director of Finance

November 29, 2025

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

Re: 202-b Hearing Request

Dear Honorable Town Board Members:

As part of the Town Capital Improvement Plan and the 2026 Adopted Town Budget, there was one purchase identified for funding in 2026 through the issuance of bonds which will be approved at a later date. However, there were two Sewer District projects and purchases approved that will require a 202-b hearing to purchase. Therefore, I am recommending that the Town Board schedule a public hearing at their December 30, 2025 meeting, in accordance to section 202-b of the Town Law to consider authorizing the expenditure of Consolidated Sewer District funds for the following:

1. the purchase of an Excavator in an amount not to exceed \$82,000; and
2. the design for the Winton Road Pump Station project in an amount not to exceed \$131,770; (collectively, the "Projects").

Since this purchase is for a special district, the Board must set a Town Law Section 202-b public hearing regarding the equipment and improvements to be funded.

I am requesting the public hearing be scheduled for December 30, 2025. If adopted, the resolution is subject to a thirty-day permissive referendum period. Funds were approved to be appropriated by the Town Board at their October 22, 2025 meeting when the Special District Budgets were approved. This will allow the purchases to move forward as needed without the need to issue serial bonds.

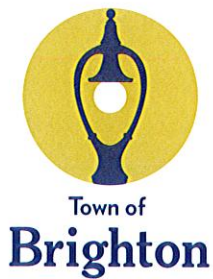
I will be happy to respond to any questions that members of the Committee or other members of the Town Board may have regarding this matter.

Sincerely,

***Earl Johnson***

Earl Johnson  
Director of Finance

# COMMUNICATIONS



## Brighton Police Department

2300 Elmwood Avenue  
Rochester, New York 14618  
(585) 784-5150



David Catholdi  
Chief of Police

December 12, 2026

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

### **RE: Retirement of Mrs. Jackie Pike**

Dear Board Members:

I received notice from Mrs. Jackie Pike that she is retiring from the Brighton Police Department, effective February 3, 2026. Jackie's last day will be February 2, 2026.

Jackie has been with the Brighton Police Department since 2011. She has served in many roles as a Clerk in our Records Division, Criminal Investigations Division, and, most recently, as Secretary to the Chief of Police.

It is with regret that I recommend the acceptance of Mrs. Jackie Pike's retirement from the Brighton Police Department, effective February 3, 2026. I know that we all wish Jackie and her family success and happiness in her retirement and future endeavors.

Respectfully,

David Catholdi  
Chief of Police

Attachment

c: Tricia Van Putte, Director of Personnel  
Daniel Aman, Town Clerk  
Earl Johnson, Director of Finance



A Message from Municipal Solutions, Inc.  
Regarding Municipal Securities Rulemaking Board (MSRB) Rule G-10  
Annual Information for Municipal Advisor Clients & Customer Complaint Notice

The MSRB protects state and local governments and other municipal entities by promoting a fair and efficient municipal securities market. Municipal advisors, including Municipal Solutions, Inc., are required to notify their clients of the MSRB rules that protect you as a client and notify you that you have the ability to file a written complaint to Municipal Solutions, Inc. or directly with the U.S. Securities and Exchange Commission.

Municipal Solutions, Inc. is registered as a municipal advisor with the SEC and the MSRB. Copies of Municipal Solutions, Inc. filings with the United States Securities and Exchange Commission can currently be found by accessing the SEC's EDGAR Company Search Page which is currently available at <https://www.sec.gov/edgar/searchedgar/companysearch.html> and searching for either Municipal Solutions, Inc. or for our CIK number which is 0001612999.

The MSRB has made available on its website ([www.msrb.org](http://www.msrb.org)) a municipal advisory client brochure, "Information for Municipal Advisory Clients", that describes the protections that may be provided by MSRB rules and how to file a complaint with the appropriate regulatory authority.

As required by the rule under the federal Dodd Frank Act, we will be notifying our customers at least once annually of the protections offered by the SEC and the MSRB.

If you have any questions regarding this notice feel free to contact me anytime.

Jeffrey R. Smith, President & Chief Compliance Officer  
Municipal Solutions, Inc.

December 23, 2025

---

*Municipal Solutions, Inc. is a Member of the National Association of Municipal Advisors*

62 Main Street, LeRoy, NY 14482 Phone: 585-768-2136 Fax: 585-394-4092  
2528 State Route 21, Canandaigua, NY 14424 Phone: 585-394-4090 Fax: 585-394-4092  
[www.municipalsolution.com](http://www.municipalsolution.com)





Municipal Securities Rulemaking Board

A photograph of a classical building facade, likely a town hall, with large columns and a pediment. The words "TOWN HALL" are inscribed in gold letters on the stone above the columns. A semi-transparent blue box is overlaid on the upper portion of the image, containing the title text.

# Information for Municipal Advisory Clients

The Municipal Securities Rulemaking Board (MSRB) provides significant protections for municipal entities and obligated persons that are clients of a municipal advisor. Certain of those protections also apply to potential clients of a municipal advisor. Municipal advisors must comply with our rules when engaging in municipal advisory activities.

This document summarizes key principles of our rules that protect you. It also provides information on how to file a complaint against a municipal advisor with the appropriate federal regulatory authority. For the complete text of the rules and additional educational information, visit the MSRB's website at [www.msrb.org](http://www.msrb.org).

**Professional Competency.** Our rules require that your municipal advisor meet professional qualification requirements based on its municipal advisory activities. Beginning January 1, 2018, our rules require that municipal advisors also meet continuing education requirements.

**Fair Dealing.** Our rules require that your municipal advisor deal fairly with you and not engage in any deceptive, dishonest or unfair practice. Your municipal advisor must satisfy a duty of care. Your municipal advisor's recommendations must be suitable, and your municipal advisor's compensation for its recommendations must not be excessive.

To help make sure that your municipal advisor is providing unbiased advice, our rules address potential conflicts of interest, including gift-giving and political contributions. Our rules generally prohibit a municipal advisor from advising or soliciting a municipal entity within two years of a political contribution to an official of that municipal entity.

Our rules also require that you receive certain disclosures from your municipal advisor so you are aware of information that is material to your decision-making. If you are receiving advice from your municipal advisor, your municipal advisor must disclose, in writing, all material conflicts of interest, and all legal and disciplinary events material to your evaluation of your municipal advisor. We refer to this as a “full and fair” disclosure under our rules.

You are also protected by our fair dealing rules if you are solicited by a municipal advisor on behalf of a third-party municipal securities dealer, municipal advisor or investment adviser to buy certain products or services. That municipal advisor must disclose all material facts about the solicitation, including all material risks and characteristics of the product or service.

**Duty of Loyalty.** If you are a municipal entity, our rules provide extra protections when your municipal advisor advises you about municipal financial products or the issuance of municipal securities. Your municipal advisor must deal honestly and with the utmost of good faith, and act in your best interests without regard to its financial or other interests.

**Periodic Disclosure.** Your municipal advisor must periodically provide you with the following:

- ➔ a statement that it is registered with the MSRB and the Securities and Exchange Commission (SEC);
- ➔ the MSRB’s website address; and
- ➔ a statement as to the availability of this brochure.

**Documentation.** When hiring a municipal advisor to provide advice, your municipal advisor must give you a written document outlining certain terms of its relationship with you.

## Remedies for Disputes

If you have a dispute with your municipal advisor firm or representative, you should try to — but do not have to — resolve it with the individual or a supervisor. In some cases, you may not be able to resolve the dispute.

## Terms as Used in this Brochure

- ➔ **You:** A municipal advisory client, including:
  - **Municipal Entity:** A state, political subdivision of a state, or municipal corporate instrumentality of a state, including a public pension plan.
  - **Obligated Person:** Any person (including the issuer) legally committed to support payment of all or part of an issue of municipal securities, other than certain unrelated providers of credit or liquidity enhancement.
- ➔ **Municipal Advisory Activities**
  - **The provision of advice** to you with respect to municipal financial products or the issuance of municipal securities.
  - **Solicitation** of you on behalf of certain third parties to purchase a product or service.

*Municipal advisors that also act as municipal securities dealers must follow additional rules. For more information about the regulatory protections for investors, see the MSRB's [Information for Municipal Securities Investors](#) brochure.*

## Filing a Complaint

Regardless of whether you have tried to resolve your complaint directly, you may file a formal complaint with the regulatory agency that examines your municipal advisor for compliance with MSRB rules. You also may contact the MSRB, at 1300 I Street NW, Suite 1000, Washington, DC, 20005, 202-838-1330, [complaints@msrb.org](mailto:complaints@msrb.org), and we will forward the complaint to the appropriate enforcement agency listed below.

To expedite the handling of your complaint, please be as specific as possible as to the nature of the complaint, including detail about the representative and/or firm involved. Please provide your name, phone number, email address and mailing address.

### **If you have a complaint about a potential violation of MSRB rules or other federal securities laws, contact:**

#### **U.S. Securities and Exchange Commission**

SEC Center for Complaints and Enforcement Tips  
100 F Street, N.E.  
Washington, DC 20549-5990  
<https://www.sec.gov/reportspubs/investor-publications/complaintshtml.html>

Or use the online portal at:  
<https://denebleo.sec.gov/TCRExternal/index.xhtml>

### **If you have a complaint about your municipal advisor or about the municipal securities market, contact:**

#### **U.S. Securities and Exchange Commission**

Office of Municipal Securities  
100 F Street, N.E.  
Washington, DC 20549  
(202) 551-5680

### **If you have a complaint against your municipal advisor that is also registered with FINRA as a dealer, contact:**

#### **FINRA Investor Complaint Center**

9509 Key West Avenue  
Rockville, MD 20850-3329  
(240) 386-4357  
<http://www.finra.org/investors/problem>

Or use the online portal at:  
<http://www.finra.org/investors/investor-complaint-center>

#### **About the MSRB**

The MSRB protects investors, state and local governments and other municipal entities, and the public interest by promoting a fair and efficient municipal securities market. The MSRB fulfills this mission by regulating the municipal securities firms, banks and municipal advisors that engage in municipal securities and advisory activities. To further protect market participants, the MSRB provides market transparency through its [Electronic Municipal Market Access \(EMMA®\)](#) website, the official repository for information on all municipal bonds. The MSRB also serves as an objective resource on the municipal market, conducts extensive education and outreach to market stakeholders, and provides market leadership on key issues. The MSRB is a Congressionally-chartered, self-regulatory organization governed by a 21-member board of directors that has a majority of public members, in addition to representatives of regulated entities. The MSRB is subject to oversight by the Securities and Exchange Commission.

# NEW BUSINESS

## CLAIMS FOR APPROVAL AT TOWN BOARD MEETING

December 30, 2025

THAT THE CLAIMS NUMBERED **5731** THROUGH **6077** AS SUMMARIZED BELOW HAVING BEEN APPROVED BY THE RESPECTIVE DEPARTMENT HEADS AND AUDITED BY THE CHAIR OF THE FINANCE AND ADMINISTRATIVE SERVICES COMMITTEE ARE HEREBY APPROVED FOR PAYMENT.

A - GENERAL	<u>167,428.46</u>
D - HIGHWAY	<u>100,281.64</u>
H - CAPITAL	<u>497,298.01</u>
L - LIBRARY	<u>82,363.50</u>
SN-NEIGHBORHOOD DIST.	<u>2,922.28</u>
SP - PARKS DISTRICT	<u>1,115.00</u>
SS - SEWER DISTRICT	<u>71,095.63</u>
TOTAL:	<u><b>\$922,504.52</b></u>

UPON ROLL CALL

MOTION CARRIED

APPROVED BY:

\_\_\_\_\_  
SUPERVISOR  
**William W. Moehle**

\_\_\_\_\_  
COUNCIL MEMBER  
**Nathaniel Salzman**

\_\_\_\_\_  
COUNCIL MEMBER  
**Christopher Werner**

\_\_\_\_\_  
COUNCIL MEMBER  
**Robin Wilt**

\_\_\_\_\_  
COUNCIL MEMBER  
**Christine Corrado**

TO THE SUPERVISOR:

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

**December 30, 2025**  
DATE

\_\_\_\_\_  
TOWN CLERK  
**Daniel Aman**

TOWN OF BRIGHTON CLAIMS ABSTRACT FOR			12/30/2025	CLAIM NUMBER 5731 THROUGH 6077				
CLAIM #	VENDOR NUMBER	VENDOR NAME	INVOICE NUMBER	INVOICE DESCRIPTION	INVOICE DATE	INVOICE AMOUNT	INVOICE STATUS	PAYMENT DATE
5731	3384	84 LUMBER COMPANY INC	0603-701393	LUMBER PRODUCTS	12/16/2025	\$218.28	Open	
5732	3384	84 LUMBER COMPANY INC	0603-701552	LUMBER PRODUCTS	12/19/2025	\$997.77	Open	
5733	3384	84 LUMBER COMPANY INC	0603-701553	LUMBER PRODUCTS	12/19/2025	\$3,399.60	Open	
		<b>84 LUMBER COMPANY INC Total</b>				<b>\$4,615.65</b>		
5734	8778	BONNIE ABRAMS	2025-00000505	BROWN BAG BUNCH ENTERTAINMENT - 12/16/2025	12/16/2025	\$75.00	Open	
		<b>BONNIE ABRAMS Total</b>				<b>\$75.00</b>		
5735	7464	ACTION TELEPHONE EXCHANGE	292212022025	ANSWERING SERVICE - DECEMBER 2025	12/2/2025	\$168.65	Open	
		<b>ACTION TELEPHONE EXCHANGE Total</b>				<b>\$168.65</b>		
5736	1514	ADMAR SUPPLY	RO2090401	KUBOTA RTV D1105	12/16/2025	\$23,571.22	Open	
		<b>ADMAR SUPPLY Total</b>				<b>\$23,571.22</b>		
5737	255	AMAN, DANIEL - CUSTODIAN OF PETTY CASH/	2025-00000508	PETTY CASH REPLENISHMENT	12/18/2025	\$183.84	Open	
		<b>AMAN, DANIEL - CUSTODIAN OF PETTY CASH/CHANGE FUND Total</b>				<b>\$183.84</b>		
5738	8889	AMAZON.COM, INC.	171XR3RFRY9L	Teling Bank Bags + Mousepad	11/19/2025	\$22.98	Open	
5739	8889	AMAZON.COM, INC.	1QCQLLYT4RD	iBirdie Outdoor TV Cover Weatherproof + Waterproof	11/19/2025	\$49.99	Open	
		<b>AMAZON.COM, INC. Total</b>				<b>\$72.97</b>		
5740	2320	AMERICAN ROCK SALT COMPANY LLC	0809136	ROAD SALT - UNTREATED	12/9/2025	\$19,078.79	Open	
5741	2320	AMERICAN ROCK SALT COMPANY LLC	0809137	ROAD SALT - TREATED	12/9/2025	\$19,893.19	Open	
5742	2320	AMERICAN ROCK SALT COMPANY LLC	0810139	ROAD SALT - UNTREATED	12/12/2025	\$2,350.60	Open	
		<b>AMERICAN ROCK SALT COMPANY LLC Total</b>				<b>\$41,322.58</b>		
5743	5530	APPLIED BUSINESS SYSTEMS, INC.	198400	POSTAGE FOR 2025 SCHOOL TAX RECEIPTS	12/15/2025	\$163.88	Open	
		<b>APPLIED BUSINESS SYSTEMS, INC. Total</b>				<b>\$163.88</b>		
5744	59	BAKER & TAYLOR, INC.	2039294509	2025 FFRPL Grant - Children's Books (B&T)	11/5/2025	\$8,829.17	Open	
		<b>BAKER &amp; TAYLOR, INC. Total</b>				<b>\$8,829.17</b>		
5745	4902	BAREFOOT SPORTSWEAR, INC.	305085	PROGRAM SUPPLIES - BASKETBALL T-SHIRTS	10/6/2025	\$308.90	Open	
		<b>BAREFOOT SPORTSWEAR, INC. Total</b>				<b>\$308.90</b>		
5746	1507	BARNES & NOBLE	4691755	Adult BN Bestsellers	11/6/2025	\$270.05	Open	
		<b>BARNES &amp; NOBLE Total</b>				<b>\$270.05</b>		
5747	3368	BERO ARCHITECTURE PLLC	17836	DESIGN & BID SPECS FOR HOMEACRES MONUMENT	12/10/2025	\$2,922.28	Open	
		<b>BERO ARCHITECTURE PLLC Total</b>				<b>\$2,922.28</b>		
5748	10647	BJA 1675 LLC dba BOB JOHNSON FORD	J120558	FORD PARTS	12/5/2025	\$66.95	Open	
5749	10647	BJA 1675 LLC dba BOB JOHNSON FORD	J120596	FORD PARTS	12/9/2025	\$158.46	Open	
		<b>BJA 1675 LLC dba BOB JOHNSON FORD Total</b>				<b>\$225.41</b>		
5750	9749	BOLAÑOS LABOR LAW, LLC	1586	LEGAL SERVICES - LABOR RELATIONS - NOV 2025	12/15/2025	\$3,172.50	Open	
		<b>BOLAÑOS LABOR LAW, LLC Total</b>				<b>\$3,172.50</b>		
5751	10306	BOOKPAGE	S87307	Annual Subscription Renewal - Jan 26 to Dec 26	12/25/2025	\$1,134.00	Open	
		<b>BOOKPAGE Total</b>				<b>\$1,134.00</b>		
5752	10292	BRIDGE TOWER OPCO, LLC	745829953	LEGAL NOTICE - GCI EASTWATER INCENTIVE ZONING	12/2/2025	\$46.20	Open	
5753	10292	BRIDGE TOWER OPCO, LLC	745830287	LEGAL NOTICE - SEWER DISTRICT IMPROVEMENTS	12/3/2025	\$302.96	Open	
5754	10292	BRIDGE TOWER OPCO, LLC	745832073	LEGAL NOTICE - PB 12/17/2025	12/11/2025	\$110.39	Open	
5755	10292	BRIDGE TOWER OPCO, LLC	745832074	LEGAL NOTICE - HPC 12/18/2025	12/11/2025	\$59.30	Open	
5756	10292	BRIDGE TOWER OPCO, LLC	745832561	LEGAL NOTICE-SEWER DISTRICT IMPROVEMENT	12/15/2025	\$80.26	Open	
		<b>BRIDGE TOWER OPCO, LLC Total</b>				<b>\$599.11</b>		
5757	1736	BRIGHTON MOWER SERVICE, INC.	123977	ECHO CHAINSAW PARTS	12/8/2025	\$71.40	Open	
5758	1736	BRIGHTON MOWER SERVICE, INC.	124018	STRING TRIMMER & POWER PRUNER	12/11/2025	\$1,079.90	Open	
5759	1736	BRIGHTON MOWER SERVICE, INC.	124019	BACKPACK BLOWER	12/11/2025	\$629.95	Open	
5760	1736	BRIGHTON MOWER SERVICE, INC.	124120	MOWER AND VAC DUMP BAGGER	12/22/2025	\$18,050.00	Open	
		<b>BRIGHTON MOWER SERVICE, INC. Total</b>				<b>\$19,831.25</b>		



TOWN OF BRIGHTON CLAIMS ABSTRACT FOR			12/30/2025	CLAIM NUMBER 5731 THROUGH 6077				
CLAIM #	VENDOR NUMBER	VENDOR NAME	INVOICE NUMBER	INVOICE DESCRIPTION	INVOICE DATE	INVOICE AMOUNT	INVOICE STATUS	PAYMENT DATE
5761	1491	BRIGHTON TOWN COURT	2025-00000512	REIMBURSEMENT - UPS SHIPPING RETURN LAW BOOKS	12/12/2025	\$72.23	Open	
		<b>BRIGHTON TOWN COURT Total</b>				<b>\$72.23</b>		
5762	2093	BRODNER EQUIPMENT, INC.	458647	SMALL EQUIPMENT PARTS	11/3/2025	\$155.74	Open	
		<b>BRODNER EQUIPMENT, INC. Total</b>				<b>\$155.74</b>		
5763	3355	C & A PAVEMENT MARKING	10706	PAVEMENT MARKING SERVICES - PARKING LOT - FARME	11/24/2025	\$1,351.00	Open	
		<b>C &amp; A PAVEMENT MARKING Total</b>				<b>\$1,351.00</b>		
5764	10720	CASELLA WASTE SERVICES	1801439	Town Hall dumpster and recycling - December 2025	12/1/2025	\$673.39	Open	
5765	10720	CASELLA WASTE SERVICES	1801440	RECYCLING - OPS CENTER - DECEMBER 2025	12/1/2025	\$97.80	Open	
5766	10720	CASELLA WASTE SERVICES	1801441	TRASH REMOVAL - PARKS - DECEMBER 2025	12/1/2025	\$254.78	Open	
5767	10720	CASELLA WASTE SERVICES	1801443	TRASH REMOVAL - PARKS - DECEMBER 2025	12/1/2025	\$145.58	Open	
5768	10720	CASELLA WASTE SERVICES	1801444	TRASH REMOVAL - PARKS - DECEMBER 2025	12/1/2025	\$200.66	Open	
5769	10720	CASELLA WASTE SERVICES	1801445	TRASH REMOVAL - PARKS - DECEMBER 2025	12/1/2025	\$254.78	Open	
		<b>CASELLA WASTE SERVICES Total</b>				<b>\$1,626.99</b>		
5770	101	CASTLE HI-TECH CHEMICAL	190102	AUTOMOTIVE CHEMICALS	12/8/2025	\$206.08	Open	
		<b>CASTLE HI-TECH CHEMICAL Total</b>				<b>\$206.08</b>		
5771	10867	CHAMPION MOVING & STORAGE, INC.	S3351-013	FURNITURE STORAGE - DECEMBER 2025 - TH RELOCATIO	12/1/2025	\$1,250.00	Open	
		<b>CHAMPION MOVING &amp; STORAGE, INC. Total</b>				<b>\$1,250.00</b>		
5772	3918	CHARTER COMMUNICATIONS HOLDINGS, LLC	242058601121425A	MONTHLY SERVICE AT ESU - DEC 2025 & PART JAN 2026	12/14/2025	\$1,574.60	Open	
5773	3918	CHARTER COMMUNICATIONS HOLDINGS, LLC	242058601121425B	MONTHLY PRI CHARGES (PHONE)-DEC 2025 & PART JAN	12/14/2025	\$655.49	Open	
5774	3918	CHARTER COMMUNICATIONS HOLDINGS, LLC	242058601121425C	MONTHLY FIBER INTERNET CHARGES-DEC 2025 & PART J	12/14/2025	\$6,321.55	Open	
		<b>CHARTER COMMUNICATIONS HOLDINGS, LLC Total</b>				<b>\$8,551.64</b>		
5775	9456	CINTAS CORPORATION #2	4251623773	FLOOR MAT RENTAL - OPS CENTER	12/2/2025	\$54.89	Open	
5776	9456	CINTAS CORPORATION #2	4253149996	FLOOR MAT RENTAL - OPS CENTER	12/16/2025	\$71.93	Open	
		<b>CINTAS CORPORATION #2 Total</b>				<b>\$126.82</b>		
5777	5046	CLEAN RITE FLOOR CARE SERVICES, LLC.	10321	BML Floor Cleaning	12/9/2025	\$350.00	Open	
		<b>CLEAN RITE FLOOR CARE SERVICES, LLC. Total</b>				<b>\$350.00</b>		
5778	2468	PATRICK W. CLUNE	2025-00000501	CLUNE, P. CASE ID: TBRI-001-97	12/12/2025	\$800.00	Paid by EFT #465	12/18/2025
		<b>PATRICK W. CLUNE Total</b>				<b>\$800.00</b>		
5779	129	COLONY HARDWARE CORP dba COOK IRON ST	INV-3078109	SCRIM TOWELS	12/9/2025	\$269.11	Open	
		<b>COLONY HARDWARE CORP dba COOK IRON STORE CO., INC. Total</b>				<b>\$269.11</b>		
5780	10878	CONCORD ELECTRIC CORPORATION	APPL #10 - 2025	ELECTRICAL SERVICES - TOWN HALL RENO	12/8/2025	\$71,250.00	Open	
		<b>CONCORD ELECTRIC CORPORATION Total</b>				<b>\$71,250.00</b>		
5781	62	CONWAY BEAM TRUCK GROUP	415431R	HEAVY DUTY MACK TRUCK PARTS	12/11/2025	\$279.30	Open	
5782	62	CONWAY BEAM TRUCK GROUP	415498R	HEAVY DUTY MACK TRUCK PARTS	12/15/2025	\$308.01	Open	
5783	62	CONWAY BEAM TRUCK GROUP	CM414406R	HEAVY DUTY MACK TRUCK PARTS - CREDIT	12/15/2025	-\$62.50	Open	
5784	62	CONWAY BEAM TRUCK GROUP	415579R	HEAVY DUTY MACK TRUCK PARTS	12/16/2025	\$1,481.47	Open	
		<b>CONWAY BEAM TRUCK GROUP Total</b>				<b>\$2,006.28</b>		
5785	524	COOK BROTHERS TRUCK PARTS	2537441	TRUCK PARTS, VARIOUS	11/26/2025	\$159.89	Open	
		<b>COOK BROTHERS TRUCK PARTS Total</b>				<b>\$159.89</b>		
5786	9517	D. CLARK DISTRIBUTORS, LLC	5373	TACK COAT FOR PARKING LOT - FARMERS' MARKET	11/20/2025	\$2,563.50	Open	
5787	9517	D. CLARK DISTRIBUTORS, LLC	5374	TACK COAT FOR PARKING LOT - FARMERS' MARKET	11/21/2025	\$1,214.55	Open	
		<b>D. CLARK DISTRIBUTORS, LLC Total</b>				<b>\$3,778.05</b>		
5788	142	DAVIDSON FINK LLP	91227	CERTIORARI ATTORNEY FEES - GENERAL	12/9/2025	\$1,100.00	Open	
5789	142	DAVIDSON FINK LLP	91228	CERTIORARI ATTORNEY FEES - 2816 MONROE AVE	12/9/2025	\$247.50	Open	
		<b>DAVIDSON FINK LLP Total</b>				<b>\$1,347.50</b>		
5790	10072	HEATHER DEMAY	2510072-2	Mileage - July 25 to November 25	11/18/2025	\$7.70	Open	
		<b>HEATHER DEMAY Total</b>				<b>\$7.70</b>		



TOWN OF BRIGHTON CLAIMS ABSTRACT FOR			12/30/2025	CLAIM NUMBER 5731 THROUGH 6077				
CLAIM #	VENDOR NUMBER	VENDOR NAME	INVOICE NUMBER	INVOICE DESCRIPTION	INVOICE DATE	INVOICE AMOUNT	INVOICE STATUS	PAYMENT DATE
5791	699	DEMCO INC.	7726543	Book Jacket Covers - Superfold 10"H J1" Jacket Length	11/13/2025	\$99.70	Open	
5792	699	DEMCO INC.	7727163	Demco Tech Processing Supplies	11/14/2025	\$449.53	Open	
5793	699	DEMCO INC.	7732391	Key Dock for Security Cases	11/26/2025	\$279.65	Open	
		<b>DEMCO INC. Total</b>				<b>\$828.88</b>		
5794	10777	DETA Odyssey LLC dba Soccer Stars of SE Roch	067-2025	Instruction youth soccer programs: 3700.325 & 3701.325	12/10/2025	\$774.20	Open	
		<b>DETA Odyssey LLC dba Soccer Stars of SE Rochester Total</b>				<b>\$774.20</b>		
5795	153	DOLOMITE PRODUCTS CO., INC.	1252605	STONE, VARIOUS	12/13/2025	\$1,136.40	Open	
		<b>DOLOMITE PRODUCTS CO., INC. Total</b>				<b>\$1,136.40</b>		
5796	9261	DRAIN MAN PLUMBING, INC.	3978	BACKFLOW TESTING - 2025	6/15/2025	\$225.00	Open	
		<b>DRAIN MAN PLUMBING, INC. Total</b>				<b>\$225.00</b>		
5797	6304	EBERL IRON WORKS, INC.	545734	TELESPAR SIGN POSTS	12/5/2025	\$845.55	Open	
		<b>EBERL IRON WORKS, INC. Total</b>				<b>\$845.55</b>		
5798	9217	ECONOMY PRODUCTS & SOLUTIONS INC.	021554	MAINTENANCE SUPPLIES	12/18/2025	\$798.09	Open	
		<b>ECONOMY PRODUCTS &amp; SOLUTIONS INC. Total</b>				<b>\$798.09</b>		
5799	7785	ELECTRONIC FIELD PRODUCTIONS, INC.	20250037	EFP Annual Contract - November 2025	12/9/2025	\$4,333.33	Open	
		<b>ELECTRONIC FIELD PRODUCTIONS, INC. Total</b>				<b>\$4,333.33</b>		
5800	77	EXCELLUS FSA & DENTAL	2025-00000498	FLEX SPENDING - 12/12/2025	12/9/2025	\$65.00	Paid by EFT #2848	12/12/2025
5801	77	EXCELLUS FSA & DENTAL	2025-00000499	DENTAL CLAIMS: 12/03/25-12/09/25	12/11/2025	\$3,106.14	Paid by EFT #2849	12/15/2025
5802	77	EXCELLUS FSA & DENTAL	2025-00000500	DENTAL CLAIMS: 12/10/25-12/16/25	12/18/2025	\$1,990.33	Paid by EFT #2850	12/22/2025
5803	77	EXCELLUS FSA & DENTAL	2025-00000518	DENTAL CLAIMS: 12/17/25-12/23/25	12/25/2025	\$2,931.07	Paid by EFT #2847	12/29/2025
		<b>EXCELLUS FSA &amp; DENTAL Total</b>				<b>\$8,092.54</b>		
5804	5740	EXODUS EXTERMINATING, INC.	566013	PEST MANAGEMENT - DECEMBER 2025	12/3/2025	\$61.22	Open	
		<b>EXODUS EXTERMINATING, INC. Total</b>				<b>\$61.22</b>		
5805	9371	FIDELITY SECURITY LIFE INSURANCE CO. OF NE	167081703	VISION PREMIUMS-EYEMED-COBRA-DEC 2025	12/16/2025	\$12.01	Open	
5806	9371	FIDELITY SECURITY LIFE INSURANCE CO. OF NE	167110986	VISION PREMIUMS-EYEMED-DEC 2025	12/16/2025	\$964.89	Open	
		<b>FIDELITY SECURITY LIFE INSURANCE CO. OF NEW YORK Total</b>				<b>\$976.90</b>		
5807	10565	FITZSIMMONS ELECTRIC, LLC	4902	INSTALL A DEDICATED CIRCUIT IN FARMERS' MARKET BL	11/24/2025	\$1,385.00	Open	
		<b>FITZSIMMONS ELECTRIC, LLC Total</b>				<b>\$1,385.00</b>		
5808	176	FIVE STAR EQUIPMENT INC	P94791	HEAVY DUTY JOHN DEERE PARTS	12/9/2025	\$281.21	Open	
		<b>FIVE STAR EQUIPMENT INC Total</b>				<b>\$281.21</b>		
5809	460	FLEETPRIDE	130625692	HEAVY DUTY TRUCK PARTS	12/2/2025	\$511.96	Open	
		<b>FLEETPRIDE Total</b>				<b>\$511.96</b>		
5810	9275	FORBES COURT REPORTING SERVICES, LLC	464-07152025	PLANNING BOARD MINUTES - 07/16/2025	8/6/2025	\$328.00	Open	
5811	9275	FORBES COURT REPORTING SERVICES, LLC	456-11202025	STENOGRAPHY SERVICE-HPC - 11/20/2025	12/11/2025	\$388.00	Open	
5812	9275	FORBES COURT REPORTING SERVICES, LLC	457-11192025	PLANNING BOARD MINUTES - 11/19/2025	12/11/2025	\$894.00	Open	
		<b>FORBES COURT REPORTING SERVICES, LLC Total</b>				<b>\$1,610.00</b>		
5813	7589	FOREMOST PROMOTIONS	742800	PROMOTIONAL ITEMS	10/22/2025	\$881.60	Open	
		<b>FOREMOST PROMOTIONS Total</b>				<b>\$881.60</b>		
5814	185	FRONTIER COMMUNICATIONS	121025	TELEPHONE LINES - 12/10/25 - 01/09/26	12/10/2025	\$905.84	Open	
5815	185	FRONTIER COMMUNICATIONS	121625	ALARM LINE - FARMERS MARKET	12/16/2025	\$137.18	Open	
		<b>FRONTIER COMMUNICATIONS Total</b>				<b>\$1,043.02</b>		
5816	2006	GECK PLUMBING & HEATING SUPPLY CO., INC.	567897	PLUMBING SUPPLIES	12/19/2025	\$192.90	Open	
		<b>GECK PLUMBING &amp; HEATING SUPPLY CO., INC. Total</b>				<b>\$192.90</b>		
5817	11028	GENESEE REGION ORCHID SOCIETY INC.	2025-00000516	BROWN BAG PRESENTATION (DAVID WEISS) - 9/23/2025	9/23/2025	\$50.00	Open	
		<b>GENESEE REGION ORCHID SOCIETY INC. Total</b>				<b>\$50.00</b>		
5818	10327	GO CAR WASH MANAGEMENT CORP.	2025-0001	CAR WASH PASSES	3/21/2025	\$1,850.00	Open	
		<b>GO CAR WASH MANAGEMENT CORP. Total</b>				<b>\$1,850.00</b>		

TOWN OF BRIGHTON CLAIMS ABSTRACT FOR			12/30/2025	CLAIM NUMBER 5731 THROUGH 6077				
CLAIM #	VENDOR NUMBER	VENDOR NAME	INVOICE NUMBER	INVOICE DESCRIPTION	INVOICE DATE	INVOICE AMOUNT	INVOICE STATUS	PAYMENT DATE
5819	4168	JOSEPH A GONZALEZ	2025-00000502	GONZALEZ, J. CASE ID: TBRIT-001-03	12/12/2025	\$800.00	Paid by EFT #466	12/18/2025
		<b>JOSEPH A GONZALEZ Total</b>				<b>\$800.00</b>		
5820	505	GRASSLAND EQUIP & IRRIGATION	1401524	PARTS, MISCELLANEOUS	8/21/2025	\$265.53	Open	
		<b>GRASSLAND EQUIP &amp; IRRIGATION Total</b>				<b>\$265.53</b>		
5821	9687	GREYSTONE LAWN & LANDSCAPE, LLC	18-2064	FALL CLEAN-UP KIRK ASTOR DISTRICT	12/9/2025	\$1,115.00	Open	
		<b>GREYSTONE LAWN &amp; LANDSCAPE, LLC Total</b>				<b>\$1,115.00</b>		
5822	474	GRIFFITH OIL CO., INC.	32847117	PROPANE FOR BUCKLAND LODGE	12/10/2025	\$587.38	Open	
		<b>GRIFFITH OIL CO., INC. Total</b>				<b>\$587.38</b>		
5823	2021	HAHN AUTOMOTIVE WAREHOUSE, INC. dba N	1124PA9855	AUTOMOTIVE PARTS & SUPPLIES	12/8/2025	\$12.55	Open	
5824	2021	HAHN AUTOMOTIVE WAREHOUSE, INC. dba N	1124PB0046	AUTOMOTIVE PARTS & SUPPLIES	12/9/2025	\$56.64	Open	
5825	2021	HAHN AUTOMOTIVE WAREHOUSE, INC. dba N	1124PB0064	AUTOMOTIVE PARTS & SUPPLIES	12/9/2025	\$56.64	Open	
		<b>HAHN AUTOMOTIVE WAREHOUSE, INC. dba NU-WAY AUTO Total</b>				<b>\$125.83</b>		
5826	202	HARDINGS TOWING II INC	275509	TOWING SERVICES	12/11/2025	\$165.00	Open	
5827	202	HARDINGS TOWING II INC	275242	TOWING SERVICES	12/18/2025	\$165.00	Open	
		<b>HARDINGS TOWING II INC Total</b>				<b>\$330.00</b>		
5828	913	HAWK FRAME & AXLE INC.	5531A	COLLISION REPAIRS TO #28	6/24/2025	\$2,260.42	Open	
		<b>HAWK FRAME &amp; AXLE INC. Total</b>				<b>\$2,260.42</b>		
5829	8938	HERITAGE-CRYSTAL CLEAN, LLC	19689156	PARTS WASHER RENTAL	12/1/2025	\$366.45	Open	
		<b>HERITAGE-CRYSTAL CLEAN, LLC Total</b>				<b>\$366.45</b>		
5830	9134	HILLRISE EQUESTRIAN CENTER, INC.	251207-5001	Provide Horseback Riding Programs - 2052.325 & 2053.3	12/7/2025	\$617.60	Open	
		<b>HILLRISE EQUESTRIAN CENTER, INC. Total</b>				<b>\$617.60</b>		
5831	3451	HM CROSS & SONS	26376-1	BUSHINGS	11/21/2025	\$49.98	Open	
		<b>HM CROSS &amp; SONS Total</b>				<b>\$49.98</b>		
5832	2512	ALLEN P. HOPKINS	2025-00000506	BROWN BAG BUNCH ENTERTAINMENT - 12/16/2025	12/16/2025	\$75.00	Open	
		<b>ALLEN P. HOPKINS Total</b>				<b>\$75.00</b>		
5833	2176	INGRAM LIBRARY SERVICES	91281454	2025 FFRPL Grant - Children's Books	10/16/2025	\$4.19	Open	
5834	2176	INGRAM LIBRARY SERVICES	91700485	2025 FFRPL Grant - Children's Books	11/3/2025	\$16.50	Open	
5835	2176	INGRAM LIBRARY SERVICES	91755645	2025 Ingram YA Books Standing Order	11/5/2025	\$70.53	Open	
5836	2176	INGRAM LIBRARY SERVICES	91755646	2025 Ingram Children's Books Standing Order	11/5/2025	\$137.50	Open	
5837	2176	INGRAM LIBRARY SERVICES	91755647	2025 Ingram Adult Books Standing Order	11/5/2025	\$387.57	Open	
5838	2176	INGRAM LIBRARY SERVICES	91755648	2025 Ingram YA Books Standing Order	11/5/2025	\$86.76	Open	
5839	2176	INGRAM LIBRARY SERVICES	91781053	2025 Ingram YA Books Standing Order	11/6/2025	\$46.60	Open	
5840	2176	INGRAM LIBRARY SERVICES	91781054	2025 Ingram Children's Books Standing Order	11/6/2025	\$162.99	Open	
5841	2176	INGRAM LIBRARY SERVICES	91781055	2025 Ingram Adult Books Standing Order	11/6/2025	\$260.24	Open	
5842	2176	INGRAM LIBRARY SERVICES	91781056	2025 Ingram YA Books Standing Order	11/6/2025	\$132.36	Open	
5843	2176	INGRAM LIBRARY SERVICES	91810418	2025 Ingram YA Books Standing Order	11/7/2025	\$30.82	Open	
5844	2176	INGRAM LIBRARY SERVICES	91810419	2025 Ingram Children's Books Standing Order	11/7/2025	\$73.78	Open	
5845	2176	INGRAM LIBRARY SERVICES	91810420	2025 Ingram Adult Books Standing Order	11/7/2025	\$10,305.90	Open	
5846	2176	INGRAM LIBRARY SERVICES	91810421	2025 Ingram YA Books Standing Order	11/7/2025	\$79.01	Open	
5847	2176	INGRAM LIBRARY SERVICES	91810422	2025 Ingram Children's Books Standing Order	11/7/2025	\$157.71	Open	
5848	2176	INGRAM LIBRARY SERVICES	91810423	2025 Ingram Adult Books Standing Order	11/7/2025	\$81.46	Open	
5849	2176	INGRAM LIBRARY SERVICES	91810424	2025 Ingram Adult Books Standing Order	11/7/2025	\$360.62	Open	
5850	2176	INGRAM LIBRARY SERVICES	91810425	2025 Ingram YA Books Standing Order	11/7/2025	\$184.15	Open	
5851	2176	INGRAM LIBRARY SERVICES	91810426	2025 Ingram Children's Books Standing Order	11/7/2025	\$134.41	Open	
5852	2176	INGRAM LIBRARY SERVICES	91810427	2025 Ingram Adult Books Standing Order	11/7/2025	\$366.81	Open	
5853	2176	INGRAM LIBRARY SERVICES	91810428	2025 Ingram YA Books Standing Order	11/7/2025	\$32.65	Open	
5854	2176	INGRAM LIBRARY SERVICES	91810429	2025 Ingram Adult Books Standing Order	11/7/2025	\$32.70	Open	

TOWN OF BRIGHTON CLAIMS ABSTRACT FOR			12/30/2025	CLAIM NUMBER 5731 THROUGH 6077				
CLAIM #	VENDOR NUMBER	VENDOR NAME	INVOICE NUMBER	INVOICE DESCRIPTION	INVOICE DATE	INVOICE AMOUNT	INVOICE STATUS	PAYMENT DATE
5855	2176	INGRAM LIBRARY SERVICES	91831307	2025 FFRPL Grant - Children's Books	11/9/2025	\$14.26	Open	
5856	2176	INGRAM LIBRARY SERVICES	91851789	2025 Ingram YA Books Standing Order	11/10/2025	\$66.70	Open	
5857	2176	INGRAM LIBRARY SERVICES	91851790	2025 Ingram Adult Books Standing Order	11/10/2025	\$190.48	Open	
5858	2176	INGRAM LIBRARY SERVICES	91851791	2025 Ingram YA Books Standing Order	11/10/2025	\$23.66	Open	
5859	2176	INGRAM LIBRARY SERVICES	91851792	2025 Ingram YA Books Standing Order	11/10/2025	\$29.99	Open	
5860	2176	INGRAM LIBRARY SERVICES	91851793	2025 Ingram Children's Books Standing Order	11/10/2025	\$45.62	Open	
5861	2176	INGRAM LIBRARY SERVICES	91851794	2025 Ingram Adult Books Standing Order	11/10/2025	\$161.39	Open	
5862	2176	INGRAM LIBRARY SERVICES	91851796	2025 Ingram Adult Books Standing Order	11/10/2025	\$33.76	Open	
5863	2176	INGRAM LIBRARY SERVICES	91851797	2025 Ingram YA Books Standing Order	11/10/2025	\$24.22	Open	
5864	2176	INGRAM LIBRARY SERVICES	91851798	2025 Ingram Children's Books Standing Order	11/10/2025	\$43.44	Open	
5865	2176	INGRAM LIBRARY SERVICES	91851799	2025 Ingram Adult Books Standing Order	11/10/2025	\$235.67	Open	
5866	2176	INGRAM LIBRARY SERVICES	91851800	2025 Ingram Adult Books Standing Order	11/10/2025	\$34.84	Open	
5867	2176	INGRAM LIBRARY SERVICES	91900835	2025 Ingram YA Books Standing Order	11/11/2025	\$38.85	Open	
5868	2176	INGRAM LIBRARY SERVICES	91900836	2025 Ingram Children's Books Standing Order	11/11/2025	\$115.58	Open	
5869	2176	INGRAM LIBRARY SERVICES	91900837	2025 Ingram Adult Books Standing Order	11/11/2025	\$199.29	Open	
5870	2176	INGRAM LIBRARY SERVICES	91900838	2025 Ingram Adult Books Standing Order	11/11/2025	\$143.43	Open	
5871	2176	INGRAM LIBRARY SERVICES	91927052	2025 Ingram YA Books Standing Order	11/12/2025	\$146.66	Open	
5872	2176	INGRAM LIBRARY SERVICES	91927053	2025 Ingram Children's Books Standing Order	11/12/2025	\$246.84	Open	
5873	2176	INGRAM LIBRARY SERVICES	91927054	2025 Ingram Adult Books Standing Order	11/12/2025	\$212.04	Open	
5874	2176	INGRAM LIBRARY SERVICES	91927055	2025 Ingram YA Books Standing Order	11/12/2025	\$13.59	Open	
5875	2176	INGRAM LIBRARY SERVICES	91927056	2025 Ingram Adult Books Standing Order	11/12/2025	\$242.62	Open	
5876	2176	INGRAM LIBRARY SERVICES	91927057	2025 Ingram YA Books Standing Order	11/12/2025	\$36.49	Open	
5877	2176	INGRAM LIBRARY SERVICES	91927058	2025 Ingram Children's Books Standing Order	11/12/2025	\$27.41	Open	
5878	2176	INGRAM LIBRARY SERVICES	91927059	2025 Ingram Adult Books Standing Order	11/12/2025	\$86.55	Open	
5879	2176	INGRAM LIBRARY SERVICES	91927060	2025 Ingram Adult Books Standing Order	11/12/2025	\$17.44	Open	
5880	2176	INGRAM LIBRARY SERVICES	91980321	2025 Ingram YA Books Standing Order	11/14/2025	\$64.42	Open	
5881	2176	INGRAM LIBRARY SERVICES	91980322	2025 Ingram Children's Books Standing Order	11/14/2025	\$250.14	Open	
5882	2176	INGRAM LIBRARY SERVICES	91980323	2025 Ingram Adult Books Standing Order	11/14/2025	\$185.34	Open	
5883	2176	INGRAM LIBRARY SERVICES	91980324	2025 Ingram Adult Books Standing Order	11/14/2025	\$50.96	Open	
5884	2176	INGRAM LIBRARY SERVICES	92023262	2025 Ingram Children's Books Standing Order	11/17/2025	\$46.20	Open	
5885	2176	INGRAM LIBRARY SERVICES	92023263	2025 Ingram Adult Books Standing Order	11/17/2025	\$39.13	Open	
5886	2176	INGRAM LIBRARY SERVICES	92023264	2025 Ingram Adult Books Standing Order	11/17/2025	\$131.14	Open	
5887	2176	INGRAM LIBRARY SERVICES	92071740	2025 Ingram YA Books Standing Order	11/18/2025	\$8.43	Open	
5888	2176	INGRAM LIBRARY SERVICES	92071741	2025 Ingram Children's Books Standing Order	11/18/2025	\$19.89	Open	
5889	2176	INGRAM LIBRARY SERVICES	92071742	2025 Ingram Adult Books Standing Order	11/18/2025	\$125.66	Open	
5890	2176	INGRAM LIBRARY SERVICES	92173873	2025 Ingram YA Books Standing Order	11/23/2025	\$58.23	Open	
5891	2176	INGRAM LIBRARY SERVICES	92173874	2025 Ingram Children's Books Standing Order	11/23/2025	\$21.42	Open	
5892	2176	INGRAM LIBRARY SERVICES	92173875	2025 Ingram Adult Books Standing Order	11/23/2025	\$67.52	Open	
5893	2176	INGRAM LIBRARY SERVICES	92173876	2025 Ingram Adult Books Standing Order	11/23/2025	\$172.58	Open	
5894	2176	INGRAM LIBRARY SERVICES	92173877	2025 Ingram Adult Books Standing Order	11/23/2025	\$1,357.48	Open	
5895	2176	INGRAM LIBRARY SERVICES	92173878	2025 Ingram YA Books Standing Order	11/23/2025	\$70.11	Open	
5896	2176	INGRAM LIBRARY SERVICES	92173879	2025 Ingram Adult Books Standing Order	11/23/2025	\$23.19	Open	
5897	2176	INGRAM LIBRARY SERVICES	92173880	2025 Ingram YA Books Standing Order	11/23/2025	\$10.71	Open	
5898	2176	INGRAM LIBRARY SERVICES	92173881	2025 Ingram Adult Books Standing Order	11/23/2025	\$229.75	Open	
5899	2176	INGRAM LIBRARY SERVICES	92173882	2025 Ingram Adult Books Standing Order	11/23/2025	\$37.68	Open	
5900	2176	INGRAM LIBRARY SERVICES	92180372	2025 Ingram Children's Books Standing Order	11/23/2025	\$160.63	Open	
5901	2176	INGRAM LIBRARY SERVICES	92180373	2025 Ingram Adult Books Standing Order	11/23/2025	\$40.86	Open	

TOWN OF BRIGHTON CLAIMS ABSTRACT FOR			12/30/2025	CLAIM NUMBER 5731 THROUGH 6077				
CLAIM #	VENDOR NUMBER	VENDOR NAME	INVOICE NUMBER	INVOICE DESCRIPTION	INVOICE DATE	INVOICE AMOUNT	INVOICE STATUS	PAYMENT DATE
5902	2176	INGRAM LIBRARY SERVICES	92205366	2025 Ingram YA Books Standing Order	11/24/2025	\$42.52	Open	
5903	2176	INGRAM LIBRARY SERVICES	92205367	2025 Ingram Children's Books Standing Order	11/24/2025	\$10.71	Open	
5904	2176	INGRAM LIBRARY SERVICES	92205368	2025 Ingram Adult Books Standing Order	11/24/2025	\$117.18	Open	
5905	2176	INGRAM LIBRARY SERVICES	92205369	2025 Ingram Adult Books Standing Order	11/24/2025	\$82.92	Open	
5906	2176	INGRAM LIBRARY SERVICES	92205370	2025 Ingram Children's Books Standing Order	11/24/2025	\$1,644.45	Open	
5907	2176	INGRAM LIBRARY SERVICES	92282325	2025 Ingram Adult Books Standing Order	11/26/2025	\$15.20	Open	
5908	2176	INGRAM LIBRARY SERVICES	92282326	2025 Ingram YA Books Standing Order	11/26/2025	\$12.39	Open	
5909	2176	INGRAM LIBRARY SERVICES	92282327	2025 Ingram Children's Books Standing Order	11/26/2025	\$31.29	Open	
5910	2176	INGRAM LIBRARY SERVICES	92282328	2025 Ingram Adult Books Standing Order	11/26/2025	\$214.29	Open	
5911	2176	INGRAM LIBRARY SERVICES	92282329	2025 Ingram YA Books Standing Order	11/26/2025	\$12.23	Open	
5912	2176	INGRAM LIBRARY SERVICES	92282330	2025 Ingram Adult Books Standing Order	11/26/2025	\$212.18	Open	
5913	2176	INGRAM LIBRARY SERVICES	92282331	2025 Ingram Adult Books Standing Order	11/26/2025	\$50.08	Open	
5914	2176	INGRAM LIBRARY SERVICES	92282332	2025 Ingram Children's Books Standing Order	11/26/2025	\$23.76	Open	
5915	2176	INGRAM LIBRARY SERVICES	92334667	2025 Ingram Children's Books Standing Order	11/28/2025	\$71.31	Open	
5916	2176	INGRAM LIBRARY SERVICES	92352841	2025 Ingram Children's Books Standing Order	11/30/2025	\$23.80	Open	
5917	2176	INGRAM LIBRARY SERVICES	92352842	2025 Ingram YA Books Standing Order	11/30/2025	\$10.83	Open	
5918	2176	INGRAM LIBRARY SERVICES	92352843	2025 Ingram Adult Books Standing Order	11/30/2025	\$74.70	Open	
5919	2176	INGRAM LIBRARY SERVICES	92352844	2025 Ingram Adult Books Standing Order	11/30/2025	\$10.83	Open	
5920	2176	INGRAM LIBRARY SERVICES	92352845	2025 Ingram Children's Books Standing Order	11/30/2025	\$27.65	Open	
5921	2176	INGRAM LIBRARY SERVICES	92352846	2025 Ingram YA Books Standing Order	11/30/2025	\$426.92	Open	
5922	2176	INGRAM LIBRARY SERVICES	92386223	2025 Ingram Children's Books Standing Order	12/1/2025	\$22.52	Open	
5923	2176	INGRAM LIBRARY SERVICES	92386224	2025 Ingram Adult Books Standing Order	12/1/2025	\$20.24	Open	
5924	2176	INGRAM LIBRARY SERVICES	92386225	2025 Ingram Adult Books Standing Order	12/1/2025	\$33.08	Open	
5925	2176	INGRAM LIBRARY SERVICES	92386226	2025 Ingram Adult Books Standing Order	12/1/2025	\$118.78	Open	
5926	2176	INGRAM LIBRARY SERVICES	92386227	2025 Ingram Children's Books Standing Order	12/1/2025	\$11.27	Open	
5927	2176	INGRAM LIBRARY SERVICES	92426238	2025 Ingram Adult Books Standing Order	12/2/2025	\$30.40	Open	
5928	2176	INGRAM LIBRARY SERVICES	92426239	2025 Ingram Adult Books Standing Order	12/2/2025	\$27.77	Open	
5929	2176	INGRAM LIBRARY SERVICES	92474670	2025 Ingram Adult Books Standing Order	12/3/2025	\$44.64	Open	
5930	2176	INGRAM LIBRARY SERVICES	92474671	2025 Ingram Adult Books Standing Order	12/3/2025	\$17.43	Open	
5931	2176	INGRAM LIBRARY SERVICES	92474673	2025 Ingram YA Books Standing Order	12/3/2025	\$8.43	Open	
5932	2176	INGRAM LIBRARY SERVICES	92508186	2025 Ingram Adult Books Standing Order	12/4/2025	\$11.41	Open	
5933	2176	INGRAM LIBRARY SERVICES	92508187	2025 Ingram Adult Books Standing Order	12/4/2025	\$30.67	Open	
5934	2176	INGRAM LIBRARY SERVICES	92508188	2025 Ingram Adult Books Standing Order	12/4/2025	\$17.44	Open	
5935	2176	INGRAM LIBRARY SERVICES	92508191	2025 Ingram YA Books Standing Order	12/4/2025	\$26.46	Open	
5936	2176	INGRAM LIBRARY SERVICES	92508192	2025 Ingram Adult Books Standing Order	12/4/2025	\$65.93	Open	
5937	2176	INGRAM LIBRARY SERVICES	92508193	2025 Ingram Adult Books Standing Order	12/4/2025	\$29.47	Open	
5938	2176	INGRAM LIBRARY SERVICES	92508195	2025 Ingram YA Books Standing Order	12/4/2025	\$255.42	Open	
		<b>INGRAM LIBRARY SERVICES Total</b>				<b>\$22,634.15</b>		
5939	4771	INTERNATIONAL CODE COUNCIL	102129096	2024 IFC Code and Commentary (PDF Download)	12/9/2025	\$161.00	Open	
		<b>INTERNATIONAL CODE COUNCIL Total</b>				<b>\$161.00</b>		
5940	217	INTERSTATE BATTERY SYSTEM OF ROCHESTER	529087	VEHICLE/EQUIPMENT BATTERIES	12/9/2025	\$324.94	Open	
5941	217	INTERSTATE BATTERY SYSTEM OF ROCHESTER	529342	VEHICLE/EQUIPMENT BATTERIES	12/11/2025	\$227.47	Open	
5942	217	INTERSTATE BATTERY SYSTEM OF ROCHESTER	529778	VEHICLE/EQUIPMENT BATTERIES	12/16/2025	\$454.94	Open	
		<b>INTERSTATE BATTERY SYSTEM OF ROCHESTER Total</b>				<b>\$1,007.35</b>		
5943	11010	EMILY JAWORSKI	2510072-2	Mileage - July 25 to November 25	11/19/2025	\$21.91	Open	
		<b>EMILY JAWORSKI Total</b>				<b>\$21.91</b>		

TOWN OF BRIGHTON CLAIMS ABSTRACT FOR			12/30/2025	CLAIM NUMBER 5731 THROUGH 6077				
CLAIM #	VENDOR NUMBER	VENDOR NAME	INVOICE NUMBER	INVOICE DESCRIPTION	INVOICE DATE	INVOICE AMOUNT	INVOICE STATUS	PAYMENT DATE
5944	10978	JOHNSON CONTROL US HOLDINGS INC	25129022	FIRE SYSTEMS INSPECTION	12/17/2025	\$382.03	Open	
5945	10978	JOHNSON CONTROL US HOLDINGS INC	25129023	FIRE SYSTEMS INSPECTION	12/17/2025	\$341.47	Open	
5946	10978	JOHNSON CONTROL US HOLDINGS INC	25129028	FIRE SYSTEMS INSPECTION	12/17/2025	\$184.39	Open	
		<b>JOHNSON CONTROL US HOLDINGS INC Total</b>				<b>\$907.89</b>		
5947	10944	SUMEGHA JUNEJA	2510944-2	Mileage - July 25 to November 25	11/19/2025	\$14.70	Open	
		<b>SUMEGHA JUNEJA Total</b>				<b>\$14.70</b>		
5948	10723	Laurie Klatt	2025-00000515	Provide instruction for pilates/health/wellness classes	12/23/2025	\$571.20	Open	
		<b>Laurie Klatt Total</b>				<b>\$571.20</b>		
5949	258	MARY JO LANPHEAR	2025-00000511	REIMBURSEMENT - 2025 NYS ARCHIVES SUBSCRIPTION	11/25/2025	\$35.00	Open	
		<b>MARY JO LANPHEAR Total</b>				<b>\$35.00</b>		
5950	2005	LEWIS GENERAL TIRES, INC.	208746	TIRES	9/18/2025	\$1,383.32	Open	
5951	2005	LEWIS GENERAL TIRES, INC.	213202	TIRES FOR RECREATION VAN	12/5/2025	\$556.20	Open	
5952	2005	LEWIS GENERAL TIRES, INC.	213691	TIRES	12/15/2025	\$6,236.80	Open	
5953	2005	LEWIS GENERAL TIRES, INC.	213692	TIRES	12/15/2025	\$1,594.68	Open	
		<b>LEWIS GENERAL TIRES, INC. Total</b>				<b>\$9,771.00</b>		
5954	10833	LOCKSMITH SOLUTIONS OF GREATER ROCHESTER	4548	Door 10 Lock Repair	11/18/2025	\$205.00	Open	
		<b>LOCKSMITH SOLUTIONS OF GREATER ROCHESTER Total</b>				<b>\$205.00</b>		
5955	10273	TIMOTHY LONEY	2510273-2	Mileage - July 25 to November 25	11/18/2025	\$10.08	Open	
		<b>TIMOTHY LONEY Total</b>				<b>\$10.08</b>		
5956	9433	JEREMY LUTZ	2025-00000510	2025 MILEAGE	12/18/2025	\$294.42	Open	
		<b>JEREMY LUTZ Total</b>				<b>\$294.42</b>		
5957	1394	LYNN PEAVEY COMPANY	422834	EVIDENCE SUPPLIES	12/4/2025	\$89.00	Open	
		<b>LYNN PEAVEY COMPANY Total</b>				<b>\$89.00</b>		
5958	10036	JODIANN MARCELLO	SEP-DEC 2025	Provide Various Dance Programs:2012.325/2013.325/20	12/11/2025	\$2,391.20	Open	
		<b>JODIANN MARCELLO Total</b>				<b>\$2,391.20</b>		
5959	10681	MASTERMAN'S LLP	1102892293	PPE INDUSTRIAL SUPPLIES	12/4/2025	\$2,985.02	Open	
		<b>MASTERMAN'S LLP Total</b>				<b>\$2,985.02</b>		
5960	262	MAYER HARDWARE INC	395589	maintenance supplies	10/28/2025	\$41.62	Open	
5961	262	MAYER HARDWARE INC	395687	maintenance supplies	10/30/2025	\$21.24	Open	
5962	262	MAYER HARDWARE INC	396529	2025 Maintenance Supplies Standing Order	11/24/2025	\$142.01	Open	
5963	262	MAYER HARDWARE INC	396780	2025 Maintenance Supplies Standing Order	12/3/2025	\$155.53	Open	
5964	262	MAYER HARDWARE INC	396830	HARDWARE & MISCELLANEOUS SUPPLIES	12/4/2025	\$13.96	Open	
5965	262	MAYER HARDWARE INC	396921	2025 Maintenance Supplies Standing Order	12/8/2025	\$24.63	Open	
5966	262	MAYER HARDWARE INC	397095	HARDWARE & MISCELLANEOUS SUPPLIES	12/12/2025	\$11.89	Open	
5967	262	MAYER HARDWARE INC	K97173	HARDWARE & MISCELLANEOUS SUPPLIES	12/15/2025	\$142.75	Open	
5968	262	MAYER HARDWARE INC	397251	HARDWARE & MISCELLANEOUS SUPPLIES	12/17/2025	\$23.99	Open	
5969	262	MAYER HARDWARE INC	397338	HARDWARE & MISCELLANEOUS SUPPLIES	12/19/2025	\$18.66	Open	
		<b>MAYER HARDWARE INC Total</b>				<b>\$596.28</b>		
5970	2752	MIDWEST TAPE	507980532	2025 Midwest Tape - AV Standing Order	11/4/2025	\$62.98	Open	
5971	2752	MIDWEST TAPE	507980533	2025 Midwest Tape - AV Standing Order	11/4/2025	\$129.98	Open	
5972	2752	MIDWEST TAPE	507980534	2025 AV Materials Standing Order - FFRPL Grant	11/4/2025	\$177.95	Open	
5973	2752	MIDWEST TAPE	508001208	Spy School Revolution	11/8/2025	\$29.99	Open	
5974	2752	MIDWEST TAPE	508001209	2025 AV Materials Standing Order - FFRPL Grant	11/8/2025	\$193.96	Open	
5975	2752	MIDWEST TAPE	508003801	2025 Midwest Tape - AV Standing Order	11/8/2025	\$109.45	Open	
5976	2752	MIDWEST TAPE	508003802	2025 Midwest Tape - AV Standing Order	11/8/2025	\$34.99	Open	
5977	2752	MIDWEST TAPE	508034848	2025 AV Materials Standing Order - FFRPL Grant	11/17/2025	\$201.96	Open	
5978	2752	MIDWEST TAPE	508041920	2025 Midwest Tape - AV Standing Order	11/17/2025	\$22.49	Open	

TOWN OF BRIGHTON CLAIMS ABSTRACT FOR			12/30/2025	CLAIM NUMBER 5731 THROUGH 6077				
CLAIM #	VENDOR NUMBER	VENDOR NAME	INVOICE NUMBER	INVOICE DESCRIPTION	INVOICE DATE	INVOICE AMOUNT	INVOICE STATUS	PAYMENT DATE
5979	2752	MIDWEST TAPE	508071638	2025 Midwest Tape - AV Standing Order	11/24/2025	\$115.45	Open	
5980	2752	MIDWEST TAPE	508110740	2025 Hoopla - AV Standing Order	11/30/2025	\$2,392.83	Open	
		<b>MIDWEST TAPE Total</b>				<b>\$3,472.03</b>		
5981	9639	MILESTONE CONSTRUCTION PARTNERS, LLC	APPL #10 - 2025	GENERAL CONSTRUCTION SERVICES FOR TOWN HALL RE	12/15/2025	\$164,267.72	Open	
		<b>MILESTONE CONSTRUCTION PARTNERS, LLC Total</b>				<b>\$164,267.72</b>		
5982	10917	MJ MECHANICAL SERVICES, INC.	25110102	HVAC RTU REPLACEMENT FOR LIBRARY	11/26/2025	\$37,294.50	Open	
5983	10917	MJ MECHANICAL SERVICES, INC.	92011148	HVAC maintenance/repair per Omnia contract 02-127 ex	12/22/2025	\$2,235.00	Open	
		<b>MJ MECHANICAL SERVICES, INC. Total</b>				<b>\$39,529.50</b>		
5984	273	MONROE COUNTY DIRECTOR FINANCE	1800195943	2025 PAVEMENT MARKINGS	11/30/2025	\$11,141.34	Open	
5985	273	MONROE COUNTY DIRECTOR FINANCE	PERMIT IWC-845	2026 SCAVENGER WASTE HAULER PERMIT	12/18/2025	\$35.00	Open	
		<b>MONROE COUNTY DIRECTOR FINANCE Total</b>				<b>\$11,176.34</b>		
5986	274	MONROE COUNTY LIBRARY SYSTEM	13097	MCLS UMS - May - October 2025	11/20/2025	\$251.10	Open	
5987	274	MONROE COUNTY LIBRARY SYSTEM	13113	MCLS Cost Shares - July - December 2025	11/20/2025	\$27,768.20	Open	
5988	274	MONROE COUNTY LIBRARY SYSTEM	13142	Out of County Cards Billing - June-Nov 2025	12/8/2025	\$200.00	Open	
		<b>MONROE COUNTY LIBRARY SYSTEM Total</b>				<b>\$28,219.30</b>		
5989	3822	MTE EQUIPMENT SOLUTIONS, INC.	01-464990	MINI-LOADER G2700 X-TRA HD	12/16/2025	\$119,971.26	Open	
		<b>MTE EQUIPMENT SOLUTIONS, INC. Total</b>				<b>\$119,971.26</b>		
5990	10934	MELANIE NATALIE	2025-00000519	NY APPRAISAL QUALIFYING EDUCATION TRAINEE PKG	12/24/2025	\$1,159.00	Open	
		<b>MELANIE NATALIE Total</b>				<b>\$1,159.00</b>		
5991	4558	NEWMAN TRAFFIC SIGNS	TRFINV064637	SIGN MAKING SUPPLIES	12/3/2025	\$515.33	Open	
		<b>NEWMAN TRAFFIC SIGNS Total</b>				<b>\$515.33</b>		
5992	1734	NOCO ENERGY CORP	SP13163551	DIESEL FUEL - OPS CENTER	11/7/2025	\$10,809.20	Open	
5993	1734	NOCO ENERGY CORP	SP13165379	DIESEL FUEL - LANDFILL	11/11/2025	\$780.70	Open	
5994	1734	NOCO ENERGY CORP	SP13181656	UNLEADED FUEL	12/2/2025	\$9,182.00	Open	
5995	1734	NOCO ENERGY CORP	SP13181660	DIESEL FUEL - OPS CENTER	12/2/2025	\$10,443.20	Open	
		<b>NOCO ENERGY CORP Total</b>				<b>\$31,215.10</b>		
5996	317	NORTHERN SUPPLY INC	142057	KENNAMETAL PARTS, VARIOUS	11/25/2025	\$855.00	Open	
		<b>NORTHERN SUPPLY INC Total</b>				<b>\$855.00</b>		
5997	7613	OVERDRIVE, INC.	01327DA25356886	2025 OverDrive AV Standing Order	11/11/2025	\$204.98	Open	
5998	7613	OVERDRIVE, INC.	01327DA25364763	2025 OverDrive AV Standing Order	11/18/2025	\$490.75	Open	
5999	7613	OVERDRIVE, INC.	01327CO25369048	2025 AV Standing Order - FFRPL Grant	11/23/2025	\$8,748.42	Open	
6000	7613	OVERDRIVE, INC.	01327DA25370284	2025 OverDrive AV Standing Order	11/24/2025	\$9.96	Open	
6001	7613	OVERDRIVE, INC.	01327DA25372069	2025 OverDrive AV Standing Order	11/25/2025	\$19.92	Open	
		<b>OVERDRIVE, INC. Total</b>				<b>\$9,474.03</b>		
6002	335	PAD BUSINESS FORMS, INC.	251111-240	Yard Waste Labels 2026 (Landfill Sticker)	12/8/2025	\$449.50	Open	
		<b>PAD BUSINESS FORMS, INC. Total</b>				<b>\$449.50</b>		
6003	8118	PAYCHEX, INC.	12987377	2025 PAYROLL PROCESSING FEES	12/5/2025	\$579.26	Open	
		<b>PAYCHEX, INC. Total</b>				<b>\$579.26</b>		
6004	11016	PEREZ PHYSICAL THERAPY, PLLC	1002-5031.325	Provide instruction for balance/health/wellness classes	10/29/2025	\$692.30	Open	
6005	11016	PEREZ PHYSICAL THERAPY, PLLC	1002-5033.325	Provide instruction for balance/health/wellness classes	10/29/2025	\$604.80	Open	
6006	11016	PEREZ PHYSICAL THERAPY, PLLC	1002-5032.325	Provide instruction for balance/health/wellness classes	12/16/2025	\$722.40	Open	
6007	11016	PEREZ PHYSICAL THERAPY, PLLC	1002-5034.325	Provide instruction for balance/health/wellness classes	12/16/2025	\$638.40	Open	
		<b>PEREZ PHYSICAL THERAPY, PLLC Total</b>				<b>\$2,657.90</b>		
6008	5369	PIPITONE ENTERPRISES, LLC	APPL#11 - 2025	HVAC MECHANICAL CONTRACTOR - TOWN HALL RENO	12/15/2025	\$90,998.60	Open	
		<b>PIPITONE ENTERPRISES, LLC Total</b>				<b>\$90,998.60</b>		
6009	6625	PLAYAWAY PRODUCTS LLC	517564	2025 CHILDRENS AV Materials Standing Order	11/13/2025	\$2,873.56	Open	
		<b>PLAYAWAY PRODUCTS LLC Total</b>				<b>\$2,873.56</b>		



TOWN OF BRIGHTON CLAIMS ABSTRACT FOR			12/30/2025	CLAIM NUMBER 5731 THROUGH 6077				
CLAIM #	VENDOR NUMBER	VENDOR NAME	INVOICE NUMBER	INVOICE DESCRIPTION	INVOICE DATE	INVOICE AMOUNT	INVOICE STATUS	PAYMENT DATE
6010	5308	PRESSTEK PRINTING, LLC	504101	BUSINESS CARDS	12/8/2025	\$162.00	Open	
		<b>PRESSTEK PRINTING, LLC Total</b>				<b>\$162.00</b>		
6011	453	PROQUEST INFORMATION LEARNING	70919582	HNNYALL Historical Newspapers - NY Collection	11/3/2025	\$2,565.80	Open	
		<b>PROQUEST INFORMATION LEARNING Total</b>				<b>\$2,565.80</b>		
6012	9116	RELIABLE ONSITE SERVICES	256209312-01	ELECTRIC SCISSOR LIFT 19'	12/12/2025	\$7,064.83	Open	
		<b>RELIABLE ONSITE SERVICES Total</b>				<b>\$7,064.83</b>		
6013	6016	JENNIFER RIES-TAGGART	256016-3	EOY Petty Cash Reimbursement	12/4/2025	\$66.48	Open	
6014	6250	JENNIFER RIES-TAGGART	256250-2	Mileage - July 25 to November 25	12/4/2025	\$92.14	Open	
		<b>JENNIFER RIES-TAGGART Total</b>				<b>\$158.62</b>		
6015	10849	HILTON RIVERA	2025-00000507	BROWN BAG BUNCH ENTERTAINMENT - 12/18/2025	12/18/2025	\$100.00	Open	
		<b>HILTON RIVERA Total</b>				<b>\$100.00</b>		
6016	955	ROC VENTURES, INC.	2025-00000517	Provide youth rock climbing classes - Fall 2025	12/17/2025	\$1,503.60	Open	
		<b>ROC VENTURES, INC. Total</b>				<b>\$1,503.60</b>		
6017	6834	DOMINICK SANNA	256834-2	Mileage - July 25 to November 25	12/4/2025	\$30.66	Open	
		<b>DOMINICK SANNA Total</b>				<b>\$30.66</b>		
6018	4020	SAXBY IMPLEMENT CORP.	1778	CUB CADET SNOWBLOWER	12/3/2025	\$1,500.00	Open	
		<b>SAXBY IMPLEMENT CORP. Total</b>				<b>\$1,500.00</b>		
6019	7748	ELISSA SCHAEFFER	257748-2	Mileage - July 25 to November 25	12/4/2025	\$28.00	Open	
		<b>ELISSA SCHAEFFER Total</b>				<b>\$28.00</b>		
6020	11027	KAITLYNN SCHMITZ	10222025	FINGERPRINTING	10/22/2025	\$89.25	Open	
		<b>KAITLYNN SCHMITZ Total</b>				<b>\$89.25</b>		
6021	10889	SCHUYLER COUNTY SWCD	2025-00000514	NYSErosion & Sediment Control Certification Program 20	11/17/2025	\$100.00	Open	
		<b>SCHUYLER COUNTY SWCD Total</b>				<b>\$100.00</b>		
6022	915	SIEWERT EQUIPMENT	Roch37239	GORMAN RUPP PUMP PARTS	12/3/2025	\$327.04	Open	
		<b>SIEWERT EQUIPMENT Total</b>				<b>\$327.04</b>		
6023	580	SKANEX PIPE SERVICES INC	5501	SEWER REHAB PROGRAM - 2025	11/26/2025	\$23,625.00	Open	
6024	580	SKANEX PIPE SERVICES INC	5502	SEWER REHAB PROGRAM - 2025	11/26/2025	\$16,200.00	Open	
6025	580	SKANEX PIPE SERVICES INC	5506	SEWER REHAB PROGRAM - 2025	11/28/2025	\$16,065.00	Open	
		<b>SKANEX PIPE SERVICES INC Total</b>				<b>\$55,890.00</b>		
6026	9320	SKIDRIL INDUSTRIES, LLC	131973	PARTS, MISCELLANEOUS	11/18/2025	\$118.75	Open	
		<b>SKIDRIL INDUSTRIES, LLC Total</b>				<b>\$118.75</b>		
6027	8711	BARBARA SNYDERMAN	2025-00000520	2025 MILEAGE	12/26/2025	\$131.74	Open	
		<b>BARBARA SNYDERMAN Total</b>				<b>\$131.74</b>		
6028	11022	SPALLINA MATERIALS, INC.	112295	TRUCKING - HAULING MATERIALS FOR FARMERS' MARK	11/20/2025	\$5,236.88	Open	
6029	11022	SPALLINA MATERIALS, INC.	112296	TRUCKING - HAULING MATERIALS FOR FARMERS' MARK	11/21/2025	\$3,150.00	Open	
		<b>SPALLINA MATERIALS, INC. Total</b>				<b>\$8,386.88</b>		
6030	10152	SPEEDY'S CLEANERS	NOVEMBER2025	DRY CLEANING SERVICES PER CONTRACT	12/15/2025	\$714.10	Open	
		<b>SPEEDY'S CLEANERS Total</b>				<b>\$714.10</b>		
6031	414	STAPLES BUSINESS ADVANTAGE	6047620905	2025 Supplies Standing Order	11/8/2025	\$40.90	Open	
6032	414	STAPLES BUSINESS ADVANTAGE	6049134054	2025 Supplies Standing Order	11/29/2025	\$27.92	Open	
6033	414	STAPLES BUSINESS ADVANTAGE	6049134056	SUPPLIES	11/29/2025	\$59.54	Open	
6034	414	STAPLES BUSINESS ADVANTAGE	6049134058	2025 Supplies Standing Order	11/29/2025	\$81.08	Open	
6035	414	STAPLES BUSINESS ADVANTAGE	6049750108	OFFICE SUPPLIES - TOWN CLERK	12/3/2025	\$34.99	Open	
6036	414	STAPLES BUSINESS ADVANTAGE	6049914052	OFFICE SUPPLIES	12/5/2025	\$92.99	Open	
6037	414	STAPLES BUSINESS ADVANTAGE	6050022514	SUPPLIES	12/6/2025	\$9.20	Open	
6038	414	STAPLES BUSINESS ADVANTAGE	6050022515	SUPPLIES	12/6/2025	\$26.49	Open	

TOWN OF BRIGHTON CLAIMS ABSTRACT FOR			12/30/2025	CLAIM NUMBER 5731 THROUGH 6077				
CLAIM #	VENDOR NUMBER	VENDOR NAME	INVOICE NUMBER	INVOICE DESCRIPTION	INVOICE DATE	INVOICE AMOUNT	INVOICE STATUS	PAYMENT DATE
6039	414	STAPLES BUSINESS ADVANTAGE	6050022517	OFFICE SUPPLIES	12/6/2025	\$81.72	Open	
6040	414	STAPLES BUSINESS ADVANTAGE	6050508562	SUPPLIES	12/13/2025	\$44.50	Open	
		<b>STAPLES BUSINESS ADVANTAGE Total</b>				<b>\$499.33</b>		
6041	6653	STARS & STRIPES	1096-22000002508	AMERICAN FLAGS FOR VARIOUS TOWN LOCATIONS	12/8/2025	\$696.15	Open	
		<b>STARS &amp; STRIPES Total</b>				<b>\$696.15</b>		
6042	2548	STATE COMPTROLLER	2630920-20251001	STATE&COUNTY COURT FINES & FEES FOR OCT 2025	12/1/2025	\$33,245.48	Open	
		<b>STATE COMPTROLLER Total</b>				<b>\$33,245.48</b>		
6043	8685	SWBR ARCHITECTS	0002507005	PROFESSIONAL SERVICES FOR ALLENS CREEK SEWER	12/10/2025	\$3,480.50	Open	
		<b>SWBR ARCHITECTS Total</b>				<b>\$3,480.50</b>		
6044	10614	T&D FLEET SOLUTIONS	2475	2023 Interceptor Modem and Rear Cargo	12/17/2025	\$525.00	Open	
		<b>T&amp;D FLEET SOLUTIONS Total</b>				<b>\$525.00</b>		
6045	10296	THOMAS TAILOR SHOP	2005-0004	LAYLAND PATCHES	12/16/2025	\$15.00	Open	
		<b>THOMAS TAILOR SHOP Total</b>				<b>\$15.00</b>		
6046	440	THRU-WAY SPRING, INC.	217798	SPRING REPAIRS - #52	12/8/2025	\$1,509.96	Open	
		<b>THRU-WAY SPRING, INC. Total</b>				<b>\$1,509.96</b>		
6047	7612	TOSHIBA BUSINESS SOLUTIONS (USA) INC.	6701077	Toshiba Copier Fees & Maintenance	11/7/2025	\$476.08	Open	
6048	7612	TOSHIBA BUSINESS SOLUTIONS (USA) INC.	6711357	FACILITIES PRINTER (OVERAGE FEES): 9/1/25-11/30/25	12/1/2025	\$32.69	Open	
6049	7612	TOSHIBA BUSINESS SOLUTIONS (USA) INC.	6712474	MULTI-FUNCTION PRINTERS (LEASE FEES) - DECEMBER 2	12/1/2025	\$1,117.78	Open	
		<b>TOSHIBA BUSINESS SOLUTIONS (USA) INC. Total</b>				<b>\$1,626.55</b>		
6050	445	TOWN OF BRIGHTON HIGHWAY	113025	FUEL USE - NOVEMBER 2025	11/30/2025	\$7,275.95	Open	
		<b>TOWN OF BRIGHTON HIGHWAY Total</b>				<b>\$7,275.95</b>		
6051	9239	JONATHAN J. TURNER	2025-00000504	BROWN BAG BUNCH ENTERTAINMENT - 12/9/2025	12/23/2025	\$85.00	Open	
		<b>JONATHAN J. TURNER Total</b>				<b>\$85.00</b>		
6052	455	U.S. POSTMASTER	2025-00000509	MAIL PERMIT # 1107 RENEWAL	11/20/2025	\$370.00	Open	
		<b>U.S. POSTMASTER Total</b>				<b>\$370.00</b>		
6053	6412	UNIFIRST CORPORATION	11503464400	MOP & MAT RENTAL	12/9/2025	\$91.77	Open	
		<b>UNIFIRST CORPORATION Total</b>				<b>\$91.77</b>		
6054	10368	VERIZON CONNECT NWF INC.	3020000779818	VEHICLE DATA	12/1/2025	\$284.25	Open	
		<b>VERIZON CONNECT NWF INC. Total</b>				<b>\$284.25</b>		
6055	3541	VERIZON WIRELESS	6129890957	FLOW METER MONITORING - DECEMBER 2025	12/1/2025	\$72.73	Open	
6056	3541	VERIZON WIRELESS	6130674984	DECEMBER	12/10/2025	\$747.65	Open	
		<b>VERIZON WIRELESS Total</b>				<b>\$820.38</b>		
6057	7912	DEENA VIVIANI	257912-2	Mileage - July 25 to November 25	11/24/2025	\$29.54	Open	
		<b>DEENA VIVIANI Total</b>				<b>\$29.54</b>		
6058	465	VP SUPPLY CORPORATION	6135467	PLUMBING SUPPLIES	12/16/2025	\$318.33	Open	
		<b>VP SUPPLY CORPORATION Total</b>				<b>\$318.33</b>		
6059	8439	W.B. MASON CO., INC.	258003190	2025 Supplies Standing Order	11/5/2025	\$25.68	Open	
6060	8439	W.B. MASON CO., INC.	258033516	2025 Supplies Standing Order	11/6/2025	\$13.99	Open	
6061	8439	W.B. MASON CO., INC.	258067092	2025 Supplies Standing Order	11/7/2025	\$14.35	Open	
6062	8439	W.B. MASON CO., INC.	258522924	OFFICE SUPPLIES - RECEPTION	12/2/2025	\$196.55	Open	
6063	8439	W.B. MASON CO., INC.	258550576	OFFICE SUPPLIES - RECEPTION	12/3/2025	\$15.81	Open	
6064	8439	W.B. MASON CO., INC.	258705598	OFFICE SUPPLIES - DPW	12/9/2025	\$40.35	Open	
6065	8439	W.B. MASON CO., INC.	258732983	OFFICE SUPPLIES - DPW	12/10/2025	\$34.62	Open	
		<b>W.B. MASON CO., INC. Total</b>				<b>\$341.35</b>		
6066	473	W.W. GRAINGER INC	9706369619	INDUSTRIAL SUPPLIES	11/10/2025	\$621.80	Open	
6067	473	W.W. GRAINGER INC	9729911694	INDUSTRIAL SUPPLIES	12/3/2025	\$242.04	Open	
6068	473	W.W. GRAINGER INC	9735151483	INDUSTRIAL SUPPLIES	12/8/2025	\$193.32	Open	

TOWN OF BRIGHTON CLAIMS ABSTRACT FOR			12/30/2025	CLAIM NUMBER 5731 THROUGH 6077				
CLAIM #	VENDOR NUMBER	VENDOR NAME	INVOICE NUMBER	INVOICE DESCRIPTION	INVOICE DATE	INVOICE AMOUNT	INVOICE STATUS	PAYMENT DATE
6069	473	W.W. GRAINGER INC	9744751638	INDUSTRIAL SUPPLIES	12/16/2025	\$81.62	Open	
6070	473	W.W. GRAINGER INC	9735296791	maintenance supplies nys contract pc69879 exp 3/21/28	12/22/2025	\$155.00	Open	
		<b>W.W. GRAINGER INC Total</b>				<b>\$1,293.78</b>		
6071	863	WEGMANS FOOD MARKET INC	395326	PROGRAM SUPPLIES - RECREATION	11/21/2025	\$20.50	Open	
6072	863	WEGMANS FOOD MARKET INC	2025-00000503	ANNUAL FEE	12/23/2025	\$100.00	Open	
		<b>WEGMANS FOOD MARKET INC Total</b>				<b>\$120.50</b>		
6073	10617	WELLNESS 360 PHYSICAL THERAPY AND MASS.	1175	Provide health/wellness classes - 5565.226 (AUG 2025)	8/27/2025	\$249.90	Open	
		<b>WELLNESS 360 PHYSICAL THERAPY AND MASSAGE PLLC Total</b>				<b>\$249.90</b>		
6074	11023	WIDE FORMAT ANALYST SERVICES	122225	SIGN SHOP PRINTER REPAIR	12/22/2025	\$840.12	Open	
		<b>WIDE FORMAT ANALYST SERVICES Total</b>				<b>\$840.12</b>		
6075	10667	YOGA REVOLUTION LLC	532	Yoga Instruction to the Community-2201.325 & 2202.325	11/6/2025	\$2,766.40	Open	
6076	10667	YOGA REVOLUTION LLC	548	Yoga Instruction to the Community-2203.325 & 2204.325	12/23/2025	\$3,032.40	Open	
		<b>YOGA REVOLUTION LLC Total</b>				<b>\$5,798.80</b>		
6077	10009	YOUNG LION TRAINING & BEHAVIOR, LLC	2025-17	Provide Dog Training - 2161.325, 2163.325, 2165.325	12/17/2025	\$1,760.50	Open	
		<b>YOUNG LION TRAINING &amp; BEHAVIOR, LLC Total</b>				<b>\$1,760.50</b>		
		<b>Grand Total</b>				<b>\$922,504.52</b>		

At a Town Board Meeting of the Town of Brighton, Monroe County, New York, held on the 30th day of December, 2025 at Brighton Town Hall (Empire State University at Rochester), 680 Westfall Road in the Town of Brighton, New York

**PRESENT:**

WILLIAM W. MOEHLE,

Supervisor

CHRISTOPHER K. WERNER

ROBIN R. WILT

CHRISTINE E. CORRADO

NATHANIEL V. SALZMAN,

Councilmembers

**BE IT RESOLVED,** that correspondence dated December 8, 2025 from Director of Finance Earl Johnson regarding a request to authorize the Supervisor to execute an agreement with UR Medicine EAP for employee assistance program services at a fixed rate of \$31.00 per employee, in the total proposed amount of \$4,650.00 per year, for a term of two years beginning January 1, 2026 through December 31, 2027, be received and filed; and it is further

**RESOLVED,** that the Town Board authorizes the Supervisor to execute an agreement with UR Medicine EAP for employee assistance program services at a fixed rate of \$31.00 per employee, in the total proposed amount of \$4,650.00 per year, for a term of two years beginning January 1, 2026 through December 31, 2027.

Dated: December 30, 2025

William W. Moehle, Supervisor	Voting	_____
Christopher K. Werner, Councilmember	Voting	_____
Robin R. Wilt, Councilmember	Voting	_____
Christine E. Corrado, Councilmember	Voting	_____
Nathaniel V. Salzman, Councilmember	Voting	_____



## Finance Department

Earl Johnson  
Director of Finance

December 8, 2025

Honorable Town Board  
Finance and Administrative Services Committee  
Town of Brighton  
2300 Elmwood Avenue  
Rochester, NY 14618

Re: Strong EAP Contract renewal for 2026 & 2027

Dear Honorable Members:

I am requesting that the Town Board approve the continuation of the Employee Assistance Program (EAP) contract with UR Medicine of the University of Rochester Medical Faculty Group. We have signed several two-year agreements in the past, and this agreement is for a two-year term beginning on January 1, 2026 and terminating on December 31, 2027. Strong EAP has been our EAP consultant since 2008 and they have provided the Town and our employees with excellent service. I am also requesting that the Town Board authorize the Supervisor to execute any related documents.

The cost for 2026 and 2027 is a fixed rate of \$31.00 per employee, based on a total of 150 employees. The total contract amount for 2026 and 2027 is proposed at \$4,650 per year or \$9,300.00 for 24 months for 150 employees. Please note, the 150-employee count will be updated for 2027.

I will be happy to respond to any questions you may have regarding this matter.

Sincerely,

*Earl Johnson*

Earl Johnson  
Director of Finance

## PROFESSIONAL SERVICES AGREEMENT

**THIS AGREEMENT** is made this \_\_\_\_ day of **December 2025** by and between, **Town of Brighton, 2300 Elmwood Ave, Rochester, NY 14618** as plan sponsor and on behalf of its EAP program, hereinafter known as “**Town of Brighton**” and the University of Rochester Medical Faculty Group, a division of the University of Rochester, on behalf of the Department of Psychiatry, providing services through its Employee Assistance Program, located at 179 Sully’s Trail, Suite 200, Pittsford, NY 14534, hereinafter known as “UR Medicine EAP”.

### WITNESSETH:

**WHEREAS, Town of Brighton** desires to secure the professional services of UR Medicine EAP to provide Employee Assistance Program (EAP) services for employees of **Town of Brighton**; and

**WHEREAS, UR Medicine EAP** has the necessary equipment, personnel, and expertise to perform EAP services; and

**NOW THEREFORE**, in consideration of the terms and conditions contained herein, the parties do covenant and agree as follows:

The Department of Psychiatry has an established employee assistance program (EAP) as a separate and distinct program. This program is comprised of a specialized clinical and administrative team who will provide a confidential setting to address the needs of all employees and household members of the covered employees of **Town of Brighton**.

### Section 1. **DESCRIPTION OF SERVICES**

UR Medicine EAP, upon the commencement date specified in Section 2 below, shall perform in a professional manner to the reasonable satisfaction of **Town of Brighton** all of the services required below or reasonably required in order to carry out the services set forth herein:

A. The services provided under this Agreement may be conducted at UR Medicine EAP facilities, or other locations as determined by UR Medicine EAP. Requests for services to take place more than 45 miles from 179 Sully’s Trail, Ste. 200, Pittsford, NY 14534 will be completed via video conference. If UR Medicine EAP and **Town of Brighton** determine that services should take place on site at **Town of Brighton**, for travel involved more than 45 miles from 179 Sully’s Trail, Ste. 200, Pittsford, NY 14534, current IRS standard mileage rates and travel fees will be billed to **Town of Brighton**.

B. UR Medicine EAP will assist and advise **Town of Brighton** in updating its written policy for referrals to the EAP, which will include procedures to be utilized by supervisory personnel to identify, contact, evaluate and refer employees to the EAP who experience significant workplace/job performance problems and are in jeopardy of termination.

C. UR Medicine EAP agrees to assume responsibility for providing promotional materials. Promotional materials may include posters, program brochures, and wallet cards. UR Medicine



EAP will provide 1 poster, 10 brochures and 10 wallet cards for every 100 individuals employed with **Town of Brighton** on an annual basis as requested. Additional materials will be available as requested and the cost of these materials will be billed to **Town of Brighton**. All promotional materials will be available for distribution in electronic form. **Town of Brighton** agrees that all documents and promotional materials of UR Medicine EAP are the exclusive property of UR Medicine EAP and **Town of Brighton** shall not reproduce or summarize the contents by any method whatsoever without first obtaining specific written approval from UR Medicine EAP.

D. UR Medicine EAP agrees to provide orientation sessions on EAP services for all covered employees. These employee orientation sessions will be twenty minutes in length and scheduled at times and locations that are approved in advance by **Town of Brighton**. UR Medicine EAP agrees to provide one (1) employee orientation session upon commencement of the initial Agreement and one (1) employee orientation session for employees each year thereafter. Additional employee orientation sessions will be scheduled as requested by **Town of Brighton** and billed at \$150 per orientation session. UR Medicine EAP will also make available a five-minute EAP orientation video which will be available for **Town of Brighton's** use.

E. UR Medicine EAP agrees to provide **Town of Brighton** employees and their household members with assessment and referral and short-term supportive interventions of up to **five (5) sessions**. Assessment, referral, and short-term interventions are intended to address personal and work-related concerns. These interventions will be without charge to the employee or household members. If additional services are recommended, the employee may be required to pay for services provided by the entity to which the employee is referred by UR Medicine EAP. UR Medicine EAP agrees to refer employees to entities that are qualified to handle the employee's problems, and wherever feasible, to refer an employee to an entity whose fees will be covered by the employee's health insurance. UR Medicine EAP will provide assessment and referral sessions for up to 18 months post-employment with **Town of Brighton**.

F. UR Medicine EAP offers a series of wellness workshops, which focus on topics relevant to employee wellness, supervisory and management support, and financial wellness. An accurate list of currently offered workshops can be found at <https://www.urmc.rochester.edu/eap/workshops.aspx>. **three (3)** one-hour workshops will be offered at the **Town of Brighton's** site or via video conference under this contract. Additional workshops will be billed at a rate of **\$250/hour. Additional workshop development and presentations will be billed at \$500.00 per workshop/presentation.**

G. UR Medicine EAP agrees to provide **three (3)** sixty minute Critical Incident Responses (CIR) under this contract. A CIR response is a structured intervention to promote natural resiliency and a recovery process in the aftermath of a disruptive event. **UR Medicine EAP will respond to all additional CIR requests at a rate of \$250.00 per hour.**

H. UR Medicine EAP agrees to provide emergency coverage (24 hours/7 days a week) by an EAP counselor to manage a crisis at the individual or organizational level. Emergency coverage can be requested by calling the UR Medicine EAP main office phone number 585-276-9110.

I. UR Medicine EAP shall provide US Department of Transportation (DOT) Substance Abuse Professional (SAP) Services in accordance with US DOT Drug and Alcohol regulations, as requested.

J. UR Medicine EAP agrees that its staff and the staff of any sub-contractor or any other entity referenced under this Agreement shall possess the necessary qualifications, licenses, and training to perform the services to be provided under this contract.

K. UR Medicine EAP agrees to maintain the privacy, security and confidentiality of all information, including all EAP records, charts, and related information, transmitted, received through or maintained in connection with the services provided pursuant to this Agreement, in accordance with (i) all applicable statutes and regulations, including without limitation, the applicable requirements of the Health Insurance Portability and Accountability Act of 1996, Public Law 104-191, Title II, Subtitle F, and regulations from time to time promulgated thereunder (“HIPAA”) and (ii) the protocols, rules, policies and other requirements of UR Medicine EAP and any accrediting agencies, licensors and authorities that are applicable to UR Medicine EAP. All records, charts and related information developed in connection with this Agreement shall remain the property of UR Medicine EAP. The parties agree to execute the Business Associate Agreement, attached hereto as Exhibit A and incorporated by reference to this Agreement.

L. UR Medicine EAP agrees to provide regular service reports on impact and client utilization. In no case will this information infringe on the confidentiality of the participant’s records.

M. This Agreement cannot be assigned or transferred without prior written approval and may only be modified or amended upon the written consent of both parties. Any attempt to assign this Agreement without the prior written consent of the other party shall be void.

N. UR Medicine EAP agrees that it will maintain adequate books, accounts and records relating to its performance under this contract for inspection by **Town of Brighton** during reasonable business hours. The confidentiality of the identity of those persons referred will at all times be maintained by UR Medicine EAP. Books, accounts and records will be made available in a form that best protects that confidentiality.

## Section 2. **TERM AND TERMINATION**

This Agreement shall remain in effect for a **2 year term and commence on January 1, 2026 and terminate on December 31, 2027.**

This Agreement may be terminated under any of the following circumstances:

a. Either party may terminate this Agreement without cause upon 90 days prior written notice to the other party;

b. Either party may terminate this Agreement for cause upon 60 days prior notice to the other party if the noticed party fails to fulfill any of its material obligations and responsibilities under this Agreement. The termination notice shall include the specifics of the other party’s alleged default and specify the termination date. Failure to cure such default within the 60-day notice period shall result in an automatic termination of this Agreement.

Termination shall not relieve either party of its obligations accruing prior to the termination date.

Section 3. **FEE**

The **Town of Brighton** agrees to pay UR Medicine EAP a sum of \$4,650.00 for the first year of the contract [**based on 150 employees x \$31.00**] which will be paid by **Town of Brighton** to UR Medicine EAP in twelve (12) **installment(s)** of \$387.50 each, with the first installment due on the first day of the contract and contract and **the 1st of the month** thereafter. Upon the second year of the contract, UR Medicine EAP will request an updated employee count from **Town of Brighton** annually and adjust yearly costs accordingly.

Additional services and materials shall be billed monthly in arrears and paid by **Town of Brighton** within 30 days of the invoice date.

**Failure to pay for any service as outlined above will result in a 3% late payment charge on the remaining balance due, which shall be assessed every 30 days.**

Payment should be made to **URMC Department of Psychiatry** and mailed to **URMFG Business Office, 601 Elmwood Avenue, Box 888, Rochester, NY 14642.**

Section 4. **INDEMNIFICATION AND OBLIGATION TO COMPLY WITH LEGAL REQUIREMENTS**

Both parties agree to indemnify and hold each other harmless from any claims, losses, damages, judgements, penalties, fees, or settlements, (including reasonable legal fees) arising from or relating to any acts and/or omissions constituting gross negligence or intentional wrong doing on their part, or on the part of their officers, agents, or employees in the performance of their respective obligations pursuant to this Agreement.

Section 5. **EQUAL OPPORTUNITY**

Both parties are committed to equal opportunity for all persons regardless of race, religion, color, age, sex, handicap, national origin, marital status, disabled veteran, or veteran status.

This constitutes the entire Agreement.

IN WITNESS THEREOF, the parties have duly executed this Agreement on the date first written above.

**Town of Brighton**

BY: \_\_\_\_\_

William Moehle

Town Supervisor

**DEPARTMENT OF PSYCHIATRY  
UNIVERSITY OF ROCHESTER**

BY: \_\_\_\_\_

Ann Cornell, PsyD

Senior Director of Employer-Based Services  
& Faculty Practice

BY: \_\_\_\_\_

Hochang Benjamin Lee, MD

Chair, Department of Psychiatry

**UNIVERSITY OF ROCHESTER  
MEDICAL FACULTY GROUP**

BY: \_\_\_\_\_

Michael Rotondo, MD

CEO UR Medical Faculty Group

Taxpayer Id. No.: 16-0743209

## Exhibit A

### BUSINESS ASSOCIATE AGREEMENT

This Business Associate Agreement (“Agreement”) is entered into by and between **Town of Brighton, 2300 Elmwood Ave, Rochester, NY 14618**, as plan sponsor and on behalf of its EAP program (“Covered Entity”) and University of Rochester Medical Faculty Group (“University” or “Business Associate”), and is effective as of the date when Business Associate first performs services for University as described in Section 1 hereof.

**1. BACKGROUND AND PURPOSE.** Covered Entity has retained Business Associate to provide certain services for Covered Entity as described in a Services Agreement with an effective date of **January 1, 2026** (the “Engagement”). The Engagement requires Business Associate to be provided with, to have access to, to create, to maintain, and/or to transmit Protected Health Information (“PHI”) that is subject to the Health Insurance Portability and Accountability Act, 42 U.S.C. §1320d (“HIPAA”), the Health Information Technology for Economic and Clinical Health Act of 2009, 42 U.S.C. §17901 (“HITECH”), and the federal privacy and security regulations issued pursuant to HIPAA and HITECH and codified at Title 45 Parts 160 and 164 of the Code of Federal Regulations, as may be amended from time to time. HIPAA, HITECH, and the regulations issued thereunder from time to time are collectively referred to herein as the “Rules”. Covered Entity hereby acknowledges that it is a Covered Entity and Business Associate acknowledges that it is a Business Associate of Covered Entity.

This Agreement will govern Business Associate’s receipt, use, creation, maintenance, disclosure and transmission of PHI pursuant to the Engagement. If there is a written contract between the parties pertaining to the Engagement, then this Agreement will supplement such contract only as required to permit Covered Entity to comply with the Rules.

**2. Definitions.** Unless otherwise defined in this Agreement, all capitalized terms used in this Agreement have the meanings ascribed to them in the Rules.

### **3. OBLIGATIONS OF THE PARTIES WITH RESPECT TO PHI.**

**3.1 Obligations of Business Associate.** Business Associate agrees that it will:

- a. Use or further Disclose PHI only as permitted or required by this Agreement or as Required By Law;
- b. Implement Administrative, Physical and Technical Safeguards that reasonably and appropriately protect the Confidentiality, Integrity, and Availability of ePHI it creates, receives, maintains or transmits on behalf of Covered Entity;
- c. Request, Use, and Disclose the minimum amount of PHI necessary to accomplish the intended purpose of the Use, Disclosure or request;

- d. Mitigate, to the extent practicable, any harmful effect that is known to Business Associate of a Use or Disclosure of PHI by Business Associate in violation of the requirements of this Agreement;
- e. Promptly report to Covered Entity any Use or Disclosure of PHI that is not permitted by this Agreement of which it becomes aware, including but not limited to breaches of unsecured PHI, and any Security Incident of which Business Associate becomes aware. For purposes of this reporting requirement, the term "Security Incident" will not include inconsequential incidents that occur on a daily basis, such as scans, pings, or other unsuccessful attempts to penetrate computer networks or servers containing electronic PHI maintained by Business Associate;
- f. Ensure that all subcontractors and agents of Business Associate that create, receive, maintain, or transmit PHI on behalf of Covered Entity or Business Associate agree, in writing, to essentially the same restrictions, conditions and requirements on the Use and/or Disclosure of PHI that apply to Business Associate with respect to such information, and to implement reasonable and appropriate safeguards to protect such PHI, including but not limited to monitoring subcontractor compliance;
- g. On behalf of Covered Entity, make available PHI in a designated record set to the individual or the individual's designee as necessary to satisfy Covered Entity's obligations under 45 CFR 164.524;
- h. On behalf of Covered Entity, receive and address requests for amendment(s) to PHI in a designated record pursuant to 45 CFR 164.526, and take other measures as necessary to satisfy Covered Entity's obligations under 45 CFR 164.526;
- i. On behalf of Covered Entity, maintain and make available the information required to provide an accounting of disclosures to the individual as necessary to satisfy Covered Entity's obligations under 45 CFR 164.528;
- j. Make its internal practices, policies, procedures, books and records relating to the Use and Disclosure of PHI available to the Secretary of Health and Human Services ("Secretary"), in the reasonable time and manner specified by the Secretary, for purposes of the Secretary determining Covered Entity's compliance with the Rules;
- k. Use appropriate safeguards, and comply with the Security Standards for the Protection of Electronic PHI (ePHI) set forth in Subpart C of 45 CFR Part 164, to prevent Use or Disclosure of PHI other than as provided for by this Agreement.
- l. To the extent that the scope of the engagement includes carrying out Covered Entity's obligations to establish and implement Security Standards for the Protection of Electronic PHI (ePHI) under Subpart E of 45 CFR Part 164, comply with the requirements of Subpart E that apply to Covered Entity in the performance of such work;
- m. Comply with the following Breach notification and follow-up provisions:



- i. Business Associate will promptly notify Covered Entity of any Breach of Unsecured PHI after Business Associate's discovery of such event.
- ii. Business Associate will provide a follow-up report to Covered Entity in writing within fifteen (15) days of its discovery of the event, including the following information: (a) the date of the Breach; (b) the date of discovery of the Breach; (c) a description of the types of PHI involved; (d) identification of each individual whose PHI has been, or is reasonably believed by Business Associate to have been, accessed, acquired or disclosed; and (e) any other details necessary to complete an assessment of the risk of harm to the affected individual(s).
- iii. If Business Associate is unable to provide a complete written follow-up report within fifteen (15) days of discovery of the Breach despite its reasonable efforts and due to circumstances beyond its control, it will notify Covered Entity, and provide as much of the information as it can within the fifteen (15) day timeframe. In such event, the complete follow-up report must be provided to Covered Entity in writing within thirty (30) days of discovery of the Breach.
- iv. Business Associate will cooperate in Covered Entity's risk assessment to determine whether notification of Breach is required; and otherwise take all steps requested by Covered Entity to comply and to assist Covered Entity in complying with statutory and regulatory Breach notification requirements.
- v. Covered Entity will be responsible for notifying affected individuals, the Secretary of HHS, and the media of any Breach, as required by HITECH, and Business Associate will not take any such actions except at the express written request of Covered Entity.
- vi. Business Associate will investigate the Breach, mitigate losses, and protect against future Breaches of a similar nature, and will provide a written report to Covered Entity describing its investigation, conclusions, and processes implemented to avoid future Breaches within a reasonable timeframe.

3.2 Permitted Uses and Disclosures of PHI by Business Associate. Except as otherwise specified in this Agreement, Business Associate may:

- a. Use and Disclose the PHI as reasonably necessary to perform its obligations under the Engagement, provided that such Use or Disclosure would not violate the Rules if done by Covered Entity;
- b. Use the PHI in its possession for Business Associate's proper management and administration and to carry out its legal responsibilities;
- c. Disclose the PHI in its possession to a third party for the purpose of Business Associate's proper management and administration or to carry out its legal responsibilities, provided that: (i) the Disclosures are Required By Law; or (ii) Business Associate obtains reasonable assurances from the third party, in writing, that the PHI

will be held confidentially and used or further disclosed only as Required By Law or for the purpose for which it was disclosed to the third party, and the third party agrees to notify Business Associate of any instances of which it becomes aware in which the confidentiality of the PHI has been breached; and

- d. If the Engagement includes Business Associate's provision of data aggregation services to Covered Entity, Business Associate may use and aggregate the PHI for purposes of providing such services to Covered Entity. Use of the PHI for any other data aggregation without the written permission of Covered Entity is prohibited.

3.3 Obligations of Business Associate Under HITECH. Business Associate acknowledges that HITECH, and its implementing regulations as currently in effect and as promulgated or amended from time to time, impose certain obligations on Business Associate related to security and privacy of Protected Health Information. Business Associate hereby agrees to comply with such laws, regulations, and standards. Such requirements include, but are not limited to, the implementation of Administrative, Physical and Technical Safeguards with respect to Electronic PHI in the same manner that such provisions relate to Covered Entities, and additional limitations on the Use and Disclosure of PHI by Business Associates.

3.4 Obligations of Covered Entity. Covered Entity agrees to timely notify Business Associate of any arrangements between Covered Entity and the Individual that is the subject of PHI that may reasonably affect or restrict the Use and/or Disclosure of that PHI by Business Associate under this Agreement.

3.5 Effect of Changes to the Rule. The parties agree to take such action as is necessary to amend this Agreement from time to time as necessary for Covered Entity to comply with the Rules.

#### **4. TERM AND TERMINATION.**

4.1 Term; Termination without Cause. This Agreement will continue to be in effect until the Engagement terminates or expires and all PHI obtained from Covered Entity, or created or obtained by Business Associate on behalf of Covered Entity, is destroyed (which, for electronic PHI, will mean deleting all electronic PHI in accordance with HITECH's standards), or, if it is infeasible to return or destroy the PHI, protections are extended to such information in accordance with Section 4.3 of this Agreement.

4.2 Termination for Cause. In the event of a material breach of this Agreement by Business Associate, Covered Entity may at any time thereafter, and in its sole discretion, either:

- a. Notify Business Associate of the breach in writing, providing an opportunity for Business Associate to cure the breach, and terminate this Agreement and the Engagement if Business Associate does not cure the breach within the time specified by Covered Entity in such notice; or
- b. Immediately terminate this Agreement and the Engagement on written notice to Business Associate.

4.3 Return or Destruction of PHI. Within thirty (30) days of the termination of the Engagement or this Agreement, Business Associate will destroy all PHI obtained from Covered Entity or created or obtained by Business Associate on behalf of Covered Entity with respect to the Engagement (which, for electronic PHI will mean deleting all electronic PHI in accordance with HITECH standards), including such PHI in the possession of Business Associate's subcontractors and agents, and if feasible, retain no copies. If Business Associate considers return or destruction of the PHI infeasible, Business Associate will notify Covered Entity of the conditions that make return or destruction infeasible, and if Covered Entity agrees that such return or destruction is infeasible, Business Associate may retain the PHI provided that it will extend all protections contained in this Agreement to its Use and/or Disclosure of any retained PHI, and limit any further Uses and/or Disclosures to the purposes that make the return or destruction of the PHI infeasible.

## 5. MISCELLANEOUS.

5.1 Interpretation. Any ambiguity in this Agreement will be resolved to permit Covered Entity to comply with the Rules. The terms of this Agreement will prevail in the case of any conflict in such terms with the terms of the Engagement, to the extent necessary to allow Covered Entity to comply with the Rules.

5.2 Other Confidentiality Laws. The parties acknowledge that this Agreement is intended to supplement any and all other federal and state laws and regulations that impose obligations to maintain the confidentiality of PHI. Nothing in this Agreement will be construed to require or permit Business Associate to Use or Disclose PHI without a written authorization from an Individual or an Individual's authorized representative, where such authorization would be required under the applicable state laws or regulations for such Use or Disclosure.

5.3 Survival. Notwithstanding any other provision of this Agreement or the Engagement to the contrary, the terms of this Agreement will survive its termination and continue indefinitely solely with respect to PHI Business Associate retains in accordance with this Agreement.

5.4 No Third Party Beneficiaries. Nothing in this Agreement will confer any rights, remedies, obligations, or liabilities whatsoever upon any person or entity other than the parties hereto and their respective successors or assigns.

5.5 No Waiver. The waiver of any breach or default hereunder by either party will not operate or be construed as a waiver of any repetition of such breach or default or of any other breach or default.

5.6 Governing Law; Jurisdiction. This Agreement will be governed by the laws of the State of New York (excluding the choice of law rules thereof). The venue for any action to interpret or enforce this Agreement will be Monroe County, New York.

5.7 Notice. All notices and other communications given or made pursuant hereto will be in writing and will be given (and will be deemed to have been duly given upon receipt) by delivery in person, by facsimile, by registered or certified mail (postage prepaid, return

receipt requested), or by a nationally recognized courier service to the parties at the following addresses or, if sent by facsimile, to the parties at the facsimile numbers specified below, or to such other address and numbers as a party has furnished to the other by notice given in accordance with this Section 5.7.

- 5.8 This Agreement supersedes all prior agreements and understandings, oral, written and implied, between the parties hereto with respect to the subject matter hereof. All such prior agreements and understandings are hereby terminated and deemed of no further force or effect.

To: Business Associate:  
UR Medicine EAP  
179 Sully's Trail, Suite 200  
Pittsford, NY 14534  
Attention: Director, EAP

With a copy to:  
Chief Privacy Officer  
University of Rochester  
601 Elmwood Avenue, Box 700  
Rochester, New York 14642  
Fax number: (585) 784-6163

To:  
**Town of Brighton**  
**2300 Elmwood Ave**  
**Rochester, NY 14618**

IN WITNESS WHEREOF, each of the undersigned parties has caused this Agreement to be executed in its name and on its behalf by its duly authorized representative

**Town of Brighton**

By: \_\_\_\_\_

William Moehle

Town Supervisor

Date: \_\_\_\_\_

**UNIVERSITY OF ROCHESTER  
MEDICAL FACULTY GROUP**

By: \_\_\_\_\_

Michael Rotondo, M.D.

CEO UR Medical Faculty Group

Date: \_\_\_\_\_

At a Town Board Meeting of the Town of Brighton, Monroe County, New York, held on the 30th day of December, 2025 at Brighton Town Hall (Empire State University at Rochester), 680 Westfall Road in the Town of Brighton, New York

**PRESENT:**

WILLIAM W. MOEHLE,

Supervisor

CHRISTOPHER K. WERNER

ROBIN R. WILT

CHRISTINE E. CORRADO

NATHANIEL V. SALZMAN,

Councilmembers

**BE IT RESOLVED,** that correspondence dated December 14, 2025 from Director of Finance Earl Johnson requesting approval of a budget amendment to transfer \$200,000 from the General Fund to the Capital Project Fund restricted to the Town Hall renovation project, and to authorize the Finance Director to make corresponding budget amendments as set forth in said correspondence, be received and filed; and it is further

**RESOLVED,** that the Town Board hereby approves a budget amendment to transfer \$200,000 from the General Fund to the Capital Project Fund restricted to the Town Hall renovation project, and authorizes the Finance Director to make the following corresponding budget amendments as set forth in said correspondence:

Account: A.201.20 General Cash Fund	(\$200,000) Cr
Account: AUNDST.9.10 Transfer to Capital Project Fund	\$200,000 Dr
Account: H.201.20 Capital Project Cash (THR)	\$200,000 Dr
Account: H.THALL.HVAC.5010 Trans from General Fund	(\$200,000) Cr

Dated: December 30, 2025

William W. Moehle, Supervisor	Voting	_____
Christopher K. Werner, Councilmember	Voting	_____
Robin R. Wilt, Councilmember	Voting	_____
Christine E. Corrado, Councilmember	Voting	_____
Nathaniel V. Salzman, Councilmember	Voting	_____



## Finance Department

Earl Johnson  
Director of Finance

December 14, 2025

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

Re: Proposed General Fund Transfer to Town Hall Renovation Capital Project

Dear Honorable Town Board Members:

Given the project budget for the Town Hall Renovation Capital Project and the unknown effect of remaining necessary change orders and that it is expected that the 2025 General Fund Fiscal Year will yield a surplus. We propose a transfer of funds from the General Fund to the Town Hall Renovation Capital Project under the Capital Project Fund. When the project is closed any of these transferred funds that are not needed will be returned to the General Fund.

It is recommended that the Town Board approve the total amount of \$200,000.00 be transferred from the General Fund to the Capital Project Fund restricted to the Town Hall Renovation Market Capital Project and any applicable Budget Amendments made.

Account: A.201.20	General Fund Cash	(\$200,000.00) Cr
Account: AUNDST.9.10	Transfer to Capital Project Fund	\$200,000.00 Dr
Account: H.201.20	Capital Project Cash (THR)	\$200,000.00 Dr
Account: H.THALL.HVAC.5010	Trans from General Fund	(\$200,000.00) Cr

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

Sincerely,

*Earl Johnson*

Earl Johnson  
Director of Finance

At a Town Board Meeting of the Town of Brighton, Monroe County, New York, held on the 30th day of December, 2025 at Brighton Town Hall (Empire State University at Rochester), 680 Westfall Road in the Town of Brighton, New York

**PRESENT:**

WILLIAM W. MOEHLE,

Supervisor

CHRISTOPHER K. WERNER

ROBIN R. WILT

CHRISTINE E. CORRADO

NATHANIEL V. SALZMAN,

Councilmembers

**BE IT RESOLVED**, that correspondence dated December 15, 2025 from Commissioner of Public Works Glen Layton regarding a request to authorize the Supervisor to execute change orders in a total amount not to exceed \$73,956.60, in connection with general construction services awarded to Milestone Construction Partners, Inc. associated with the Town Hall renovation project, be received and filed; and it is further

**RESOLVED**, that the Town Board hereby authorizes the Supervisor to execute change orders in a total amount not to exceed \$73,956.60, in connection with general construction services awarded to Milestone Construction Partners, Inc. associated with the Town Hall renovation project.

Dated: December 30, 2025

William W. Moehle, Supervisor	Voting	_____
Christopher K. Werner, Councilmember	Voting	_____
Robin R. Wilt, Councilmember	Voting	_____
Christine E. Corrado, Councilmember	Voting	_____
Nathaniel V. Salzman, Councilmember	Voting	_____





## Public Works Department

Glen Layton  
Commissioner of Public Works

December 15, 2025

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

Re: Town Hall Renovation – Milestone (Contract #1)

Dear Board Members:

At the November 13, 2024 Town Board Meeting, the Board approved awarding of the Town Hall Renovation Contract #1 (General Construction) to Milestone Construction Partners Inc. for the bid amount of \$3,860,000.00. The Board further approved the Supervisor to be authorized to execute necessary change orders up to 10% of the base bid (\$386,000). Currently the Supervisor has approved change orders in the amount of \$643,462.77.

Milestone has submitted Potential Change Orders (PCOs) for the General Construction work being done as part of the Town Hall Renovation. Below is a description of the work to be done for each of the PCOs.

1. PCO#52 is \$23,386.00, which reflects additional work associated with performing field modifications restoring the concrete flooring throughout the ground floor storage and mechanical room areas to receive VCT and/or epoxy coating providing a durable finish to these rooms due to the deteriorating condition of the concrete flooring in these areas.
2. PCO#53 is \$15,384.00, which reflects additional work associated with installing VCT and or epoxy coating throughout the ground floor storage and mechanical rooms providing a long-lasting finish due to the deteriorating condition of the concrete flooring in these areas.
3. PCO#55 is \$6,550.00, which reflects the total Library climate-controlled storage final billing for the temporary storage requirements while construction disturbed the interior library storage area.
4. PCO#56 is \$7,941.00, which reflects additional work associated with performing modifications to doors 000B (storage room), 002A (facilities laundry), 003A (historian closet), 006A (storage vestibule), 007 (IT Suite), 101E (Auditorium), 113A and 113B. These modifications support correct door swings, wiring of electronic strikes for secure rooms, and matching door types with the building standard throughout.
5. PCO#57 is \$17,923.00, which reflects additional work associated with performing modifications to install steel duct support to reinforce the rooftop ductwork to address wind loads calculated by the mechanical contractor.

6. PCO#58 is \$2,074.60, which reflects additional work associated with performing modifications to install framing and drywall in the Supervisor's Suite to enclose a condensate pipe to maintain the designed finished ceiling height above the window frames.
7. PCO#59 is \$698.00, which reflects additional work associated with performing modifications to install framing and drywall in Conference Room 019 to accommodate increasing the ceiling height to align with ceiling heights in adjacent rooms.

This proposal would increase the total change order amount over the authorized 10% of the base general construction contract amount. I recommend that the Supervisor be Authorized to sign a change order for this work in the amount of \$73,956.60.

As always, thank you for your consideration. I will be in attendance at your regularly scheduled December 17, 2025, meeting in the event that you have any questions regarding this matter.

Sincerely,



Glen Layton  
Commissioner of Public Works

Milestone Construction Partners  
 100 Tech Park Drive  
 Rochester, New York 14623  
 Phone: (585) 247-5179

**Project:** - Brighton Town Hall (BTH)  
 2300 Elmwood Avenue  
 Brighton, New York 14618

## Prime Contract Potential Change Order #052: Floor Prep for Conc-2 Surfaces

<b>TO:</b>	Town of Brighton 2300 Elmwood Avenue Rochester, New York 14618	<b>FROM:</b>	Milestone Construction Partners 100 Tech Park Drive Suite C Rochester, New York 14623
<b>PCO NUMBER/REVISION:</b>	052 / 0	<b>CONTRACT:</b>	1 - Brighton Town Hall (BTH) Prime Contract
<b>REQUEST RECEIVED FROM:</b>		<b>CREATED BY:</b>	Cody Gilliam (Milestone Construction Partners)
<b>STATUS:</b>	Pending - In Review	<b>CREATED DATE:</b>	11/26/2025
<b>REFERENCE:</b>		<b>PRIME CONTRACT CHANGE ORDER:</b>	None
<b>FIELD CHANGE:</b>	No		
<b>LOCATION:</b>		<b>ACCOUNTING METHOD:</b>	Amount Based
<b>SCHEDULE IMPACT:</b>		<b>PAID IN FULL:</b>	No
<b>EXECUTED:</b>	No	<b>SIGNED CHANGE ORDER RECEIVED DATE:</b>	
		<b>TOTAL AMOUNT:</b>	\$23,386.00

**POTENTIAL CHANGE ORDER TITLE:** Floor Prep for Conc-2 Surfaces

**CHANGE REASON:** Client Request

**POTENTIAL CHANGE ORDER DESCRIPTION:** *(The Contract Is Changed As Follows)*

Floor Prep for Conc-2 areas to receive rollable epoxy (20 mil) or VCT flooring.

Unit Pricing. No markup included.

Total: Area that needs prep. 2548 sqft. Areas included are as follows.

Mech 011  
 Electrical 010  
 Storage 009  
 Storage 008  
 Storage 006  
 Storage Vestibule 006A  
 Server Room (Not labeled with room number)  
 Storage 005  
 Storage 004  
 Mech 004A  
 Jan 001D  
 Facilities Office 002  
 Elevator Control Room EC  
 Storage 002A  
 Facilities Restroom 002B  
 Mech 002D  
 Mech 000B  
 Mech 000A

Deduct for the Conc-2 Included in this PCO @ (-7190)

**ATTACHMENTS:**

**Heather Landis (IN/EX Architecture P.C.)**  
133 South Fitzhugh Street  
Rochester, New York 14608

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

**Milestone Construction Partners**  
100 Tech Park Drive Suite C  
Rochester, New York 14623

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SIGNATUREDATE

SIGNATUREDATE

Milestone Construction Partners  
 100 Tech Park Drive  
 Rochester, New York 14623  
 Phone: (585) 247-5179

**Project:** - Brighton Town Hall (BTH)  
 2300 Elmwood Avenue  
 Brighton, New York 14618

## Prime Contract Potential Change Order #053: Flooring in place of Conc-2

<b>TO:</b>	Town of Brighton 2300 Elmwood Avenue Rochester, New York 14618	<b>FROM:</b>	Milestone Construction Partners 100 Tech Park Drive Suite C Rochester, New York 14623
<b>PCO NUMBER/REVISION:</b>	053 / 0	<b>CONTRACT:</b>	1 - Brighton Town Hall (BTH) Prime Contract
<b>REQUEST RECEIVED FROM:</b>		<b>CREATED BY:</b>	Cody Gilliam ( <b>Milestone Construction Partners</b> )
<b>STATUS:</b>	Pending - In Review	<b>CREATED DATE:</b>	11/26/2025
<b>REFERENCE:</b>		<b>PRIME CONTRACT CHANGE ORDER:</b>	None
<b>FIELD CHANGE:</b>	No		
<b>LOCATION:</b>		<b>ACCOUNTING METHOD:</b>	Amount Based
<b>SCHEDULE IMPACT:</b>		<b>PAID IN FULL:</b>	No
<b>EXECUTED:</b>	No	<b>SIGNED CHANGE ORDER RECEIVED DATE:</b>	
		<b>TOTAL AMOUNT:</b>	\$0.00

**POTENTIAL CHANGE ORDER TITLE:** Flooring in place of Conc-2

**CHANGE REASON:** Client Request

**POTENTIAL CHANGE ORDER DESCRIPTION:** *(The Contract Is Changed As Follows)*

Options for the Design Team and the Town of Brighton to Review

Flooring in place of CONC-2 Finish. (Note: Except for the Facilities Storage 020, that floor was a new pour and has been finished and sealed)

VCT Option:

2548 sqft of area

Mech 011

Electrical 010

Storage 009

Storage 008

Storage 006

Storage Vestibule 006A

Server Room (Not labeled with room number)

Storage 005

Storage 004

Mech 004A

Jan 001D

Facilities Office 002

Elevator Control Room EC

Storage 002A

Facilities Restroom 002B

Mech 002D

Mech 000B

Mech 000A

Furnish and install the VCT flooring in areas: \$4.25 sqft. **\$10,829.00** + Strip and 2 coats of polishing \$1.00 sqft. **\$2,548.00: Trade Partner Grand Total: \$13,377.00**

**GC Mark up= \$15,384.00 for VCT Option**

20 Mil "roll on 2 part epoxy paint floor coating." Important Note: This is not pour applied epoxy, this is roll on like the mock up that was reviewed in the field.

20 Mil Roll on Epoxy

2548 sqft of area

Mech 011

Electrical 010  
Storage 009  
Storage 008  
Storage 006  
Storage Vestibule 006A  
Server Room (Not labeled with room number)  
Storage 005  
Storage 004  
Mech 004A  
Jan 001D  
Facilities Office 002  
Elevator Control Room EC  
Storage 002A  
Facilities Restroom 002B  
Mech 002D  
Mech 000B  
Mech 000A  
Furnish and install product: \$5.08 a sqft **Trade Partner Grand Total: \$ 12,944.00**  
**GC Mark up= \$14,886 for 20 Mil Roll on Epoxy Option**

Once a final decision is made, the PCO will be revised.

**ATTACHMENTS:**

[Armstrong VCT SPEC.pdf](#)

**Heather Landis (IN/EX Architecture P.C.)**  
133 South Fitzhugh Street  
Rochester, New York 14608

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

**Milestone Construction Partners**  
100 Tech Park Drive Suite C  
Rochester, New York 14623

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Milestone Construction Partners  
100 Tech Park Drive  
Rochester, New York 14623  
Phone: (585) 247-5179

**Project:** - Brighton Town Hall (BTH)  
2300 Elmwood Avenue  
Brighton, New York 14618

## Prime Contract Potential Change Order #055: Climate Controlled Storage Final Billing

<b>TO:</b>	Town of Brighton 2300 Elmwood Avenue Rochester, New York 14618	<b>FROM:</b>	Milestone Construction Partners 100 Tech Park Drive Suite C Rochester, New York 14623
<b>PCO NUMBER/REVISION:</b>	055 / 0	<b>CONTRACT:</b>	1 - Brighton Town Hall (BTH) Prime Contract
<b>REQUEST RECEIVED FROM:</b>		<b>CREATED BY:</b>	Cody Gilliam (Milestone Construction Partners)
<b>STATUS:</b>	Pending - In Review	<b>CREATED DATE:</b>	12/3/2025
<b>REFERENCE:</b>		<b>PRIME CONTRACT CHANGE ORDER:</b>	None
<b>FIELD CHANGE:</b>	No		
<b>LOCATION:</b>		<b>ACCOUNTING METHOD:</b>	Amount Based
<b>SCHEDULE IMPACT:</b>		<b>PAID IN FULL:</b>	No
<b>EXECUTED:</b>	No	<b>SIGNED CHANGE ORDER RECEIVED DATE:</b>	
		<b>TOTAL AMOUNT:</b>	\$6,550.00

**POTENTIAL CHANGE ORDER TITLE:** Climate Controlled Storage Final Billing

**CHANGE REASON:** Client Request

**POTENTIAL CHANGE ORDER DESCRIPTION:** *(The Contract Is Changed As Follows)*

Climate Controlled Storage  
Library storage climate controlled.

Delivery and Pick up \$800.00

Monthly Rent \$500.00

+15% Mark up.

Grand total: \$575 a month plus pick up and delivery

Clarifications and exclusions:

Unknown duration needed to price accurately (Breakout above for this)

Electrical Hook up by others

Assumed no stone sub base is needed under the container (none is needed not known if it is requested or required by TOB)

Storage container would need 4 weeks to mobilize to site as the units are a high commodity/demand

**12-3-25**

**Final Billing**

**10 months of rental**

**2-18-25 - 11-18-25**

**10 months @\$575**

**PU and Delivery \$800.00**

**Total \$6,550.00**

**ATTACHMENTS:**



**Heather Landis (IN/EX Architecture P.C.)**  
133 South Fitzhugh Street  
Rochester, New York 14608

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

**Milestone Construction Partners**  
100 Tech Park Drive Suite C  
Rochester, New York 14623

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SIGNATUREDATE

Milestone Construction Partners  
100 Tech Park Drive  
Rochester, New York 14623  
Phone: (585) 247-5179

**Project:** - Brighton Town Hall (BTH)  
2300 Elmwood Avenue  
Brighton, New York 14618

## Prime Contract Potential Change Order #056: RFI #55: Door Existing Condition Inquiries

<b>TO:</b>	Town of Brighton 2300 Elmwood Avenue Rochester, New York 14618	<b>FROM:</b>	Milestone Construction Partners 100 Tech Park Drive Suite C Rochester, New York 14623
<b>PCO NUMBER/REVISION:</b>	056 / 0	<b>CONTRACT:</b>	1 - Brighton Town Hall (BTH) Prime Contract
<b>REQUEST RECEIVED FROM:</b>		<b>CREATED BY:</b>	Raphael Cardamone ( <b>Milestone Construction Partners</b> )
<b>STATUS:</b>	Pending - In Review	<b>CREATED DATE:</b>	12/4/2025
<b>REFERENCE:</b>		<b>PRIME CONTRACT CHANGE ORDER:</b>	None
<b>FIELD CHANGE:</b>	Yes		
<b>LOCATION:</b>		<b>ACCOUNTING METHOD:</b>	Amount Based
<b>SCHEDULE IMPACT:</b>	0 days	<b>PAID IN FULL:</b>	No
<b>EXECUTED:</b>	No	<b>SIGNED CHANGE ORDER RECEIVED DATE:</b>	
		<b>TOTAL AMOUNT:</b>	\$7,941.00

**POTENTIAL CHANGE ORDER TITLE:** RFI #55: Door Existing Condition Inquiries

**CHANGE REASON:** Client Request

**POTENTIAL CHANGE ORDER DESCRIPTION:** *(The Contract Is Changed As Follows)*

RFI #55: Door Existing Condition Inquiries

### Door 000B – Storage Room

- Cost not requested by In/Ex, however opening was changed to accommodate MEP equipment. This resulted in providing a double door instead of a single.
  - COST: Add New Double HM Frame Type "2". Add Inactive Door Leaf HM Door Type "F". Change To Hardware Set Type 11: \$1,175.00

### Door 002A – Facilities Laundry

- Provide cost for a new HM frame and revise the door swing to open outward into the Assembly space per drawings.
  - COST: Add Welded and Dimpled HM Frame Type "1". Add HM Door Type "F". \$915.00

### Door 003A – Historian Closet

- Provide cost for a new door and frame. HM frame, flush wood or HM door (whichever cheaper).
  - COST: Add HM Frame Type "1". Add HM Door Type "F". \$700.00

### Door 006A – Storage Vestibule

- Provide cost to core the jamb. Confirm wire mold located at inner vestibule side.
  - COST: Modify existing door frame to accommodate the new recessed electronic strikes by cutting the frames per the provided template, welding new attachment tabs, and drilling a concealed pathway for wiring to be brought through the wall: \$952.50

### Door 007 – IT Suite

- Provide cost to core the jamb. Confirm wire mold located at IT Suite side.

- COST: Modify existing door frame to accommodate the new recessed electronic strikes by cutting the frames per the provided template, welding new attachment tabs, and drilling a concealed pathway for wiring to be brought through the wall: \$952.50

**Door 101E – Auditorium**

- Provide cost for a new HM frame (electrified strike) in this location. Revise the door handing per drawings.
  - COST: Add HM Frame Type “1”. Add HM Door Type “F” (*Opening is 03'-08' and Fire Rated*). \$1,225.00

**Door 113A**

- Cost to provide a new HM frame.
  - COST: Add HM Frame Type “1”. \$285.00

**Door 113B**

- Cost to provide a new door and HM frame. Flush wood or HM door (whichever cheaper).
  - COST: Add HM Frame Type “1”. Add HM Door Type “F”. \$700.00

**Additional Scope Note**

- Doors 102 (Town Clerk Suite) and 107A (Supervisor Receptionist) are on fob access. Closers for these doors were removed by the Owner earlier this spring. Please confirm whether this remains the intent. *Town to report back.*
  - COST: No cost provided on this scope. If required MCP will submit PCO.

**TOTAL COST + GC MARKUP = \$7,941**

**ATTACHMENTS:**

**Heather Landis (IN/EX Architecture P.C.)**  
133 South Fitzhugh Street  
Rochester, New York 14608

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

**Milestone Construction Partners**  
100 Tech Park Drive Suite C  
Rochester, New York 14623

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SIGNATURE DATE

Milestone Construction Partners  
 100 Tech Park Drive  
 Rochester, New York 14623  
 Phone: (585) 247-5179

**Project:** - Brighton Town Hall (BTH)  
 2300 Elmwood Avenue  
 Brighton, New York 14618

## Prime Contract Potential Change Order #057: Structural Steel Duct Supports

<b>TO:</b>	Town of Brighton 2300 Elmwood Avenue Rochester, New York 14618	<b>FROM:</b>	Milestone Construction Partners 100 Tech Park Drive Suite C Rochester, New York 14623
<b>PCO NUMBER/REVISION:</b>	057 / 0	<b>CONTRACT:</b>	1 - Brighton Town Hall (BTH) Prime Contract
<b>REQUEST RECEIVED FROM:</b>		<b>CREATED BY:</b>	Cody Gilliam (Milestone Construction Partners)
<b>STATUS:</b>	Pending - In Review	<b>CREATED DATE:</b>	12/8/2025
<b>REFERENCE:</b>		<b>PRIME CONTRACT CHANGE ORDER:</b>	None
<b>FIELD CHANGE:</b>	No		
<b>LOCATION:</b>		<b>ACCOUNTING METHOD:</b>	Amount Based
<b>SCHEDULE IMPACT:</b>	10 days	<b>PAID IN FULL:</b>	No
<b>EXECUTED:</b>	No	<b>SIGNED CHANGE ORDER RECEIVED DATE:</b>	
		<b>TOTAL AMOUNT:</b>	\$17,923.00

**POTENTIAL CHANGE ORDER TITLE:** Structural Steel Duct Supports

**CHANGE REASON:** Client Request

**POTENTIAL CHANGE ORDER DESCRIPTION:** *(The Contract Is Changed As Follows)*

Structural Steel Duct Supports

SCOPE OF WORK PER LOCATION:

1. Fabricate & Install:

a. (1) – L4X4X1/4, 5'-10" Long, Prime Painted Gray (S102 Markup Received on 12/1/25)

OR (Contractor's Option)

b. (1) – L4X4X1/4, 5'-10" Long, Prime Painted Gray (S102 Markup Received on 12/1/25)

i. w/ (1) 1/4" Thick Plate welded to Horizontal Leg

**Note: Locations will dictate a. or b. detail used**

2. Field Labor:

a. Field Measure for Threaded Rod Layout

b. Weld (1) – L4X4X1/4 w/ Holes between Roof Trusses where Threaded Rods are located

3. Shop Labor:

a. Punch Holes in L4X4X1/4 after Field Dimensions have been Received

OR (Contractor's Option)

b. Punch Holes in 1/4" Thick Plate after Field Dimensions have been Received

**Note: Locations will dictate a. or b. detail used**

Ramar Steel Reserves the Right to Adjust the Total Amount if the Number of Locations where the Above-Mentioned Scope of Work Applies Exceeds the Quantity on attached document

Contractor Cost: \$15,585.00 + GC Markup

Ductwork needs to be removed to access the work, cost of that work is to be paid by owner coordinated with MCP and Tylin to show locations

Soffit drywall to be removed at no charge.

Soffit Framing to remain; if removal is needed, it will be a cost to the town, tracked T&M.

**ATTACHMENTS:**

[Brighton Town Hall Curb Reinforcing Steel\\_Wind Calc Result\\_12-8-25.pdf](#)

**Heather Landis (IN/EX Architecture P.C.)**  
133 South Fitzhugh Street  
Rochester, New York 14608

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

**Milestone Construction Partners**  
100 Tech Park Drive Suite C  
Rochester, New York 14623

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**SIGNATURE** **DATE**

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**SIGNATURE** **DATE**

Milestone Construction Partners  
 100 Tech Park Drive  
 Rochester, New York 14623  
 Phone: (585) 247-5179

**Project:** - Brighton Town Hall (BTH)  
 2300 Elmwood Avenue  
 Brighton, New York 14618

## Prime Contract Potential Change Order #058: Supervisors Suite Soffit

<b>TO:</b>	Town of Brighton 2300 Elmwood Avenue Rochester, New York 14618	<b>FROM:</b>	Milestone Construction Partners 100 Tech Park Drive Suite C Rochester, New York 14623
<b>PCO NUMBER/REVISION:</b>	058 / 0	<b>CONTRACT:</b>	1 - Brighton Town Hall (BTH) Prime Contract
<b>REQUEST RECEIVED FROM:</b>		<b>CREATED BY:</b>	Cody Gilliam (Milestone Construction Partners)
<b>STATUS:</b>	Pending - In Review	<b>CREATED DATE:</b>	12/19/2025
<b>REFERENCE:</b>		<b>PRIME CONTRACT CHANGE ORDER:</b>	None
<b>FIELD CHANGE:</b>	No		
<b>LOCATION:</b>		<b>ACCOUNTING METHOD:</b>	Amount Based
<b>SCHEDULE IMPACT:</b>		<b>PAID IN FULL:</b>	No
<b>EXECUTED:</b>	No	<b>SIGNED CHANGE ORDER RECEIVED DATE:</b>	
		<b>TOTAL AMOUNT:</b>	\$2,074.60

**POTENTIAL CHANGE ORDER TITLE:** Supervisors Suite Soffit

**CHANGE REASON:** Client Request

**POTENTIAL CHANGE ORDER DESCRIPTION:** *(The Contract Is Changed As Follows)*

Supervisors Suite Soffit

Carpentry Scope:

Frame Soffit, Drywall Soffit, Finish Soffit

**MATERIALS:** FRAMING, DRYWALL, BEADS etc.

**LABOR:** JOURNEYMAN CARP.

Total with Contract Mark Up- \$1,804.00

\$ 343.00

\$ 1297.00

Total with 15% GC Mark up= \$2,074.60

**ATTACHMENTS:**

**Heather Landis (IN/EX Architecture P.C.)**  
 133 South Fitzhugh Street  
 Rochester, New York 14608

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

**Milestone Construction Partners**  
 100 Tech Park Drive Suite C  
 Rochester, New York 14623

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

Milestone Construction Partners  
 100 Tech Park Drive  
 Rochester, New York 14623  
 Phone: (585) 247-5179

**Project:** - Brighton Town Hall (BTH)  
 2300 Elmwood Avenue  
 Brighton, New York 14618

## Prime Contract Potential Change Order #059: Conference 019 Closet Wall

<b>TO:</b>	Town of Brighton 2300 Elmwood Avenue Rochester, New York 14618	<b>FROM:</b>	Milestone Construction Partners 100 Tech Park Drive Suite C Rochester, New York 14623
<b>PCO NUMBER/REVISION:</b>	059 / 0	<b>CONTRACT:</b>	1 - Brighton Town Hall (BTH) Prime Contract
<b>REQUEST RECEIVED FROM:</b>		<b>CREATED BY:</b>	Raphael Cardamone ( <b>Milestone Construction Partners</b> )
<b>STATUS:</b>	Pending - In Review	<b>CREATED DATE:</b>	12/23/2025
<b>REFERENCE:</b>		<b>PRIME CONTRACT CHANGE ORDER:</b>	None
<b>FIELD CHANGE:</b>	Yes		
<b>LOCATION:</b>		<b>ACCOUNTING METHOD:</b>	Amount Based
<b>SCHEDULE IMPACT:</b>	0 days	<b>PAID IN FULL:</b>	No
<b>EXECUTED:</b>	No	<b>SIGNED CHANGE ORDER RECEIVED DATE:</b>	
		<b>TOTAL AMOUNT:</b>	\$698.00

**POTENTIAL CHANGE ORDER TITLE:** Conference 019 Closet Wall

**CHANGE REASON:** Client Request

**POTENTIAL CHANGE ORDER DESCRIPTION:** *(The Contract Is Changed As Follows)*

Conference 019 Closet Wall

SCOPE: Add 10 LF of framing and finished drywall in Conference room 019, at the closet wall.

COST: Materials- Drywall, framing...etc= \$117

Labor- Journeyman Carpenter 6 hours @ 72.48 hr = \$435

Total cost + Subcontractor and GC Markup = \$698

**ATTACHMENTS:**

**Heather Landis (IN/EX Architecture P.C.)**  
 133 South Fitzhugh Street  
 Rochester, New York 14608

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

**Milestone Construction Partners**  
 100 Tech Park Drive Suite C  
 Rochester, New York 14623

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE



At a Town Board Meeting of the Town of Brighton, Monroe County, New York, held on the 30th day of December, 2025 at Brighton Town Hall (Empire State University at Rochester), 680 Westfall Road in the Town of Brighton, New York

**PRESENT:**

WILLIAM W. MOEHLE,

Supervisor

CHRISTOPHER K. WERNER

ROBIN R. WILT

CHRISTINE E. CORRADO

NATHANIEL V. SALZMAN,

Councilmembers

**BE IT RESOLVED,** that correspondence dated December 4, 2025 and December 22, 2025 from Highway Superintendent William Haefner and the corresponding tree reports regarding a request to set a public hearing for proposed tree removal and replacement of a 33" Norway Maple at 64 Fair Oaks Avenue; a 51" Norway Maple at 260 Edgemoor Road; a 30" Norway Maple at 80 Dunrovin Lane; a 40" Silver Maple at 100 Edgeview Lane; a 51" Silver Maple at 40 Bonnie Brae Ave.; and 48" Silver Maple at 165 Alaimo Drive, be received and filed; and further

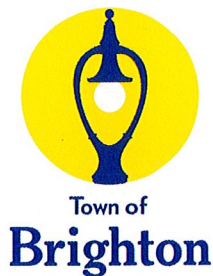
**BE IT RESOLVED,** that the Town Board hereby sets a public hearing for January 28, 2026 at 7:00 p.m. or as soon thereafter as the matter may be heard at Empire State University at Rochester, 680 Westfall Road, Brighton, New York and said hearing shall be conducted pursuant to Chapter 175 of the Town Code for the proposed tree removal and replacement of a 33" Norway Maple at 64 Fair Oaks Avenue; a 51" Norway Maple at 260 Edgemoor Road; a 30" Norway Maple at 80 Dunrovin Lane; a 40" Silver Maple at 100 Edgeview Lane; a 51" Silver Maple at 40 Bonnie Brae Ave.; and 48" Silver Maple at 165 Alaimo Drive; and further

**BE IT FURTHER RESOLVED** that the Town Clerk in concert with the Commissioner of Public Works or his designee post and publish notice of the

public hearing as required and further provide notice of such public hearing by first class mail at least 20 days prior to the scheduled hearing addressed to the owners of each of the properties adjoining the above referenced trees and the owners directly across the Town highway from said trees and the properties contiguous to the properties adjoining the above referenced trees that front on the same Town highway.

Dated: December 30, 2025

William W. Moehle, Supervisor	Voting	_____
Christopher K. Werner, Councilmember	Voting	_____
Robin R. Wilt, Councilmember	Voting	_____
Christine E. Corrado, Councilmember	Voting	_____
Nathaniel V. Salzman, Councilmember	Voting	_____



## Highway Department

William Haefner  
Highway Superintendent &  
Sewer Superintendent

12/4/2025

The Honorable Town Board  
Town of Brighton  
2300 Elmwood Ave.  
Rochester, New York

Re: Significant Tree Removals

Dear Honorable Town Board Members:

The following tree removals have been reviewed by the Conservation Board and the Public Works Committee. Both bodies support the recommended removals. The Conservation Board findings letters are attached.

Address	Description	Recommendation
64 Fair Oaks Ave	33" Norway Maple	Remove and Replace
260 Edgemoor Rd	51" Norway Maple	Remove and Replace (Resident)
80 Dunrovin Lane	30" Norway Maple	Remove and Replace W/Lrg Tree
100 Edgeview Lane	40" Silver Maple	Remove and Replace W/Lrg Tree

I recommend that the Town Board approve the removal of these significant trees. Under Town of Brighton Code, Chapter 175, Trees, Section 8, Removal, the proposed removal of a significant tree requires reviewing that proposed removal at a public hearing. Therefore, I request that the Town Board set a time and date for the required public hearings for the removal of these significant trees.

Thank you for your attention to this matter.

Respectfully,

William Haefner  
Superintendent of Highways and Sewers

cc: Kyle Sears  
Eric Bassford



## Conservation Board

Secretary – Chad Roscoe

12/2/2025

William Haefner, Superintendent of Highways and Sewers  
Town of Brighton  
1941 Elmwood Avenue  
Rochester, NY 14620

RE: Significant Tree Removal(s)

Dear Deputy Commissioner, Haefner:

At the November 18, 2025, Conservation Board meeting, the following Town trees were discussed based upon the tree evaluation that Kyle Sears, staff arborist submitted and Board members reviewed and visited the sites, we offer the following recommendations.

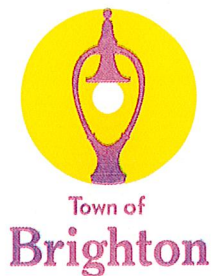
The Council agrees with the evaluations and supports the removal of the identified trees and agrees that replacement trees should be planted at the removal sites as recommended.

<u>Address</u>	<u>Dia</u>	<u>Sig</u>	<u>Recommend</u>	<u>Comments</u>
64 Fair Oaks Ave	33"	X	R/R	Remove and replace
260 Edgemoor Road	51"	X	R/R	Replace w/ 2 large trees, resident will plant, pull permit
80 Dunrovin Lane	30"	X	R/R	Replace w/ larger tree because there are no sidewalks w/in vicinity
100 Edgeview Lane	40"	X	R/R	Replace with large tree

The Council agrees with the evaluations and supports the removal of the identified trees and agrees that replacement trees should be planted at the removal sites as recommended.

Sincerely,

Chad Roscoe, Secretary  
Brighton Tree Council



## Highway Department

William Haefner  
Highway Superintendent &  
Sewer Superintendent

December 22, 2025

The Honorable  
Town Board Town  
of Brighton  
2300 Elmwood Ave.  
Rochester, New  
York

Re: Significant Tree Removals

Dear Honorable Town Board Members:

The following tree removal has been reviewed by the Conservation Board and the Public Works Committee. Both bodies support the recommended removal. The Conservation Board findings letters are attached.

Address	Description	Recommendation
40 Bonnie Brae Ave.	51" Silver Maple	Removal and Replacement
165 Alaimo Drive	48" Silver Maple	Remove and Replace

I recommend that the Town Board approve the removal of these significant trees. Under Town of Brighton Code, Chapter 175, Trees, Section 8, Removal, the proposed removal of a significant tree requires reviewing that proposed removal at a public hearing. Therefore, I request that the Town Board set a time and date for the required public hearings for the removal of these significant trees.

Thank you for your attention to this matter.

Respectfully,

William Haefner  
Superintendent of Highways

CC: Kyle Sears



## Conservation Board

Secretary – Chad Roscoe

12/18/2025

William Haefner, Superintendent of Highways and Sewers  
Town of Brighton  
1941 Elmwood Avenue  
Rochester, NY 14620

RE: Significant Tree Removal(s)

Dear Deputy Commissioner, Haefner:

At the December 9th, 2025, Conservation Board meeting, the following Town trees were discussed based upon the tree evaluation that Kyle Sears, staff arborist submitted and Board members reviewed and visited the sites, we offer the following recommendations.

The Council agrees with the evaluations and supports the removal of the identified trees and agrees that replacement trees should be planted at the removal sites as recommended.

<u>Address</u>	<u>Type</u>	<u>Significant</u>	<u>Recommendation</u>
40 Bonnie Brae Ave.	51" Silver Maple	X	Remove & replace
165 Alaimo Drive	48" Silver Maple	X	Remove & replace

The Council agrees with the evaluations and supports the removal of the identified trees and agrees that replacement trees should be planted at the removal sites as recommended.

Sincerely,

Chad Roscoe, Secretary  
Brighton Tree Council

# TREE HAZARD EVALUATION FORM

Site Address: 64 Fir Oaks Ave.

Tree Location: Northerly side of street

Owner: ☒ public ☐ private ☐ unknown ☐ other Date: 10/21/25

Inspector's Name: Kyle Sears ISA Certified Arborist No: NY-6683A

Inspector's Signature: Kyle D. Sears

## HAZARD RATING:

4	+	4	+	4	=	12
Failure Potential		Size of Part		Target Rating		Hazard Rating

- ☒ Immediate Action Needed  
☐ Needs Further Inspection  
☐ Dead Tree

## TREE CHARACTERISTICS

Tree #: 935 Species Name: Norway Maple Common Name: \_\_\_\_\_

DBH: 33" # of Trunks: 1 Height: 50' Crown Spread: 40'

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

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

Live Crown Ratio: 80 % Age Class: ☐ young ☐ semi-mature ☒ mature ☐ over-mature/senescent

Pruning History: ☐ none ☐ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☐ flush cuts  
☐ cabled/braced ☒ multiple pruning events Approximate Dates: \_\_\_\_\_

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

## TREE HEALTH

Foliage Cover: ☒ normal ☐ chronic ☐ necrotic

Epicormic Sprouts? ☐ yes ☒ no

### Growth Obstructions:

Foliage Density: ☒ normal ☐ sparse

Leaf Size: ☐ normal ☒ small

☐ stakes ☐ wire/ties ☐ signs ☐ cables

Annual Shoot Growth: ☐ excellent ☐ average ☒ poor

Twig Dieback? ☒ yes ☐ no

☐ curb/pavement ☐ guards

Woundwood Development: ☐ excellent ☐ average ☒ poor ☐ none

☐ other \_\_\_\_\_

Vigor Class: ☐ excellent ☐ average ☐ fair ☒ poor

Major Pests/Diseases: Heart Rot Disease, Insect Damage, Woodpecker damage, Severe decay

## 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 wet

Recent Site Disturbance? ☐ yes ☒ no If Yes, Explain: ☐ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing

% of Dripline Paved: ☐ 0% ☐ 10-25% ☒ 25-50% ☐ 50-75% ☐ 75-100% Pavement Lifted? ☐ yes ☒ no

% of Dripling with Fill Soil: ☐ 0% ☐ 10-25% ☒ 25-50% ☐ 50-75% ☐ 75-100%

% of 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  
☐ clay ☐ expansive ☐ history of failure ☐ slope \_\_\_\_\_ ☐ aspect \_\_\_\_\_

Obstructions: ☐ lights ☐ signage ☐ line-of-site ☐ view ☐ overhead lines ☒ underground utilities ☐ traffic ☐ adjacent veg. ☐ Light pole

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

Distance to Target: \_\_\_\_\_ Can Target Be Moved? ☐ yes ☒ no Can Use Be Restricted? ☐ yes ☒ no

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



## TREE DEFECTS

**ROOT DEFECTS:** Suspect Root Rot? ☐ yes ☐ no Mushroom/Conk/Bracket Present? ☐ yes ☐ no Species ID: \_\_\_\_\_  
Exposed Roots: ☐ severe ☐ moderate ☐ low Undermind: ☐ severe ☐ moderate ☐ low  
Root Pruned? ☐ yes ☐ no Root Area Affected: \_\_\_\_\_% Buttress Wounded? ☐ yes ☐ no When: \_\_\_\_\_  
Restricted Root Area: ☐ severe ☐ moderate ☐ low Potential For Root Failure: ☐ severe ☐ moderate ☐ low  
**LEAN:** \_\_\_\_\_deg. from vertical ☐ natural ☐ unnatural ☐ self-corrected Soil Heaving? ☐ yes ☐ no Lean Severity: ☐ severe ☐ moderate ☐ low  
Decay in Plane of Lean? ☐ yes ☐ no Roots Broken? ☐ yes ☐ no Soil Cracking? ☐ yes ☐ no Compounding Factors: \_\_\_\_\_  
**CROWN DEFECTS** (Indicate presence of individual defects by rating severity—**S** for severe, **M** for moderate, and **L** for Low):

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
poor taper				
bow, sweep				
codominants / forks				
multiple attachments				
included bark				
excessive end weight				
crack / split				
hangers				
girdling				
wound / seam				
decay				
cavity				
conk / mushroom / bracket				
bleeding / sap flow				
loose / cracked bark				
nesting hold / bee hive				
deadwood / stubs				
borers / termites / ants				
cankers / galls / burls				
previous failure				

## HAZARD RATING

Tree Part Most Likely to Fail: \_\_\_\_\_  
Inspection Period: ☐ annual ☐ biannual ☐ other \_\_\_\_\_  
Failure Potential + Size of Defective Part + Target Rating = Hazard Rating  
\_\_\_\_\_ + \_\_\_\_\_ + \_\_\_\_\_ = \_\_\_\_\_  
Can Target Be Moved? ☐ yes ☐ no Can Use Be Restricted? ☐ yes ☐ no  
Occupancy: ☐ occasional use ☐ intermittent use ☐ frequent use ☐ constant use

**Failure Potential:** 1-Low; 2-Medium;  
3-High; 4-Severe  
**Size of Part:** 1—≤6"; 2—6-18"; 3--18-30"; 4-->30"  
**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 **Move Target?** ☐ yes ☐ no  
**Remove Tree:** ☐ yes ☐ no **Replace Tree?** ☐ yes ☐ no **If Yes, Recommended Species:** \_\_\_\_\_  
**Effect on Adjacent Trees:** ☐ none ☐ evaluate **Notification:** ☐ owner ☐ manager ☐ governing agency **Date:** \_\_\_\_\_

## COMMENTS

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**LOOKING SOUTHEASTERLY  
UNBALANCED AND TOP HEAVY LEADS / CENTER LEAD FAILURE**





TOP HEAVY / UNBALANCED LEADS





SPLITTING/CRACKING / INCLUDED BARK





SEVERE DECAY / INSECT &  
WOODPECKER DAMAGE

NESTING HOLE





NESTING HOLES

RECENT FAILURE





SEVERE CAVITY/DECAY

NESTING HOLES





# TREE HAZARD EVALUATION FORM

Site Address: 260 Edgemoor Road

Tree Location: Northerly side of street

Owner: ☒ public ☐ private ☐ unknown ☐ other Date: 10/23/25

Inspector's Name: Kyle Sears ISA Certified Arborist No: NY-6683A

Inspector's Signature: Kyle D. Sears

## HAZARD RATING:

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

- ☒ Immediate Action Needed  
☐ Needs Further Inspection  
☐ Dead Tree

## TREE CHARACTERISTICS

Tree #: 2449 Species Name: Norway Maple Common Name: \_\_\_\_\_

DBH: 51" # of Trunks: 1 Height: 55' Crown Spread: 40'

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

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

Live Crown Ratio: 95 % Age Class: ☐ young ☐ semi-mature ☐ mature ☒ over-mature/senescent

Pruning History: ☐ none ☐ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☐ flush cuts  
☐ cabled/braced ☒ multiple pruning events Approximate Dates: \_\_\_\_\_

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

## TREE HEALTH

Foliage Cover: ☒ normal ☐ chronic ☐ necrotic

Epicormic Sprouts? ☐ yes ☒ no

Growth Obstructions:

Foliage Density: ☒ normal ☐ sparse

Leaf Size: ☐ normal ☒ small

☐ stakes ☐ wire/ties ☐ signs ☐ cables

Annual Shoot Growth: ☐ excellent ☐ average ☒ poor

Twig Dieback? ☒ yes ☐ no

☐ curb/pavement ☐ guards

Woundwood Development: ☐ excellent ☐ average ☒ poor ☐ none

☐ other \_\_\_\_\_

Vigor Class: ☐ excellent ☐ average ☒ fair ☐ poor

Major Pests/Diseases: Insect & Woodpecker damage

## 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 wet

Recent Site Disturbance? ☐ yes ☒ no If Yes, Explain: ☐ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing

% of Dripline Paved: ☐ 0% ☐ 10-25% ☐ 25-50% ☒ 50-75% ☐ 75-100% Pavement Lifted? ☐ yes ☒ no

% of Dripling with Fill Soil: ☐ 0% ☐ 10-25% ☐ 25-50% ☒ 50-75% ☐ 75-100%

% of 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  
☐ clay ☐ expansive ☐ history of failure ☐ slope \_\_\_\_\_ ☐ aspect \_\_\_\_\_

Obstructions: ☐ lights ☐ signage ☐ line-of-site ☐ 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

Distance to Target: \_\_\_\_\_ Can Target Be Moved? ☐ yes ☒ no Can Use Be Restricted? ☐ yes ☒ no

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

## TREE DEFECTS

**ROOT DEFECTS:** Suspect Root Rot? ☐ yes ☐ no Mushroom/Conk/Bracket Present? ☐ yes ☐ no Species ID: \_\_\_\_\_  
Exposed Roots: ☐ severe ☐ moderate ☐ low Undermind: ☐ severe ☐ moderate ☐ low  
Root Pruned? ☐ yes ☐ no Root Area Affected: \_\_\_\_\_% Buttress Wounded? ☐ yes ☐ no When: \_\_\_\_\_  
Restricted Root Area: ☐ severe ☐ moderate ☐ low Potential For Root Failure: ☐ severe ☐ moderate ☐ low  
**LEAN:** \_\_\_\_\_deg. from vertical ☐ natural ☐ unnatural ☐ self-corrected Soil Heaving? ☐ yes ☐ no Lean Severity: ☐ severe ☐ moderate ☐ low  
Decay in Plane of Lean? ☐ yes ☐ no Roots Broken? ☐ yes ☐ no Soil Cracking? ☐ yes ☐ no Compounding Factors: \_\_\_\_\_  
**CROWN DEFECTS** (Indicate presence of individual defects by rating severity—**S** for severe, **M** for moderate, and **L** for Low):

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
poor taper				
bow, sweep				
codominants / forks				
multiple attachments				
included bark				
excessive end weight				
crack / split				
hangers				
girdling				
wound / seam				
decay				
cavity				
conk / mushroom / bracket				
bleeding / sap flow				
loose / cracked bark				
nesting hold / bee hive				
deadwood / stubs				
borers / termites / ants				
cankers / galls / burls				
previous failure				

## HAZARD RATING

Tree Part Most Likely to Fail: \_\_\_\_\_  
Inspection Period: ☐ annual ☐ biannual ☐ other \_\_\_\_\_  
Failure Potential + Size of Defective Part + Target Rating = Hazard Rating  
\_\_\_\_\_ + \_\_\_\_\_ + \_\_\_\_\_ = \_\_\_\_\_  
Can Target Be Moved? ☐ yes ☐ no Can Use Be Restricted? ☐ yes ☐ no  
Occupancy: ☐ occasional use ☐ intermittent use ☐ frequent use ☐ constant use

**Failure Potential:** 1-Low; 2-Medium;  
3-High; 4-Severe  
**Size of Part:** 1—≤6"; 2—6-18"; 3--18-30"; 4-->30"  
**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 **Move Target?** ☐ yes ☐ no  
**Remove Tree:** ☐ yes ☐ no **Replace Tree?** ☐ yes ☐ no **If Yes, Recommended Species:** \_\_\_\_\_  
**Effect on Adjacent Trees:** ☐ none ☐ evaluate **Notification:** ☐ owner ☐ manager ☐ governing agency **Date:** \_\_\_\_\_

## COMMENTS

failure. Recommend immediate removal and replace with new large tree.





LOOKING WESTERLY  
(MULTIPLE LEADS & INCLUDED BARK)





TOP HEAVY LEADS





TOP HEAVY LEADS





SPLITTING/CRACKING - INSECT/WOODPECKER DAMAGE





SPLITTING/CRACKING IN TRUNK & CROTCH OF TREE





GIRDLING ROOTS





SEVERE SPLITTING/CRACKING IN LEAD





BLEEDING/SAP FLOW IN WOUND/SEAM IN TRUNK





MULTIPLE TRIMMING EVENTS





DEEP WOUND/SEAMS ON TRUNK



# TREE HAZARD EVALUATION FORM

Site Address: 80 DUNROVIN LANE  
Tree Location: Northerly side of street  
Owner: ☒ public ☐ private ☐ unknown ☐ other Date: 5/27/25  
Inspector's Name: Kyle Sears ISA Certified Arborist No: NY-6683A  
Inspector's Signature: Kyle D Sears

## HAZARD RATING:

4	+	4	+	4	=	12
Failure Potential		Size of Part		Target Rating		Hazard Rating

☒ Immediate Action Needed  
☐ Needs Further Inspection  
☐ Dead Tree

## TREE CHARACTERISTICS

Tree #: 2775 Species Name: Norway Maple Common Name: \_\_\_\_\_  
DBH: 30" # of Trunks: 1 Height: 55' Crown Spread: 40'  
Form: ☐ generally symmetric ☒ minor asymmetry ☐ major asymmetry ☐ stump sprout ☐ stag-head  
Crown Class: ☐ dominant ☒ co-dominant ☐ intermediate ☐ suppressed  
Live Crown Ratio: 90 % Age Class: ☐ young ☐ semi-mature ☒ mature ☐ over-mature/senescent  
Pruning History: ☐ none ☐ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☐ flush cuts  
☐ cabled/braced ☒ multiple pruning events Approximate Dates: \_\_\_\_\_  
Special Value: ☐ specimen ☐ heritage/historic ☐ wildlife ☐ unusual ☒ street tree ☐ screen ☐ shade ☐ indigenous ☐ protected by gov. agency

## TREE HEALTH

Foliage Cover: ☒ normal ☐ chronic ☐ necrotic Epicormic Sprouts? ☐ yes ☐ no Growth Obstructions:  
Foliage Density: ☒ normal ☐ sparse Leaf Size: ☐ normal ☒ small ☐ stakes ☐ wire/ties ☐ signs ☐ cables  
Annual Shoot Growth: ☐ excellent ☐ average ☒ poor Twig Dieback? ☒ yes ☐ no ☐ curb/pavement ☐ guards  
Woundwood Development: ☐ excellent ☐ average ☒ poor ☐ none ☐ other \_\_\_\_\_  
Vigor Class: ☐ excellent ☐ average ☐ fair ☒ poor  
Major Pests/Diseases: Heart rot disease, insect/borer damage, woodpecker damage, 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 wet  
Recent Site Disturbance? ☐ yes ☐ no If Yes, Explain: ☐ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing  
% of Dripline Paved: ☐ 0% ☐ 10-25% ☐ 25-50% ☐ 50-75% ☐ 75-100% Pavement Lifted? ☐ yes ☒ no  
% of Dripling with Fill Soil: ☐ 0% ☐ 10-25% ☐ 25-50% ☐ 50-75% ☒ 75-100%  
% of 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  
☐ clay ☐ expansive ☐ history of failure ☐ slope \_\_\_\_\_ ☐ aspect \_\_\_\_\_  
Obstructions: ☐ lights ☐ signage ☐ line-of-site ☐ 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  
Distance to Target: \_\_\_\_\_ Can Target Be Moved? ☐ yes ☒ no Can Use Be Restricted? ☐ yes ☒ no  
Occupancy: ☐ occasional use ☐ intermittent use ☐ frequent use ☒ constant use

## TREE DEFECTS

**ROOT DEFECTS:** Suspect Root Rot? ☐ yes ☐ no Mushroom/Conk/Bracket Present? ☐ yes ☐ no Species ID: \_\_\_\_\_  
Exposed Roots: ☐ severe ☐ moderate ☐ low Undermind: ☐ severe ☐ moderate ☐ low  
Root Pruned? ☐ yes ☐ no Root Area Affected: \_\_\_\_\_% Buttress Wounded? ☐ yes ☐ no When: \_\_\_\_\_  
Restricted Root Area: ☐ severe ☐ moderate ☐ low Potential For Root Failure: ☐ severe ☐ moderate ☐ low  
**LEAN:** \_\_\_\_\_deg. from vertical ☐ natural ☐ unnatural ☐ self-corrected Soil Heaving? ☐ yes ☐ no Lean Severity: ☐ severe ☐ moderate ☐ low  
Decay in Plane of Lean? ☐ yes ☐ no Roots Broken? ☐ yes ☐ no Soil Cracking? ☐ yes ☐ no Compounding Factors: \_\_\_\_\_  
**CROWN DEFECTS** (Indicate presence of individual defects by rating severity—**S** for severe, **M** for moderate, and **L** for Low):

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
poor taper				
bow, sweep				
codominants / forks				
multiple attachments				
included bark				
excessive end weight				
crack / split				
hangers				
girdling				
wound / seam				
decay				
cavity				
conk / mushroom / bracket				
bleeding / sap flow				
loose / cracked bark				
nesting hold / bee hive				
deadwood / stubs				
borers / termites / ants				
cankers / galls / burls				
previous failure				

## HAZARD RATING

Tree Part Most Likely to Fail: \_\_\_\_\_  
Inspection Period: ☐ annual ☐ biannual ☐ other \_\_\_\_\_  
Failure Potential + Size of Defective Part + Target Rating = Hazard Rating  
\_\_\_\_\_ + \_\_\_\_\_ + \_\_\_\_\_ = \_\_\_\_\_  
Can Target Be Moved? ☐ yes ☐ no Can Use Be Restricted? ☐ yes ☐ no  
Occupancy: ☐ occasional use ☐ intermittent use ☐ frequent use ☐ constant use

**Failure Potential:** 1-Low; 2-Medium;  
3-High; 4-Severe  
**Size of Part:** 1—≤6"; 2—6-18"; 3--18-30"; 4-->30"  
**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 **Move Target?** ☐ yes ☐ no  
**Remove Tree:** ☐ yes ☐ no **Replace Tree?** ☐ yes ☐ no **If Yes, Recommended Species:** \_\_\_\_\_  
**Effect on Adjacent Trees:** ☐ none ☐ evaluate **Notification:** ☐ owner ☐ manager ☐ governing agency **Date:** \_\_\_\_\_

## COMMENTS

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UNBALANCED / TOP HEAVY





SPLITTING/CRACKING

SEVERE DECAY/ROT





BLACK STROMA

SPLITTING/CRACKING





SEVERE SPLITTING

INSECT/BORER/WOODPECKER DAMAGE



NESTING HOLE

SPLITTING/CRACKING



SPLITTING/CRACKING IN LEAD

WOODPECKER DAMAGE





EXPOSED AND GIRDLING ROOTS





HORIZONTAL STRESS CRACKING





NESTING HOLE

SEVERE SPLITTING/CRACKING





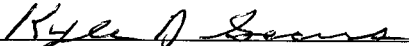
CAVITY - WITH INSECT/BORER & WOODPECKER DAMAGE





BRANCH DIE-BACK

# TREE HAZARD EVALUATION FORM

Site Address: 100 Edgeview Lane  
Tree Location: Northerly side of street  
Owner: ☒ public ☐ private ☐ unknown ☐ other Date: 8/26/25  
Inspector's Name: Kyle Sears ISA Certified Arborist No: NY-6683A  
Inspector's Signature: 

HAZARD RATING:						
3	+	4	+	4	=	11
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 #: 2577 Species Name: Silver Maple Common Name: \_\_\_\_\_  
DBH: 40" # of Trunks: 1 Height: 60' Crown Spread: 34'  
Form: ☐ generally symmetric ☒ minor asymmetry ☐ major asymmetry ☐ stump sprout ☐ stag-head  
Crown Class: ☐ dominant ☒ co-dominant ☐ intermediate ☐ suppressed  
Live Crown Ratio: 70% Age Class: ☐ young ☐ semi-mature ☐ mature ☒ over-mature/senescent  
Pruning History: ☐ none ☐ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☐ flush cuts  
☐ cabled/braced ☒ multiple pruning events Approximate Dates: \_\_\_\_\_  
Special Value: ☐ specimen ☐ heritage/historic ☐ wildlife ☐ unusual ☒ street tree ☐ screen ☐ shade ☐ indigenous ☐ protected by gov. agency

## TREE HEALTH

Foliage Cover: ☐ normal ☐ chronic ☒ necrotic Epicormic Sprouts? ☒ yes ☐ no Growth Obstructions:  
Foliage Density: ☐ normal ☒ sparse Leaf Size: ☐ normal ☒ small ☐ stakes ☐ wire/ties ☐ signs ☐ cables  
Annual Shoot Growth: ☐ excellent ☐ average ☒ poor Twig Dieback? ☒ yes ☐ no ☐ curb/pavement ☐ guards  
Woundwood Development: ☐ excellent ☐ average ☒ poor ☐ none ☐ other \_\_\_\_\_  
Vigor Class: ☐ excellent ☐ average ☐ fair ☒ poor  
Major Pests/Diseases: 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 wet  
Recent Site Disturbance? ☐ yes ☒ no If Yes, Explain: ☐ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing  
% of Dripline Paved: ☐ 0% ☐ 10-25% ☐ 25-50% ☒ 50-75% ☐ 75-100% Pavement Lifted? ☐ yes ☒ no  
% of Dripling with Fill Soil: ☐ 0% ☐ 10-25% ☐ 25-50% ☒ 50-75% ☐ 75-100%  
% of 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  
☐ clay ☐ expansive ☐ history of failure ☐ slope \_\_\_\_\_ ☐ aspect \_\_\_\_\_  
Obstructions: ☐ lights ☐ signage ☐ line-of-site ☐ 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  
Distance to Target: \_\_\_\_\_ Can Target Be Moved? ☐ yes ☒ no Can Use Be Restricted? ☐ yes ☒ no  
Occupancy: ☐ occasional use ☐ intermittent use ☐ frequent use ☒ constant use



## TREE DEFECTS

**ROOT DEFECTS:** Suspect Root Rot? ☐ yes ☐ no Mushroom/Conk/Bracket Present? ☐ yes ☐ no Species ID: \_\_\_\_\_  
Exposed Roots: ☐ severe ☐ moderate ☐ low Undermind: ☐ severe ☐ moderate ☐ low  
Root Pruned? ☐ yes ☐ no Root Area Affected: \_\_\_\_\_% Buttress Wounded? ☐ yes ☐ no When: \_\_\_\_\_  
Restricted Root Area: ☐ severe ☐ moderate ☐ low Potential For Root Failure: ☐ severe ☐ moderate ☐ low  
**LEAN:** \_\_\_\_\_deg. from vertical ☐ natural ☐ unnatural ☐ self-corrected Soil Heaving? ☐ yes ☐ no Lean Severity: ☐ severe ☐ moderate ☐ low  
Decay in Plane of Lean? ☐ yes ☐ no Roots Broken? ☐ yes ☐ no Soil Cracking? ☐ yes ☐ no Compounding Factors: \_\_\_\_\_  
**CROWN DEFECTS** (Indicate presence of individual defects by rating severity—**S** for severe, **M** for moderate, and **L** for Low):

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
poor taper				
bow, sweep				
codominants / forks				
multiple attachments				
included bark				
excessive end weight				
crack / split				
hangers				
girdling				
wound / seam				
decay				
cavity				
conk / mushroom / bracket				
bleeding / sap flow				
loose / cracked bark				
nesting hold / bee hive				
deadwood / stubs				
borers / termites / ants				
cankers / galls / burls				
previous failure				

## HAZARD RATING

Tree Part Most Likely to Fail: \_\_\_\_\_  
Inspection Period: ☐ annual ☐ biannual ☐ other \_\_\_\_\_  
Failure Potential + Size of Defective Part + Target Rating = Hazard Rating  
\_\_\_\_\_ + \_\_\_\_\_ + \_\_\_\_\_ = \_\_\_\_\_  
Can Target Be Moved? ☐ yes ☐ no Can Use Be Restricted? ☐ yes ☐ no  
Occupancy: ☐ occasional use ☐ intermittent use ☐ frequent use ☐ constant use

**Failure Potential:** 1-Low; 2-Medium;  
3-High; 4-Severe  
**Size of Part:** 1—≤6"; 2—6-18"; 3--18-30"; 4-->30"  
**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 **Move Target?** ☐ yes ☐ no  
**Remove Tree:** ☐ yes ☐ no **Replace Tree?** ☐ yes ☐ no **If Yes, Recommended Species:** \_\_\_\_\_  
**Effect on Adjacent Trees:** ☐ none ☐ evaluate **Notification:** ☐ owner ☐ manager ☐ governing agency **Date:** \_\_\_\_\_

## COMMENTS

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100 Edgeview Ln



Rochester, New York  
Google Street View  
Jun 2024 [See more dates](#)

Image capture: Jun 2024 © 2025 Google







TOP HEAVY LEAD

LOOKING WESTERLY

SCAFFOLDS TOP HEAVY (Target House)





NESTING HOLE





INCLUDED BARK

HORIZONTAL STRESS CRACK





CRACKING/SPLITTING

HORIZONTAL STRESS CRACKS





TOP HEAVY (Target house)

SEVERE LEAN/TOP HEAVY LEAD





DECLING TREE - THIN/SPARSE FOLIAGE IN CANAPOY



# TREE HAZARD EVALUATION FORM

Site Address: 165 Alaimo Drive

Tree Location: Westerly side of street

Owner: ☒ public ☐ private ☐ unknown ☐ other Date: 10/21/25

Inspector's Name: Kyle Sears ISA Certified Arborist No: NY-6683A

Inspector's Signature: Kyle D Sears

## HAZARD RATING:

$$\begin{array}{rcccl} 3 & + & 4 & + & 4 & = & 11 \\ \text{Failure} & & \text{Size of} & & \text{Target} & & \text{Hazard} \\ \text{Potential} & & \text{Part} & & \text{Rating} & & \text{Rating} \end{array}$$

- ☒ Immediate Action Needed  
☐ Needs Further Inspection  
☐ Dead Tree

## TREE CHARACTERISTICS

Tree #: N/A Species Name: Silver Maple Common Name: \_\_\_\_\_

DBH: 48" # of Trunks: 1 Height: 70' Crown Spread: 40'

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

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

Live Crown Ratio: 95 % Age Class: ☐ young ☐ semi-mature ☐ mature ☒ over-mature/senescent

Pruning History: ☐ none ☐ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☐ flush cuts  
☐ cabled/braced ☒ multiple pruning events Approximate Dates: \_\_\_\_\_

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

## TREE HEALTH

Foliage Cover: ☒ normal ☐ chronic ☐ necrotic

Epicormic Sprouts? ☒ yes ☐ no

Growth Obstructions:

Foliage Density: ☐ normal ☒ sparse

Leaf Size: ☐ normal ☒ small

☐ stakes ☐ wire/ties ☐ signs ☐ cables

Annual Shoot Growth: ☐ excellent ☐ average ☒ poor

Twig Dieback? ☒ yes ☐ no

☐ curb/pavement ☐ guards

Woundwood Development: ☐ excellent ☐ average ☒ poor ☐ none

☐ other \_\_\_\_\_

Vigor Class: ☐ excellent ☐ average ☐ fair ☒ poor

Major Pests/Diseases: Heart Rot disease, 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 wet

Recent Site Disturbance? ☐ yes ☒ no If Yes, Explain: ☐ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing

% of Dripline Paved: ☐ 0% ☒ 10-25% ☐ 25-50% ☐ 50-75% ☐ 75-100% Pavement Lifted? ☐ yes ☒ no

% of Dripling with Fill Soil: ☐ 0% ☐ 10-25% ☐ 25-50% ☒ 50-75% ☐ 75-100%

% of 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  
☐ clay ☐ expansive ☐ history of failure ☐ slope \_\_\_\_\_ ☐ aspect \_\_\_\_\_

Obstructions: ☐ lights ☐ signage ☐ line-of-site ☐ 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

Distance to Target: \_\_\_\_\_ Can Target Be Moved? ☐ yes ☒ no Can Use Be Restricted? ☐ yes ☒ no

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

## TREE DEFECTS

**ROOT DEFECTS:** Suspect Root Rot? ☐ yes ☐ no Mushroom/Conk/Bracket Present? ☐ yes ☐ no Species ID: \_\_\_\_\_  
Exposed Roots: ☐ severe ☐ moderate ☐ low Undermind: ☐ severe ☐ moderate ☐ low  
Root Pruned? ☐ yes ☐ no Root Area Affected: \_\_\_\_\_% Buttress Wounded? ☐ yes ☐ no When: \_\_\_\_\_  
Restricted Root Area: ☐ severe ☐ moderate ☐ low Potential For Root Failure: ☐ severe ☐ moderate ☐ low  
**LEAN:** \_\_\_\_\_deg. from vertical ☐ natural ☐ unnatural ☐ self-corrected Soil Heaving? ☐ yes ☐ no Lean Severity: ☐ severe ☐ moderate ☐ low  
Decay in Plane of Lean? ☐ yes ☐ no Roots Broken? ☐ yes ☐ no Soil Cracking? ☐ yes ☐ no Compounding Factors: \_\_\_\_\_  
**CROWN DEFECTS** (Indicate presence of individual defects by rating severity—**S** for severe, **M** for moderate, and **L** for Low):

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
poor taper				
bow, sweep				
codominants / forks				
multiple attachments				
included bark				
excessive end weight				
crack / split				
hangers				
girdling				
wound / seam				
decay				
cavity				
conk / mushroom / bracket				
bleeding / sap flow				
loose / cracked bark				
nesting hold / bee hive				
deadwood / stubs				
borers / termites / ants				
cankers / galls / burls				
previous failure				

## HAZARD RATING

Tree Part Most Likely to Fail: \_\_\_\_\_  
Inspection Period: ☐ annual ☐ biannual ☐ other \_\_\_\_\_  
Failure Potential + Size of Defective Part + Target Rating = Hazard Rating  
\_\_\_\_\_ + \_\_\_\_\_ + \_\_\_\_\_ = \_\_\_\_\_  
Can Target Be Moved? ☐ yes ☐ no Can Use Be Restricted? ☐ yes ☐ no  
Occupancy: ☐ occasional use ☐ intermittent use ☐ frequent use ☐ constant use

**Failure Potential:** 1-Low; 2-Medium;  
3-High; 4-Severe  
**Size of Part:** 1—≤6"; 2—6-18"; 3--18-30"; 4-->30"  
**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 **Move Target?** ☐ yes ☐ no  
**Remove Tree:** ☐ yes ☐ no **Replace Tree?** ☐ yes ☐ no **If Yes, Recommended Species:** \_\_\_\_\_  
**Effect on Adjacent Trees:** ☐ none ☐ evaluate **Notification:** ☐ owner ☐ manager ☐ governing agency **Date:** \_\_\_\_\_

## COMMENTS

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TOP HEAVY / UNBALANCED





BLEEDING/SAP FLOW - INCLUDED BARK

MECHANICAL DAMAGE





NESTING HOLE





LARGE CAVITY

LOOSE/CRACKED BARK





BLACK STROMA

EVIDENCE OF INSECT/BORERS









HORIZONTAL STRESS CRACKING





LOOSE / CRACKED BARK





TOP HEAVY / UNBALANCED LEADS



# TREE HAZARD EVALUATION FORM

Site Address: 40 Bonnie Brae Ave

Tree Location: Northerly side of street

Owner: ☐ public ☐ private ☐ unknown ☐ other Date: 10/22/25

Inspector's Name: Kyle Sears ISA Certified Arborist No: NY-6683A

Inspector's Signature: Kyle D Sears

## HAZARD RATING:

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

- ☒ Immediate Action Needed  
☐ Needs Further Inspection  
☐ Dead Tree

## TREE CHARACTERISTICS

Tree #: 901 Species Name: Silver Maple Common Name: \_\_\_\_\_

DBH: 51" # of Trunks: 1 Height: 70' Crown Spread: 40'

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

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

Live Crown Ratio: 95 % Age Class: ☐ young ☐ semi-mature ☐ mature ☒ over-mature/senescent

Pruning History: ☐ none ☐ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☐ flush cuts  
☐ cabled/braced ☒ multiple pruning events Approximate Dates: \_\_\_\_\_

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

## TREE HEALTH

Foliage Cover: ☒ normal ☐ chronic ☐ necrotic

Epicormic Sprouts? ☐ yes ☒ no

Growth Obstructions:

Foliage Density: ☐ normal ☐ sparse

Leaf Size: ☐ normal ☒ small

☐ stakes ☐ wire/ties ☐ signs ☐ cables

Annual Shoot Growth: ☐ excellent ☒ average ☐ poor

Twig Dieback? ☒ yes ☐ no

☒ curb/pavement ☐ guards

Woundwood Development: ☐ excellent ☐ average ☒ poor ☐ none

☐ other Driveway

Vigor Class: ☐ excellent ☐ average ☒ fair ☐ poor

Major Pests/Diseases: 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 wet

Recent Site Disturbance? ☐ yes ☒ no If Yes, Explain: ☐ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing

% of Dripline Paved: ☐ 0% ☐ 10-25% ☐ 25-50% ☒ 50-75% ☐ 75-100% Pavement Lifted? ☐ yes ☒ no

% of Dripling with Fill Soil: ☐ 0% ☐ 10-25% ☐ 25-50% ☒ 50-75% ☐ 75-100%

% of 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  
☐ clay ☐ expansive ☐ history of failure ☐ slope \_\_\_\_\_ ☐ aspect \_\_\_\_\_

Obstructions: ☐ lights ☐ signage ☐ line-of-site ☐ 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

Distance to Target: \_\_\_\_\_ Can Target Be Moved? ☐ yes ☒ no Can Use Be Restricted? ☐ yes ☒ no

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



## TREE DEFECTS

**ROOT DEFECTS:** Suspect Root Rot? ☐ yes ☐ no Mushroom/Conk/Bracket Present? ☐ yes ☐ no Species ID: \_\_\_\_\_  
Exposed Roots: ☐ severe ☐ moderate ☐ low Undermind: ☐ severe ☐ moderate ☐ low  
Root Pruned? ☐ yes ☐ no Root Area Affected: \_\_\_\_\_% Buttress Wounded? ☐ yes ☐ no When: \_\_\_\_\_  
Restricted Root Area: ☐ severe ☐ moderate ☐ low Potential For Root Failure: ☐ severe ☐ moderate ☐ low  
**LEAN:** \_\_\_\_\_deg. from vertical ☐ natural ☐ unnatural ☐ self-corrected Soil Heaving? ☐ yes ☐ no Lean Severity: ☐ severe ☐ moderate ☐ low  
Decay in Plane of Lean? ☐ yes ☐ no Roots Broken? ☐ yes ☐ no Soil Cracking? ☐ yes ☐ no Compounding Factors: \_\_\_\_\_  
**CROWN DEFECTS** (Indicate presence of individual defects by rating severity—**S** for severe, **M** for moderate, and **L** for Low):

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
poor taper				
bow, sweep				
codominants / forks				
multiple attachments				
included bark				
excessive end weight				
crack / split				
hangers				
girdling				
wound / seam				
decay				
cavity				
conk / mushroom / bracket				
bleeding / sap flow				
loose / cracked bark				
nesting hold / bee hive				
deadwood / stubs				
borers / termites / ants				
cankers / galls / burls				
previous failure				

## HAZARD RATING

Tree Part Most Likely to Fail: \_\_\_\_\_  
Inspection Period: ☐ annual ☐ biannual ☐ other \_\_\_\_\_  
Failure Potential + Size of Defective Part + Target Rating = Hazard Rating  
\_\_\_\_\_ + \_\_\_\_\_ + \_\_\_\_\_ = \_\_\_\_\_  
Can Target Be Moved? ☐ yes ☐ no Can Use Be Restricted? ☐ yes ☐ no  
Occupancy: ☐ occasional use ☐ intermittent use ☐ frequent use ☐ constant use

**Failure Potential:** 1-Low; 2-Medium;  
3-High; 4-Severe  
**Size of Part:** 1—≤6"; 2—6-18"; 3--18-30"; 4-->30"  
**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 **Move Target?** ☐ yes ☐ no  
**Remove Tree:** ☐ yes ☐ no **Replace Tree?** ☐ yes ☐ no **If Yes, Recommended Species:** \_\_\_\_\_  
**Effect on Adjacent Trees:** ☐ none ☐ evaluate **Notification:** ☐ owner ☐ manager ☐ governing agency **Date:** \_\_\_\_\_

## COMMENTS

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40 Bonnie Brae Ave

Rochester, New York  
Google Street View  
Dec 2015

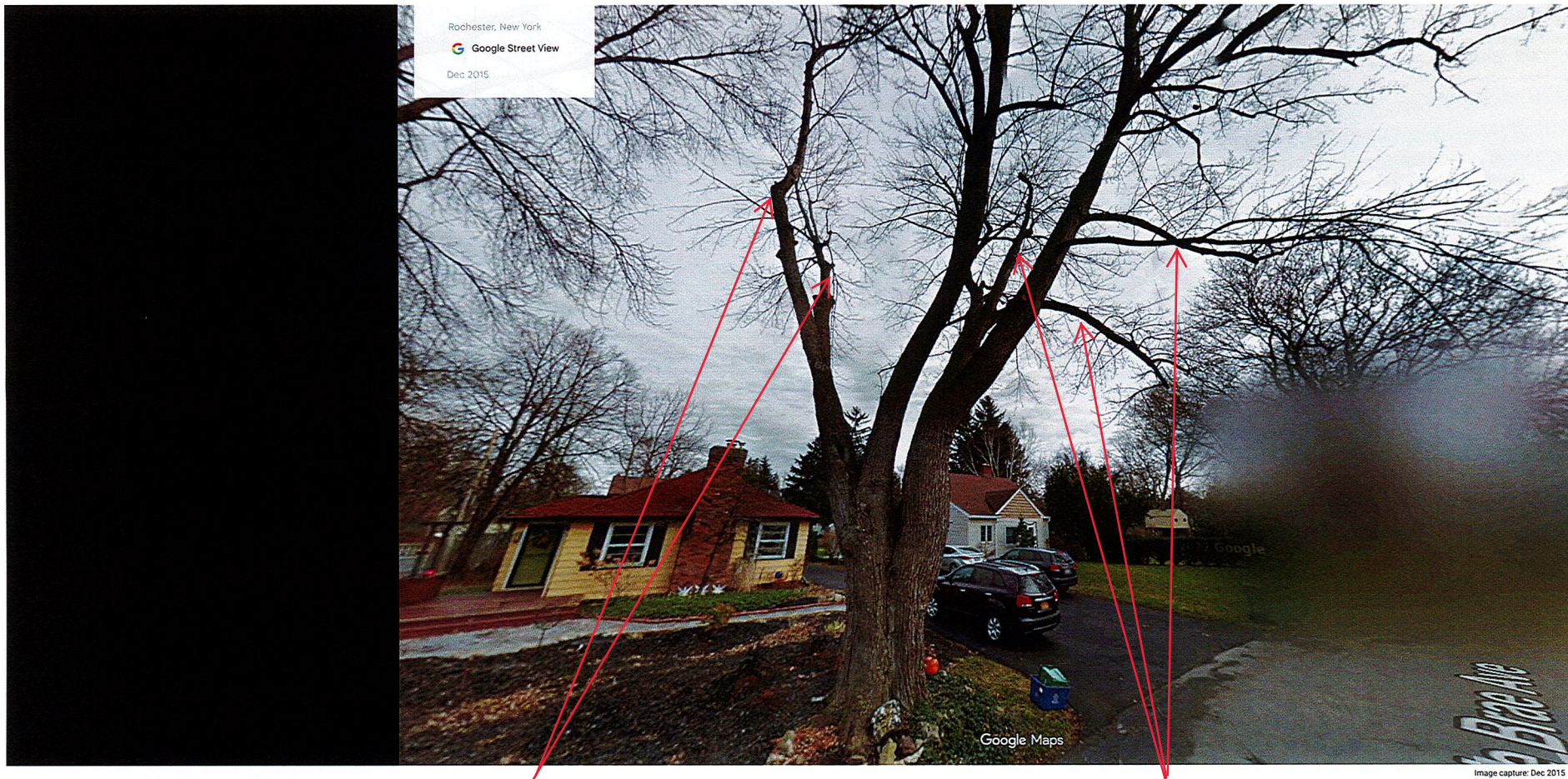


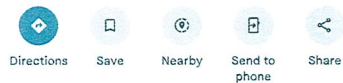
Image capture: Dec 2015 © 2025 Google



TOP HEAVY  
(TARGET = HOUSE)

TOP HEAVY  
(TARGET = VEHICLES)

40 Bonnie Brae Ave  
Building



40 Bonnie Brae Ave, Rochester, NY 14618





HORIZONTAL STRESS CRACKING  
(TRUNK OF TREE)





SPLITTING/CRACKING IN LEAD





ROOT PLATING ALONG STREET - RESTRICTED ROOT AREA





NESTING HOLES - BLEEDING/SAP FLOW & INCLUDED BARK





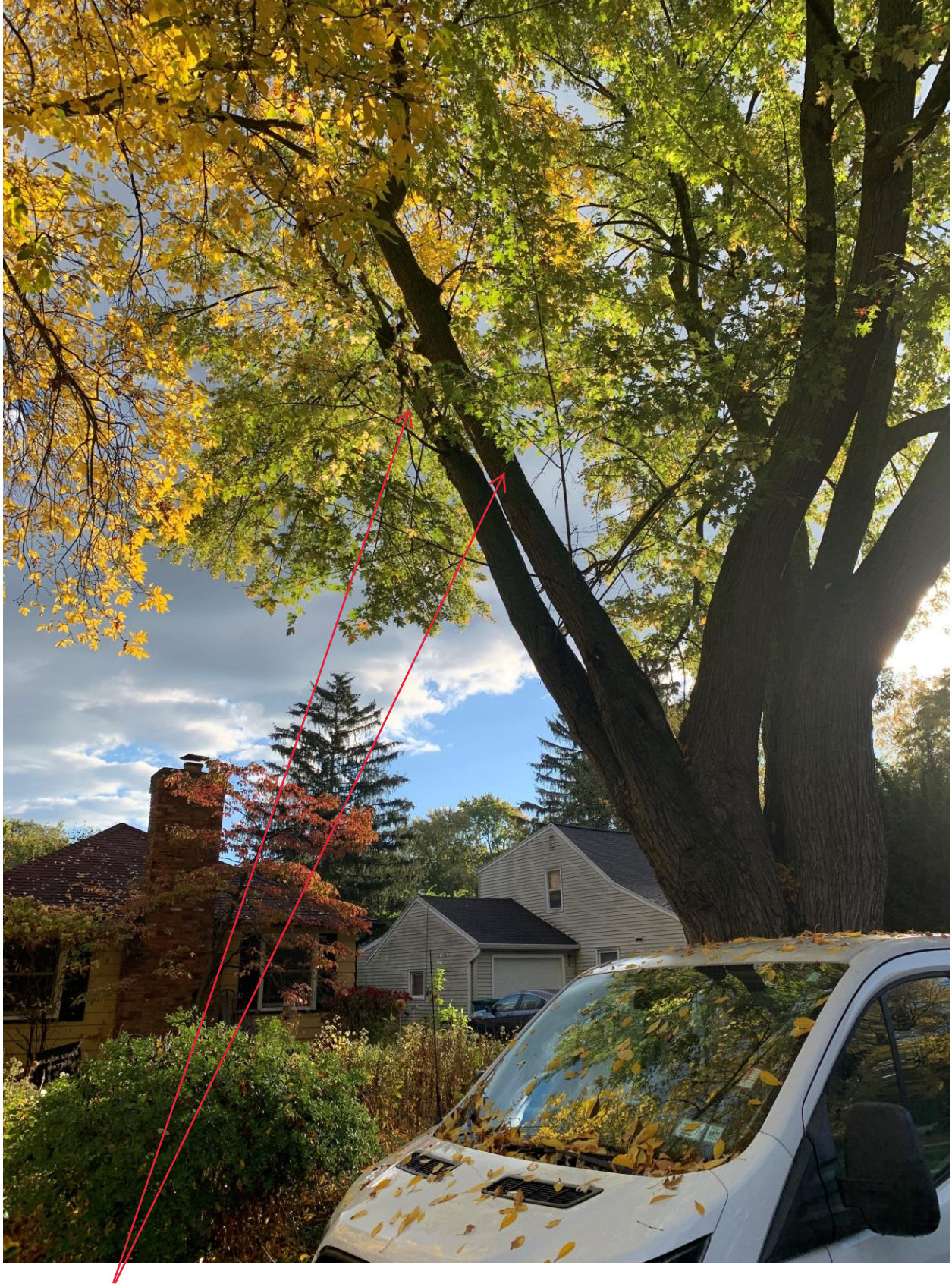
HORIZONTAL STRESS CRACKING IN LEAD





NESTING HOLE IN LEAD





TOP HEAVY / UNBALANCED LEADS (TARGET=HOUSE)





NESTING HOLE - MULTIPLE LEADS/INCLUDED BARK





TOP HEAVY LEADS



At a Town Board Meeting of the Town of Brighton, Monroe County, New York, held on the 30th day of December, 2025 at Brighton Town Hall (Empire State University at Rochester), 680 Westfall Road in the Town of Brighton, New York

**PRESENT:**

WILLIAM W. MOEHLE,

Supervisor

CHRISTOPHER K. WERNER

ROBIN R. WILT

CHRISTINE E. CORRADO

NATHANIEL V. SALZMAN,

Councilmembers

**BE IT RESOLVED**, that correspondence dated December 22, 2025 from Senior Planner Anthony Vallone regarding the application of John W. August on behalf of an entity to be formed, the contract vendee of property located at 885 South Winton Road (Tax ID No. 137.10-1-41), for incentive zoning approval to redevelop an existing building and site for a new combined home for Malek's Bakery and Lipman's Kosher Market, with a historic cultural component to be leased and operated by Flower City Foods LLC (the "Application"); and his request to have the Town Board: (1) determine pursuant to Chapter 209 of the Town Code that the Application is worthy of further consideration and that it be referred to the Planning Board; (2) declare the Town Board's intent to act as lead agency pursuant to the New York State Environmental Quality Review Act (SEQRA) and direct the Senior Planner to coordinate the environmental review; and (3) direct the Senior Planner to submit the required Development Referral Form and documents to Monroe County Department of Planning and Development for review, be received and filed; and it is further

**RESOLVED**, that the Town Board hereby determines pursuant to Chapter 209 of the Town Code that the Application is worthy of further consideration; and it is hereby further



**RESOLVED**, that the Town Board hereby refers the Application to the Planning Board for its review and evaluation of the adequacy with which the amenity(s)/incentive(s) fits the site and how it relates to adjacent uses and structures; and it is hereby further

**RESOLVED**, that the Town Board hereby declares its intent to act as lead agency pursuant to the New York State Environmental Quality Review Act and direct the Senior Planner to promptly notify all involved agencies of the Town Board's intent to act as lead agency for purposes of undertaking a coordinated review of the proposed action under SEQRA; and it is hereby further

**RESOLVED**, that the Town Board hereby directs the Senior Planner to submit the required Development Referral Form and documents to Monroe County Department of Planning and Development for review.

Dated: December 30, 2025

William W. Moehle, Supervisor	Voting	_____
Christopher K. Werner, Councilmember	Voting	_____
Robin R. Wilt, Councilmember	Voting	_____
Christine E. Corrado, Councilmember	Voting	_____
Nathaniel V. Salzman, Councilmember	Voting	_____



## Building and Planning Department

Anthony Vallone, AICP  
Senior Town Planner

December 22, 2025

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

Re: ***Application of John W. August on behalf of an entity to be formed, the contract vendee of the property located at 885 South Winton Road, to for redevelopment of existing building and site for a new combined home for Malek's Bakery and Lipman's Kosher Market, with a historic cultural component to be leased and operated by Flower City Foods LLC. (the "project"), Tax ID No. 137.10-1-41 (the "property"), Incentive Zoning Proposal***

Honorable Supervisor and Members:

I recommend that your Honorable Body receive and file this communication and the attached letter of intent prepared and submitted by Jerry A. Goldman, Esq., dated December 17, 2025, in connection with the request for incentive zoning approval for the combined home for Malek's Bakery and Lipman's Kosher Market, with a historic cultural component to be leased and operated by Flower City Foods LLC (the "project"), for the property located at 885 South Winton Road in the Town of Brighton.

Pursuant to Section 209-5. B. of the Comprehensive Development Regulations, the Town Board shall determine if the Incentive Zoning application is worthy of further consideration and declare its intent to act as lead agency pursuant to the New York State Environmental Quality Review Act (SEQRA) and to refer the matter to the Monroe County Planning and Development Board.

If the Town Board deems the application worthy of further review, I further recommend that the Town Board authorize the applicant to submit the required plans and documents to the Planning Board for their review and adoption of an advisory report pursuant to Section 209-5. C. of the Comprehensive Development Regulations.

Respectfully Submitted,

Anthony Vallone, AICP

cc: Glen Layton, Commissioner of Public Works  
John Mancuso, Esq., Attorney to the Town

attachments



— ATTORNEYS —

*The art of representing people®*

Writer's Direct Dial Number: 585.987.2901

Writer's Direct Fax Number: 585.362.4602

Email: [jgoldman@woodsoviatt.com](mailto:jgoldman@woodsoviatt.com)

December 16, 2025

Mr. Anthony Vallone  
Senior Planner  
Town of Brighton  
2300 Elmwood Avenue  
Rochester, New York 14618

**Re:** 885 South Winton Road Incentive zoning

Dear Anthony:

Enclosed is our application package for the Incentive Zoning. Included are:

1. Incentive Zoning Application/ Letter of Intent
2. Hanau/Flower City Foods letter description of use
3. Letter of support from Rabbinical Clergy
4. Utility Report
5. Connection Garden Pocket Park amenity narrative
6. Site Plan
7. Environmental Assessment Form

We look forward to staff review and are prepared to make any modifications deemed necessary to keep us on track to have this matter on the January 14, 2026 Town Board agenda for a Resolution deeming the application worthy of further consideration and referral to the Planning Board, as set forth in Chapter 209 of the Town's Comprehensive Development Regulations.

As always, thank you very much for your courtesy.

Very truly yours,

WOODS OVIATT GILMAN LLP

Jerry A. Goldman

Please direct responses to the Rochester Office

cc: John A. Mancuso, Esq.



1900 Bausch and Lomb Place  
Rochester, New York 14604  
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**Admitted to practice in New York and Florida**

December 11, 2025

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

**Re: 885 South Winton Road – Incentive Zoning Approval**  
**LETTER OF INTENT- APPLICATION**

Dear Board Members:

This office has been retained by John W. August on behalf of an entity to be formed, the contract vendee of the property located at 885 South Winton Road, to assist in obtaining municipal approvals to redevelop the existing building and site for a new combined home for two existing iconic Jewish establishments currently located on Monroe Avenue, Malek's Bakery and Lipman's Kosher Market, with a historic cultural component, to be leased and operated by Flower City Foods, LLC. The property is located in the BE-2 Office/Transitional Zoning District.

Flower City Foods LLC, owned by Brighton native Naftali (Naf) Hanau and his wife, Anna Hanau, has recently purchased and operates the two businesses proposed for the site. A full description of their proposed use of the property, including operational details of the businesses, are expressed, in their own words, in a letter attached to this Letter of Intent.

While the cultural components intended for this property (a graphic homage to Rochester/Brighton Jewish food history within the building and the Pocket Park referenced below) would be a conditionally permitted use in the BE-2 District under Town Code § 203-54(B)(6), the Malek's and Lipman's uses would require relief from the Town Board or Zoning Board of Appeals. Given the community-oriented nature of the use, the Incentive Zoning vehicle is proposed to be utilized.

### **THE INCENTIVE ZONING APPLICATION**

Incentive Zoning is regulated under Chapter 209 of the Town of Brighton Code. The purpose and intent of the Code provisions is to provide a vehicle whereby an applicant can request "incentives" (relief from Town Code provisions) in exchange for "amenities" (public benefits offered by the

applicant). Specifically, Section 209-5(A) sets forth information to be provided by the applicant in conjunction with an Incentive Zoning application. We will address each of the four (4) subsections below:

1. **The proposed amenity:** The proposed amenity is comprised of multiple elements:

- a. This is a unique Incentive Zoning application to the extent that this development is seeking to sustain and enhance two key service elements to the Jewish and, in the case of Malek’s Bakery, the lactose-intolerant community, (as a result of strict regulation of dairy vs. non-dairy products). The critical importance of these businesses to the attraction of professionals to this community who observe kashrut (kosher) rules, as stated in the accompanying Hanau letter detailing the requested incentive, and the enclosed letter of support from our local Rabbinical clergy cannot be understated.
- b. Flower City Foods seeks to contribute to the Town of Brighton not only through the foods and services that they offer, but also through careful maintenance and enhancement of their outdoor space. Flower City Foods will create a 1200 square foot “Pocket Park” at the corner of South Winton Road and on Varinna Drive for the enjoyment and benefit of the neighborhood. A “Connection Garden” will feature planting choices emphasizing native species and pollinator friendly varieties. Seating will be created in the shade from the existing tree for walkers to rest and enjoy the surroundings.

The pocket park is dedicated to Marion and Stefan Hess, holocaust survivors whose story is referenced in the attached narrative from Flower City Foods LLC, as a cultural amenity to the neighborhood.

- c. As food purveyors, Flower City Foods LLC also commits to supporting those in our community who have limited financial means. Flower City Foods will donate excess food and products to the Brighton Food Cupboard on a regular basis.
- d. In addition of creating and maintaining the new Park, the owners will make a \$10,000 donation (paid over five (5) years) to the Town of Brighton to be used at the Town’s discretion for future planning.
- e. Finally, an amenity offered by the applicant, is the guarantee keeping Brighton whole on Town taxes (in the event the use is eligible for tax exemption or abatement) by means of a “Standby PILOT” agreement in a form familiar to the Town.

**2. The cash value of the proposed amenity.**

The first component of the amenity package, has no readily calculable cash value; it contributes to the desirability of real estate ownership for observant Jewish residents, thus likely resulting in increased house value and thus, added tax revenue.

The cash value of establishing and maintaining the Connection Garden Pocket Park and commitments to the Brighton Food Cupboard are not capable of calculation.

The cash value of the \$10,000 donation speaks for itself.

This cash value of the “Standby PILOT” amenity is dependent on three factors: (1) whether the use will qualify for either an exemption or tax abatement, (2) the assessed value of the property as fully developed and (3) the tax rate each year. For example, based on the 2025 tax bill if the property is held by a qualified not-for-profit entity, and has an assessed value of \$468,900,000, Town taxes, not including special district charges are \$2,780.98, which would be annual in perpetuity (and potentially increase).

**3. A narrative, which:**

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

The benefit to the community is addressed in the introductory portion of this letter and in the Hanau letter attached. In sum, sustaining and maintaining resources of importance to a substantial segment of the Brighton community (and, as a result, the broader community) is the primary benefit.

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

An infrastructure narrative is being submitted with this application package to address that the Town’s and private infrastructure is more than sufficient to address not only the proposed amenities, but also, the project itself.

**(c) Explains how the amenity helps implement...(the Town’s plans)....** The proposed use addresses a number of objectives and recommendations in the “envision Brighton 2028” Comprehensive Plan. In particular:

**1. Sense of Community Policy Statement**

- a. Objective A** – to foster an atmosphere where diversity is celebrated and where residents and business feel comfortable and motivated to participate in community.
- b. Recommendation 1**- Support use of private spaces to display cultural exhibits.
- c. Recommendation 13**- Support local efforts to increase understanding of the racial, ethnic, religious and cultural diversity of the community.



2. **Smart Growth Principle 5-** Foster, distinctive attractive communities with a strong sense of place.
3. **Economic Vitality Policy Statement Objective -** Attract and promote sustainable development of quality uses in areas with critical infrastructure
4. **Incentive Zoning as a Planning Tool-** This is an example of appropriate and creative use of Incentive Zoning.

4. **The proposed incentive(s):**

In order to accomplish the goals of this design, a use incentive is required to allow the use of the building as set forth in the enclosed letter from Flower City Foods, LLC.

---

To the extent that we are utilizing the existing building, most bulk/area requirements are legally pre-existing non-conforming. The only exterior structural addition to the site is the placement of a 100 square foot (10 foot by 10 foot) cooler at the rear of the building, but outside the legally pre-existing non-conforming building setback.

Town Code § 205-6 states that the maximum density in the BE-2 district is 10,000 square feet per acre. Town Code § 201-5 defines floor area as the “sum of the gross horizontal areas of the several floors of the building or buildings on a lot, measured from the exterior faces of exterior walls or from the center line of party walls separating two buildings”. Town Code § 201-5 defines building as a “combination of any materials, whether portable or fixed, having a roof, to form a structure affording shelter for persons, animals or property, but not including a trailer” and a structure as “[a]nything constructed or erected which requires location on the ground or attachment to something having such location, but not including a trailer”. While we maintain that the cooler is a structure (and not part of the density calculation), out of an abundance of caution we are requesting an incentive to allow the 100 square foot cooler in addition to the legally pre-existing non-conforming 4,927 square foot building on the site, unless that incentive is not deemed necessary by the Town.

With regard to the legal pre-existing non-conforming bulk requirements attendant to the existing building on the site, again, in abundance of caution (and at the suggestion of Town officials), we are requesting incentives to “legalize” the non-conformities resulting from the existing building on the property, as set forth on the site plan submitted with this application. Those bulk requirements are for:

1. Minimum lot width.
2. Front setback from Varinna Drive.
3. Side setback.
4. Rear setback.

5. Building density.
6. Lot coverage.
7. Parking in the front yard.

### **THE APPLICATION PACKAGE**

The application package submitted with this request is as follows:

- a) The description of the proposed use, prepared by the operators.
- b) A single-sheet site plan overlay depicting the overall site and project statistics.
- c) A Short Environmental Assessment Form (SEAF).
- d) The infrastructure narrative referenced earlier in this letter.

The development team looks forward to presenting this request preliminarily to the Town Board Public Works Committee its next available meeting. If any Board member has any questions in the interim, please do not hesitate to contact me.

Very truly yours,

WOODS OVIATT GILMAN LLP

A handwritten signature in dark ink, appearing to read "Jerry A. Goldman", with a long horizontal flourish extending to the right.

Jerry A. Goldman

*Please direct responses to Rochester Office*

July 21, 2025

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

Dear Town Board Members:

Flower City Foods LLC desires to provide a cultural and dietary hub at 885 South Winton Road, featuring the combination of the current operations of Lipman's Kosher Market and Malek's Bakery into one full-service kosher market to serve the Brighton Community.

As the parcel is currently zoned for office use, we will need incentives to allow the following uses:

- Retail Bakery
- Retail Butcher Shop and Deli
- Kosher Market/Grocery
- Takeout and prepared foods
- Cooking classes and culinary lectures
- Cultural Center with limited seating

The planned hours of operation for this operation are as follows:

- Sunday: 8AM - 2PM
- Monday: 7AM - 3PM
- Tuesday - Thursday: 7AM - 7PM
- Friday: 7AM - 4PM

Malek's Bakery and Lipman's Kosher Market were recently acquired by Flower City Foods LLC, which is owned and operated by Brighton native Naftali Hanau and his wife and business partner, Anna Hanau. Naf and Anna have an extensive background in kosher meat production and customer service. In the approximately 12 months of operating both local institutions, the quality and variety of foods offered has increased, employment has increased, and sales have increased. The response from the community is overwhelmingly positive.

Flower City Foods will steward the property at 885 S. Winton with the goal of contributing to the overall health and wellbeing of the community. Though the site is not currently zoned for food production and sales, we have an excellent track record for being good neighbors and maintaining our facilities and will take necessary steps to minimize concerns about sounds and smells from the business. The butcher and deli operation does not produce significant amounts of meat waste; meat comes in as "boxed beef" rather than hanging sides, and waste is minimal



(there is no offal, drop, etc.) What little butcher shop waste there is kept in designated areas under refrigeration, and only brought outside in advance of collection. Vent fans for cooking equipment will be located on the roof to ensure dispersal of cooking odors. Compressors for refrigeration and HVAC will also be located on the roof, and screening will be installed to mitigate noise facing residential neighbors. As these are retail operations, deliveries are made during the business day. There is no need for trucks to be parked on site and loading and unloading is typically done from smaller vehicles.

Combining the operations of Malek's and Lipman's will have myriad benefits for the Brighton community. Currently Malek's and Lipman's are operating in aging buildings with inadequate infrastructure, especially parking and access. Each store has only 4 parking spots, which is not nearly enough for peak operating hours. Cars turning left into Malek's block traffic on busy Monroe, and the amorphous separation between Oakdale Dr. and the Lipman's parking lot can cause congestion and confusion at busy times. By relocating and consolidating to Winton Road and acquiring a facility with 20+ parking spots, traffic will be reduced, and customers will only have to make one stop.


Flower City Foods will also continue the longstanding tradition of hiring locally and providing important job training and opportunities to young Brighton residents. Local High School students have worked at Malek's and Lipman's for years and will continue to do so. These jobs also offer entry points for careers in the food service industry that are invaluable close to home.

Finally, by creating a true full-service Kosher Market, Flower City Foods will position Brighton as a viable housing destination for kosher-observant families who are looking to move out of large cities to smaller, more livable communities. Without a full-service kosher bakery and butcher, Brighton's ability to attract kosher-observant doctors and medical workers, professors, and IT professionals is very limited.

We look forward to working closely with the Town of Brighton to make this project a smashing success.

Sincerely,

Anna and Naftali Hanau

The image shows two handwritten signatures in black ink. The signature on the left is a stylized, cursive 'A' followed by a horizontal line. The signature on the right is a more complex cursive script, likely 'Naftali'.

Town Supervisor William Moehle

2300 Elmwood Ave,

Rochester, New York 14618

Dear Bill,

We are writing as the leaders of the synagogues that are located in Brighton, or immediately on the Town borders (Congregation Beth Sholom and Temple Beth El).

45% of the Rochester Jewish population lives in Brighton and the majority of the Rochester Jewish Community considers Brighton the center of the Jewish Community.

We are proud of the Town of Brighton and their history of being home to the largest Jewish population in New York State outside of the New York City area.

In addition to the large resident Jewish population, The JCC, Hillel Community Day School, Maleks Kosher Bakery and Lipman's meat market all have been located in Brighton for over 50 years.

Keeping these key facilities viable is essential to our Jewish Community. Without a Day school, Kosher Butcher and Bakery at a minimum, Rochester becomes a non-starter as a destination for any observant individual being recruited to our City.

A community initiative is underway to consolidate key vendors to our Community to make these venues safer and more efficient to operate. The business of providing these products has become very difficult over the years. Providing the products at a reasonable price to our community while still being profitable is a great challenge that gets tougher each year.

Our hope is to reduce the occupancy costs through a community effort to consolidate uses that would make these needed institutions viable for the future and ultimately reduce the end retail pricing lower to the community that struggles to afford Kosher products.

The initiative will combine those two institutions under one roof in a Cultural Center centrally located to Twelve Corners. This location would allow convenient access to the community, and allow Kosher shoppers to enjoy one stop shopping rather than two or three separate trips to different Kosher stops on Monroe Ave.

Locating these services together at one location will collectively reduce rent, utility costs, labor and supervision expenses that will ultimately reduce the costs to our community through lower retail prices.

Security for the shoppers and employees in the present world is a huge concern and challenge to afford. The individual operator simply cannot afford to add security in these present locations

The Community partnership will be made between a real estate partnership that will secure the location for future generations and subsidize the rental cost to the operator. The Farash

Foundation and the Rochester Jewish Community Federation will be involved to help finance buildout costs and security needs.

Creating one convenient location for weekly shopping will reduce traffic on Monroe Ave, provide a safe and culturally enriching shopping environment, reduce the retail costs of these everyday products, and ensure the success of the proprietor.

We wholeheartedly support this concept and its intended benefits and urge the Town of Brighton to help us realize this dream through the approval process.

On behalf of the entire Jewish Community, we thank you in advance for anything you can do personally, to further the Governmental approvals for this needed concept.

Sincerely,



Rabbi Peter Stein,

Temple B'rith Kodesh



Rabbi Rochelle Tulik,

Temple B'rith Kodesh



Rabbi Ben Goldstein,

Temple Beth El



Rabbi Dov Winston,

Congregation Beth Sholom



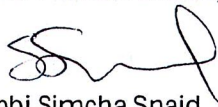
Rabbi Or Zohar,

Temple Sinai



Rabbi Michael Silbert,

Temple Beth David



Rabbi Simcha Snaid,

Congregation Beth Hakneses Hachodosh



Rabbi Avi Mammon,

Congregation Light of Israel





Corey Rothfuss, PE  
585-217-2488

Town of Brighton -

Existing sewer, water, sanitary, electrical, and gas to be adequate and no major infrastructure upgrades are anticipated. Given that it will involve the addition of cooking equipment, a grease trap will be provided that conforms to NYS code and the Town of Brighton sewer department requirements. Electrical service appears to be adequate for the anticipated facility and preliminarily, no upgrade in service is needed. Gas service for both lot numbers appears to be adequate for the new use. It may need a pressure elevation from 7" w.c. to 2 PSI to handle the cooking equipment but that would only require coordination with RGE and not require an infrastructure upgrade. Water service is acceptable for the use.

Additionally, Transportation (bus service and on site parking), existing waste disposal services and fire services are available to the location and will easily service any demand associated with this Incentive.

Sincerely,

Corey Rothfuss, PE

A handwritten signature in black ink, appearing to read 'Corey Rothfuss', written over a horizontal line.

## **Welcome to Connection Garden, a gift to Brighton as a tribute to the Hess family from Flower City Foods**

Flower City Foods invites our Brighton neighbors to enjoy Connection Garden, a very special "pocket park" on Varinna, between Winton and Rhinecliff.

The 1200 square-foot mini-park includes pollinator-friendly native plants and colorful flowering annuals. Nestled against lush evergreen foliage, under the canopy of two flowering trees and a larger, centerpiece maple tree, two benches welcome passers-by to take a moment for quiet contemplation or a conversation with a friend.

At the heart of the garden is a split maple tree. The two trunks, connected at the base, form a living monument to Marion and Stefan Hess, twins whose remarkable journey of survival is chronicled in the book "Inseparable: The Hess Twins' Holocaust Journey through Bergen-Belsen to America," which started in Germany and ended up in Rochester, NY. It is thanks in part to their family's generosity that Flower City Foods prepares to write the next chapter of Brighton's kosher food businesses.

As we carry on Malek's and Lipman's legacy of supporting the Rochester Jewish -- and wider -- community through decades of birthdays, holidays, funerals and celebrations, Flower City Foods offers Connection Garden as an extension of our commitment to foster meaningful community. In Connection Garden, Brighton friends and neighbors will find a beautiful, peaceful place from which they may ponder the connections that sustain us -- connections with the natural world, with families, friends and communities for decades to come.

**LAYOUT PLAN**  
SCALE: 1"=20'



# *Short Environmental Assessment Form*

## *Part 1 - Project Information*

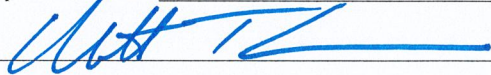
### Instructions for Completing

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

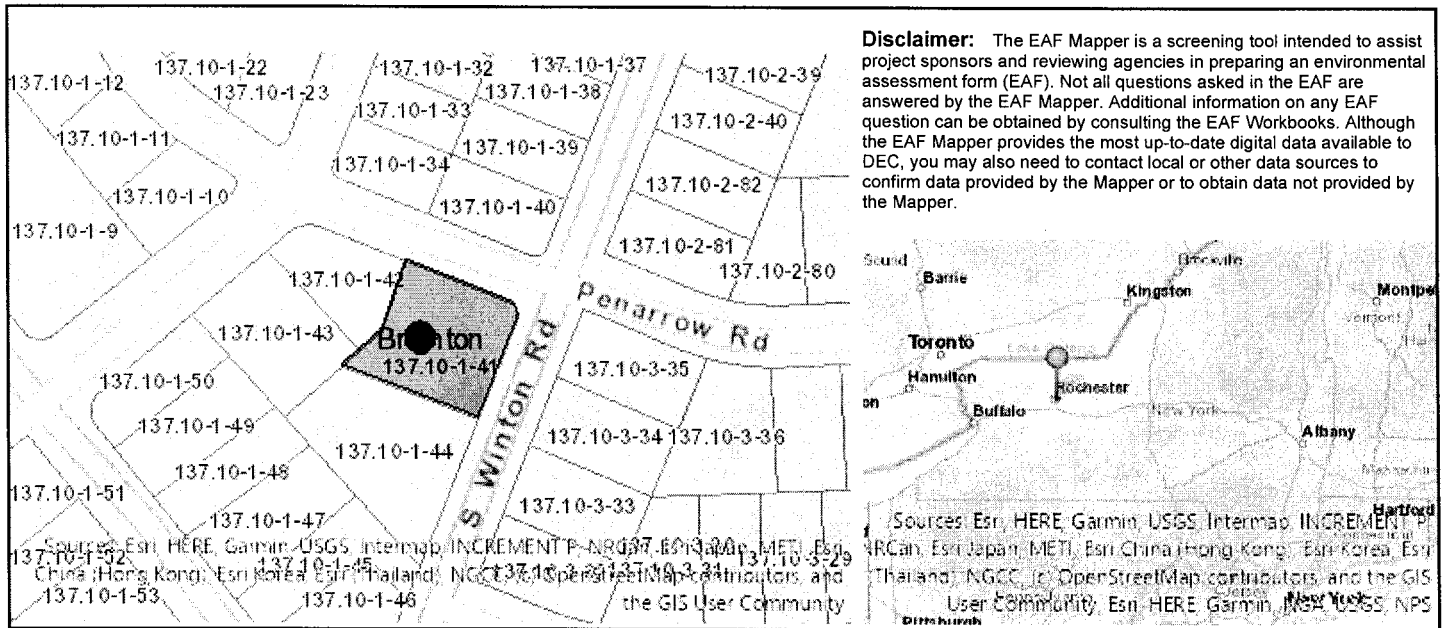
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Flower City Foods - Incentive Zoning Approval			
Project Location (describe, and attach a location map): 885 S Winton Rd Rochester NY 14618			
Brief Description of Proposed Action: Conversion of an existing building to a full service Kosher market. Site improvements proposed are a 10' x 10' exterior cooler adjacent to the building and a pocket park with a community garden that emphasizes native species and pollinator friendly plants.			
Name of Applicant or Sponsor: John August, for an entity to be named		Telephone: (585) 305-1909	
		E-Mail: jwaugust@outlook.com	
Address: 300 State St, Suite 705			
City/PO: Rochester		State: NY	Zip Code: 14614
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Brighton Planning Board			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.45 acres			
b. Total acreage to be physically disturbed? _____ 0.03 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.45 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ <small>The positive response was auto-populated by the EAF mapper. There is no history of remediation at this site or any adjoining properties. The closest remediation site is 0.4 miles from the project site.</small>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Matt Tomlinson, Marathon Engineering, as Agent</u> Date: <u>10/31/2025</u>		
Signature: <u></u> Title: <u>Project Manager</u>		





Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

At a Town Board Meeting of the Town of Brighton, Monroe County, New York, held on the 30th day of December, 2025 at Brighton Town Hall (Empire State University at Rochester), 680 Westfall Road in the Town of Brighton, New York

**PRESENT:**

WILLIAM W. MOEHLE,

Supervisor

CHRISTOPHER K. WERNER

ROBIN R. WILT

CHRISTINE E. CORRADO

NATHANIEL V. SALZMAN,

Councilmembers

**BE IT RESOLVED,** that correspondence dated December 3, 2025 from Director of Finance Earl Johnson requesting that the Town Board approve the capital budget for the Town Hall sitework, including stormwater collection, management and infiltration, sanitary sewer improvements, landscaping, roadway, driveway and parking reconstruction and improvements, lighting and site amenities, as set forth in said correspondence, be received and filed; and it is further

**RESOLVED,** that the Town Board hereby approves the capital budget for the Town Hall sitework as set forth in said correspondence:

H.THALL.SITE.2.60 Facility Improvements	\$ 4,700,000
H.THALL.SITE.4.49 Other Contract Services	\$ 200,000
H.THALL.SITE.4.52 Engineering Fees	\$ 500,000
H.THALL.SITE.4.53 Attorney Fees	\$ 15,000
H.THALL.SITE.4.56 Advisor Fees	\$ 10,000
H.THALL.SITE.4.89 Misc Exp/Interest	<u>\$ 175,000</u>
TOTAL	\$ 5,600,000
H.THALL.SITE.3089 NYS Aid - Other General	\$ 500,000
H.THALL.SITE.5010 Transfer from General Fund	\$ 200,000
H.THALL.SITE.5710 Serial Bonds	<u>\$ 4,900,000</u>
TOTAL	\$ 5,600,000

Dated: December 30, 2025

William W. Moehle, Supervisor	Voting	_____
Christopher K. Werner, Councilmember	Voting	_____
Robin R. Wilt, Councilmember	Voting	_____
Christine E. Corrado, Councilmember	Voting	_____
Nathaniel V. Salzman, Councilmember	Voting	_____





## Finance Department

Earl Johnson  
Director of Finance

December 3, 2025

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

Re: Town Hall Sitework Capital Project Budget

Dear Honorable Town Board Members:

On November 25<sup>th</sup>, 2025, the Town Board approved a bond resolution (RES11-25-2025-10) to finance the reconstruction of and site improvements in and around the Town Hall in order complete the campus-wide site design and work including, but not limited to, stormwater collection, management and infiltration, sanitary sewer improvements, landscaping, roadway, driveway and parking reconstruction and improvements, lighting and site amenities. The bond resolution also referenced the total Town Hall Sitework Capital Project Budget which is set at \$5,600,000. We are asking the Town board to approve creating the Capital Budget for this project as shown below including the approval of transferring \$200,000 from the General Fund to this project.

H.THALL.SITE.2.60	Facility Improvements	\$ 4,700,000
H.THALL.SITE.4.49	Other Contract Services	\$ 200,000
H.THALL.SITE.4.52	Engineering Fees	\$ 500,000
H.THALL.SITE.4.53	Attorney Fees	\$ 15,000
H.THALL.SITE.4.56	Advisor Fees	\$ 10,000
H.THALL.SITE.4.89	Misc Exp/Interest	\$ 175,000
	TOTAL	\$ 5,600,000
H.THALL.SITE.3089	NYS Aid – Other General	\$ 500,000
H.THALL.SITE.5010	Transfer from General Fund	\$ 200,000
H.THALL.SITE.5710	Serial Bonds	\$ 4,900,000
	TOTAL	\$ 5,600,000

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

Sincerely,

*Earl Johnson*

Earl Johnson  
Director of Finance

# MATTERS OF THE SUPERVISOR