

## Planning for Sustainability in the Allens Creek - Corbett's Glen Area

Monroe County, New York

## **Prepared for:**

Allens Creek - Corbett's Glen Preservation Group Rochester, New York

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### Planning for Sustainability in the Allens Creek-Corbett's Glen Area

Prepared for:Allens Creek-Corbett's Glen Preservation Group, Monroe County, New YorkPrepared by:edr, 274 North Goodman Street, Rochester, NY 14607Completed:November 2010

## TABLE OF CONTENTS

Ex	ecutive Sumr	nary1
I.	The Allens C A. I B. I C. / D.	reek-Corbett's Glen Area2 Project Description Relationship to Other Plans and Studies Area Character and History Assessment of Existing Conditions
II.	Sustainability A. I B. C. V D.	/ Toolbox
111.	Case Study: A. B. C. D. E.	Linden Hills Office Park
IV.	Recommend A. I B. I	led Sustainability Strategy
So	ources	
LIS	ST OF FIGUR	RES
1. 2. 3.	Project I Allens C Zoning i	∟ocation Map creek - Corbett's Glen Area Map n the Towns of Brighton and Penfield, NY

- 4. EPODS: Steep Slopes and Woodlands
- 5. EPODS: Water Resources
- 6. Existing and Proposed Trails and Connections
- 7. Linden Hills Office Park Site Analysis
- 8. Linden Hills Office Park Existing Conditions Cross Sections
- 9. Linden Hills Office Park Existing Conditions Cross Sections
- 10. Linden Hills Office Park Concept Sketch
- 11. Ahskwa Sanctuary Master Plan (1996)
- 12. Open Space in the Allens Creek Corbett's Glen Area
- 13. Allens Creek Corbett's Glen Open Space and EPODs
- 14. Allens Creek Corbett's Glen Open Space Priority Zones
- 15. Allens Creek Corbett's Glen Topography

### Planning for Sustainability in the Allens Creek-Corbett's Glen Area

### **Executive Summary**

Concerned with recent development pressures both successful and not, the Allens Creek-Corbett's Glen Preservation Group (ACCGPG) sought the help of a consultant to help determine the appropriateness and extent of development in the Allens Creek-Corbett's Glen Area. The ACCGPG is a 501c(3) not-for-profit grassroots organization that was founded in 1994 in response to development pressures on the environmentally sensitive lands in the Lower Allens Creek Valley, located just outside of Rochester, NY, in the Towns of Brighton and Penfield.

The ACCGPG is advocating for the preservation of additional land within the Lower Allens Creek Valley. This is a vulnerable environmental area and a valuable stream corridor that continues to experience development pressure. The sensitive ecology of the watershed would be best served by planning for sustainability, which means preserving open space and promoting responsible development. This report describes the characteristics of the Allens Creek-Corbett's Glen Area, outlines a sustainability toolbox, and uses an existing property currently experiencing development pressure to illustrate a sustainable approach to land use.

The report asserts that sustainability should be addressed on four different levels: intermunicipal approaches, town-wide priorities, watershed strategies, and site-specific solutions. In the interest of providing solutions that are socially equitable, environmentally sound, and economically feasible, this report provides options that address both preservation and conservation as ways to promote sustainable land use in the Glen Area.

The sustainability strategy recommends that the ACCGPG: help to establish an intermunicipal planning entity, encourage the Towns of Brighton and Penfield to approve this sustainability plan, participate and encourage open space planning, advocate that both towns add supplemental guidelines to their existing EPODs, encourage both towns to more strongly enforce their EPODs, pursue property acquisition, obtain conservation easements, and encourage both towns to adopt the Sustainable Site Development Guidelines provided in this report.

The recommendations fall into two categories: overall preservation strategy and site-specific solutions. Most of the solutions listed above can be addressed in virtually any order, and do not rely upon the availability of a specific property. However, property acquisition and conservation easements are site-specific, and require further assessment and prioritization. For this reason, an open space analysis was prepared. Open space in the study area was evaluated using environmental criteria to establish priority zones. The ACCGPG should consider both the priority zone rating and whether a property is at risk for development as they consider property acquisition and conservation and conservation easements in the Lower Allens Creek Valley.

### Planning for Sustainability in the Allens Creek-Corbett's Glen Area

### I. The Allens Creek-Corbett's Glen Area

### A. Project Description

Concerned with recent development pressures both successful and not, the Allens Creek-Corbett's Glen Preservation Group (ACCGPG) sought the help of a consultant to help determine the appropriateness and extent of development in the Allens Creek-Corbett's Glen Area. The ACCGPG is a 501c(3) not-for-profit grassroots organization that was founded in 1994 in response to development pressures on the environmentally sensitive lands in the Lower Allens Creek Valley, located just outside of Rochester, NY, in the Towns of Brighton and Penfield. The ACCGPG strives to protect these lands (especially Corbett's Glen Nature Park) from adjacent development by working towards expansion of the park borders through conservation easements and land acquisition, and by actively participating in governmental regulation of proposed development in the area.

ACCGPG is advocating for the preservation of additional land within the Lower Allens Creek Valley. This is a vulnerable environmental area and a valuable stream corridor that continues to experience development pressure. The sensitive ecology of the watershed would be best served by planning for sustainability, which means preserving open space and promoting responsible development. Sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs. For true sustainability to be possible, development must be socially equitable, environmentally sound, and economically feasible.

This report describes the Allens Creek-Corbett's Glen Area, outlines a sustainability toolbox, and uses an existing property currently experiencing development pressure to illustrate a sustainable approach to land use. The report provides recommendations at a variety of levels: an intermunicipal approach, town-wide priorities, watershed strategies, and site-specific solutions which work together to comprise a strategy for promoting sustainable land use in the Glen Area.

### B. Relationship to Other Plans and Studies

Planning for Sustainability in the Allens Creek-Corbett's Glen Area builds on the following previously completed planning initiatives:

Town of Penfield Comprehensive Plan, 2010 Town of Penfield Official Zoning Map, 2010 Town of Brighton Zoning Map, 2009 Town of Penfield Open Space Map, 2009 Corbett's Glen Master Plan, 2005 Town of Penfield Trails Concept Plan, 2004 Town of Brighton Open Space and Recreation Plan, 2001 Town of Brighton Comprehensive Plan, 2001 Ahskwa Sanctuary Master Plan, 1996

### C. Area Character and History

Nestled southeast of Rochester's city limits is an area of environmentally and culturally sensitive lands along Lower Allens Creek (see Figure 2). For the purposes of this report, Lower Allens Creek is defined as the area where the creek emerges from below Interstate 490 in the Town of Brighton and meanders approximately 1.85 miles in an easterly direction to the confluence with Irondequoit Creek near Panorama Plaza in the Town of Penfield. Carved by glaciers, portions of this valley have been safeguarded from development due to the steep slopes that surround and protect it. The secluded valley offers an oasis of sight, sound, and remarkable natural features in an otherwise densely developed suburban area. These features include the following:

- A series of waterfalls cascading over limestone outcroppings
- The clear, pebble-bottomed waters of Allens Creek, home to rainbow trout, spawning salmon, and a variety of reptiles and amphibians
- A diverse mix of meadows, old-growth forests, and wetlands
- Unusual glacial features: eskers, alluvial fans, and moraines
- Owls, raptors, migratory songbirds, waterfowl, and more than 100 other bird species
- Red fox, deer, opossum, mink, and wild turkey
- Wildflowers and other protected plants, including round-lobed hepatica, cardinal flowers, and bittersweet.

The Allens Creek Valley as a whole is of historical significance to both the Native Americans who first lived there and the earliest European traders. A major foot trail of the Iroquois people traversed the valley, and a sacred burial site was documented in the 1800s. Sixteenth-century traders established ties with local natives at nearby Indian Landing long before Rochester was founded. In the 19th century, European settlers farmed the fertile valley lands and constructed mills to harness the manageable power of Allens Creek.

The Corbett family, whose home still stands, welcomed picnic goers to summer parties along the creek. Succeeding generations of Rochesterians have continued to enjoy the beauty of the area. In 1996, a spin-off group from the ACCGPG, known as the Friends of Ahskwa Sanctuary (FOAS), worked to identify three parcels of land in the Lower Allens Creek Valley that could be preserved and linked through a system of connected hiking trails (see Figure 11). The three parcels identified in the Ahskwa Sanctuary Master Plan included:

- Northern property (33.8 acres) owned by Max Farash
- Central property (17.6 acres) owned by Brigadoon Corporation
- Southern property (19.9 acres) owned by Linden Associates

The intent of the 70+ acre planned sanctuary was to maintain a passive environment that is respectful of the historical uses of the site and preserves the existing ecological features, while at the same time enhancing the historical and cultural features for the education and enjoyment of the local community. Various site improvements were proposed in the plan, which included improved access and a system of pedestrian trails.

The ACCGPG and FOAS were instrumental in encouraging the Town of Brighton and the Genesee Land Trust to acquire the 17.6-acre central property in 1999, which became Corbett's Glen Nature Park. The adjacent undeveloped northern property was added to the park when the Town of Brighton purchased the parcel for preservation and linked the two properties through a series of conservation easements obtained from residential owners. This brought the total of preserved lands in the Lower Allens Creek Valley to over 50 acres.

Corbett's Glen has walking trails and educational resources to allow for use and enjoyment by local residents. The overall intent of Corbett's Glen is to strike a balance between development for passive recreational use and preservation of scenic, natural and cultural resources. Popular activities in the park include hiking, birding, wildlife observation, and fishing for trout and salmon in Allens Creek, which flows through Corbett's Glen over a series of scenic waterfalls.

The southern section of Corbett's Glen consists of old-field, successional shrubland, northern deciduous forest, and mixed shallow emergent/shrub-scrub wetland ecological communities. This area of the nature park has a long history of varied uses and is rich in ecological and cultural value. Existing access into this area is from Glen Road to the south. The northern section of Corbett's Glen is approximately 33 acres of woodlot south of Penfield Road, with Temple Sinai to the west, and Park Lane to the east. Glen Manor Creek flows along the eastern edge of Corbett's Glen North.

The remaining southern parcel, previously known as Linden Tech, is now known as Linden Hills Office Park. Despite the efforts of the ACCGPG, an office building was constructed on the property in 1999, and additional development has been proposed in subsequent years. A more detailed case study of this property follows in Section III.

In addition to Corbett's Glen Nature Park and Linden Hills Office Park, the surrounding neighborhoods have substantial development that features residential areas and office parks as well as a mix of retail, restaurants, hotels, and apartments. A significant land use in the Lower Allens Creek Valley is a mobile home park, which comprises approximately 100 acres south of Allens Creek and east of Linden Hills Office Park.

Despite development pressure, the area contains a patchwork of remaining land that could be preserved. Some of the remaining land is more at risk for development than others. Figures 12, 13 and 14 illustrate the remaining open space in the Lower Allens Creek Valley. Section IV will address a preservation strategy in more detail. However, prior to assessing the need to preserve lands in the Lower Allens Creek Valley, it is important to review the existing conditions.

### D. Assessment of Existing Conditions

This section outlines the topography, geology, soils, waterways, wetlands, and zoning of the Lower Allens Creek Valley.

*Topography.* One of the most notable features of the Lower Allens Creek Valley is the significant topography. For example, the property featured in the case study at 430 Linden Avenue is marked by substantial changes in elevation. The property varies from a high of approximately 410 feet above mean sea level at the southern property boundary to a low of 320 feet at the northern property boundary adjacent to Allens Creek (see Figures 8 and 9). As might be expected with such significant topographic changes, the soils on the property are characterized as highly erodible.

*Geology.* Dolostone forms the bedrock in the area and can be seen exposed in the creek bed. Dolostone is a sedimentary rock chiefly composed of the mineral dolomite, which is a carbonate of calcium and magnesium. As a result, the soils in the Lower Allens Creek Valley are rich in the minerals magnesium and calcium, important for the growth of calcium loving plants. The dolostone under the creek valley was deposited approximately 400 million years ago, in the Upper Silurian period of the Mesozoic era. The relatively resistant-to-erosion dolostone, as well as limestone and sandstone, are responsible for the spectacular waterfalls that can be enjoyed in the Rochester and Finger Lakes area.

Above the dolostone in some parts of the creek valley are glacial deposits left 10,000 years ago at the end of the last ice age, which also erode to form soils. These glacial deposits give the Rochester area its distinctive topography, such as the Cobbs and Pinnacle Hills, and the rolling topography of Mendon Ponds Park, with it's kames, kettles and eskers. The topography of the Lower Allens Creek Valley is also a result of the erosive action of Allens Creek.

*Soils.* The soils in the Glen Area vary between sandy and silt loams. In addition, alluvial land lies along the banks of Allens Creek. This is nearly level, unconsolidated deposit on the creek's flood plain, generally a stratified deposit that ranges in texture from gravel and sand to clay. The soils found in the Glen Area include:

Symbol	Name	Slope
AI	Alluvial land	not specified
ArB	Arkport very fine sandy loam	0-6 percent slopes
AsD	Arkport-Dunkirk very fine sandy loams	12-25 percent slopes
AtF3	Arkport, Dunkirk, and Colonie soils	20-60 percent slopes, eroded

Symbol	Name	Slope
CIB	Collamer silt loam	2-6 percent slopes
CoB	Colonie loamy fine sand	0-6 percent slopes
GaA	Galen very fine sandy loam	0-2 percent slopes
Ge	Genesee silt loam	not specified
OnB	Ontario loam	3-8 percent slopes

*Waterways.* NYSDEC lists Allens Creek (Ont. 108-P 113-3-8) on its Priority Waterbodies List (#0302-0022) with a state classification of B(t). Under Article 15 of the Environmental Conservation Law (Protection of Waters), the NYSDEC has regulatory jurisdiction over any activity that disturbs the bed or banks of protected streams. Protected stream means any stream, or particular portion of a stream, that has been assigned by the NYSDEC any of the following classifications or standards: AA, A, B, or C (6 NYCRR Part 701).

A classification of AA or A indicates that the best use of the stream is as a source of water supply for drinking, culinary or food processing purposes; primary and secondary contact recreation; and fishing. The best usages of Class B waters are primary and secondary contact recreation and fishing. The best usage of Class C waters is fishing. Streams designated (t) indicate that they support trout, while those designated (ts) which support trout spawning. State water quality classifications of unprotected watercourses include Class C and Class D streams. Waters with a classification of D are suitable for fishing and non-contact recreation. An Article 15 permit is required from the NYSDEC for any disturbance to a state-protected stream.

Allens Creek flows into Irondequoit Creek, making the Glen Area a part of the Irondequoit Bay watershed. Irondequoit Creek follows the pre-glacial valley of the Genesee River into Lake Ontario. The waterfalls and canyons in the Genesee River are the result of the river's pre-glacial valley being blocked by glacial deposits. Forced to change course, the river encountered bedrock, which it has subsequently eroded to form the Great Bend Gorge and the Portageville and Mount Morris Canyons in Letchworth State Park as well as the canyons in downtown Rochester.

Wetlands. The areas adjacent to Allens Creek include some wetland areas that vary greatly in quality. Again, using the case study property as an example, the 3.08 acres of federal wetlands located on the property prior to construction were characterized as "low quality urban wetlands (that did) not possess significant plant diversity or habitat qualities, and (did not) contain (any) threatened or endangered species. Past human activity on the site...(was) largely responsible for development of the existing wetland areas." The site was previously used as a wastewater treatment facility, which would have impacted the ecological character of the site.

A contrasting example can be found upstream. 2.24 acres of federal wetlands (of which 2.00 acres are in Corbett's Glen Nature Park) are of much higher quality. This wetland includes a mixed shallow emergent marsh and scrub/shrub wetland community.

*Zoning.* The Allens Creek-Corbett's Glen Area is located in both the Town of Brighton and the Town of Penfield. Existing zoning in the area, therefore, is comprised of districts designated by both of these municipalities (see Figure 3). In addition, the area has two sets of environmental protection overlay districts (EPODs) overlaid on the base zoning districts in each municipality (see Figures 4 and 5). EPODs do not prohibit development, but necessitate an additional level of municipal review.

In the Town of Brighton, the Glen Area is primarily residential, with most parcels designated RLA, RLB or RLC, the three low density residential district types found in the Town. In addition, there are some areas designated BE-1 (Office & Office Park), and BE-L (Office-Low Density). In this area of Brighton, these districts have the following EPODs layered over the base district regulations: steep

slope protection districts, watercourse and floodplain protection districts, and woodlot protection districts.

In the Town of Penfield, the area has various residential district types, including R-1-20 (low-density suburban residential), MHP (mobile/manufactured home park), and MR (multiple residence) districts. The area also includes LI (limited industrial) districts. In this area of Penfield, these districts have the following EPODs layered over the base district regulations: woodland protection districts, steep slope protection districts, floodplain protection districts, and watercourse protection districts.

*Summary.* Analyzing the Lower Allens Creek Valley based on topography, geology, soils, waterways, and wetlands provides more detail about the sensitive ecological character of the area. Assessing the existing zoning shows the land use regulations that are in effect in the area. Both of these assessments help to illustrate the need to protect remaining vulnerable areas from future development.

### II. Sustainability Toolbox

Planning for sustainability is a critical need right now in the Allens Creek-Corbett's Glen Area. A number of different options are available to the ACCGPG as they advocate for the preservation of ecologically sensitive areas. Sustainability should be addressed on four different levels: intermunicipal approaches, town-wide priorities, watershed strategies, and site-specific solutions. In the interest of providing solutions that are socially equitable, environmentally sound and economically feasible, this report provides options that address both preservation and conservation as ways to achieve sustainability.

### A. Intermunicipal Approach

The Allens Creek-Corbett's Glen Area could benefit from an intermunicipal planning entity that would allow the Towns of Brighton and Penfield to work together in protecting the Glen Area. A council or committee could communicate about issues such as zoning revisions, funding opportunities, and development proposals. Other examples of this type of intermunicipal body exist locally.

One such entity is the Canandaigua Lake Watershed Council, which consists of publicly elected representatives from each of the watershed and water purveying municipalities. The Council is the lead organization in the protection of the Canandaigua Lake watershed. The Council works to maintain and enhance the high water quality of the Canandaigua Lake watershed through education, research, restoration, and if necessary, regulation. The Watershed Council strives to cooperate and partner with the various citizen groups along with county, state and federal agencies to more effectively and efficiently implement the Comprehensive Watershed Management Plan.

This type of approach would allow for a formal committee that includes official municipal representatives, and would help both municipalities to be proactive in planning for sustainability.

### B. Town-wide Priorities

Both the Town of Brighton and the Town of Penfield have comprehensive plans and other planning documents to guide local development. The comprehensive planning process offers an opportunity for local residents to voice their opinions and help establish community priorities. The Town of Penfield is currently updating their comprehensive plan, and the Town of Brighton is scheduled to do the same in the next few years. Open space preservation is an issue that is addressed in the comprehensive planning process. In addition, some communities have separate open space plans that identify priorities for open space preservation.

In the Open Space and Recreation portion of the 2000 Comprehensive Plan, the Town of Brighton identified open space areas that are recommended for acquisition. Two of these ten properties are located in the Lower Allens Creek Valley. One has already been acquired as a part of Corbett's Glen Nature Park. The other property appears to be the portion of the Linden Hills Office Park that is located in the Town of Brighton. Identification of this property in the Open Space Plan provides support for the ACCGPG's desire to preserve properties in this area.

Both the Town of Brighton and the Town of Penfield should study the possibility of including additional properties from the Lower Allens Creek Valley in their prioritization of open space areas. Members of the ACCGPG can get involved in the comprehensive planning process, or in the planning process for other planning issues, such as open space, recreation, or sustainability plans, as appropriate.

### C. Watershed Strategies

Many of the watershed strategies identified in this section would be handled separately by each Town, but would be most effective if done in a coordinated manner by both municipalities, either informally or through an intermunicipal entity (as described in section IIA).

1. Creation of a Scenic Overlay District. A scenic overlay district could be incorporated into the zoning for the Towns of Brighton and Penfield, and would provide additional development review guidelines for building placement. Often used to maintain the views along important highway corridors in scenic areas, this type of district could potentially be adapted for views related to a scenic stream corridor. District boundaries could be based on topography, distance from scenic resources, and views from Corbett's Glen and Allens Creek.

2. Revisions to Environmental Protection Overlay Districts. Both the Town of Brighton and the Town of Penfield have EPODs throughout their respective municipalities, including the Glen area. Both Towns could consider amending their EPODs in order to have supplemental guidelines for reviewing development proposals in the Glen area. The supplemental guidelines would not include the entire set of sustainable site development guidelines (described in the following section D2). Rather, a small subset of guidelines would be created regarding setbacks and views from the Glen. An amendment to the EPODs would allow the supplemental guidelines to become a formal part of the zoning. As of October 2010, the Town of Penfield is currently updating their EPODS for other reasons.

3. EPOD Enforcement. In addition, it is important to note that the presence of an EPOD does not rule out the possibility of development on a property. Instead, an EPOD simply provides another level of review to allow the municipality an opportunity to protect their sensitive ecological areas. For an EPOD to have any effect, the spirit of the EPOD needs to be enforced by the municipality. Much caution needs to be used if a municipality decides to grant development permits in an EPOD zone. Each municipality should consider a freeze on issuing permits in EPODs.

4. Development Moratorium. The ACCGPG would like the Towns of Brighton and Penfield to consider enacting a moratorium on development in the Allens Creek-Corbett's Glen Area until the communities have an opportunity to develop a coordinated plan for protecting this area. Pending studies of matters that relate to preservation in the Lower Allens Creek Valley, an interim measure limiting certain types of development on land in the watershed could be enacted to protect the public interest and the local ecosystem. However, a moratorium could not be left open-ended and would need to have more definition than what is included here.

5. Historic Designation for Corbett's Glen. Corbett's Glen Nature Park has been protected as a local community resource as a result of being a town park. However, the ACCGPG may want to encourage the Town of Brighton to consider the possibility of having the park designated as a historic site. The history of the property and the area might make the property worthy of being named a Town of Brighton historic landmark, or a New York State Historic Site.

While Corbett's Glen Nature Park is not experiencing any development pressure, designation as an historic property would provide leverage to the ACCGPG in protecting other properties in the Glen Area. Development in the vicinity of an historic property requires a more complex review process, and could help to deter future development in the Glen Area.

### D. Site-specific Solutions

The most obvious solution to open space preservation is to acquire properties that can be utilized as open space in perpetuity. However, many of the properties in this area are not currently zoned as open space, and a creative approach to conservation may be necessary. Many properties are already developed at least in part, making it unlikely that these properties will be preserved in their entirety as open space. However, portions of a property could be left as open space, through the use of conservation easements, zoning requirements, or sensitive site development.

1. Property Acquisition. The ACCGPG is not in the business of holding lands. When a property becomes available, the ACCGPG can advocate for the Genesee Land Trust, or the appropriate municipality (the Town of Brighton or Penfield) to acquire the property. This is what has happened in the past, specifically with Corbett's Glen Nature Park as an example. Acquisition can occur through a number of avenues, with direct purchase or donation being the most straightforward options.

2. Conservation Easements. With limited properties available for outright purchase or donation, and with limited funds to do so, a conservation easement is an excellent alternative. A conservation easement is a voluntary agreement that allows a landowner to limit the type or amount of development on their property while retaining private ownership of the land. The easement is signed by the landowner, who is the easement donor, and a land trust or municipality, who is the party receiving the easement. A land trust or municipality accepts the easement with the understanding that it must enforce the terms of the easement in perpetuity. After the easement is signed, it is recorded with the County Clerk and applies to all future owners of the land.

Another way to visualize a conservation easement is to think of owning land as holding a bundle of sticks. Each one of these sticks represents the landowner's right to do something with their property. The right to build a house, to extract minerals, to lease the property, pass it on to heirs, allow hunting are all rights that the landowner has. A landowner may give up certain development rights, or sticks from the bundle, associated with their property through a document called a conservation easement.

The ACCGPG could work with the Genesee Land Trust or the appropriate municipality to obtain conservation easements on existing properties in the Allens Creek-Corbett's Glen Area.

*3. Revisions to Base Zoning.* Either in addition to, or instead of, a conservation easement, the zoning could be modified. Revisions to an existing district, or the creation of a new zoning district, could provide for more sensitive development in the Glen Area.

Prior to this study, the Town of Brighton had already revised the zoning on the Linden Hills case study parcel to reflect a more conservation-minded approach to low density office development. The Town of Brighton could expand the use of this zoning district, as appropriate, in the Allens Creek-Corbett's Glen Area, and the Town of Penfield could consider adopting a similar zoning district for office development in the Glen Area. Or, where appropriate, each town could re-zone properties as open space. Not many parcels exist that are undeveloped, but this is an option.

One thing to keep in mind when considering the possibility of rezoning a parcel: it is not in the best interest of the community to make the zoning code overly complex. Whenever possible, an existing zoning district classification should be used instead of creating a new district classification. In certain situations, it makes sense to create a new district, but that is not always the best solution.

### 4. Sustainable Site Development Guidelines

In locations where development cannot be deterred, the ACCGPG can work with the Towns of Brighton and Penfield to encourage sustainable site development. In order to determine the appropriateness and extent of development in the Allens Creek-Corbett's Glen Area, sustainable site development guidelines have been developed.

The guidelines are a standalone tool that can be utilized on their own, or in combination with the zoning revisions and conservation easements that have already been described. These guidelines are based on current industry standards for environmentally sensitive development practices. Please see the chart on the following pages for the guidelines.

These guidelines can be used in the following ways to influence development:

Adopted Guidelines. Each Town could formally adopt the sustainable site development guidelines for use in the site plan review process. The guidelines, in the form of a checklist, could be provided to developers to use and submit in their submittal package when proposing development in the Town.

Suggested Guidelines. If either Town was not interested in making any formal revisions to their municipal code, the guidelines could be provided to developers as a suggestion of what type of development would be preferred. This would help to educate everyone about the character that is desired in the Allens Creek-Corbett's Glen Area, but would not be as effective in obtaining the outcome(s) desired by the ACCGPG.

Detailed information about the guidelines. Several sources were used to create guidelines that would encourage development proposals for the Allens Creek-Corbett's Glen Area that are more sustainable. These sources address design and development at different scales, and are some of the best practices for green design and development. Most of the sources use a rating system approach; that is, the guidelines can be used to rate or grade a development effort. The grade determines whether the building or development can be designated as green. These sources offer useful guidance for more sensitive development in the Allens Creek-Corbett's Glen Area.

The sources include:

- The <u>Sustainable Sites Initiative</u> for guidance on site development
- LEED for New Construction for guidance on building and site design
- <u>LEED for Neighborhood Development</u> for guidance on neighborhood design
- Low Impact Development for guidance on stormwater management

The <u>Sustainable Sites Initiative</u> is a collaborative effort by the American Society of Landscape Architects, the Lady Bird Johnson Wildflower Center and the United States Botanic Garden to create voluntary guidelines for sustainable land design, construction and maintenance practices. The Initiative's *Guidelines and Performance Benchmarks 2009* gives credits for the sustainable use of water, the conservation of soils, wise choices of vegetation and materials, and design that supports human health and well-being. The Sustainable Sites Initiative is designed to encourage people to re-evaluate conventional practices—and develop a new value for ecosystem services—so that built landscapes will support natural ecological functions throughout the life cycle of each site.

The term "ecosystem services" describes the goods and services provided by healthy ecosystems the pollination of crops by bees, bats, or birds, for example, or the flood protection provided by wetlands, or the filtration of air and water by vegetation and soils. Ecosystem services provide benefits to humankind and other organisms but are not reflected in our current accounting practices. Nature doesn't expect payment, so humans often underestimate or ignore the value of ecosystem services when making land-use decisions. Increased understanding of the value of these services has led to acknowledgment of the way current land practices can jeopardize such essential benefits as air purification, water retention, climate regulation, and erosion control. As many communities have found, it is difficult, expensive, and sometimes impossible to duplicate these natural services once they are destroyed.

Developed by the U.S. Green Building Council (USGBC), <u>Leadership in Energy and Environmental</u> <u>Design (LEED)</u> is an internationally recognized green building certification system, providing verification that a building or community was designed and built using strategies aimed at improving performance across several key areas: energy savings, water efficiency, reduced carbon dioxide emissions, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts. LEED provides building owners and operators a framework for identifying and implementing practical and measurable green building design, construction, operations and maintenance solutions. LEED is flexible enough to apply to all building types and works throughout the building lifecycle. And LEED for Neighborhood Development extends the benefits of LEED beyond the building footprint into the neighborhood it serves.

- The <u>LEED for New Construction</u> Rating System is designed to guide and distinguish highperformance commercial and institutional projects, including office buildings, high-rise residential buildings, government buildings, recreational facilities, manufacturing plants and laboratories.
- The <u>LEED for Neighborhood Development</u> Rating System integrates the principles of smart growth, urbanism and green building into the first national system for neighborhood design. LEED certification provides independent, third-party verification that a development's location and design meet accepted high levels of environmentally responsible, sustainable development. LEED for Neighborhood Development is a collaborative effort between USGBC, Congress for the New Urbanism, and the Natural Resources Defense Council.

Low Impact Development (LID) is an innovative stormwater management approach with a basic principle that is modeled after nature: manage rainfall at the source using uniformly distributed decentralized micro-scale controls. LID's goal is to mimic a site's predevelopment hydrology by using design techniques that infiltrate, filter, store, evaporate, and detain runoff close to its source. Techniques are based on the premise that stormwater management should not be seen as stormwater disposal. Instead of conveying and managing/treating stormwater in large, costly end-of-pipe facilities located at the bottom of drainage areas, LID addresses stormwater through small, cost-effective landscape features located at the lot level. These landscape features, known as Integrated Management Practices (IMPs), are the building blocks of LID. Almost all components of the urban environment have the potential to serve as an IMP. This includes open space, rooftops, streetscapes, parking lots, sidewalks, and medians. LID is a versatile approach that can be applied equally well to new development, urban retrofits, and redevelopment/revitalization projects.

These sources comprise the leading edge of industry standards in site development, architectural design, stormwater management and environmental innovation. Architects, landscape architects, and engineers around the country are familiar with these standards. The consultant has drawn from and adapted these materials to develop guidelines that are specific to the Allens Creek-Corbett's Glen Area. Please refer to the Sustainable Site Development Guidelines chart on following pages.

These guidelines should supplement existing zoning, such as the environmental protection overlay district (EPOD) guidelines that can be found in both the Town of Brighton and the Town of Penfield. The guidelines should also complement existing environmental initiatives that have been undertaken by both of these towns and Monroe County, which include the Green Brighton Task Force, Renew Penfield, and the Monroe County Green Initiative.

Allens Site D	Creek - Corbett's Glen Area velopment Guidelines	
Site Se	viection	Source (if any)
‡ ·	Select locations to preserve existing resources and repair damaged systems	SITES SITES I EED ND
+ ‡	Preserve uneatened of endangered species habitation intiperited ecological continuations Avoid floodblains. Protect and restore floodblain functions of riparian zone.	SITES, LEED-ND
+	Limit soil disturbance	SITES, LID
+ + +	Minimize erosion by preserving steep slopes in a natural, vegetated state	LEED-ND
+ + +	Avoid wetlands	
Projec	t Planning	
‡	Plan for sustainability from the onset of the project	SITES
+	Connect to existing bicycle and pedestrian network	LEED-ND, LEED
+	Provide access to existing transit network (Buses on RTS Route 22 travel through this area)	LEED-ND, LEED
‡	Develop site in a compact manner - achieve a density of 0.50 FAR (floor-area ratio) or greater	LEED-ND, LEED
‡	Cluster diverse land uses in mixed-use buildings	LEED-ND
+ + +	Mass and locate buildings in a manner that minimizes the visual impacts to the surrounding area	
Site D	sign - Ecological Components	
+	Protect and restore site processes and systems	SITES, LID
+ + +	Provide vegetation to screen buildings and minimize impact to views from adjacent open space	
‡	Preserve significant trees and site vegetation, and control existing invasive species	SITES
+	Promote biodiversity and a sense of place with native vegetation	SITES
+	Preserve and restore native wildlife habitat	SITES, LEED-ND, LEED
‡ +	Protect, restore, and repair riparian and wetland buffers	SITES, LEED-ND, LID
+	Minimize building heating and cooling requirements with vegetation	SITES
+	Reduce urban heat island effects	SITES, LEED-ND, LEED
+	Preserve existing topography	SITES
+	Restore soils disturbed by previous development	SITES
+ + +	Implement a comprehensive stormwater management plan to manage and cleanse water on-site	SITES, LEED-ND, LEED
‡	Reduce runoff through use of bioretention areas, green roofs, permeable pavers, rain barrels, soil amendments, etc	LID
+	Minimize potable water consumption for irrigation	SITES, LEED-ND, LEED
+	Eliminate potable water use in ornamental or stormwater features	SITES
‡	Reduce parking footprint - size parking capacity not to exceed minimum local zoning requirements	LEED
+ + +	Reduce parking footprint - keep individual lots smaller than 2 acres	LEED-ND
+ + +	Maximize open space	LEED, LID

Key: SITES: The Sustainable Sites Initiative, LEED: LEED for New Construction, LEED-ND: LEED for Neighborhood Development, LID: Low Impact Development

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+ Build strong communities and a sense of stewardship	SITES
+ Promote sustainability awareness and education	SITES
++ Provide for optimum site accessibility, safety, and wayfinding	SITES
++ Provide views of the natural environment to building occupants	SITES, LEED
+ Provide daylight to building occupants	LEED
++ Connect site to surrounding resources, amenities and services	SITES, LEED-ND, LEED
++ Provide outdoor spaces for physical activity, mental restoration, and social interaction	SITES, LEED-ND
<ul> <li>Design stormwater management features to be a landscape amenity</li> </ul>	SITES
<ul> <li>Protect and promote unique cultural and historical site attributes</li> </ul>	SITES
++ Provide safe and secure bicycle parking and storage and convenient changing rooms	LEED-ND, LEED
+++ Promote walking by providing a safe, appealing, and comfortable street environment	LEED-ND
+ Provide safe, convenient, and comfortable transit waiting areas	LEEU-NU
Green Infrastructure and Buildings	
+++ Limit building heights to one story to minimize impact to views from adjacent open space	
+ Building and infrastructure energy efficiency	LEED-ND
+ Building and infrastructure water efficiency	LEED-ND, LEED
<ul> <li>Consider appropriate solar orientation in siting the building</li> </ul>	LEED-ND
<ul> <li>Utilize on-site renewable energy sources</li> </ul>	LEED-ND
+ Innovative wastewater technologies/strategies to reduce generation of wastewater and potable water demand	LEED-ND, LEED
<ul> <li>Provide recycling facilities for building users</li> </ul>	LEED-ND
<ul> <li>Provide facilities for composting yard waste</li> </ul>	LEED-ND
+++ Reduce light pollution by using motion sensors, automatic daylight controls, observatory lighting standards and full-cuto	f LEED-ND, LEED
luminaires	
Construction and Materials	
+ Minimize site disturbance and effects of construction-related activities	SITES, LEED-ND
+ Create a soils management plan	SITES
+ Construction activity pollution prevention - restore soils disturbed during construction	SITES, LEED
+ Divert construction waste from disposal, redirect recyclable and reusable resources to appopriate uses	LEED
+ Materials selection - reuse or recycle existing materials and support sustainable production practices	SITES, LEED-ND
<ul> <li>Materials selection - use local and regional materials wherever possible</li> </ul>	LEED
+ Materials selection - use permeable pavement in parking areas and driveways	
Operations and Maintenance	
<ul> <li>Maintain the site for long-term sustainability</li> <li>Plan for sustainable landscape maintenance</li> </ul>	SITES SITES

Allens Creek - Corbett's Glen Area

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Page 2 of 2

9/14/2010

### III. Case Study: Linden Hills Office Park

ACCGPG has a particular interest in the efforts that have been made by developers to further utilize the 20.3 acres located at 430 Linden Avenue. The expansion plans for Linden Hills Office Park conflict with the vision that ACCGPG and others have for the Allens Creek-Corbett's Glen Area.

### A. Property Description

Located just downstream and across the creek from Corbett's Glen, Linden Hills Office Park has been the focus of development interest in the Lower Allens Creek Valley in recent years. Built in 1999, Linden Hills Office Park is a single-tenant, Class A office building with 54,000 square feet of rentable space. The surrounding neighborhood has substantial development and features other office parks as well as a mix of retail shopping, restaurants, hotels, apartments and residential areas.

Linden Hills is located north of Linden Avenue, just east of the Conrail underpass that straddles the Brighton/Penfield town line. The property is bordered by Allens Creek to the north, a main Conrail line to the west, a residential area of Linden Avenue to the south, and Forest Lawn Trailer Park to the east (see Figures 1 and 2). Prior to being developed as an office park, the property was an abandoned sewage treatment plant that was in operation from 1949 to the late 1970's.

Linden Hills is owned by Nightingale Properties, LLC and wholly leased to Paychex, Inc. With offices in New York City and Memphis, Nightingale Properties, LLC is a multi-faceted real estate acquisition, management and development company specializing in commercial real estate. Linden Hills is one of many properties that Nightingale owns and manages.

The Nightingale website lists this property as the only one of their properties under development, noting that the company was "obtaining permits to construct approximately 50,000 square feet of Class A office space" in 2009. Nightingale's website also notes that "there are few opportunities to build additional office structures of this size in the immediate area with the exception of the developable land available on the site".

The ACCGPG website notes that while the existing building and parking of Linden Hills Office Park "is located entirely in Penfield...(and) is somewhat removed from the Glen, it has created negative impacts on the surrounding neighborhoods in the way of increased traffic and noise, excessive lighting, car exhaust pollution, and a disturbing visual appearance which is out of character with the surrounding neighborhoods and open space. Further, it has established an infrastructure in the Valley that seems to beckon developers who are attracted to its 'park-like' setting."

It is interesting to note that despite the lack of amenities, Paychex employees were observed walking laps in the parking lot. The office park is located in an attractive setting, and could provide amenities to people who are employed on the property. If trails were available that connected to Corbett's Glen or other existing trails in the area, employees might walk or bike to work on these trails, or use them for exercise before or after work, or on their breaks. (See Figure 6)

### B. Recent Development Proposals

Prior to construction in 1999, Linden Hills Office Park (previously known as Linden Tech Park) went through the State Environmental Quality Review (SEQR) process to assess the environmental impact related to the first phase of proposed development on the property. The Environmental Impact Statement (EIS) also addressed the cumulative impacts of the development of the remainder of the office park. At full build-out, the office park was projected to have five two-story buildings with a total of 158,500 square feet of gross floor area. In 2010, the site contains one 54,000 square foot office building.

In August 2007, Nightingale Properties proposed a conceptual design (concept sketch 1) that depicted an additional 54,000 SF office building with surface parking in Penfield for 210 vehicles and parking for 500 vehicles in a 2-level parking facility in Brighton; a two-story 12,000 SF office building with surface parking in Penfield and Brighton for 60 vehicles; and a 6,000 SF commercial building with parking for 77 vehicles. The proposal for concept sketch 1 included 66,000 gross square feet of office space and 6,000 gross square feet of commercial space. This proposal was presented to the Penfield Planning Board in September 2007, and the Brighton Planning Board in October 2007.

Following their review of the first proposal by Nightingale Properties, the Town of Brighton passed a local law entitled "Cross Border Development Local Law" in December 2007, which prompted the developer to seek other options for developing the property at 430 Linden Avenue.

In January 2008, Nightingale Properties proposed two new conceptual designs for sketch plan review (concept sketch 2 and 3) that were revisions of the original design proposed in August 2007. The most significant changes were the reduction in office space square footage and the addition of a parking structure in Penfield.

Concept sketch 2 depicted a two-story 54,000 SF office building in Penfield (at a lower height of 26' rather than the originally proposed 32'), a surface parking facility in Brighton for 187 vehicles, a fourlevel parking structure in Penfield for 380 vehicles, and a 6,000 SF one-story office building in Penfield with associated parking for 40 vehicles.

The preferred alternative, concept sketch 3, depicted a two-story 54,000 SF office building in Penfield (at a lower height of 26' rather than the originally proposed 32'), a six-level parking structure in Penfield for 570 vehicles, and a 6,000 SF one-story office building in Penfield with associated parking for 40 vehicles. This alternative had no development proposed in the Town of Brighton. However, the proposal had issues that the Town of Penfield wanted the developer to address before the proposed development could move forward.

### C. Summary of Existing Zoning

The property located at 430 Linden Avenue (the Linden Hills Office Park) has portions in each one of the two towns. The western six acres that comprise the Brighton section of the property are zoned Office – Low Density (BE-L). The remaining 14.3 acres of the property that are located in Penfield are zoned Limited Industrial (LI). In Brighton, the property is an open space index site, and is in the watercourse and floodplain protection district, the steep slope protection district, and the woodlot protection district. In Penfield, the property is in the woodland protection district, the steep slope protection district, the steep slope protection district.

In 1989, the owner of the Linden Hills property was granted an area variance that allowed a light industrial complex to be constructed with less setback to a residentially zoned property. The applicant was granted a 200-foot variance from the 250-foot requirement, resulting in a 50-foot setback from the easterly property line. This area variance makes the southern portion of the property more developable, and would still apply today.

Construction of the first phase of the Linden Hills Office Park in the late 1990's required environmental protection overlay district development permits for work in the locally designated woodland, floodplain and steep slope protection districts.

In 2008, the parking lot was re-configured and expanded to add additional parking spaces and lighting.

The tables shown on the following pages detail the specifics of the zoning districts currently designated for 430 Linden Avenue.

Municipality	Town of Penfield, NY
District	Limited Industrial (LI)
Lot Coverage	Maximum 65% with 35% minimum open space or landscape
-	area
Setbacks	
Abutting Non-Residential	
Front	100'
Side	50'
Rear	50'
Abutting Residential	
Front	150'
Side	150' **
Rear	150'
Buffers	
LI to Residential	150' buffer area along boundary **
LI to Non-Residential	50' between any other district
Height Limitations	4 stories or 50', whichever is less (unless an approved
	sprinkler system is installed, in which case the maximum
	height limitation is 70' or 6 stories, whichever is less)
Parking Requirements	
Size of Space	9' x 20'
Office Building	Minimum 4.5 encode for each 200 CE of not office floor enco
la du atria I Duilalia a	Minimum 1.5 spaces for each 200 SF of net office floor area
EPODS	100' buffer zong er 200' og determined by NVSDEC 11 S
	Army Corps of Engineers, or level determination
FROD (2) Steen Slone	Army Corps of Engineers, of local determination
EPOD (2) Sleep Slope	All areas within $E0'$ of the ten or tes of a $1E0'$ along or greater.
FROD (2) Woodland	All areas of E or more continuous cores of woodland (not
	All areas of 5 or more contiguous acres of woodland (not
FROD (1) Floodelain	Defer to latest flood insurance rate man and flood herard
EFOD (4) Floodplain	heunden men
	Doundary map
EPOD (5) vvatercourse	watercourse
	watercourse

Table 1: Zoning for Linden Hills Office Park - Penfield, NY

\*\* Note: 1989 Area Variance allowed 50' setback along easterly property line as described in Report Section 2B.

Municipality	Town of Brighton, NY
District	Office - Low Density (BE-L)
Bulk Regulations	
Minimum Requirements	
Lot Area	43,560 SF
Lot Width	150'
Front Yard	40'
Side Yard	10% of lot width; minimum 20'
Side Abutting Residential	10% of lot width; minimum 20'
Rear Yard	40'
Rear Abutting Residential	80'
Maximum Requirements	
First Floor Area	7,000 SF
Building Height	
Pitched Roof	
Feet	22
Stories	
Flat Roof	
Feet	18
Stories	
Coverage	50% (including all improvement surfaces)
Density	7,000 SF
Building Size	14,000 SF
Parking Requirements	
Size of Space	9' x 18'
Professional Office	Minimum 1 space for each 250 SF of gross floor area or 1 per employee on largest shift whichever is greater
Aisle Width	
Two-Way Travel	24' minimum
One-Way Travel	15' minimum
Setback of Any Lot Line	
Abutting Non-Residential	20'
Abutting Residential	30'
	(Front yard only parking)
EPODs	
EPOD (1) Steep Slope	
	All areas within 50' of the top or toe of a 15% or greater slope
EPOD (2) Woodlot	All areas of 1 or more contiguous acres of woodland
EPOD (3) Watercourse & Floodplain	100' from each bank or to the landward boundary of special
	flood hazard, whichever is greater. Includes Allens Creek and
	West Branch of Allens Creek.

Table 2: Zoning for Linden Hills Office Park - Brighton, NY

### D. Site Enhancement (No Build) Alternative

One option for the Linden Hills property would be to consider site enhancements instead of constructing new buildings. The property is situated amongst beautiful natural resources, and could maximize the property in other ways than intensifying uses.

The property would benefit from an internal walking path system (see Figure 6). Walking paths would provide an opportunity for office park employees to enjoy Allens Creek and the rest of the property. In addition, employees could access the property from other regional trails, which would encourage walking and biking to work. A trail has been proposed in the Town of Penfield's Trails Concept Plan along Allens Creek between Panorama Plaza and Corbett's Glen, which would connect to existing trails in Corbett's Glen and to several miles of existing and proposed trails along Irondequoit Creek.

The existing stormwater management system and stormwater ponds could be enhanced. For example, trees could be planted around the ponds to provide shade. Shading the ponds would cool the water before it enters Allens Creek, which would be more beneficial to the stream ecosystem and would help to reduce algae blooms. The property has a number of invasive plants, such as Japanese knotweed. The property could be enhanced by the introduction of native plantings, which would increase biodiversity and habitat for wildlife, songbirds and insects.

In addition, the stream banks along the edge of the property could be stabilized and restored to provide habitat and reduce erosion. General erosion control measures throughout the office park would reduce erosion and sedimentation into Allens Creek. Any problem areas could be identified and the problems rectified.

It is important to note that site enhancements could be implemented regardless of what other changes might be planned for the property, and many of these suggestions would apply to other properties in the Allens Creek – Corbett's Glen area.

The undeveloped areas of the Linden Hills Office Park scored highly in the Open Space Priorities Assessment, which was conducted as part of this project. (The Assessment is illustrated in Figure 14, and described on page 19). Because of the high value open space within and adjacent to the Linden Hills Office Park, the No Build Alternative should be giving serious consideration as the most responsive and appropriate strategy for the future of this property.

### E. Illustrative Application of Guidelines

A conceptual design (Figure 10) was produced to illustrate how the guidelines could be used to sensitively develop Linden Hills Office Park. Figure 7 illustrates the constraints of the Linden Hills property, and this site analysis was used to identify buildable areas where the site development guidelines could be applied. The site development guidelines can also be used to guide development on other properties in the Allens Creek-Corbett's Glen Area. This illustration is not meant to advocate for any particular design or propose any particular redevelopment. Rather, the illustration is designed to show the implications of the guidelines.

The concept sketch in particular focuses on preserving views from adjacent natural areas, water quality improvements - bio-filtration, infiltration, reduced run-off, and ground water recharge - and improving aesthetic value. The sketch incorporates the following site features:

- 1. Proposed buildings that are 1 or 2 stories to minimize visual impact to adjacent areas
  - a. Building A is 1-story, 6,000 SF with 50 parking spaces, located in Penfield
  - b. Building B is 2-story, 12,000 SF with 50 parking spaces, located in Brighton
- 2. Bio-filtration zones that are adjacent to parking areas to filter sediment and contaminants from stormwater runoff

- 3. Planted parking islands to provide shade and reduce the heat island effect in parking areas
- 4. Green roofs on proposed buildings to reduce runoff and the heat island effect
- 5. Pervious pavement for proposed parking areas to reduce stormwater runoff
- 6. Vegetated buffer along the property line to screen neighboring community from parking area
- Improvements and enhancements to existing stormwater facility the design that is depicted was directly adapted from the NYS DEC Stormwater Management Design Manual that was updated in 2010
- 8. An open space preservation area along Allens Creek on adjacent property to the east
- 9. Internal footpaths that connect to Corbett's Glen Nature Park and regional trails (Figure 6)
- 10. In future changes to the existing parking area, the property owner could consider: a) using pervious pavement to reduce stormwater runoff and, b) incorporating planting islands to reduce the heat island effect

### IV. Recommended Sustainability Strategy

### A. Recommendations

The Allens Creek – Corbett's Glen Preservation Group should consider a strategy that blends both preservation and conservation, and uses a mix of techniques from each of the four categories outlined in the Sustainability Toolbox. The recommended strategy includes:

Intermunicipal Approach	1. Intermunicipal Planning Entity: Help to establish an intermunicipal planning body for the Lower Allens Creek Valley that includes official town-designated representatives from the Towns of Brighton and Penfield, as well as a limited number of other stakeholders.
<b>T</b>	2. Approve Sustainability Plan: The ACCGPG should solicit the approval of both the Town of Brighton and the Town of Penfield for this study.
Priorities	3. Open Space Planning: Participate and encourage town-wide open space planning, whether as part of the comprehensive planning process, or as a separate planning process.
Wetershed	4. EPOD Revisions: Encourage the Towns of Brighton and Penfield to consider amending their EPODs in order to have supplemental guidelines for reviewing development proposals in the Lower Allens Creek Valley. A small subset of guidelines could be selected from the sustainable site development guidelines (already provided in this report) to address setbacks and views from the Glen.
Strategies	5. EPOD Enforcement: The ACCGPG can advocate that the Towns of Brighton and Penfield need to use more caution before deciding to grant development permits in an EPOD zone. An EPOD does not eliminate the possibility of development; it simply provides another level of review to allow the municipality an opportunity to protect their sensitive ecological areas. For an EPOD to have any effect, the spirit of the EPOD needs to be enforced by the municipality.
	6. Property Acquisition: When a property becomes available, the ACCGPG can advocate for the Genesee Land Trust, or the appropriate municipality to acquire the property. Acquisition can occur through a number of avenues, with direct purchase or donation being the most straightforward options.
Site-Specific Solutions	7. Conservation easements: The ACCGPG could work with the Genesee Land Trust or the appropriate municipality (the Town of Brighton or the Town of Penfield) to obtain conservation easements on existing properties in the Lower Allens Creek Valley.
	8. Adoption of 'Sustainable Site Development Guidelines': In locations where development cannot be deterred, the ACCGPG can work with each town to encourage sustainable site development. Each town should consider formally adopting the guidelines for use in the site plan review process. The guidelines, in the form of a checklist, could be provided to prospective developers to use and submit in their submittal package when proposing development in the town.

### B. Phasing and Priorities

As the ACCGPG moves forward to implement the sustainability strategy outlined for the Allens Creek – Corbett's Glen Area, the recommendations fall into two categories: overall preservation strategy and site-specific solutions. Most of the solutions outlined on the previous page can be addressed in virtually any order, and do not rely upon the availability of a specific property. However, property acquisition and conservation easements are site-specific, and require further assessment and prioritization.

An open space analysis was prepared for the purposes of this study. Figure 12 outlines undeveloped open space in the Lower Allens Creek Valley. The pink areas illustrate the contiguous pieces of remaining open space. Figure 13 compares this open space inventory with the EPOD designations. Figure 14 identifies priority zones using an environmental point system, which assigned points based on the following site characteristics:

Points	Site Characteristics
1 point	Adjacent to Allens Creek
1 point	Adjacent to the Corbett's Glen Area
1 point	Adjacent to Allens Creek Tributaries
1 point	Includes Steep Slopes EPOD
1 point	Includes Wooded Lot EPOD

Rather than assessing open space based on parcel boundaries, the open space assessment in this study evaluates open space based on environmental features. The purple bubbles represent a way to break the open space down into logical zones based on continuity and natural features. Points were then assigned to those zones based on the site characteristics listed in the chart above. The number of possible points could range from 0 to 5, but all zones received a score between 1 and 4. The higher the number of points received by a zone, the higher the priority of that particular area. The points draw attention to the areas that have the highest value.

This analysis is relative, and is solely intended as a rough, objective method for prioritizing open space within the study area. In addition, prioritization of available open space should also consider whether a property is at risk for development. The determination of whether a property is 'at risk' can be established by considering the following site characteristics:

-	existing land use	<ul> <li>existing infrastructure</li> </ul>
_	evisting zoning	- nublic or private ownership

- existing zoning
   site character
   site character
   public or private ownership
   existing access
- parcel size presence of protected areas (e.g. EPODs)

The case study area is an excellent example of how both the priority zone rating and an assessment of development risk is useful. The Linden Hills Office Park was found to be one of the highest priorities based on the open space analysis. This property also has substantial risk for development, as was described in the case study. All of this information reinforces the interest that the ACCGPG has shown in this property.

The ACCGPG should consider both the priority zone rating and whether a property is at risk for development as they consider preservation and conservation strategies in the Lower Allens Creek Valley. In addition, the ACCGPG should not be limited by the recommended strategies. Several other possibilities are listed in the Sustainability Toolbox, and one of these strategies may be found to be more appropriate, depending on the opportunities that arise in the future.

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### FIGURES

- 1. Project Location Map
- 2. Allens Creek Corbett's Glen Area Map
- 3. Zoning in the Towns of Brighton and Penfield, NY
- 4. EPODS: Steep Slopes and Woodlands
- 5. EPODS: Water Resources
- 6. Existing and Proposed Trails and Connections
- 7. Linden Hills Office Park Site Analysis
- 8. Linden Hills Office Park Existing Conditions Cross Sections
- 9. Linden Hills Office Park Existing Conditions Cross Sections
- 10. Linden Hills Office Park Concept Sketch
- 11. Ahskwa Sanctuary Master Plan (1996)
- 12. Open Space in the Allens Creek Corbett's Glen Area
- 13. Allens Creek Corbett's Glen Open Space and EPODs
- 14. Allens Creek Corbett's Glen Open Space Priority Zones
- 15. Allens Creek Corbett's Glen Topography





LINDEN HILLS OFFICE PARK

RAILROAD TRACKS

MUNICIPAL LAND

## Planning for Sustainability in the Allens Creek - Corbett's Glen Area Towns of Brithhon and Pentiled - Monce County, New York

Project Location Map

Figure .



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MUNICIPAL LAND

BRIGHTON/PENFIELD TOWN LINE

HHHHHHH RAILROAD TRACKS

Planning for Sustainability in the Allens Creek - Corbett's Glen Area Towns of Brighton and Pentietd - Monroe County, New York

Allens Creek - Corbett's Glen Area Map Figure 2



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KLL	Residential Large Lot
RLA	Residential Low Density "A"
RLB	Residential Low Density "B"
RLC	Residential Low Density "C"
RM	Residential Medium Density
RHD-2	Residential High Density "D-2"
RHD-1	Residential High Density "D-1"
BE-L	Office Low Density
BE-1	Office & Office Park

Office/Transitional BE-3 Office/Commerical - Mixed Use Low Intensity Commercial BE-F Neighborhood Commercial BF-1 BF-2 General Commercial

- Light Industrial "G-Industrial"
- Technology and Office Park TOP
- PRD
- Р

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Planned Residentail Development Park

Town of Brighton Zoning Map









Town of Penfield Steep Slope EPOD regulations address all areas within 50' of the top or toe of a 15% or greater slope. Town of Penfield Woodland EPOD regulations address all acres of 5 or more contiguous acres of woodland (not including active orchards).

Planning for Sustainability in the Allens Creek - Corbett's Glen Area Towns of Brithton and Pentipat - Monroe County. New York EPODS: Steep Slopes and Woodlands

Figure 4





Planning for Sustainability in the Allens Creek - Corbett's Glen Area

EPODS: Water Resources

Figure 5









Planning for Sustainability in the Allens Creek - Corbett's Glen Area

Existing and Proposed Trails and Connections Figure 6





Planning for Sustainability in the Allens Creek - Corbett's Glen Area Towns of Brighton and Penfield - Monroe County, New York

Linden Hills Office Park Site Analysis

Figure 7

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Planning for Sustainability in the Allens Creek - Corbett's Glen Area Towns of Brighton and Penfield - Montoe County, New York

Linden Hills Oflice Park Existing Conditions Cross Sections

Figure 8

November 2010



Planning for Sustainability in the Allens Creek - Corbett's Glen Area Towns of Brighton and Penfield - Monroe County, New York

Linden Hills Office Park Existing Conditions Cross Sections Figure 9



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# Planning for Sustainability in the Allens Creek - Corbett's Glen Area

Linden Hills Office Park Sustainable Site Sketch

Figure 10

November 2010



- 16. Black Cherry Tree (Prunus Serotina) very cld 17. Open Meadow
- 18. Sand Hill (Glacial Deposit)
- 19. Northern Hemlock Forest (Tsuga Canadensis)
- 20. Old Growth Trees Approximately 200 Years Old
- 21. Allens Creek (Trout and Salmon Stream) 22. Water Falls of Lockport Dolostone Outcroppings
- Site of Former Gun Powder Mill
   Slope Possibly Created by Native Americans for Access to Stream
- 25. Private Residence
- 26. Corbett House, Built 1880
- 27. Tunnel Constructed of Handcut Lockport
  - Dolostone Built 1880
- 28. "The Sacred Place" Meditative Rest Area 29. Potential Bike Rack and Auxiliary Official Parking Site
- 30. Wetland



SAND SLOPES (SOME EROSION)

RECONSTRUCTION OF RUSTIC FOOT-BRIDGE (INTERIOR OF BRIDGE WILL CONTAIN INTERPRETIVE INFORMATION)

OPEN MEADOW FOR SPECIAL EXHIBITS/OUTDOOR EVENTS

→ STRENGTHEN BUFFER

WETLAND AREA (MAINTAIN)

POTENTIAL NATURE/ EDUCATIONAL CENTER W/ NATIVE AMERICAN EMPHASIS (RESTROOMS INCLUDED)

-EXISTING ENTRANCE - EMERGENCY & PEDESTRIAN ACCESS

PLAYGROUND WITH NATURE THEME

-BUFFER

- Corbett's Glen Area Sustainability in the Allens Creek Planning for

Ictuary Master Plan (Reprint) Sar Ahskwa 3 Figure





TOWN LINE



OPEN SPACE ( 181 ACRES TOTAL SOUTH OF PENFIELD ROAD)

RAILROAD TRACKS MUNICIPAL LAND

Planning for Sustainability in the Allens Creek - Corbett's Glen Area

Open Space in the Allens Creek - Corbett's Glen Area

Figure 12

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Planning for Sustainability in the Allens Creek - Corbett's Glen Area Towns of Brighton and Penfield - Monroe County, New York

Allens Creek - Corbett's Glen Open Space and EPODs

Figure 13

Information taken from the official Town of Brighton and Town of Penfield Zoning maps.

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Planning for Sustainability in the Allens Creek - Corbett's Glen Area

Allens Creek - Corbett's Glen Open Space Priority Zones

14 Figure



Planning for Sustainability in the Allens Creek - Corbett's Glen Area

fowns of Brighton and Penfield - Monroe County, New York

Allens Creek - Corbett's Glen Topography Figure 15





November 2010