

Jay R. Greenberg
15 Neville Lane
Rochester, NY 14618
585-256-0485

August 2, 2007

Subject: The Reserve at Brighton

Brighton Town Board
2300 Elmwood Ave.
Rochester, NY 14618

Dear Town Board Members:

I am writing to comment on the proposed residential development along the Erie Canal between South Clinton Ave. and Winton Rd. by Anthony J. Costello and Son known as the Reserve at Brighton. Quite simply, this is the most outrageous and arrogant development proposal I have ever seen. I am strongly opposed to it.

- Not only would the development require rezoning the property from Residential B to Waterfront Development District, but also the height of some of the buildings exceeds the maximum currently allowed. Furthermore, the density of development would exceed the 20% currently allowed.
- With 336 residential units and possibly two or three times that number of cars, traffic into and out of the development would greatly aggravate the already heavy traffic on S. Clinton Ave. and neighboring streets. Furthermore, the single entrance/egress off Clinton could create problems for both residents and emergency services.
- The Environmental Assessment Form states on p.4 that the project site is not presently used as an open space or recreation area; also, that there are no scenic views important to the community. I very strongly disagree. I have been a Brighton resident for over 15 years. During that time, my favorite walk in Brighton has been along the Canal between S. Clinton Ave. and Winton Rd. The main reason is the bucolic vistas that this heretofore-undeveloped stretch of the canal has offered. I know that many other residents feel the same way. Furthermore, I have occasionally encountered acquaintances from other towns or the city who came there precisely to enjoy the undeveloped open space. Needless to say, this development would result in a very major and serious loss of open space and scenic beauty. Furthermore, the development would be adjacent to the town nature park and would spoil it. Brighton and other inner ring suburbs of Rochester are losing population to outer suburbs. One major reason is loss of open space and increased crowding. A huge development such as this one can only accelerate the trend.

• The EAF states on p. 9 that certain bird species of concern may well use the area, but these species are not listed. One of the attractions of this stretch of the canal is the wildlife. The wildlife includes amphibians such as western chorus frogs and gray tree frogs, mammals such as white-tailed deer, cottontail rabbits, and red foxes, and especially, birds. During my years of walking along this stretch of the canal, I have compiled a list of 86 species that breed in this area, or migrate through. Species of special note include the grassland species that breed in the former pastures. They include Bobolinks, Eastern Meadowlarks, and Savannah Sparrows. These species are in severe decline everywhere, primarily due to loss of habitat. Other noteworthy species include Willow Flycatcher, Wood Thrush, and American Woodcock. The latter are Audubon Watch List species. My complete list is attached to this letter. In 1998, I wrote a guest essay for the Brighton-Pittsford Post on the importance of the pastures to birds. A copy is attached.

Sincerely yours,

Jay R. Greenberg

cc: Planning and Conservation Boards