

Our First 20 Years

By Bruce G. Boncke, PE, President

In the bigger picture, 20 years is not a long period of time and it sure has gone by fast. Yet, in terms of what we have seen in the development industry and in community planning, it often seems like a long time. Personally, with a career going back nearly 40 years, I am now providing services for a number of grandchildren of clients I served in my early years. That puts things in perspective and stirs up a lot of emotions, for me. I think

a lot about “the good old days”, how grateful I am for the loyalty our clients have shown, but more importantly, I wonder what the future will bring for all of us. It is somewhat ironic that we initiated our business plan shortly after “black Monday”, October 19, 1987. Twenty years later, two major recessions, the S&L crisis, and significant regulatory changes seem to have brought us full circle. But, we have also learned all these issues are cyclical.



October 1988

Have we accomplished our goals over these 20 years? Yes, and more! I believe the best way to describe the character of the firm is: a small firm concentrating on the big picture. When we started the firm, we promised our clients that we would not only provide a high level of planning and design services; we would be their advocate on the bigger picture. One day, we are presenting excellent projects to communities and regulatory agencies. The next day, we are working with community leaders and regulators to create good land use policy or fight harmful regulations. On another day, we are working on training programs for community decision makers, regulators and our clients. Our passion for our clients’ projects have taken us down a lot of roads, on the big picture.

I have to admit that one thing we didn’t see coming, when we started business, is the drastic changes in attitude toward development in the eyes of the public,

and therefore many community leaders. In 20 years, the development approval process has greatly changed from incentive based to punitive based. In 20 years, the government has put in place an incredible amount of regulations without enough regulatory staffing to keep up with permitting. There is no greater example of this than in environmental regulatory permitting, where an extensive amount of time is lost in paper shuffling rather than true environmental protection. We believe our solution to these issues is education. So, while it has always been an important part of our advocacy efforts, education of our community leaders and regulators will be an important part of our company culture for the next 20 years. We have always approached our services to be part of the solution, not the problem.

As I close, I have a quick story. I play alto sax in our Community Band with a friend who is 90+ years old. He has served our community as a teacher, Planning Board member, Town Board member, Judge and probably many other positions I don’t know about. We had a conversation about his serving on the first Planning Board in the Town in 1957! I was barely starting my education at that time! His involvement started around 1954, pre-zoning, and he helped develop the first zoning ordinance. Talk about the “good old days” and simpler times! He said the toughest things they had to deal with were barns, trailer parks, and gravel pits. While he has not served for many years, imagine what he has seen in the community development process over these 50 years. For me, it puts our 20 years in perspective, and while we can’t



October 2008

turn back the clock, I hope we can always learn from our history as we look to the future.

Green Development

By Bruce G. Boncke, PE, President

The planning, engineering and development industries, and the public have been trying to define terms like “Smart Growth”, “Sustainable”, and “Low Impact” for years, with little unified success. Now, we have **GREEN**. Well, at least it’s a color we can recognize and that’s a good start. Don’t worry, I’m not going to talk about global warming, social engineering, or carbon footprints. I’ll leave that to the experts and those that think they are. My focus on green, as you probably know, is on green land development issues. While much of the discussion on green is about buildings, manufacturing operations, energy use, products, etc., not enough emphasis is put on land use. Unfortunately, much discussion regarding green land use is to leave it alone and “forever wild” as the solution. I prefer a more business-like approach of “get it done right!”

The USGBC has long been recognized as the LEED(er) in the green design arena. However, even their program barely recognizes the land development perspectives, as now included in the LEED-ND Pilot program. Their overall program is also considered far too cumbersome and costly to apply to residential applications, where much of land development occurs.

In 2003, when I chaired the NAHB Land Development Committee, the National Association of Home Builders was developing their Green Building Guidelines. We decided it was time to develop site and land development criteria to incorporate into those guidelines. While many building issues are more intrinsic and science based, you can imagine the challenges in preparing land use and development guidelines that can be applied across the country. The criteria were included as an appendix to the NAHB Green Building Guidelines, which has been used by builders and developers for many years.

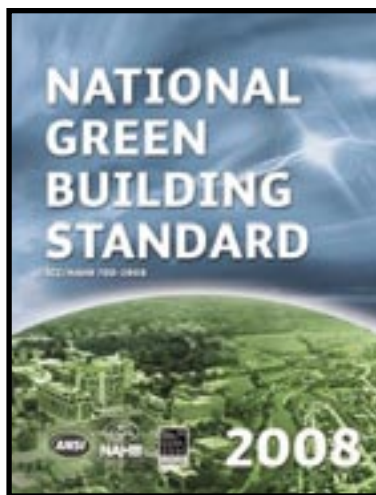
Through collaborative efforts between the NAHB, ANSI (American National Standards Institute) and ICC (International Codes Council), it was determined that a Green Building Standard for the Residential construction industry should be developed. My reward for the 2003 activity was to be appointed to the 42-person Consensus Committee, by ANSI, to develop the Standard and chair the Land Development Task Group. While it was an honor to do so, I have a word to the wise: Never agree to take on a task when you don’t know the full scope, deadlines, meeting dates or time commitment for the task! Without belaboring the committee activities, I can assure you it was a very thorough process, including dealing with a

considerable amount of public comments from around the country. Development of the Standards started in April 2007 and they were submitted to ANSI in May 2008. The committee just performed a reaffirmation vote, requested by ANSI. We anticipate the Standard will be approved and available in early 2009.

The most significant achievement of my involvement was to get the land development criteria into the body of the Standards, in two chapters; one for overall site design and one for individual lot design and construction. These chapters cover such issues as: site selection, project team, site design, resource conservation, solar orientation, slope disturbance, stormwater, density, mixed uses, construction activity and innovative practices. That’s the short explanation! The process of developing the Standard was an interesting one; including my awakening as to how little the very intelligent people serving on the committee really knew about the issues of land development.

I will be very interested to watch the roll-out of this Standard when it is hopefully approved in 2009 and how communities react to it. Much of the criteria go against communities that profess to want green development, but don’t support it in their codes or development attitudes. Quite simply, large lot zoning, “character of the area” rhetoric, wide over designed street widths, lack of high density inclusions and lack of innovative zoning techniques just won’t cut it, with these Standards. It will be very interesting to see what communities will just talk Green and which will implement it. As a nexus to this Standard, the NYS Legislature and Governor have passed a Green Building Bill for residential housing that references use of this National Green Building Standard. Starting in 2010, there will be significant financial inducement for home buyers to seriously consider building to these standards. But, it all starts with the land and the community’s willingness to truly go Green.

We have a presentation prepared on the land development chapters of this Standard, for use with NAHB, builder and community training. Let us know if we can help you.



Draft Standard

Collegetown - a.k.a. Park Point

The Vision

What began nearly 10 years ago as a vision for a mixed use and student housing development has come to fruition with the opening of Park Point at RIT.



Thoughts for using a portion of the RIT campus at Jefferson Road and John Street were entertained in June 2000, resulting in a feasibility study for the area. Soon, these thoughts became a shared vision. RIT administrators began to shape an innovative development to compliment and enhance the campus. The concept: to provide a new level of housing for more than 900 students as well as the shopping, restaurants and recreational activities that they would need.

The goal was to create a mixed use development that would enhance campus life by offering a walkable and mass transit oriented neighborhood community. "Collegetown," as we first knew it, was born and we went to work.

BME designed the 60 acre mixed use site plan to minimize wetland disturbance and prioritize the preservation of the natural features of the land. Going in, we knew that on-site wetlands represented one of the greatest challenges for the Collegetown project. They also represented a great opportunity as site amenities on a campus with an excellent environmental curriculum. The presence of both federal and state regulated wetlands would mean significant involvement of both the NYS Department of Environmental Conservation (NYSDEC) and the US Army Corps of Engineers (USACOE). The final project design required obtaining approvals for one of the largest areas of wetland and buffer disturbance, with accompanying mitigation, ever permitted in New York State.

After a disappointingly lengthy delay in processing, the NYSDEC and USACOE issued the needed permits and the project was able to move forward with a revised completion date of Fall 2008.

The ground-breaking ceremony, on June 22, 2007 marked the beginning of the construction phase of development for this exciting project.

Construction proceeded on almost all phases of the project simultaneously. This was accomplished through the tireless efforts of Wilmorite's construction management staff, as well as all the various contractors

involved, including Pooler Enterprises, LeCesse Construction and LeChase Construction. Without the full cooperation of all parties involved, including the Town of Henrietta staff, successful completion of this project would not have been possible.

The Landscape Architectural component of the project involved the development of a lighting plan, plantings, signage and outdoor features that highlight the greenspace integrated through the site. A large paved courtyard area and lower area have been combined between the main commercial buildings to create an area suitable for outdoor performances and uses. The entire site was designed to provide pedestrian connections between uses and to blend seamlessly with the surrounding natural environment.

The Reality

Construction of the project was substantially completed in July 2008, followed by the opening of retail businesses within the project. Barnes & Noble at RIT serves as an anchor for a strong retail presence, and is one of nine businesses at the complex. The other businesses, which include several restaurants, a sports bar, coffee cafe, a salon and nail spa and a 24-hour convenience store opened through the month of August. Most RIT students are within walking distance, or able to take RIT transportation, to get to the shopping area at Park Point.

Reservations for the student housing portion, comprised of 29 buildings with approximately 940 beds, filled immediately. The waiting list for these accommodations is the strongest indicator of their continued success in the future.

In acknowledgement of successfully making this vision a reality, Park Point was recently recognized by the National Association of Industrial and Office Properties (NAIOP) in their annual "Awards of Excellence" program.

With over 300 apartments, 80,000 square feet of retail space including Barnes & Noble, restaurants, bars and



recreational opportunities, Park Point has become a real success for Wilmorite and RIT. BME is proud to have been a part of this challenging and exciting project.

Wetland Regulations - Not Just for Developers Anymore!

By Jessica DeWispelaere and Martin Janda

For many years, wetland regulations, permitting and enforcement have generally been considered a developer's problem. Increasingly, however, municipalities are finding that routine ditch cleaning or drainage improvements, done for many years, are now regulated by the State and Federal Government. As with the development industry, the "that's the way we have done it in the past" defense doesn't work when confronting these regulations or an enforcement action. To a municipality, these issues are very dynamic and their mission is to cost effectively improve drainage, reduce flooding, and protect landowners or agricultural resources.



Mill Creek

Most streams and their adjacent wetlands are considered "Waters of the United States," subject to state and federal regulation. Regulations are designed to minimize physical and chemical disturbance to "Waters of the United States," and typically require permits for work in streams and wetlands. Permits are issued only when the applicant can demonstrate that circumstances warrant the proposed activity and no other practicable alternative exists. As such, the approval process can be time consuming and expensive, requiring extensive coordination with regulatory agencies including the US Army Corps of Engineers (USACOE), the NYS Department of Environmental Conservation (NYSDEC), the U.S. Environmental Protection Agency, and others. Conducting such work without proper authorization constitutes a violation of state and federal law, and can be even more costly. Most often, if unauthorized activities are discovered, remediation and restoration for the affected water bodies will be required. It's not as easy as just sending a DPW crew out with a backhoe anymore!

BME has had the opportunity to work with local municipalities on both types of stream restoration projects: developing and implementing a remediation and restoration plan to correct an unauthorized stream rechannelization; and assisting a town with the permitting process for restoration of a man-made drainage ditch to address flooding issues on adjacent agricultural lands.

Mill Creek, Town of Ontario, Wayne County

BME worked with the Town of Ontario, Wayne County, USACOE, and NYSDEC on the Mill Creek Remediation Project, a significant restoration project to address the consequences of an unauthorized effort to "clean" Mill Creek. To relieve flooding along Mill Creek, the Town of Ontario hired a contractor to remove wood debris, overgrown vegetation, and other obstructions from Mill Creek. The contractor cleaned the creek, and also over excavated the creek by up to 2 feet, more than doubling the width of the creek to about 15 to 20 feet. Approximately 43,000 linear feet of the stream corridor was affected. Some excavated material was placed in adjacent jurisdictional state and federal wetlands. The end result was that the meandering, shallow stream was reconfigured into a straight, deep, highly erosive channel, and in violation of federal and state environmental law.

The stream became unstable, and began adjusting to obtain a new state of balance. The flood storage function of the Mill Creek adjacent areas was diminished, as Mill Creek was lowered and channelized.

BME Associates was hired to work with the Town of Ontario to evaluate the environmental impact of the channelization, to prepare sound remediation plans, and to assist through the construction phase of the project. The proposed work included constructing a series of large rock "vanes," rock weirs designed to hold back backfilled material and to create downstream pools to enhance creek wildlife. Some areas were treated with large rock lining, gabion mattresses, and plunge



Commission Ditch

pools in combination with revegetation. Portions of the creek were relocated back into the original route, the fills placed into existing wetlands were removed, and the entire site was restored with seeding and plantings.

This violation, which USACOE initially considered an irreparable disaster, turned into a successful project with many new environmental benefits created. Impassable culverts and sections of the creek were restored, allowing an abundance of salmon and trout species to move upstream through the restored creek to spawn. The floodplain of the creek was again restored and erosion was minimized.

(Continue on page 5)

Wetland Regulations (cont.)

By Jessica DeWispelaere and Martin Janda

Commission Ditch, Town of Penfield, Monroe County

Commission Ditch in the eastern portion of the Town of Penfield was originally constructed in the 1920s to drain wet areas for agricultural use. In the ensuing years, the ditch has been prone to sedimentation and blockage, causing the adjacent agricultural lands to flood. The ditch has been cleaned several times, most recently in the early 1980s. Sedimentation and debris have once again accumulated in the ditch to the point where flooding is affecting the Town's farming community, causing them to seek the Town's help.

The Town is proposing to perform maintenance to restore Commission Ditch to its original configuration, and hired BME Associates to help develop the project and assist with the permitting process. For the last two years, BME has been working with the Town, USACOE, NYSDEC, the Monroe County Soil and Water Conservation District (MCSWCD), and the farming community to develop a project that accomplishes the goals of all involved parties. Coordination has included meetings and extensive site walks with agency representatives. USACOE and NYSDEC have recently agreed that the proposed ditch cleaning is a permissible project, but want to ensure that their concerns about adjacent wetland quality and conditions in downstream areas are addressed. They are requesting that the project provide a new riparian buffer along portions of the ditch, to improve water quality and help prevent the ditch from quickly deteriorating again. BME is now working with the Town and MCSWCD to negotiate acceptable terms to both the farming community and the permitting agencies, and is attempting to help the farming community secure federal funding available through the Farm Service Agency for implementation of conservation buffers. Programs such as these can help environmental permitting agencies and the affected community to find common ground, resulting in projects that can receive the necessary approvals and be affordable for the affected communities.



Park Point Mitigation Area

BME in the Community



Michael O'Connor

Has recently been appointed to the Village of Webster Planning Board and the Town & Village of Webster's Economic Development Committee. Mike's Planning Board responsibilities will provide an opportunity for him to be a part of the review and approval process from the Governing Agency perspective. In September, Michael was appointed to a one-year term on the Webster Community Coalition for Economic Development as an adviser from the Village Planning Board, in efforts to unite the Village and Town of Webster in furthering economic development within the area. Mike has worked on a variety of site development projects as a Design Engineer, and has been with BME for over eight years.

Andrew Spencer, LA

Has served on the Village of Fairport Design Committee for the past six years. Among other projects, he has worked on the Main Street Master Plan, park designs, and the Village Comprehensive Plan. Along with Zakery Steele, he is currently involved with the creation of an "Artwalk" within the Village. Andrew is a Senior Landscape Architect and has been with BME for eight years.

Peter Vars, PE

Has been elected to serve as an At-Large Director for the New York State Planning Federation. Peter is also a Director of the New York State Chapter of the American Public Works Association, in addition to serving on the NYSDEC Commissioner's Construction Stormwater Work Group. Involvement with these organizations gives Peter, and BME, a unique opportunity to have input towards the streamlining of regulatory and permitting policies and procedures. Peter continues to be a member of the Monroe County Department of Planning and Development's Land Use Decision Making Training Program. He has made presentations at the NYPF Planning & Zoning Conference, the Jefferson County Center for Community Studies Continuing Education Program, the NYS Tug Hill Commission's Local Government Conference, and the NYS Association of Towns Training School. Peter has been with BME since its inception, and brings a private development perspective to all of the organizations he's involved with.

On the Boards

The Villas @ Canandaigua - Town of Canandaigua, NY

After nearly three years of rezoning, environmental, and site plan review process, the Town of Canandaigua granted approval to allow for a 132-unit Residential Community. The 'Villas' concept is a 4-unit attached townhome, each with a two-car garage, individual entry and private outdoor living spaces. Common lands are owned and maintained by a Community Homeowners Association, which also includes a community clubhouse and pool. Other features of the project include significant landscaping, walking trails, multi-purpose water amenities, and preservation of a 9-acre woodlot, all contributing to the project's 'sense of community.'



anticipates success due to the close proximity of goods, services, and amenities that the site's location offers, which is within walking distance of both the City of Canandaigua and Canandaigua Lake.

The project was rezoned to Incentive Zoning under the Town of Canandaigua's Code, and included numerous benefits to the community as conditions of the rezoning approval including extension of offsite sewer to serve existing residents; pedestrian offsite walking trails; road intersection improvements; extension of public water lines; and financial contributions for improvements at two Town-owned

parks. Incentives granted to the developer included an increase in the density allowed under conventional zoning.

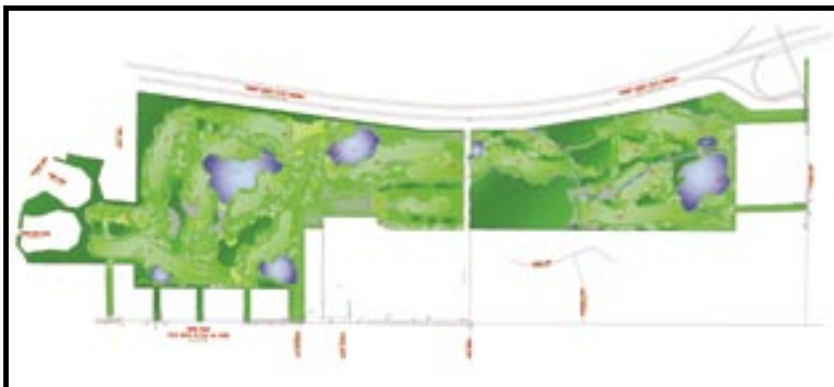
Construction is projected to start in early 2009.

Under Construction

Hickory Stick Golf Course - Town of Lewiston, NY

Construction is nearing completion for the Seneca Management Development Corporation's new 18-hole Championship Golf Course. BME is providing design and construction services with the golf course architectural firm of Robert Trent Jones II, the site contractor, NYSDEC, USACOE, and the Town of Lewiston, among others, to bring this exciting project to reality. Planning, design, and approval for the project began in 2006.

The 7,000 yard championship course will wind its way through wetlands, woodlots, and watercourses including stands of Shellbark Hickory trees. The Shellbark Hickory is a threatened species under New York State Law, and for which the project got its name. Significant measures have been taken through the course of construction to protect and / or relocate approximately 400 of these trees.



Sequence of construction phasing has been a critical component to the project due in part to the number of significant water features, both existing and proposed, that had to be considered. Protection of approximately 25 acres of regulated wetlands and mitigation areas,

as well as the creation of multi-functional lakes for stormwater management, flood control, irrigation, aesthetics, wildlife diversity, and shot-making were all important purposes of these features. Dave Wood, LS, BME's Construction Services Manager, states that "The project's

construction success to this point is due in large part to the priority of communication among the construction team, and to the day to day oversight of the owner's representative, Gary Paumen."

The clubhouse, maintenance facility, and parking improvements are nearing completion and course opening is scheduled for 2009.

BME Staff News

New Staff Members

Mike Bogojevski



Mike Bogojevski has joined BME Associates as a Design Engineer in our Site Engineering Department. He is a 2007 graduate of the Rochester Institute of Technology with a Bachelor of Science Degree in Civil

Engineering Technology. Mike has worked for BME previously through our involvement with the RIT Internship Program. He is currently assisting with engineering design for several site development projects, in addition to being involved with meeting Phase II SPDES Permit requirements on behalf of our clients.

Zakery Steele



Zakery Steele has joined BME Associates as an Assistant Landscape Architect in our Land Planning Department. He is a 2006 graduate of the State University of New York with a Master of Landscape Architecture Degree, in addition to holding

a Bachelor of Science Degree in Regional and Urban Planning from the University of Utah. Zak has experience with the Rochester Regional Community

Design Center, and has served as the City Planner for the City of Moab, Utah. He has extensive experience in graphic design, and is currently assisting with the Landscape Architecture portion of numerous site development projects.

Jessica DeWispelaere



Jessica DeWispelaere has joined BME Associates as a Project Engineer and Technical Writer in our Site Engineering Department. She has a Bachelors Degree in Civil Engineering from Penn State, and

a Masters Degree in Civil Engineering from the University of Washington. Jessica has nine years of experience with a concentration on transportation planning. She will be involved in preparation of technical reports and studies for site development projects, in addition to expanding our capabilities in traffic engineering.

BME Staff News

Staff Announcements

Gregory Bell

Gregory Bell has successfully passed the Land Surveyors Examination, and been granted licensure by the New York State Office of the Professions. Gregg is a 1999 graduate of Alfred State College with a Bachelor of Science Degree in Land Surveying. He is currently a 'Project Surveyor' with BME Associates, in addition to being responsible for the scheduling and coordination of survey field crews, and has been a member of our staff for over seven years.

David Wood

David Wood, LS, has successfully completed the extensive experience and examination requirements for National registration as a 'Certified Professional in Erosion and Sediment Control' (CPESC). This certification program, as determined by the EPA and NYSDEC, is an integral part of the Phase II requirements for the SPDES Permit process. This certification will enable BME to continue our efforts in providing the best possible service to our clients in this regard, and maintain our pro-active stance on these issues. Dave has been a member of the BME staff for almost 20 years, and has responsibility for all services provided during the construction phase of our projects.

BME Highlights from 2008



Paddle Boat Race

On your mark,
get set, GO!



The Winners!
- Jessica DeWispelaere
- Adam Sholly



15-20 years with BME



Celebrating 20 Years Clambake

5-15 years with BME



Our newest and our future



CELEBRATING 20 YEARS

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