

HISTORIC PRESERVATION COMMISSION MEETING
BRIGHTON TOWN HALL
2300 ELMWOOD AVENUE
OCTOBER 27, 2016
7:15 P. M.

AGENDA:

OPEN FORUM:

CHAIRPERSON: Call the meeting to order.
Announce location of exits and that building is equipped with an alarm.

SECRETARY: Call the roll.
Approval of Agenda

CHAIRPERSON: Approve the minutes from the September 22, 2016 meeting.

CHAIRPERSON: Announce that the meeting, as advertised in the Brighton-Pittsford Post of October 13, 2016, will now be held.

COMMUNICATIONS:

~ NONE

DESIGNATION OF LANDMARKS:

10H-01-16 Application of Mary Jo Lanphear, Town Historian, for property owned by Michael and Amanda Dreher, at 1300 French Road, tax number 150.09-1-8, for landmark designation, pursuant to the Historic Preservation Local Law of the Town of Brighton. All as described on application and documents on file.

CERTIFICATE OF APPROPRIATENESS:

10H-02-16 Application of Lindsay McCutchen, owner of property at 2924 East Avenue, tax number 138.05-1-72, for a certificate of appropriateness to construct a deck off the second floor master suite. All as described on application and documents on file.

HARDSHIP APPLICATIONS:

~ NONE

CHAIRPERSON: Announce that public hearings are closed

NEW BUSINESS:

2717 Monroe Avenue - Demo Review

OLD BUSINESS:

~ NONE

PRESENTATIONS:

~ NONE

ANNOUNCEMENTS:

~ NONE



TOWN OF BRIGHTON
MONROE COUNTY, NEW YORK

**NOTICE OF
PUBLIC HEARINGS**

PLEASE TAKE NOTICE that a public hearing will be held by the HISTORIC PRESERVATION COMMISSION of the TOWN OF BRIGHTON, County of Monroe, at a meeting to be held at the Town Hall at 2300 Elmwood Avenue, Rochester, New York, 14618 on October 27, 2016, at 7:15 P.M. (E.S.T.) for the purpose of considering, modifying, approving, or disapproving the following:

- 10H-01-16 Application of Mary Jo Lanphear, Town Historian, for property owned by Michael and Amanda Dreher, at 1300 French Road, tax number 150.09-1-8, for landmark designation, pursuant to the Historic Preservation Local Law of the Town of Brighton. All as described on application and documents on file.
- 10H-02-16 Application of Lindsay McCutchen, owner of property at 2924 East Avenue, tax number 138.05-1-72, for a certificate of appropriateness to construct a deck off the second floor master suite. All as described on application and documents on file.

The Historic Preservation Commission, at said time and place, will hear all persons in support of such matters or any objections thereto. Those individuals needing a sign language interpreter must notify the Receptionist at Town Hall, 784-5250, at least 72 hours in advance that they are in need of such accommodation. BY ORDER OF THE HISTORIC PRESERVATION COMMISSION OF THE TOWN OF BRIGHTON.

Ramsey A. Boehner
Historic Preservation Commission
October 13, 2016





TOWN OF BRIGHTON
MONROE COUNTY, NEW YORK

NOTICE OF DECISIONS
BRIGHTON HISTORIC PRESERVATION COMMISSION
MEETING OF OCTOBER 27, 2016

- 10H-01-16 Application of Mary Jo Lanphear, Town Historian, for property owned by Michael and Amanda Dreher, at 1300 French Road, tax number 150.09-1-8, for landmark designation, pursuant to the Historic Preservation Local Law of the Town of Brighton. All as described on application and documents on file. **DESIGNATED A LANDMARK**
- 10H-02-16 Application of Lindsay McCutchen, owner of property at 2924 East Avenue, tax number 138.05-1-72, for a certificate of appropriateness to construct a deck off the second floor master suite. All as described on application and documents on file. **TABLED**

Ramsey A. Boehner
HISTORIC PRESERVATION COMMISSION
November 10, 2016



Addendum to the October 27, 2016 meeting of the
Historic Preservation Commission

Page 5 Second sentence from the bottom exception not extension

Page 8 Middle of page MR. DREHER: spelling rebuild and MR.
CHAIRMAN: until

Page 9 space missing second line authority under

Page 10 MR. CHAIRMAN: I think MS. VANDERLINDE: I think we
are telling them to prevent having further damage.

Page 11 Middle of page MS. VANDERLINDE: You know homeowners
have come before us for ideas, for ideas instead of with
Last line Stowe Construction, Bob Stowe. I

Page 12 2nd whereas, spelling the name Katie Eggars Comeau

Page 18 MS. VANDERLINDE: proportion not protion

Page 19 HARTLEY NOT HARLEY AND ADD A QUESTION MARK
AT THE END OF THE Sentence

MR. PAGE: I will make a motion to
approve the addendum.

MR. GOODMAN: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED

Proceedings held before the Historic Preservation
Commission of of Brighton at 2300 Elmwood Avenue, Rochester, New
York on October 27, 2016 commencing at approximately 7:30 p.m.

PRESENT: Jerry Ludwig
Justin DelVecchio
Wayne Goodman
John Page
Arlene Vanderlinde
David Whitaker

NOT PRESENT: Diana Robinson

Kenneth W Gordon, Town Attorney
Ramsey Boehner, Town Planner
Mary Jo Lanphear, Town Historian

FIRE ALARM PROCEDURES WERE ANNOUNCED

MR. CHAIRMAN: I would like to call the meeting
to order. May I have a motion to approve the agenda.

MR. WHITAKER: So moved.

MS. VANDERLINDE: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED

Jerry Ludwig	Yes	Wayne Goodman	Yes
David Whitaker	Yes	John Page	Yes
Arlene Vanderlinde	Yes	Justin DelVecchio	Yes

MR. CHAIRMAN: We have minutes from the
September, 2016 meeting. I would like a motion to approve those with
corrections.

MR. PAGE: So moved to approve the minutes for
the September 22, 2016 meeting with corrections.

MR. WHITAKER: Second.

UPON ROLL CALL VOTE MOTION CARRIED

Jerry Ludwig Yes Wayne Goodman Yes
David Whitaker Yes John Page Yes
Arlene Vanderlinde Yes Justin DelVecchio Yes

MR. CHAIRMAN: Mr. Secretary was this meeting properly advertised?

MR. BOEHNER: Yes, it was properly advertised in the Brighton Pittsford Post of October 13, 2016.

MR. CHAIRMAN: That meeting as duly advertised will now be held.

COMMUNICATIONS

NONE

DESIGNATION OF LANDMARKS

10H-01-16 Application of Mary Jo Lanphear, Town Historian, for property owned by Michael and Amanda Dreher, at 1300 French Road, Tax Number 150.09-1-8 for landmark designation, pursuant to the Historic Preservation Local Law of the Town of Brighton. All as described on application and documents on file.

MR. DREHER: My name is Mike Dreher and this is my wife Amanda Dreher. We are the owners of the property. We do not have any specific objections to designation. We do have a few concerns we wanted to review before designation is made. I think we mentioned last time the property is about two and a half acres and it has not been controlled as a farm for many years but has many trees. Here are some pictures here of the premises and certainly we don't have any intention of removing the trees. In the front yard there are some very old trees fairly close to the house and these are trees which we don't have any intention of removing. However in the back towards the barn on the eastern edge of the property, and I am not an arborist but there has to be at least 200 trees of varying ages. And there is a serious concern of having

to come in for a permit for maintenance every time we want to remove a number of trees. There are a number of them that hang over the barn and one tree that threatens the foundation of the barn. Those are our principal concerns. Eliminating a number of trees that have been designated.

MS. DREHER: For a simpler description for designation there is a circular driveway that runs behind the house and it appears that the oldest trees are within that driveway behind the house and then in the front of the house and to the side and in back there is green space and then the barn and the rest of the property. Perhaps you would be willing to not designate the trees that are outside of the driveway in your historical designation. That is one suggestion but if the Board is not willing to go in that direction we understand and perhaps we can come up with another possibility. Trees that are behind the barn we don't intend on cutting but perhaps we could get some kind of variance for the trees to not designate them.

MS. VANDERLINDE: May I say something, first of all I heard you say you were concerned about not being able to do maintenance of the trees as well. Maintenance is not a problem of course we expect you to maintain what you need to the designated area would be around 250 feet around the house. And you have a historic barn as well but I think trees that are endangering the foundation we have never had a problem with removing dangerous shrubbery or trees on the property. But really it is only the area around the house unless we designate the whole property and we will probably discuss that tonight but I wouldn't worry maintenance is not an issue at this point and you can put your mind at rest there. If there was a significant tree you might have to come here and say you might want to take it down but there is plenty of precedent for that to happen. And you may be able to earmark a couple of trees that may have to come down and may request that.

MS. DREHER: Our concern is not so much when we need to take a tree down, that there would be any resistance it is more so how we have been working each year and designating a certain amount that we want to spend on upkeep of the property and going through and usually it is we have a couple of trees we would like to look at and then maybe a couple of more so our concern is that we would be in front of you three to four times a year.

MR. CHAIRMAN: You don't want that and we don't want that.

MS. DREHER: And it is a process to discover what needs to be done.

MR. CHAIRMAN: Well what we have done in the past is we know a gentleman who lives on French Road and has had numerous trees that he has been concerned about and one thing that you might want to do is walk around the property with your arborist and say okay we need to take out these trees, these aren't well and so forth. And we just say great go ahead.

MS. DREHER: We wouldn't have the work done immediately –

MR. CHAIRMAN: I know and the only concern that I think I have and I don't know about the rest of the Commission but is to give you a cart blanche as far as clear cutting the property. So if there is some way we can come up with a happy medium. That if you were to come in and maybe have your arborist look at it over the winter and say okay we need to take out ten or twenty trees and just let us know or whatever and we would have no problem with that.

MS. DREHER: Is it possible to extend I noticed in my research the approvals are usually given a certain amount of time to be performed. Can that be extended for another year and not come to the Board not for another application but just to be extended?

MR. CHAIRMAN: Yes.

MR. BOEHNER: There is in the code a time requirement that you need to complete the work within the year. You can have another year as part of the Certificate of Appropriateness process.

MR. GORDON: I haven't seen the pictures yet.

MS. DREHER: I am just trying to give you a sense of where the trees are located and the driveway and where the trees are within the driveway and behind it.

MR. GORDON: Are all of the trees located within 250 feet of the house?

MR. DREHER: The lot itself is relatively long and narrow. There is about 200 feet between the barn and the house. So if you went another 250 feet back from the barn you would encompass most of the property.

MR. CHAIRMAN: Well, I think anything that is under say 6 or 8 inch tree that is a sapling we have no concerns about. Let's say if there is a large oak or something like that we would. So let's not quibble over the young stuff we have those at our house and I am sure other people do to and we don't care about those.

MR. DELVECCHIO: Are there any trees that are significant other than on the front of the house. I personally feel the trees detract from seeing the home or there is not enough light getting through so that causes deterioration I mean in Home Acres it is going on everywhere and – are there any significant trees that's the question I have of that kind of status because I think it is relevant to the conversation.

MR. GORDON: When you use the phrase significant trees we actually have that term defined in the town code. I don't think you are referring to that definition. I think what you are saying is a tree that is historically significant to the historic character of the property –

MR. DELVECCHIO: Which would mean what criteria?

MR. GORDON: I would tell you that reading through the cultural resources study and reading through the application and the historian's narrative I saw no reference to landscaping or trees as part of the historic character of this property. So to find that as an extension to designation that you may make tonight I don't think that runs afoul of the reports or studies that were reported to you. And I do

think whether you do it as part of the designation which is possible you can say perhaps as Jerry suggested that any tree of less than 8 inches in diameter would be excluded from designation or if you wanted to handle it in a C of A setting as several people suggested and can come in with one year or multiple year plan of tree removal and get the Board's approval to do that on a schedule when they can afford to do it. Either one of those approaches is workable or maybe
A combination of those two.

MR. CHAIRMAN: Are most of those trees
behind the barn?

MS. DREHER: They are scattered.

MR. CHAIRMAN: Is 8 inches or less in
diameter all right?

MS. DREHER: Yes.

MR. DELVECCHIO: I would say I mean
that is very small I would say for efficiency of town business I would say
12 to 18.

MR. CHAIRMAN: Do I hear 8 or 10 or 12
in diameter.

MR. DREHER: The biggest chain saw that
I own is 18 inches so.

MR. CHAIRMAN: Is everyone happy with
12 inches, great.

MS. DREHER: The next two issues are
much briefer and I will be making an application for a certificate of
appropriateness while we were here. I do have a picture of the style of the
window with an Anderson window with a wood grill on the exterior and
no grill on the interior. The shape of the window in the picture is not
accurate on the drawing but we were not able to find another picture. The
pictures you saw last time are of the actual windows. I will pass those
around.

MR. CHAIRMAN: You are coming back next month for this.

MS. DREHER: Yes.

MR. BOEHNER: And she doesn't have a lot of information to submit.

MS. DREHER: I have the picture and the contractor's estimate of the windows which lists the dimensions and the materials and that is about it. So if there is anything else I apologize I did have a picture and it basically has the dimensions and the picture of the interior grill and cost.

MS. VANDERLINDE: Did you say interior or exterior or is there an option to have one or the other?

MS. DREHER: There is an option to have an interior grill and that was excluded because that window is in front of the kitchen sink and it is a window that I may be cleaning on a regular basis. You will be able to see the grill on the inside and we will preserve the outside look. It is fairly similar to the current feel.

MR. CHAIRMAN: This is going to be a wood window?

MS. DREHER: Yes, we told him we wanted it to be all wood.

MR. CHAIRMAN: When you put in an application get something from the Anderson catalogue about what it is. Is it going to be clad or is it going to be wrapped in vinyl or is it going to be all wood window.

MS. DREHER: If it is clad would that be prohibited?

MR. CHAIRMAN: It is not prohibitive but we need to know one way or the other I think for our records.

MR. PAGE: Which windows are you planning to replace?

MS. DREHER: Just the kitchen window and the price was about 1100 I don't know if that tells you anything?

MR. PAGE: It is expensive to replace windows.

MS. DREHER: I will find that information out.

MR. DREHER: The last thing we brought up briefly is the barn that is the back. Obviously it is somewhere around the civil war era of 1850 or 1860. There is an 18 inch field stone wall which originally had a superstructure with a loft on the top of it that burned down a long time ago.

MS. DREHER: 1936 is what the architect said.

MR. DREHER: It is in rough condition in certain places the masonry has suffered since the superstructure is gone. Our biggest concern is that we may be obligated at some point to rebuild or replace the superstructure on top.

MR. CHAIRMAN: Well I think as we mentioned last time the best thing to do would be to shore it up short term and then figure out what you want to do. I don't think we would ask you to ever rebuild it the way it was in 1800. I don't think that is the type of thing we would do but until you know what you want to do I would just ask you to shore it up and then come back and talk to us.

MS. DREHER: We just want you to know that we are aware and you are aware of the barn and we definitely intend on shoring it up. And it is just that over the years it has deteriorated.

MR. DREHER: Our biggest concern in reading the law that the town would have the authority under the law to obligate some significant repairs that would be very, very costly and if it came to that I wanted to make sure it is clear that the masonry is in tough shape and the wall is in tough shape and we certainly intend to keep it in good shape but to rebuild or seriously rehabilitate it would be cost prohibitive.

MR. CHAIRMAN: Well I think the other thing that I would suggest is that part of the historic significance has been lost because it has been rebuilt not in its original format but many years later.

MS. DREHER: The top is gone.

MR. CHAIRMAN: Exactly if it were me, I would shore it up until you decide what you want to do and maintain what you have which is fine until you really know. Is it hard for us to figure out what you want to do.

MS. DREHER: We talked about if we make a lot of money we would like to put a more appropriate roof on it and make it unable for our family at least part of it. So that would certainly be our intent but knowing the cost and knowing the house as well that we have another building to work on and keep up. Would anyone like to see the pictures of the barn again.

MR. CHAIRMAN: No, I think we have seen them.

MR. GORDON: Why don't you make those part of the public record to describe the condition of the barn so some future Board will be aware of what the condition was.

MR. CHAIRMAN: I think for the record you have stated the barn is in marginal condition. There is some decay of the roof. Is there water infiltration?

MR. DREHER: There is.

MR. CHAIRMAN: Water infiltration
I think that is probably sufficient.

MS. DREHER: There is also a picture of the area
that is probably the worse that is really the only area that is that bad, the
rest of the wall looks to be in fair condition.

MR. CHAIRMAN: I guess I would go back
to the original thought until you know. It is hard for us to proclaim one
thing or the other. My suggestion is to try and maintain it until you do
know what you want to do.

MR. PAGE: We don't have a history of
telling people what we want them to do.

MR. CHAIRMAN: Well, I think -

MS. VANDERLINDE: I think we are
telling them to hold it from having further damage.

MR. DREHER: Yes, that is what we
wanted to make sure that that was on the record.

MR. CHAIRMAN: I think that is fine and I
am not going to tell you to put on this kind of roof or that but I think
hopefully as Arlene said preventing any further damage is appropriate.

MS. DREHER: That would be our
intention. Does the Board have any questions for us?

MR. CHAIRMAN: I don't think so
Just whenever you do work on the house try to find an appropriate
craftsman to do the job to do no harm is the best words we can give you.

MS. DREHER: What is the best way to
utilize the Board for contractors.

MR. CHAIRMAN: Well are you members
of the landmark society.

MS. DREHER: We are not.

MR. CHAIRMAN: Guess what I have for you.

MS. VANDERLINDE: They have a contractor list and it is not a guarantee but they have a list of contractors that have done this type of work and they know who does a good job.

MS. DREHER: I have contacted them when I first moved into the house for contractors to assess the barn and I couldn't get a phone call back.

MR. CHAIRMAN: The other option is for you to e-mail me I am in the paper on Saturdays and if you decide to buy the paper some Saturday –

MS. DREHER: I read the paper every week and I love the column.

MR. CHAIRMAN: I can usually provide some referrals.

MS. VANDERLINDE: You know homeowners have come before us with ideas so feel free to do that.

MR. GOODMAN: If you just want to contact me directly I can make sure you are taken care of.

MS. DREHER: We have had a hard time getting someone to look at the barn.

MR. BOEHNER: Yes, it is not easy to get someone to do some of this kind of work and it is getting harder and harder.

MS. VANDERLINDE: Stowe Construction Bob Stowe I have done some work with him and he is very good.

MR. DREHER: Okay, thank you very much.

MR. CHAIRMAN: Any other comments?
The public hearing is closed. Mr. Gordon, can I have you draft a motion for us?

MR. GORDON: Sure.

WHEREAS application 10H-01-16 has been submitted for designation of 1300 French Road in the Town of Brighton, County of Monroe, State of New York, tax account number 150.09-1-8 as a landmark under the Town's Historic Preservation Law.

AND WHEREAS, the Historic Preservation Commission duly called a public hearing to consider such designation and the public hearing was duly held on October 27, 2016 and all persons having an interest in such matter having had an opportunity to be heard therein.

AND WHEREAS based upon materials submitted at and testimony from the public hearing including the August 25, 2016 application by the Town Historian Mary Jo Lanphear, the August 2016 Historic Resources Inventory and Survey by K E Edgars Cuomo of Bero Architecture being October 27, 2016 memorandum of Mary Jo Lanphear Brighton's Town Historian, taking photographs presented by the owners of the property, Michael and Amanda Dehrer including pictures of trees, windows and a barn and despite the fact that the barn on the property is recognized to be in a marginal condition with water infiltration and some structural decay the Historic Preservation Commission finds that the subject property possesses such historic value based upon the fact that the first house built on the property was constructed around 1812 by Ezra Sibley and the property on which the house now sits was later sold to the Chuck Schutt family and was operated as a dairy farm and the road on which the property was located was named Schutt Road which remained until 1976 And based upon the fact that the property itself and the house thereon is a good example of the turn of the century farm house architecture to wit retains it high integrity, the house has value as part of the cultural, political, economic, architectural and social history of the Town of Brighton

THEREFORE IT IS HEREBY RESOLVED that the Town of Brighton's application 10H-01-16 be designated as a landmark of 1300 French Road in the Town of Brighton, County of Monroe and State of New York Tax parcel 150.09-1-8 together with all of the above referenced materials is hereby received and filed by the Historic Preservation Commission.

AND BE IT FURTHER RESOLVED that the Town of Brighton's Historic Preservation Commission hereby designates the above referenced subject property located at 1300 French Road as a historic landmark pursuant to Chapter 224 of Town Code based upon the Commission's Historic articulate findings of the subject property regarding it's historic value and its association with the social, cultural under the Town's Historic Preservation Law based upon the significance of the designer of the subject property and the embodiment of the distinguishing characteristics of specific architectural style and possession of historic value as part of the cultural, political , economic, architectural and social history of the Town of Brighton.

AND BE IT FURTHER RESOLVED that such designation shall be exempt from designation of all trees on the property of a diameter of 12 inches or less.

MR. CHAIRMAN: Thank you, would someone like to put forth the motion?

MS VANDERLINDE: So moved.

MR. WHITAKER: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED

Mr. Page	Yes	Mr. Whitaker	Yes.
Ms. Vanderlinde	Yes	Mr. DelVecchio	Yes
Mr. Ludwig	Yes	Mr. Goodman	Yes

CERTIFICATE OF APPROPRIATENESS

10H-02-16 Application of Lindsay McCutchen, owner of property at 2924 East Avenue, tax number 138.05-1-72, for a certificate of

appropriateness to construct a deck off the second floor master suite. All as described on application and documents on file.

MR. CHAIRMAN: In full disclosure, I would like to say that Lindsay is my neighbor. State your name.

MS. MCCUTCHEN: Good evenng I am Lindsay McCutchen, owner of property at 2924 East Avenue. So I just got an e-mail from Creative Designs and an e-mail from you Ramsey regarding additional information that you needed. I brought that here for you today. I have never been to one of these before so I am not quite sure can you give me guidelines?

MR. CHAIRMAN: You are doing fine. We have the plans and there were some additional questions that we have.

MS. MCCUTCHEN: I brought some addition information and I will pass this out. You asked for specs on the door and I made a folder on it. We are looking to use wooden material on the interior and then you also asked for specific details on the railing and deck. So I brought a sample of wood. We were looking at using solid wood with a natural water seal on it. We are going to make the deck out of cedar to match the carriage house and the only other thing on the house that is in the back picture is the carriage house. And that is all that was asked for and I brought that. It is a deck and it is on the back of the house.

MR PAGE: So it looks like the deck is planned to be level with the finished floor? Is that your understanding?

MS. MCCUTCHEN: Yes.

MR. PAGE: So the question I have and you answered some of it with the materials that you brought which I appreciate. It is nice to see the door that is not drawn as nice as what you are planning to put in. So that's good. This is a smaller piece of your bigger project to make the house work for you and it is the only part that is off on the outside. It is a fairly simple house in terms of detailing. There are some things that are happening on the existing house that you are taking a cue from and I would urge possibly taking a further cue in a couple of regards. One is that it is not unusual when you exit a house

in our climate that you have a step down. It tends to help the bottom of the door and so on and if you did that then you would allow yourself I think to perhaps carry the belt course detail around and the belt course and the beam detail that is happening on the rest of the house which would then shorten the height of the columns and make – because they sort of – two things stood out to me when I first looked at it . It was that the columns were very tall and they are particularly tall when you see them relative to the existing ones. I appreciate that you had taken the three column corner detail and used it but I was not a big fan of the depth being super simple and sort of resting above the belt course detail.

MS. MCCUTCHEN: I am sorry I don't understand what a belt course is?

MR. CHAIRMAN: The belt course is this design right around here the base of the stucco and its called the belt course. And the thought was to drop the deck down so this course here could be mimicked. In other words this would come down so what we are saying if you put the floor of the deck down and a step down, believe me you are going to be glad not to have snow right up against the bottom of the door in the winter time.

MS. MCCUTCHEN: The other piece of the property walk right out covering all of that. Would you see this or would you reprecate this?

MR. CHAIRMAN: You would reprecate that.

MR. PAGE: You would just carry that around

MS. MCCUTCHEN: It would probably look a little bit better too.

MR. CHAIRMAN: Which would allow you to drop the railing a little bit too.

MS. MCCUTCHEN: Right.

MR. CHAIRMAN: Well you would drop everything down and the columns wouldn't seem so tall.

MS. MCCUTCHEN: I think that is a great idea.

MR. CHAIRMAN: One thing you could do is have your designer call John and he can probably talk to him rather than you trying to go from John to you to him. That might cut out a step here.

MS. MCCUTCHEN: Okay were there any other suggestions?

MR. CHAIRMAN: The only other thing is on the plans it says trek and they make bicycles.

MS. MCCUTCHEN: I didn't know what it was. So that was not accurate but what I just gave you is accurate.

MR. CHAIRMAN: The other thing is make sure you have a slope to it because if it is not individual boards with spaces in between you don't want water pooling up against the existing stucco or the existing trim. So there should be some type of little slope so that water and it should be in the direction of the grooves so the water will flow off of this.

MS. MCCUTCHEN: Okay.

MR. CHAIRMAN: And in ten years you will thank us for that.

MR. CHAIRMAN: The only other suggestion that I have is that the trim around the new door matches the trim on the rest of the windows.

MS. MCCUTCHEN: Absolutely. Is there anything else that I have to worry about? John can I have an e-mail for you?

MR. PAGE: I will give you my card.

MR. CHAIRMAN: Did you have any concerns about the railing?

MR. PAGE: I just wanted to see the detail the photograph has a little bit of information but it would be nice to have a little section on that. And then the other thing is you have this group of three columns and they should all be sitting on a piece of stone or masonry. There is only a footing shown for one of the three a simple round footing and from the photographs it looks as though the columns and the deck will be over a landscape area. And the landscaped area seems to be appropriately down about a foot from your first floor finished floor let's say. And so either using materials that are similar to the little masonry wall that runs out there that runs between the house and the deck. I can right this out to give to the folks you are working with so it is a little bit clear what we are saying. I think it would be good to have the deck elevations redone if you agree with the suggestion to have it done. They wouldn't have to redo the whole plans

MR. CHAIRMAN: Just the deck detail and how it ties in with the band around the house and maybe some details on the footings, the railings and the columns and the materials. I think we are good with the decking. The only other thing is again I would put the stipulation in that whatever trim goes around the door match the existing trim on the windows.

MR. GORDON: I was thinking that we would be able to take action with conditions but I would think these conditions are going to be difficult to articulate and I would rather see a plan in front of you.

MR. CHAIRMAN: Lindsey would it be difficult for you to come back next month?

MS MCCUTCHEN: Not at all we wouldn't be starting until January.

MR. BOEHNER: I think it helps with confusion down the road to have a good set of plans.

MS. MCCUTCHEN: I want it to be done right and I want it to be appropriate.

MR. CHAIRMAN: Any more questions or comments?

MS. VANDERLINDE: Just a comment changing that portion of the deck will make all the difference how you feel about it again and looking at it from the back yard too. That was the first thing I noticed about this that the proportions were just wrong and the suggestions are just stellar.

MS. MCCUTCHEN: I have never done this before and I wasn't overexcited about the plans. I just wanted to see what it looked like so I am okay with coming back next month.

MR. CHAIRMAN: Okay great why don't you have your designer contact John. The fewer the people in the link the better. Okay thanks see you in November. We can hold this open. Is that okay, Ramsey.

MR. BOEHNER: The meeting is on the 17th of November.

MS. MCCUTCHEN: Okay

MR. GORDON: This matter has been tabled and I need a motion to that affect.

MR. PAGE: I will make that motion to table it.

MR. DELVECCHIO: Second.

UPON ROLL CALL VOTE	MOTION UNANIMOUSLY CARRIED
Mr. Page Yes	Mr. Whitaker Yes.
Ms. Vanderlinde Yes	Mr. DelVecchio Yes
Mr. Ludwig Yes	Mr. Goodman Yes

HARDSHIP APPLICATIONS

NONE

MR. CHAIRMAN: The public hearings are closed.

NEW BUSINESS

2717 Monroe Avenue – Demo Review

This is the old Friendly's and they are going to be putting up a mattress store.

MR. BOEHNER: Can I have a yes vote to send a letter to inform the Planning Board that we are not considering this for designation.

MR. WHITAKER: I will make that motion.

MR. PAGE: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED

Mr. Page	Yes	Mr. Whitaker	Yes.
Ms. Vanderlinde	Yes	Mr. DeVecchio	Yes
Mr. Ludwig	Yes	Mr. Goodman	Yes

OLD BUSINESS:

MS. LANPHEAR: What should we call 1300 French Road?

The Sibley house originally and then the Dreher house.

HARLEY CRAIG HOUSE

A discussion was had about the Hartley Craig House and is there nothing we can do to save this house.

PRESENTATIONS

NONE

ANNOUNCEMENTS

NONE

MR. CHAIRMAN: Can I have a motion to
adjourn?

MS. VANDERLINDE: So moved.

MR. PAGE: Second.

MR. CHAIRMAN: The meeting is adjourned.

* * * * *

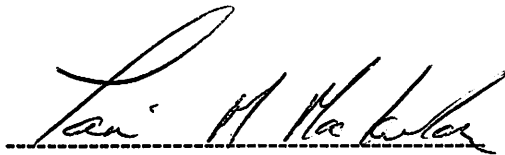
CERTIFICATION

I, Judy Almekinder, 7633 Bauer Van Wickle Road, Lyons, New York 14489, do hereby state that the minutes of the October 27, 2016 Meeting of the Town of Brighton's Historic Preservation Commission at 2300 Elmwood Avenue, Brighton, New York, is a true and accurate transcription of those notes to the best of my ability as recorded and transcribed by me.



Judy Almekinder

On this day of in the year 2016, before me personally came Judy Almekinder to me known, and known to me to be the person described herein and who executed the foregoing instrument, and she acknowledges to me that she executed the same.



Notary Public

TAMMI M. MACKERCHAR
Notary Public, State of New York
Qualified in Yates County
No. 01MA6058207
Commission Expires May 7, 2019