

Proceedings held before the Historic  
Preservation Commission of of Brighton at 2300 Elmwood  
Avenue, Rochester, New York on August 24, 2017 commencing  
at approximately 7:30 p.m.

PRESENT: Jerry Ludwig  
John Page  
Justin DelVecchio  
Arlene Vanderlinde

NOT PRESENT : David Whitaker, Wayne Goodman, Diana  
Robinson

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

**FIRE ALARM PROCEDURES WERE ANNOUNCED**

MR. CHAIRMAN: I would like to call  
the August 24, 2017 meeting to order. May I have a motion to  
approve the agenda.

MR. PAGE: So moved.

MR. DELVECCHIO: Second.

UPON ROLL CALL VOTE MOTION CARRIED  
Jerry Ludwig Yes John Page Yes  
Justin Delveccio Yes Arlene Vanderlinde Yes

MR. CHAIRMAN: We have minutes from  
the July 27, 2017 meeting. I would like a motion to approve those  
as amended.

MR. PAGE: I move to approve the minutes from the July 27, 2017 meeting as amended.

MS. VANDERLINDE: Second.

UPON ROLL CALL VOTE MOTION CARRIED  
Jerry Ludwig Yes John Page Yes  
Arlene Vanderlinde Yes Justin DelVecchio Yes

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

MR. BOEHNER: Yes, it was duly advertised in the Brighton Pittsford Post of August 10, 2017.

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

---

#### COMMUNICATIONS

NONE

---

#### DESIGNATION OF LANDMARKS

8H-01-17 Application of Mary Jo Lanphear, Town Historian, for property owned by Joyce and Brian Connolly, at 99 Pelham Road, tax numbers 122.19-1-36 and 122.19-1-37, 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. CHAIRMAN: Anyone here to speak on this application? Please feel free to come up and state your name for the record.

MR. CONNOLLY: I am Brian Connolly, and I purchased the house a few months ago and moved

in two weeks ago. Certainly the neighborhood has a great historic feel to it and that is one of the reasons I purchased the house for the look and feel of the house. The green house has been poorly maintained and I got in touch with the company that manufactured it and had a gentleman fly up and look at it and we talked about how to restore it properly. My reservation about this is to maintain it in its current state and not put on a huge garage or something like that. I don't necessarily need designation to do that. My concern is will designation in 20 or 30 years from now affect the property's value.

MS. VANDERLINDE: It won't.

MR. CHAIRMAN: We have done some studies as to houses that have been designated and then sold and I don't think there is anything that has been designated and sold and they certainly have not been sold under their access value. That has generally been the thing and we're pretty easy to work with if the house was not designated by us you would of course be required to go to the Architectural Review Board for any changes but I think by and large we are pretty easy to get along and if you do want to add that garage or make changes or whatever.

MR. CONNELLY: That won't be my goal but I am a bit concerned to have a property that is currently vacant go into a foreclosure situation in that neighborhood and one of my goals is to get it looking the way it should.

MR. CHAIRMAN: And first of all if you are just maintaining something and replacing material with like kind you don't need to come to us but also there is quite a bit of expertise here. So if you have trouble finding people to do the right thing and not contractors are familiar with older homes certainly feel free to come to us and we will try to steer you in the right direction.

MR. CONNELLY: I guess those are my main concerns the adverse affect on the property down the road and there are two separate tax lots and it is one transaction does that change the two tax lots in any way.

MR. CHAIRMAN: No, not unless you probably want to change it, Ken can speak to that if you want to.

MR. CONNELLY: Not necessarily.

MR. GORDON: You cannot unless you make a new subdivision or ask for it to be made into one lot which we can do if you want to do.

MR. BOEHNER: That is right if you wanted to do that we would be glad to help you do that.

MR. CONNALLY: Is there any advantages to having one property tax?

MR. GORDON: The assessment for purposes of consolidating it into one lot is that what you are asking me?

MR. CONNELLY: No. Does designation have any good or bad benefits?

MR. GORDON: There is a nominal benefit and if you make improvements to the property which are consistent with the historic character which they would need to be the value of those improvements are tax exempt for the value of those improvements.

MR. BOEHNER: Only the town portion not the county taxes or school taxes, special district taxes.

MR. GORDON: So it is just the town portion and it will only be the difference of the added value .

MR. CHAIRMAN: And it is not exempt forever I believe it is over ten years. The first five years it is nothing and then gradually 20 percent a year for the next five years is added.

MS. VANDERLINDE: After 10 years you are up to what the tax change would have been and that's not for maintenance. It would be changing the footprint by putting an addition on. Something that is going to increase the tax assessment on your property that is what the abatement is about to help out with that and be phased in.

MR. PAGE: It is all exterior we don't have anything to do with the interior if it doesn't affect the exterior.

MS. VANDERLINDE: You purchased a very special house on a special street where some of your neighbors are architects that are represented on your street as you know and it is a spectacular street. I would say and I can't say for sure but in twenty years you won't be alone in your designation.

MR. CHAIRMAN: The house you said was in foreclosure is that south or north?

MR. CONNELLY: It is to the north and there is a home across the street that is not in foreclosure so we are to the south .

MS. VANDERLINDE: I wouldn't worry I don't think it is a long term affect.

MR. CONNELLY: I would like to see who ever is maintaining the property do a better job. There are small trees growing in the gutters.

MS. VANDERLINDE: Do you have information written about that tract?

MR. CONNELLY: Generally, yes.

MS. VANDERLINDE: Okay there is some material about it, Historical Brighton has written about it and there are some other publications and if you are interested in them give me a call and I will see that you get some of those.

MR. CHAIRMAN: Anything else?

MS. VANDERLIND: We had the opportunity of learning about the green house. I had not known how special that was and it is the only one that was designed by this company and that's what they do make spectacular conservatories. That is very special,

MR. CONNELLY: As I said a man from the company came up from the manufacturer and spent a day and said it needed some TLC and it is going to be a project.

MR. CHAIRMAN: If you have any questions along the way you can call Ramsey or myself and I will be happy to come over and give you our two cents.

MR. CONNDELLY: We need woodworkers?

MR. CHAIRMAN: And we know some.

MS. LANPHEAR: Are you a gardener and will you use the green house?

MR. CONNELLY: Right now we have hired some help to help out with the yard until we get it up and running.

MS. VANDERLINDE: It sounds like the house has a wonderful restorer.

MR. CHAIRMAN: Great thanks.

MR. GORDON: I think the Board also has a memorandum from Mary Jo outlining some of the historic significance of this property.

MS. VANDERLINDE: Does Mr. Connelly know about the booklet on line? On the Town website there is a booklet that answers a lot of questions for owners of historic property.

MR. BOEHNER: I will be glad to get him a hard copy right now.

MR. GORDON: Let the record reflect Mr. Connelly has received a copy of the memo from Mary Jo and also a hard copy of the booklet that is on line.

MR. CHAIRMAN: Anything else?

---

CERTIFICATE OF APPROPRIATENESS

NONE

---

HARDSHIP APPLICATIONS

NONE

---

MR. CHAIRPERSON: The public hearings are closed. Mr. Gordon could I have a motion crafted?

MR. GORDON: Yes.

Whereas, Application 8H-01-17 has been submitted for designation of 99 Pelham in the Town of Brighton, County of Monroe and State of New York, having a tax account number of

---

122.19-1-36 and 122.19-1-37 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 which was duly held on August 24, 2017 and all persons having an interest in such matter including the property owner Brian Connally having had an opportunity to be heard therein.

---

Whereas based upon materials submitted and the testimony from the public hearings including the May 17, 2017 cultural resources survey by Katie Bero of Bero Architects and application for designation dated June 10, 2017 from Mary Jo Lanphear as the Town Historian together with the memo summarizing the historic significance of the property dated August 24, 2017 offered by Mary Jo Lanphear as Town Historian and the additional photos and other information attached to the Cultural Resource Survey and the application for designation all of which have been received and filed by the Historic Preservation Commission.

---

The Historic Preservation Commission hereby finds that the subject property possesses such Historic value based upon the fact that it was originally constructed in 1921 and is a residence identified with several historic personages and embodies the distinguishing characteristics of the Tudor Revival style and is likely the work of a significant designer and thereby possesses historic value as part of the cultural, political, economic, architectural and social history of the region.

---

It Is Hereby Resolved that the Town of Brighton application 8H-01-17 is approved for designation as a landmark of 99 Pelham Road in the Town of Brighton, with the tax account number of 122.19-1-36 and 122.19-1-37 together with all the materials and documents above received and filed.

---

And We Be It Further Resolve that the Town of Brighton's Historic Preservation Commission hereby designates the above referenced subject property located at 99 Pelham Road in the Town

---

of Brighton, County of Monroe and State of New York with tax account #'s 122.19-1-36 and 122.19-1-37 as a historic landmark under the town's Historic Preservation Law based upon the articulated findings as set forth above.

---

MR. CHAIRMAN: May I have that motion.

---

MS. VANDERLINE: I will move that motion.

---

MR. DELVECCHIO: Second.

UPON ROLL CALL VOTE MOTION CARRIED

Jerry Ludwig	Yes	John Page Yes
Justin DelVecchio	Yes	Arlene Vanderlinde Yes

---

-----  
NEW BUSINESS

NONE

---

OLD BUSINESS

25 Stoneham Road

A discussion was had regarding a survey for the above property as well as the cost of surveys in general and the list of surveyed properties and the goals of the Commission. It was discussed to develop a list of what properties we want updated, what we want surveyed and then the need to prioritize.

---

PRESENTATIONS

NONE

---

ANNOUNCEMENTS

NONE

---

MR. CHAIRMAN: Can I have a motion to  
adjourn

MR. PAGE: So moved.

MS. VANDERLINDE: Second.

---

MR. LUDWIG: The meeting is adjourned. Thank  
you very much.

---

\* \* \* \* \*

---

## C E R T I F I C A T I O N

I, Judy Almekinder, 7633 Bauer Van Wickle Road, Lyons, New York 14489, do hereby state that the minutes of the August 24, 2017 meeting of the 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 30 day of August in the year 2017, 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

TANYA J. LEISENRING  
Notary Public, State of New York  
Qualified in Wayne County  
No. 01LE6312991  
Commission Expires October 14, 2018