

Proceedings held before the Historic Preservation Commission of Planning Board of Brighton at 2300 Elmwood Avenue, Rochester, New York on February 25, 2016 commencing at approximately 7:30 p.m.

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

NOT PRESENT: Arlene Vanderlinde
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 February 25, 2016, meeting to order. We have no minutes to be approved. Was this meeting properly advertised?

MR. BOEHNER: Yes, it was properly advertised in the Brighton Pittsford Post of February 11, 2016.

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

DESIGNATION OF LANDMARKS

None

CERTIFICATE OF APPROPRIATENESS

None

HARDSHIP APPLICATIONS

None

MR. CHAIRMAN: The public hearings are closed.

NEW BUSINESS

MR. LUDWIG RECUSED HIMSELF FROM THIS DISCUSSION

MR. PAGE: I would like to bring up an East Avenue project that is going to the Zoning Board of Appeals. They have already received floor area variance and then they have asked for side setback which they have not received and there is a historic property right next door at 2940. They had by code the ability to build a 3900 square foot home and asked for an area variance for 4500 square foot home which they received. They also asked for a side set back variance of 9 and a half feet when they have 16 and a half feet now by non conforming variance. I am concerned that there are two mature trees in that area which would potentially be affected.

I think there is always a way to work within constraints that are given. If someone were to ask me to look at this, as an architect, there are things that could be done to not need a smaller setback by a minor shifting of the house and a reduction of some of the dimensions on the rooms perhaps a foot on each of the four rooms by going across parallel to the road or they could re-orient the house in such a way that it fits. So it is merely something they desire rather than need. I don't think it is a good idea in general and definitely not in this location. The owners seem unwilling to modify their new primary residence. A variance should be out of necessity not self created. It is really up to the Zoning Board of Appeals and the Planning Board. This Commission can only offer a recommendation. There are Zoning laws in place and we should be very judicious in not necessarily granting variances. We don't want to set a precedent. Could we make motion.

MR. JORDON: Sure.

The Historic Preservation Commission recommends that the Planning Board denies any site plan approval and that the Zoning Board of Appeals denies the application for side set back for the non-conforming lot at 2960 East Avenue so as to preserve the historic character of the East Avenue corridor and the historic landmark that has been designated at 2940 East Avenue.

MR. PAGE: I would make that motion.

MR. WHITAKER: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED
MR. PAGE YES MR. GOODMAN YES
MR. WHITAKER YES MR. DELVECCIO YES

MR. BOEHNER: I will write and submit a letter to both Boards.

MR. LUDWIG REJOINED THE MEETING

A discussion followed regarding recommendations to other Boards from the Commission

OLD BUSINESS

363 Penfield Road

MR. BOEHNER: There is a meeting set up to meet with the owners of 373 Penfield Road to discuss designation. We will discuss this next month.

List of Properties to be Updated & Surveyed

The Commission was asked to look at the list for the next meeting,

PRESENTATIONS

None

COMMUNICATIONS

NONE

MR. CHAIRMAN: Motion to adjourn?

MR. GOODMAN: So moved.

MR. WHITAKER: Second.

MR. CHAIRMAN: The meeting is
adjourned.

* * * * *

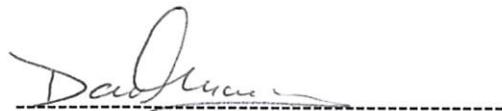
C E R T I F I C A T I O N

I, Judy Almekinder, 7633 Bauer Van Wickle Road, Lyons, New York 14489, do hereby state that the minutes of the February 25. 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 1 day of *March* 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

David Marcus
Notary Public - State of New York
Qualified in Monroe County
No. 01MA6327113
Commission Expires 6/29/2019