

Proceedings held before the Historic Preservation Commission of Planning Board of Brighton at 2300 Elmwood Avenue, Rochester, New York on November 19, 2015 commencing at approximately 7:30 p.m.

PRESENT: Jerry Ludwig, Chairman
Diana Robinson
Wayne Goodman
John Page
David Whitaker
Justin DelVecchio

NOT PRESENT: Arlene Vanderlinde

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 November 19, 2015 meeting to order. We will postpone the approval of minutes until next month. Was this meeting duly advertised?

MR. BOEHNER: Yes, it was properly advertised in the Brighton Pittsford Post of November 5, 2015.

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

DESIGNATION OF LANDMARKS

11H-01-15 Application of Mary Jo Lanphear, Town Historian for property owned by Curt Cederquist and Mary Montagliano, at 2924 East Avenue, tax number 138.05-1-72, 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: Mary Jo would you like to give a brief summary of the application.

MS. LANPHEAR: Yes, this is a very important house in Brighton because it does fulfill the criteria for historic preservation because it is associated with important people, and it was worked on by a significant architect, namely C. Storrs Barrows and it is has a significant style colonial revival and it is part of the social, cultural, and political history of the community. It was built on land that was developed by Marshall Parsons who was a building pioneer. It was owned by the Country Club of Rochester at one point and probably around 1915 the house was built. It was owned by Frank Gannett. Mr. Hornbeck was a physician and surgeon and literally pushed houses in the 1930's and was associated with the Gannetts move to Sandringham and later after Mr. Hornbeck died his father and mother owned the house and then it was owned by 3 or 4 people after that. It is an important house.

MR. CHAIRMAN: Is there anyone here who would like to speak to the designation, have you seen the survey? Why don't you come up and introduce yourself in full disclosure I met this gentleman some time ago because he was next door and I wanted to find out what was going on.

MR. DEVINY: My name is Justin Deviny. I am originally from the Rochester area but have lived elsewhere for the past 15 years or so after college from New York City to Washington D.C. and now I have moved back because my family is here with my finance Lauren and so I have a contract on 2924 property and it is a short sale. So it is taking the short sale process which tends to sometimes be a long time. So there are some outstanding links that need to be worked out with the bank and so I am waiting for the short sale approval at which point once it is approved we intend to purchase the house.

MR. CHAIRMAN: I think Mary Jo and Ramsey can give you the information we have on the house just so you will be up to scale. Just for FYI I did see Monroe County Water Authority put a tag on the door because they were shutting off the water. That is probably ten days ago. So whether the gas is on or any of that stuff I would urge you to look into that?

MR. DEVINY: Yes, I made sure in the contract that I put if there are not going to winterize the property I want the ability to do so. So they have closed the pool and to my knowledge,

MR. CHAIRMAN: We haven't seen anyone there so you might want to follow up on that because it would be a lot cheaper for you before rather than after. Did you have any questions of us as far as the designation process goes?

MR. DEVINY: I think it was good for me to come here and see what was going to happen for designation. I have experience with fixing up houses with a significant amount of renovating and then reselling them. My intention for this one is to live in it and also do some work to bring it up to date, mostly on the interior.

MR. CHAIRMAN: The interior is not what we are concerned about?

MR. DEVINY: And so that is exactly what I wanted to hear because I want to do some significant changes on the interior. To answer your question I don't really have any questions except when things come up to the exterior that I want to do, landscaping kind of things.

MR. CHAIRMAN: Well, you can check with Ramsey on that, typically if you are replacing like kinds of material with like kind materials. If you wanted to replace the roof for example if there are asphalt shingles on it now and you were going to replace those with asphalt shingles that is not something we need to be involved with but if you wanted to change windows or doors that would be something we would want to be involved in.

MR. DEVINY: So the trim needs to be repainted, would the color be something that we needed to come in for?

MR. CHAIRMAN: No, that is fine. Basically we are pretty easy to get along with and if you are new in Town we can point you in the right direction.

MR. DEVINY That is good to hear.

MR. CHAIRMAN: Any other questions or comments? Anyone else to speak? Okay I would like to close the public hearing? Do we have a motion?

MR. GORDON: Yes.

WHEREAS application 11H-01-15 has been submitted for designation of 2924 East Avenue in the Town of Brighton, County of Monroe, State of New York tax parcel #138.05-1-72 owned currently by Curt Cederquist and Mary Montagliano to be designated as a landmark under the Town's Historic Preservation Law

AND WHEREAS the Historic Preservation Commission sent written communication to said owners formally notifying them of the proposed designation and providing them with a copy of the Historic Preservation Law and inviting them to meet with the Town Historian and staff

AND WHEREAS THEREAFTER, the Commission determined that it should receive the designation and sent notice of said proposed designation described as the property proposed and announcing a public hearing for November 19, 2015 at 7:30 p.m. and said hearing now having been held and conducted and said date of the hearing was not less than 20 or more than 30 days after the mailing of said notice and all persons having and interest in said matter having had an opportunity to be heard at such hearing

AND WHEREAS based on the materials submitted to the Commission including the application of 11H-01-15 by the Town Historian Mary Jo Lanphear dated September 20, 2015, the historical and photographic evidence submits there are two and the September 18, 2015 letter to the Commission of the Landmark Society of Western New York, Architectural Research Coordinator Cynthia Howk

THE HISTORIC PRESERVATION COMMISSION HEREBY FINDS, that the subject property possesses such historic value as part of the cultural and architectural and social history of the Town and region. It is identified with historic personages and embodies the characteristics of the colonial revival style and is the work of a significant architect, namely C. Storrs Barrows.

IT IS HEREBY RESOLVED that the Town of Brighton Application 11H-01-15 for designation as a landmark at 2924 East Avenue in the Town of Brighton tax parcel ID # 138.05-1-72 together with the referenced photographic and historical evidence and the September 18, 2015 Landmark Society letter and all the materials and documents presented to the Commission on such matter be received and filed,

AND BE IT FURTHER RESOLVED the Historic Preservation Commission hereby designates the above subject property as a historic landmark pursuant to Chapter 224 of the Town code, based on the Commission's articulated findings regarding the historic value of the subject property and its embodiment of the distinguishing characteristics of the colonial revival style, its identification with historic personages and its status as the work of a significant architect.

MR. PAGE: So moved.

MR. WHITAKER: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED
Jerry Ludwig Yes Wayne Goodman Yes
Diana Robinson Yes David Whitaker Yes
Justin DelVecchio Yes John Page Yes

CERTIFICATE OF APPROPRIATENESS

10H-01-15 Application of Pine Pharmacy at Twelve Corners, LLC, applicant, for property owned by John Nicastro, at 1832 Monroe Avenue, tax number 137.10-1-49, for a certificate of appropriateness to install new building face sign. All as described on application and documents on file.
POSTPONED FROM THE OCTOBER 22, 2015 MEETIN AT THE APPLICANT'S REQUEST.

MS. HUNTRESS: My name is Caroline Huntress. (I am the supervising pharmacist of Pine Parmacy at Twelve Corners and I am here to represent the owners who reside in Buffalo.

MR. CHAIRMAN: Any questions of Ms. Huntress?

MR. WHITAKER: Any conditions imposed?

MR. CHAIRMAN: Only that the sign be erected with the year. Any problems with getting the sign erected?

MS. HUNTRESS: None what so ever.

MR. CHAIRMAN: Okay. Great. The public hearing is closed. Anyone else to speak on this matter? May we have a motion?

MR. GORDON: Sure.

WHEREAS application 10H-01-15 has been submitted for a certificate of appropriateness under the Town's Historic Preservation Law for the addition of a sign to be located at 1832 Monroe Avenue owned by John Nicastro, to perform the installation of the sign

AND WHEREAS, the Historic Preservation Commission duly called a public hearing to consider the matter on November 19, 2015

WHEREAS, the necessary legal notice was published and required sign posted pursuant to Town code

WHEREAS, the public hearing was held and all persons having an interest in such matter having had an opportunity to be heard therein,

WHEREAS, the Historic Preservation Commission hereby determines pursuant to the factors set forth under Section 224-5 of the Town code that the proposed above described work to the subject property is consistent with the purposes of the Towns Historic Preservation Law and compatible with the property's historic character based upon its review of the application and documents on file and received at the public hearing and the testimony presented at the public hearing.

IT IS HEREBY RESOLVED, that the Historic Preservation Commission hereby receives and files the above described application and all materials submitted herewith.

AND IT IS HEREBY FURTHER RESOLVED, that the Historic Preservation Commission hereby approves application 10H-01-15 for a certificate of appropriateness for the above described work at the property located at 1832 Monroe Avenue in the Town of Brighton, subject to the condition that the above described work be completed within one year from the date of this approval.

AND BE IT FURTHER RESOLVED, pursuant to Chapter 224 of the Town code that the above described work qualifies for the exemption set forth on the real property tax law section 444-A.

MR. GOODMAN: So moved.

MR. WHITAKER: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED

Jerry Ludwig Yes	Wayne Goodman Yes
Diana Robinson Yes	David Whitaker Yes
Justin DelVecchio Yes	John Page Yes

11H-02-15 Application of William Blanchard, for property owned by Monroe Warrington, LLC/Galvin Realty Group, at 1470 Monroe Avenue, tax number 137.05-3-74, for a certificate of appropriateness to install a sign, on the building face. All as described on application and documents on file.

MR. BLANCHARD: My name is Bill Blanchard and I am a chiropractor and I just moved from 2541 to 1470 and I want to put a sign up. The one thing I can say the sign company did that proposal and put the decals on the windows and so forth.

MR. BOEHNER: I am glad you said that because the Planning Board reviewed that last night and the decals are not permitted by code.

MR. BLANCHARD: I wanted to get another drawing.

MR. BOEHNER: That is fine I am glad you clarified that.

MR. CHAIRMAN: So you are here tonight to approve the sign itself.

MR. BOEHNER: A building identification sign?

MR. BLANCHARD: Yes.

MR. CHAIRMAN: Any questions?

MR. WHITAKER: Just the one above the doors?

MR. BLANCHARD: Correct.

MR. BOEHNER: Let me jus say on the doors there is some please use the other door signage for the convenience of the public. The issue was the palm trees.

MR. CHAIRMAN: Any other questions?

MR. GORDON: I do, Mr. Blanchard I notice the application is signed by you. I don't see the owner's signature. If the applicant is not the owner it is required that you be the owner. So the owner will have to consent to this application.

MR. BLANCHARD: They were fine with the sign.

MR. GORDON: Can we table this? We have to have the owner's signature.

MR. BOEHNER: The meeting for December is a week early. So it is not a full month.

MR. BLANCHARD: I will try to get their signature tomorrow.

MR. CHAIRMAN: Okay all set. This public hearing is closed.

HARDSHIP APPLICATIONS

NONE

MR. CHAIRMAN: All the public hearings are closed.

NEW BUSINESS

2122 South Clinton Avenue –Demo Review

2140 South Clinton Avenue – Demo Review.

MR. BOEHNER: What is happening they want to demolish two houses for an office building.

MR. CHAIRMAN: We need a motion to say we do not wish to consider these for designation.

MR. PAGE: So moved.

MR. WHITAKER: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED
Jerry Ludwig Yes Wayne Goodman Yes
Diana Robinson Yes David Whitaker Yes
Justin DelVecchio Yes John Page Yes

OLD BUSINESS

363 Penfield Road

115 Summit Drive

MR. CHAIRMAN: I would move to send the first letter concerning designation.

MR. GOODMAN: So moved.

MR. PAGE: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED
Jerry Ludwig Yes Wayne Goodman Yes
Diana Robinson Yes David Whitaker Yes
Justin DelVecchio Yes John Page Yes

List of Properties to be updated and surveyed.

PRESENTATIONS

NONE

COMMUNICATIONS

NONE

MR. GORDON: I would ask that we go into Executive Session to discuss a matter of litigation. Motion to go into Executive Session.

MR. CHAIRMAN: So moved.

MR. WHITAKER: Second.

UPON ROLL CALL VOTE MOTION UNANIMOUSLY CARRIED

Jerry Ludwig Yes	Wayne Goodman Yes
Diana Robinson Yes	David Whitaker Yes
Justin DelVecchio Yes	John Page Yes

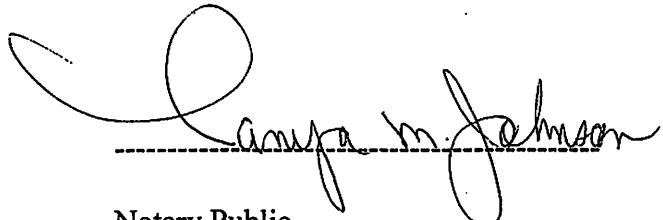
C E R T I F I C A T I O N

I, Judy Almekinder, 7633 Bauer Van Wickle Road, Lyons, New York 14489, do hereby state that the minutes of the November 19, 2015 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 2nd day of December in the year 2015, 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

