



**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 July 23, 2015, at 7:30 P.M. (E.S.T.) for the purpose of considering, modifying, approving, or disapproving the following:

- 7H-01-15      Application of Dave and Cheryl Driscoll, owners of property located at 2855 East Avenue, tax number 138.05-1-92, for a certificate of appropriateness to replace existing windows with new double-hung windows All as described on application and documents on file.
- 7H-02-15      Application of Leslie Apetz, owner of property located at 319 North Landing Road, tax number 123.09-1-80, for a certificate of appropriateness to remove black-top driveway and install concrete driveway. All as described on application and documents on file.
- 7H-03-15      Application of Leslie Apetz, owner of property located at 319 North Landing Road, tax number 123.09-1-80, for a certificate of appropriateness to replace existing asphalt roof with single seam metal roof. 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  
July 9, 2015





**TOWN OF BRIGHTON**  
MONROE COUNTY, NEW YORK

**NOTICE OF DECISIONS**  
**BRIGHTON HISTORIC PRESERVATION COMMISSION**  
**MEETING OF JULY 23, 2015**

- 7H-01-15 Application of Dave and Cheryl Driscoll, owners of property located at 2855 East Avenue, tax number 138.05-1-92, for a certificate of appropriateness to replace existing windows with new double-hung windows All as described on application and documents on file. **APPROVED**
- 7H-02-15 Application of Leslie Apetz, owner of property located at 319 North Landing Road, tax number 123.09-1-80, for a certificate of appropriateness to remove black-top driveway and install concrete driveway. All as described on application and documents on file. **APPROVED WITH CONDITIONS**
- 7H-03-15 Application of Leslie Apetz, owner of property located at 319 North Landing Road, tax number 123.09-1-80, for a certificate of appropriateness to replace existing asphalt roof with single seam metal roof. All as described on application and documents on file. **TABLED**

Ramsey A. Bohner  
HISTORIC PRESERVATION COMMISSION  
August 13, 2015



HISTORIC PRESERVATION COMMISSION  
TOWN OF BRIGHTON  
MEETING OF JULY 23, 2015

AGENDA

7:15 P.M. OPEN FORUM - Stone Tolan House (Landmark Society)

7:30 P.M.

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

SECRETARY: Call the roll.

CHAIRPERSON: Approve the minutes from the June 25, 2015 meeting.

CHAIRPERSON: Announce that the meeting, as advertised in the Brighton-Pittsford Post of July 9, 2015, will now be held.

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DESIGNATION OF LANDMARKS:

~NONE

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CERTIFICATE OF APPROPRIATENESS:

7H-01-15 Application of Dave and Cheryl Driscoll, owners of property located at 2855 East Avenue, tax number 138.05-1-92, for a certificate of appropriateness to replace existing windows with new double-hung windows All as described on application and documents on file.

7H-02-15 Application of Leslie Apez, owner of property located at 319 North Landing Road, tax number 123.09-1-80, for a certificate of appropriateness to remove black-top driveway and install concrete driveway. All as described on application and documents on file.

7H-03-15 Application of Leslie Apez, owner of property located at 319 North Landing Road, tax number 123.09-1-80, for a certificate of appropriateness to replace existing asphalt roof with single seam metal roof. All as described on application and documents on file.

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HARDSHIP APPLICATIONS:

~NONE

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CHAIRPERSON: Announce that public hearings are closed

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NEW BUSINESS:

~NONE

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OLD BUSINESS:

316 South Landing Road - Demolition Application

363 Penfield Road

115 Summit Drive

List of Properties to be Updated & Surveyed

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PRESENTATIONS:

~NONE

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COMMUNICATIONS:

~NONE

AMENDMENT TO THE JULY 23, 2015 HISTORIC PRESERVATION  
COMMISSION

1<sup>ST</sup> PAGE Change Jason to Justin  
Change minutes to meeting

PAGE 2

Last Paragrah change the Parsons to Parsons Lane

PAGE 5 change ApteZ to Apetz ( THROUGHOUT THE MINUTES)  
Change Ellenore to Ellen (THROUGHOUT THE MINUTES)  
Change KPOZ TO APETZ (THROUGHOUT THE MINUTES)

Proceedings held before the Historic Preservation Commission of Brighton, at 2300 Elmwood Avenue, Rochester New York on July 23, 2015 commencing at approximately 7:30.

PRESENT: Jerry Ludwig, Chairman  
Wayne Goodman  
Arlene Vanderlinde  
Diana Robinson  
David Whitaker

NOT PRESENT: John Page  
Jason DelVecchio  
Mary Jo Lanphear, Town Historian

Ramsey Boehner, Town Planner  
Kenneth W. Gordon, Town Attorney

FIRE ALARM PROCEDURES WERE GIVEN

MR. CHAIRMAN: I would like to call the July 23, 2015 meeting to order. We have some minutes from June 25, 2015 meeting to approve. I will entertain a motion to approve the minutes as corrected.

MR. WHITAKER: So moved.

MR. GOODMAN: Second.

UPON ROLL CALL VOTE	MOTION UNANIMOUSLY CARRIED
MR. LUDWIG YES	MR. WHITAKER YES
MS. VANDERLINDE YES	MR. GOODMAN YES
MS. ROBINSON	

MR. CHAIRMAN: Have the minutes been properly advertised?

MR. BOEHNER: Yes, they were properly advertised in the Pittsford Brighton Post of July 9, 2015.

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## DESIGNATION OF LANDMARKS

### CERTIFICATE OF APPROPRIATENESS

7H-01-15 Application of Dave and Cheryl Driscoll, owners of property located at 2855 East Avenue Tax number 138-05-1-92 for a certificate of appropriateness to replace existing windows with new double hung windows. All as described on application and documents on file.

MR. DRISCOLL: Dave Driscoll, Sheryl was unable to join us tonight so I will be representing the family. So you may remember the story from the last meeting we had gone ahead and replaced 12 windows. We thought we were following the regulations but then Jerry came over to look because we thought we might have to change part of the roof and he asked about the windows and then I came to the open forum and I asked whether we needed approval or didn't need approval and Jerry came to help us file out the application for the Certificate of Appropriateness and that has been submitted. I want to make a modification and I am making an application just for the windows we wittingly or unwittingly replaced. This is a brochure of the windows that we put in and pictures of all the windows that were replaced and they were listed under new. For reference this house is in two sections there is a two story section in front and then the rear which is a more informal area. So the 12 windows that we replaced were all in that back section so none of the windows in the front section of the house were touched and we are asking for approval for the 14 windows because three windows were listed as one window.

MR. CHAIRMAN: Didn't you tell me that some of the windows that you replaced had already been replaced.

MR. DRISCOLL: Yes. Let's start with the new windows this one is in the back of the house and actually faces the neighbor and the fence. This is the kitchen and these four windows were already replaced with windows that were not very good so those were replaced and these are on the east side of the house but still on the back. This faces the Parsons and these are windows along the back section and this is the other view of the windows that were replaced which is still on the back side of the house. These are in the room directly behind the kitchen and these do face the Parson's. These were the ones with dividers and these were all matched and for whatever reason this set of ones didn't dividers. So that is kind of what we did and as I said Jerry and I had a long

conversation about what some of the options might be for some of the windows that are very visible from East Avenue and from Parsons and made some suggestions and after some research we decided we are going to give it a little time and see how it goes.

MR. BOEHNER: I just want to let the record reflect that Member DelVeccio has joined the meeting.

MR. CHAIRMAN: Any questions?

MS. VANDERLINDE: I am just curious what the original configuration was?

MS. ROBINSON: you don't know they had already been replaced right?

MR. DRISCOLL: Well the front four had already been replaced with this configuration that this has .

MR. CHAIRMAN: I think it is whatever it is.

MR. WHITAKER: It's two over two.

MR. DRISCOLL: And it's kind of odd because these are the original windows on the back of the house and ones that we replaced on the front of the house are on the Parson's side and they were original. So there's these true versions of dividers.

MR. CHAIRMAN: That would make sense if they built the house in two stages.

Ms. Vanderlinde: I have a question about the front windows are those the original glass.

MR. DRISCOLL: That is the original glass with the window bumps here and there. So that was part of the original windows and I want to thank you for slowing me down and not going forward with the other windows. Thank you.

MR. CHAIRMAN: Do you have a motion?

MR. GORDON: Sure are there any other conditions?

MR. BOEHNER: Just that they would qualify under the tax abatement.

MR. GORDON: Okay.

Where as application number 7H-01-15 has been submitted as modified by the applicant and the hearing on this application and said application has been submitted for a certificate of appropriateness under the Town Historic Preservation Law for the improvements to the property located at 2855 East Avenue in the Town of Brighton owned by Dave and Cheryl Driscoll and to perform work as described a the replacement of 14 windows on the rear section of the house .

AND WHEREAS, the Historic Preservation Commission duly called a public hearing to consider the matter on July 23, 2015

AND WHEREAS, the necessary legal notice has been published and required sign posted pursuant to the Town's code

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

AND WHEREAS, the Historic Preservation Commission hereby determined pursuant to the factors set forth under Section 224-5 of the Town Code that the above proposed described work to the subject property that has been completed is consistent with the purposes of the Town's 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 testimony presented at the public hearing,

IT IS HEREBY RESOLVED, that the Historic Preservation Commission hereby receives and files the above described application as modified .

AND IT IS HEREBY RESOLVED, that the Historic Preservation Commission hereby approves nunc pro nunc application 7H-01-15 for a certificate of appropriateness for the above described work already completed at property located at 2855 East Avenue, in the Town of Brighton.

AND BE IT FURTHER RESOLVED, that pursuant to Chapter 224 of the Town Code that the above described work qualifies for the exemptions set forth under the tax law Section 444-A

MR. CHAIRMAN: Will someone set for that motion?

MR. WHITAKER: I will make that motion.

MS. VANDERLINDE: Second.

UPON ROLL CALL VOTE	MOTION UNANIMOUSLY CARRIED
MR. LUDWIG YES	MR. WHITAKER YES
MS. VANDERLINDE YES	MR. GOODMAN YES
MS. ROBINSON	

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7H-02-15 Application of Leslie Apetz, owner of property located at 319 North Landing Road, tax number 123.09-1-80, for a certificate of appropriateness to remove black top driveway and install concrete driveway. All as described on application and documents on file.

MS. APTEZ: My name is Elenore Kpox (phonetic) and I am her sister and she was unable to be here because she is on a business trip. Can I pass out some information.

MR. GORDON: I want to make the disclosure that I have represented all three sisters on various items including real estate and currently we have nothing going on and I have no interested in 319 North Landing Drive.

MS. APTEZ: I am going to read what she has written down. Currently there is an asphalt driveway there like the crushed stone so she would like to put down brushed concrete that has no color and no stamps and she wants them cut 8" or 10' to eliminate cracks and she is proposing they are going to dig 12 inches to fix the gravel and rebar. And then they are going to pour the concrete. On the back it will show better the measurements. It is going to be 32 feet wide going from the barn all the way over and a little past the garage door and then going down 75 feet in length and then it shows the different feet

going down to the apron of the driveway. And she would like to use the concrete as opposed to the asphalt because the color goes better with the dwelling, the elimination of weeds will be more and it's more permanent compared to asphalt and that the existing gravel is messy and gets plowed with the snowplow services. And she would like to do this in August or September. She has gotten bids from the contractors listed down below but she is open to suggestions because she hasn't chosen one yet.

MR. BOEHNER: Could you relay to your sister that if she works in the right of way to make sure that she gets a highway permit.

MS. KPOX: Into the right of way yes.

MR. BOEHNER: Do you know what I am saying?

MS. KPOX: Yes, I do.

MR. BOEHNER: Because she probably will be.

MS. KPOX: You mean at the apron there.

MR. BOEHNER: Yes because there is some transition with right of way and it could be a very narrow right of way but it is usually past the edge of the curb and some people think it is there property. So just make her aware of that.

MR. CHAIRMAN: The other thing you might suggest is that she consider some type of sealer for this to protect it from salt.

MS. KPOX: Right.

MR. CHAIRMAN: Any questions?

MR. DELVECCIO: Will it be the same size?

MS. KPOX: I am going to say she hasn't created a new design. So basically when you go into her driveway it will look the same but I am not sure if it exactly measures this. I am not exactly 100 percent positive but there is not a turn here. Also she is leaning towards concrete because the neighbors have had concrete for 20 years now and that is why she is leaning toward a concrete driveway.

MR. CHAIRMAN: Any questions. This is a public hearing is there anyone who wishes to address this application? There being none I will close the hearing and ask for a motion.

MS. ROBINSON: You might want to talk to the contractor because you say no color to the concrete but they may put in white or gray concrete and you don't want to be surprised.

MR. GORDON: Okay.

WHEREAS application 7H-02-15 has been submitted for a certificate of appropriateness under the Town's Historic Preservation Law for improvement to property located at 319 North Landing Road, owned, by Leslie Apte, and to perform work described as the replacement of a gravel driveway with a concrete driveway

AND WHEREAS, the Historic Preservation Commission duly called a public hearing to consider the matter on July 23, 2015

AND WHEREAS, the necessary legal notice has been published and required sign posted pursuant to the Town's code

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

AND WHEREAS, the Historic Preservation Commission hereby determined pursuant to the factors set forth under Section 224-5 of the Town Code that the above proposed described work to the subject property is consistent with the purposes of the Town's 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 testimony presented at the public hearing,

IT IS HEREBY RESOLVED, that the Historic Preservation Commission hereby receives and files the above described application and the attachments thereto,

AND IT IS HEREBY RESOLVED, that the Historic Preservation Commission hereby here by approves application 7H-02-15 for a certificate of appropriateness for the above described work at property located at 319 North Landing Road subject to the conditions that the footprint of the driveway follows the

approximate perimeter of the existing driveway and the above described work be completed within one year of the date of approval.

AND BE IT FURTHER RESOLVED, that pursuant to Chapter 224 of the Town Code that the above described work qualifies for the exemptions set forth under the tax law Section 444-A

MR. WHITAKER: So moved.

MR. GOODMAN: Second.

UPON ROLL CALL VOTE	MOTION UNANIMOUSLY CARRIED
MR. LUDWIG YES	MR. WHITAKER YES
MS. VANDERLINDE YES	MR. GOODMAN YES
MS. ROBINSON	MR. DELVECCHIO YES

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7H-03-15 Application of Leslie Apetz, owner of property located at 319 North Landing Road, tax number 123.09-1-80 for a certificate of appropriateness to replace existing asphalt roof with single seam metal roof. All as described on application and documents on file. Tabled by the applicant's representative to the August or September meeting

MR. BOEHNER: It is my understanding you wish this to be tabled for August or September.

MS KPOX: Yes, she will come in for that application. When do you need to know by?

MR. BOEHNER : Two weeks prior to the meeting which in August would be the 27<sup>th</sup> and please let your sister know what a great job you did.

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HARDSHIP APPLICATIONS

NONE

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MR. CHAIRMAN: The public hearings are closed.

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NEW BUSINESS

NONE

OLD BUSINESS

316 South Landing Road – Demolition Application

MR. CROWE: David Crowe, architect, representing the owners, Floyd and Sue Winslow. I will just give you a quick summary. They have lived in the house longer than any other family and they love it here but it is eating them alive. The Foundations are falling the beams are dry rotting and it leaks a bit. They have a permanent dry wall guy that comes in and repairs everything. There is a kerosene heater in the garage that runs 24-7 which is a terrible hazard. I know we have a letter from the landmark society that says none of the original fabric of this house truly exists. It may have been beautiful at one time and maybe authentic and true to that time but unfortunately over the years people have made changes and there was no control over it so the house that exists now is not the house that was there in the 1900's. I think that is important to say because it is not the fabric of the house that is worth saving at this point.

The grounds are beautiful and we are going to deal with that in Zoning and it is very hard to keep the house in the same position because we don't want to move those beautiful landscaped lawns that have been there 200 years developing and trees that are 50 and 60 caliper. I would love you both at that meeting to help protect the position of that house but Mary Jo has done a beautiful job in laying out the history of the house and understanding who was there and how it adds to the Brighton history and it does. It is a 200 year old house and there is no doubt a tremendous amount of history has happened here. And those are cultural lines that cannot be replaced but the house that is there is not the house that it was back then and it is an entirely different structure at this point. Unfortunately it is 200 years old and it has never been kept up, they have shored up the drywall but it is beyond repair. It's not only the architecture but who lived there and what happened and we understand all of that and we are sympathetic to that and we are one of the last one's who want to demolish it but it has gotten to be too much. They are on a fixed income and they are retired and the house needs a lot. It will be very difficult to sell the house in fact they love that location and have lived there for 34 years. They raised their children there

and their grandchildren enjoy the backyard like nobody's business. Those are just my initial comments and I hope you will take that into consideration as you review the house. At this point there is no way to remedy this situation other than to demolish the house.

(A discussion was had regarding the issue of a survey being done to document and preserve on paper the house for the future, and also regarding what monies are available for surveys )

MR. GORDON: I will word the motion.

The Historic Preservation Commission has reviewed the material submitted on the property at 316 South Landing Road and considered the property for possible future designation and has determined it is not interested in considering the property as a historic landmark .

MR. GOODMAN: I will make that motion.

MR. WHITAKER: Second.

UPON ROLL CALL VOTE  
MR. LUDWIG YES  
MS. VANDERLINDE YES  
MS. ROBINSON

MOTION UNANIMOUSLY CARRIED  
MR. WHITAKER YES  
MR. GOODMAN YES  
MR. DELVECCHIO YES

MR. GORDON: Ramsey you can send a letter to the Town Board regarding this.

363 Penfield Road held over

115 Summit Drive held over

List of Properties to be Updated & Surveyed held over.

PRESENTATIONS

NONE

COMMUNICATIONS:

NONE

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MR. CHAIRMAN: Motion to adjourn?

MR. WHITAKER: So moved.

MS. GOODMAN: Second.

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

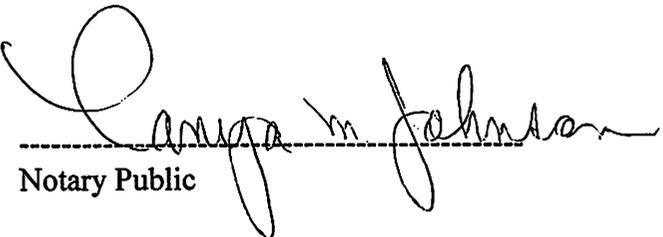
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CERTIFICATION

I, Judy Almekinder, 7633 Bauer Van Wickle Road,  
Lyons, New York 14489, do hereby state that the minutes of the July 23,  
2015 , meeting of the Historic Preservation Commission of the Town of Brighton  
at 2300 Elmwood Avenue, is a true and accurate transcription of those notes to  
the best of my ability as recorded and transcribed by me.

  
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Judy Almekinder

On this ~~5th~~<sup>5th</sup> day of August 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 acknowledge to me that she  
executed the same.

  
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Notary Public

