



Browncroft Crier

NEWSLETTER OF THE BROWNCROFT NEIGHBORHOOD ASSOCIATION

SINCE 1973 - Volume #165

P.O. Box 10127, Rochester, New York 14610
<http://browncroftna.org>

January 2011

BNA Executive Committee

Officers:

President
Bob Genthner
Vice-President
Cassy Petsos
Secretary
Jayme Hurwitz
Treasurer
Jim VanMeenen

District Reps

Elm
Chris Gaudieri
Corwin
Holly Petsos
Croydon
Ann Chew

BNA Voicemail:

234-0160

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Browncroft Neighborhood Association's (33rd Annual)

Winter Gathering

Friday, January 21st

at

Glendoveers

2328 Old Browncroft Road

6:00 PM - Cocktail Hour (Cash Bar) Cheese and Vegetable Platters and 2 Chef's Hot Hors D'oeuvres

7:00 PM - Buffet Dinner

Caesar Salad, Chef Carved Beef, Oven Baked Chicken, Pasta with Marinara Sauce and Alfredo Sauce, Oven Roasted Potatoes, Fresh Vegetable Medley, Rolls and Butter, and an Ice Cream Sundae Bar for Dessert. Coffee and Soda Station

8:15 PM - Short program and Door Prizes by local merchants

Tickets are \$18 per person

for reservations received by Sunday, January 16th.

Tickets are \$21 per person after that date.

For RESERVATIONS:

Please call the BNA Voicemail at 234-0160
Or send an email to rgenthner@browncroftna.org
Or send with payment by postal mail
Please include: NUMBER of people,
your NAME, ADDRESS, and PHONE number.

Please send your PAYMENT by Tuesday, Jan. 18th, payable to Browncroft Neighborhood Association, to: BNA's Winter Gathering, P.O. Box 10127, Rochester, New York 14610.



Season's Greetings!

An Invite From the President.....

Bob Genthner

I invite everyone in Browncroft (you do not have to be a BNA member) to take full advantage of our upcoming 33rd Winter Gathering hospitality - a time and place in midwinter for our Browncroft neighbors to relax and gather for chat, food and drink.

We must pay Glendoveers for a minimum of 75 guests and they request a guaranteed guest count by January 14th. So your reservation is appreciated and takes advantage of a \$3 price break. We will, as Glendoveers permits, accept a limited number of wait-listed reservations right up to the Buffet.

Again this year, BNA is contributing \$3.00 per person for the Social Hour hors d'oeuvres. If you are not a member yet or haven't renewed your BNA membership, now is an excellent time to pay your membership dues (\$5) along with purchasing your tickets.

I encourage you to get your reservations in as soon as possible for this popular "Winter Gathering". So, join the fun of this mid-winter break and enjoy this Browncroft tradition. See you there!
--Bob Genthner

New York State Historic Property Tax Credits

In July 2009 Governor Paterson signed into effect long awaited tax credits, which took effect January 1, 2011, for qualifying improvement costs to historic properties for projects that contribute to the preservation of the historic integrity of the property. The credit will cover 20% of qualified rehabilitation costs of structures, up to a credit value of \$50,000.00.

Eligibility for the homeowner residential tax credits is determined by a number of factors. The property must be:

- On the National Register of Historic Places, either individually or as a contributing building in a historic district such as the Browncroft Historic District (BHD). [Non-contributing houses are those that were built post-world war II, or have had their historic integrity compromised already by aluminum siding or inappropriate replacement windows.]

- Located in a federal census tract that is at 100% or below the state family median income level. [The BHD is within two census tracts, of which only the southern one qualifies, ironically. Therefore,

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PACTAC

The Rochester Police Department and your neighborhood PACTAC (Police and Citizens Together Against Crime) team members want to remind you to:

- Be sure to keep your house and garage secure by locking them.
- Install and use deadbolt locks on all exterior doors.
- Discontinue newspaper delivery when going on vacation.
- Trim shrubs to deny burglars a hiding place, especially shrubs around windows.
- Never open your door to a stranger.
- Communicate with your neighbors if you plan to be away from your house for an extended period of time.
- Please report suspicious activity to the police department by calling 911.
- Please report any information regarding these crimes to the Rochester Police Department by calling 911.
- Consider patrolling your own neighborhood by joining PACTAC by calling the SE Quadrant NSC office at 428-7640 located at 846 South Clinton Ave.

-- Bob Genthner, PACTAC Team member

New Street Representatives Approved

In November, Kathy Flynn of 55 Quentin Road and Aaron Thompson of 164 Corwin Road were approved by the Board of Directors as officially designated street representatives for Quentin and Corwin Roads, respectfully.

This almost brings BNA to full street representation on the Board of Directors. There are 17 streets, 15 of which have a representative. Currently, only Merchants Road

and Gas Light Lane have no street representative or alternate.

If you live on either Merchants or Gas Light and wish to be the primary or alternate representative for your street at the bi-monthly Board of Directors meetings, please contact Bob Genthner, President, to make your intention known and/or for any information on the position.

-- Bob Genthner

BNA Garage Sale is COMING

- April 30 - May 1 !!!!

Start your collecting and sorting !!! Information will be in the next Crier and on our web site (www.browncroftna.org).

Quentin Rd Residents Unite - Wintonaire Application for Live Entertainment Denied

On Monday, November 15th the City Planning Commission denied, by a 5 to 0 vote, the special permit application for live entertainment at the Wintonaire, the small bar and restaurant on Winton Road near the corner of Browncroft Boulevard.

BNA, North Winton Village Association (NWVA) and about 15 residents from Quentin Road and other nearby streets spoke in opposition to the application. Numerous letters from residents, as well, were submitted to the Planning Commission in opposition.

The Wintonaire retains its option to have background music in the bar and restaurant, which is allowed as of right in a Commercial-2 (C-2) zoning district. Background

music, as an accessory to the principal use, includes one performer or group, but there can be no advertising, no dance area, no stage, and no cover charge. In essence, the bar can offer entertainment but cannot be changed into a club.

The Commission found that the only live entertainment permit presently in the area was at the Flipside Bar on E. Main and Wisconsin. After much discussion they agreed with the neighbors that the potential for increased spillover of cars, parking, noise, and patrons from the commercial corridor to residential neighborhood would negatively impact a currently desirable, though already stressed, street of owner occupied homes

Streetlight Special Assessment Petition In Progress

The property owners on Newcastle, Croydon, Yarmouth, Beresford, Dorchester, Windemere, Corwin, and Quentin Roads, Ramsey and Gramercy Parks, have been asked to sign a city required special assessment streetlight petition that was circulated with the October newsletter.

The petition is an agreement between residents and the city to implement a 15 year Special Tax Assessment District to offset the extra cost of installing an historic reproduction upgraded

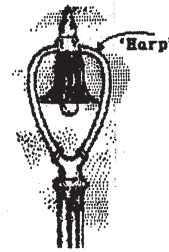
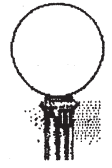
concrete streetlight (white light) system on their streets that has been sought by BNA since 1984, and which is befitting of the Browncroft Historic District character. Thus far the petition has had an excellent mail return with a response of 35%.

Without approval of this 2nd petition (the first was in 1984 and overwhelmingly approved), the streets which have the old concrete style lamp posts and globe or harp luminaires will lose them and the streets that had lost the concrete poles in the 1950's will not be able to get them back. Instead, the city will proceed to install the default generic colonial, black fiberglass, sodium (orange color) lights that are found elsewhere in the city at no additional charge.

The top end fee of the concrete pole assessment is estimated at \$0.84 per front footage. BNA continues to work with the city to reduce or eliminate this charge.

A door-to-door contact effort will be undertaken by committee representatives over the next several months in an effort to acquire the necessary percentage of acceptance.

---- Bob Genthner



A Little Bit of History ...

AD #1 (From the Rochester Democrat and Chronicle Ad, Sunday, May 6, 1923)

“---- And Now We Announce *ELMCROFT At Winton Road North and Atlantic Avenue*

Opening Sale one week from today. Elmcroft, a beautiful tract of highly restricted home sites, was formerly the Sheil Fruit Farm. It is wholly within the city limits in the 21st Ward. There are 200 lots in the tract, facing Winton Road, Atlantic Avenue and Merchants Road, with four streets through the subdivision, Sheil Street, Berwick Drive, Elm Drive and Lanark Crescent. Water, gas, sewers and electricity can be assured for all.

Elmcroft is located in one of the most rapidly growing sections of Rochester. Home sites in Elmcroft have an appeal to all. The tract is high, well drained and well away from the noise and dirt of the city, yet entirely within and entitled to all city conveniences.

Look over Elmcroft and

next Sunday come out and pick out your lot.”

AD #2 (From the Rochester Democrat and Chronicle Ad, Sunday, May 13, 1923)

“----*Opening Sale of Lots in Beautiful ELMCROFT ---- STARTS TODAY*

Another fine farm has given way to the march of the city's progress. Elmcroft, in the 21st Ward - that section so popular with Rochester homesite purchases, was formerly the Sheil fruit farm.

Its convenient location with its surroundings of beautiful parks, and the rolling country have an appeal that assures the rapid sale of these desirable homesites. Act today if you want a lot in this much sought section.

In Elmcroft there are 200 building lots offered for sale for the first time today. Development work is in progress and sewers, walks,

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Browncroft Networking

The BNA-announce emailing list server now has 325+ subscribers and continues to provide up to the minute news and alerts as they affect the Browncroft neighborhood.

Our Facebook.com site has 22 fans and provides discussion pages for BNA topics. Our Twitter.com has 23 followers with over 70 tweets so far on BNA happenings.

BNA's home web site, browncroftna.org also has had many hits and has generated numerous contact emails requesting info or to pass on items of interest to the association. It has often been the first contact point with BNA for new neighbors introducing themselves and seeking information on BNA membership.

You can drop us a line anytime at info@browncroftna.org or leave a message at our voice mail phone 234-0160.

As they say "Don't be a stranger". Your point of view, suggestions, and comments are also welcome. Keep connected with BNA!
-- Bob Genthner

Beautification Fall Clean-up Thank You

On October 30th beautification volunteers gathered in the Browncroft Rose Garden at the corner of Merchants Road to perform their annual fall clean-up of the rose beds and annual bed. Pruning and weeding was done on 4 beds by Mary Ann Evans, Linda Mauk, Laura Viau, Shari Bloemendaal, Robert Klein, Margaret Richter, and Cassy Petsos.

Afterwards the work party adjourned to enjoy brunch at 175 Browncroft, courtesy of the Beautification Committee's baker, Holly Petsos.

The remaining beds were finished by Mary Ann Evans and Cassy Petsos the following week.

Tax Credits

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only home owners in the section of the district that runs from the south side of Dorchester Road (odd numbers) east of Gramercy Park and south (including Beresford, Yarmouth, some of Croydon, and Newcastle) would be eligible.

All properties in the BHD west of Gramercy Park and the north side (even house numbers) of Dorchester, and north, are not in an eligible census tract.]

The project itself must: have qualifying rehabilitation costs that exceed \$5000; spend at least 5% of the total on exterior work; receive preliminary approval from State Historic Preservation Office (SHPO) staff; be completed after January 1, 2010.

Typical work that qualifies for the credit includes repairs to walls, masonry, finishes (interior and exterior), floors, ceilings, windows and doors, chimneys, stairs (interior and exterior), roofs, components of central air conditioning or heating systems, plumbing and plumbing fixtures, electrical wiring and lighting fixtures.

Projects that do not qualify are projects such as landscaping, fencing, additions or other work outside the historic building, generally; and of course projects that are inconsistent or deleterious to the historic architecture of the house.

There is a three part application. Property owners can complete and send Part 1, initially, to (SHPO) if they are unsure if they qualify and it will be given a preliminary review.

For more information on the National Register of Historic Places, visit: www.nysparks.state.ny.us/shpo/register/.

To find out if a property qualifies and to get an application, go to www.nysparks.state.ny.us/shpo/, or contact: Residential Tax Credit Program, Division for

Historic Preservation, Peebles Island Resource Center, PO Box 189, Waterford, NY 12188-0189 (518) 237-8643 extension 1. CDP

Clean up after your dog (and take the bag with you)

Several neighbors have again brought up the continuing problem of owners not cleaning up after their dog. While most owners are very responsible on their walks, there continues to be some that are not.

The newest twist that is occurring is that some owners do clean up, but leave the bag on the front lawn. This is only half the task. Others apparently feel that with the snow cover, nobody will know. Until the next thaw!

We would like to avoid neighbors having to put up signs on their front lawns like "CLEAN UP AFTER YOUR DOG!" as a reminder. Please take full responsibility and keep Browncroft beautiful - all year long.

-- Bob Genthner

A Bit of History

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electricity, water and gas will soon be available to those who purchase homesites here.

Scan the map below, pick out the lot you desire, and then hop into the machine and drive out to Elmcroft and interview the salesman who will attend you."

compiled by Bob Genthner

A Safe and Happy New Year to All