



Browncroft Crier

NEWSLETTER OF THE BROWNCROFT NEIGHBORHOOD ASSOCIATION

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

Spring 2015

BNA Executive Committee

Officers:

President

Linda Siple

Vice-President

Andrea Zawieski

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Mary Connors

Treasurer

Robert McLoughlin

District Reps

Elm

James Nicholson

Corwin

Holly Petsos

Croydon

Mary Jane Tasciotti

BNA Voicemail:

270-0890

Be On Your Way With

BNA: 733-4386

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Browncroft Neighborhood Association

Annual Meeting

Wednesday, May 20, 2015
7:00 p.m.

Place: Christ The Good Shepherd Church
1000 Winton Road North

Election of Officers
Neighborhood Updates
and

Guest Speaker: Heidi Zimmer-Meyer,
President of Rochester Downtown
Development Corporation



Heidi will present "Downtown Update". Downtown's high development and investment levels are part of a nationwide trend of people moving back into cities. Come see how this is evolving here in Rochester and what it means for the future of the City.

Ms. Zimmer-Meyer's many other credentials include Executive Director, Downtown Special Services, Inc., Vice-Chair NYS Urban Council. She also serves on the Rochester Convention Center Management Board, Rochester Police Chief's Council, Regional Economic Development Council's Community Development Workshop and the Rochester Area Community Foundation Board.

THE BROWNCROFT ULTIMATE GARAGE SALE RETURNS

MAY 2ND & 3RD 2015

The 19th biennial Browncroft Neighborhood Association Garage Sale returns this year, Saturday and Sunday, May 2 - 3. We expect over 200 sales within BNA's 1 square mile. A map and registrants' lists of sale items will be available for online public browsing on our web site:

<http://browncroftna.org/Garage%2BSale>. Also, this year find us on Facebook.com/browncroftna page and twitter.com/browncroftna

See full article and application included inside this newsletter on page 3.

Pass the word! See you at the sale!

A Word from the Elm District Rep...

Hi, I'm Jim Nicholson and I am the District Rep for the Elm district and co-street rep for Berwick Rd.

The Elm District includes the streets of Quentin Rd, Merchants Rd., Lanark Cr., Berwick Rd., Elm Dr and Elmcroft Dr

I have happily lived in the Browncroft neighborhood since my family and I took up residence on Berwick Rd in the late 70's. When we moved here our children were young preschoolers. Over the years I have served on the board of the BNA in several roles. As District Rep I look forward to interacting with my Elm District neighbors and hearing their thoughts on the neighborhood.

The advantage of having an effective neighborhood association like the BNA is that when issues arise we as neighbors can work in cooperation with it to resolve those issues and help keep Browncroft a premiere city neighborhood.

I am currently working on a couple of events that would take place this spring and summer -- events that were suggested by the residents of the Elm district at a meeting held last fall to gather their input.

One would be a presentation aimed at helping parents of school age kids decide what area school would best suit their needs. The other would be a social event featuring a movie in the Browncroft Rose Garden and possibly a musical performance. My aim is to keep the Elm District neighbors fully engaged in the activities and efforts of the organization so that they may enjoy the benefits which that engagement brings. I encourage my fellow district neighbors to join me in realizing these events. You may leave a message via the BNA website contact address to volunteer.



STREET LIGHT UPDATE

The street light project reached more than 70% completion last fall. I think you will agree that they provide a beautiful way to unify the historic district of the BN.

In March, some neighbors received a letter from the City of Rochester stating that City Council would consider legislation related to the street light project. The street light project got a late start last year and needed to extend into 2015.

The proposed legislation increased the total maximum compensation paid to Bergmann Associates to \$140,000 and added an interest rate of 1% above the City's most recent long-term borrowing rate. On March 17 Robert McLaughlin (Treasurer) and Linda Siple (President) attended the City Council meeting and spoke in favor of the legislation. City Council voted unanimously in favor of the legislation.

Sid Reedhead, city project coordinator, advised us that the contractor ML Caccamise is planning on beginning work in the next couple

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The Winter Gathering Sparkled:



Summer Construction in the Hood

Reminder: The City of Rochester will be completing sidewalk repairs and adding bump-pads at intersections to comply with the American's with Disabilities Act, 1995. **These repairs will happen throughout the neighborhood; north and south of Browncroft Boulevard.**

Garage Sale

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David Kaiser (654-6604) is the garage sale chairman. If you have questions, or if you would like to volunteer, please call him. Sharon Bloemendaal, who began the first BNA garage sale in 1981, is again handling publicity. Sharon notes, "The sale is as busy as the Corn Hill Arts Festival, only we have pre-owned treasures! Where else can you find more than 200 garage sales within a square mile? People plan trips from hundreds of miles away to coincide with this event." Don't forget to return the application insert by May 1st if you want your sale to be listed.

HOUSES PARTICIPATING IN THE SALE: In keeping with tradition, we request that each participating home

display 3-4 colored balloons that should be inflated and tied to a stick in front of the house. This will identify the residence as an official BNA Garage Sale participant. Kathy Flynn has again volunteered to hand out balloons and a map to each participating household.

PARKING: There will be MANY cars in the area on Saturday and Sunday, and we must follow City parking regulations so that we don't interfere with or hinder any potential emergency vehicles in the area. Vehicles must be parked on the correct side of the street as indicated on the signs on the lamp poles and on the corner poles at intersections. Parking on front lawns is a parking violation, as well as being an eyesore. If you anticipate needing to get out of your drive way we

suggest you place several orange cones at the end of your driveway.

HOURS: The Garage Sale will be from 9 AM-5 PM each day. PLEASE DO NOT start selling items prior to 9 AM as early sales encourage buyers to descend upon the neighborhood before all is ready. Dealers in particular will start pushing you to sell often as early as 7 A. M. Please resist and ask them to return at 8:45 or 9 A.M.

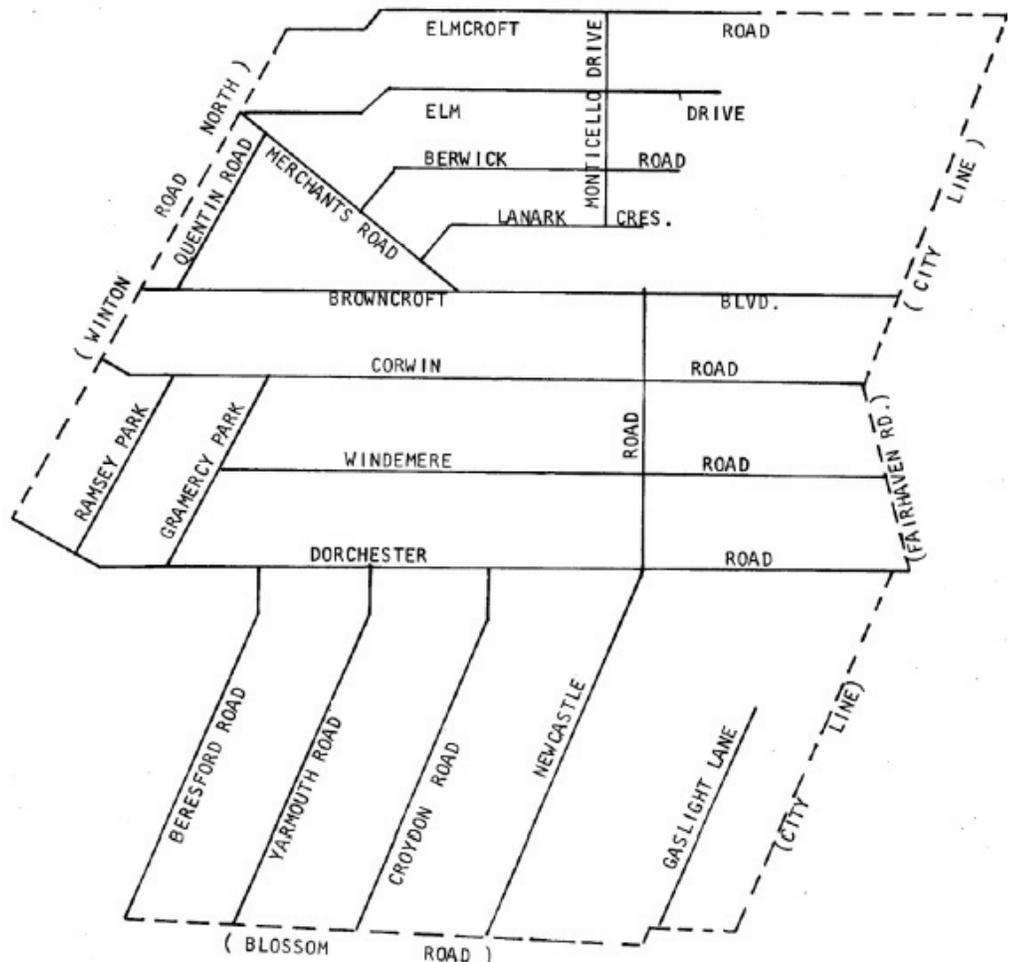
FOOD: Neighbors who are planning to sell food need to have a permit from the Monroe County Health Department.

BE CONSIDERATE of your neighbors who are not having garage sales and encourage visitors to do the same.

David D. Kaiser

MAP of BNA STREETS

Please mark with an "X" the location of your property and write the house number near the X



ALDI'S DEVELOPMENT PROPOSED AT BLOSSOM AND WINTON



Many neighbors are aware that there is an issue of Aldi building a new grocery store near the corner of Blossom and N. Winton Roads in the area behind the Top's gas station. Six parcels are involved in this redevelopment project -- the old Roly Door parcel, Jim's Diner, Bill & Earl's Garage and 3 houses.

Aldi's is the prospective tenant/developer of the site, not the owner.

Because the parcels are zoned C-1 there are several variances needed from the City Zoning Board of Appeals for the store to be built as per the plans presented at this time. The following is a list of needed variances, which does not

include issues that might come into play after the Monroe County Traffic Engineer's study is complete: the building exceeds the height limit permitted; there are too many signs and they are too large; the fence in the front of the proposed store is too high (on the

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Our Treasured Urban Forest ... Magnolias

According to the Brown Brothers Company nursery catalogue c.1914 "The Magnolias are pre-eminently the foremost of flowering trees...Their flowers immense in size, are varied in colors, and often highly fragrant. Their foliage is beautifully glossed." It goes on to say "They should always be planted in spring."

The Magnolia can be a woody shrub or a small tree, growing in height to 15 or 20 feet. Interestingly it is in the group of ancient plants known as primitive angiosperms. They have simple, leathery leaves, primitive showy flowers often pollinated by simple insects such as beetles. They have been around since the Cretaceous Period. Approximately 100 species and numerous cultivars of magnolia occur throughout Asia and North America. Though they are a warm climate tree of our southern states, we in Rochester are fortunate to be able to grow them outside of their

normal range due to the tempering effect of Lake Ontario on our winter. There are both evergreen and deciduous varieties, with the deciduous ones being hardier and their flowers usually appearing before their leaves.

The predominant magnolia in the Browncroft neighborhood, on Dorchester and Corwin Roads, is the saucer magnolia (*Magnolia X Soulangeiana*). It is a Chinese hybrid originating in 1820 in the nursery of a Frenchman named Etienne Soulange-Bodin. It grows to 25 feet, 6 inches in diameter, often with multiple trunks. It has leaves from 5 to 8 inches long and 2.5 to 4.5 inches wide. The gorgeous and fragrant early spring flowers are 5-10 inches across with 6 spreading petals born at the end of twigs. They start out tulip shaped in purple, pink or white; opening to white



Photo courtesy of Linda Siple

inside.

There is also to be found on these streets the Star Magnolia (*Magnolia Stellata*), also growing to about 15 feet high, but with clusters of super fragrant white flowers. This variety is of Japanese origin.

Magnolias prefer well drained acid soils, rich in humus. They like light shade, which is why they have flourished in Browncroft under the canopies of the taller maple trees. They are fast growing but pruning is generally unnecessary and not recommended as it could

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Aldi

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Winton road side); there is parking proposed in the front of the building along Winton Road lot line that is not allowed; the building must be up to the sidewalk; the building's footprint exceeds the 3,000 square foot maximum allowed in a C-1 district by over 14,000 square feet; and there is not enough transparency (windows) on the front facade of the building per the zoning code. There is also a special permit needed from the Planning Commission because the parking exceeds the requirements taking up too much of the parcel.

All of these factors are in our city code to ensure that design standards are met that protect the pedestrian scale and esthetic appeal of small commercial districts.

Currently there is no zoning application filed, and therefore no hearing date scheduled, as the current site plan may change once the traffic study and neighborhood input are completed. Already there is concern by the county that the entrance on the Winton side of the development may be too close to the intersection.

Though this property is not within the BNA boundaries, BNA residents interested in this issue should stay tuned to BNA Announce for a notice regarding a pending meeting in the neighborhood with the developer. Or if you wish to be notified in person, leave your email address with Zoning Committee Chairperson Holly Petsos at 288-0955 or on the BNA website contact page at <http://browncroftna.org>.

Holly Petsos
Zoning Committee Chair

Magnolia

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destroy their natural charming habit. Their surface fleshy roots are easily damaged by cultivation; therefore, care should be taken to not disturb them.

The mature magnolias on the tree lawns in the neighborhood are part of our original historic Browncroft landscape and are probably 100 years old. Hopefully, they will have survived the extensive RG&E and streetlight excavations of the past year. Some residents have planted the tree lawn in front of their homes with new magnolias in keeping with the neighborhood tradition, and they are doing very well.

Brown Brothers intentionally planted the magnolia and other flowering shrubs on the tree lawn near the street, with the taller shade trees to the inside of the sidewalk, creating a stepping up in height from the visual perspective of the public pathways, thereby creating their park-like setting for the Browncroft Subdivision.

Cassy Petsos

(Information culled from various sources: *Trees and Shrubs*, Gordon Cheers Publishers; *Audubon Society Field Guide to North American Trees*; *Trees*, Colin Ridsdale, et al; Brown Brothers Nursery.)

Go Green...
and get clean for spring.
Please pick up litter and debris in front of your home and on your street. 

Streetlights

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of weeks. They will be completing underground conduit boring, light pole installation, activation on Dorchester from Ramsey to Winton Road, Corwin Road from Winton to the City east line and Quentin Road. This work should take approximately 3-4 weeks (weather permitting).

While completing the underground, poles, etc. they will be working on installation of new granite curb, concrete sidewalks and detectable warning surfaces on all of the streets that have new street lighting in this group. This work should take 2-3 weeks. The contractor will also be doing miscellaneous cleanup, sidewalk replacement, and any driveway apron work throughout the project.

Linda Siple

Spring Clean-Up: Browncroft Rose Garden

Saturday, April 18th
from 9:00 - 2:00

The spring clean-up for the Browncroft Rose Garden is an important annual BNA community activity. We need volunteers to prune the rose bushes – no previous experience required! If you can donate even an hour of your time, please come! Wear long sleeves and pants and bring hand-clippers, loppers, work gloves, and/or kneeling pads. The BNA will provide refuse bags, mulch and shovels.