



# Browncroft Crier

NEWSLETTER OF THE BROWNCROFT NEIGHBORHOOD ASSOCIATION

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

Spring 2026

## **BNA Executive Committee Officers:**

President  
Andrew Spadoni  
Vice-President  
Cassy Petsos  
Secretary  
Sara Castro  
Treasurer  
Bruce Rumbold

## **District Reps**

Elm  
James Nicholson  
Corwin  
Holly Petsos  
Croydon  
TBD

## **BNA Email:**

contact page on <http://browncroftna.org>

## **Crier Editor -**

Cassy Petsos

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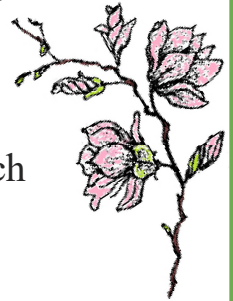


## **BNA ANNUAL MEETING**

**Tuesday, May 19**

**7:00 p.m.**

Ark of Jesus Ministries Church  
1000 N. Winton Road



## **Sign In**

## **Introductions**

**Guest Speaker: Jasmine Chastine**, Director of Youth Camps for the City of Rochester, will give us the recent changes that will occur for the Humboldt Recreation Center on Atlantic Avenue, the relocation of the After School Program to Cobbs Hill Park, the exciting development of the Maplewood Nature Center, and the Childrens' Bill of Rights to ensure environmental education and nature experiences for Rochester's children.

## **Election of Officers**

## **Committee Reports**

## **Neighborhood Issues Forum for Neighbors**

## **Refreshments and Neighbors Socializing**

*The Annual Meeting is a good opportunity to connect with neighbors, and share concerns, interests and ideas.*

## ELECTION OF BNA OFFICERS FOR 2026-2027

The Browncroft Neighborhood Association Annual Meeting is May 19th.

Nominations for officers are open: President, Vice president, Treasurer and Secretary.

If you or someone you know have an interest in neighborhood preservation, communication, fostering neighborly community events, and interfacing with local government departments, please nominate yourself or a neighbor to run for office.

A solid neighborhood association requires residents interested in assuming leadership roles.

Send an email to BNA via the contact page at <http://browncroftna.org>.

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## LOOKING BEAUTIFUL & BEING GOOD NEIGHBORS

Now that the neighborhood flora and fauna are coming alive and neighbors are out and about enjoying the weather, the trees and flowers and the architecture of the lovely homes, there are a few reminders help ensure a good experience for all.

### Homeowners

- Please sweep sidewalks of grass clippings, tree litter, fertilizer or weed killer pellets, and silt settled into low sections. They are unsightly, a health hazard and, when wet, become very slippery.

- Trim bushes and low tree branches away from the sidewalk right-of-way.

- Place garbage totes and yard debris at curb the night before the City's refuse pick-up day (Wednesday in Browncroft). Garbage along the street days before or after pick-up day is an eyesore to the rest of the neighborhood.

- Remove litter that has fallen out of totes or left by others when it lands on your property.

- Do not park cars on the front yard, or over the City sidewalk area. The former is unsightly and the latter is inconvenient to pedestrians. Both are code violations.

### Walkers

- Do not litter anything as you pass through.

- Dog walkers must leash their dogs and must not leave dog feces on neighbors' yards, tree lawns (area between the sidewalk and curb), or in the street. This includes bagged poop. Just because it is bagged doesn't mean the job is done. Please do not regard piles of yard debris at the curb as valid places to leave your bagged poop. The municipality does not appreciate it, nor the property owner who could be fined, or at the very least, reprimanded by Brighton or the City.

## NEW BOOKS FOR NEW STUDENTS AT #46 FOR 2026



This will be the 10th year that BNA has sponsored this project which provides 2 new paperback books for the incoming kindergarten students at Austin Steward Elementary School No. 46. The books are gift wrapped and include a note that indicates that they are a welcome gift from their Browncroft neighbors. The smiles and joy this small gift creates is priceless. Every year we collect funds and if there is extra money we purchase new books for the school library. Donations are welcome and can be sent or dropped off addressed to Ann Kanthor at 175 Dorchester Rd. Donations will also be collected at the Ice Cream Social, Annual Meeting, and the Fall Family picnic.

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- Children on bikes (wheels) must be taught to be considerate of pedestrians of all ages. Toys should not be left in the right-of-way to trip or impede pedestrians.

“That’s All Folks!” This newsletter doesn’t reach the many non-resident walkers that pass through our hospitable neighborhood for walking. But at least we can be considerate of each other.

# BNA EVENTS CALENDAR FOR 2026

## **Annual May Meeting**

**May 19th 7:00 p.m.**

Election of Officers

Guest Speaker, Jasmine Chastine



## **Browncroft Garden Walk**

**June 14th 12:00-4:00 p.m.**

Private neighborhood gardens open



## **Ice Cream Social**

**Thursday, June 25th**

127 Berwick Rd.

6:00-7:00 (rain or shine)

Free for all Browncroft Residents

Netsins Ice Cream Truck

Fun for the whole family!



## **BNA Family Picnic (no charge)**

**Friday September 25th**

Hazelwood Lodge at Ellison Park 5:00-

Hots, Rolls, Drinks, papergoods provided by BNA

Bring a dish to pass

More information closer to the date.



We will be collecting donations for the New Books for New Students Project sponsored by BNA at both of these events

Questions about these events: [bnawinter@gmail.com](mailto:bnawinter@gmail.com)

*The Events Committee hopes that you save this page for reference the rest of the summer.*

# Bloom Where You're Planted: Join the Browncroft Garden Walk!

Do you have a backyard sanctuary that brings you peace? A front porch framed by perennials? Or perhaps a “work in progress” that shows the heart and soul of a true gardener? We are looking for neighbors to share their outdoor spaces for the upcoming -

**Browncroft Garden Walk on June 14th from 12:00 pm to 4:00 pm.**

## Why Participate?

You don't need a professional landscape crew or a botanical garden-grade estate to participate. We are looking for diversity:

- **The Secret Sanctuaries:** Quiet backyards and cozy patios.
- **The Pollinator Paradise:** Gardens designed for bees, butterflies, and birds.
- **The “Newbies”:** Recently started gardens that show what's possible with a little dirt and a dream.
- **The Classics:** Well-established borders that honor our neighborhood's historic character.

## No Pressure, Just Pride

The Browncroft neighborhood is legendary for its tree-lined streets and “City Beautiful” charm—it's basically the perfect stage for a garden walk. The Garden Walk isn't a competition; it's a celebration. It's an opportunity to meet your neighbors, swap tips on what actually grows in Rochester clay, and showcase the unique beauty of our historic district.

**Pro-Tip:** You don't even have to have “perfect” flower beds. Sometimes the best part of the walk is seeing how a neighbor solved a drainage issue or designed a clever vegetable patch!

## Event Details

- **Date:** Sunday, June 14th
- **Time:** 12:00 pm – 4:00 pm
- **Location:** Throughout the historic Browncroft neighborhood

## Ready to Sign Up?

If you're willing to host a few friendly strollers in your garden, please reach out to Joyce Nagle at 585-362-1415, Jim Nicholson at 585-482-1084 or Patrick Phillips at 315-525-8648. Let's make this June 14th a blooming success



# IN APPRECIATION OF THE BROWNCROFT TREE PLANTERS

For over a decade the Crier has recognized property owners for planting young shade trees from Browncroft Boulevard, south to Blossom Road. Why? Because as the Brown Brothers Nursery landscape aged and the original design of their Browncroft subdivision lost large and majestic shade trees, it was necessary for private property owners to do the planting to keep this unique landscape design intact.

The Browncroft Subdivision was designed and planted in 1914 when it was developed to create a park-like setting before the lots laid out and sold. The landscape was planted both on the private front yards and on the public right-of-ways to form a unified design. The landscape encompasses 10 streets - not merely one street mall - which is so monumental a subdivision characteristic, that it was a contributing factor in the State of New York recognizing and nominating Browncroft as an historic district on the National Register of Historic Places.


The shade trees along the sidewalk were planted 30 feet apart in a line along the private side of the public sidewalk, with ornamental trees and shrubs, such as magnolia, dogwood, viburnum, forsythia, wisteria, and keria planted on the tree lawns between the curbs and


sidewalks. If there is no tree 30 feet from another big tree within six feet of the sidewalk on the private side, or no large tree on any given lot at the sidewalk on those streets, it has been lost.

The property addresses by house numbers listed below reflect the loyalty of their past or present owners to preserve the idyllic Browncroft neighborhood experience as provided by its landscape:



not survive), #373, Newcastle, 2012 #235 Browncroft Boulevard on Newcastle side.

 **Corwin Road:** #28, #36, #40, #127, #135, #143, #144 (2 trees), #147, #152 (2 trees), #155, #163, #169, #170 (2 trees), #193 (didn't live), #215 (2 trees inside sidewalk and 2 magnolias on tree lawn), #226 (didn't live), #373 Newcastle on Corwin side.

 **Windemere Road:** #42, #52, #55, #80, #115, (didn't survive), #132, #165. [Note, five other property owners on Windemere replanted their front yard with a tree when the Browncroft tree came down; but unfortunately too far from the sidewalk to continue the uniform line of trees that creates the shade canopy arching over the sidewalk affect.

 **Beresford Road:** #257, #307.

**Gramercy Park:** #33.

This represents 35 Browncroft homeowners and 54 trees planted by private residents. Hopefully this tradition by neighbors to maintain our special neighborhood will continue as our aging maples disappear!

To replant a missing tree please choose these varieties, which mimic the look of the shady maples with their dark tree trunks, but which are not invasive species: sugar or red maple, English oak, tulip tree.

[For a more complete explanation of the Browncroft Historic Landscape's design regarding the pines at the intersections, the Browncroft Boulevard sycamores and an explanation as to why Dorchester and Yarmouth Roads do not have original shade tree design, send an email request for a PDF pamphlet with illustrations to [cdendra@gmail.com](mailto:cdendra@gmail.com).]



Magnolia, Corwin Rd

 **Newcastle Road:** #130, #177 (3 trees), School #46 (8 trees on Newcastle and 3 on Dorchester Road), #291 (2 trees), 165 Windemere on Newcastle side), #330 (did

# FINAL DRAFT OF THE CITY OF ROCHESTER AMENDED ZONING CODE POSTED

The City has provided the PDFs of the Final Draft Zoning Code, dated April 2026, The Final Generic Environmental Impact Statement (FGEIS), the Final Draft STR (Short Term Rental) Code Amendment, and the Final Draft ZAP map, which can be reviewed at [http://rochesterzap.com/04/\\_Documents & Presentations/](http://rochesterzap.com/04/_Documents & Presentations/).

At a glance it appears that some of the comments submitted by BNA and other neighborhoods have been addressed, but a more in-depth review will be needed.

Strangely, the code itself no longer has a separate use category for short-term rentals or bed-and-breakfasts, as did the 2023 Draft Zoning Code. Those uses are handled, temporarily in the FGEIS and Final Draft STR. Because these two items are hot issues in the Rochester community, as well as in other cities, how they will be resolved to the satisfaction of city residents and good land use management is a conundrum for the City. The impact that the multi-billion dollar on-line booking companies have had on the bed-and breakfast use of properties has skyrocketed and changed the urban landscapes and the hospitality industry across the world, creating the urgent need for new regulations.

It is tentatively scheduled to go before City Council in the fall.

The last draft was in September 2023.

# BNA TO REQUEST THAT MONROE COUNTY OPT-IN TO THE NYS REGISTRY OF SHORT-TERM RENTALS.

The State of New York has enacted an amendment to Real Property law (in December 2024 and February 2025) that creates some oversight of short-term rentals, in the form of a registry that applies uniformly across all booking platforms, such as AirBnB, VRBO and any others existing now or developing in the future. Counties will be covered by the state law unless they officially opt-out. Monroe County opted out in December 2025 based on a referral introduced by County Executive Bello and passed by the Monroe County Legislature. Other NYS large counties - Erie County (Buffalo), Onondaga County (Syracuse), and Albany County - opted-in to take advantage of this tool, which can assist in providing short-term rental oversight and tax collection.

This registry will provide Counties with quarterly data of where these short-term rentals are located, which will assist municipalities in various planning initiatives related to housing - an issue many cities are finding these short term platforms are negatively affecting - health and safety requirements, such as fire extinguishers, exit signs, etc., and sales tax collection. The law requires the short-term rental hosts to report to their local county registries and to verify this with the booking service as a requirement for the service to list them. Individual hosts that do not use a booking service are still required to register with their county. The State will receive information related to addresses, nights booked,

guest counts and will keep track of the sales tax collected. The information will not be available to the general public.

The counties that opted-out by the December 2025 deadline can still opt-in if they decide it is in their interest, and the interest of the municipalities in their jurisdictions, to do so. The County Legislators that voted to opt-out, given the time constraint, expressed a desire to look into being part of the State Registry at a future date, after they have had an opportunity to understand all the ramifications, including the costs to the County of maintaining the registry and enforcement versus the revenue to be gained by participating.



## Spring Clean-Up

in the  
**Browncroft  
Rose Garden**  
**Saturday, May 9th**  
**10:00 A.M.**

**This is the beginning of the  
volunteer gardening season  
in this public space**

**Many Volunteers Needed  
to tidy up the beds.**

**Bring tools such as loppers,  
pruners, spading fork, and-  
work gloves.**

**Rakes are available at site.**

# 2026 WINTER GATHERING IN PICTURES



BNA President, Andy Spadoni, at podium



Famous Beresford Road Group



*Lots of  
Winners!*



**See Businesses that gave  
BNA gifts for raffle on  
back page. Thank You  
to our merchants!**



# BNA WINTER GATHERING – JANUARY 23, 2026

On a cold and snowy January night BNA neighbors gathered at Glendoveers on Old Browncroft Blvd for a night of good fellowship with new and old friends and neighbors, a delicious buffet dinner and the chance to win deluxe raffle items donated by area merchants. This is an annual event planned by the BNA Events Committee. Attending for the first time one neighbor exclaimed that he had such a good time and regretted not having attended in previous years. The food, especially the hot and cold hors d'oeuvres. were spectacular and the ice cream buffet was the “cherry on top”.

Beresford Road was well represented with more than 15 residents attending!

The Events Committee is already looking ahead to January 22, 2027! Mark the date in your calendar and look for more information in the BNA Crier and BNA Announce throughout the year.

## With Appreciation

The following area merchants donated gift certificates to our Winter Gathering Raffle. We are fortunate to have these businesses in our neighborhood, and we hope that you will reciprocate their generosity when you are out shopping or looking for a place to dine.

**Winfield Grill**  
647 N. Winton Rd.

**Lucky's Restaurant**  
628 N. Winton Rd.

**Merchants Grill**  
881 Merchants Rd.

**Silver Iguana**  
663 N. Winton Rd.

**Captain Tony's**  
385 N. Winton Rd.

**Balsam Bagels**  
288 N. Winton Rd.

**Captain Jim's Fish Market**  
2329 E. Main St.

**Mark's Pizza**  
245 Merchants Rd.

**Little House Coffee**  
2320 E. Main St.

**Mayer Hardware**  
226 N. Winton Rd.

**Liberty Family Restaurant**  
160 N. Winton Rd.

**Starbucks**  
668 Blossom Rd.

**Khong Thai Cuisine**  
260 N. Winton Rd.

**Jen's Artisan Bread**  
682 N. Winton Rd.

**Wegmans**  
1750 East Ave

**China Garden**  
268 N. Winton Rd.

**Tryon City Tavern**  
2300 E. Main St.

**Boulevard Grill**  
410 Empire Blvd

**Pasta Shoppe**  
277 N. Winton Rd.

**Merchants Wood Fired Pizza and Bistro**  
564 Merchants Rd.

**Polizzi's**  
Village Gate