

PROCEEDINGS HELD BEFORE THE HISTORIC
PRESERVATION COMMISSION OF BRIGHTON AT 2300 ELMWOOD
AVENUE, ROCHESTER, NEW YORK, ON JUNE 25, 2020, AT
APPROXIMATELY 7:15 P.M.

June 25, 2020
Brighton Town Hall
2300 Elmwood Avenue
Rochester, New York 14618

PRESENT:

JERRY LUDWIG, CHAIRPERSON
JUSTIN DELVECCHIO
AMANDA L. DREHER
JOHN PAGE
DAVID WHITAKER
DIANA ROBINSON

MARY JO LANPHEAR
Town Historian

KEN GORDON, ESQ.
Town Attorney

RAMSEY A. BOEHNER
Town Planner

NOT PRESENT:

WAYNE GOODMAN

REPORTED BY: SUSAN M. RYCKMAN, CP,
Court Reporter,
FORBES COURT REPORTING SERVICES, LLC
21 Woodcrest Drive,
Batavia, NY 14020,
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1 CHAIRPERSON LUDWIG: Is there anyone there
2 that wanted to speak to open forum?

3 MEMBER DREHER: Yes, I would like to speak
4 to open forum. Unless there's anyone else in the
5 waiting room?

6 MR. BOEHNER: No, there isn't.

7 MEMBER DREHER: Okay, then. So as many of
8 you know, I am -- my husband and I are working on a
9 master plan for our property.

10 Thank you, Ramsey. What you are seeing on
11 your screen right now is the master plan that we --
12 that was the right first one, that you had. That
13 Bare Landscape has come up with for us.

14 MR. BOEHNER: I'm sorry.

15 MEMBER DREHER: Yeah, that's -- the first
16 one is the -- I think you need to scroll up a little
17 bit, maybe. If you go back to the other one, and then
18 scroll up. I think somehow it got scrolled down.

19 MR. BOEHNER: I don't know what happened.
20 Yep, I gotcha.

21 MEMBER DREHER: Or not. Maybe it's scroll
22 down. It's only one page.

23 MR. BOEHNER: I see what happened. For
24 whatever reason, it went real big on us.

25 MEMBER DREHER: Okay.

1 MR. BOEHNER: I've got more to reduce.
2 There you go.

3 MEMBER DREHER: There we go. So this is our
4 master plan. We have the -- the house, which
5 currently has a circular driveway around the back.
6 And barn, and the pond, are all current. That other
7 walk aside from the house. Next to the house is the
8 new garage, and then behind that is the existing barn.

9 So the big changes are going to be
10 eliminating the circular driveway around the back of
11 the house. That's the biggest change we would like to
12 make in Phase 1.

13 We went through many renditions of adding a
14 garage, attaching a garage, placing it so that we
15 could keep the circular driveway behind the house, and
16 none of them presented really good options.

17 So what Mark Bare came up with, with us, was
18 to keep the -- the driveway on the right side of the
19 house, if you're looking at the house, which currently
20 goes straight back, and to place the new detached
21 garage at the back of the house, and a patio/walkway
22 where the driveway would have continued around.

23 So this is our master plan as of now, but
24 Phase 1 -- Ramsey, if you could go to the next one.
25 So Phase 1 will -- is what you see here, which is

1 basically the addition of the garage. That
2 terrace/patio. Mark has suggested bringing the
3 circular driveway in front of the house. We'd like to
4 live with the one side for a while, to decide if
5 that's necessary. We don't want to lose the curb cut,
6 but we won't eliminate the other driveway. That will
7 remain unused, but we'd like to live with it for a few
8 years to decide if we need to bring that circular
9 driveway in front of the house.

10 So the drive will head back, there will be a
11 parking area, and then a two and a half-ish car garage
12 with a terrace/patio. And there is a little garden
13 area with the fence around it, and an arbor and a gate
14 to enter. That is probably unlikely to happen in our
15 very first Phase 1.

16 The Phase 1 I think is most likely going to
17 be the parking area, the garage, and the terrace.
18 Just due to -- just due to money concerns.

19 So if you want to go to the next slide,
20 Ramsey.

21 MR. BOEHNER: Which is going to be the
22 house?

23 MEMBER DREHER: The house. So I actually --
24 I really should have sent you a picture. Currently we
25 have -- the door is a foot over from where you see it

1 in this picture, and we have a series of windows to
2 the right of the door. We don't have to alter the
3 mudroom in the entrance to build the garage, but we'd
4 like to. I'm -- we're talking to contractors, trying
5 to get a sense if we -- a price thing, and if we can
6 do that in our Phase 1. We were -- we're still really
7 in the idea phase for this, because I've been talking
8 to contractors and trying to get a sense of what we
9 can do.

10 So currently there's an aluminum awning over
11 the door and the windows, probably added in the
12 Fifties. It's -- it's really -- really something.
13 So, but if we don't move the door, you know, we'll
14 need to do -- to do that work at the same time that we
15 move the door and the windows.

16 So at this point, I don't know entirely what
17 will happen with this. I should know soon, but I
18 wanted to give you a sense of what we're thinking of,
19 moving doors and windows, and the overhang we'll build
20 something other than an aluminum awning.

21 Okay. So the next slide is the -- actually,
22 Ramsey, could you go to the last one for now, first?

23 Okay. So this will give you a sense.
24 Jennifer Takatch is the architect we've been working
25 with, and we decided on a very simple design. Trying

1 to go for something like an out -- some sort of an
2 outbuilding that would have been close to the house
3 originally, whether it was a barn or something else.

4 So we, you know, we -- we sought out a
5 couple other designs. I think there are other designs
6 that might be more interesting, and you know, maybe
7 more pleasing, but given the -- given the gables in
8 the house and all the angles, I think right now we're
9 focussed on -- on just keeping it pretty simple.

10 John had given us some -- some good ideas,
11 and some changes. We're thinking of going with some
12 wider garage doors. We've already decided to lose the
13 cupola, and we're gonna play with the windows around
14 the barn, around the garage, and we're not gonna do
15 the stone. So it will be a board and batten.
16 Probably standing seam, metal roof, and the garage
17 doors will be some rendition of a carriage style.

18 And there will be windows on every -- I
19 think there will be windows on every side. Jennifer
20 had put in these windows. I'm not sure exactly what
21 style I'm going to go with. This is, again, just an
22 overview.

23 And if you go to that second to last slide,
24 Ramsey. This shows -- and you can ignore her
25 rendition of the patio. That's just kind of roughed

1 in. Mark, Bare Landscape's drawing are the accurate
2 ones for that. She's got the gate and arbor in a
3 different place, but we're gonna -- when we do it,
4 which probably will be a Phase 2, it'll be out by the
5 garage, in the garage.

6 So it's just going to be pretty simple.
7 Two-car. I think we're doing nine-foot wide doors. I
8 think they're eight-feet high. We decided to go with
9 nine feet instead of eight-feet width. There is an
10 area for garage toters around the corner. Storage.

11 We are doing -- we are doing storage up in
12 the -- the attic area. I don't know if we will do
13 pull-down stairs or a staircase. Still kind of
14 talking about that. And the windows facing the patio.
15 I sort of favor two sets, but again, not quite settled
16 on those details.

17 But this is the -- the overall thought of
18 where to put the garage, and to do a very simple -- a
19 very simple building that not -- not intended at all
20 to match the house, more intended to be a
21 period-appropriate outbuilding that might have been
22 there originally.

23 So we are -- I'm just looking for general
24 feedback tonight. Talked to our second contractor
25 this week, talking to our third one next week. I

1 believe we're -- we're pushed to next year at this
2 point. We were originally hoping for the fall, but I
3 just -- it's just not possible with schedules and
4 everything that's going on. So we're looking at,
5 probably, next spring as soon as they could start to
6 build.

7 Because of that, we are thinking about doing
8 some work on the barn in the fall. So, I'll likely be
9 back in a month or two with our thoughts on that. We
10 did talk to a mason, Marty Naber, who was the first
11 guy we talked to. Who really had a great idea, some
12 great ideas, for a plan to save what's there, make it
13 safe, make it somewhat usable.

14 But -- so yeah, that's really it, when it
15 comes to the plans. So if there's any -- any feedback
16 at this stage? Again, design details, we'll
17 obviously, be back with detailed drawings and definite
18 things one more time. But any thoughts on where we
19 stand?

20 CHAIRPERSON LUDWIG: Well, it looks good.

21 MEMBER DREHER: Thanks.

22 CHAIRPERSON LUDWIG: Couple of -- couple of
23 minor thoughts. One, I think you might want to
24 consider a permanent stairway to the second floor, as
25 opposed to a pull-down. You will probably use that

1 space more than you think you do. And having to fool
2 with a pull-down stairway. They're not as safe, and
3 it's hard to carry larger things up to that space. So
4 might want to think about that.

5 MEMBER DREHER: Yeah.

6 CHAIRPERSON LUDWIG: The cupola would
7 provide a way of venting that upstairs area, so it
8 wouldn't be too warm, unless you put in gable vents.
9 Which you could do, I guess. But it looks good. It
10 looks good.

11 MEMBER DREHER: Thanks.

12 MEMBER ROBINSON: Amanda, I agree very much
13 with Jerry. We had the same situation. I had to
14 squeeze in a set of stairs in this entire office. So
15 what, do you have -- what's the elevation of your
16 floor in the garage? Do you have knee walls above
17 that, or does the (inaudible) come right down?

18 MEMBER DREHER: Way too many changes.

19 MEMBER ROBINSON: Do you have -- do you have
20 an elevation of it?

21 MR. BOEHNER: Yeah.

22 MEMBER ROBINSON: You do. We saw the
23 garage.

24 MEMBER DREHER: Yes. I'm looking to mine.

25 CHAIRPERSON LUDWIG: No, no knee walls.

1 MEMBER ROBINSON: No knee walls. Okay. But
2 still, I had to carve it out, and go through the
3 stairs.

4 MEMBER DREHER: All right, thank you. I
5 will definitely -- I feel like she -- no, she didn't
6 put them in. She's -- so she's got pulldown in the
7 current design. So.

8 CHAIRPERSON LUDWIG: The only problem -- the
9 only problem with knee walls is they are going to
10 raise the elevation some, and you don't want it to --
11 to be too tall. And knee walls are probably going to
12 add, if you -- if you extend them all the way to the
13 eaves, you're going to add four feet or so.

14 MEMBER DREHER: No.

15 CHAIRPERSON LUDWIG: To the height.

16 MEMBER DREHER: Okay.

17 MEMBER ROBINSON: I was just asking that
18 because that's what our situation was. Our garage was
19 too short, and it grew. But that looks good.

20 MEMBER PAGE: The plan that you're working
21 out with Mark is very nice. If you're able to do the
22 gardening adjacent to the -- to the garage, that's a
23 -- a very nice touch.

24 MEMBER DREHER: It's definitely something
25 we're planning to do, whether it's gonna get done in

1 this round one or not is just all -- everything is
2 kind of depending on what -- what everything's gonna
3 cost. So we-- we've got a budget, and -- but it
4 definitely will get done.

5 I mean, I'm inclined to do all of the stone
6 work. I would like to do natural stone. I really
7 think that's the best option. But right now, the --
8 you know, the terrace is -- is very expensive. So if
9 we want to do that, which I think that's the right
10 thing to do for this house, it's where we can cut
11 elsewhere for now. So I did not realize that it was
12 -- that much stone would be that expensive.

13 And the driveway and parking area are just
14 gonna be crushed stone for now. We're not gonna pave
15 anything. We have asphalt just in the back, and that
16 will come up because where the garage will be. We're
17 gonna do crushed stone, and until we decide on the
18 permit that is for the driveway -- I don't like the
19 look of asphalt next to our house. But if we have to
20 pave the parking area for, you know, kids or
21 convenience, I could see doing that. But I think the
22 driveway probably will always stay crushed stone.

23 CHAIRPERSON LUDWIG: Well, you may want to
24 think about that, especially when you plow the snow in
25 the wintertime.

1 UNIDENTIFIED SPEAKER: Yeah.

2 MEMBER DREHER: Yeah, it's one of the things
3 we've been talking to Mark about, because we currently
4 don't have -- it was very hard to find someone to plow
5 for us. But part of that was also the fact that it's
6 such a big area. We -- we had a lot of contractors
7 tell us they can do four or five other driveways in
8 the time that it takes them to do ours. And they
9 didn't care how much we wanted to pay them, they just
10 didn't want to do it. So, it's definitely something
11 we're keeping our eye on.

12 And one of the reasons why, if we can get
13 away with just the one driveway on the side then, and
14 not need anything in the front, I think we'll be okay.
15 But -- so we want to live with that before committing
16 -- committing to it.

17 CHAIRPERSON LUDWIG: Oh, you're talking
18 about not doing the circle in the front?

19 MEMBER DREHER: Yeah. We're not gonna do
20 that in Phase 1. We're gonna leave the driveway -- if
21 you look through the dash lines on the plan, the
22 driveway is currently just straight.

23 CHAIRPERSON LUDWIG: Right. Right.

24 MEMBER DREHER: Mark's dream is to have --
25 have a lovely curved driveway. But we're just going

1 to leave the driveway, for now, where it is, and live
2 with it for a few years. And then we will remove the
3 other driveway. We won't be using it anymore, because
4 they won't connect. But we'll leave it there, and
5 decide if we're going to bring it in front of the
6 house or not. So yeah, we'll just -- I don't think
7 we'll need it, and I would prefer not to have anything
8 in front of the house.

9 One of the driving points of doing the
10 mudroom over, is that -- it is the main door to our
11 house, and currently is not a very welcoming area with
12 the laundry and whatnot, everything in there. If we
13 did the driveway in front of the house, we could
14 utilize our front door for guests, and that would be
15 -- we would, you know, not -- maybe not need to
16 renovate the mudroom. But we've got to make -- make
17 that decision. I'd like to live with the -- the one
18 driveway for a little while.

19 CHAIRPERSON LUDWIG: Well, let -- let me
20 just throw in my two cents worth. Having a circle
21 driveway in front will make it much more convenient
22 for people, UPS driver or whoever, whomever comes to
23 the house, rather than to having to back out. You
24 know, if the parking space is full, rather than having
25 to back out on French Road, I think you will find it

1 an asset to do that.

2 MEMBER DREHER: Yeah. We're -- when we do
3 -- if we just do the one side, we are going to have to
4 take out some trees, because you currently, in the
5 summertime, you cannot see out that side. I had to
6 back out yesterday when I got home with my -- my, the
7 guy who mows the lawn was in the driveway, and you
8 absolutely cannot see. Currently all the trucks drive
9 all the way around because it's a big, circular
10 driveway. So yeah, that's definitely one of the
11 considerations that we'll have to just see how that
12 ends up.

13 I -- I think the parking area will, you
14 know, it'll -- we'll keep -- we only have two cars.
15 They'll stay in the garage while we're home, because
16 the garage is nice and close. So that should be free
17 for trucks, but it's something we'll have to, I guess,
18 evaluate for that next -- that next step.

19 CHAIRPERSON LUDWIG: Well buy your husband
20 an old pickup truck with a plow for the wintertime.

21 MEMBER DREHER: He asks for one every
22 Christmas.

23 CHAIRPERSON LUDWIG: There you go. It looks
24 good.

25 MEMBER DREHER: Thank you.

1 CHAIRPERSON LUDWIG: Exciting.

2 MEMBER DREHER: It will most likely be
3 spring, but I wanted to -- to get started. And I will
4 be back with, probably, the detailed decisions on the
5 design, and then more feedback if we do that.

6 The only other thing I had not related to
7 this project, is that we are -- we would like to
8 replace, rebuild our -- our second chimney. The
9 chimney is -- the only thing that's through right now
10 is the gas fireplace. It's -- both chimneys needed
11 work when we bought the house. We negotiated
12 replacement of one in the cost, and the mason that did
13 that agreed that we could wait for the other one. But
14 we bought the bricks at the time. So they're -- we'd
15 like to rebuild the same thing, iron spotted. The
16 bricks are the same that are currently there, the same
17 type. They're a slightly a different shade, but they
18 do match the chimney that was rebuilt when we brought
19 the house, because we bought them at the same time.
20 We're not going to change anything. They're built
21 exactly the same. I think -- I know as far as the
22 lining and the vents go, obviously, that would be
23 updated to current requirements. But I'd asked
24 Ramsey, because I've never seen us -- the stuff
25 rebuilding a chimney before. But if it's the same

1 thing, do I need a certificate of appropriateness?

2 CHAIRPERSON LUDWIG: No. No. As long as it
3 is the same materials and the same place, you do not.

4 MEMBER DREHER: Yep, it -- it should be --
5 I've -- I've asked the mason to do it identical to
6 what's there, which is pretty simple.

7 CHAIRPERSON LUDWIG: Then Marty Naber is
8 your man.

9 MEMBER DREHER: He's actually not going to
10 do the chimney. We already got a quote from -- we
11 already talked to the mason who did the first one,
12 Terry Scanlon. And so he's got us on the schedule for
13 the fall. That was before, actually, we talked to
14 Marty Naber. But for some reason if Terry can't do
15 it, then we would talk to Marty.

16 But I think Marty is going to do the work on
17 the barn. He said he would love to do it if it's
18 before he retires. So if we can do some work this
19 fall, we might jump on that.

20 CHAIRPERSON LUDWIG: Oh, my God. You -- you
21 didn't just say that, did you?

22 MEMBER DREHER: He -- he said he's wanting
23 his exit plan.

24 CHAIRPERSON LUDWIG: Oh, God.

25 MEMBER PAGE: All the good guys are going.

1 MEMBER DREHER: Yeah. So he's -- he's one
2 in the barn, would be basically taking the rough --
3 rough part, the rough walls that are falling down,
4 down to, like, retaining wall height. And he
5 described how they would cut, and -- and work it so
6 that the walls that were doing well, standing,
7 preserved, to stay that way. So he was really the
8 first person to -- to, the first mason, we talked to a
9 couple, to give us a really clear, thoughtful,
10 reasonable plan for the barn.

11 So I -- I'm, okay, we gotta do -- you got --
12 you can't retire until you help us this. So.

13 So yes, that's it. So thank you for
14 listening. I know this is going to be a -- I mean,
15 you'll hear from me a couple of times, and I
16 appreciate your time during the open forum.

17 CHAIRPERSON LUDWIG: Great presenting.
18 Great. Great job.

19 MR. BOEHNER: Thank you, Amanda.

20 CHAIRPERSON LUDWIG: Thank you. Anyone else
21 for open forum?

22 MR. BOEHNER: Let me check here, Jerry, if
23 you give me a sec. I don't think so. No, I don't see
24 anyone else, Jerry.

25 CHAIRPERSON LUDWIG: Okay. I would like to

1 call the meeting to order. Ramsey, would you call the
2 roll, please?

3 MR. BOEHNER: Dreher?

4 MEMBER DREHER: Here.

5 MR. BOEHNER: Page?

6 MEMBER PAGE: Here.

7 MR. BOEHNER: Whitaker? I see David. You
8 want to unmute yourself, David.

9 MEMBER WHITAKER: I said here.

10 MR. BOEHNER: He's there. Delvecchio?

11 MEMBER DELVECCHIO: Here.

12 MR. BOEHNER: Robinson?

13 MEMBER ROBINSON: Here.

14 MR. BOEHNER: Ludwig?

15 CHAIRPERSON LUDWIG: Here, or there.

16 MR. BOEHNER: All present except
17 Member Goodman. Member Goodman is not present.

18 CHAIRPERSON LUDWIG: Okay. Motion to
19 approve the agenda?

20 MEMBER WHITAKER: So moved.

21 CHAIRPERSON LUDWIG: All in favor?

22 ALL COUNCIL MEMBERS: Aye.

23 CHAIRPERSON LUDWIG: Do we have minutes from
24 February 27th?

25 MR. BOEHNER: We sent them out.

1 CHAIRPERSON LUDWIG: I don't know, Ramsey,
2 was I at that meeting? I don't think I was.

3 MEMBER DREHER: I didn't see any minutes
4 from February since unless -- oh, were they sent back
5 in March?

6 MR. BOEHNER: Yeah, they were probably sent
7 a while ago. I'm not sure exactly when.

8 Jerry, you were there in February. If you
9 guys are not ready, we can resend them out to you, and
10 we can do them next month? If you're not ready --

11 CHAIRPERSON LUDWIG: Okay, great. Thank
12 you.

13 MEMBER DREHER: Yeah.

14 MR. BOEHNER: Is that what we should do?

15 MEMBER LANPHEAR: Yes.

16 CHAIRPERSON LUDWIG: Was this meeting duly
17 advertised, Ramsey?

18 MR. BOEHNER: If you could just give me one
19 second, I'm falling behind a little bit.

20 CHAIRPERSON LUDWIG: Oh, sorry. Sorry.

21 MR. BOEHNER: I have to write notes for
22 Gretchen.

23 CHAIRPERSON LUDWIG: Oh.

24 MR. BOEHNER: Yes. This meeting was
25 properly advertised in the Brighton-Pittsford Post of

1 June 18th, 2020.

2 CHAIRPERSON LUDWIG: Okay. That meeting, as
3 duly advertised, will now be held.

4 First item was communications. We have a
5 letter from Laura Mancuso, Richard Ellis, responding
6 to a letter from Ramsey.

7 Ramsey, you just want to fill us in on that
8 really quickly?

9 MR. BOEHNER: Yes. It was in response to a
10 cell tower provider/carrier that was putting new
11 antennas on the Mortimer water tank off of
12 Crittenden Road.

13 For some reason, because I'm not sure quite
14 -- they had to do a historic evaluation of the
15 surrounding area. They asked if I knew of any
16 historic resources. I did respond to the historic
17 properties that we have designated along Crittenden
18 Road. And they said thank you, but they did not meet
19 their criteria, and -- and that's pretty much what the
20 letter said.

21 CHAIRPERSON LUDWIG: Very good. Thank you.

22 MR. BOEHNER: They got our letter, and they
23 said, you know, they got Federally or State, and I
24 think that's what they were looking for.

25 CHAIRPERSON LUDWIG: Great. Thank you.

1 MR. BOEHNER: If I could ask that we receive
2 and file those communications?

3 MEMBER PAGE: I'll make that motion, if it's
4 needed.

5 MR. BOEHNER: Yes, if you would, John.

6 MEMBER PAGE: That's John Page.

7 MR. BOEHNER: John Page. Do I have a
8 second?

9 MEMBER WHITAKER: Second.

10 CHAIRPERSON LUDWIG: Second. All in favor?

11 ALL COUNCIL MEMBERS: Aye.

12 CHAIRPERSON LUDWIG: So you want to do a
13 roll call?

14 MR. BOEHNER: (Inaudible) second. All in
15 favor, right?

16 CHAIRPERSON LUDWIG: Yes.

17 MEMBER WHITAKER: Yes.

18 MEMBER LANPHEAR: Yes.

19 MEMBER PAGE: Yes.

20 CHAIRPERSON LUDWIG: Okay. We have no
21 designation of landmarks.

22 We have no certificates of appropriateness.

23 We have no hardship applications.

24 Public hearings are now closed.

25 Let's see. Any new business? No new

1 business.

2 Old business? We've got, looks like, seven
3 properties to talk about.

4 First one is 2369 East Avenue, and I believe
5 that's the -- which one is that, Ramsey? I don't have
6 my properties in front of us. 2369?

7 MR. BOEHNER: Okay.

8 MEMBER LANPHEAR: It's the Frank Ellison
9 house, across from Stone-Tolan.

10 CHAIRPERSON LUDWIG: Oh, yeah. Okay. Yeah.
11 What do we think? I -- I noticed the house. The
12 house has been changed quite a bit, and they,
13 unfortunately, I guess they tore down a carriage house
14 at some point. I think that one had quite an
15 elaborate carriage house at one point. Or am I
16 thinking of something else?

17 MEMBER DREHER: I thought it was interesting
18 that the architectural historian who did the update
19 noted that it would be more efficient and effective if
20 this house were part of the designation of district --
21 of a district, and we had recently talked about --
22 about that.

23 So I think if that is at all on our radar,
24 that we might proceed with that at some point in the
25 next few years. We had talked -- we had talked about

1 a grant for a survey of the district, then I -- I
2 would suggest keeping it on the list, but not moving
3 forward with designation at this time.

4 CHAIRPERSON LUDWIG: I would concur.

5 MEMBER PAGE: I'm good with that.

6 MEMBER DREHER: Did we submit that grant?

7 CHAIRPERSON LUDWIG: Pardon?

8 MEMBER DREHER: Did we submit the grant, the
9 grant application for that survey? Mary Jo, you might
10 know?

11 MR. BOEHNER: Mary Jo?

12 MEMBER LANPHEAR: Yeah, we looked into the
13 Preservation League Grant, and I'm trying to remember
14 now. It's been so long since we discussed it back in
15 February. I talked with Aaron there. And we elected
16 not to go forward with it. Ramsey, you must -- you
17 know that?

18 MR. BOEHNER: Yeah, I do kind of remember
19 that, Mary Jo.

20 MEMBER DREHER: Okay. Nevertheless, I think
21 if it's still something we would consider in the
22 future, then I think it's worth keeping this on the
23 list, but -- and not moving forward with designation.

24 CHAIRPERSON LUDWIG: Okay. Any other
25 comments about 2369?

1 MEMBER ROBINSON: I think it's a handsome
2 house, even though it's been through a lot. And I
3 liked Paul Mallow's comment that it was a little
4 heavy-handed. But it is on a main corner, and it is
5 very visible.

6 CHAIRPERSON LUDWIG: Well, it's more
7 heavy-handed now, than when Paul -- Paul looked at it.

8 Anything else on that one?

9 (No response from the Council.)

10 CHAIRPERSON LUDWIG: 3333 Elmwood. This one
11 has some -- has some contentious -- potential
12 contentious owners, who would be totally opposed. The
13 house is changed considerably. I'm -- I'm, at best,
14 lukewarm on this.

15 MEMBER ROBINSON: But again, we can stop any
16 further construction problems.

17 CHAIRPERSON LUDWIG: Well --

18 MEMBER ROBINSON: On the list.

19 CHAIRPERSON LUDWIG: It's on the list, but
20 it doesn't necessarily have to be designated, right?

21 MR. BOEHNER: If we don't have plans -- this
22 is Ramsey. If we don't have plans to designate them,
23 we probably want to consider removing it from the
24 list.

25 MEMBER LANPHEAR: In 2002 it was considered

1 for a designation to the New York State National
2 Registers.

3 CHAIRPERSON LUDWIG: Okay. Any other
4 thoughts?

5 MEMBER DREHER: It seems to be, to me it
6 seems like the strongest quality was the connection to
7 the Lindsey family.

8 CHAIRPERSON LUDWIG: Yep.

9 MEMBER LANPHEAR: It's also connected to the
10 properties on Clover Street, 1550 Clover Street and
11 1496. The addition.

12 As you look at the house, the section on the
13 left, the east section of the house, was being a
14 little white schoolhouse, that started out at
15 1496 Clover Street. And it was part of the
16 Celeste DuBois Clover Street Seminary. So that's got
17 a lot of history to it. Even though it's now changed,
18 altered. But the building is still there underneath
19 the new material.

20 CHAIRPERSON LUDWIG: Okay. Anything else?
21 Comments, one and all?

22 MEMBER ROBINSON: When we were inside the
23 house, this is not relevant, really, but it really is
24 a two-family house, with two separate entrances, two
25 separate staircases, and kind of separated from --

1 MEMBER DREHER: We didn't get an update on
2 this. Do we know if anything has been -- what has
3 been done since the survey?

4 CHAIRPERSON LUDWIG: Nothing that I've seen
5 on the outside. I mean, I don't think there's been
6 any work on it. I know that when we designated the
7 Jim Johnson house, which is kind of behind it, down a
8 little lane, the owner's came in, and they were --
9 let's put it this way. They were not on our -- they
10 did not volunteer to have it designated.

11 MR. BOEHNER: I would agree with you on
12 that, Jerry. They were not -- they were opposed.

13 CHAIRPERSON LUDWIG: Yep. Yep. I -- I
14 would --

15 MR. BOEHNER: That was not the same house
16 that was originally there, that's for sure.

17 CHAIRPERSON LUDWIG: Yeah. I would pass.
18 That's my opinion, but --

19 MEMBER PAGE: I'm kind of lukewarm on it.
20 It -- it's a handsome house, and it's an example of a
21 house that could have been designated twice,
22 originally and after it was redone fairly nicely.
23 Mallow gave it a red, which is, you know, pretty --
24 pretty high. But I'm -- like I say, I'm kind of
25 lukewarm about the property myself.

1 CHAIRPERSON LUDWIG: Okay. Anyone else,
2 thoughts? So leave it on the list, take it off the
3 list?

4 MR. BOEHNER: To remove it from the list, I
5 would want a motion and a second, and take a vote, if
6 we were to remove it from the list.

7 CHAIRPERSON LUDWIG: Okay.

8 MR. BOEHNER: Well, it doesn't sound like --

9 CHAIRPERSON LUDWIG: You want to put forth a
10 motion?

11 MEMBER PAGE: This is John Page. I'll put
12 forth that motion.

13 CHAIRPERSON LUDWIG: May I have a second?

14 MEMBER DREHER: I'll second. Amanda Dreher.

15 CHAIRPERSON LUDWIG: Okay. Any discussion?

16 (No response from the Council.)

17 CHAIRPERSON LUDWIG: Ramsey, you want to
18 call for a vote?

19 MEMBER ROBINSON: I think if you visually --
20 visually -- it's visually important, just driving
21 around the neighborhood. That's all. Not that I love
22 it there much.

23 MR. BOEHNER: Ready? Member Ludwig?

24 CHAIRPERSON LUDWIG: Take it off the list,
25 which is a no, or yes?

1 MR. BOEHNER: Yes. Yes to take it off.

2 CHAIRPERSON LUDWIG: Yes to remove it.

3 Okay.

4 MR. BOEHNER: Yes to remove it off the list?

5 CHAIRPERSON LUDWIG: Yes.

6 MR. BOEHNER: Robinson?

7 MEMBER ROBINSON: I'm going to say no for

8 now.

9 MR. BOEHNER: Delvecchio?

10 MEMBER DELVECCHIO: Yes.

11 MR. BOEHNER: Whitaker?

12 MEMBER WHITAKER: Yes.

13 MR. BOEHNER: Page?

14 MEMBER PAGE: Yes.

15 MR. BOEHNER: Dreher?

16 MEMBER DREHER: Yes.

17 MR. BOEHNER: Why didn't I hear her? I saw

18 yes. It was a yes.

19 MEMBER DREHER: Yes.

20 MR. BOEHNER: Yes. It will be taken off the
21 list of properties that have been surveyed but not
22 designated. Thank you.

23 CHAIRPERSON LUDWIG: Very good.

24 3644 Elmwood. Which one's that? I apologize, I don't
25 have my -- all my notes with me.

1 MEMBER LANPHEAR: That's a little
2 collaborate house next to the Country Club of
3 Rochester on Elmwood Avenue.

4 CHAIRPERSON LUDWIG: Oh, yeah, yeah, yeah.
5 We talked about this before, I think.

6 MEMBER LANPHEAR: Nineteenth century.

7 CHAIRPERSON LUDWIG: Again, I'm kind of
8 lukewarm on that, at best. Anyone else?

9 MEMBER WHITAKER: That's -- that's the gray
10 farm house?

11 CHAIRPERSON LUDWIG: Yep.

12 MEMBER WHITAKER: Yeah.

13 CHAIRPERSON LUDWIG: It's almost charcoal
14 gray.

15 MEMBER PAGE: It has -- it has a decent
16 social history, but I'm also -- sorry, Mary Jo. Also
17 lukewarm on it. It's an interesting patchwork, and
18 interesting history associated with the -- the golf
19 club and everything, but it doesn't quite rise to my
20 excitement.

21 CHAIRPERSON LUDWIG: Okay.

22 MEMBER DREHER: I would agree with what you
23 said.

24 CHAIRPERSON LUDWIG: Anyone else?

25 (No response from the Council.)

1 CHAIRPERSON LUDWIG: Motion to remove it
2 from the list?

3 MEMBER DREHER: I'll make the motion,
4 Amanda Dreher.

5 MEMBER ROBINSON: I'll second that,
6 Diana Robinson.

7 MR. BOEHNER: Take the vote? Ludwig?

8 CHAIRPERSON LUDWIG: Yes.

9 MR. BOEHNER: Robinson? Robinson?

10 MEMBER ROBINSON: Yes.

11 MR. BOEHNER: Delvecchio?

12 MEMBER DELVECCHIO: Yes.

13 MR. BOEHNER: Whitaker?

14 MEMBER WHITAKER: Yes.

15 MR. BOEHNER: Page?

16 MEMBER PAGE: Yes.

17 MR. BOEHNER: Dreher?

18 MEMBER DREHER: Yes.

19 MR. BOEHNER: Motion passes. It will be
20 taken off the list of properties that have been
21 surveyed, but not designated.

22 CHAIRPERSON LUDWIG: All right. Next one
23 is, I believe, it's the schoolhouse, 909 North Landing
24 Road.

25 MEMBER PAGE: I like this one.

1 MEMBER LANPHEAR: Good.

2 CHAIRPERSON LUDWIG: Yeah, I do, too.

3 MEMBER PAGE: It's really interesting with
4 the -- the early use of -- of a variety of concrete
5 block in a way that's actually nicely done.

6 CHAIRPERSON LUDWIG: Mary Jo and I spent a
7 lot of time looking at it over the years.

8 MEMBER LANPHEAR: And I went to first grade
9 there, too.

10 CHAIRPERSON LUDWIG: Well, oh, well.

11 MEMBER PAGE: There's reason enough.

12 MR. BOEHNER: That's enough, right there.

13 MEMBER PAGE: So significant.

14 UNIDENTIFIED SPEAKER: -- survey.

15 MEMBER DREHER: It seems like the church has
16 taken very good care of the property, but they may not
17 always be the owner. And I -- I agree, I think it's a
18 good candidate for designation.

19 CHAIRPERSON LUDWIG: Great. Anyone else?

20 (No response from the Council.)

21 CHAIRPERSON LUDWIG: Motion to leave it on
22 the list, with an eye toward starting the designation
23 process?

24 MEMBER WHITAKER: I'll make a motion,
25 Whitaker.

1 MR. BOEHNER: You don't need a motion, I
2 will just keep it on the list. You -- you wanted to
3 send the first letter? This is Ramsey. If you want
4 to send the first letter, we could do that, and we
5 could have a second for that.

6 CHAIRPERSON LUDWIG: I would suggest we go
7 through the list first, and then maybe --

8 MR. BOEHNER: Okay.

9 CHAIRPERSON LUDWIG: -- maybe pick one.

10 MR. BOEHNER: All right. So it doesn't take
11 any action to keep it on the list. It takes a motion
12 to take it off the list.

13 CHAIRPERSON LUDWIG: Yes.

14 MR. BOEHNER: Okay. Next?

15 MEMBER PAGE: Next one, Jerry?

16 CHAIRPERSON LUDWIG: Yes is on the list, or
17 yes it's off?

18 MR. BOEHNER: No, it's kept on the list,
19 unless someone wants to make a motion to take it off,
20 or make a motion to send the first letter. Beyond
21 that, that's all you have need to do.

22 CHAIRPERSON LUDWIG: Okay. So it's on the
23 list.

24 MR. BOEHNER: It's on the list
25 automatically.

1 CHAIRPERSON LUDWIG: Great. Okay. Next is
2 320 -- 332 South Landing Road. I have no idea what
3 that is.

4 MEMBER LANPHEAR: That's the Arthur Hedley
5 designed house, owned by Oliver DeRitter. It's at the
6 corner of Landing Road South and Linden Avenue, across
7 from the firehouse.

8 CHAIRPERSON LUDWIG: Oh, oh, oh, okay.

9 MEMBER LANPHEAR: The slanted wall.

10 MEMBER PAGE: This is a gorgeous building,
11 and --

12 CHAIRPERSON LUDWIG: Yep.

13 MEMBER PAGE: -- Chris Brant brought me
14 up-to-date about how Hedley did eccentric, classical
15 buildings like this. And this is my favorite one.
16 I'm gonna -- I'm gonna be going for letter on this
17 one.

18 CHAIRPERSON LUDWIG: Okay.

19 MEMBER DREHER: I think -- I didn't notice a
20 rating on the original survey, and the update did not
21 have a mention of it either. Did I -- did I miss that
22 somewhere, or was it not rated in the original survey?

23 MEMBER PAGE: I think it must not have been
24 part of the original 75, and it must have gotten done
25 later, maybe. And then when they didn't rate them all

1 the time.

2 MEMBER ROBINSON: That's correct.

3 MEMBER WHITAKER: The place is the house?

4 MEMBER LANPHEAR: It was surveyed in 2004,
5 and there was no rating on it.

6 CHAIRPERSON LUDWIG: Okay.

7 MEMBER WHITAKER: It's currently the Piccolo
8 house.

9 CHAIRPERSON LUDWIG: The who?

10 MEMBER WHITAKER: Piccolo.

11 CHAIRPERSON LUDWIG: Oh, okay. So it stays
12 on the list?

13 MR. BOEHNER: Yes.

14 CHAIRPERSON LUDWIG: All right. 1940 Monroe
15 Avenue, Twelve Corners Plaza.

16 MEMBER PAGE: Personally I don't think it
17 needs to be on the list. It's got great social
18 history. I don't see anything happening to make that
19 corner do anything significantly different than what
20 it is doing.

21 But, I'm sensitive to the notion that, and
22 this one would ride entirely on social history, and --
23 and the fact that it was a very early example of that
24 type of business plaza. But I -- but I could have it
25 off the list, personally.

1 MEMBER ROBINSON: I go for the social
2 history. I also go for future owners and future
3 changes, that we would have some say in that.

4 CHAIRPERSON LUDWIG: Now we did get a
5 courtesy visit from the bank, who made some
6 alterations. Oh, a bunch of years ago. The bank at
7 the -- on the back, right-hand side as you face it.
8 And I don't know whether they came to us just out of
9 -- I don't think they had to come to us, but they --
10 it was on the list, and they -- felt that it would be
11 a proper thing to do, if they came -- they came before
12 us.

13 So for that reason, and I -- I agree with
14 Diane, I think it's for the social history alone. And
15 you never know. I think it's certainly preferable to
16 a used car lot.

17 MEMBER ROBINSON: And the facades now, at
18 this present time, are sort of attractive and uniform.

19 CHAIRPERSON LUDWIG: Right.

20 MEMBER ROBINSON: Not unpleasant.

21 CHAIRPERSON LUDWIG: Anyone else? Weigh in?

22 MEMBER DREHER: I -- I agree with -- I agree
23 with John. I -- I'm not sure that the letter, the
24 update indicated, based solely on the social history.
25 And I was trying to think of -- with the town's, you

1 know, zoning and the other -- if someone we're going
2 to change it quite a bit, would that be detrimental?
3 They have to go through all the towns other, you know,
4 they have to apply for variances and whatnot. And I
5 -- I think I would trust that process. I don't
6 necessarily think that we need to be involved because
7 it is so different. But that's just my take.

8 CHAIRPERSON LUDWIG: That's okay. Anyone
9 else?

10 (No response from the Council.)

11 CHAIRPERSON LUDWIG: Do we have a motion to
12 remove it from the list? Or a motion to keep it on
13 the list?

14 MR. BOEHNER: You don't need a motion to
15 keep it on, just to take it off.

16 MEMBER PAGE: Just for the sake of making a
17 determination here, I'll -- I'll make the motion to
18 remove it, then we'll see where it goes.

19 CHAIRPERSON LUDWIG: Okay.

20 MR. BOEHNER: Motion from Page.

21 MEMBER DREHER: I'll second the motion,
22 Amanda Dreher.

23 CHAIRPERSON LUDWIG: Any other comments?

24 (No response from the Council)

25 CHAIRPERSON LUDWIG: Ramsey?

1 MR. BOEHNER: Ludwig?

2 CHAIRPERSON LUDWIG: Yes. Take it off the
3 list.

4 MR. BOEHNER: Take it off the list?

5 CHAIRPERSON LUDWIG: Yes.

6 MR. BOEHNER: Robinson?

7 MEMBER ROBINSON: No. Diana Robinson.

8 MR. BOEHNER: Delvecchio?

9 MEMBER DELVECCHIO: Yes.

10 MR. BOEHNER: Whitaker?

11 MEMBER WHITAKER: Yes.

12 MR. BOEHNER: Page?

13 MEMBER PAGE: Yes.

14 MR. BOEHNER: Dreher?

15 MEMBER DREHER: Yes.

16 MR. BOEHNER: It is -- will be removed from
17 the list of properties that have been surveyed but not
18 designated.

19 CHAIRPERSON LUDWIG: Okay. Finally, we have
20 1037 South Winton Road. Chabad Lubavitch. It's a
21 Brighton brick.

22 MEMBER DREHER: We ever hear back from
23 Supervisor Moehle on any communications with the
24 Rabbi?

25 CHAIRPERSON LUDWIG: Good question.

1 MR. BOEHNER: I have not. I don't know if
2 Councilman Gordon -- I mean Ken Gordon. Going back a
3 few years. Town Attorney Gordon.

4 MR. GORDON: I did -- I did speak with the
5 Supervisor about the issue. He agreed that it would
6 be wise for him to have a conversation with the Rabbi.

7 I do not know if that conversation occurred.
8 And the Supervisor probably has not recalled that
9 conversation. I certainly didn't until you just
10 mentioned it now, quite honestly. So -- so I'm
11 guessing the conversation has not occurred. And
12 perhaps, I would suggest, not taking any further
13 action until I get to talk with the Supervisor about
14 that. And we can just carry this over to your next
15 meeting, if that meets with your pleasure.

16 CHAIRPERSON LUDWIG: I think that's a fine
17 idea, Ken.

18 MEMBER WHITAKER: I agree.

19 CHAIRPERSON LUDWIG: Okay. Anyone opposed
20 to that?

21 (No response from the Council.)

22 CHAIRPERSON LUDWIG: So that stays on the
23 list. Thank you.

24 Any other old business?

25 MEMBER PAGE: I'd like to initiate a letter,

1 if -- if we can get agreement on that. Ramsey, do we
2 have a letter out?

3 MR. BOEHNER: On what? I'm sorry, John.

4 MEMBER PAGE: Do we have anything on the
5 docket that's being considered for designation, that's
6 -- that already has had a letter sent, and that we
7 haven't it designated?

8 MR. BOEHNER: Not that I can think of, John,
9 but let me just go through these files.

10 MEMBER PAGE: If not, then I would like to
11 go for 3325 South Landing, number one. And then
12 number two --

13 CHAIRPERSON LUDWIG: You mean -- wait a
14 minute.

15 MEMBER PAGE: 909 North Landing.

16 CHAIRPERSON LUDWIG: Oh, okay.

17 MEMBER PAGE: Landings, as they're --

18 CHAIRPERSON LUDWIG: Do we need to -- well,
19 did we ever have a survey updated on either one of
20 those?

21 MR. BOEHNER: Let me check.

22 MR. GORDON: The update of the survey for
23 909 North Landing was authorized on November 21st last
24 year.

25 MEMBER LANPHEAR: We have it.

1 UNIDENTIFIED SPEAKER: What was the other
2 property?

3 MR. BOEHNER: It's -- all that was sent out
4 to you. It was updated by Katie May 27th of this
5 year.

6 MEMBER ROBINSON: Yep.

7 MR. BOEHNER: You all should have that.

8 MEMBER ROBINSON: The 332 is updated 2004.

9 MR. GORDON: 332, the update was authorized
10 in October.

11 MR. BOEHNER: And we got it in February
12 2020, so you have that one, too.

13 MEMBER PAGE: As far as I understand,
14 Ramsey, we're -- we're all up-to-date on the work that
15 was given to Katie to do?

16 MR. BOEHNER: Yes. Yes. We are -- that's
17 all the work that we have coming to us.

18 MEMBER LANPHEAR: Do you want me to do
19 applications then for both properties?

20 CHAIRPERSON LUDWIG: I wouldn't do both at
21 once. Well, you can do an application.

22 MEMBER LANPHEAR: Prepare the application?

23 CHAIRPERSON LUDWIG: Yeah, I don't see why
24 not.

25 MR. BOEHNER: That would be the next step,

1 is to get the applications. Once we get the
2 applications, then the Board can bring the matter up.
3 And actually, I'm glad Mary Jo brought that up. Then
4 that's when we send the first letter out.

5 CHAIRPERSON LUDWIG: Right.

6 MR. BOEHNER: The property owner would have
7 the right to do the application.

8 CHAIRPERSON LUDWIG: Okay. So is there a
9 motion to direct Mary Jo to prepare the applications?

10 MEMBER WHITAKER: I make a motion.
11 Whitaker.

12 CHAIRPERSON LUDWIG: Thank you, David.
13 Second?

14 MEMBER PAGE: I will second.

15 MR. BOEHNER: Second by Page. And that is
16 have Mary Jo prepare the applications for -- its
17 909 North Landing Road?

18 CHAIRPERSON LUDWIG: Yes.

19 MR. BOEHNER: And the second one is, is it
20 332 North Landing Road?

21 MEMBER PAGE: No, south.

22 MR. BOEHNER: South Landing Road, sorry.
23 Member Ludwig?

24 CHAIRPERSON LUDWIG: Yes.

25 MR. BOEHNER: Robinson?

1 MEMBER ROBINSON: Yes.

2 MR. BOEHNER: Delvecchio?

3 MEMBER DELVECCHIO: Yes.

4 MR. BOEHNER: Whitaker?

5 MEMBER WHITAKER: Yes.

6 MR. BOEHNER: Page?

7 MEMBER PAGE: Yes.

8 MR. BOEHNER: Dreher? Amanda?

9 MEMBER PAGE: I see the mouth moving.

10 MR. BOEHNER: I saw yes on the lips. I
11 don't know why we didn't hear her. Motion passes.

12 CHAIRPERSON LUDWIG: Very good. Thank you.
13 Any other old business?

14 (No response from the Council.)

15 CHAIRPERSON LUDWIG: Presentations?

16 (No response from the Council.)

17 CHAIRPERSON LUDWIG: Announcements?

18 (No response from the Council.)

19 CHAIRPERSON LUDWIG: Motion to adjourn?

20 MEMBER DELVECCHIO: Aye.

21 MR. BOEHNER: Delvecchio.

22 CHAIRPERSON LUDWIG: Second?

23 MEMBER WHITAKER: Whitaker.

24 UNIDENTIFIED SPEAKER: Motion, let's
25 adjourn.

1 MR. BOEHNER: Whitaker seconds.

2 CHAIRPERSON LUDWIG: All in favor?

3 ALL COUNCIL MEMBERS: Aye.

4 CHAIRPERSON LUDWIG: Thank you all.

5 MR. BOEHNER: Thank you, everyone.

6 Appreciate all your effort, patience, and doing such a
7 great job. Thank you. Thank you.

8 (Unidentified speakers.)

9 MR. BOEHNER: Hey, Jeff, nice job, if you're
10 listening buddy. And Brent, you're in on this, so,
11 we'll keep this going. We'll keep it going. Thank
12 you, everyone.

13 UNIDENTIFIED SPEAKER: It worked out really
14 well.

15 CHAIRPERSON LUDWIG: Good night, all.

16 (The proceeding concluded at
17 a time of 8:12 p.m.)

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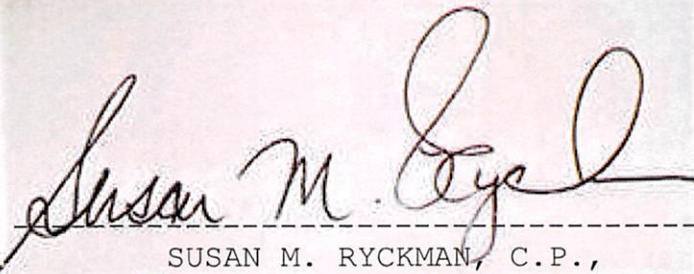
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REPORTER CERTIFICATE

I, Susan Ryckman, do hereby certify that I did report the foregoing proceeding, which was taken down by me in a verbatim manner by means of machine shorthand.

Further, that the foregoing transcript is a true and accurate transcription of my said stenographic notes taken at the time and place hereinbefore set forth.

Dated this 2nd day of July, 2020
at Rochester, New York.



SUSAN M. RYCKMAN, C.P.,
Notary Public.