

B R I G H T O N
H I S T O R I C
P R E S E R V A T I O N
C O M M I S S I O N

October 22nd, 2020

At approximately 7:15 p.m.
Brighton Town Hall Zoom meeting
2300 Elmwood Avenue
Rochester, New York 14618

PRESENT:

JERRY LUDWIG, CHAIRPERSON

AMANDA L. DREHER)
JOHN PAGE)
DIANA ROBINSON)
DAVID WHITAKER)

BOARD MEMBERS

MARY JO LANPHEAR
Town Historian

KEN GORDON, ESQ.
Town Attorney

RAMSEY A. BOEHNER
Town Planner

NOT PRESENT:

JUSTIN DELVECCHIO
WAYNE GOODMAN

REPORTED BY: RHODA COLLINS, Court Reporter
FORBES COURT REPORTING SERVICES, LLC
21 Woodcrest Drive
Batavia, New York 14020

CHAIRPERSON LUDWIG: Good evening. First item, is there anyone here to speak for open forum?

MR. BOEHNER: If there's anyone that wants to speak, raise you hand. You can raise your hand through your participation button.

CHAIRPERSON LUDWIG: So, Ramsey, any?

MR. BOEHNER: Just giving anyone a little time, Jerry, I'm not seeing anyone.

11

CHAIRPERSON LUDWIG: Okay. Then --

12

MR. BOEHNER: We can getting going, Jerry, I think, with the meeting. I don't see anyone for the open forum.

15

CHAIRPERSON LUDWIG: I'd like to call the meeting to order. Mr. Secretary, would you call the roll

16

please?

18

MR. BOEHNER: Mr. Ludwig?

19

CHAIRPERSON LUDWIG: Here.

20

MR. BOEHNER: Mr. Page.

21

MR. PAGE: Here.

22

23

MR. BOEHNER: Mr. Whitaker? He's muted. He's here, he waves his hands, steno.

24

MR. WHITAKER: Here.

25

MR. BOEHNER: Ms. Dreher?

MS. DREHER: Here.

MR. BOEHNER: Ms. Robinson?

MS. ROBINSON: Here.

MR. BOEHNER: Absent is Delvecchio and Goodman.

CHAIRPERSON LUDWIG: Okay. Motion to approve the agenda please.

MS. DREHER: I'll move to approve the agenda.

MR. WHITAKER: Second.

CHAIRPERSON LUDWIG: All in favor?

ALL COUNCIL MEMBERS: Aye.

CHAIRPERSON LUDWIG: The first item is to approve the minutes from the September 24th meeting. I have a few corrections. Anyone else want to start?

MS. DREHER: I just had two of substance.

Page 39, Lines 18, 19 should be Golfside Parkway, as in a proper name of a street.

CHAIRPERSON LUDWIG: So capitalized.

MS. DREHER: Yes. One word Golfside, Parkway the way it's written it looks more like a description.

Page 40, Line 25, it says logged you, I think I believe it should be applaud you.

CHAIRPERSON LUDWIG: Yes, I thought it was

1 Brighton Historic Preservation Commission 10/22/2020

2

3 laude, L-A-U-D-E, but --

4 MS. DREHER: I don't remember if that's what
5 was said.

6 CHAIRPERSON LUDWIG: Either one is better than
7 logged. That's fine. Great, thank you.

8 Anyone else? Okay for me to start?

9 On Page 11, Lines 16, 17, and it says I
10 believe she had two window charts I don't think that's right.
11 I don't know.

12 Page 16, Line 9, the way it, and then blank
13 on, I think we need to add, is, there; the way it is.

14 Page 23, Line 12, Ken, your should probably be
15 Y-O-U'-R-E. Sorry for all of the minor things here, but my
16 better half is the grammar.

17 Page 29, Historical Preservation Commission
18 should be capitalized.

19 Page 35, Line 18, it says Barbarino, I'm not
20 sure what that's all about. Does anyone remember? I guess
21 not.

22 ANGELA PICHICHERO: Oh, wait, I put myself on
23 mute. It's just an expression, you can delete it.

24 CHAIRPERSON LUDWIG: All right, so we can
25 scratch that. Thank you.

3 And somewhere along the line and I believe it
4 was Angie said that Charles Cook had retired? Did you see
5 that? Angie? You're muted, Angie.

6 ANGELA PICHICHERO: There you go. Not Charles
7 Cook Company, I don't know about Charles Cook himself, not
8 the company, because Jim Keane has retired.

9 CHAIRPERSON LUDWIG: Okay, fine. Thank you.

10 Page 34, Line 6, it says Amalgam or something
11 like that?

12 ANGELA PICHICHERO: Amalgam.

13 CHAIRPERSON LUDWIG: Okay. Yes, is that
14 right?

15 ANGELA PICHICHERO: Yes, that's a word.
16 Anything put together is Amalgam.

17 CHAIRPERSON LUDWIG: Okay, thank you.

18 And let's see, Page 47, Line 6, it says, you
19 got, I believe it's supposed to be, you with an apostrophe
20 V-E got.

21 Page 47, it says, I can here it, and I believe
22 hear should be spelled H-E-A-R.

23 You see, I had nothing to do this afternoon.

24 Let's see, on Page 58, Line 15, Certificate of
25 Appropriateness should be capitalized.

2

5 On Page 61, Line 22, it says, second, I think
6 should have a question mark after that.

10

MR. PAGE: I will make that motion, John Page.

11

1 CHAIRPERSON LUDWIG: Thank you, John. A
2 second, please.

13

MR. WHITAKER: I'll second.

14

4 CHAIRPERSON LUDWIG: Thank you, David. All in
5 favor?

16

ALL COUNCIL MEMBERS: Aye.

17

CHAIRPERSON LUDWIG: Minutes stand approved.

18

Was this meeting duly advertised, Ramsey?

19

19 MR. BOEHNER: Yes, they were properly
20 advertised in the Brighton Pittsford Post of October 8, 2020.

21

CHAIRPERSON LUDWIG: Thank you, Ramsey.

22

22 First item, we have communications. A
23 memorandum from Mary Jo Town Historian regarding 909 Landing
24 Road. Did you all receive that?

25

ALL COUNCIL MEMBERS: Yes.

1 Brighton Historic Preservation Commission 10/22/2020

2

3 CHAIRPERSON LUDWIG: Any questions, comments
4 or otherwise?

5 MR. BOEHNER: You can just receive and file
6 the communications. There's one from Angie Pichichero also.
7 I ask that they be received and filed.

8 CHAIRPERSON LUDWIG: Thank you. Any comments?
9 Thank you.

10 Okay, first item on the agenda is --

11 MR. GORDON: Jerry, this is Ken. Could we
12 have a motion to receive and file communications?

13 CHAIRPERSON LUDWIG: Sure.

14 MR. PAGE: I will make that motion.

15 CHAIRPERSON LUDWIG: Second, please, David?
16 Did you second.

17 MR. WHITAKER: I will, yes.

18 CHAIRPERSON LUDWIG: All in favor?

19 ALL COUNCIL MEMBERS: Aye.

20 CHAIRPERSON LUDWIG: Thank you very much.

21 The first item on the agenda is the
22 application of Mary Jo, it is 10H-01-20.

23 APPLICATION 10H-03-20

24 10H-03-20 Application of Mary Jo Lanphear,
25 Town Historian, for property owned by Trinity Reformed

3 Church, at 909 N Landing Rd, tax number 123.17-1-44, for
4 landmark designation. All as described on application and
5 documents on file.

7 CHAIRPERSON LUDWIG: Is there anyone here to
8 speak to that?

MR. PAGE: Jerry, did I hear it correctly or is
it 10H-03-20?

CHAIRPERSON LUDWIG: Yes, is that what I said

11 or not?

MR. PAGE: I caught 01, but --

CHAIRPERSON LUDWIG: Oh, I'm sorry. Well, if

14 I did it's 10H-03-20.

Is there anyone here to speak for that

16 designation?

MR. BOEHNER: You can raise your hand.

JAMES STOOPS: This is Jim Stoops from Trinity
19 Reform Church.

CHAIRPERSON LUDWIG: Jim, would you please
repeat your name and spell your last name for the record?

JAMES STOOPS: Sure. James Stoops, last name
23 spelled S-T-O-O- P as in Paul -S.

CHAIRPERSON LUDWIG: Thank you. Okay, you
25 have the floor.

2

3

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5

JAMES STOOPS: For your knowledge, also from Trinity Reform we have John Burnhardt and John Stratton also on the call.

6

CHAIRPERSON LUDWIG: Okay, great. Thank you.

7

8

MR. BOEHNER: Would you like us to unmute them?

9

10

CHAIRPERSON LUDWIG: Okay. You have the floor Jim and John and who else?

11

12

13

JAMES STOOPS: Just the three of us, I believe. At this point the other names that are names, other than iPhone, I don't recognize.

14

15

CHAIRPERSON LUDWIG: Okay, great. Jim, you go ahead and start please.

16

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19

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21

22

JAMES STOOPS: I appreciate you giving me the floor. I'm unfamiliar with this proceeding, to be honest. Prior to our receiving the notice in September of the application I was unaware of the existence of this group and its charter. So procedurally, I'm unfamiliar with what you are expecting or how these procedures go, so we'll need a little bit of guidance.

23

24

CHAIRPERSON LUDWIG: Okay. We can start with that or do you want to just go ahead --

25

JAMES STOOPS: No, that would fine.

1 Brighton Historic Preservation Commission 10/22/2020
2

3 CHAIRPERSON LUDWIG: Okay. Well, we are
4 gathered here tonight to talk about the request by our Town
5 Historian to designate the property at 909 Landing Road for
6 historic designation.

7 It's not the kiss of death. We are here to
8 sort of be of assistance and guide you through this
9 procedure, but we feel that the property is, warrants
10 historic designation. And so any questions you have will be
11 certainly welcome, which I assume you have plenty. So we
12 will let you start with those and we'll see if we can address
13 them.

14 JAMES STOOPS: Sure. And so the application
15 speaks directly to the old school building and the sanctuary.
16 The property currently also has the parsonage on it. It is a
17 single house unit. The parsonage is different from the other
18 structures. On my assessment, it doesn't have historical
19 content to it.

20 We're more, and it's maybe a little more
21 immediate concern, while we have not taken action other than
22 to begin discussing the procedure with a real estate agent,
23 we have begun discussing selling the parsonage. We have
24 recently hired a new minister who does not have an interest
25 in living there, and changes over the last several decades

1 Brighton Historic Preservation Commission 10/22/2020
2

3 suggest that we would not ever have a minister that would be
4 interested in it.

5 And so, item number one of concern for us is
6 not having the parsonage house designated historical, so that
7 we would be able to move forward with potentially selling
8 that. Let me state that internally we have discussed selling
9 it, it has been, I will use the term, socialized, within the
10 church informally. There's not been a congregational
11 decision, there has not been a congregational meeting about
12 the decision to sell it. But if you were to ask my opinion,
13 I will say it is a high probability.

14 CHAIRPERSON LUDWIG: Okay. And who else,
15 anyone else to speak about the parsonage?

16 JAMES STOOPS: If there's anything that you
17 have differently?

18 JOHN BERNHARDT: No, you have stated exactly
19 what we are in the process of.

20 CHAIRPERSON LUDWIG: Okay. Mary Jo, any
21 thoughts about the parsonage and whether or not it should be
22 or should not be included in the --

23 MS. LANPHEAR: When I wrote the application,
24 Jerry, I did not include the house because Ramsey and I had
25 met with the officials from the church and they indicated

1 Brighton Historic Preservation Commission 10/22/2020
2

3 that the parsonage had no historic value and we agreed. So
4 that's why just the old school building and the newer church
5 are included in the application.

6 CHAIRPERSON LUDWIG: Okay. And John or Jim, I
7 should warn you or advise you that Mary Jo and I both lived
8 across the street from this building for a number of years,
9 so we know it well. In fact, I think we went to the
10 strawberry social that you have, and I hope you have another
11 one.

12 JOHN BERNHARDT: Sadly that wasn't available
13 this year for obvious reasons.

14 CHAIRPERSON LUDWIG: I know, I know. So is
15 there any consensus among the Commission about not including
16 the parsonage?

17 MR. PAGE: I think we spoke about this in a
18 prior meeting and I have no problem with not including it in
19 the application.

20 MR. WHITAKER: I agree.

21 CHAIRPERSON LUDWIG: Anyone else have concerns
22 about this?

23 MS. DREHER: I'm fine not including it in the
24 application.

25 CHAIRPERSON LUDWIG: Okay. So, Jim, that's

1 Brighton Historic Preservation Commission 10/22/2020
2

3 out of the way. We will not include that. Any other
4 questions or concerns of the church?

5 JAMES STOOPS: Starting with the second
6 concern and this is may be a little bit of an odd one. And
7 actually, some of the images that you flashed by, you may or
8 may not find helpful. But one of the aging items on the
9 church is the shrubbery around the outside. To the effect
10 that, you know, a number of -- actually on the other side of
11 the building where you may have seen, where the courtyard is.

12 CHAIRPERSON LUDWIG: Okay.

13 JAMES STOOPS: That shrubbery is ageing and we
14 are in the process of needing to make changes to it. In the
15 meeting that we did -- we have met with Ramsey and Mary Jo a
16 month ago, perhaps, and it wasn't clear to me whether or not
17 changes of that order would also be included. It doesn't
18 make, personal opinion, I don't see where this kind of
19 landscaping has historic value. I can understand the concern
20 from the outside for aesthetics, I don't think we're any
21 different than you are on that aspect. It's just a matter of
22 more formally having to get more people to weigh in on
23 something like landscaping.

24 So I didn't know, it wasn't clear to me after
25 that meeting if the landscaping would fall under the guise of

1 Brighton Historic Preservation Commission 10/22/2020
2

3 this Board.

4 CHAIRPERSON LUDWIG: I think, and this is
5 strictly personal, and other members are certainly invited to
6 weigh in, but I think this would not be included. If you had
7 significant older trees that have been there for many, many
8 years, that might be included. But I think as far as
9 shrubbery and so forth, I think that's your, certainly your
10 option to replant or redo those. And I will let other
11 members of the Commission weigh in on this before we render
12 an opinion.

13 MR. PAGE: Yeah, I agree. It's not been
14 identified in the application as -- by an important landscape
15 architect or being part of the application. I would guess
16 that Ramsey and/or Ken could speak to how they feel about
17 that.

18 I know that we talked to people when they're
19 going to do other types of landscape elements, like fences
20 and stuff like that. But as far as the landscape on this
21 building, I don't see any problems myself.

22 CHAIRPERSON LUDWIG: Thank you, John. Anyone
23 else? Anyone? As they used to say in Ferris Bueller,
24 anyone, anyone want to weigh in on this?

25 MS. ROBINSON: I'll just say the landscape is

1 Brighton Historic Preservation Commission 10/22/2020
2

3 not remarkable and doesn't seem to have historic value.

4 CHAIRPERSON LUDWIG: Thank you, Diana. So I
5 think unless someone else speaks up, you are all set.

6 JAMES STOOPS: Okay. I think it is important
7 that you did mention the historical trees, right? We have a
8 couple of wonderful trees in that side yard near Landing
9 Road.

10 John, I'm going to have to lean on you, John
11 Bernhardt, a little bit. We needed to remove one of them for
12 safety concerns. I don't know the state of the other tree
13 and trees in that area, certainly -- so maybe you can, John,
14 first speak to that, then know if that's something that needs
15 to be discussed in this venue.

16 CHAIRPERSON LUDWIG: Jim, are any of those
17 shown on the video shots that we have?

18 JOHN BERNHARDT: There's one on the south side
19 of the -- showing right there on the left, that's an older
20 tree that's in pretty bad shape that we're going to be
21 looking at.

22 CHAIRPERSON LUDWIG: Do we know what kind of
23 tree it is? Oh, I see what you're talking about, okay.
24 Thank you.

25 JOHN BERNHARDT: Yes and the rest of the trees

1 Brighton Historic Preservation Commission 10/22/2020
2

3 are in real good shape.

4 CHAIRPERSON LUDWIG: Okay.

5 JOHN BERNHARDT: Like Jim said, we had to take
6 one tree out in the courtyard that was similar to the one
7 next to the building that we want to -- that one there.

8 CHAIRPERSON LUDWIG: Okay, thank you. What --
9 do we know what it is? It looks like --

10 JOHN BERNHARDT: It's a maple, I believe a
11 Norway.

12 CHAIRPERSON LUDWIG: Okay. Any comments from
13 the Commission?

14 MR. PAGE: Ken, do we have a precedent for
15 this?

16 MR. BOEHNER: I can answer that a little bit
17 and Ken can jump in too. I know there's been a few
18 properties where we had excluded out certain aspects of the
19 landscape, certain aspects such as pools, different things
20 that were not attributed to the architectural significance of
21 the property.

22 I've also known that we have specifically
23 designated landscaping from designated properties because the
24 landscaping was done by well-known landscape architects.

25 CHAIRPERSON LUDWIG: There was a property --

1 Brighton Historic Preservation Commission 10/22/2020
2

3 MR. BOEHNER: Very much specify that
4 landscaping is very much an important part of this property
5 and it's covered under the designation.

6 CHAIRPERSON LUDWIG: There was a property on
7 East Avenue where the tree was significantly -- well, I
8 wouldn't say diseased, but in not good shape, shall I say,
9 which we certainly approved.

10 So if the tree is not well, or it looks like
11 it might present a hazard, I don't think that would be a
12 major issue. Does anyone agree or disagree with that?

13 MS. DREHER: I would agree. I believe if a
14 tree is dead, it can be removed.

15 MR. BOEHNER: It can be. We would request
16 that it be removed because of hazards.

17 MS. DREHER: I guess if it's a matter of you
18 are not sure if it's too far gone too, you could air on the
19 side of coming to the Commission.

20 MR. BOEHNER: Yeah. I will be honest with
21 you, I have to -- if I look at it, I am not sure. I would
22 ask someone to come in, to be honest with you.

23 MS. DREHER: If, certainly if the tree is
24 diseased and is posing a hazard, I feel the Commission would
25 not hesitate to allow you to take it down. I guess it's just

1 Brighton Historic Preservation Commission 10/22/2020
2

3 a question of you would need to come to us before. I mean,
4 if a tree is dead, then it can be removed. It should be
5 removed. But I don't know if anyone has any other thoughts
6 on how far gone it needs to be.

7 CHAIRPERSON LUDWIG: Amanda, thank you. Jim,
8 I would say I don't know who, you know, maybe check with
9 Clover Lawn and Landscape down the street to see what they --
10 what their prognosis on the tree is. If it's A, dead, or B,
11 presents a hazard because of the trunk. I noticed it was a
12 split trunk with branches going out, large branches going out
13 either way. If that's a potential hazard, perhaps it could
14 be cabled or something like that. But if it is not in good
15 condition, then I think as Amanda said, we certainly would
16 allow you to take it down.

17 JAMES STOOPS: Thank you.

18 MR. GORDON: For clarity's sake, just as I'm
19 taking my notes here, is it the Board's desire to then
20 exclude all landscaping and plantings, except for some
21 specified trees? Which I've so far heard described as maybe
22 a Norway maple.

23 CHAIRPERSON LUDWIG: I think that's
24 appropriate.

25 MR. GORDON: Or is it the Board's desire to

1 Brighton Historic Preservation Commission 10/22/2020
2

3 include all plantings, except for the shrubs that were
4 described by Jim as needing replacement? We need some
5 clarity in the resolution.

6 CHAIRPERSON LUDWIG: I would -- and maybe I'm
7 speaking out of turn, but I would certainly exclude all
8 shrubbery. I don't see any of that as being significant.

9 For the tree, I would just say that it might
10 be appropriate to get a tree surgeon or landscape person to
11 look at the tree to see if it does present a hazard. And if
12 it does, certainly, we certainly don't want to stand in the
13 way of its removal, but if it's something that can be cabled,
14 or saved --

15 MR. GORDON: We do not need to get into that
16 right now, Jerry.

17 CHAIRPERSON LUDWIG: I know, I know, I'm just
18 saying --

19 MR. GORDON: Because, I'm not interested in
20 what a future application might look like. What I'm
21 interested in is if we are going to proceed with the
22 resolution to designate this property, that that resolution
23 clearly spells out to this Board, the owner, and future
24 Boards exactly what it is that we're designating.

25 So we're designating, presumably, if the Board

1 Brighton Historic Preservation Commission 10/22/2020
2

3 chooses to do so, the old school building, the church
4 building, excluding the residence or parsonage as they
5 variously described it, And excluding any shrubs on the
6 property. That's what I'm getting, just so we have our clear
7 record. If somebody disagrees with that, can you let me know
8 now, please?

9 MS. ROBINSON: I think they said there were
10 more than one tree that were valuable.

11 MR. GORDON: And I'm not trying to specify the
12 trees, I'm saying that we're just excluding the parsonage and
13 the shrubs.

14 MR. PAGE: Good.

15 MS. DREHER: I think that's good.

16 JAMES STOOPS: And sorry, for additional
17 clarity there are other smaller trees on the property. And
18 so, when you say shrubs I have, you know, in mind the
19 shrubbery that's around the perimeter of the sanctuary. But
20 I don't know that there's other trees, a small flowering
21 tree. But I don't know, I think, John, it might be a cherry
22 that's near the parking lot --

23 JOHN BERNHARDT: It is.

24 JAMES STOOPS: -- just from the blooms in the
25 spring. Is it the Board's view that you are only protecting

1 Brighton Historic Preservation Commission 10/22/2020
2

3 this Norway maple and if you are doing all of the other
4 trees, what is -- I guess I would like to understand the
5 historical significance of them.

6 CHAIRPERSON LUDWIG: Good question.

7 MS. DREHER: Could we consider -- I know we
8 have done before, like, trees over a foot wide in diameter
9 just to focus on the trees that may have historical value and
10 exclude things that clearly haven't been around long enough
11 to be part of the historic value. I don't know if that's an
12 appropriate option here.

13 CHAIRPERSON LUDWIG: Well, I think it's good.
14 Thank you, good point. Anyone else? Ken?

15 MR. GORDON: Two things, first, I think Jim's
16 question is right on point. What's the historic value of any
17 of the trees or plantings on the property? If you don't
18 believe they contribute to the historic value of the property
19 they should not be a part of the destination.

20 Secondly, to the extent that you want to start
21 making exceptions about caliber size tree trunks, we don't
22 have that data, I don't believe, available to us. It is not
23 in the cultural resources survey, and trees size changes. So
24 I think that would be difficult to understand.

25 Again, remember what you are enacting today is

1 Brighton Historic Preservation Commission 10/22/2020

2

3 something that's going to stay on the books for many, many
4 years to come, maybe forever. And 20 years from now or 30
5 years from now or 50 years from now, somebody should be able
6 to go back and read it and understand what is that you
7 intend.

8 And so, maybe what's the right thing to do
9 here, is if nobody believes that any of the trees, any of the
10 trees or plantings contribute to the historic character of
11 what it is that you're trying to preserve, which is an old
12 school building and a mid-century church building, then maybe
13 that's what should be designated and the plantings should
14 not.

15 MR. PAGE: I'm fine excluding all landscaping
16 on this project.

17 CHAIRPERSON LUDWIG: Sounds like a plan.
18 Anyone else?

19 MS. DREHER: I'm fine with that as well.

20 MR. WHITAKER: I agree with John.

21 CHAIRPERSON LUDWIG: Okay. So all plantings
22 are excluded, any other comments?

23 Okay, Jim, you still have the floor.

24 JAMES STOOPS: Thank you. The last item that
25 I have on my list, and then after this I will ask John and

1 Brighton Historic Preservation Commission 10/22/2020

2

3 John, we were in the process this summer of getting quotes
4 for having the sign along South Landing Road replaced. I
5 think one of your images that you flashed by that was in the
6 survey gives a pretty good capture of what that sign looks
7 like.

8

9 CHAIRPERSON LUDWIG: You mean North Landing
Road?

10

JAMES STOOPS: Sorry, the other Landing Road.

11

12 CHAIRPERSON LUDWIG: Yeah. Well, there's a
big difference.

13

JAMES STOOPS: There's is a big difference.

14

15 CHAIRPERSON LUDWIG: Okay, so you have that
replaced.

16

17 JAMES STOOPS: That is the sign in question,
18 it is not the original sign that has been there. I can't --
19 and I'll lean here on John Bernhardt to maybe describe the
20 issues that we're having with the sign, maybe beyond what is
obvious from that image.

21

22 JOHN BERNHARDT: This sign, moister got in
23 there, and because there's plexiglas on either side of it and
24 it's been eating away at the coating as you can see there.
25 Moister got to it. The first sign we had was a lot thinner
than what this sign is.

1 Brighton Historic Preservation Commission 10/22/2020

2

3 CHAIRPERSON LUDWIG: It looks like New York
4 State license plates.

5 JAMES STOOPS: Yes.

6 CHAIRPERSON LUDWIG: But, yes, I think that
7 would be included in our designation. So, and I think we
8 would be certainly up and agreeable to whatever new sign that
9 you were to decide that you want.

10 JAMES STOOPS: Where I could use a little bit
11 of clarity along these lines, just that so we don't get into
12 a typical proposing it and getting it turned down. When we
13 met with Ramsey and Mary Jo, part of the discussion, what
14 they conveyed to us, is your consideration is for the
15 materials used, less so with colors but trying to maintain
16 that same historical materials.

17 This is the case where I think we can all
18 appreciate the importance of the aesthetics of the sign, but
19 the material for the sign itself particularly being that it
20 is not the original sign, I don't understand that value.
21 From the Board's perspective what is important about
22 maintaining that sign, in that sign?

23 CHAIRPERSON LUDWIG: Well, again, if you are
24 just going to paint what's there, that's one thing. If
25 you're just going to come up with a new sign, that's

1 Brighton Historic Preservation Commission 10/22/2020

2

3 something else. But --

4

5 JAMES STOOPS: So the intention was to have

6

7 CHAIRPERSON LUDWIG: Okay, well, then fine.

8

9 MR. BOEHNER: Jim, if you want to replace the

10 sign and this property is designated, the Historic

11 Preservation Commission would replace the Architectural

12 Review. We have a two-step process, a sign review process if

13 the sign meets code. It would be a three-step process if the

14 sign does not meet code.

15

16 Normally it's a two-step process, you go to

17 the Architectural Review Board first and then you go to the

18 Planning Board second. Here, it's HPC instead of the

19 Architectural Review Board. So there is another Board that

20 will have a say in reviewing the sign.

21

22 JAMES STOOPS: What I am not understanding is

23 from this Board's perspective, in this case, what are you

24 looking for? What is the criteria, you know, is it the

25 materials? Is it just that it looks good? I don't

26 understand for this particular case.

27

28 MR. PAGE: You're asking a hypothetical. So I

29 think what we're looking for is something that looks good and

30 meets the sign code. In this particular instance, there's no

1 Brighton Historic Preservation Commission 10/22/2020

2

3 precedence here that I can see that we would be looking to.

4 And so, and I'm -- so I can't quite imagine anything that we

5 would have a problem with in a new sign that, you know,

6 generally looks good and does what you want it to do.

7 MR. BOEHNER: In our sign code, it is

8 important to note that appearance of the sign, and

9 compatibility with the architecture is part of the review

10 regardless what Board is reviewing it, and that applies to

11 the Historic Preservation Commission.

12 CHAIRPERSON LUDWIG: As long as it's not one

13 of the signs they have outside of the fire department that

14 has the LED light things that comes on all of the time and

15 tells you the weather and tells you that there's going to be

16 church on Sunday and whatever.

17 But a traditional church sign, I don't think

18 we would have any problems with. We just, I guess, would

19 like to review what it is when you decide what you will do.

20 MR. GORDON: If I could just jump in here

21 again, I'm sorry for interrupting. So an application for a

22 sign or changing the signing is not presently before this

23 Board. What is before this Board is a Public Hearing on the

24 designation of this property and that's what our focus should

25 stay on. If the property is designated, then the owner of

1 Brighton Historic Preservation Commission 10/22/2020

2

3 the property wishes to change some exterior feature,
4 including the sign, that owner would need to come back to the
5 Board and make an application for a Certificate of
6 Appropriateness to get the sign approved. And the reason
7 that's done is because the standard is to make sure exterior
8 changes, including signs on the property are compatible with
9 the historic character the property, as this Board may
10 designate tonight.

11

12 So that is about as much as we can really say
13 as a Commission or as a Board tonight, until and unless the
14 property is designated and then an application came in for an
15 actual Certificate of Appropriateness for a particular sign.

16

CHAIRPERSON LUDWIG: Thank you, Ken.

17

18 MS. ROBINSON: I have a question, Jerry. Jim,
19 you said this is not the original sign. Are there any
depictions or pictures of a more historical sign that would
be of interest?

20

21 JAMES STOOPS: The only capture that I have,
22 we used to have, I don't know the current term, sub signs,
23 that would attach underneath that. If you go back years ago
24 in summer, church services changed their time, and so, during
25 most of the year it would show as 10:30 and in the summer it
would show 9:30.

1 Brighton Historic Preservation Commission 10/22/2020
2

3 Yeah, there you go. So that would be 1998.

4 CHAIRPERSON LUDWIG: That looks pretty nice.

5 JAMES STOOPS: It looks very much the same,
6 other than the sub sign. I cannot, my history to Trinity
7 Reformed Church only goes back to 1995, and I don't have with
8 me any other information or knowledge going back earlier.

9 CHAIRPERSON LUDWIG: Well, as Ken stated, we
10 are going to designate -- or we hope to designate the
11 property, and any changes would have to come before us. But
12 also, I believe as Ramsey stated, they would also perhaps
13 have to come before Zoning Board of Appeals or some other
14 agency in the Town to get approval for a new sign, so.

15 JAMES STOOPS: And thank you. To be clear, I
16 wasn't looking to the Board to give me a yes, no, or
17 definitive. I was really trying to understand in these kinds
18 of situations what the Board is looking for. To get an
19 understanding of when you get an application, what are you
20 digesting, what are you trying to maintain?

21 Obviously, if it was material, if this was a
22 historic sign, if it was built of the same brick that the
23 church building was, and built at the same time, I understand
24 that tie to historic relevance. In this case, I'm struggling
25 and I can understand that we may have a future case and it

1 Brighton Historic Preservation Commission 10/22/2020
2

3 would be helpful if I, you know, better understood the
4 Board's motivation in those cases where the materials are not
5 representative of what was historically.

6 So I understand it's a hypothetical, I am
7 walking -- I'll be honest, I'm not walking away with a good
8 understanding and -- just follow the process.

9 CHAIRPERSON LUDWIG: Jim, I don't think we --
10 I think the sign is a sign, as long as it's not something
11 that has screening videos on it or something like that. I
12 think we are fine. We're pretty easy to get along with.

13 And as Mary Jo, I think, put up on the screen,
14 the original sign is fine. What you have there is fine. We
15 are not going to be hard to get along with, just come to us
16 with what you want to do.

17 JAMES STOOPS: Okay. And maybe I was biased
18 by our earlier meeting where I walked away with the
19 understanding that it was vital to maintain the same
20 materials.

21 CHAIRPERSON LUDWIG: No.

22 MR. BOEHNER: No, you're talking a historic
23 structure. Materials, I was part of that conversation and I
24 am not sure what context you're taking that in. Materials
25 are important features of the Historic Preservation.

1 Brighton Historic Preservation Commission 10/22/2020

2

3

4 CHAIRPERSON LUDWIG: That is correct, Ramsey
5 has it. Also, you are probably not going to put up -- well,
6 I don't think you have anything to worry about. So I would
7 suggest you come to us when the time is right for a proposal
8 and unless it's something really weird, I think we'll be
9 okay.

10 JAMES STOOPS: Okay. Yeah, Ramsey already
11 indicated my proposal of a hundred foot sign with bright
12 lights is not probably doable.

13 MR. BOEHNER: Yeah, it's not really allowed by
14 code.

15 MS. DREHER: If I could add, in this situation
16 where it's not a clear, like you said it's not a sign made of
17 the same bricks that the church was made of. And there are
18 situations where you have something like that, I think what's
19 most common is to come up with a plan, what you would like to
20 do, and come to open forum with the Commission and talk about
21 it, ask questions before you put your application in, get
22 feedback, have your questions answered, and then put an
23 application in understanding what needs to be done. If that
24 helps at all.

25 You do get the opportunity to talk about
situations that may not clear cut, you know, as this is not

1 Brighton Historic Preservation Commission 10/22/2020

2

3 how the original sign would be.

4

JAMES STOOPS: Okay.

5

6 MR. BOEHNER: People have taken advantage of

7 that and it has been very helpful over the years.

8

CHAIRPERSON LUDWIG: Yes.

9

10 JAMES STOOPS: That is the end of the list of
11 questions that I had. I guess, John Bernhardt or John
12 Stratton were there. I guess, John Bernhardt, are there
13 other relevant issues, maintenance issues, things for the
structure that need to be discussed, that you would like to
have discussed?

14

15 JOHN BERNHARDT: The school, the old school is
16 in fairly good shape as far as construction. The only issue
17 we're going to be dealing with is the roof on the sanctuary
18 looks like is going to be needing to be replaced in a few
19 years. They've talked about different types of roofing,
20 which could be metal roofing. Right now it's shingled
21 roofing, we could stick with the shingled roofing. That's
about all I have.

22

23 CHAIRPERSON LUDWIG: You talk about sticking
with asphalt shingles?

24

JOHN BERNHARDT: Yes.

25

CHAIRPERSON LUDWIG: I don't think we'd have a

1 Brighton Historic Preservation Commission 10/22/2020
2

3 problem with that. In fact, that's like-kind material, I
4 don't think you'd need to come before us. If you changed to
5 metal or something like that, we'd like to know about it.

6 JOHN BERNHARDT: Okay.

7 CHAIRPERSON LUDWIG: And we do expect to be
8 apprised of your next strawberry social.

9 JOHN BERNHARDT: Hopefully next year.

10 CHAIRPERSON LUDWIG: Hopefully, who knows.

11 Any other questions that you have or concerns?

12 JOHN BERNHARDT: No.

13 JAMES STOOPS: Other than understanding, and
14 maybe if I just sit back and stop talking I'll figure it out.
15 Beyond this, I don't understand really what the process is or
16 what your intentions are, so I'll stop talking. If I have
17 questions I'm assuming I can ask later as we move forward.

18 CHAIRPERSON LUDWIG: Correct. What we will do
19 tonight is consider this before the Commission for historic
20 preservation, and if we do designate the property and you do
21 want to make significant changes, other than paint colors or
22 replacement of like-kind materials, then you would come
23 before us and talk to Ramsey about it to get a Certificate of
24 Appropriateness. For instance, if you wanted to put on a
25 metal roof as opposed to shingles, you would come to us,

1 Brighton Historic Preservation Commission 10/22/2020
2

3 things like that. Other than that, and we're here to help
4 you along the way if you have other questions about anything
5 on the exterior of the building. You can come to open forum
6 and ask those questions and hopefully we would guide you
7 along the way.

8 John, you had -- you were about to say
9 something?

10 JOHN STRATTON: I'm John Stratton, my only
11 concern is that the windows on the single story place between
12 the old building and the sanctuary are really, you know, they
13 are very old, thin, 1950s kind of window. I know we can
14 replace that with just a little nicer window, but then would
15 we have to have the -- make sure that they're the same wood
16 material on the sill?

17 CHAIRPERSON LUDWIG: I think we would
18 certainly want to look at whatever proposal you have in mind.

19 Anyone else? John.

20 MR. PAGE: I would say in general, that we
21 would probably expect the elevation to look when it's done as
22 it looks now. That can be accomplished in a number of ways.

23 CHAIRPERSON LUDWIG: So, I guess the answer
24 is, yes, we would want to have you come before us, perhaps
25 first in open forum, to discuss your options. And then,

1 Brighton Historic Preservation Commission 10/22/2020

2

3 depending upon what the options were, ask Ramsey to apply or
4 you apply to Ramsey for a Certificate of Appropriateness for
5 whatever you had in mind.

6

7 MR. BOEHNER: You said the Commission, I'm the

Secretary.

8

CHAIRPERSON LUDWIG: Yes.

9

MR. BOEHNER: For applications.

10

11 CHAIRPERSON LUDWIG: Okay, thank you. Apply
to the Commission through Ramsey, of course.

12

Does that answer your question, hopefully?

13

JOHN STRATTON: Yes.

14

JAMES STOOPS: Thank you.

15

CHAIRPERSON LUDWIG: Anyone else, questions?

16

17 MR. BOEHNER: You could open it up to the
floor, if anyone wants to speak about the application?

18

19 CHAIRPERSON LUDWIG: Sure. I was allowing our
present presenters to speak.

20

21 Anyone else in the audience that would like to
speak on this application?

22

23 MR. BOEHNER: If there is, you can raise your
hand, the hand button through the participant's button.

24

I'm not seeing anyone.

25

CHAIRPERSON LUDWIG: Okay.

1 Brighton Historic Preservation Commission 10/22/2020
2

3 MS. LANPHEAR: Ramsey, I just wanted to ask
4 something about this building, if it's designated becomes
5 eligible for the New York Landmarks Conservancy Sacred Sites
6 program. There's real money available, if the roof needs
7 replacing, if some windows need replacing, the building must
8 be -- to be eligible must be located in New York State, owned
9 by a religious institution actively used for worship. As
10 listed on a state or national registry of historic places or
11 designated pursuant to local landmarks ordinance certified by
12 New York State, either individually or as a contributing
13 component of a historic district.

14 This would make this church building eligible
15 for assistance and which, in the last three years the New
16 York Landmarks Conservancy Sacred Sites grants have ranged in
17 size from \$1,000 to \$50,000. That pledge is usually about
18 \$70,000, the grants over the past three years have typically
19 funded about 20 percent of a project cost, so that's real
20 money.

21 CHAIRPERSON LUDWIG: Right, thank you, Mary
22 Jo.

23 And hopefully, Jim and John and John, will
24 take that into consideration. And Mary Jo can guide you
25 hopefully, through those steps if needed. Anything else?

1 Brighton Historic Preservation Commission 10/22/2020
2

3 Then I would like to close the Public Hearing.

4 Any other discussion among the Commission
5 members? Ken, do you have a motion?

6 MR. GORDON: Yes, Jerry. Let me just get my
7 notes up here on my screen. I would propose the following
8 resolution, whereas, Application 10H-03-20 has been submitted
9 for designation of 909 North Landing Road in the Town of
10 Brighton, County of Monroe, State of New York, tax parcel
11 number 123.17-1-44 as a landmark under the Town's Historic
12 Preservation Law.

13 And whereas, the Historic Preservation
14 Commission duly called a Public Hearing to consider such
15 matter. The Public Hearing was held on October 22, 2020, by
16 Zoom, as allowed under the Governor's executive order
17 allowing for remote video conferencing of Public Hearings,
18 and all person having an interest in such matter having had
19 an opportunity to be heard therein.

20 And whereas, based upon the materials
21 submitted at and the testimony present in the Public Hearing,
22 including the application prepared by Town Historian Mary Jo
23 Lanphear dated August 25, 2020, and cultural resources survey
24 of said property by Cynthia Howk dated 1998, and the update
25 to the survey by Katie Eggers Comeau dated May 27, 2020, and

1 Brighton Historic Preservation Commission 10/22/2020

2

3 a memorandum supplied to the Historic Preservation Commission
4 by Town Historian Mary Jo Lanphear, together with all such
5 other photographs, materials and testimony presented to the
6 Historic Preservation Commission in connection with the
7 application.

16 And therefore the building known as the old
17 school building and the church buildings meet the criteria
18 for the Town of Brighton's Historic Preservation Law for
19 designation.

20 Now it is hereby resolved that the Town of
21 Brighton Application Number 10H-03-20 for designation as a
22 landmark, of the property located at 909 North Landing Road
23 in the Town of Brighton, tax parcel ID number 123.17-1-44,
24 together with all of the above referenced materials submitted
25 in advance of and during the Public Hearing be received and

1 Brighton Historic Preservation Commission 10/22/2020
2

3 filed.

4 And be it further resolved that the Town of
5 Brighton Preservation Commission hereby designates the above
6 referenced subject property located at 909 North Landing Road
7 in the Town of Brighton as a historic landmark pursuant to
8 Chapter 224 of the Town Code, based upon the Commission's
9 findings as set forth above regarding the historic value of
10 this subject property and its association with the social,
11 cultural, and economic history of the Town of Brighton.

12 And it is further resolved that such
13 designation shall not apply to the residence structure on the
14 property known as the parsonage, nor shall such designation
15 apply to any landscaping or plantings located on the
16 property.

17 CHAIRPERSON LUDWIG: Ken, the only thing and
18 maybe this is a minor thing, but I guess the only thing after
19 you mentioned the school building and religious building, I
20 guess I would put adjacent in there, if you think that's
21 appropriate. If not --

22 MR. GORDON: I'm not sure what adjacent refers
23 to.

24 CHAIRPERSON LUDWIG: Well, the new school
25 buildings are adjacent and connected to the school house.

1 Brighton Historic Preservation Commission 10/22/2020
2

3 And that was the only thing, and maybe it's not appropriate,
4 I don't know. I just --

5 MR. GORDON: There was some language that was
6 used in Katie's report, if you give me a minute, or maybe it
7 was Cynthia's report.

8 CHAIRPERSON LUDWIG: That's okay. It's
9 probably not important.

10 MR. GORDON: Trying to pull it up on my screen
11 now. And just a second, perhaps we can -- well, Katie's
12 report refers to the school house and the 1963 to 64
13 constructed sanctuary addition.

14 CHAIRPERSON LUDWIG: Okay.

15 MR. GORDON: Can you substitute those words in
16 please, for where I said school and church in the resolution?

17 CHAIRPERSON LUDWIG: Okay, that works.

18 Any other additions or corrections to Ken's --

19 MS. LANPHEAR: It is Otis W. Dryer, not Otis
20 H. Dryer.

21 MR. GORDON: I'm sorry, you are right it is.
22 I don't know why, I thought H, you know, sounded good, but
23 apparently W is correct.

24 CHAIRPERSON LUDWIG: Okay. Assuming that's
25 all fine, may I have a nomination to put that forward?

1 Brighton Historic Preservation Commission 10/22/2020
2

3 MR. PAGE: I will make that motion, John Page.

4 CHAIRPERSON LUDWIG: And may we have a second,
5 please.

6 MS. DREHER: I will second it, Amanda Dreher.

7 CHAIRPERSON LUDWIG: Thank you, Amanda.

8 Any discussion? Ramsey, will you call for a
9 vote, please.

10 MR. BOEHNER: Mr. Ludwig?

11 CHAIRPERSON LUDWIG: Yes.

12 MR. BOEHNER: Ms. Robinson?

13 MS. ROBINSON: Yes.

14 MR. BOEHNER: Mr. Whitaker?

15 MR. WHITAKER: Yes.

16 MR. BOEHNER: Mr. Page.

17 MR. PAGE: Yes.

18 MR. BOEHNER: Ms. Dreher?

19 MS. DREHER: Yes.

20 MR. BOEHNER: Motion passes.

21 CHAIRPERSON LUDWIG: Thank you, all. And
22 John, Jim, and the other John, congratulations. We are here
23 to help you if you need anything.

24 Otherwise, there are no more designations of
25 landmarks. The next item on the agenda is Certificate of

1 Brighton Historic Preservation Commission 10/22/2020

2

3 Appropriateness. And if the Commission doesn't mind, I will
4 take the second one first because Marjorie has been here
5 before. That is Application 10H-02-20, application of
6 Marjorie Searl.

7 APPLICATION 10H-02-20

8 10H-02-20 Application of Marjorie B. Searl,
9 owner of property at 124 Summit Drive, tax number
10 136.07-1-5.11, for a Certificate of Appropriateness to
11 replace windows and supporting wall on the south side of the
12 house. All as described on application and documents on
13 file.

14 CHAIRPERSON LUDWIG: Marjorie, I see you are
15 here and we saw your kindling before. Marjorie, you have the
16 floor just state your name again for the public record.

17 MR. BOEHNER: Can we unmute her, please. One
18 second, Marjorie.

19 MARJORIE SEARL: Okay. I'm Marjorie Searl,
20 124 Summit Drive. Last month a painter doing some exterior
21 touch-up work brought to our attention that the exterior wood
22 molding of our five-bay bow window in the south wall of the
23 kitchen felt soft. This is the same situation that had
24 prompted us to apply to the Preservation Board last year to
25 replace our second story north facing windows for which we

1 Brighton Historic Preservation Commission 10/22/2020

2

3 received the Certificate of Appropriateness.

4

5 The painter investigated the situation by
6 removing the interior drywall beneath one of the windows and
7 discovered that water had been coming in through the windows
8 and caused some of the wood to rot, which was pictures that
you saw.

9

10 At that time we contacted our architect, Jim
11 Durfey, who reviewed the situation and indicated that we were
12 going to need a contractor to do some repair work and that
the windows might need to be replaced but that we wouldn't
13 know until they could see what was going on.

14

15 At that point we made an effort to identify a
16 contractor who would do the work and who would be able to fit
17 us into his schedule knowing that if it turned up that if the
windows did need to be replaced we needed to act quickly and
18 contact the Preservation Board in order to be in compliance.

19

20 Further investigation by the contractor
21 indicated that the windows were failing and they're not being
22 well supported by the section of wall below. He removed the
windows to more fully examine the situation, and we all
23 agreed that the windows were compromised as well and we could
24 not put them back in. At that point we contacted Rochester
25 Colonial who provided us with the Marvin windows last year

1 Brighton Historic Preservation Commission 10/22/2020

2

3 and requested that they give us an estimate for replacing the
4 windows.

5

6 Our plan was to get the same exterior
7 fiberglass/interior wood windows that had been installed last
8 year and repair the wall to match existing and paint the
windows to match existing.

9

10 Because we were facing at least a six- to
11 seven-week wait to get new windows it was necessary to have
12 the contractor remove any of the deteriorating wood and
13 secure the window opening against weather, animals, and human
14 entry. As it happened, we had just missed the deadline to
15 apply for the September meeting, so we appeared at the open
16 forum to explain our situation and the need for us to move
17 ahead with ordering the windows so that the contractor can
complete the project before the snow flies.

18

19 The Preservation Board graciously acknowledged
20 the urgency of the situation and gave us tentative permission
21 to move ahead with ordering the windows, with the
understanding that we would revisit the application at
22 tonight's meeting. Thank you for helping us to expedite the
23 situation.

24

CHAIRPERSON LUDWIG: Thank you, Marjorie.

25

Any questions? We talked about this last

1 Brighton Historic Preservation Commission 10/22/2020

2

3 month, any questions from anyone?

4 MR. PAGE: So just to be clear for me, you're
5 using the same manufacturer that was previously approved; is
6 that correct?

7 MARJORIE SEARL: It is and actually the
8 windows being replaced are Marvin windows, so we are just
9 using Marvin, same manufacturer, same color, same style.

10 MR. PAGE: They will be the same size?

11 MARJORIE SEARL: Yes.

12 CHAIRPERSON LUDWIG: So the old windows were
13 Marvin?

14 MARJORIE SEARL: Yes.

15 CHAIRPERSON LUDWIG: Is there any warranty or
16 anything?

17 MARJORIE SEARL: We've had a lot of history
18 with Marvin in this house. Scott can speak to that,
19 actually. We've done a lot of replacing, but this well --

20 SCOTT SEARL: We've got a lot of wood rot.
21 This particular --

22 MR. BOEHNER: Who is speaking, I'm sorry.

23 MARJORIE SEARL: This is my husband, Scott
24 Searl.

25 MR. BOEHNER: Thank you.

1 Brighton Historic Preservation Commission 10/22/2020

2

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SCOTT SEARL: We have replaced a lot of windows. This particular problem with the bow windows was that the sill was probably not tapered or angled in a correct way, so the water when it would run down the glass would run to the sill and then work its way through the wood. So it basically rotted out all the two by sixes underneath all the way down to the cinderblock base.

10

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So what we're trying to replace it with is Marvin windows look exactly the same, but their fiberglass rather than wood. And we're going to change the angle slightly of the sill so we don't run into this problem again. That angle was done incorrectly by the original builder.

CHAIRPERSON LUDWIG: Okay, that make sense.

Thank you.

Any other, Marjorie, do you have a comment?

MARJORIE SEARL: No.

CHAIRPERSON LUDWIG: Any questions or anything from the Commission?

MR. PAGE: I'm good.

CHAIRPERSON LUDWIG: Okay.

MS. ROBINSON: Do we need a catalog submission or something to put on the record?

SCOTT SEARL: We had already submitted that.

1 Brighton Historic Preservation Commission 10/22/2020
2

3 MS. ROBINSON: Oh, yeah, yeah, right.

4 CHAIRPERSON LUDWIG: Yeah. Anything else?

5 Mr. Gordon, do you have a resolution, a motion?

6 MARJORIE SEARL: He's muted still.

7 CHAIRPERSON LUDWIG: He's working on that.

8 I feel like we should play final Jeopardy.

9 MR. GORDON: There, sorry about that. I was
10 stuck in another screen and I couldn't get back to this
11 screen, but I am back.

12 So, I have proposed a resolution so I will
13 read it. Whereas Application Number 10H-02-20 has been
14 submitted for a Certificate of Appropriateness under the
15 Town's Historic Preservation Law for improvements to property
16 located at 124 Summit Drive owned by Marjorie B. Searl,
17 S-E-A-R-L, to perform work described as the replacement of
18 windows and supporting wall on the south side of the house
19 with similar Marvin windows.

20 And whereas, the Historic Preservation
21 Commission duly called a Public Hearing to consider the
22 matter on October 22, 2020, and whereas, the necessary legal
23 notice was published and the required sign posted pursuant to
24 Town Code, and whereas, the Public Hearing was held and all
25 persons having an interest in such matter having had an

1 Brighton Historic Preservation Commission 10/22/2020
2

3 qualifies for the exemptions set forth in New York Real
4 Property Tax Law Section 444-A.

5 CHAIRPERSON LUDWIG: Thank you, Ken.

6 May I have someone put forth a motion?

7 MR. WHITAKER: I'm making a motion.

8 CHAIRPERSON LUDWIG: Thank you, David.

9 Second?

10 MR. PAGE: I will second, John Page.

11 CHAIRPERSON LUDWIG: Thank you, John.

12 Any discussion? Ramsey, would you call the
13 vote, please?

14 MR. BOEHNER: Mr. Whitaker?

15 MR. WHITAKER: Yes.

16 MR. BOEHNER: Ms. Robinson?

17 MS. ROBINSON: Yes.

18 MR. BOEHNER: Mr. Ludwig.

19 CHAIRPERSON LUDWIG: Yes.

20 MR. BOEHNER: Mr. Page.

21 MR. PAGE: Yes.

22 MR. BOEHNER: Ms. Dreher?

23 MS. DREHER: Yes.

24 MR. BOEHNER: Motion passes.

25 MARJORIE SEARL: Thank you.

1 Brighton Historic Preservation Commission 10/22/2020

2

3 CHAIRPERSON LUDWIG: Marjorie, we will expect
4 an open house when you get done. Would love to see it.

5 MARJORIE SEARL: Okay, we will have a party.

6 MR. BOEHNER: Good luck with the project.

7 CHAIRPERSON LUDWIG: Thank you, appreciate it.

8 Okay, next item Application 10H-01-20.

9 APPLICATION 10H-01-20

10 10H-01-20 Application of Robert Burke Jr. And
11 Charis Lee, owners of property at 106 Oak Lane, tax number
12 138.05-1-9, for a Certificate of Appropriateness to construct
13 a 335 s.f. addition. All as described on application and
14 documents on file.

15 CHAIRPERSON LUDWIG: Who is here to speak on
16 that?

17 ROBERT BURKE: Good evening, my name is Robert
18 Burke.

19 CHARIS LEE: Charis Lee.

20 MR. GORDON: Jerry, before the owners get
21 started I do want to make a disclosure, just because I want
22 to put it on the record that about 20 years ago I did some
23 legal work for Dr. Lee in negotiating or helping them
24 negotiate a contract. I have not represented her since. I
25 don't believe this presents a conflict but I wanted to put it

1 Brighton Historic Preservation Commission 10/22/2020
2

3 on the record.

4 CHAIRPERSON LUDWIG: Thank you, Mr. Giuliani.

5 I think we are all set. Okay.

6 MS. ROBINSON: I guess I never thought about
7 it, but I guess I should say that Dr. Lee is my personal
8 doctor also. I don't think it makes a difference.

9 CHAIRPERSON LUDWIG: Well, I don't know, I
10 think we're all set.

11 ROBERT BURKE: Well, yeah. Thanks for seeing
12 us. From the time we decided to purchase the house, the
13 kitchen was very, very small and quite old and we were hoping
14 to expand it a bit. Our plan is to expand it to the north
15 side of the house, this does not face the street so none of
16 the changes would be visible from the street and to connect
17 it to the family room, which is in the back there.

18 I believe our architect has described the
19 plans to you. And we're just hoping to go forward with that
20 and expand the kitchen a bit.

21 CHAIRPERSON LUDWIG: Well, this is another
22 just disclaimer, I guess, I was in the house years ago to
23 inspect it. I don't -- how long have you been there?

24 ROBERT BURKE: Seven years.

25 CHAIRPERSON LUDWIG: Okay, I think it was

1 Brighton Historic Preservation Commission 10/22/2020
2

3 before that. Okay, that's moot. Okay. So I will let you
4 have the floor and carry on.

5 CHARIS LEE: I'm not sure the kitchen has been
6 redone since the house was built in the 1920's. We're sure
7 the cabinets have not been changed, but we're just hoping to
8 make it sort of a more --

9 ROBERT BURKE: Livable room. It's so small,
10 it's maybe just for preparation of food, but it is not large
11 enough for a table to do any gatherings or hosting in the
12 kitchen itself. So we're hoping to extend that out and it
13 would extend out into that little carport area there.

14 CHARIS LEE: Where the car is there.

15 CHAIRPERSON LUDWIG: Okay. Just a quick
16 question, does this kitchen have a stainless steel counter
17 top?

18 ROBERT BURKE: Yes.

19 CHAIRPERSON LUDWIG: Okay, yes. So I
20 remember, thank you.

21 ROBERT BURKE: Yes. Which, and as I said,
22 when we first purchased the house originally our idea was to
23 do that. This was before it was designated as a historic
24 site. So our plan for the house in purchasing it was to
25 expand the kitchen and make it a more livable room. We fully

1 Brighton Historic Preservation Commission 10/22/2020
2

3 intend to comply with keeping the architecture, keeping the
4 exteriors all the same as they are now. The pitch of the
5 roof, and things like that. We have no interest in changing
6 the architectural integrity of the building.

7 CHAIRPERSON LUDWIG: Sure. John, I believe
8 you had come up with some suggestions or concerns.

9 MR. PAGE: Okay. Let's see, so the -- I
10 understand your program, I appreciate your program, what you
11 want to do. It's a very difficult thing to do on the house
12 the way it exists in a way that is obviously sympathetic to
13 it, so it's tricky.

14 The drawings that are prepared, and thank your
15 architect for supplying a little bit more information, some
16 of the things that make the house special or and that are
17 part of the characteristic of the style of the house, are not
18 particularly well represented in the drawings as they exist.
19 They're subtle. Things like the roof at its eave takes on a
20 slight curve to it, and just the type of doors and the
21 windows.

22 So we would need more information to assist
23 with, in my opinion, to assist with an approval for the
24 project in its entirety. Specific doors that are being
25 proposed, specific windows that are being proposed, I think

1 Brighton Historic Preservation Commission 10/22/2020
2

3 that you may be -- you're going to be modifying the existing
4 driveway. The driveway isn't significant per se, but you're
5 opening out into an area that is perhaps an extension of an
6 existing terrace, if I understand the property from the
7 expanded kitchen area.

8 ROBERT BURKE: It wasn't going into the
9 driveway.

10 MR. PAGE: Okay. So you're planning to have
11 the doors open, French doors are proposed to open into --
12 onto the driveway?

13 ROBERT BURKE: Yes.

14 CHARIS LEE: Yes.

15 MR. PAGE: Okay. So my comments are, what I
16 think makes this difficult is that the original house -- and
17 you can, when you review the report on the house it was, the
18 main block was built and then the rear block was built 10 or
19 15 years later. The main block, other characteristics of it
20 are they have very steep roofs. The addition also has steep
21 roofs, except that it has a large dormer that has a roof
22 slope that's less than on the original house. But it is
23 still a fairly steep slope.

24 In order to accomplish the addition by
25 extending just the first floor, you are going to be putting

1 Brighton Historic Preservation Commission 10/22/2020
2

3 in a roof over the addition for the kitchen that is much
4 shallower roof slope. And it is also creating an interesting
5 angle by picking up the hip of the two-story portion of the
6 area over the existing kitchen.

7 And down at the bottom of that is where the
8 existing eave has a little curve at it. And then the
9 addition that is the entry and the canopy over the entry is
10 also a very slight slope, that is dying into the steeper
11 slope that is the bottom of the main roof, it's over the
12 garage.

13 So there's a number of things. I think
14 working that -- those details out carefully, I wouldn't --
15 this is -- the roof slopes are unfortunate, they are not
16 visible from the street. So they do have that going for
17 them.

18 The column that is proposed is, I don't
19 believe consistent with the character of the house and I
20 would suggest considering something else, perhaps a bracket.

21 You have --

22 ROBERT BURKE: I'm sorry, what column are you
23 speaking of?

24 MR. PAGE: The column that's supporting the
25 canopy over the new entry that's proposed.

1 Brighton Historic Preservation Commission 10/22/2020

2

3

ROBERT BURKE: Okay.

4 MR. PAGE: Which doesn't have, it has a sort
5 of modern detail in it that's implied. And it's incomplete
6 in terms of the information that would be necessary to help
7 evaluate it. But you have canopies on your house that are
8 good examples of things that could be considered. And I
9 think that your rear terrace -- again, if I'm looking at
10 photographs, I don't have a real clear understanding -- has a
11 nice canopy on it with brackets that might be something that
12 could be considered.

13 Or if you feel like you need to have a column,
14 then columns are unusual in the style of house that you have,
15 but there might be a way to do it, it would be simpler than
16 that, it would have tapers in it, it wouldn't have a capital
17 as shown and a base as shown.

18 The doors that you're proposing for, the
19 French doors, you're proposing that they be two full length
20 doors, and I would suggest that you consider having doors
21 with simulated divided lights or simulated leaded glass that
22 are would be similar to other, to your windows and other --

23 CHARIS LEE: Yes. We were actually, for the
24 material for the doors if I may, they would be the same as to
25 mirror the door in the family room. They would -- which is a

1 Brighton Historic Preservation Commission 10/22/2020

2

3 leaded window. So we would try to actually make them look
4 like that, two doors with the leaded glass. And the column,
5 we're certainly not wedded to. She just used that as a
6 structural --

7 ROBERT BURKE: Right. We didn't ask for a
8 column to be there, I think she put that in on her own.

9 CHARIS LEE: So, yeah, the, those little
10 modern designs aren't something that we're planning on. I
11 think she was just trying to do a rough drawing to show you
12 some basically the structure that we would use.

13 But if a column is not good and there's
14 another structural way to hold it up, then we can do that
15 too.

16 MR. PAGE: So also, the door to the new door
17 that you're proposing, again, I think there's -- the way we
18 look at a Tudor house, and I've had this happen on a couple
19 of projects recently, you start with the kind of door that
20 would be most common, and people aren't as excited about that
21 these days because it's more like your front door where it's
22 got sticking in it.

23 And typically it has like a small light in the
24 top of it, and I know that I've had other clients that wanted
25 to go with something that had a bigger light in it, so a

1 Brighton Historic Preservation Commission 10/22/2020

2

3 three quarter light with a panel or something like that.

4

5 The Rochester Colonial has a good selection of
6 quality doors that they custom make that I would suggest you
7 work with your architect to come up with a specific. Because
8 we're going to need to see specific doors for both of these
locations, and specific windows where you're using windows.

9

10 Now, I'm unclear on the way the drawing looks.
11 Are you planning to replace the window that's in the kitchen
12 now or the windows that are in the kitchen now, are you
planning to retain them?

13

14 CHARIS LEE: Well, what if the windows looks
15 like it's rotted out? And we're not sure about the other one
16 yet, but the one that's facing the street is actually
17 unfortunately seems to be deteriorating. The other one, we
18 weren't planning on changing the sides or how they look or
19 anything like that at all. We were only going to replace
20 them if during the process it looks like they have to be
replaced, otherwise we would keep them the same.

21

22 MR. PAGE: Okay. So getting some
23 clarification on that, and then again, bringing in the
24 information on specifically what's being planned would be
very useful.

25

I think that's what I have got here. I am

1 Brighton Historic Preservation Commission 10/22/2020
2

3 looking at this personally as based on the detail and the
4 information that we have on the specific materials, as an
5 initial application that needs more information to help with
6 what we're going to be making a decision on. That's just my
7 opinion, but I would hand it over to others now. Thank you.

8 CHAIRPERSON LUDWIG: And John, I agree. And
9 folks, it would be helpful when you come back to have your
10 architect, if possible, to join us just so we could interact
11 with her as well as you all, when we talk about this next
12 time if that is possible.

13 ROBERT BURKE: Are we going to have to talk
14 about it another time? So I guess we will, yes.

15 CHAIRPERSON LUDWIG: I guess. And John and I
16 agree, that we need some more information and specifics here.

17 ROBERT BURKE: So is it the doors and the
18 windows are what you are asking?

19 CHARIS LEE: Would it be possible if you
20 e-mailed us a list of specifics that you'd like and then we
21 can give them back to you?

22 CHAIRPERSON LUDWIG: John, how do you feel
23 about that?

24 MR. PAGE: I'm fine with that. And also, you
25 know, they can contact Ramsey and go over that, and Ramsey

1 Brighton Historic Preservation Commission 10/22/2020

2

3 can pass that information on. If somebody wants to talk with
4 me, I'm happy to, if the Board is okay with it, you know,
5 offer opinions and so on about things.

6

Ramsey, you're mute.

7

8 MR. BOEHNER: I would say that we did reach
9 out to the architect with a telephone call, e-mails, saying
10 we didn't think there was enough information to understand
11 the application. It's hard for us to tell what a design
12 professional, what they prepare in the drawings, well, we
13 don't really know what they're trying to represent. Details,
14 materials are important that show in drawings, the drawings
15 just lack details and specifics we normally would see in
elevation drawings.

16

17 CHAIRPERSON LUDWIG: Right. Did you hear
anything from the architect after you contacted them?

18

19 MR. BOEHNER: We got some more submittals, you
got what we got.

20

CHAIRPERSON LUDWIG: Okay, okay.

21

22 MR. GORDON: So, I just wanted to add in here,
if I could. So for Rob and Charis, the Commission's
23 responsibility here is to make a determination as to what
24 would be the addition you are proposing is consistent with
25 the historic character of your house. In order to do that,

1 Brighton Historic Preservation Commission 10/22/2020

2

3 things like the window details, the roof details, the door
4 details, all of that needs to be provided so the Commission
5 can make a determination.

6 Without that information, the Commission
7 cannot grant you a Certificate of Appropriateness to allow
8 you to go forward, and that's where the problem is. So I
9 would go back and if you have not already read it, you should
10 make it a priority to read the cultural resource survey, that
11 historic property survey, that was relied upon when your
12 house was designated. If you don't have that, I know that
13 Ramsey could provide a copy of that, or someone in Ramsey's
14 office could provide a copy to you, and provide it to your
15 architect and take a look at it and you will see what it was
16 that was emphasized about your house. You may learn some
17 interesting stuff about your house, when the property was
18 designated.

19 So I would not want to have John Page or any
20 individual member of the Commission speak on behalf of the
21 entire Commission. It's not how our decision making is done,
22 it's done as a group. And if you listen to what John said,
23 the architect listens to what John said, and you come back,
24 you do everything John said, and Diana or Amanda, or, you
25 know, somebody else, Jerry, says, I was talking about

1 Brighton Historic Preservation Commission 10/22/2020
2

3 interest in something else. You're not going to be happy,
4 you're architect's not going to be happy, nobody is going to
5 be happy.

6 So to take it with that understanding, that it
7 needs to address the very core question, which is, does your
8 addition meet or is your addition as proposed consistent with
9 the historic character of your house. And we need all of the
10 details to be able to figure that out.

11 MR. BOEHNER: And another thing on the
12 building permit when you get the construction drawings, it's
13 these drawings that we're going to compare it against.

14 CHAIRPERSON LUDWIG: Right.

15 MR. BOEHNER: Before we issue the permit and
16 say, do you have compliance with the approved drawings.

17 CHAIRPERSON LUDWIG: And, folks, we're pretty
18 easy to get along with. So if you have any the specific
19 questions, you can address them to me or to John, or anyone
20 else on the Commission. We just want to see you make this
21 happen, so let us know --

22 ROBERT BURKE: We do want to keep the historic
23 integrity, we want to keep the same architecture of the
24 house, we have no interest in changing that at all. We just
25 want to provide you with the information that you guys need.

1 Brighton Historic Preservation Commission 10/22/2020

2

3 So we just want to make sure we're clear on
4 what it is that we need to gather and provide to you. So we
5 will talk to the architect and I guess get their input on
6 that, right?

7

8 CHARIS LEE: Yes. I don't think she
9 understood exactly what it was that you needed, so hence we
10 did not.

11

12 MR. BOEHNER: Yeah. And I think what we need
13 is detailed elevation drawings.

14

15 CHAIRPERSON LUDWIG: And if she has any
16 particular questions she could address them to Ramsey or John
17 or even me. But I think in this situation John is probably
18 far more knowledgeable than I am about what we're going to
19 need as far as specifics go. So, we don't want to hold you
20 up, but yet we need a little more information.

21

22 CHARIS LEE: Okay. I wondered if I could make
23 a request, if not it's fine. We were hoping that maybe for
24 the next meeting we might be able to go first, just my
25 daughter has a bedtime to stick to that I wanted to get her
in, if possible.

26

27 CHAIRPERSON LUDWIG: Well, sure. The only
28 reason we changed the order tonight was because Ms. Searl had
29 been here before.

1 Brighton Historic Preservation Commission 10/22/2020

2

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CHARIS LEE: No problem.

4

5

CHAIRPERSON LUDWIG: Yes. You will be number one on the agenda the next time.

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MR. GORDON: And Ramsey, just so we are clear on the matter of procedure, it is the Commission's obligations to make a decision on an application within 60 days of when that application is filed. And I understand this application was, in fact, filed on September 22nd, so today is 30 days from when that application was filed. Our next meeting is schedule for November 19th, so that would be just inside of the 60-day period. So I think we're timely as long as we act on the application by the next meeting.

19

20

21

22

23

24

25

So put that, really, in a very pointed way, we don't have what we need by the next meeting, my recommendation to the Board is that they must deny the application.

ROBERT BURKE: Okay, I understand.

CHAIRPERSON LUDWIG: So, I guess the best

thing for your architect to do is to submit whatever it is that we need. And I believe it's elevations and specific materials details, and get that in ahead of time so if there's any questions we can have that revised by the time of our next meeting.

1 Brighton Historic Preservation Commission 10/22/2020

2

3 MR. GORDON: The cut off date, Ramsey, for
4 submissions for the next meeting?

5 MR. BOEHNER: Well, we can give them more
6 time, I have to talk to Gretchen. Because the cut off, I
7 think, was -- but there's more time. It's a few weeks before
8 the meeting.

9 MR. GORDON: Right. Because it's an adjourned
10 matter, we can give them some addition time.

11 MR. BOEHNER: Yes, that's what we do. I just
12 don't know that, I have to ask Gretchen once it's
13 distributed, and we usually go the day before distribution.
14 We can give as much time as we can.

15 ROBERT BURKE: Okay.

16 MR. BOEHNER: Maybe we can talk tomorrow.

17 CHAIRPERSON LUDWIG: If there's any particular
18 things you need, I am around the corner on East Avenue, so
19 feel free to contact me or Ramsey, or anyone else. We will
20 be glad to make this happen, if we have the information.

21 ROBERT BURKE: Okay.

22 CHARIS LEE: Okay, thank you.

23 ROBERT BURKE: Thank you.

24 CHAIRPERSON LUDWIG: Okay. We have no
25 hardship applications, so the Public Hearings are closed.

1 Brighton Historic Preservation Commission 10/22/2020
2

3 New business, demolition review, 1285 East
4 Henrietta Road. And I know this structure well because it
5 used to be the home of MCC HVAC program.

6 MR. BOEHNER: Yes, it was.

7 CHAIRPERSON LUDWIG: Mr. Montgomery, right?

8 MR. BOEHNER: It's been sitting there needing
9 to be taken down for a long time, in my humble opinion.

10 CHAIRPERSON LUDWIG: Right. Well, I believe
11 they've since moved out to West Henrietta Road, maybe.

12 MR. BOEHNER: Yes, the old Grossmans.

13 CHAIRPERSON LUDWIG: Okay. So I'm not crazy.

14 MR. BOEHNER: Well, we're dating ourselves,
15 Jerry.

16 CHAIRPERSON LUDWIG: So it happens everyday.

17 MR. BOEHNER: Thirty years is going fast.

18 CHAIRPERSON LUDWIG: I have no problems with
19 this delightful campus being demolished. Anyone else like to
20 speak to this application? Well, we don't have to -- I guess
21 we just have to say, yes, we have no --

22 MR. BOEHNER: Yeah, the motion would be direct
23 the secretary to prepare a letter and send it to the Planning
24 Board stating that you will not be scheduling a Public
25 Hearing to consider landmark designation of this property.

1 Brighton Historic Preservation Commission 10/22/2020

2

3 CHAIRPERSON LUDWIG: Great. Anyone have any
4 objection to that? Don't all chime in at once.

5 MR. PAGE: No, I don't have an objection.

6 MR. BOEHNER: Can we do a motion, folks, a
7 motion and a second?

8 CHAIRPERSON LUDWIG: Can I have a motion
9 please?

10 MS. DREHER: I'll move to direct the secretary
11 to issue a letter indicating we do not intend to hold a
12 Public Hearing to designate the property as a landmark.

13 CHAIRPERSON LUDWIG: Thank you, Amanda.

14 MS. ROBINSON: I will second that.

15 MR. BOEHNER: We got Robinson second, thank
16 you.

17 CHAIRPERSON LUDWIG: Any other discussion? Go
18 ahead, Ramsey.

19 MR. BOEHNER: Mr. Ludwig?

20 CHAIRPERSON LUDWIG: Yes.

21 MR. BOEHNER: Ms. Robinson?

22 MS. ROBINSON: Yes.

23 MR. BOEHNER: Mr. Whitaker?

24 MR. WHITAKER: Yes.

25 MR. BOEHNER: Mr. Page.

1 Brighton Historic Preservation Commission 10/22/2020

2

3 MR. PAGE: Yes.

4 MR. BOEHNER: Ms. Dreher?

5 MS. DREHER: Yes.

6 MR. BOEHNER: Motion passes.

7 CHAIRPERSON LUDWIG: Thank you, all.

8 Any other new business?

9 Old business, 9H-01-20.

10 MR. BOEHNER: Jerry, this hearing has been
11 closed? We did close the Public Hearing.

12 CHAIRPERSON LUDWIG: Yes.

13 MR. BOEHNER: We did receive a communication,
14 which I believe you all saw, sent from the property owner.

15 CHAIRPERSON LUDWIG: Yes.

16 MR. BOEHNER: There was also a memo that you
17 requested from Katie that we received.

18 CHAIRPERSON LUDWIG: Yes.

19 MR. BOEHNER: And you did request that, we did
20 get that out for you. So I believe you have everything for
21 the record.

22 CHAIRPERSON LUDWIG: I believe so, yes.

23 MR. GORDON: Would you like me to put forth a
24 proposed resolution so that the Board can discuss it?

25 CHAIRPERSON LUDWIG: Yes, thank you. Unless

1 Brighton Historic Preservation Commission 10/22/2020

2

3 there's any discussion?

4

5 right now because we don't have a motion or a second.

6

7 CHAIRPERSON LUDWIG: Okay, very good. Carry

on, Ken.

8

9 MR. GORDON: I would propose that somebody
make the following resolution or motion. Whereas,
10 Application 9H-01-20 has been submitted for designation for
11 332 Landing Road South in the Town of Brighton, County of
12 Monroe, State of New York, tax parcel number 138.05-2-77 as a
13 landmark under the Town's Historic Preservation Law.

14

15 And whereas, the Historic Preservation
16 Commission duly called the Public Hearing to consider such
17 matter which Public Hearing was held on September 24, 2020,
18 and all persons having an interest in such matter having had
an opportunity to be heard therein.

19

20 And whereas, based upon the material submitted
21 at and the testimony presented in the Public Hearing, and the
22 materials received by the Commission following the Public
23 Hearing, including the application prepared by Town Historian
24 Mary Jo Lanphear dated June 30, 2020, the cultural resources
25 survey of said property by Cynthia Howk dated 2004, the
update to that cultural resources survey prepared by Katie

1 Brighton Historic Preservation Commission 10/22/2020

2

3 Eggers Comeau, dated February 18, 2020.

4

5 And memorandum prepared by the Town Historian
6 Mary Jo Lanphear dated September 22, 2020, a letter from the
7 property owner, Angela Pichichero, dated September 23, 2020,
8 and a memorandum from Katie Eggers Comeau dated October 9,
9 2020. And further communication from property owner, Angela
10 Pichichero, dated October 22, 2020. And such other and
11 further materials submitted to the Historic Preservation
12 Commission in connection with the application, the Historic
13 Preservation Commission finds that the referenced property
14 possesses such historic value based upon the fact that it is
15 a noted example of the work of Arthur Headley, a noted
designer and architect.

16

17 And it is architecturally significant as an
18 outstanding example of Mr. Headley's personal interruption
19 and adaptation of Italian Renaissance inspired design
elements in Brighton.

20

21 It is also associated with a prominent local
22 family, the DeRidders, and therefore meets the criteria in
23 the Town of Brighton's Historic Preservation Law for
destination.

24

25 Now, it is hereby resolved that the Town of
Brighton Application 9H-01-20, for designation as a landmark

1 Brighton Historic Preservation Commission 10/22/2020

2

3 of the property located at 332 Landing Road South in the Town
4 of Brighton, tax parcel ID number 138.05-2-77. Together with
5 all of the above referenced material submitted, in connection
6 with such application be received and filed.

7 And be it further resolved that the Town of
8 Brighton Historic Preservation Commission hereby designates
9 the above referenced subject property located at 332 Landing
10 Road South in the Town of Brighton, as a historic landmark to
11 Chapter 224 of the Town Code, based upon the Commission's
12 findings and set forth above, regarding the historic value of
13 the subject property and it's association with the social,
14 cultural, political and economic history of the Town.

15 CHAIRPERSON LUDWIG: Thank you, Ken. May I
16 have someone put forth a motion please?

17 MS. DREHER: I will make a motion.

18 CHAIRPERSON LUDWIG: Thank you, Amanda.

19 MR. PAGE: I will second it, John Page.

20 CHAIRPERSON LUDWIG: Thanks, John. Any
21 discussion? Okay, Ramsey.

22 MR. BOEHNER: Mr. Ludwig?

23 CHAIRPERSON LUDWIG: Yes.

24 MR. BOEHNER: Ms. Robinson?

25 MS. ROBINSON: Yes.

1 Brighton Historic Preservation Commission 10/22/2020
2

3 MR. BOEHNER: Mr. Whitaker?

4 MR. WHITAKER: Yes.

5 MR. BOEHNER: Mr. Page.

6 MR. PAGE: Yes.

7 MR. BOEHNER: Ms. Dreher?

8 MS. DREHER: Yes.

9 MR. BOEHNER: Motion passes, it's designated
10 as a landmark.

11 CHAIRPERSON LUDWIG: Congratulations, Angie.

12 Any other old business?

13 ANGELA PICHICHERO: Thank you, very much.

14 CHAIRPERSON LUDWIG: We have 1037 South Winton
15 Road and I believe we were going to hold off on that until
16 Supervisor Moehle had a chance to approach the powers that be
17 and --

18 MR. BOEHNER: That is correct, Jerry.

19 CHAIRPERSON LUDWIG: And so we are going to
20 wait until we hear back from Supervisor Moehle before we
21 proceed with that.

22 Any other old business we need to talk about?

23 Do we have any -- go ahead.

24 Do we have anything on the agenda for other
25 essential destinations?

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3 REPORTER CERTIFICATE
45 I, Rhoda Collins, do hereby certify that I did
6 report in stenotype machine shorthand the proceedings held in
7 the above-entitled matter;8 Further, that the foregoing transcript is a true and
9 accurate transcription of my said stenographic notes taken at
10 the time and place hereinbefore set forth.11
12 Dated this 7th day of November, 2020.13 At Rochester, New York
14
1516 Rhoda Collins
17 Rhoda Collins
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