

PROCEEDINGS HELD BEFORE THE HISTORIC
PRESERVATION COMMISSION OF BRIGHTON AT 2300 ELMWOOD
AVENUE, ROCHESTER, NEW YORK ON JULY 22ND, 2021 AT
APPROXIMATELY 7:00 P.M.

July 22nd, 2021
Brighton Town Hall
2300 Elmwood Avenue
Rochester, New York 14618

PRESENT:

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

MARY JO LANPHEAR
Town Historian

KEN GORDON, ESQ.
Town Attorney

RAMSEY A. BOEHNER
Town Planner.

NOT PRESENT:

DAVID WHITAKER
WAYNE GOODMAN

REPORTED BY: ALEXANDRA K. WIATER, Court Reporter
Forbes Court Reporting Services, LLC
21 Woodcrest Drive
Batavia, New York 14020

1 CHAIRPERSON LUDWIG: I'd like to call the
2 meeting to order. Is anyone here to speak at open
3 forum? It doesn't look like it.

4 Okay. I'd like to call the meeting to
5 order. Mr. Secretary, can you call the roll, please?

6 MR. BOEHNER: Dreher?

7 MS. DREHER: Here.

8 MR. BOEHNER: Page?

9 MR. PAGE: Here.

10 MR. BOEHNER: Delvecchio?

11 MR. DELVECCHIO: Here.

12 MR. BOEHNER: Robinson?

13 MS. ROBINSON: Here.

14 MR. BOEHNER: Ludwig?

15 CHAIRPERSON LUDWIG: Here.

16 MR. BOEHNER: Absent is Goodman and
17 Whitaker.

18 CHAIRPERSON LUDWIG: Okay. Can I have an
19 approval of the agenda, please? Would someone like to
20 make the motion?

21 MR. PAGE: I'll make that motion.

22 CHAIRPERSON LUDWIG: Okay. Second, please?

23 MS. DREHER: I'll second. Amanda Dreher.

24 CHAIRPERSON LUDWIG: All in favor?

25 ALL COUNCIL MEMBERS: Aye.

1 CHAIRPERSON LUDWIG: All right. Agenda
2 stands approved.

3 We do not have minutes that I'm aware of.

6 MR. BOEHNER: Yes. It was properly
7 advertised in the Brighton-Pittsford Post on July 8th,
8 2021.

9 CHAIRPERSON LUDWIG: That meeting is duly
10 advertised and will now be held. It's great to see
11 everyone here.

12 MR. GORDON: I just want to share with you,
13 because this is our first meeting back, we are still
14 using masks here at the Town Hall whether you're
15 vaccinated or not. However, as you notice from my
16 example, when you are speaking please feel free to
17 pull your mask down if you feel comfortable doing so.
18 It will help our Stenographer understand what you are
19 saying if you do so, and help all of us be able to
20 hear you as well.

21 MR. DELVECCHIO: Can I make a request?
22 There's a really loud noise, and I think it's
23 compromising things, and we all have masks, can we
24 turn that off?

25 MR. BOEHNER: I just tried to turn it off.

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1 And I think it's cooling down. I shut the door. I
2 can turn off the fans.

3 MR. GORDON: Is that the air conditioning
4 unit?

5 MR. BOEHNER: Yeah.

6 MR. GORDON: It's very noisy.

7 MR. BOEHNER: I set it on "off". I never
8 used it before.

9 CHAIRPERSON LUDWIG: Okay. Moving along, we
10 have no communications, no designation of landmarks,
11 no certificate of appropriateness, no hardship
12 applications. Public Hearings are closed.

13 We do have some new business 3108 East
14 Avenue, Quickee's Convenience Store. And are you
15 speaking to that?

16 MR. TERRAGNOLI: Yes, sir.

17 CHAIRPERSON LUDWIG: Please come up. You
18 can lower your mask while you talk. And for the
19 record, please state your name.

20 MR. TERRAGNOLI: My name is Lou Terragnoli.
21 I'm the Director of Real Estate and Development for
22 Quickee's.

23 CHAIRPERSON LUDWIG: And would you spell
24 that, please, for the Stenographer?

25 MR. TERRAGNOLI: Yes. Last name is

1 T-e-r-r-a-g-n-o-l-i. And I'll give you a card.

2 THE REPORTER: Thank you.

3 MR. TERRAGNOLI: It's nice to be presenting
4 in person. It's been a while. I think I can take a
5 deep breath and take my time because I don't have to
6 worry about my dog in the background.

7 But I'm here tonight representing
8 Quicklee's, we are trying to remodel property at 3108
9 East Avenue and is currently, as I'm sure you all are
10 very familiar with it, a vacant property and it's been
11 vacated for some time. It would be our intent to take
12 the property as what's called "as is", where the
13 building is in the exact same place. And we'd have to
14 redo that building into a Quicklee's Convenience
15 Store. The building is approximately 1,180 square
16 feet. We would just remodel the interior of the
17 store, the convenience store, we would add three
18 fuelling stations to the exterior of the site. You've
19 seen the materials we've added, a canopy above it, we
20 would add some parking to the site but stay within the
21 footprint of the property.

22 In addition, we would like to add some
23 aesthetic views to the -- to the front of the
24 property, we would add a decorative wall, we'd add
25 some landscaping. We understand the neighborhood and

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1 where this property is. And there's the opinion --
2 it's my opinion to have the property back in line, we
3 have to do certain things to make that property more
4 usable and attractive to the Town as far as a new
5 development goes to the Town.

6 CHAIRPERSON LUDWIG: Can I just stop you for
7 one second?

8 MR. TERRAGNOLI: Yes, sir.

9 CHAIRPERSON LUDWIG: You're not the owner of
10 the property; is that correct?

11 MR. TERRAGNOLI: No, sir, we do have the
12 property under contract. Mr. Perolli (phonetic) is here
13 and he represents the owner of the property.

14 CHAIRPERSON LUDWIG: Okay. And who is the
15 owner of the property?

16 MR. TERRAGNOLI: Sorry, sir?

17 CHAIRPERSON LUDWIG: Who is the owner of the
18 property?

19 MR. TERRAGNOLI: Frank Romeo, R-o-m-e-o,
20 Romeo Land Development.

21 MR. BOEHNER: I think he has been before
22 this Board for other concepts. He had the concept for
23 the office building expansion.

24 CHAIRPERSON LUDWIG: Okay.

25 MS. DREHER: Oh, I saw him.

1 CHAIRPERSON LUDWIG: Okay. Thank you.

2 MR. BOEHNER: You're welcome.

3 MR. TERRAGNOLI: So our -- our plan would
4 be, it's about .35 acres on the site. So like I said,
5 we would use the existing building, the existing
6 footprint, we would not expand the building at all.
7 We have room for about 11 parking spaces and 10
8 fuelling stations for the site.

9 I did review some comments earlier today.
10 Ramsey, thank you very much for those. I'm not going
11 to pretend I know what you mean by the Town Ordinance
12 and what needs to be done to the building to bring it
13 in line with what you would like to see. I can say in
14 general, that looked very doable. If this community
15 thinks that the project has some merit, I would have
16 our architect use in the same language, and make the
17 changes to the building that you're suggesting.

18 So, fortunately, it's a good opportunity for
19 us because, like I said, we have an existing vacant
20 building and putting it back -- back in use. And
21 again, without expanding the footprint, we would be
22 within the existing footprint which, as I said, is
23 about 1,180 square feet.

24 That's the end of our presentation. Thank
25 you all for all your time. And if you have any

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1 questions or comments for me, I'd be happy to answer
2 them.

3 CHAIRPERSON LUDWIG: What hours would this
4 be operated?

5 MR. TERRAGNOLI: Typically, we work a
6 24-hour operation. We can certainly engage in
7 conversations with regard to the hours. But in
8 general, we feel a 24-hour operation is actually -- we
9 add some safety, we have some employees on site, and
10 the lighting which we will have, of course, the
11 property manager we will have on site. We might have
12 a talk with staff, and we could come here first, and
13 talk about the site itself and what we could do to
14 open the building.

15 CHAIRPERSON LUDWIG: Okay. Thank you.

16 MR. DELVECCHIO: The whole site is
17 designated, correct?

18 MR. BOEHNER: That's correct.

19 MR. DELVECCHIO: So I'm wondering, not just
20 about the building but the site of the building, and I
21 can just bring it up in open forum. Do you know, in
22 terms of the proportion of -- historically, how many
23 gas pumps were there versus now, what's being
24 proposed? Did I hear you say you thought three?

25 MR. TERRAGNOLI: We're proposing three, yes.

1 MR. DELVECCHIO: Okay. Okay.

2 MR. BOEHNER: Do you know what was there
3 before?

4 MR. TERRAGNOLI: I do not know how many were
5 there before.

6 CHAIRPERSON LUDWIG: I think there were two,
7 I believe.

8 Now, it's my understanding that the old
9 tanks were removed. And as far as what I recall, you
10 have a clean bill of health from --

11 MR. TERRAGNOLI: That's been represented to
12 us, yeah, that the tanks have been removed.

13 CHAIRPERSON LUDWIG: Well, I think we have
14 some architectural concerns. The previous owner,
15 Mr. Steamer, when we were about to designate the
16 property, he installed texture 1-11 plywood, T 1-11
17 plywood, over the area and the gables which covered up
18 the original half-timbering.

19 MR. TERRAGNOLI: Okay.

20 CHAIRPERSON LUDWIG: So I would suspect -- I
21 don't know what John had to say about that -- I think
22 I read John's notes -- I think if you were to remove
23 the plywood, you'd probably find the half-timbering is
24 still there.

25 MR. TERRAGNOLI: I believe I read that in

1 your notes and I don't see you show that.

2 CHAIRPERSON LUDWIG: Well, John, do you want
3 to --

4 MR. PAGE: I can go over my -- go over my
5 comment. I mean, I do understand --

6 CHAIRPERSON LUDWIG: Why don't you take your
7 mask down.

8 MR. PAGE: I'm going to start by saying I'm
9 compelled with you guys are interested in utilizing
10 the property for its original intent, and -- the
11 building for its original intent -- that you feel that
12 you're able to do that without expanding the building
13 is right off the bat, is a huge preservation plus.
14 So -- and then the site work is -- I think we would
15 just be interested in not doing anything that would
16 detract from the building, or at least I would.

17 So what I'm looking at is, what things can
18 you do that earns the respect of the building as a
19 historic building. And so those would be -- the
20 aspect of the building that are pertinent to the
21 history that are telling us that you would look at and
22 say that would make it historic would include the --
23 the slate roof -- I mean, that would remain. It would
24 include the slate roof, the stucco -- the main
25 building being stucco, and then half-timbering

1 elements in the gables on all three sides.

2 MR. TERRAGNOLI: Did you say
3 "half-timbering"?

4 MR. PAGE: Yes.

5 MR. TERRAGNOLI: I just wanted to make sure
6 I heard you right. And what --

7 CHAIRPERSON LUDWIG: Which is what was
8 there.

9 MR. TERRAGNOLI: I'm sorry?

10 CHAIRPERSON LUDWIG: That was what was
11 there.

12 MR. PAGE: Correct. And one of the aspects
13 of your conceptual design was providing that
14 half-timbering along the primary gable that faces --
15 that faces the road in a way that it is similar to
16 what was originally there, which you can see in the
17 photographs from the 1998 survey. And so, I think
18 that there's a good chance that the decent timbering
19 remain underneath the plywood Texture 1-11. There's a
20 decent chance that the stucco in particular is
21 probably not in great shape. In looking at the
22 building, there's a number of areas where the stucco
23 appears to be distressed and probably could use some
24 update, you know, for the maintenance along those
25 areas. If -- if -- you're lucky that the timbering is

1 in good shape, but you won't know that until you do
2 some exploratory -- exploratory work.

3 In addition, there's stone on the corners of
4 the building that are -- they have a fancy
5 architectural name called quoins. And --

6 CHAIRPERSON LUDWIG: And it's spelled
7 q-u-o-i-n-s. Sorry about that.

8 MR. PAGE: Thank you. And those are also a
9 historic element of the building. In addition to
10 that, the primary openings of the building, the ones
11 that face East Avenue, and particularly the one --
12 some of the main -- of the main building have
13 traditionally been retained in -- and their openings
14 have been reflective in the infill that has been
15 either in the case of the main building. I think the
16 last thing was aluminum glass. Don't you think,
17 Jerry?

18 CHAIRPERSON LUDWIG: What's that?

19 MR. PAGE: The last thing that was in the
20 main store was aluminum glass. And then they probably
21 replaced the original overhead doors on the garage?

22 So, in general, you're proposing to
23 infill -- you're -- I guess you're -- you're not
24 intending to have that service -- garage service
25 there; is that correct?

1 MR. TERRAGNOLI: That's correct. There
2 would be no auto services.

3 MR. PAGE: It would be a convenience store
4 and gas?

5 MR. TERRAGNOLI: Yes.

6 MR. PAGE: And I think that it lends itself
7 to that and the way you laid it out.

8 MR. DELVECCHIO: John, when you say
9 "infill", you're talking about this gable face?

10 MR. PAGE: Well --

11 MR. DELVECCHIO: It's an example.

12 MR. PAGE: -- for the -- for the three
13 gables is all -- they're going to have -- they had
14 timbered on the main openings in front of the building
15 in the rectangular building.

16 MR. DELVECCHIO: So if it's -- John, just to
17 give you an example, this is one gable then and it
18 looked like this, right, where all the timber is?

19 MR. PAGE: Yes.

20 MR. DELVECCHIO: So with the timber you
21 got -- okay. So the proposal -- at least with the
22 concept you see -- here you see this -- this here.
23 They're switching -- they're switching from -- so if
24 there was some detail there. But I mean, some detail,
25 it's more than just some detail.

1 MR. PAGE: Right. Yeah. The typical
2 construction it has depth to it. It has a shadow
3 timber that is -- with a thick stucco coating in
4 between the timbers.

5 Back to the main opening, sir. I would
6 encourage you to retain the full openings when you
7 infill them. The -- the conceptual proposal includes
8 the introduction of a ledge stone as a -- as a base on
9 the two garage door openings and --

10 MR. TERRAGNOLI: Yup.

11 MR. PAGE: And around the original opening
12 at -- at the store. And it would, from a historic
13 standpoint -- well, my own personal opinion from an
14 aesthetic standpoint, it would be better to have those
15 infilled entirely with aluminum glass systems.

16 MR. GORDON: Did you say "aluminum glass"?

17 MR. PAGE: Yes. I think you're probably
18 proposing the storefront for those?

19 MR. TERRAGNOLI: Yes.

20 MR. PAGE: All right. And I also like the
21 way that you're creating a square or slightly
22 rectangular openings with the texture quoins in there
23 which I think is also a reflection back of how it
24 would have been.

25 So the main building has -- the opening goes

1 from timber column to timber column. And the timber
2 column resulted at the top with a simple decorative
3 bracket. And there's -- there's decorative brackets
4 without timbers that could happen across. And those
5 are original. They're still there. And so I would
6 recommend those be investigated and repaired. And as
7 you build those elements, that you take it all the way
8 up to where it was, and all the way down to where --

9 MR. TERRAGNOLI: I understand.

10 MR. PAGE: And I mentioned something about
11 the sign. I think that the -- the timbering is
12 original and perhaps still under the main -- the main
13 gable would actually give you more stucco space than
14 the conceptual layout that you gave us. And I would
15 just request that you consider reducing the size of
16 the sign so that it is not as prominent versus the
17 background as what's in the conceptual one.

18 Now, again, also appreciate you coming in
19 the early building stages and having a conversation
20 with us. I don't consider -- these are personal but I
21 don't consider these to be considered talked about
22 here.

23 Okay. So -- and then, there's some other
24 openings that you might be able to utilize that are
25 original without having -- I can close the matter and

1 create new ones. And I guess I'd ask you to look at
2 that along the one side. And they're -- they're
3 totally shot. And the openings aren't in such great
4 condition but it still would be interesting to -- if
5 they are allowed to be closed off, actually put a
6 little recessed construction in there so we would have
7 the image of -- of having been there.

8 MR. TERRAGNOLI: In the original window?

9 Okay.

10 CHAIRPERSON LUDWIG: I think on the side you
11 can still see where the sills were. And I think --
12 and so I think that's important too, as John said,
13 keep the suggestion of the windows even -- I mean,
14 ideally it would be nice to replace the windows but
15 that may not be practical. But at the same time, it
16 would be nice to keep those suggestions of where the
17 windows were.

18 MR. TERRAGNOLI: Uh-huh, I understand.

19 MR. PAGE: So the canopy -- the canopy is --
20 you know, ideally, this type of station, the size of
21 the station and the style of the station, in looking
22 in -- looking with -- often didn't have canopies just
23 because that was -- that was probably an extra cost
24 for a small station that they didn't want to have.
25 And if they did, they somehow integrated it into the

1 building, like, in some fashion as a larger store or
2 fancier store. I don't have a problem with the notion
3 that it's used for that canopy for a modern gas
4 station.

5 CHAIRPERSON LUDWIG: Well, I have a
6 question: Do you have -- the canopy is more for -- I
7 know, fire suppression is part of it.

8 MR. TERRAGNOLI: Yes.

9 CHAIRPERSON LUDWIG: Can you incorporate a
10 fire suppression and say if you didn't have a canopy,
11 would you put some type of vintage-looking light
12 fixtures or something with a fire suppression system?

13 MR. TERRAGNOLI: I don't know. I would have
14 to research that.

15 CHAIRPERSON LUDWIG: I'm just curious.

16 MR. TERRAGNOLI: But I know canopies too can
17 cause water retention too. I could look into that and
18 tell you that because I did see a comment about the
19 height and I can look at those.

20 MR. PAGE: So I don't really have any, you
21 know, magic idea for what to do about the canopy. And
22 I wouldn't personally think what to say you couldn't
23 do if you had a canopy, to be honest with you. So...

24 CHAIRPERSON LUDWIG: You know -- I mean, I
25 would say that the existing canopy is, I think,

1 inappropriate for the gas station, it's too big and it
2 doesn't match the style of the gas station John
3 pointed out, I think, in his notes, maybe something
4 blended in more.

5 MR. PAGE: Right. Or that it's modern and
6 as small as possible so that it's -- you know, if it's
7 partly on the inside, would it be okay?

8 MS. DREHER: Yeah. But then, this is one of
9 those areas that I see, you know, it's important to
10 balance what it is historically accurate with the
11 realities of the new business and -- I mean, what you
12 could be doing at night. You can obviously -- the
13 customer in me is -- it is really a crucial aspect.
14 So I think if it can be more tailored in a way to be
15 better aligned with the design of the building, I
16 think that intent would be great. But I definitely
17 understand why you want to have a canopy, and I think
18 that was --

19 MR. TERRAGNOLI: I can take a look at it.

20 MS. DREHER: Yeah. I think that intent
21 would be great but I just want to make sure, you
22 know -- we understand that that is a part of the
23 business and I'm sure all of us would love to be
24 covered in the rain and snow.

25 CHAIRPERSON LUDWIG: Do you plan to have,

1 since it's there, an option of having full service
2 there, or is it strictly self-service?

3 MR. TERRAGNOLI: Strictly self-service.

4 CHAIRPERSON LUDWIG: Okay. And what kind of
5 gas line?

6 MR. TERRAGNOLI: That is -- it's not going
7 to be determined by me.

8 CHAIRPERSON LUDWIG: Okay. But it would be
9 a national brand?

10 MR. TERRAGNOLI: Yes, sir.

11 MS. ROBINSON: I have a question: Are there
12 four stations -- four stations or three?

13 MR. TERRAGNOLI: Three stations. Three
14 stations.

15 MS. ROBINSON: There's not a separate one?

16 MR. BOEHNER: I think there is.

17 MR. DELVECCHIO: These are good pictures.

18 MS. ROBINSON: So the other question is --

19 MR. TERRAGNOLI: I have a view if you'd like
20 to see that.

21 MS. ROBINSON: No. So is the in and out
22 curb cut there, is that the only one or is there --

23 MR. TERRAGNOLI: There's one on each side of
24 the property, we will be using the existing curb cuts.

25 MS. ROBINSON: Okay. Because it doesn't

1 show on this side.

2 MR. TERRAGNOLI: Again, this is just --

3 MS. ROBINSON: Now, is there some
4 requirement to the height of this based on vehicle
5 capacity?

6 MR. TERRAGNOLI: I'm sorry?

7 MS. ROBINSON: There will be some height
8 requirement on this canopy based on vehicle capacity?

9 MR. TERRAGNOLI: There will be some
10 requirement there, yeah. For sure. And I will make
11 sure to keep it to the minimums.

12 MR. DELVECCHIO: Did -- I see the south
13 stone wall, but did you look at other options like a
14 boxwood hedge?

15 MR. TERRAGNOLI: Oh, for sure.

16 CHAIRPERSON LUDWIG: I don't think you want
17 boxwood if you salt there. If you notice, on East
18 Avenue, there's a reason they call it Council Rock.
19 There's a lot of stone. And John suggested, I think,
20 a stone wall of some sort. But more in line with
21 what's down the street in front of CCR, Country Club
22 of Rochester, you could do something like that or a
23 hedge, I think, as Justin suggested would be nice.

24 MR. TERRAGNOLI: Where is the stone wall
25 you're referring to?

1 CHAIRPERSON LUDWIG: Well, if you drive down
2 East Avenue towards the center of Town --

3 MR. TERRAGNOLI: Okay.

4 CHAIRPERSON LUDWIG: -- just past the four
5 corners by the firehouse, on your left is CCR, County
6 Club of Rochester, and all along there there's -- it's
7 not really a wall. It's just stone mounted up. That
8 is what is indigenous to this area. And I don't
9 know -- John, what do you think? Can you build a wall
10 without --

11 MR. PAGE: You can do -- you can dry laying
12 something, you know, that's not the typical dry-laid
13 stone. Maybe shallow, low height. And further down
14 on the right there's more of that.

15 CHAIRPERSON LUDWIG: Be careful -- be
16 careful if you're trying to plant something that close
17 to the highway.

18 MR. TERRAGNOLI: Understood.

19 CHAIRPERSON LUDWIG: It's going to have to
20 be salt.

21 MR. TERRAGNOLI: Absolutely. The whole
22 thought process with the wall, whatever that ends up
23 looking like, is to soften the front of the location
24 where the pavement, behind that wall where the
25 customers would be fueling, walking, and that sort of

1 thing, again, I'd like to soften the view from the
2 street. So I'm sure we can come up with an easy
3 understanding of what the best way to do that is.
4 That was just one option.

5 CHAIRPERSON LUDWIG: Sure. I think the
6 concept --

7 MR. BOEHNER: There's something, though, you
8 have to understand that is, some of the jurisdiction
9 is the New York D.O. T's.

10 CHAIRPERSON LUDWIG: That's true.

11 MR. BOEHNER: So they might not want a wall
12 in the driveway. And you probably would want to look
13 at the site plan to see if there's any --

14 MR. TERRAGNOLI: Yeah. I think it's right
15 behind the driveway, and I think we're still on the
16 property, but I'll double-check that.

17 MR. BOEHNER: Well, I'm just looking at your
18 site plan.

19 MR. TERRAGNOLI: Yeah.

20 MR. BOEHNER: It looks like --

21 MR. TERRAGNOLI: It may be. But like I
22 said, I'll double-check.

23 MR. BOEHNER: Yeah, double-check because you
24 want to talk to D.O.T sooner than later.

25 MR. TERRAGNOLI: Okay.

1 CHAIRPERSON LUDWIG: Now, will the owner of
2 the property do the improvements or will that be all
3 your doing?

4 MR. TERRAGNOLI: That will be all our doing,
5 the current owner wants to jump ahead. And if we had
6 all our approvals, we would close on the property and
7 build the site.

15 CHAIRPERSON LUDWIG: I'm glad you did, and
16 it's a great presentation.

17 MR. TERRAGNOLI: Thank you.

18 MR. GORDON: And I hope this is all, but
19 this is probably something you already know, but
20 really this Board's role is extremely important but
21 limited to the issue of the designation of the
22 property as a landmark and whether the modifications
23 to that property that you're proposing are consistent
24 with the historic character of the property. That's
25 somewhat of a suggestive determination. So the devil

1 is going to be in the detail, right? I think you've
2 heard some comments that are really important. Do
3 something with that canopy that's different than your
4 proposal, you know, keep the slate roof, and --

5 MR. TERRAGNOLI: I have all of that.

6 MR. GORDON: All of those things. So when
7 you go back and work with the architect, it's going to
8 be really important for this Board to know what those
9 details are so that it can make a decision as to
10 whether they truly are consistent with the historic
11 character.

12 I think what I'm hearing, the good news for
13 you is, you're not hearing them say oh, this property
14 can't be used as a gas station again because you have
15 to put, you know, fire suppressions on the pumps. You
16 don't want that. You're not hearing that. So that's
17 great.

18 I don't know what your due diligence theory
19 is under your contract. But as Ramsey was saying,
20 there's a lot that you need to do.

21 MR. TERRAGNOLI: And we understand that.
22 The representative is here. They've been working with
23 us on the timeframe. They're great actually. They
24 understand it's a long road ahead.

25 MR. BOEHNER: Yeah, because you don't want

1 to buy this property if you need a use variance. As
2 soon as you buy this property, you created a
3 substantial hardship.

4 MR. TERRAGNOLI: I understand. We would not
5 buy this if --

6 MR. BOEHNER: I know you already know that
7 but I was saying it more for him, I've said this to
8 you before, and that's why we wanted to bring it up.
9 I know you can walk out of here feeling good.

10 MR. GORDON: You can be under contract with
11 a contingency hearing. Just don't close on the thing
12 just yet.

13 MR. BOEHNER: Yeah.

14 MR. GORDON: And, do you have an attorney
15 working with you on this project?

16 MR. TERRAGNOLI: We will.

17 MR. GORDON: That's good. I encourage it.

18 One thing you said and I just wanted to
19 touch on it, and Ramsey is really the expert on this
20 stuff. But you said something about a 24-hour
21 operation. Under our code, that's not possible. I
22 think for your district, you're probably restricted to
23 7 a.m. to 10 p.m. on most days.

24 MR. BOEHNER: No, it's the E1 District.

25 MR. GORDON: Oh, it's E1?

1 MR. BOEHNER: There may not be issues of
2 hours of operation. His problem would be is, they
3 need a use variance. And I don't mean to jump ahead
4 because this it's not what these guys were doing and
5 this is for a workshop. I don't think -- in my humble
6 opinion, I don't think the Zoning Board could give you
7 a use variance for a 24-hour period.

8 MR. GORDON: And this truly has nothing to
9 do with this Board, but last night Ramsey and I spent
10 a little bit of time at the Planning Board meeting.
11 And somewhere during that Planning Board meeting,
12 Mr. Goldman was there talking about your concept plan
13 for the Twelve Corners.

14 MR. TERRAGNOLI: Yes.

15 MR. GOLDMAN: Is that also conceptually a
16 24-hour operation?

17 MR. TERRAGNOLI: I don't recall what we
18 talked about there, to be honest.

19 MR. GORDON: Do you know anything about
20 that?

21 MR. BOEHNER: No. The -- I don't think we
22 had talked. I did not know that to be honest with
23 you.

24 MR. GORDON: Right. I don't think that -- I
25 don't think that conversation has happened; would you

1 agree?

2 MR. BOEHNER: I -- I agree.

3 MR. GORDON: I don't think the conversation
4 has happened. So if that's something that Quicklee's
5 is thinking about, we should quickly have that
6 conversation.

7 MR. BOEHNER: On both of those?

8 CHAIRPERSON LUDWIG: Ramsey, mask. I can't
9 hear you.

10 MR. BOEHNER: I just lost my thought.

11 MR. GORDON: You were talking about use
12 variance -- or hours.

13 MR. BOEHNER: Yes. On the hours of
14 operation for Twelve Corners, that is something we
15 need to talk -- on Twelve Corners, we probably should
16 regroup because we weren't focusing on all this other
17 stuff, before you start making your applications.

18 And before you proceed on this one, we
19 should also regroup on this also?

20 MR. TERRAGNOLI: Understood.

21 MR. BOEHNER: Okay?

22 MR. TERRAGNOLI: Okay. I will get with my
23 people in the morning.

24 MR. BOEHNER: Yeah. Then they'll do two
25 separate processes.

1 MR. GORDON: Correct. And I think, you
2 know, you'll find that both Ramsey and I are available
3 to do conferences with you and your staff, and your
4 attorney, and try to, you know, hammer things out and
5 help you out as much as we can.

6 MR. BOEHNER: And then, meet with our Town
7 Attorney, our Town Engineer too.

13 MR. TERRAGNOLI: Uh-huh.

14 MR. DELVECCHIO: Is there -- there are other
15 options to maintain the slate roof on the structure?
16 If that was the case, can we get some more information
17 at a certain point on what the canopy would look like?

18 MR. TERRAGNOLI: Absolutely. I'll bring the
19 specifics in. If I may ask, if the path forward --
20 and I'm asking is, to make the changes that we've
21 talked about here for some new canopies and some other
22 specifics, is the path forward coming back to this
23 Board?

24 MR. BOEHNER: You can come in with new
25 ideas, I'd see what you got. That's what I would

1 recommend.

2 MR. TERRAGNOLI: Okay.

3 MR. BOEHNER: Just make sure everything is
4 lined up perfectly.

5 MR. TERRAGNOLI: Okay.

6 CHAIRPERSON LUDWIG: And I have open
7 hearings --

8 MR. BOEHNER: Just two quick points is, this
9 Board is -- the Certificate of Appropriateness but the
10 use variance is very important too.

11 MR. TERRAGNOLI: Understood.

12 MR. BOEHNER: Not to say that site plan
13 isn't, but that use variance is. If you don't have
14 that, you're done.

15 MR. TERRAGNOLI: I understand.

16 MR. BOEHNER: Okay.

17 CHAIRPERSON LUDWIG: I have kept -- since
18 it's down the street from me, I kind of keep an eye on
19 this, the slate roof I have talked to the current
20 owner about it. It is in pretty good repair.
21 Obviously, slate has to be periodically checked but I
22 don't think keeping that will be a major hardship.
23 Are you familiar with the Four Corners in Fairport?

24 MR. TERRAGNOLI: Yes.

25 CHAIRPERSON LUDWIG: There is a former HERO

1 station that is now a brewery, I believe.

2 MR. TERRAGNOLI: Southeast corner?

3 CHAIRPERSON LUDWIG: South -- no, northeast
4 corner.

5 MR. TERRAGNOLI: Northeast corner, gotcha.

6 CHAIRPERSON LUDWIG: And they have done, I
7 thought a very good job, with that structure.

8 MR. BOEHNER: Which corner is that?

9 CHAIRPERSON LUDWIG: It's on -- the Four
10 Corners in Fairport --

11 MR. BOEHNER: The northeast?

12 CHAIRPERSON LUDWIG: -- there's a church,
13 there's a gas station -- I think there's two gas
14 stations.

15 MR. GORDON: Is it a brewery or a
16 distillery?

17 CHAIRPERSON LUDWIG: I don't know.

18 MR. DELVECCHIO: I was there when it was
19 Fairport Brewery.

20 CHAIRPERSON LUDWIG: But anyway, that's a --
21 that's a good association of --

22 MR. TERRAGNOLI: Okay.

23 CHAIRPERSON LUDWIG: Of adapted reuse. And
24 I love John's comments. And I think trying to
25 maintain as much of the original facade as practical

1 and it's appropriate. And I think we'd like to see
2 that.

3 MS. LANPHEAR: An exact reuse of a gas
4 station is in Mumford. The people that live down
5 there have made it into a store. And the side is the
6 same. I've been in touch with people from Land Tech, a
7 woman there contacted me about a year ago about that
8 building, and I even sent her the information about
9 where it was, what it looked like, and I even found a
10 picture online and I sent it to her. I think her name
11 was Lisa.

12 MR. TERRAGNOLI: At Land Tech?

13 MS. LANPHEAR: Yeah, with Romeo.

14 MR. BOEHNER: And I think it was someone
15 working for Romeo.

16 MS. LANPHEAR: Yeah, it was. She was
17 looking for information about this other building and
18 it's a very growing concern. It's -- I think it leads
19 into the Genesee Museum, in that area, and it's in a
20 very nice area and they've taken an old gas station
21 and they've made it into a very nice shop and --

22 MR. TERRAGNOLI: Very nice.

23 MS. LANPHEAR: Yeah.

24 CHAIRPERSON LUDWIG: Any other comments,
25 questions, suggestions? Thank you, guys.

1 MR. TERRAGNOLI: I appreciate everyone's
2 time.

3 CHAIRPERSON LUDWIG: Likewise. And I thank
4 you for your presentation. And also John for his
5 comments.

6 MR. PAGE: I hope it works out.

9 CHAIRPERSON LUDWIG: One correction, on
10 John's comments, I think, the front elevation is not
11 the north elevation. It would be the south --
12 southwest elevation.

13 All right. Okay. Very good. Any other new
14 business? Okay. Old business?

15 MR. BOEHNER: Update.

16 CHAIRPERSON LUDWIG: Go ahead, Ramsey.

17 MR. BOEHNER: We have gotten the proposal
18 back and it looks like it involved architecture again.
19 And the prices are -- and for an update is 600 and for
20 a new survey is 2,200. We have one from Rent Design
21 but it was not a lump sum. She wanted to do it
22 hourly. And if we're adding up the hourlys, it's
23 still too expensive, and she's not meeting the
24 requirements of the proposal. So I will be
25 recommending that for her, if we select the contract,

1 we kind of know what the prices would be so I'm pretty
2 confident that --

3 CHAIRPERSON LUDWIG: Do we have a figure in
4 mind as to --

5 MR. BOEHNER: Mary Jo, what is the amount
6 that you budgeted for?

7 MS. LANPHEAR: It's a terrible thing to ask.
8 I want to say we upped it to -- is it 3? Is it 3,200?
9 If you could help me with that.

10 MR. BOEHNER: No. I think it was more than
11 that. That's what my workload showed.

12 MS. LANPHEAR: Thirty-eight?

13 MR. BOEHNER: I tried to look it up, and I
14 couldn't get it. We will figure that out for them.

15 MS. LANPHEAR: You ask hard questions.

16 MS. DREHER: Last week we got two on the
17 list to be surveyed. And so, I think, it's --

18 MR. BOEHNER: It also goes into the next
19 matter. It's the memo from Mary Jo regarding 921
20 Clinton Avenue.

21 CHAIRPERSON LUDWIG: And one thing we've
22 done in the past, is to withhold some money in case
23 there's a property that we're not aware of or isn't on
24 our list that comes up for the demolition review or
25 something else. So I think it's good to keep a little

1 money in there.

2 MR. DELVECCHIO: Yeah. Do we have a budget
3 sheet? Like, is there a spreadsheet that we could
4 have every year updating based on the Town Budget so
5 we know what we have on the sheet with lined items
6 out?

7 MR. BOEHNER: It's a little complicated
8 because we don't control our finances.

9 MR. DELVECCHIO: Understood. Just what the
10 budget is?

11 MR. BOEHNER: Mary Jo can look that up for
12 you.

13 MS. LANPHEAR: Yeah.

14 MR. BOEHNER: And I can give you reports if
15 you ask us what our balance is.

16 MR. DELVECCHIO: So am I understanding
17 right, also that if we can get the funds, they may
18 actually get pulled or can get cancelled at any time?

19 MR. BOEHNER: No.

20 MR. DELVECCHIO: Okay.

21 MR. BOEHNER: No, when they're budgeted,
22 they're budgeted. There would have to be some big
23 problem. Like, during the pandemic, the uncertainties
24 and everything, yeah. We stopped surveying. I mean,
25 everything was shutting down. So there was a period

1 where we couldn't spend money on any of that.

2 MR. DELVECCHIO: So that was the only
3 question is, how it gets turned over next year or not,
4 that kind of thing. Can we just do -- I mean, the
5 fiscal year is January 1?

6 MR. BOEHNER: Yeah. And you have to usually
7 have the money by September 2nd. I mean, if I have
8 something I want to get done this year, you have to
9 put the order in the workload in the year. It can go
10 over.

11 And what we've done in the past is they
12 usually they keep our running total here and we talk
13 about it and say hey, this is how much money we have.
14 Like, the first thing we do need to do is probably a
15 list because they need progress.

16 MR. DELVECCHIO: Okay.

17 MR. BOEHNER: And one time, we spent quite a
18 bit of time -- I don't know if you remember -- made
19 quite the list that lasted a couple of years. And I'm
20 hoping to try to get another -- it's going to be a
21 small list because we've done a lot.

22 And with that, Mary Jo, if you want to talk
23 about 921.

24 MS. LANPHEAR: 921? This is near and dear
25 to my heart. I did work on a memo for you. I think

1 the memo and work that I've put into it will probably
2 partly reduce the cost of a full-fledge updated
3 survey. But I found, there were two very important
4 families there and -- the Shaffer's, early on -- and I
5 don't if they built the house or not, it's possible,
6 but I have a feeling the house was already built. It
7 does seem to be on the 1858 map which is a little bit
8 -- it's a little bit older than we thought it was.
9 But I think it's dated 1870 on the survey by Cynthia.
10 But in 1960, Mitch Cady bought that house. And to me,
11 his association with that house carries a lot of
12 weight.

13 Mitch was not only a reporter but he was
14 also a journalist. He won several prizes for
15 journalism. He was an advocate, an anti-war advocate,
16 and he also served on the Town's Planning Committee.
17 And unfortunately, he died two years before it was
18 completed. But Mitch and his family have owned that
19 house since 1960. And Mitch's widow Jean is still the
20 owner of the house. So it's still in the Cady family.

21 So I would just like to advocate for the
22 fact that the house is important. It's over in West
23 Brighton, there's not much over in West Brighton, but
24 this brick house is over there against smaller framed
25 houses. It looks like it's in pretty good shape for

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1 its age. It has a gable front. It's very simple
2 but --

3 MS. DREHER: I drove by today. Was it
4 painted before?

5 MS. LANPHEAR: It's red. It was painted.

6 MS. DREHER: It's painted now. But it's
7 painted?

8 MS. LANPHEAR: Right.

9 MR. BOEHNER: It was painted for a long
10 time.

11 MS. DREHER: It looked like to be fresh
12 paint.

13 MS. LANPHEAR: I didn't see it when I drove
14 by.

15 MS. DREHER: I never went by it so I went by
16 it today. So I agree, it looks like it's in pretty
17 good shape. Actually, Mrs. Cady was out in her garden
18 when I drove by it. But it looks to me like it had a
19 newer roof, and some of the cedar -- the shingles
20 looked newer. So clearly it's been kept up.

21 MS. LANPHEAR: It's not a fine dwelling like
22 some of the other brick houses in Town, but it's a
23 good brick house for the neighborhood.

24 MR. BOEHNER: Mary Jo, is your intention to
25 possibly survey the house or Mitch Cady?

1 MS. LANPHEAR: Well, it's both. The house
2 itself has some importance because it's a, you know,
3 nice, old brick house in a Town that's proud of its
4 brick making.

5 But Mitch Cady, longevity, and his local
6 fame, and his awards, I think, carry a lot of weight
7 as far as the ownership and the association with --

8 MR. BOEHNER: I guess, I had a different
9 relationship with Mitch. I had a different
10 relationship with him.

11 CHAIRPERSON LUDWIG: It's an absolutely
12 horrible addition. I don't know.

13 MR. DELVECCHIO: Is this -- when you talk
14 about new addition, this is --

15 CHAIRPERSON LUDWIG: This picture here on
16 the back.

17 MR. DELVECCHIO: I don't if anyone knows the
18 answer, there's, like, almost like a ghost minivan in
19 this picture.

20 MS. DREHER: It's certainly not an
21 attractive addition.

22 MS. LANPHEAR: These are terrible pictures.

23 MS. DREHER: I've seen it in person and it
24 doesn't really look how it looks on paper. But I
25 would say that they are clearly just off to the side.

1 Like, the brick -- the main brick house -- I mean, you
2 could just knock those off and it would all look the
3 same. But, yeah, the additions are not -- not the
4 most attractive things.

5 It's weird that the garage has new cedar
6 shingles on it. It looks newer and its at least been
7 kept up. And there is just a very simple staircase,
8 like, a couple of wood steps on the front now because,
9 I think, the -- the survey said there was something on
10 the front door. There's just, like, three wood steps
11 and a -- like one railing.

12 MS. LANPHEAR: Yeah.

13 CHAIRPERSON LUDWIG: It's good that the
14 original -- or the long-time owner is still there, the
15 wife of the long-time owner.

16 But I guess one thing I don't want to get us
17 into is a similar situation to what we have on South
18 Clinton.

19 MS. LANPHEAR: Oh, yes.

20 MR. DELVECCHIO: That's -- I don't know if
21 that's under the purview of our role. I mean, a house
22 is in disrepair, what we can do about it.

23 CHAIRPERSON LUDWIG: We can't do anything.
24 That's been batted across the net quite a few times.

25 MS. DREHER: So I guess are we thinking we

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1 don't -- we want to designate it, or we don't want to
2 designate it?

3 CHAIRPERSON LUDWIG: No. No. I'm just --
4 it's a side thought.

5 MS. DREHER: Oh.

6 CHAIRPERSON LUDWIG: Every time I see a
7 house that's in --

8 MR. PAGE: So this is on the list, right?

9 MS. LANPHEAR: This is on the list.

10 MR. BOEHNER: It's been surveyed but not
11 designated.

12 MS. LANPHEAR: It was surveyed earlier on by
13 Cynthia.

14 CHAIRPERSON LUDWIG: So you're advocating an
15 operating survey?

16 MS. LANPHEAR: Yeah. And consideration down
17 the line.

18 MS. DREHER: Are we -- now, I noticed Mary
19 Jo had noted in her memo that the other, you know,
20 Brighton Brick that hasn't been designated as Hobich
21 (sic), am I saying that right? I know we talked about
22 that before. I don't know that it, you know --

23 MR. PAGE: Nothings happened on that.

24 MS. DREHER: Is that -- is this house even
25 worth it, I mean, are they both technically examples

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1 or do we want to pick the best example?

2 MR. PAGE: Well -- I think, we can't agree
3 on every Brighton Brick. We have to have -- that's
4 the Brighton Brick Convention.

5 CHAIRPERSON LUDWIG: Yeah. That's the --
6 over in this corner we have the Brighton Brick, you
7 know --

8 MR. PAGE: I certainly consider this
9 architecturally a very large building. I think that I
10 don't personally mind it being on the list for social
11 history primarily. And -- and I would go to keep it
12 on one list but I wouldn't move it up from the list
13 that we recently created for -- for spending money on.

14 MS. DREHER: Okay.

15 CHAIRPERSON LUDWIG: So we keep it on the
16 list but not necessarily --

17 MR. PAGE: We don't have enough money to do
18 the four things that we have on the list.

19 MS. LANPHEAR: But maybe down the line?

20 MR. PAGE: Yeah.

21 MS. LANPHEAR: Okay.

22 MR. BOEHNER: I think, Mary Jo, perhaps we
23 should get it on the list?

24 MS. DREHER: It's on the list.

25 CHAIRPERSON LUDWIG: It's on the list.

1 MR. BOEHNER: Okay.

2 MS. DREHER: Well -- and the other thing
3 that you said is -- I don't know how old you said it
4 is --

5 MR. BOEHNER: It's old.

6 MS. DREHER: -- but is it going to be up for
7 sale at some point or, you know, how does that factor
8 into it?

9 MS. ROBINSON: I have a question for John,
10 it looks awfully familiar to me, I'm just wondering --
11 I'm just wondering what would be the big difference
12 for this to not be architecturally significant? What
13 things would you be looking at that are not so
14 architecturally significant? Foundation?

15 MR. PAGE: Just a little more detail. A
16 little more --

17 MS. ROBINSON: Foundation?

18 MR. PAGE: You know, the additions that have
19 been pointed out have not been -- an architectural
20 house -- I mean, we've got so many architectural --
21 wonderful architectural examples that we haven't even,
22 you know, looked at. And this one's -- they are all
23 architectural examples because of the brick. Some of
24 the bricks have -- are a little -- have a little
25 better style to them. But most of them, maybe all of

1 them, are fairly simple. But, like the Bodd house, I
2 think this is a better architectural example than
3 this. And some of the other bricks are a better
4 example of this.

5 They're not all -- we look at it locally
6 because of the way they're built by people in the
7 clay -- from our history. I don't disagree with that
8 at all. I mean, we just haven't chosen to try to push
9 it yet and I don't believe that -- you know, normally
10 when we ask people if they want to designate their
11 building and they say, no thanks. But because it's a
12 religious entity, I think there's a reluctance to it.

13 MR. DELVECCHIO: There's also a stay -- a
14 staying power of that institution that maybe we don't
15 want to be as concerned about is perhaps the property
16 changing hands.

17 MS. LANPHEAR: Can I tell you something more
18 about the place, that Mitch himself wanted the house
19 designated. And he would come into my office after
20 the meetings of the committee who planned the war
21 memorial. And one time he came in with this enormous
22 chunk, we call it Mitch's rock, it's still in my
23 office downstairs because he thought it was some sort
24 of anomaly. Some sort of -- maybe a leftover from the
25 glaciers or something. But it's huge, and heavy, and

1 it's red. And -- it's in my office. I'll bring it
2 upstairs to show it to you sometime. But it looks
3 like it's made from a chunk of clay. And thinking
4 about the house and where it is, it's kind of a
5 hinterland over there, and not a lot of brick places
6 around it. Maybe they made the bricks there. Maybe
7 this is leftover from the manufacture of those bricks
8 that used to build the place. I don't know. But it's
9 something else to do with the economy of the building.

10 CHAIRPERSON LUDWIG: Can we designate the
11 rock?

12 MS. LANPHEAR: We could.

13 CHAIRPERSON LUDWIG: Well, we just heard the
14 approximate budget. I think, certainly the house on
15 Highland, that little -- Sarah calls it the Dowerly
16 Cottage. I think, that is relatively newer and
17 deserves certainly a survey. And I guess, where do we
18 want -- where do we want to put our money. That's the
19 bottom line.

20 MR. PAGE: I have a side question that. So
21 we've got the original surveys, we've got what Mary Jo
22 has done, and I feel like I just want to have this
23 conversation again. Is it essential if we have an
24 update more than --

25 MS. LANPHEAR: I don't know what Katie would

1 find.

2 CHAIRPERSON LUDWIG: Pardon?

3 MS. LANPHEAR: I don't know what else Katie
4 would find.

5 CHAIRPERSON LUDWIG: Correct. So there's
6 probably no need for a new update because it --

7 MS. LANPHEAR: It's to pinned down more
8 carefully the Shaffer transfer to -- to, you know,
9 whoever owned the property in the 1900's. But
10 that's -- that's the piece that I haven't done yet
11 because I haven't been able to get to the clerk's
12 office. But I think there's enough --

13 MR. BOEHNER: I would say that going for a
14 designation, we usually would like to have updated
15 information on the survey.

16 MR. PAGE: Usually. That's why I asked.

17 MR. BOEHNER: Yeah. And if someone's not
18 opposed to it, we really should give them latest
19 authorizations so if -- things can change.

20 CHAIRPERSON LUDWIG: Just one request, and
21 that is when you're speaking, just lower your mask so
22 it's easier for our Stenographer and it's easier for
23 me to hear you if you're not talking with a mask on.

24 MR. DELVECCHIO: I have a question.

25 MR. GORDON: I want to answer John's

1 question first. So my answer to your question is:
2 You don't ever need to do a survey for anything, John.
3 You're the Board. You can determine that a house has
4 historic character and meets the criteria under the
5 Code. Based on what evidence, it could be your only
6 individual research, it could be Mary Jo's report, it
7 could be your visiting the home and driving by. Any
8 of those things count. The reason we do the Cultural
9 Resources Survey is because, if that designation is
10 ever challenged, we have a good record to go back to.
11 And, yeah, I think it also gives all of you
12 information and confidence in your decision-making.
13 It's not required that you update this survey.

14 The question is: Do you, as a Board, feel
15 you want more information than what you already have,
16 and that's a subjective call on your part.

17 CHAIRPERSON LUDWIG: I do believe we did
18 designate at least one house that has not been
19 surveyed because we had so much information on -- and
20 I can't remember which one it was.

21 MS. LANPHEAR: I think it was the Abbey
22 House, wasn't it?

23 MR. BOEHNER: We may have also had a local
24 that was willing to do it.

25 CHAIRPERSON LUDWIG: Or we had enough -- we

1 knew who the architect was and all of that. I recall
2 it was --

3 MR. BOEHNER: No, no. And that's kind of
4 what I remember now because I did know someone who was
5 on the box of the property owner agreement. I always
6 look at that.

7 MS. LANPHEAR: You know, the survey for 139
8 (inaudible) Road, the Burman house, because the people
9 who lived there did the application.

10 MR. BOEHNER: That's right. And that was
11 interesting.

12 MS. LANPHEAR: They had more information
13 than anybody about that building.

14 MR. BOEHNER: Yeah.

15 CHAIRPERSON LUDWIG: Well, if we did 1041
16 Highland, that's \$2,200. If we've got \$3,800, we
17 don't have enough money for another survey.

18 MR. PAGE: Yeah. I'll finish up here. So I
19 would say based on what Ken said, and what we have, I
20 would consider doing this property if the owner was
21 interested in having it designated without an update.
22 No money in other words. If I understood correctly,
23 we could do a survey and one update and then you want
24 to keep the remainder to getting us towards having a
25 little something there to at least --

10 MR. DELVECCHIO: So back to -- we could
11 designate based on what we have?

12 MR. BOEHNER: You could. You have to make
13 sure you feel comfortable.

14 MR. DELVECCHIO: This -- well, I don't know
15 if anything significant has happened.

16 MR. BOEHNER: It's a little bit of where the
17 update comes into play.

18 CHAIRPERSON LUDWIG: What -- what's this --
19 what's on the other side of this? Is it a residential
20 neighborhood?

21 MS. LANPHEAR: It's a neighborhood.

22 CHAIRPERSON LUDWIG: It's not like it's on
23 Brighton Henrietta Town Line Road, correct?

24 MR. BOEHNER: No. It's on the corners.
25 It's Corner Road.

1 MS. DREHER: Yeah, it's on the corner of the
2 park. And the other side of the street is the park.

3 MR. DELVECCHIO: I have one other question:
4 Would we end up in a hardship situation with the
5 current owner or the next owner?

6 MR. PAGE: I believe there's only a hardship
7 if -- if they want to do something and we tell them
8 they can't do it, and the reason is they can't do it
9 is because it's an unreasonable cost burden; did I get
10 that almost right?

11 MR. GORDON: Yeah, that's pretty close. But
12 showing a hardship is a little bit more complicated
13 than that. You can't just say it's really expensive
14 to replace a tile roof. That's just an example.

15 MR. DELVECCHIO: But this -- this is -- the
16 money is for generating property, et cetera. So Mary
17 Jo, have you talked to the owner at all?

18 MS. LANPHEAR: No.

19 MR. BOEHNER: You might want to try to reach
20 out to her.

21 MR. GORDON: How do you feel about reaching
22 out to her?

23 MS. LANPHEAR: I'll try.

24 MS. DREHER: I saw someone, a woman, working
25 in the garden. So I -- I assumed that's her, maybe

1 it's not, but she's in good health to work in a garden
2 so she presumably would be in good enough health to
3 contact you.

4 CHAIRPERSON LUDWIG: I guess the one
5 situation we don't want to find ourselves in is if
6 somebody buys the property, and then all the sudden
7 they want to -- you know, we designate it after they
8 buy it, I would rather have it designated before it's
9 sold. And if she's --

10 MS. DREHER: Well, and just seeing the
11 conversations in the Brighton Parents and Neighbors
12 Group, people are desperate to get out to Brighton
13 people. Folks in my generation are desperate to get
14 out to Brighton. I mean, people will overpay, people
15 will -- people are desperate to get in the school
16 district and they want houses. So -- I mean, it is
17 something to consider that -- that I think, I don't
18 know if this has been the case in the past before, but
19 people are more desperate than ever.

20 CHAIRPERSON LUDWIG: Well, you might want to
21 approach the owner, and introduce yourself, and see
22 how she feels about, you know, having a legacy.

23 MS. LANPHEAR: Mitch wanted it. So I'll see
24 what she says.

25 CHAIRPERSON LUDWIG: Because I think we do

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1 have enough information without an update. So...

2 MS. LANPHEAR: I have to give her the rock
3 back too.

4 CHAIRPERSON LUDWIG: Pardon?

5 MS. LANPHEAR: I have to give her the rock
6 back.

7 CHAIRPERSON LUDWIG: Well, there's your
8 peace offering.

9 Okay. Now, given that, do we want to do --
10 is there anything that isn't -- 916 North Landing
11 Road, probably doesn't need an update. It seems to be
12 in good hands. They did come to us to talk about the
13 garage.

14 MS. LANPHEAR: That was years ago.

15 CHAIRPERSON LUDWIG: That was years ago.
16 But the house seems to be in good hands.

17 Glenn Road, I know we've talked about that
18 before.

19 MS. LANPHEAR: Is that the Stam (sic) house?

20 CHAIRPERSON LUDWIG: Yes. What about Avalon
21 Drive? We can't -- we can't survey --

22 MS. LANPHEAR: That's the Johnson -- yeah.
23 That's the Johnson house.

24 MR. PAGE: Are you look for us to make a
25 recommendation tonight?

1 MR. BOEHNER: No. It's not necessary.

2 CHAIRPERSON LUDWIG: No, I'm just trying to
3 figure out where --

4 MR. DELVECCHIO: What is the -- the sheet?

5 Is it an agenda review item just for discussion?

6 CHAIRPERSON LUDWIG: No. These were singled
7 out before we ended up on the sheet. It's not past
8 the Town -- we started going down through the list
9 of --

10 MR. DELVECCHIO: These are the top -- this
11 criteria is if we wanted to spend money on.

12 MR. BOEHNER: These are the ones that we
13 wanted to pull out so far.

14 MS. DREHER: Remind me, the -- do we have
15 any designated Johnson houses?

16 CHAIRPERSON LUDWIG: Yes. There's one on
17 Elmwood Avenue, I believe. You can't see. It's just
18 east of Winton -- or, no Clover.

19 MS. LANPHEAR: Clover. The Lanford (check)
20 house. It's 3565 or something like that.

21 MS. DREHER: Okay. Is that designated or --
22 CHAIRPERSON LUDWIG: Yes. In fact, we had a
23 hearing for it and the people, I think, on one side or
24 the other came and they were scared to death. They
25 were going to get designated at the same time but --

1 MS. LANPHEAR: It's next to 3333. And the
2 Lanford (sic) that's there was going to get
3 designated.

4 CHAIRPERSON LUDWIG: So we do have James
5 Johnson houses, plus we have James house.

6 MS. DREHER: Oh, all right.

7 MR. DELVECCHIO: Help me to remember, is an
8 update 600?

9 MR. BOEHNER: It is 600 and 2,200 for a new
10 survey.

11 MR. DELVECCHIO: Okay. Okay. So are we
12 doing, you know, prioritization here?

13 CHAIRPERSON LUDWIG: Well, these weren't on
14 the list and with the budget, we don't have to do
15 anything right now.

16 MR. BOEHNER: Mary Jo needs to verify how
17 much money we have.

18 CHAIRPERSON LUDWIG: Pardon?

19 MR. BOEHNER: Mary Jo needs to verify how
20 much money we have.

21 CHAIRPERSON LUDWIG: Okay.

22 MR. BOEHNER: And I have to try to save up
23 before I go down to finance.

24 MS. LANPHEAR: Did you get us more money
25 this year? It's budget time. We're working on the

1 budget right now.

2 MR. BOEHNER: Yup. Let's see what we got.

3 MR. DELVECCHIO: So we could do the two
4 updates. And then, still have \$2,600 left.

5 MS. DREHER: Well, I think we should aim to
6 do a full survey of a property. One a year, I think,
7 is not a bad case to go off.

8 CHAIRPERSON LUDWIG: Unless there's been
9 significant changes to where a potential to a property
10 would be a threat, I don't think there's any sense of
11 updating it. I mean, maybe I'm wrong. What do you
12 think?

13 MR. DELVECCHIO: In due diligence, there's
14 no -- It's already been done.

15 MS. DREHER: Yeah. Unless someone says it's
16 time to designate this one.

17 MR. PAGE: I think that's what we're saying
18 is --

19 MS. DREHER: Yeah.

20 MR. PAGE: -- we put them here so that we
21 can deal with them.

22 MR. DELVECCHIO: We can go out and get 20
23 bucks from everyone.

24 CHAIRPERSON LUDWIG: I'll bring the basket
25 the next time.

1 Well, is there anything else that we --

2 MR. DELVECCHIO: I would suggest for
3 budgeting, I would like to see our ability to be --
4 you know, I think we should have at least \$5,000 to
5 \$6,000 in the budget just to be able to do at least a
6 couple of surveys a year. That would be reasonable
7 given the content of what we're trying to do. We
8 really -- we're not really -- we have to have 2,200 in
9 reserves, I guess, is my point. So then we really
10 work off of what's the delta between the budget and
11 2,200. That's, like, 1,600. That's, like -- we're
12 really handcuffed here to do anything. So...

13 MR. BOEHNER: I think -- a couple things is:

14 1. We just fill out -- if this is the list -- if this
15 is a complete list, my take is, okay, maybe we can ask
16 for more money but maybe justify why we're asking for
17 more money. I don't want to be asking for \$5,000
18 within the following year if we really don't have
19 properties.

20 MR. DELVECCHIO: Okay.

21 MR. BOEHNER: Do you know what I'm saying?

22 MR. DELVECCHIO: Yeah, yeah, yeah.

23 I think at minimum we have -- at minimum to
24 have 5,000. Meaning --

25 MR. BOEHNER: I can see how you came up with

1 that.

2 MR. DELVECCHIO: -- based off the list, we
3 have enough money to do one -- we have a reserve.
4 Now, we have the ability to do one survey and one
5 update. That's all we're asking for.

6 CHAIRPERSON LUDWIG: And the other thing is,
7 I think in the past and maybe I'm wrong, that we have
8 done a sort of windshield-type survey that hasn't been
9 a complete survey on potentially a threatened property
10 or something like that. It hasn't always been
11 completed; is that right?

12 MR. BOEHNER: We did it once.

13 CHAIRPERSON LUDWIG: Didn't we do that once,
14 or --

15 MS. DREHER: I guess I'm wondering how --
16 how does that -- I guess, can that be done? Once they
17 get it to us, the architecture historian gets into it
18 and goes, and, goes, and goes, I guess, would you say
19 stop when you find enough?

20 CHAIRPERSON LUDWIG: I think it all depends
21 on how much money we -- or how much information we
22 already have.

23 MR. BOEHNER: I have to say something on
24 that one, we only have so much money left. And to be
25 honest with you, Katie updated it. We didn't have it

1 for all the money. She windshields it. That's all
2 the money -- that's all we could afford at the time.
3 And what she did is, she went by it and she said, I
4 read what I've done. I did a visual inspection. I'm
5 not seeing any changes. Did not do a thorough, let's
6 research everything again. She had so much money to
7 spend and it was -- it was out of us being long time
8 customers.

9 CHAIRPERSON LUDWIG: Well, the other thing I
10 think we need to do is go down this list, and there's
11 probably some properties that just don't need to be on
12 here, that come up and say, oh, no. Maybe next time.
13 And I would suggest that we spend a little bit of time
14 narrowing down --

15 MR. BOEHNER: We've done a great job on
16 this.

17 CHAIRPERSON LUDWIG: Yeah.

18 MS. DREHER: And also we talked about
19 possibility about looking toward some of the newer
20 homes and identifying if any of those should be
21 surveyed, and I think that is something to do if we
22 want to request more funds next year or next year if
23 we came to this more specifically, we don't have
24 anything of this style or age designated, but we feel
25 that -- you know, or we've talked before about the

1 possibility of the district, and I know that involves
2 changes and --

3 MR. DELVECCHIO: We can never --

4 MS. DREHER: We talked what that would
5 involve and that would be a lot. But we talked about
6 it with -- I can't remember it -- something Barnard.

7 MS. LANPHEAR: Eastern Barnard.

8 MS. DREHER: An area like that would work
9 better as a district rather than, you know, designate
10 20 houses. I don't know. If no one else thinks that
11 this is something to consider, I'll cross it off. But
12 we've talked about it before, right?

13 MR. BOEHNER: I will say there's two things,
14 there's the code requirement from the Town Board for
15 variances. They're going to tell you to go into
16 districts, they're going to have to hire more staff.

17 MS. DREHER: And that was the last time we
18 talked about --

19 MR. BOEHNER: Anything that happens to those
20 houses on the exterior are coming in here. ARB looks
21 at the ones that are in front of the house so you're
22 going to be adding a lot of workload when you start
23 going into districts which is fine --

24 MR. DELVECCHIO: How about the trees?

25 MR. BOEHNER: -- we just don't have the

1 staff to process the applications.

2 MS. DREHER: We had talked about Mary Jo
3 applying for grants, you know, for --

4 MR. BOEHNER: Eventually, that they need to
5 do is, they have to do a study showing --

6 MS. DREHER: Right. That should not be
7 taken off the list of things that we -- Mary Jo had
8 spent time on. Considering the future, that's not
9 something we want to put our weight behind then.

10 CHAIRPERSON LUDWIG: I don't think
11 logically, it's --

12 MR. BOEHNER: No. It's not in the near
13 future.

14 MR. DELVECCHIO: It's a great idea. I mean,
15 it really is.

16 MS. DREHER: The last time we talked about
17 that it would require more staff and it would require
18 longer meetings and, you know, the sorts of things
19 that would -- you know --

20 MS. LANPHEAR: Obviously, the building would
21 have to be surveyed or at least reviewed too.

22 MR. BOEHNER: Well, yeah. That's what we
23 need to know.

24 MS. LANPHEAR: They did it in Browncroft.

25 MS. DREHER: Yeah, Browncroft. Mary Jo

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1 looked into it and we talked about the possibility of
2 the preservation --

3 MS. LANPHEAR: Preservation league?

4 MS. DREHER: Yeah.

5 MR. PAGE: You have to meet -- the ordinance
6 has to meet their standards. The ordinance doesn't
7 meet your standards.

8 MS. DREHER: So you have to change your --

9 MR. PAGE: Then, you can go for grants.

10 MR. DELVECCHIO: And you have to justify as
11 to the support every year thereafter. It's not just
12 one-shot.

13 MR. PAGE: It's not like it isn't being
14 done.

15 MS. DREHER: I wonder how many areas there
16 are really concerned about. There are no -- there's
17 no vacant lots, and areas that we are concerned about,
18 that's not a reason to consider, right?

19 MR. DELVECCHIO: They're doing double lots
20 and stuff. There's other protection there.

21 MS. DREHER: Yeah, I think, I mean -- so --
22 yeah. I'm fine with saying that's not a possibility.
23 But I just wanted to -- we have talked about it and I
24 know we even spent some time doing it. And so -- you
25 know --

1 MR. DELVECCHIO: So I would like to propose
2 that we have a minimum \$5,000 annual budget.

3 MR. BOEHNER: The thing is, it's always good
4 to --

5 MR. DELVECCHIO: I'll go to a meeting with
6 you.

7 MR. BOEHNER: With the budget, if you're
8 going for an increase it's always good to explain why
9 there is an increase in the budget so the Board
10 understands why they're increasing the budget.
11 They're just not going to increase your budget without
12 a reason.

13 MR. DELVECCHIO: I understand.

14 MR. BOEHNER: Yeah -- no. One of the things
15 is, the price of surveys has gone up. Everything is
16 getting more expensive. All of the prices are coming
17 in high. And that -- you know, that may be another
18 saying, you know, all of our prices have gone up "x"
19 amount. I mean, the budget needs to go up "x" amount.
20 I don't know. I think we are going into budget this
21 -- the end of this week or next week.

22 MS. LANPHEAR: Next Friday is when it's due.

23 MR. GORDON: I have a question about this
24 budget concept because I am confused. So, what I
 think I heard was, you want to have enough money to do

1 a full new survey which is about \$2,200 now?

2 MR. BOEHNER: They want to do two surveys
3 for \$5,000.

4 MR. GORDON: No, I heard him say --

5 MR. DELVECCHIO: One in reserve.

6 MR. GORDON: One in reserve so that money is
7 off the table.

8 MR. DELVECCHIO: And have the ability to do
9 one regular survey per year on all of the stock that
10 we have. And then, one update.

11 MR. GORDON: Right. So in the last -- in
12 the last three years, how many times have you had to
13 do emergency full surveys to use that money in
14 reserve?

15 CHAIRPERSON LUDWIG: None that I can recall.

16 MR. GORDON: So you used reserve money for
17 regular surveys?

18 MR. DELVECCHIO: No. We've been a good
19 steward of Town money.

20 MR. GORDON: Be careful at that argument
21 because I'm going to look at that budget, if I'm Paula
22 Parker, and I'm going to say, yeah, you spent your
23 money and, you know, I didn't hear anybody saying they
24 needed to spend emergency funds, or anybody come
forward. In fact, I think what happens actually is,

1 we get to September, October, November, December and
2 Ramsey's banging on the door and saying, hey, guys.
3 The budget is coming to the end. You have to spend
4 your money. If you don't spend any money, you lose
5 it.

6 MR. BOEHNER: And then they will reduce your
7 budget for not using it.

8 MR. DELVECCHIO: Fair enough. Can I ask, if
9 the Town -- if we needed to come up with \$2,200 within
10 the Town, what's the Town's overall budget? What is
11 the overall budget?

12 MR. BOEHNER: For the Town? I have no idea.

13 MR. DELVECCHIO: Okay. All right. If we
14 needed to come up with 2,200 --

15 MR. BOEHNER: It's the matter of time. Just
16 so you guys know, we did get caught without enough
17 money in the budget which was that drive-through
18 circle. And the only reason we got through that was
19 that Katie was willing to take the job.

20 MR. GORDON: But Ramsey, if there really was
21 a situation where a home that has significance was
22 about to be sold, rehabbed --

23 CHAIRPERSON LUDWIG: Demolished.

24 MR. GORDON: Well, demolish is a different
25 thing.

1 CHAIRPERSON LUDWIG: If it's an emergency is
2 what you're saying?

3 MR. GORDON: Right. And you, and Jerry, and
4 I, and Justin, and Ramsey, either one of us went into
5 the Supervisors Office and said, we need you to find
6 \$2,200 because you're going to lose a significant
7 house if we don't do this. And to my knowledge, we've
8 never done that before. Do you think they'd give us
9 any trouble about \$2,200, Ramsey, in this budget? I
10 just don't see it being a problem.

11 MR. BOEHNER: No, it's not. But I'm
12 saying -- you don't understand what I'm saying. It's
13 the bureaucracy of the Town of Brighton trying to get
14 any money. It's not that the Supervisor is opposed to
15 you, it just takes forever, and it takes a lot of
16 effort. And after a while it's like, is that really
17 worth all that we have to do trying to go through
18 finance, and the Town Supervisor, and make the
19 contract and all that. And by that time, you're
20 really against the clock. And that's why I always
21 like to reserve some of that money towards the end of
22 the year because the one time we got caught.

23 MR. PAIGE: We do this on purpose. We
24 manage our money. If we had \$5,000, we would spend
25 it.

1 MR. GORDON: And if we had \$7,000, we'd
2 spend it.

3 MR. DELVECCHIO: You would only spend
4 \$2,800.

5 MR. GORDON: Not by the end of the year. By
6 the end of the year you'd spend the full budget.

7 MR. BOEHNER: I'll try to get.

8 CHAIRPERSON LUDWIG: I mean, I think we're
9 very careful about how we spend our money.

10 MR. BOEHNER: My job is that we have to
11 spend our money. Mary Jo's job too.

12 MS. LANPHEAR: That's what Paula says too.

13 MR. BOEHNER: We're really assigned not to
14 spend our money normally if you -- you have to write a
15 letter if you're spending money or asking for money,
16 why.

17 MR. DELVECCHIO: Sp based on what I heard,
18 because I made -- I said, let's get \$5,000 for the
19 budget. You know, I'm making it look bad. I guess
20 based on what I heard, I wasn't aware that there's a
21 real way to get that done if we need it, we can work
22 through it. So...

23 MR. GORDON: I think -- I'm just going to
24 spew my stupid opinion here. I think the smart thing
25 to do is what you've been doing, which is basically,

1 do a full survey sometime during the first half --
2 we're a quarter through the year, I guess, now and
3 reserve some money for the end of the year with the
4 intention of doing the survey at the end of the year
5 just sort of -- and you want to spread the work out
6 anyway. So...

7 MS. DREHER: We can never do two surveys.

8 MR. DELVECCHIO: No, you can pay.

9 MR. PAGE: Two surveys and an update makes
10 perfect sense.

11 MR. BOEHNER: I don't disagree with it.

12 MR. DELVECCHIO: One question: So we had
13 the 3,800 I know every other department is getting
14 their four percent or whatever, are we including every
15 year?

16 MR. BOEHNER: Limited.

17 MR. GORDON: If that. I mean, for example,
18 Justin we anticipate for 2022 we anticipate the tax
19 gap for the Town to be less than 2 percent 1.61.7 and
20 maybe 1.5 that's the overall tax collection the Town
21 can get including special district.

22 MR. DELVECCHIO: I am trying to ask for our
23 fair share from the committee if you don't do it for
24 ten years if you don't and for you, you'll evaporate.

25 MR. GORDON: I have a department budget I

1 understand this.

2 CHAIRPERSON LUDWIG: Are we sure that 38
3 hundred is the correct figure.

4 MS. LANPHEAR: Where think I can find out
5 though.

6 MR. BOEHNER: I think we should find that
7 out and bring it back next meeting.

8 MS. LANPHEAR: The budget process will be
9 well underway by the time our next meeting comes in
10 August.

11 MR. BOEHNER: Something is going to change
12 this year.

13 MS. LANPHEAR: I am talking about the 2022
14 budget.

15 MR. GORDON: But the 2022 budget is not
16 adopted in October.

17 MR. DELVECCHIO: It gets signed.

18 MS. LANPHEAR: It gets tweaked.

19 MR. GORDON: I've seen it tweaked at
20 meetings and gets adopted.

21 MS. DREHER: This is our current list,
22 right, I don't think we're -- we are positive we want
23 a survey.

24 MR. BOEHNER: That's where I was going yes
25 wrote the list to say I can actually go and say it's

1 my professional opinion I recommend this because I
2 have "x" amount of property.

3 CHAIRPERSON LUDWIG: I think the two houses
4 on the top of the list are equally important to do
5 both of them I agree with Justin I think we should do
6 both of those or we do one and hope that nothing
7 happened to the other one until next year or whatever
8 but I also think we need to get a firm figure.

9 MR. GORDON: I would be happy to be part of
10 your team to make the budget pitch one we have
11 properties that need surveying we have stuff that
12 needs to get done. Prices have gone up. And three,
13 don't undervalue this you guys are volunteering your
14 time you're talking about increasing the budget by a
15 couple of thousand dollars. We couldn't prior your
16 expertise for \$2,000 a year and if we want to maintain
17 the members on this commission we better show as the
18 down that we value your service and I think that's
19 important you may not be able to make that argument
20 but I can.

21 MR. BOEHNER: I've been known to use that
22 pitch when you were not getting what we need we're not
23 staffing our lowering property I've seen growing
24 frustrations they're perfectly aware of what you guys
25 know through the long hours of what gets put in year

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1 after year after year after year.

2 CHAIRPERSON LUDWIG: We find out exactly
3 even before then.

4 MS. LANPHEAR: Tomorrow.

5 CHAIRPERSON LUDWIG: Yes you meet with the
6 staff and we will carry this next meeting is there any
7 other business? Old business? New business?

8 Can I have a motion to adjourn?

9 MR. DELVECCHIO: So moved.

10 CHAIRPERSON LUDWIG: All in favor?

11 ALL MEMBERS: Aye.

12 CHAIRPERSON: Thank you all for coming.
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1 REPORTER CERTIFICATE
23 I, Alexandra K. Wiater, do hereby certify that I
4 did report in stenotype machine shorthand the
5 proceedings held in the above-entitled matter;6 Further, that the foregoing transcript is a true
7 and accurate transcription of my said stenographic
8 notes taken at the time and place hereinbefore set
9 forth.

10

11

12 Dated this 12th day of September, 2021

13 At Rochester, New York

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 Alexandra K. Wiater

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