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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

November 18th, 2021

At approximately 7:15 p.m.
Brighton Town Hall
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:
WAYNE GOODMAN
JUSTIN DELVECCHIO

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

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CHAIRPERSON LUDWIG: I'd like to call this meeting to order. Ramsey, will you call the roll please?

MR. BOEHNER: Member Dreher?

MS. DREHER: Here.

MR. BOEHNER: Whitaker?

MR. WHITAKER: Here.

MR. BOEHNER: Ludwig?

CHAIRPERSON LUDWIG: Here.

MR. BOEHNER: Robinson?

MS. ROBINSON: Here.

MR. BOEHNER: We have four members. Goodman and Delvecchio are absent.

CHAIRPERSON LUDWIG: Motion to approve the agenda, such as it is.

MR. WHITAKER: So moved.

CHAIRPERSON LUDWIG: Thank you, David.
Second?

MS. DREHER: I'll second.

CHAIRPERSON LUDWIG: All in favor?

ALL COUNCIL MEMBERS: Aye.

CHAIRPERSON LUDWIG: Thank you. We have no minutes that I know of.

Was this meeting duly advertised in the Daily

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Record?

MR. BOEHNER: Yes, this meeting was properly advertised in the Daily Record of November 12, 2021.

CHAIRPERSON LUDWIG: Well, that meeting as duly advertised will now be held.

No communications, no destination of landmarks, no certificates of appropriateness, no hardship application, Public Hearings are closed.

New business, properties to be surveyed and updated.

MR. BOEHNER: So, with that we do have Bero Associates under contract, we have -- we had a budget of 3500 bucks, we have spent 2200 of that on the Varinna Drive property, leaving us with two updates. We don't right now have enough to do a full survey, but we have \$5,000 starting in January.

The contract had been renewed for an additional year, so then any properties that we talk about now that we may not be able to do, we can pick it up in January.

CHAIRPERSON LUDWIG: Well, let's start with, do you all have the list of properties that have been surveyed?

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MS. DREHER: I don't think I got those. I was looking for my last updated one, but it's kind of --

MS. LANPHEAR: I don't have mine either.

MR. GORDON: I will share mine.

CHAIRPERSON LUDWIG: I have a copy, Jeff, so whoever doesn't have one.

MR. BOEHNER: Jeff's going to make some copies, so give him two seconds.

MS. DREHER: I have one, I have July.

CHAIRPERSON LUDWIG: Well, at the same time we should go down through here and if there's things that should be taken off of the list, we probably ought to note that too.

MR. BOEHNER: Right now my main goal is just identify the two updated properties, because I have to order them no later -- I'd love to order some tonight, or tomorrow, and then order some right after our December meeting.

We do not order it, they do not get working on it, then we lose that money.

MR. GORDON: Right, that \$1,300 is lost to the general fund.

MR. BOEHNER: Yes. And I do see that we have properties that we're interested in, so I don't think we should hesitate on choosing some knowing we have \$5,000.

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CHAIRPERSON LUDWIG: Well, back in April we went down through this list, and I wrote no by a whole bunch of them with a question mark for two after that. And then, I think I put an okay on some, one or two, and then, yes. And the one I put a yes on was River Road, 1564 River Road. Does that ring a bell? It's the Thompson house.

MS. LANPHEAR: Yes.

MR. BOEHNER: Yeah, and those are notes that someone had previously.

MS. DREHER: So, 2369 East Avenue we have --

CHAIRPERSON LUDWIG: We put a no on that one back in April when we went through the list. At that time we scratched off 3030 Brighton Henrietta Town Line Road, and that's gone. Okay.

MR. GORDON: Yeah, Jerry, that's not even on this.

CHAIRPERSON LUDWIG: Now I do see that.

MR. BOEHNER: Hey guys, if you could pull down your masks when you talk so the steno can hear.

CHAIRPERSON LUDWIG: Now, I did see that one, 2369 East Avenue, brick and frame house, and which one is that, Mary Jo?

MS. LANPHEAR: That's the brick house across

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from Stone-Tolan house. It is the one that, what's his name, David Norbutt built.

CHAIRPERSON LUDWIG: Yeah.

MR. BOEHNER: Is that a Scoot McKenzie's?

MS. LANPHEAR: It's across the street from McKenzie's. McKenzie's is 2351. It's across Council Rock Avenue.

MR. BOEHNER: Okay.

CHAIRPERSON LUDWIG: For some reason I wrote no again for that one back in April when we went through it. I did have a yes on East River Road.

MS. DREHER: I think your no's meant we weren't going to order an update at the time.

MR. BOEHNER: Yes.

MS. DREHER: Because they're still on the list, right?

CHAIRPERSON LUDWIG: They're still on the list, yes. Let me see, some are, some aren't. Had a question on 138 Rowland Parkway, and a question on 2178 West Henrietta Road.

MR. GORDON: So, if I could just interject. So, Jeff just made copies of two lists.

CHAIRPERSON LUDWIG: Yes.

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3 MR. GORDON: It's a very short list titled
4 properties to be surveyed and updated, which I believe came
5 from staff's notes, I believe on what the Board had agreed to
6 back in July. But, I don't believe that this here, the
7 properties that are listed here, have been surveyed or
8 updated.

9 So, if we are wanting to do two updates and
10 the Board back in July had already decided that 69 Latta Road
11 and 960 North Landing Road were meriting an update, that
12 would be a good place to start this discussion.

13 CHAIRPERSON LUDWIG: Well, I think Glen Road
14 we sort of batted that around for a long time, but I think
15 that probably is worth an update.

16 960 North Landing Road, they came in to us
17 just out of a courtesy several years ago when they added on a
18 garage. I don't think there's been much change there. I
19 don't think that house is threatened at all.

20 Is there another one that might be more
21 appropriate than that that we should update?

22 MS. DREHER: Well, we're thinking about moving
23 forward with North Landing Road with a designation?

24 CHAIRPERSON LUDWIG: I don't think -- I'm
25 not -- I think there's probably some ahead of that on the

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list.

Now, Mary Jo, is Avalon Drive --

MS. LANPHEAR: That's the one that's the Hershey house, I believe. The --

MR. BOEHNER: That, we need a survey though, right?

CHAIRPERSON LUDWIG: But you wanted to also survey --

MS. LANPHEAR: We need a survey on that. And 1041 is that storybook house.

CHAIRPERSON LUDWIG: Right. And we wanted to also do Varinna right?

MS. LANPHEAR: Yes. Well, that's --

MR. BOEHNER: We have Varinna ordered.

MS. LANPHEAR: No. Varinna is what's his name, Peter Tolliver's house. And we decided, I think there was quite a bit of information on the house already, that perhaps --

MR. BOEHNER: No.

MS. DREHER: We decided to do the --

MR. BOEHNER: We didn't have enough information.

MR. GORDON: I agree with Mary Jo that there

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was enough information, but the Board believed that we needed a survey and Ramsey supported that, and authorized a full survey to be done. That's my recollection.

MR. BOEHNER: Because we didn't know if we had the support of the destination.

MS. LANPHEAR: That's right.

MR. BOEHNER: And that's why I wanted the survey done.

MS. DREHER: And we also wanted to see, we also wanted information on the architecture.

MR. BOEHNER: And the updates to the structure itself, if there's anything that's been changed, as Amanda had brought up at that time.

MS. DREHER: So we have that when they come in for --

CHAIRPERSON LUDWIG: Right. I was with Ken and Mary Jo because I thought Mary Jo probably had as much information on it.

MR. BOEHNER: No, that's right.

CHAIRPERSON LUDWIG: But then, the idea for legal reasons and protocol, we should find out more about the house itself.

MR. BOEHNER: Yeah, I think you summed that up

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pretty well.

MS. LANPHEAR: Absolutely.

CHAIRPERSON LUDWIG: Yes.

MR. GORDON: Right. So, out of your total budget, we've already spent that money --

MR. BOEHNER: 2200 bucks.

MR. GORDON: -- let's just say for \$2,200. So you have enough money to do two updates. You don't have enough money to do new surveys to be ordered in 2021. So the focus ought to be on --

CHAIRPERSON LUDWIG: You mean 2022? If we did these two in 2022.

MR. BOEHNER: Well, we're trying to figure out, Jerry, right now, we're trying to figure out 2021. Because, if I don't order them up we are going to lose the money. Right now we have identified 69 Glen Road, that's one update. We have one more update to go.

And what I'm asking for you guys, between now and December, to identify the next update.

CHAIRPERSON LUDWIG: Well, let's do it tonight.

MR. BOEHNER: Anything after, starting after January, we can go back into it and pick the next properties

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3 up that we want to have surveyed or updated because we have
4 an additional budget and our budget now for surveys is \$5,000
5 a year.

6 CHAIRPERSON LUDWIG: So, is there anything
7 else? Glen Road I think is worthy, I think we all agree on
8 that. One of the -- is there anyone else more worthy than
9 960 North Landing Road?

10 MS. LANPHEAR: That property has more of a
11 connection with the person that lived there, Dr. Sawyer who
12 was the long term resident there. He was George Eastman's
13 health officer, he was responsible for instituting programs
14 at Kodak that eventually led to Social Security. There's a
15 lot.

16 CHAIRPERSON LUDWIG: 960, the house.

17 MS. LANPHEAR: The house yes, the property is
18 important, but it's also the person that lived there is also
19 important, and he lived there for a long time.

20 CHAIRPERSON LUDWIG: What about East River
21 Road, 1564, what's with that?

22 MS. LANPHEAR: If it's the one I'm thinking
23 of, it's kind of a bungalow, cottage kind of a house. It's
24 old looking, obviously thinking 42 to 52 is the date there.

25 CHAIRPERSON LUDWIG: Why did they survey it in

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the first place?

MS. LANPHEAR: Because it's old, I guess a long time. Kathy Gillespie was on the Board at the time, there was a lot of, you know, we did a lot of looking at that part of --

MR. BOEHNER: The west side, yeah, which was good.

CHAIRPERSON LUDWIG: Yeah.

MS. LANPHEAR: But I think that's when that property was put on the list.

CHAIRPERSON LUDWIG: So, it sounds like 960 is ahead of that on the pecking order?

MS. LANPHEAR: Yeah, I guess.

CHAIRPERSON LUDWIG: Okay.

MR. GORDON: I think Amanda started down an interesting path here when she said, are we thinking about designating? Because it would strike me that the purpose of an update is because this is a property that the Board is excited about moving forward on soon for destination, but the original survey is out of date or too old for us to reasonably rely on.

So, I don't know if 960 North Landing Road falls into that or if there's another property that the Board

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is more interested in where the original survey is out of date.

MS. DREHER: I was just looking up River Road, and, Mary Jo, how are you describing it?

MS. LANPHEAR: Well, I'm doing it from memory, Amanda, so it's -- I'm seeing it as a center gable porch across the front, cottage kind of a house.

MS. DREHER: No, it's a side gable, two and two, what is kind of a side like an addition off of the side, it looks like.

MS. LANPHEAR: Oh, that one.

MS. DREHER: And it's got a row of windows across the top that are small rectangles.

MS. LANPHEAR: Yes, okay. It's further along.

MR. BOEHNER: Yeah, it is old.

MS. DREHER: I was trying to remember because I could not remember which one it was.

MS. LANPHEAR: Yeah.

MS. DREHER: I know I drove by it, but, okay.

MS. LANPHEAR: Yes. It's gotten a bit older.

MR. BOEHNER: It has the lights going up the wall to the top.

MS. LANPHEAR: Yeah, that was near Katherine

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Gillespie's house too.

CHAIRPERSON LUDWIG: And, Ramsey, note that you haven't talked with Bill about Winton Road, the brick.

MR. BOEHNER: No. We have not, we can pick that back up.

CHAIRPERSON LUDWIG: Well, if it's not going to go anywhere, then there's not much sense of updating the survey.

MS. DREHER: That is one that perhaps just the leaving it on the list is sufficient for now, if that serves everybody's purpose? I mean, we can revisit it in a couple years, does that make sense?

MS. LANPHEAR: It does.

MS. DREHER: And we'll have to remember we said that, in a few months we will talk about it again.

CHAIRPERSON LUDWIG: Well, I guess looks like, unless there's any objections, I guess we go with 960 and 69.

MS. LANPHEAR: For updates.

CHAIRPERSON LUDWIG: Yes. Are we in agreement?

MS. ROBINSON: Yes. It's hard to see.

MR. BOEHNER: Some of them are hard to see.

CHAIRPERSON LUDWIG: It's an attractive house.

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MS. LANPHEAR: Up on the side of the hill,
kind of dark.

CHAIRPERSON LUDWIG: Oh, you're talking about
Glen Road?

MS. LANPHEAR: Yes.

MR. BOEHNER: So, after we do the updates and
we look at them, we need to make a determination of moving
forward or not, and then get them off the list. We don't
want to hold properties up if we're not going to designate
them.

MS. DREHER: I agree. I think that's --

MR. BOEHNER: I mean, we've done a great job
over the last year.

CHAIRPERSON LUDWIG: Well, it's too bad we
can't roll the money over for an update, but we can't, so I
guess let's get it updated. Unless there's an objection, I
don't see anything else that's --

MR. BOEHNER: Would you like to authorize the
secretary to request those two properties to be updated?

CHAIRPERSON LUDWIG: Just one question, what's
2178 West Henrietta Road?

MS. LANPHEAR: That's the funny kind of a
house. Cynthia Howk has kind of looked into that for us,

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it's kind of as you are going south on West Henrietta Road you passed the Warrant house and it's a couple of few houses after that on the left. It is kind of on a rise --

MR. BOEHNER: It's set back.

MS. LANPHEAR: It's stone and it's like an older house, a clay and maybe newer stone. It's kind of a Franken house in a way. But it's not as old as it looks, even though it says, I think 1872 on there, I think Cynthia thinks it's newer than that. Not that it isn't worthy of, you know, looking at.

But the Meyer goes with that woman who was, oh, who opened the Barrel of Dolls saloon on Anderson Avenue, that is the Meyer.

MS. DREHER: That's the name that would be, she was even -- well, no, this --

MS. LANPHEAR: She was the only one who was surveyed, perhaps.

MS. DREHER: Okay. It's not designated yet, so she was the owner when it was surveyed.

MR. BOEHNER: So, we have our motion?

MR. WHITAKER: So moved.

CHAIRPERSON LUDWIG: David moves, and the second please?

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3 MS. DREHER: I'll second.

4 CHAIRPERSON LUDWIG: Thank you, Amanda.

5 All in favor?

6 ALL COUNCIL MEMBERS: Aye.

7 MS. DREHER: Do you have to call it?

8 MR. BOEHNER: No, we are good.

9 CHAIRPERSON LUDWIG: Now, I think maybe for
10 December, or we can start tonight, anything on this list that
11 can be taken off, we probably ought to do it. But, as Amanda
12 says, there's certain things that even though we're not going
13 to designate them they probably ought to stay on the list.

14 MR. BOEHNER: It would be good to take off of
15 the list, if you understand what I am saying. But, what I
16 would ask this group to do is to look at the list, come back
17 in December, and most likely what I would like us to do is to
18 start to look at if there are any properties we want to have
19 surveyed, put back on that, get the ones we know we want,
20 surveyed and updated. Then, at that point we will start to
21 know about this list again. Because the ones that are
22 remaining on this list that have not been updated, we then
23 have to start asking ourselves, should they remain on that
24 list?

25 Just over the next couple of months, I think

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3 that might not be a bad way of approaching it.

4 CHAIRPERSON LUDWIG: And if we have \$5,000 and
5 a survey is what, 2200 now?

6 MR. BOEHNER: 2200, and to update are 600.

7 CHAIRPERSON LUDWIG: So we should definitely
8 start with one and we typically hold back --

9 MR. BOEHNER: Yes.

10 CHAIRPERSON LUDWIG: -- just in case
11 there's --

12 MR. BOEHNER: We could, yes. So, you may want
13 to do one survey, one update to begin with.

14 CHAIRPERSON LUDWIG: Because of I was -- I
15 think there's a couple of houses on Council Rock near
16 Esplanade, John Hershey houses, that are -- and there's a
17 Boyd house there also, which I think Cynthia sent around
18 information on that.

19 Just, I drove up there by there today, it's
20 incredible. And, we don't have a lot of 50's Hershey houses.
21 I mean, we've got his office --

22 MR. BOEHNER: Okay.

23 CHAIRPERSON LUDWIG: -- and one or two others,
24 but we don't have anything like the ones on Council Rock and
25 I'd love to see one or two of those.

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3 MR. BOEHNER: So, it would be good if there
4 are properties for next month that we want to discuss, if you
5 could e-mail me and let me know so I can form the agenda.
6 Because the idea is, that if we have properties that we want
7 to discuss, it would be best to put it on the agenda.

8 Mary Jo, if you have any information that you
9 think that you want to present to the Board, you've got to
10 get it to us early. The meeting laws have changed again, so
11 we are going to be proactive trying to get this stuff up
12 sooner. We can't bring it to the meetings anymore, those
13 days are over.

14 So, what we want you to do is get our agenda
15 set, and we can always modify the agenda if we need to, but
16 the idea is, okay, this is -- these are the properties we
17 want to discuss, because then that agenda gets posted
18 publicly --

19 CHAIRPERSON LUDWIG: Okay.

20 MR. BOEHNER: -- and people have a right to
21 know what we're talking about.

22 So, if you understand the framework with what
23 we are working with, so if you do have a property, if you let
24 me know, that's what I will use -- go ahead, Ken.

25 MR. GORDON: Just to put a fine point on what

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Ramsey is saying. Ramsey -- actually Gretchen I guess, she's the one who posts that.

MR. BOEHNER: She does it all.

MR. GORDON: Gretchen has to post to the town website not only our agenda, but any materials you're going to be discussing at your meeting at least 24 hours before you discuss them.

So, Mary Jo and others who are presenting information need to get that in to Gretchen before 5:00 on a Wednesday so that Gretchen has an opportunity to post it that day. Because it needs to be posted on Wednesday before our meeting.

MR. BOEHNER: But it would be best --

MR. GORDON: That's the absolute latest.

MR. BOEHNER: But, it will be, is that, you give Gretchen a couple days because I'm a pain in the neck to chase around and it gets a little hard for them at the last second because I have to sign off on it. And, if she can't get ahold of me to review it, it causes a little stress in the department.

So, if we can avoid that for Gretchen who does such a nice job, it would be good if we could do it by that Friday, because she usually tries to -- she wraps it up the

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3 week before, before she leaves, she looks at everything she
4 has.

5 She makes one last adjustment, so if we could
6 kind of keep with that, we can work with it, but that would
7 be helpful for us.

8 MR. GORDON: And, you know, for example, for
9 Town Board meetings the cutoff day is Thursday for the
10 following Wednesday's Town Board meeting. So, to say the
11 cutoff date is going to be Friday for the following
12 Thursday's Historic Preservation Commission meeting, that's
13 all it says.

14 MR. BOEHNER: Yeah. And for her, I know her
15 routine. She has it on her calendar, come that Friday, as
16 soon as I walk in, she says: You got to see me, you got to
17 see me, because I've got stuff I've got to do before to wrap
18 up my week.

19 So, that would help her.

20 MS. DREHER: Mary Jo, remind us, who is the
21 architect on 340 Avalon Drive?

22 MS. LANPHEAR: That's, I think it's Hershey,
23 John Hershey.

24 MS. DREHER: Okay. There was a reason for
25 that property to be talked about being surveyed, it was

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3 because of the architect, I just couldn't remember who it
4 was.

5 MS. LANPHEAR: That's what comes to mind.

6 CHAIRPERSON LUDWIG: Is that in our original
7 bunch of surveys?

8 MS. LANPHEAR: No, it was not. It was
9 something we discovered. Let me see if I have it here.

10 CHAIRPERSON LUDWIG: Oh yeah, yeah, yeah.

11 MS. LANPHEAR: I have this here.

12 CHAIRPERSON LUDWIG: Right, okay, I know the
13 house.

14 MS. DREHER: So --

15 MS. LANPHEAR: It's kind of brown and set
16 back.

17 MS. DREHER: Perhaps for the next meeting we
18 can talk about if there's a couple Hershey properties on
19 Council Rock and properties that we can talk about surveying
20 the best examples of their work. They want them, a couple of
21 houses -- I know we have some Hershey properties.

22 MR. BOEHNER: But, there might be a few more
23 that are really nice specimens, because he has a few in town.

24 CHAIRPERSON LUDWIG: Well, I urge you all to
25 swing down Council Rock and around the corner on Esplanade,

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just to -- they stick out. There's no --

Now, are you sure Avalon Drive wasn't Johnson instead of Hershey? Because it was a real contemporary --

MR. BOEHNER: Yeah, I was surprised that it was Hershey. I think it is Johnson.

MS. LANPHEAR: It was --

MS. DREHER: Yes, now that you say that. Do we have another Johnson house?

CHAIRPERSON LUDWIG: Yeah, there's one on Elmwood Avenue just past --

MR. BOEHNER: The Noritt house.

MS. LANPHEAR: 345.

CHAIRPERSON LUDWIG: Yeah, it's tough. You can't see it from the road, it is just past Winton.

MR. BOEHNER: You can't see it if you are --

CHAIRPERSON LUDWIG: If you are headed southeast, you cross Clover and there's a little path going down.

MS. LANPHEAR: Winton Avenue.

MS. DREHER: What is the address again?

MS. LANPHEAR: 3345 it's the Landburg house.

CHAIRPERSON LUDWIG: Yeah, and the people at 3333 weren't very happy about it.

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3 MR. BOEHNER: Nope, they have definitely been
4 consistent on seeing that there.

5 CHAIRPERSON LUDWIG: In fact, if you drive
6 down Elmwood Avenue I think there's 333 that has all the
7 Christmas lights out, you can't miss it. You can see it from
8 outer space.

9 Anyway, right next to that is the driveway
10 that goes down into Jim Johnson house. But, he didn't do
11 that many residential, so the one on Avalon is kind of
12 unusual.

13 MR. BOEHNER: It's kind of interesting. He
14 has a little legacy of leaky windows. The Temple Sinai and
15 both the Norton house, I was telling Lewis Norton, hey, we're
16 thinking about designating the house your parents built.

17 But yeah, no, I can understand. Did you
18 realize that it was nothing but a maintenance problem for the
19 people who lived there. Trying to keep the water out of all
20 the windows.

21 He said it was nice, but at the same time it
22 was being very progressive with architecture at the time.
23 But, he also said at one point his parents had figured it
24 out, so when they left it wasn't leaking anymore. But I'm
25 sure that it probably went back to leaking at some point.

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CHAIRPERSON LUDWIG: It was like Frank Lloyd Wright in the Boyden house, with ice damage. I inspected that once. It was a cute house, but.

MR. BOEHNER: Yeah, it takes --

CHAIRPERSON LUDWIG: Ice and water.
Anything else under new business? Old business? Motion to adjourn?

MS. DREHER: I will move.

MS. ROBINSON: Second.

CHAIRPERSON LUDWIG: All in favor?

ALL COUNCIL MEMBERS: Aye.

* * *

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REPORTER CERTIFICATE

I, Rhoda Collins, do hereby certify that I did
report in stenotype machine shorthand the proceedings held in
the above-entitled matter;

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

Dated this 26th day of December, 2021.

At Rochester, New York

Rhoda Collins
Rhoda Collins