

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

February 23rd, 2023
At approximately 7:15 p.m.
Brighton Town Hall
2300 Elmwood Avenue
Rochester, New York 14618

PRESENT:

JERRY LUDWIG, CHAIRPERSON

JUSTIN DELVECCHIO)
AMANDA L. DREHER)
WAYNE GOODMAN)
JOHN PAGE)
DIANA ROBINSON)
DAVID WHITAKER)

BOARD MEMBERS

MARY JO LANPHEAR
Town Historian

KEN GORDON, ESQ.
Town Attorney

JASON HAREMZA
Town Planner

NOT PRESENT:

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

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3 CHAIRPERSON LUDWIG: Let's call the meeting to
4 order. Call the roll, Jason.

5 MR. HAREMZA: Delvecchio, is absent.

6 Dreher?

7 MS. DREHER: Present.

8 MR. HAREMZA: Goodman?

9 MR. GOODMAN: Here.

10 MR. HAREMZA: Ludwig?

11 CHAIRPERSON LUDWIG: Here.

12 MR. HAREMZA: Page?

13 MR. PAGE: Here.

14 MR. HAREMZA: Robinson?

15 MS. ROBINSON: Here.

16 CHAIRPERSON LUDWIG: Whoops, there he is.

17 MR. HAREMZA: Let the record reflect
18 Mr. Delvecchio is present.

19 Whitaker?

20 MR. WHITAKER: Here.

21 CHAIRPERSON LUDWIG: Thank you. May I have a
22 motion to approve the agenda?

23 MR. WHITAKER: So moved.

24 CHAIRPERSON LUDWIG: Thank you. Second?

25 MR. GOODMAN: Second.

CHAIRPERSON LUDWIG: All in favor?

ALL COUNCIL MEMBERS: Aye.

CHAIRPERSON LUDWIG: I don't think we have any minutes to approve.

Was this meeting duly announced?

MR. HAREMZA: This meeting was advertised in the Daily Record of February 17, 2023.

CHAIRPERSON LUDWIG: Thank you. We had two communications, did you all get those?

ALL COUNCIL MEMBERS: Yes.

CHAIRPERSON LUDWIG: They should be entered into the record.

We have no designations or landmarks, we do have a Certificate of Appropriateness.

APPLICATION 1H-01-23

1H-01-23 Application of Bristol Valley Homes, LLC, owner of property and PEMM, LLC, contract vendee at 3108 East Avenue, tax number 138.09-2-2, for a certificate of appropriateness to rehabilitate the existing building, construct a canopy, install gas pumps and other site modifications. All as described on application and documents on file. TABLED AT THE JANUARY MEETING

CHAIRPERSON LUDWIG: Anyone here to speak, and

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3 if so, say your name and address.

4 MR. GORDON: Before we begin, I just want to
5 note for the record that this is a continuation of a Public
6 Hearing that was first opened on January 26, 2023, and we
7 have received several pieces of communication in the interim
8 which are going to be made part of this Public Hearing
9 record. It was included in the communication set forth in
10 the agenda this evening.

11 CHAIRPERSON LUDWIG: Thank you, Ken.

12 LOU TERRAGNOLI: Good evening, everyone. My
13 name is Lou Terragnoli. Nice to see everyone again. I am
14 the director of real estate for Quickle's and PEMM. I'm
15 here to follow up on our meeting from last month with regard
16 to our request for a certificate of appropriateness for the
17 building we are looking to rehabilitate, refurbish at
18 3108 East Avenue.19 Back on January 26th, as this Commission
20 knows, we did receive a certificate of appropriateness which
21 was conditioned and limited to removing materials underneath
22 the gables to uncover the molding. This has been
23 accomplished and what was found once that material was taken
24 was the decorative moldings are there and there are pictures
25 of that in your package.

Also at that meeting if you recall, you requested a detailed list of building materials and methods for the building restoration. In addition, the Commission also requested one additional canopy style to be considered and a rendering provided, which is also in the package you have tonight.

We are here tonight to present the details of the information that was requested on January 26th. With me tonight is Andrew Sisson. Andrew is an architect with Selorid and they are the architect we are working with and who we will be partnering with for the restoration of this building, as soon as the certificate can be granted to us.

I am going to invite Andrew up now and he will go through the information you have. He also has some larger copies and he will present a detailed view of the building materials and methods that we will undertake. Thank you.

ANDREW SISSON: Thank you, Lou.

Would anyone like the larger --

CHAIRPERSON LUDWIG: Would you for the record say and spell your name?

ANDREW SISSON: Sure. My name is Andrew Sisson, last name spelled S-I-S-S-O-N. I am the architect of record for the project here.

We do have some bigger copies if anyone would like one.

So I know you guys are familiar with the project, but I'm going to start at the beginning and briefly walk through the entire package here. So if you guys want to keep along with me, turning to the first page you see the aerial view of the project. Looking at the project our primarily goal was to restore and preserve the original character of the building.

So you will see we are not proposing any height increases, any area increases or any elements with exception to the canopy out front.

Moving on to the next page, it was brought to the attention at the previous meetings a request for a privacy fence along the south edge of the property. And you can see in this view that we provided a vinyl fence and also a cut sheet for that fence material that I will distribute.

Also, you can see the primary privacy fence along the front in stone and we'll touch on that in a future slide.

Next page is the site plan. So, really no changes to the site plan from the last meeting, except for the addition of that privacy fence I mentioned.

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the elevation view that shows materials and I will walk through that. So starting towards the left of the page we are showing the aluminum storefront fab system we are proposing. We are proposing to use a Kawneer system, which is really leaders in the aluminum storefront. And with that, we plan to use one of their custom colors in a medium bronze to tie to the brown trim.

The brown trim that we are showing is the original trim that we plan to restore with this Rookwood dark brown.

The roof will be the original slate roof. We plan to remove that slate roof, itemize it, store it, to make some repairs to the building, and then we plan to reuse that roofing. Anything that's gone into disrepair we will match with product and we will mix it in so there's no distinct change in the materials.

The main color of the building will be a alabaster and that will be a painted stucco finish.

The stone trim on the corners, we analyzed and it is actually in pretty good condition. We plan to steam clean that and reappoint as required.

The next page shows the typical elevations.

The next page is the signage. We really

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3 didn't want to take away from the historic character of the
4 building so we are proposing a very small discreet sign. You
5 will see it is roughly 4.3 square feet. And this is the cut
6 sheet for that signage.

7

8 The next view shows the canopy option one,
9 this was the original design that was presented in the last
10 meeting, we're just bringing that back. You can see it is a
11 hip roof that terminates into a flat top.

12

13 Going to the next page, it shows the materials
14 for the canopy. The roofing material will be new slate that
15 will be bought to match the existing. And we brought
16 material samples, physical material samples for that as well.

17

18 The structure of the canopy will be painted
19 steel and will also be painted that alabaster color to match
20 the main color of the building. And then the aluminum soffit
21 underneath the canopy will also be painted the same alabaster
22 color.

23

24 We're proposing to use a warm 5,000 kelvin LED
25 light, and we provided cut sheets that can be distributed for
that product as well.

26

27 The next page is the canopy option two. This
28 was requested by the Commission and you will see it has a hip
29 roof that terminates to a ridge. Then on the next page is

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the same material pallet as the previous option, along with the change in the hip.

5 Moving to the next page, this view highlights
6 the Dumpster enclosure. We are proposing an eight-inch skin
7 view wall that will go around three sides, and then a vinyl
8 gate and that vinyl gate as noted below is by a company
9 called Barrette, color sand. It's the same fencing system we
10 are proposing along the south wall -- or the south property
11 line.

12 The next page looks at the roofing. I have
13 already touched on this, but in our investigation we did find
14 there was some disrepair to the roof. There is some water
15 leakage, so we plan to again, remove the roofing, save as
16 much as possible. Come up with the balance with new product
17 that matches the original, and we will mix it in. Once the
18 roofing is removed we will resheathe the roof. If necessary,
19 we will water proof and then reinstall.

Based on our studies we found that roofing
typically done this way was flashed with copper. You will
see the copper gutters, the copper snow stops. While the
current gutter system does not have that, we are proposing to
bring that back.

25 And we have also been in talk with two local

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3 the T111 siding was removed to expose the original gable
4 trim. It was found that the gable trim was able to be saved,
5 so we will leave that and repaint as required.

6 And that's all I have.

7 CHAIRPERSON LUDWIG: One comment, on the east
8 elevation there of the existing on the last page, there's a
9 rectangular piece at the very bottom. That was applied over
10 the plaster. That has not yet been removed?

11 ANDREW SISSON: That is correct. That will be
12 removed and the original plaster will be restored or replaced
13 if necessary.

14 CHAIRPERSON LUDWIG: One other comment, you
15 said that you were going to use a 5,000 kelvin. I would say
16 3,000 is probably considerably warmer than five. I don't
17 know how the Commission feels about that, but 3,000 is
18 probably closer to incandescent which would have been
19 typical for the period of the station.

20 ANDREW SISSON: Okay. There's a lot of
21 variety with that light fixture, so we will select a 3,000
22 kelvin.

23 MR. GORDON: And then on that point, I think
24 you will find when you do end up going to the Planning Board
25 -- you haven't been to the Planning Board?

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3 LOU TERRAGNOLI: That's correct.

4 MR. GORDON: You will find that for dark sky
5 compliance, which is town policy, you have to go to 3K,
6 nothing more than that.

7 ANDREW SISSON: Okay, noted. There is two
8 site lights on the site plan and we will be sure to make sure
9 the temperature of those matches that 3,000.

10 CHAIRPERSON LUDWIG: Another comment, you did
11 mention CSDM, they are very good.

12 ANDREW SISSON: Okay.

13 CHAIRPERSON LUDWIG: Actually they are
14 excellent.

15 MR. PAGE: I have some questions. The
16 original canopy is, I have 17-foot high. Is that to the top
17 of the roof?

18 LOU TERRAGNOLI: Yes.

19 MR. PAGE: And what is the height to the top
20 of the peak, and what is the slope of the roof of the
21 alternate canopy shown?

22 ANDREW SISSON: So the slope is 6/12 and the
23 structure of the roof in the first option is four feet. I'm
24 trying to remember, Lou, the underside for the soffit is 17
25 feet?

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3 LOU TERRAGNOLI: No, the underside is 14 and a
4 half feet. To the top of the canopy is 17 feet. That will
5 be for both options. We're limited to 17 feet by the Zoning
6 Board.

7 MR. PAGE: If the alternative canopy is
8 selected, how would the proposed building lighting work?

9 ANDREW SISSON: So that would have to be
10 mounted onto the slate itself. We would have to do a custom
11 detail for that mount and flash around it.

12 MR. PAGE: The Dumpster enclosure, what is the
13 proposed height of the Dumpster?

14 ANDREW SISSON: That proposed height is, I
15 believe it's five feet. I would have to confirm that.

16 Yeah, that will be five feet.

17 MR. PAGE: And what is the proposed height of
18 the fence?

19 ANDREW SISSON: Three and half feet.

20 MR. PAGE: The Dumpster enclosure, it appears
21 from the drawings that the stucco you are proposing for the
22 sides is carrying over the top. Is that your intent or is
23 there some cap and flashing detail you intend to use?

24 ANDREW SISSON: That is correct. There will
25 be aluminum parapet cap, I think for the rendering it didn't

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3 display that way, but it will be aluminum.

4 MR. PAGE: The wall that you are proposing
5 along East Avenue, can you describe the construction of that?
6 And also the rendering indicates a cap of some sort. Can you
7 describe and if so, can you confirm that is a cap, what
8 material is?

9 ANDREW SISSON: Sure. That will be a eight in
10 CMU block wall with a footing coordinating. The stone will
11 be a veneer that will be applied and the cap is a precast
12 concrete cap and will have a slope to the bottom ledge for
13 water to run.

14 MR. PAGE: You mentioned cleaning the stone
15 that's there and coins on the corner. What was the method
16 that you mentioned?

17 ANDREW SISSON: We are proposing steam
18 cleaning.

19 MR. PAGE: Whatever you do, be very gentle
20 with any pressure.

21 ANDREW SISSON: Yes. Steam cleaning is
22 preferred because it is less evasive. And I think based on
23 the condition, that should be adequate.

24 MR. PAGE: So I want to thank you for a lot
25 more information on the selected demo and reducing the size

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3 of the signage to a size I like and for proposing the use for
4 the main roof.

5 MR. GORDON: I was going to mention that, but
6 you already did.

7 CHAIRPERSON LUDWIG: And thank you also for
8 providing the second option for the canopy. I think it may
9 help to make the facade a little bit more visible.

10 ANDREW SISSON: Sure, absolutely.

11 MR. GOODMAN: Was there any thoughts given to
12 more natural materials on the gate and the fence aside from
13 vinyl?

14 ANDREW SISSON: There was. We like vinyl
15 because of its maintenance. It is very long lasting, you
16 know, easily maintained.

17 MR. PAGE: I had another question about the
18 fence. What are the posts made out of for the fence?

19 ANDREW SISSON: It's a pre-engineered system
20 and I have a cut sheet for that as well, but it is the same
21 vinyl material as the privacy slots. I believe it has,
22 probably has an aluminum substructure but it all is a
23 pre-engineered system.

24 MS. ROBINSON: The two roof alternates, is the
25 depth the same?

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23 ANDREW SISSON: So the depth, I believe it is
4 six inches higher on option two, and we would loose six
5 inches of clearance.6 MS. ROBINSON: You said 14/60 on the sides and
7 17 for the top, and version two would be 14 feet?8 ANDREW SISSON: Correct, yes. That was based
9 on the roofing material, we couldn't do any lower of a slope.
10 So that kind of ended up where it had to be.11 CHAIRPERSON LUDWIG: Any other questions or
12 comments?13 MR. DELVECCHIO: I have one. Just noting on
14 the site plan it calls out proposed ten by ten concrete
15 Dumpster padded with wood fence screen encloser. You may
16 want to clarify that.17 ANDREW SISSON: That will be clarified.
18 That's an annotation that did not get updated as well.19 MR. WHITAKER: Comments that I sent Jerry an
20 e-mail of another person from the Landmark Society about the
21 Sunoco station in Mumford, New York that he received a
22 Landmark Society award and that was converted into a
23 convenience store. And that building is exactly the same as
24 this.

25 ANDREW SISSON: Yes, I am familiar with the

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23 building. Lou actually brought that building up when we
4 started this project. He gave us reference to that building,
5 so we have been looking at that building as a precedent.

6 MR. WHITAKER: Good.

7 CHAIRPERSON LUDWIG: How do the rest of you
8 feel about the wooden fence versus the vinyl?9 MR. GOODMAN: Jerry, I was going to add a
10 clarification on that. I know it sounds probably a little
11 picky to point out on the fence and the gate. Just from, you
12 know, a personal preservation philosophy, I try to really shy
13 away from anything vinyl on a restoration project. If the
14 rest of my colleagues here, you know, really didn't think
15 that is a major issue, I wouldn't either. But I just wanted
16 to share just to be open and transparent about that.17 I would say though to echo what Jerry had
18 mentioned earlier and John, I really appreciate the details
19 you put into this. I think the copper guttering and flashing
20 is a major improvement committed to restoring materials on
21 site with no major changes to the structure. So I appreciate
22 the thought that was put into this.23 ANDREW SISSON: Thank you. And, you know,
24 with the wood, I am not opposed to it, but I know the wood
25 comes with maintenance, and then if the maintenance is not

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3 performed, which, of course, from the owner's standpoint
4 there was going to be painted, but because it meant it starts
5 to look dingy. So I think there's pros and cons.

6 CHAIRPERSON LUDWIG: My concern is that once,
7 you know, anybody bashes into the vinyl and chips it, you
8 can't fix it.

9 ANDREW SISSON: Sure.

10 CHAIRPERSON LUDWIG: So the one advantage to
11 wood, I agree with Wayne, I would prefer wood.

12 LOU TERRAGNOLI: We certainly would look to
13 the Commission for direction if wood the direction, we would
14 certainly agree with that.

15 CHAIRPERSON LUDWIG: You could do cedar, you
16 could do -- I don't know what John's feelings on that are.
17 You could do probably a six by six pressure treated post, and
18 something to tie into that.

19 ANDREW SISSON: Yeah. I think if we did wood,
20 we would propose to use the same brown trim color we are
21 using on the building to tie everything in.

22 MR. WHITAKER: I would like that.

23 MS. DREHER: I think I certainly understand
24 that the vinyl has, you know, is easier to maintain as a
25 business, as opposed to a home. But my first concern is

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3 actually, because this is such a wonderful restoration it's
4 going to be a little bit jarring to look to the right and see
5 vinyl, look to the left and see vinyl, especially with the
6 Dumpster being so close to the building.

7 I think to complete the effect of the
8 renovation, the new fence, wood would be appropriate, raw
9 wood would be best suited.

10 ANDREW SISSON: Okay.

11 LOU TERRAGNOLI: We can agree.

12 CHAIRPERSON LUDWIG: You could pretty much
13 mimic the same design if you are using wood.

14 LOU TERRAGNOLI: Yes.

15 CHAIRPERSON LUDWIG: They do make -- we have
16 some -- they do make a pre-made copper cap for the wood post
17 you could use and then infill like you have here. I think
18 I'd like to see that.

19 ANDREW SISSON: Okay, no problem.

20 LOU TERRAGNOLI: That's no problem.

21 MR. PAGE: One other comment on the page that
22 talks about the roofing. The statement that's there perhaps
23 means the same thing you said, but it sounds different to me.
24 It says new roofing to be replaced to match the original
25 slate shingles. I believe what you stated was the roofing

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3 will be salvaged and reinstalled to the extent possible and
4 defective pieces replaced with in kind material.

5 ANDREW SISSON: That is correct, yes.

6 CHAIRPERSON LUDWIG: And CSTM I'm sure can do
7 that.

8 ANDREW SISSON: We would definitely lean on
9 their expertise on that.

10 CHAIRPERSON LUDWIG: One question, what brand
11 of gas do you plan on? I was just curious.

12 LOU TERRAGNOLI: At this point the private
13 Quickle's brand.

14 CHAIRPERSON LUDWIG: Okay, 29-octane?

15 MR. WHITAKER: Just out of curiosity in the
16 study you had copper inserts, is that to stop the ice?

17 ANDREW SISSON: That is correct, yes.

18 CHAIRPERSON LUDWIG: Any other comments or
19 questions?

20 MR. HAREMZA: I have a question, Jerry. Who
21 is best to answer this, Lou or Andrew, but the lawn area in
22 front of the stone wall is proposed to be within. Is that
23 curbed or is it just the asphalt just meets the grass without
24 any curbing?

25 ANDREW SISSON: You are talking about the

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3 pulling in, that vehicle access?

4 CHAIRPERSON LUDWIG: I think he's talking

5 about the area between the wall and the street.

6 MR. HAREMZA: No, actually the area between

7 the wall and the parking lot.

8 LOU TERRAGNOLI: That will be curbed.

9 MR. HAREMZA: The reason I ask, is the stone

10 wall seems maybe as much of a maintenance issue in terms of

11 the vinyl wall in terms of being knocked about by trucks and

12 such, snowplows, on the corner. So something to consider, I

13 guess. I wanted to see if it was protected by a full

14 six-inch curb.

15 LOU TERRAGNOLI: Yes.

16 MR. HAREMZA: I see a lot of stone walls get

17 dinged at the ends.

18 LOU TERRAGNOLI: We agree. We would rather

19 not see that, so an investment on the curbing in that makes

20 sense.

21 CHAIRPERSON LUDWIG: Anyone else?

22 I would like to close the hearings.

23 Oh, yes, I'm sorry.

24 MR. GORDON: I'm curious about the Board's

25 feelings are with the canopy roof alternatives?

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23 CHAIRPERSON LUDWIG: I vote for number two.
45 MR. GORDON: Is it the desire of the Board to
6 see the top, I'll call it a peaked canopy roof?
78 ANDREW SISSON: That's option two, correct.
910 MR. GORDON: Where is it labelled as option
11 two?
1213 CHAIRPERSON LUDWIG: On the top.
1415 MR. WHITAKER: Option two.
1617 MR. GORDON: Option two is the peaked roof.
1819 MR. WHITAKER: It is.
2021 MR. GORDON: Yes.
2223 LOU TERRAGNOLI: Yes canopy option two is the
24 peaked, it is labelled on the rendering.
2526 MR. GORDON: That's all I have.
2728 MR. GOODMAN: I have a slight preference for
29 option two.
3031 CHAIRPERSON LUDWIG: Do we concur that option
32 two is the preferred?
3334 ALL COUNCIL MEMBERS: Yes.
3536 CHAIRPERSON LUDWIG: Okay. Anything else? We
37 need to talk about before we close the hearings?
3839 I'd like to close the Public Hearings.
4041 Ken, would you like to, in 500 words or less.
42

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23 MR. GORDON: I would propose the following
4 resolution:5 Whereas, Application 1H-02-23 has been
6 submitted for a Certificate of Appropriateness under the
7 Town's Historic Preservation Law for improvement to property
8 located at 3108 East Avenue in the Town of Brighton, County
9 of Monroe, owned by Bristol Valley Homes LLC, said
10 application being submitted by the owner of said property and
11 by PEMM LLC, contract vendee of said property, to perform
12 work described as the rehabilitation of the existing
13 building, construction of a canopy, and other site
14 modifications.15 And whereas, the Historic Preservation
16 Commission duly called a Public Hearing to consider the
17 matter on January 26, 2023, which hearing was held and a
18 limited Certificate of Appropriateness was granted to allow
19 for the removal of the T-111 materials concealing the
20 existing woodwork on the gables. And then the hearing was
21 adjourned for further testimony and evidence to be presented
22 to the Commission at its February 23, 2023, meeting.23 And whereas, the necessary legal notice has
24 been published and a required sign posted.

25 And whereas, the Public Hearing was held on

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3 both January 26, 2023, and February 23, 2023, and all persons
4 having an interest in such matter, having had an opportunity
5 to be heard therein.

6 And whereas, the Historic Preservation
7 Commission hereby receives and files the above described
8 application, the supporting materials, and all correspondence
9 and other documentation submitted both in support of and in
10 opposition to the application by the applicant and the
11 members of the public.

12 And after carefully considering the
13 submissions received and all of the testimony given relating
14 to said application at both the January 26, 2023, meeting and
15 the February 23, 2023, meeting the Historic Preservation
16 Commission makes the following findings as to the factors set
17 forth in Town Code Section 224-55 Subparagraph (B):

18 1. The general design and character of the proposed
19 rehabilitation of the exterior of the property and the site
20 modifications are consistent with the historic look and feel
21 of the building and will enhance and preserve the facade and
22 other building features. The Commission is cognizant of the
23 fact that the building has sat vacant for many years and has
24 fallen into a state of disrepair. The applicant proposes to
25 rehabilitate the siding, stone corners, detailed woodwork and

3 roof, and install copper guttering and flashing in such a
4 manner as is consistent with the noteworthy historic features
5 of the building and site.

6 2. The general design and character of the stone wall is
7 consistent with the original stone corners and the overall
8 character of the property.

9 3. The general design and character of the proposed new
10 canopy is also consistent with the historic nature of the
11 original building in that the canopy roof will match the
12 slate roof materials from the main structure, as will the
13 supports and underside of the canopy which are to be painted
14 to match the color of the stucco on the main building.
15 Similarly, the proposed new sign is also consistent with the
16 historic character of the property and fits well into the
17 gable without detracting from the overall appearance of the
18 property.

19 4. Both the proposed rehabilitation of the main building and
20 the new construction elements including the canopy, signage,
21 and stone wall are appropriate to the landmark as they allow
22 it to be restored to an attractive structure and property
23 that will be maintained and preserved consistent with the
24 purposes and goals of the Commission in protecting town
25 properties, such as this one, of historic significance.

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3 5. The scale and shape of the new canopy has been reduced
4 and modified by the applicant to a size and shape which is in
5 proper proportion in keeping with the main building and will
6 be positioned so as to minimize the impact on the property,
7 surrounding properties, and the neighborhood in general.

8 6. The exterior rehabilitation of the main building as
9 proposed is expected to restore the building's main historic
10 features including its roof, stucco siding, and gable details
11 in a manner that enhances and preserves the facades of the
12 building. The canopy to be installed has been designed with
13 materials, roof shape, and spacing on the site so as to make
14 it compatible with the existing main structure on the
15 property.

16 7. The applicant through the proposed work will protect the
17 important architectural features of the property by restoring
18 them to the serviceable and attractive state which will help
19 extend the longevity of these important features.

20 And whereas, the Historic Preservation
21 Commission hereby further determines that pursuant to the
22 factors set forth in Section 224-5 of the Town Code that the
23 proposed above described work to the subject property is
24 consistent with the purposes of the Town's Historic
25 Preservation Law and compatible with the property's historic

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3 character.

4 Accordingly, it is hereby resolved that the
5 Historic Preservation Commission hereby approves Application
6 Number 1H-01-23 for a Certificate of Appropriateness with the
7 above described work to be performed at the property located
8 at 3108 East Avenue in the Town of Brighton, County of
9 Monroe, subject to the condition that the applicant's
10 construct and install the canopy shown in the submitted
11 materials labeled as option two depicting the peaked canopy
12 roof.13 And, subject further to the condition that the
14 applicant use wood materials for the proposed privacy fence
15 and Dumpster and enclosure.16 And, subject to the further condition that the
17 roofing materials on the main building will be salvaged and
18 reinstalled to the extent possible and will otherwise be
19 matched with new roofing materials to fill in as needed.20 And, subject to the further condition that the
21 above described work be completed within one year from the
22 date of this approval.23 And, that the lighting installed on the
24 property meet dark sky requirements of 3,000 kelvin or less.

25 CHAIRPERSON LUDWIG: May I have someone put

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3 forth the motion please?

4 MR. PAGE: I will make the motion.

5 CHAIRPERSON LUDWIG: Second?

6 MR. GOODMAN: Second.

7 CHAIRPERSON LUDWIG: Thank you, Wayne.

8 Any discussion?

9 MR. PAGE: I would like say I wanted to thank
10 Jeanne Allen Stevenson for taking the time to review the
11 application and express their concerns and opinions about it.
12 After carefully reviewing it that I believe that many of the
13 points that were being made are zoning issues, on the one
14 hand.15 And in another hand some of the concerns they
16 raised might be consistent with the restoration and not
17 necessarily consistent with the rehabilitation, which is the
18 nature of this project. And I think that Ken did a beautiful
19 job of indicating that in the application.20 CHAIRPERSON LUDWIG: I also think that perhaps
21 the option of canopy number two will alay some of their fears
22 about blocking the facade of the station.

23 Any other comments?

24 Jason, call the roll.

25 MR. HAREMZA: Delvecchio?

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MR. DELVECCHIO: Yes.

MR. HAREMZA: Dreher?

MS. DREHER: Yes.

MR. HAREMZA: Goodman?

MR. GOODMAN: Yes.

MR. HAREMZA: Ludwig?

CHAIRPERSON LUDWIG: Yes.

MR. HAREMZA: Page?

MR. PAGE: Yes.

MR. HAREMZA: Robinson?

MS. ROBINSON: Yes.

MR. HAREMZA: Whitaker?

MR. WHITAKER: Yes.

CHAIRPERSON LUDWIG: The Public Hearings are

We have no hardship applications.

Any new business that isn't on the agenda?

20 | Old business?

21 I think, Jason, you just want to bring us up
22 to the date on where we are on Thackery and Council Rock?

23 Those two?

24 MR. HAREMZA: Yes. And Thackery that is
25 listed, but is it a different address?

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3 CHAIRPERSON LUDWIG: 245.

4 MR. HAREMZA: I don't recall the other?

5 CHAIRPERSON LUDWIG: 321.

6 MR. HAREMZA: 321 sounds correct for Council
7 Rock. You may recall the cultural recourses survey were
8 begun by Chris Brandt at Bero, back in October and November.
9 And due to some of the staff changes, Jeff Frisch leaving,
10 the letters from the town did not go out to the owners of
11 those properties. So Chris ran into little challenges when
12 he went out to the sites.

13 But we have rectified the situation and sent
14 letters apologizing of the town's omission of reaching out to
15 the property owners. Those went out recently, so Chris will
16 likely continue his surveying with those two properties
17 within the coming weeks.

18 CHAIRPERSON LUDWIG: Okay. And you are going
19 to confirm where we are on the budget, but I believe that
20 these two will probably take care of most of our budget for
21 this year. And that leaves us with a little room for
22 potential emergencies.

23 MR. HAREMZA: We will confirm the budget for
24 2023. The fiscal year runs with the calendar year. And what
25 you will see, we are going to keep these three properties on

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3 the agenda as placeholders for the next, as budget allows,
4 for surveys to be done. But we are going to prioritize I
5 believe 240 Thackery which is a town supported property.

6

7 CHAIRPERSON LUDWIG: Any other concerns with
the church, as they say?

8

If so, may I have a motion to adjourn?

9

MR. DELVECCHIO: I move.

10

MR. WHITAKER: Second.

11

CHAIRPERSON LUDWIG: All any favor?

12

ALL COUNCIL MEMBERS: Aye.

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3 REPORTER CERTIFICATE
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7

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.

11
12 Dated this 14th day of April, 2023.

13 At Rochester, New York
14
15

16 *Rhoda Collins*
17 Rhoda Collins
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