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B R I G H T O N  
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C O M M I S S I O N

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October 26th, 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	)	BOARD MEMBERS
DAVID WHITAKER	)	

MARY JO LANPHEAR  
Town Historian

KEN GORDON, ESQ.  
Town Attorney

JASON HAREMZA  
Town Planner

NOT PRESENT:  
WAYNE GOODMAN  
JOHN PAGE  
DIANA ROBINSON

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

## BRIGHTON HISTORIC COMMISSION 10/26/2023

CHAIRPERSON LUDWIG: I'd like to call the meeting to order.

Mr. Secretary, call the roll.

MR. HAREMZA: DelVecchio?

MR. DELVECCHIO: Here.

MR. HAREMZA: Dreher?

MS. DREHER: Here.

MR. HAREMZA: Ludwig?

CHAIRPERSON LUDWIG: Here.

MR. HAREMZA: Whitaker?

MR. WHITAKER: Here.

MR. HAREMZA: No Goodman, Page or Robinson.

CHAIRPERSON LUDWIG: Motion to approve the agenda?

MR. WHITAKER: So moved.

MR. DELVECCHIO: I second.

CHAIRPERSON LUDWIG: Thank you. All in favor?

ALL COUNCIL MEMBERS: Aye.

CHAIRPERSON LUDWIG: Thank you.

We don't have the minutes.

Was the meeting duly advertised?

MR. HAREMZA: This meeting was duly advertised

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in the Daily Record of October 19, 2023.

CHAIRPERSON LUDWIG: Very good.

The meeting that was advertised will now be held.

We have no communications, no designation of landmarks, no Certificate of Appropriateness, no hardship applications.

Public Hearings are closed.

First item on the agenda, demolition review.

3180 Brighton Henrietta Town Line Road, I don't think there's anybody here to speak to that.

You all have read, saw the information?

MR. GORDON: Does Mary Joe have any concerns?

MS. LANPHEAR: No.

CHAIRPERSON LUDWIG: My only concern was in the second paragraph of the thing, the, whoever filled this out. Michael, --I won't even try to -- said the structure is not eligible for Historic Preservation or designation.

Well, unfortunately Michael is not the determination -- determiner of that.

But anyway, any discussion?

Then I think we need a motion.

MR. GORDON: The motion is to authorize the

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secretary of the Historic Preservation Commission to send a letter to the Planning Board advising that the Historic Preservation Commissions is not interested in designation of this property as a landmark at 3180 Brighton Henrietta Town Line Road.

CHAIRPERSON LUDWIG: Well said.

So a "yes" vote means we are sending a letter saying we are not designating.

MR. GORDON: Does somebody want to make that motion?

MR. WHITAKER: I would make that motion.

MS. DREHER: I will second.

CHAIRPERSON LUDWIG: Any discussion?  
Jason.

MR. HAREMZA: DelVecchio?

MR. DELVECCHIO: Yes.

MR. HAREMZA: Dreher?

MS. DREHER: Yes.

MR. HAREMZA: Ludwig?

CHAIRPERSON LUDWIG: Yes.

MR. HAREMZA: Whitaker?

MR. WHITAKER: Yes.

CHAIRPERSON LUDWIG: All right.

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Any other new business?

Old business?

MR. HAREMZA: Just an update for the benefit of all. And I will provide some more details in agendas going forward, but 240 Thackery Road, the Commission did vote in July to authorize that survey. So I will confirm with Christopher Brandt as to where he is with that, that it has been initiated, and we will make that clear on the agenda going forward.

CHAIRPERSON LUDWIG: The next item, 960 North Landing Road. Mary Jo, I think we may have touched on this briefly when you were here, but I think since probably one of these surveys was done, someone has installed replacement windows on a good share of the houses, which knocks it down several pegs, in my opinion.

So I would be for putting that on the back burner indefinitely.

MS. LANPHEAR: This is associated though with some rather prominent people. I would hate to see it completely discarded at this point.

MS. DREHER: Didn't we say we were going to ask Mr. Brandt about the windows, I think? I don't know if we have heard anything?

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3 Also, Ms. Katie Comeau is back at Bero  
4 Architecture. She has returned to the area and she is back  
5 with them.

6 So hopefully they will have her doing the  
7 surveys, but I don't really recall exactly about the windows,  
8 what we were asking Mr. Brandt to look and see if they had --

9 CHAIRPERSON LUDWIG: Well, didn't  
10 specifically -- I don't really recall noting on his  
11 inspection report whether or not they had been replaced.

12 I know I lived on Landing Road a hundred years  
13 ago, and up until relatively recently they were the original  
14 windows still in the house, so I'm not sure when it took  
15 place.

16 Did we authorize 3250 East Avenue?

17 MR. HAREMZA: We did not.

18 CHAIRPERSON LUDWIG: Okay. Do we want to wait  
19 until we have a full crew here?

20 Has everyone been by the house?

21 MS. DREHER: Wasn't that an issue of the  
22 budget, we were going to wait until next year because we  
23 authorized the survey of 125 Old Mill Road? Because that  
24 would be a full survey.

25 CHAIRPERSON LUDWIG: Good point.

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MS. DREHER: I think we will bring this discussion back in January.

CHAIRPERSON LUDWIG: Yes.

And also, Jason probably ought to find out if, in fact, Chris will have that survey on Old Mill Road for the next meeting.

MR. HAREMZA: We already have the survey.

CHAIRPERSON LUDWIG: We have it. Okay.

MR. HAREMZA: Yes. And Mary Jo prepared the landmark application and notified the owner and I have not heard.

MR. GORDON: So for the property at 960 North Landing we were just discussing, I do have the Bero Architecture update from Chris Brandt from November of '22, almost a year ago. It does not specifically call out windows as being changed, it was not something he had noted. He mentions there are some minor alterations that did not affect the opinion -- minor exterior alterations. But the property continues to contain a high degree of integrity and in addition the research of the social significance further bolsters the property's consideration as landmark designation.

The exterior modifications he mentions were

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not windows, they were, a wood deck has been constructed on the north elevation, the gable roof was shingled to replace a flat roof overhang at the rear entry door on the south elevation.

MR. DELVECCHIO: That was nine months ago.

MR. GORDON: And the replacement of the historic garage in 2013.

CHAIRPERSON LUDWIG: Well, the owner came to us to talk about the garage.

MR. GORDON: Yes. I'm just saying those are the three things that he called out in November 18, 2022.

CHAIRPERSON LUDWIG: There ya go.

MS. LANPHEAR: Here are the pictures from the original survey, as far as the pictures here from Chris Brandt's survey.

CHAIRPERSON LUDWIG: They do compare or they don't?

MR. GORDON: And I don't disagree about what you said about waiting until we have more of a Board here. I just raised the question of whether or not you need anything more than you already have. I don't know that you need to spend any more money.

MS. LANPHEAR: Oh, yeah.



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MR. GORDON: Mary Jo agrees? I think we might have, I mean, we have Cynthia's original survey, and a supplement from Chris Brandt from November 2022.

MR. HAREMZA: I can clarify with Chris about the windows.

MR. GORDON: I guess, but I don't think we need to spend more money.

MR. HAREMZA: No.

MR. GORDON: If the Board wants to go forward with the designation process, you could.

MS. DREHER: Was there a question of whether something had changed? I mean, this update is almost a year old. Was there a question that something had changed since the update?

MR. HAREMZA: That, I don't know.

MR. DELVECCHIO: We could drive by.

CHAIRPERSON LUDWIG: Well, we could hash this out. It might not be a bad idea to ask him.

MR. GORDON: Yeah. Jason will do that.

And then, I agree though, with what you said, Jerry, about waiting until our November meeting when you have a few more members here to say, yes, we do want to go forward with the designation or not.

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CHAIRPERSON LUDWIG: Yes.

MR. GORDON: That's find.

CHAIRPERSON LUDWIG: Any other business before  
the Commission tonight?

Motion to adjourn?

MR. DELVECCHIO: I move.

MS. DREHER: I would second.

CHAIRPERSON LUDWIG: All in favor?

ALL COUNCIL MEMBERS: Aye.

CHAIRPERSON LUDWIG: Thank you, all.

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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 11th day of December, 2023.

At Rochester, New York

*Rhoda Collins*  
Rhoda Collins