
BRIGHTON
HISTORIC PRESERVATION COMMISSION
MEETING

November 16, 2023
At approximately 7:15 p.m.
Brighton Town Hall
2300 Elmwood Avenue
Rochester, New York 14618

PRESENT:

JERRY LUDWIG
Chairperson

AMANDA DREHER)	Board Members
DIANA ROBINSON)	
DAVID WHITAKER)	
JOHN PAGE)	
JUSTIN DELVECCHIO)	

JASON HAREMZA
Town Planner

KEN GORDON, ESQ.
Town Attorney

LAUREN BARON, ESQ.
Town Attorney

ABSENT: WAYNE GOODMAN

MARY JO LANPHEAR
Town Historian

REPORTED BY: HOLLY E. CASTLEMAN, Court Reporter,
FORBES COURT REPORTING SERVICES, LLC
21 Woodcrest Drive
Batavia, NY 14020

1 CHAIRPERSON LUDWIG: I'd like to call the
2 meeting to order. Call the roll, Jason, please.

3 (Whereupon the roll was called.)

4 MR. HAREMZA: Dreher is absent. Goodman is
5 absent.

6 CHAIRPERSON LUDWIG: Thank you. May I have
7 a motion to approve the agenda, please?

8 MR. WHITAKER: So moved.

9 CHAIRPERSON LUDWIG: Thank you, David.
10 Second?

11 MS. ROBINSON: I'll second.

12 CHAIRPERSON LUDWIG: All in favor?

13 ALL BOARD MEMBERS: Aye.

14 CHAIRPERSON LUDWIG: I don't think we have
15 minutes,

16 Was this meeting duly advertised?

17 MR. HAREMZA: It was advertised in the Daily
18 Record of November 2nd, 2023.

19 CHAIRPERSON LUDWIG: That meeting that was
20 advertised will now be held.

21 We have no communications. First item on
22 the agenda --

23 MR. GORDON: Before we proceed, chairman,
24 just want to note for the record that Amanda Dreher is
25 now present.

1 CHAIRPERSON LUDWIG: Very good.

2 MS. DREHER: I apologize for being late.

3 CHAIRPERSON LUDWIG: Thank you. Designation
4 of landmarks, 11H-01-23.

5 **Application 11H-01-23**

6 Application Mary Jo Lanphear, Town
7 Historian, for property owned by Nunzio and Mirella
8 Salafia, at 125 Old Mill Road, tax number
9 137.20-1-3.11, for landmark designation. All as
10 described on application and documents on file.

11 CHAIRPERSON LUDWIG: Anyone here to speak on
12 that?

13 MR. GORDON: If I could just give an
14 introduction.

15 CHAIRPERSON LUDWIG: Please do.

16 MR. GORDON: So as this board knows, this
17 property came before the Historic Preservation
18 Commission originally from the Planning Board based
19 upon a request to demolish the home at 125 Old Mill
20 Road with an inquiry to this board as to whether this
21 body was interested in initiating a designation
22 process to consider whether this property should be
23 designated a landmark under the Town's Historic
24 Designation Law.

25 This board decided that it did wish to

1 consider it and that is what this public hearing is
2 tonight. We do have an application by town historian,
3 Mary Jo Lanphear. We also have a survey that was
4 provided by Christopher Brandt in September 2023 of
5 Bero Architecture.

6 I will just quickly summarize that the
7 information in the application, the information in the
8 Bero Architecture report, both state that this
9 property has historic significance for at least three
10 separate and independent reasons, one, that it is
11 associated with historic personages in the Town of
12 Brighton, both from a philanthropic point of view and
13 from the history of the family in the support and
14 assistance in establishing the Harley School in
15 Brighton.

16 Two, it is a property that was designed
17 architecturally by noted architect Mr. Williamson.
18 And that information is set forth -- the history of
19 Mr. Williamson and his work was set forth on a
20 timeline by Mary Jo Lanphear that was provided to this
21 board and is part of the record on this property.

22 Three, perhaps most notable, the landscaping
23 surrounding the property was designed by a nationally
24 renowned architect Fletcher Steele. And much of that
25 work -- in fact, Mr. Brandt comments that a

1 significant -- significantly, much of that work is
2 still preserved today, as is much of the integrity of
3 the architectural design of that house itself.

4 So those are the -- that's a quick summary.
5 I know that the Board has had an opportunity to review
6 the report by Mr. Brandt and application by
7 Ms. Lanphear.

8 Ms. Lanphear also prepared, you will recall,
9 a memorandum to the Board when the Board was
10 originally considering whether to allow demolition of
11 this property and that is also part of the record.

12 There is also a history of the ownership of
13 the property, a timeline, that was made part of the
14 record in the earlier proceedings of this board and
15 that too is part of the record.

16 All of these materials were made part of the
17 public packet that was made available to the public
18 along with the agenda for this meeting.

19 We have received very recently today I
20 believe -- is that correct, Jason? Some
21 communications.

22 MR. HAREMZA: It actually came in late
23 yesterday.

24 MR. GORDON: Late yesterday. We have an
25 email from Suzanne Spencer, the former owner of the

1 property, that is dated Wednesday, November 15th at
2 4:31 p.m. Board members, you all have a copy of this.
3 There's a copy of this for the public's review in the
4 back as well. It came in too late for us to make it a
5 part of the online packet.

6 We also received very late yesterday -- I
7 don't recall the time.

8 MR. HAREMZA: That came today.

9 MR. GORDON: This came today. Okay. A
10 letter from Jonathan Tantillo of the Knauf Shaw firm
11 regarding their opposition to designation on behalf of
12 the owners, Nunzio and Mirella Salafia, the owners
13 currently of 125 Old Mill Road.

14 And along with that, a report from Hudson
15 Cultural Services dated November 16th, 2023,
16 concluding that there is not historical significance
17 to the property.

18 I know that those two, the email and the
19 letter from Mr. Tantillo and the report attached to
20 it, were just provided to the Board as you walked in
21 this evening.

22 And I would like the Board before we proceed
23 with the public portion of this meeting to have an
24 opportunity right now to take as much time as you
25 need -- there's no rush -- to really read through

1 these materials. I want to make sure the Board has an
2 opportunity to consider all of the materials that were
3 presented in connection with this hearing.

4 So if you don't mind, Mr. Ludwig, with your
5 permission, the board members to have some time do --

6 CHAIRPERSON LUDWIG: Do that right now.

7 Thank you.

8 MR. GORDON: Thank you.

9 I would ask the folks, if you'd like to have
10 a conversation, you step outside to have those
11 conversations, please.

12 UNIDENTIFIED SPEAKER: Can I ask you a point
13 of order? Or I can't right now?

14 CHAIRPERSON LUDWIG: We're not ready for
15 public comment right now.

16 UNIDENTIFIED SPEAKER: Okay.

17 MR. GORDON: There is a copy of this report
18 in the back.

19 And Mr. Haremza is putting a second copy of
20 that report, a letter from Mr. Tantillo, in the back
21 of the room if other members of the public would like
22 access to it.

23 I'd ask the board members to read the
24 documents to themselves. Ms. Robinson, Ms. Dreher --
25 Ms. Robinson, just read the document to yourself and

1 do not at this point have a side conversation, please.

2 (There was a pause in the proceedings.)

3 MR. GORDON: I'm not looking to rush anyone.

4 I would just like to check in and see if everyone has
5 had an opportunity to review the materials that were
6 submitted yesterday and today? Yes? Yes? All good?

7 CHAIRPERSON LUDWIG: We're all set.

8 MR. GORDON: Very good. Thank you for that.

9 There was one additional document that I
10 know was circulated by Mr. Haremza just today -- the
11 copy of this is on the back table as well -- a diagram
12 of the home showing what a 250-foot radius of the home
13 would cover.

14 CHAIRPERSON LUDWIG: Very good.

15 MR. GORDON: So with that, Mr. Chairman, if
16 you would like to continue with the public hearing,
17 I'll just note the time is now 7:40 p.m.

18 CHAIRPERSON LUDWIG: Thank you, Ken.

19 Now, is there anyone that would like to
20 speak to this designation 11H-01-23?

21 MR. KOEGEL: Yes, I would.

22 MR. GORDON: Okay. Come up. State your
23 name for the record.

24 MR. KOEGEL: My name is Robert Koegel. I
25 live at 1960 Clover Street at the corner of Old Mill.

1 But before I speak, I'd like to know if
2 there will be any other opposition statements first
3 because I would like to be in a position to, one, both
4 speak in favor and to rebut those who speak otherwise.

5 So is it possible to first find out if the
6 owners' representative has any -- or the owner or any
7 representatives of the owners want to say anything?

8 MR. GORDON: Generally we allow folks to
9 speak in any order they choose to speak. If you don't
10 wish to speak first, that's fine.

11 I believe that Mr. Tantillo is here as well.
12 If Mr. Tantillo, on behalf of the owner, would like to
13 express his point of view, that would be fine as well.
14 Mr. Tantillo?

15 MR. TANTILLO: Whatever order you go in.
16 We're not the applicant tonight.

17 So is the historian going to make a
18 presentation?

19 MR. GORDON: I made the presentation on
20 behalf of the historian this evening, yes. She was
21 unable to attend.

22 MR. TANTILLO: Good evening, everybody. My
23 name is Jonathan Tantillo. I'm the attorney for
24 Nunzio and Mirella Salafia.

25 Everything that I really have to say has

1 been submitted to you guys in the letter. I'm not
2 going to belabor any points you guys have already
3 read.

4 I'll just state briefly, I think designating
5 this property as a landmark in the Town of Brighton
6 has set far too low a bar for recognition in the Town
7 of Brighton. As far as the four factors go, I don't
8 think the first factor is listed as a reason in the
9 application by this historian.

10 But just to cover the bases, there's nothing
11 unique about the property as possessing any historic
12 value as part of the cultural, political, economic,
13 architectural or social history of the Town or the
14 State.

15 You know, again, if a property were
16 determined to meet that factor, I think thousands or
17 tens of thousands would meet that factor as well.

18 The property is not identified with historic
19 personages. The application referenced both the
20 Bentleys that lived there as historic personages.
21 Just no actual reason for why Mr. Bentley
22 was considered a historic personage. He was an
23 attorney. I'm sure Brighton had a lot of attorneys.
24 I don't think that makes us all a landmark. I don't
25 think my home is a landmark.

1 As far as Harriet Bentley, she didn't live
2 at the property and nothing in the application
3 references a tie of Harriet Bentley to the property.
4 The application lists all relative events at the
5 property and dates. And in that blank, there's just a
6 name, no event or dates are provided in support of the
7 application.

8 And then Janet Bentley, the cultural
9 resource study lists that she was involved in
10 philanthropic efforts in the Town of Brighton. It
11 doesn't go into detail of what those philanthropic
12 efforts were. She's obviously associated with the
13 Harley School. But nothing relating to the Harley
14 School is in connection with the property.

15 Again, we set far too low a bar for landmark
16 designations. As I think the application -- I don't
17 think the third factor applies here either. While the
18 property was constructed in the colonial revival
19 style, it was heavily modified, most notably with a
20 fairly notable metal corrugated roof. It no longer
21 looks like a good example of the colonial revival
22 style.

23 And then finally, the property's significant
24 designer. I mean no disrespect to Mr. Williamson. I
25 don't think that he is a significant architect. If

1 you Google his name, for instance, the first reference
2 to architecture that comes up is the file for
3 tonight's application.

4 Beyond that, the cultural resource survey
5 goes through professional history. It doesn't read to
6 me like a history of anything other than an architect
7 that worked in the Rochester area. No explanation of
8 why that work was significant is provided in the
9 cultural resource study.

10 With me tonight is also the Salafia's
11 engineer who has a couple extra points.

12 MR. ARDIETA: Good evening. Joe Ardieta
13 with Vanguard, site engineer for this project.

14 MR. WHITAKER: Say your name again. Say it
15 again.

16 MR. ARDIETA: Joe Ardieta, A-R-D-I-E-T-A.

17 Part of the reason, when a designation is
18 considered, is finding a sense of place for the
19 structure. So I just want to give you all a sense of
20 place of where this structure lies within the
21 neighborhood.

22 There is a country club across the street.
23 Allens Creek is to the south behind the lot. There
24 are two homes to the east adjacent that were both less
25 than 10 years old. And there are houses on the street

1 that have been demolished and reconstruction has taken
2 place on the street.

3 So the street itself -- the neighborhood is
4 not a historical landmark. It's not preserved.

5 Also tangentially, I just want to say when
6 considering the architect, I've been told that because
7 this architect has had a structure that has been
8 designated a landmark that that's significant. I
9 guess I would counter by saying that the United
10 States' most best-known architect is arguably Frank
11 Lloyd Wright. And of all his projects, he had roughly
12 430 structures completed. And of those 430
13 structures, 27 are landmarks. It's a very small
14 percentage.

15 So I just -- so you have to look at the
16 structure. And I believe you look at the structure
17 and not so much the person that built it. I myself as
18 a site engineer have done many, many site plans and
19 there's some that I'm very proud of. Man, I'd be
20 really happy if those were designated landmarks. But
21 I could care less if my name is associated with some.
22 I wouldn't -- I would want it because it is beautiful.
23 So I just hope you look at it in that way as well.
24 Thank you.

25 MR. GORDON: Mr. Ludwig, just for

1 clarification purposes, may I just ask a question of
2 the owner's representative, please?

3 CHAIRPERSON LUDWIG: Please do.

4 MR. GORDON: Mr. Tantillo, I did read your
5 letter and the HCS report. And at least in one area
6 it seems to agree with both the application and the
7 cultural resources survey prepared by Mr. Brandt. And
8 that is where both your letter, the HCS report and the
9 Brandt report in the application talk about Fletcher
10 Steele being a nationally renowned landscape
11 architect.

12 It's my understanding from your letter that
13 if the property was not designated, that your client
14 has put forth a commitment to work with the Town to
15 preserve as much of that historic landscape design as
16 possible; is that correct?

17 MR. TANTILLO: Correct.

18 MR. GORDON: Okay. Thank you.

19 CHAIRPERSON LUDWIG: Okay. Anyone else?
20 Any other owners' representatives that would like to
21 speak? Okay. Next?

22 MR. KOEGEL: Thank you. As I said a few
23 minutes ago, my name is Robert Koegel. I live at 1960
24 Clover Street. It's the corner of Old Mill and
25 Clover. I live in a house that was built in 1917.

1 That's a part of the area and the history there. And
2 it's still there. And important.

3 I have lived in that house almost 45 years
4 on and off, on except for two years in the early '80s
5 separate from the other 40. And I have a good sense
6 of the area, what it's like.

7 I have a sense of place there. I'm not
8 making it up for tonight. I live there. I know what
9 it's like. And there are people from that street that
10 also know a sense of place where they live and know
11 how special this house is and how it lends the overall
12 feeling of Old Mill Road and our neighborhood.

13 I want to remind everyone that this is an
14 application by the Town, by the town historian, for
15 this designation. And this is based on a cultural
16 survey that was done by the Town's consultant, Bero.
17 And it is thorough and excellent.

18 And if you haven't taken the time to read it
19 fully -- I wouldn't accuse you of not, but please,
20 please do. Please read it carefully.

21 MR. GORDON: I can assure you Mr. Koegel,
22 all the board members have read those materials.

23 MR. KOEGEL: Thank you, Mr. Gordon.

24 Now, I'd like to talk a little bit about
25 that study, what it says. The study was done by your

1 consultant to advise you of the standards for a
2 designation or not. And there are a couple of
3 sentences -- I certainly don't want to read the whole
4 thing, but I would like to pick, if I could, just a
5 couple sentences that really drive it home. If that's
6 all right.

7 What I'm picking on is -- give me one
8 moment. The point is I know what it says. What it
9 says is that this house, the house itself, has a high
10 degree of integrity. It's in good shape. While it's
11 been slightly diminished by the roof that was put on
12 in recent years, it still has a high degree of
13 integrity, the house itself.

14 And as for the grounds done by Fletcher
15 Steele, they also have a good degree of integrity.
16 And importantly over the decades -- which was even
17 picked up by the owner's consultant that -- the
18 decades that Fletcher Steele spent working on this
19 place. That's very, very significant.

20 The other thing that is -- was mentioned was
21 Williamson. And so he's saying, oh, he was nobody
22 special. Well, the town historian put forward an
23 outline of his work, which, again, you should have it
24 part of the record so you can review all of the things
25 about Williamson.

1 He is more than just some guy that was
2 around at the time. He was a very prominent
3 architect. He did some fine things and did some
4 designs of some major buildings in the City of
5 Rochester, which I can't remember right now, but I did
6 bring up at the last meeting. So I hope that you go
7 back and look at what he has done.

8 So I think that your consultant clearly has
9 laid out the things that need to be said and the tests
10 that need to be -- to meet to designate this a
11 landmark.

12 One other thing I, you know, want to pick up
13 the importance of this and that is when you look at
14 the report, again, done by Bero Architecture, it talks
15 about the house's location, its setting, its
16 workmanship. But it also talks about something else.
17 It uses the word feeling. Feeling.

18 And that's something Mary Jo Lanphear left
19 out of her application when she's quoting from your
20 cultural survey. She had things in there, but she
21 missed feeling. And that jumped out at me.

22 And if you go out there and walk there and
23 walk by that house, I dare you not to have the feeling
24 about that house. It carries the power of history and
25 architecture with it still.

1 So I'd ask you to follow and grant the
2 application of your town historian and follow the
3 advice of your own consultant and grant this
4 application to designate the house and the property as
5 a local landmark. And I would ask each of the people
6 that wants to from the community will -- of course, at
7 your say so, will come up and say something
8 themselves. Thank you.

9 CHAIRPERSON LUDWIG: Thank you.

10 MR. GORDON: And Mr. Ludwig, if I could ask
11 a question of Mr. Koegel.

12 CHAIRPERSON LUDWIG: Sure.

13 MR. GORDON: As a knowledgeable resident and
14 someone who appears to be very interested in the
15 designation of this property, you mentioned Fletcher
16 Steele and his design of the landscape. Reading
17 Mr. Brandt's report, it would appear as if there are
18 very few surviving landscapes by Mr. Steele in the
19 Rochester area, specifically in Brighton.

20 And would that be something that you think
21 this board should consider in designating this
22 property?

23 MR. KOEGEL: Yes. Thank you, Mr. Gordon,
24 for bringing that out to the attention of me and the
25 residents and this board that -- for that very reason.

1 Fletcher Steele was a very famous name around here,
2 but there's not much left of Fletcher Steele's around.

3 And this -- there is so much still there and
4 intact. And again, he spent decades not only building
5 but also planning -- not building. But other
6 features, fences and fountains and so on, and back of
7 stairs and so on. And he did so much there for so
8 many years. And that's, I think, very important.

9 MR. GORDON: And is it correct that the
10 report stated that, in fact, this property has one of
11 only three surviving Steele design landscapes in the
12 town of Brighton?

13 MR. KOEGEL: I would take your word for
14 that, yes. Yes.

15 MR. GORDON: And you believe that's a
16 significant factor?

17 MR. KOEGEL: I do.

18 MR. GORDON: Thank you.

19 CHAIRPERSON LUDWIG: Thank you. Anyone else
20 to speak?

21 MS. SCHENKER: Hello. My name is Arlene
22 Schenker. I live at 35 Old Mill Road and my husband
23 and I have lived there since 1980. So 43 years.

24 We brought up our children on Old Mill Road.
25 We've always loved the street from the first minute

1 that we came to live at the house that we purchased.

2 And a big part of that love has been our
3 evening strolls in the nice weather walking down the
4 street and looking at 125 Old Mill Road because it is,
5 in fact, a beautiful -- a beautiful exterior. And
6 I've been inside the house and it's just as beautiful
7 inside and special.

8 And I'd like to echo what Robert Koegel said
9 about the special feeling that it lends to the entire
10 street and the sense of place he mentioned also. I
11 just think it would be such a pity and a shame to
12 destroy something like that that has been -- something
13 that's been just special on the street. And even with
14 certain changes on the street, it still has the same
15 feel that Old Mill Road does since the first time we
16 came to look at our house and when we moved in.

17 So I would be very sad to see it gone and I
18 am in favor of the designation. Thank you.

19 CHAIRPERSON LUDWIG: Thank you. Anyone
20 else? Yes.

21 MR. FLAUM: How are you? I'm Loren Flaum,
22 141 Old Mill Road. I'm actually the direct neighbor
23 to 125 Old Mill Road, my wife and I.

24 I just want to call -- be brief, but
25 basically wanted to come and give support to the

1 application for the historic landmark.

2 My wife and I came to the street about two
3 years ago. We've moved there. And just like Robert
4 and Arlene said, there's a definite feeling with that
5 house. And it really is the essence of the street.

6 When you come down the street and drive down
7 to the end of it, that is really the house that sticks
8 out. It is the original house in the subdivision.
9 And it really is like the essence of what the
10 neighborhood is and what drew my wife and I to move to
11 the street and why we enjoy it and love it so much.

12 And the ground that the property sits on and
13 the home itself would be a shame to not be there just
14 because it is so important to our -- I think our whole
15 neighborhood and everyone that came out here to
16 support us.

17 So we are -- my wife and I are in support of
18 the historical designation. So thank you very much.

19 CHAIRPERSON LUDWIG: Thank you. Anyone
20 else?

21 MR. DRABICK: My name is Stan Drabick. My
22 wife is here with me. We are at 191 Old Mill Road,
23 corner of the street. And we've been there for nine
24 years.

25 And ironically enough, this past weekend my

1 grandson and I for the first time wandered that
2 property in search of a deer antler. And I've never
3 been back there. But that property is magical. And
4 like they're talking about the feelings, you can't
5 take it away.

6 If you were to walk through that area, you
7 would never want to take it down. And I'm not sure
8 what the proposed plan would be, but to remove that
9 house and change that property would be a disservice
10 to our community. So I support the historical
11 designation.

12 MR. WHITAKER: Spell your name.

13 MR. DRABICK: D-R-A-B-I-K. Thank you.

14 CHAIRPERSON LUDWIG: Thank you.

15 MR. GORMAN: I'm Bruce Gorman. I live at
16 200 Whitewood Lane. Whitewood Lane is a cul-de-sac,
17 which is the next street over as you go up Clover
18 Street. I've lived there 23 years.

19 And I'm here because we have an ad hoc group
20 of neighbors and we get together when there's issues
21 that we think affect the neighborhood. And Whitewood
22 and Old Mill kind of -- we're all one sort of
23 community. I was asked by neighbors to say that
24 they -- some who lived longer than I have -- as Arlene
25 said, enjoy walking past 125. If you've never done

1 it, even though it doesn't look too great today, it is
2 magical.

3 I've been in the house many, many times.
4 But there is people not only on Old Mill but Whitewood
5 Lane -- to preserve that house. I want to let you
6 know.

7 CHAIRPERSON LUDWIG: Thank you. Anyone
8 else?

9 MR. TANTILLO: Mind if I say a couple more
10 things?

11 MR. GORDON: Before we have Mr. Tantillo,
12 let's make sure there's no one else who has not yet
13 spoken. If there's anyone who has not yet spoken,
14 please come forward at this time.

15 CHAIRPERSON LUDWIG: That wishes to speak.

16 MR. GORDON: Thank you, Mr. Tantillo.

17 MR. TANTILLO: Really briefly. My client
18 was asking to make the point that the majority of the
19 resident properties nearby that enjoy looking at and
20 walking by 125 Old Mill do it from ultra-modern houses
21 that required demolition beforehand.

22 MR. ARDIETA: Joe Ardieta. There's a
23 question regarding the proposed site. I just want to
24 give a brief explanation.

25 MR. GORDON: If I could just interject here,

1 what might be planned for the property is not a matter
2 that is before this board at all. What we're simply
3 here to determine is whether the property as it now
4 exists is worthy of historic preservation under our
5 code.

6 So good or bad, whatever might be done with
7 the property, if the property is not designated, is
8 not relevant. And I'll leave it to the Chair as to
9 whether you want to hear more.

10 CHAIRPERSON LUDWIG: Does this have to do
11 with the property as -- which is before the committee
12 tonight?

13 MR. ARDIETA: Yeah. I wish to speak on the
14 elements of the property that are to remain.

15 CHAIRPERSON LUDWIG: We don't --

16 MR. GORDON: That are to remain.

17 CHAIRPERSON LUDWIG: Yes.

18 MR. GORDON: Okay.

19 MR. ARDIETA: This property is subject to
20 several environmental protection overlay districts for
21 which we are to leave the land unchanged. Those
22 districts emanate from the creek.

23 So a large majority of the lot will remain
24 unchanged and undisturbed, which is a part of the
25 magic of the yard, of this lot. That's all I have to

1 say.

2 CHAIRPERSON LUDWIG: Thank you.

3 MR. KOEGEL: May I --

4 CHAIRPERSON LUDWIG: Is it something new?

5 MR. KOEGEL: Yes. It rebuts what he just
6 said.

7 CHAIRPERSON LUDWIG: Go ahead.

8 MR. KOEGEL: Thank you.

9 We're aware there's an environmental
10 protection. That's true. But we're not talking about
11 the magic of nature in the woods. We're talking about
12 history and architecture. That's the particular magic
13 we're talking about. You rip down that house, that's
14 gone. So I wanted to point that out.

15 Also just want to say the mere fact that
16 someone else's house on the street goes down for one
17 reason or another doesn't mean this house should.
18 We're talking about this house.

19 CHAIRPERSON LUDWIG: We understand. Thank
20 you.

21 MR. KOEGEL: Thank you.

22 CHAIRPERSON LUDWIG: Is there anyone else?
23 Very good. I'd like to close the public hearing.

24 MR. GORDON: Just want to make sure -- I
25 want to make sure we give the public as much of an

1 opportunity and the owner as much of an opportunity as
2 possible to make any comments or to say anything
3 further. If there is anything further, now would be
4 the time.

5 CHAIRPERSON LUDWIG: Okay. Very good.
6 Public hearing is now closed.

7 Now, do you have a motion to put forward?
8 And then we'll have a discussion.

9 MR. GORDON: Would the Chair like a motion
10 to approve designation or to decline to designate?
11 The Chair. You tell me what you want.

12 CHAIRPERSON LUDWIG: I would like a motion
13 to approve the designation.

14 MR. GORDON: All right. I would propose if
15 the Board is considering designation of 125 Old Mill
16 Road that someone make the following motion:

17 Whereas, application 1H-01-23 has been
18 submitted for designation of 125 Old Mill Road in the
19 Town of Brighton, County of Monroe, State of New York,
20 tax parcel number 137.20-1-3.11 as a landmark through
21 the Town's Historic Preservation Law, and;

22 Whereas, on October 16th, 2023, the Town
23 sent a letter to the property owner regarding the
24 pending application and on October 18th, 2023, the
25 Town sent a notice of public hearing letter to the

1 property owner by registered mail and;

2 Whereas, the Historic Preservation
3 Commission duly called a public hearing to consider
4 such matter, which public hearing was held on November
5 16th, 2023, and was duly noticed in a notice published
6 in the newspaper as provided for under law, and at
7 that hearing all persons having an interest in such
8 matter having had an opportunity to be heard therein,
9 and;

10 Whereas, based upon the materials submitted
11 at and testimony presented in the public hearing,
12 including the application prepared by town historian,
13 Mary Jo Lanphear, dated October 13th, 2023, and the
14 cultural resources survey of said property by
15 Christopher Brandt of Bero Architecture, PLLC, dated
16 September 2023, and memoranda by the town historian,
17 Mary Jo Lanphear, summarizing the history of the
18 subject property, a timeline of owners and of
19 significant projects by designer Herbert C.
20 Williamson, and a letter from attorney Jonathan
21 Tantillo dated November 16th, 2023, on behalf of
22 owners Nunzio and Mirella Salafia, and attached to
23 that letter as Exhibit A the report of Hudson Cultural
24 Services regarding the property at 125 Old Mill Road,
25 and an analysis of whether it meets the Town's

1 Historic Preservation criteria, that report also being
2 dated November 16th, 2023, and signed by Beth Selig,
3 S-E-L-I-G, president of Hudson Cultural Services, and
4 an email that was sent by Suzanne Spencer, the former
5 owner of 125 Old Mill Road, to Jason Haremza dated
6 November 15th, 2023, expressing her support for
7 designation, and a satellite view of the property at
8 125 Old Mill Road prepared by Jason Haremza showing
9 the radius distance of 250 feet from the structure on
10 125 Old Mill Road, and such other and further material
11 as was discussed during the public hearing.

12 The Historic Preservation Commission hereby
13 finds that the referenced property possesses such
14 historical value based upon the fact that;.

15 1) The residence on the property is a noted
16 example of work of Herbert C. Williamson, a Rochester
17 born noted designer and architect, and that the
18 residence retains a high degree of integrity of
19 location, setting, workmanship, feeling and
20 association despite several modifications to the
21 original design;

22 2) The landscaping consists of one of only
23 three intact design landscapes in Brighton by Fletcher
24 Steele, a Rochester born nationally significant
25 landscape architect and designer, which features

1 include designed landscape rooms throughout the
2 property and forecourt gate and fence, many or all of
3 which features are located in a 250 foot radius of the
4 home and;

5 3) The property is associated with historic
6 personages of a prominent local family, the Bentleys,
7 a family who is connected to philanthropy throughout
8 the Rochester area and the founding of the Harley
9 School in Brighton.

10 Therefore, the property meets multiple
11 criteria in the Town of Brighton's Historic
12 Preservation Law for designation.

13 Now, it is hereby resolved that the Town of
14 Brighton application 1H-01-23 for designation as a
15 landmark of the property located at 25 Old Mill Road
16 in the Town of Brighton, tax parcel 137.20-1-3.11,
17 together with all of the above-referenced material
18 submitted in advance of and at the public hearing, all
19 be received and filed and;

20 Be it further resolved, that the Town of
21 Brighton Historic Preservation Commission hereby
22 designates the above subject property located at 125
23 Old Mill Road in the Town of Brighton and the land
24 around the structure which lies within a 250-foot
25 radius of the structure as a historic landmark

1 pursuant to Chapter 224 of the Town Code based upon
2 the Commission's findings and set forth above
3 regarding the historic value of the subject property
4 and its association with historic personages.

5 CHAIRPERSON LUDWIG: The only thing, Ken,
6 was did you say 1H? Our thing says 11H.

7 MR. GORDON: I should have said 11H. If I
8 said 1H, that was an error in my speaking.

9 CHAIRPERSON LUDWIG: Very good. Thank you.

10 MR. WHITAKER: I will make that motion.

11 CHAIRPERSON LUDWIG: Thank you, David. May
12 I have a second?

13 MR. PAGE: I'll second. John Page.

14 CHAIRPERSON LUDWIG: Thank you, John.
15 Discussion?

16 MR. PAGE: I'll start. So just a few
17 thoughts I have on looking and hearing what the folks
18 who came in had to say. Thank you by the way for
19 coming in.

20 So the interior of the building, the
21 condition of that is not really relevant to what we're
22 doing. It's of interest, but not really relevant.

23 The prominence of the architect for
24 designation in our community is different than -- and
25 the quality of the building and other items that are

1 listed in there, there are different levels. And so
2 we're talking about community level here, not state
3 level, not a national level.

4 So at least when I look at it, I look at it
5 from the lens of the local community. And that
6 changes how I would look at it if I was looking at
7 something that was being considered by the state or
8 being considered by the national government for
9 designation.

10 And so there's aspects of this project in
11 terms of integrity and in terms of the architects,
12 they have a degree of local prominence, but I suspect
13 that does not have a prominence that goes much beyond
14 our community. But that still is important I believe
15 to us.

16 In terms of -- there's something about the
17 family. And I think the way it's been stated is that
18 it's the family and the fact that somebody from the
19 family may or may not have lived on the property
20 doesn't really necessarily change the character of
21 that criteria.

22 For me as I look at the strongest criteria
23 is the -- what remains -- the integrity of the
24 Fletcher Steele design followed by the degree of
25 integrity that remains in the building and that the

1 contributing factors of lesser importance are the
2 local architect or people that lived there. Again, me
3 personally.

4 So when I would wrap all those things
5 together, I would say that this is a building
6 that's -- that does meet the criteria for our
7 consideration.

8 I do want to say that I appreciate the --
9 that the folks that are looking at the property, the
10 owners of the property, went to HCS, which is a good
11 firm, to get their take on it. And although one thing
12 I would say is that what we're doing here is making an
13 evaluation based on the information that we have.

14 And it's a -- we're going to end up with an
15 opinion based on the information that we have. And
16 that often is -- we get conclusions from folks where
17 what they're really providing is their opinion. And
18 we have opposing opinions here tonight, which we often
19 do when we're looking at these. So we're going to
20 fold those in when -- I'm sure when we make our
21 decisions. Those are my thoughts.

22 CHAIRPERSON LUDWIG: Thank you, John.
23 Anyone else? Comments?

24 MS. ROBINSON: I don't know about the other
25 children, but the son was -- seemed to be somewhat

1 famous for being a pioneer in Antarctica.

2 MR. GORDON: I think what Member Robinson is
3 referring to was in the Brandt report. There's
4 discussion of the son of Janet, Charles, I believe is
5 his name, that made approximately 15 trips to
6 Antarctica, many of which were noted in the local
7 newspapers. And based on his work, there were
8 advances made in geological mapping for Antarctica
9 based on that work. And I believe it is referenced
10 that he grew up in that house as well.

11 CHAIRPERSON LUDWIG: Anything else?

12 MR. WHITAKER: I think I have the thickest
13 package I've ever had with all this information. And
14 it all indicates why it should be designated. I've
15 been to that house many times. I've been down the
16 street many times. It's a great area.

17 CHAIRPERSON LUDWIG: Thank you. Any other
18 discussions from the Commission? I'd like to close
19 this thing and call for a vote.

20 (Mr. Delvecchio, yes; Ms. Dreher, yes;

21 Mr. Ludwig, yes; Mr. Page, yes;

22 Ms. Robinson, yes; Mr. Whitaker, yes.)

23 (Upon roll motion to grant designation
24 carries.)

25 CHAIRPERSON LUDWIG: Okay. House is

1 officially designated.

2 We have no certificates of appropriateness.

3 We have no hardship applications. Public hearings are
4 closed.

5 Any new business before the committee?

6 MR. HAREMZA: No.

7 CHAIRPERSON LUDWIG: Old business. You want
8 to just bring us up to date?

9 MR. HAREMZA: Yeah. Old business, you will
10 see on your agenda providing a little more detail on
11 the pending cultural resources study --

12 (Simultaneous conversation interrupted by the court
13 reporter.)

14 MR. GORDON: Thank you, everyone. And we
15 will be continuing with our meeting in just a moment
16 after you depart.

17 CHAIRPERSON LUDWIG: Any conversations,
18 please have out in the hall.

19 MR. GORDON: Thank you very much.

20 MR. HAREMZA: So regarding old business,
21 you'll see on your agenda we provided a little more
22 detail with some of the cultural resources surveys
23 that have been ordered last year and are still in
24 process, as well as some of the more recently ordered
25 surveys.

1 The one you will note that perhaps requires
2 some discussion -- of course, we can chat about any of
3 them, but 960 North Landing Road, that was a survey
4 update last year. I know there was some discussion
5 last month about whether there's some replacement
6 windows in that house.

7 And I had spoken with Chris Brandt and he
8 was going to go take a look at that. And we -- I have
9 not heard back from him yet. So we can chat about
10 that tonight if you so desire or we can hold off.

11 CHAIRPERSON LUDWIG: Well, briefly from what
12 I had noticed on the house, and will probably become
13 more visible in the next week after all the leaves are
14 gone, apparently everything on the street side is
15 original. It looks like they're original double-long
16 windows. It does appear there are some replacement
17 windows around towards the rear of the house.

18 Other than that, nothing further on that.
19 So that would be the only action required tonight if
20 we did decide to proceed with designation. And it
21 sounds -- now Chris Brandt was going to get back to
22 you on that?

23 MR. HAREMZA: Yes.

24 CHAIRPERSON LUDWIG: Okay. Then I would
25 suggest before we proceed, we wait to hear what Chris

1 has to say.

2 MR. HAREMZA: Ken, if I may, just
3 procedurally, the first step would be for the Board
4 to -- if they chose to proceed with consideration of
5 960 North Landing, they would first have to set a
6 public hearing?

7 CHAIRPERSON LUDWIG: We'd send a letter.

8 MR. GORDON: They would direct you to send a
9 letter and advise of the consideration, invite them to
10 a meeting with you and the town historian and give
11 them a copy of chapter 224.

12 MR. HAREMZA: Okay. Thank you.

13 CHAIRPERSON LUDWIG: I don't think probably
14 what Chris will have to say will change it, but I'd
15 just rather assume hear it before we proceed.

16 MR. HAREMZA: Very good.

17 CHAIRPERSON LUDWIG: So that would be the
18 only action thing -- the other action thing for
19 tonight; right?

20 MR. HAREMZA: That's correct.

21 CHAIRPERSON LUDWIG: Okay. Any other old
22 business, new business that you'd like to talk about?

23 MS. DREHER: I just had a question. Have we
24 spent the majority of the fund? Between the Old Mill
25 survey and this year's fund, we spent the majority

1 between the Old Mill survey and the update -- at least
2 one update.

3 MR. HAREMZA: So the two -- typically the
4 budget allows for two full surveys and one update in
5 the calendar year.

6 So the two full surveys were 125 Old Mill
7 and then 240 Thackery with the Thomas Boyde designed
8 house. So those are the two surveys for 2023.

9 We do have one update, I guess, fund
10 available for an update.

11 CHAIRPERSON LUDWIG: Unless there is a
12 quote/unquote "emergency demolition" or something.
13 Funds have been provided for something like that.

14 MS. DREHER: Okay.

15 CHAIRPERSON LUDWIG: Now, Council Rock
16 and -- Council Rock is under last year's budget;
17 correct?

18 MR. HAREMZA: Correct. 321 Council Rock and
19 245 Thackery were ordered in 2022. So they are under
20 the 2022 budget.

21 CHAIRPERSON LUDWIG: So as soon as those
22 surveys are complete, then we can evaluate and proceed
23 if we so desire. Anything else?

24 MR. HAREMZA: Nothing for me.

25 CHAIRPERSON LUDWIG: I guess I would like to

1 just say that we have a short-timer amongst us here
2 tonight. And I would like to thank Ken so much for
3 your guidance, especially as exemplified by tonight I
4 might add.

5 MR. GORDON: I'm trying to tell Lauren this
6 isn't typically. We never have a crowd like this.

7 CHAIRPERSON LUDWIG: But it is typical that
8 we get guidance. Sometimes strict. That's very
9 useful.

10 MS. BARON: I don't know if I'll be as
11 strict as Ken.

12 MR. DELVECCHIO: Tonight was just an average
13 night for Ken.

14 MS. DREHER: You just find the best ways to
15 politely but firmly interrupt and redirect us to the
16 right path.

17 MR. GORDON: Well, guys I've been with
18 you -- for those of you -- I don't know. For 12 years
19 now.

20 And I said this to Jerry and I meant it.
21 This is by far my -- I don't know if I want you taking
22 this down -- my favorite board to work with.

23 MR. HAREMZA: Did you say that to the
24 Planning Board last night?

25 MR. GORDON: You know I did not. Didn't say

1 Zoning Board either.

2 You guys are all such professionals and all
3 so committed. And you know, people get -- and you
4 know this. People get so fearful when, oh, my
5 property is going to be designated. What is this
6 going to mean for us? Are we going to be able to, you
7 know, live here comfortably and do what we want to do
8 with our house?

9 And you are always such a resource for
10 owners of historic properties. The knowledge on this
11 board, the commitment you have, each and every one of
12 you, it's just impressive.

13 And it's been my honor, my pleasure to serve
14 with this board and to contribute as much as I can. I
15 will miss all of you.

16 CHAIRPERSON LUDWIG: Well, and you have
17 certainly helped us sort of reassure people that just
18 because their house is designated, it's not the end of
19 the world. And as you said, we are a resource. And
20 anyway, I believe there is a gathering after this.

21 MR. GORDON: I don't know. There is?

22 MR. DELVECCHIO: There is.

23 CHAIRPERSON LUDWIG: Can I have a motion to
24 adjourn, please?

25 MS. DREHER: I'll make a motion.

1 MS. ROBINSON: Second that.

2 CHAIRPERSON LUDWIG: All in favor?

3 ALL BOARD MEMBERS: Aye.

4 CHAIRPERSON LUDWIG: All right. Off the
5 record.

6 (Proceedings concluded at 8:28 p.m.)

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1 | **REPORTER CERTIFICATE**

2

3 I, Holly E. Castleman, do hereby certify
4 that I did report the foregoing proceeding, which was
5 taken down by me in a verbatim manner by means of
6 machine shorthand.

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

11

12 Dated this 16th day of November, 2023
13 at Brighton, New York.

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Holly E. Castleman

HOLLY E. CASTLEMAN, ACR,
Court Reporter.