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**BRIGHTON**  
**HISTORIC PRESERVATION COMMISSION**  
**MEETING**

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August 22, 2024  
At approximately 7 p.m.  
Brighton Town Hall  
2300 Elmwood Avenue  
Rochester, New York 14618

**PRESENT:**

JASON HAREMZA, EXECUTIVE SECRETARY

JERRY LUDWIG, CHAIRPERSON

DANA ROBINSON	)	BOARD MEMBERS
DAVID WHITAKER	)	
JUSTIN DELVECCHIO	)	

MARY JO LANPHEAR, TOWN HISTORIAN

LAUREN BARON, ESQ.  
Attorney for the Town

**ABSENT:**

AMANDA DREHER  
WAYNE GOODMAN  
JOHN PAGE

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.

3 Mr. Secretary, would you call the roll,  
4 please.

5 MR. HAREMZA: Just a moment, Mr. Chair.

6 (Whereupon the roll was called.)

7 MR. HAREMZA: Dreher is absent, Goodman is  
8 absent, Page is absent.

9 CHAIRPERSON LUDWIG: Very good. Thank you.  
10 May I have a motion to approve the agenda.

11 MR. WHITAKER: I'll make the motion.

12 CHAIRPERSON LUDWIG: Thank you, David.

13 MR. DELVECCHIO: I'll second.

14 CHAIRPERSON LUDWIG: Thanks, Justin. All in  
15 favor?

16 ALL BOARD MEMBERS: Aye.

17 CHAIRPERSON LUDWIG: Very good. Thank you.  
18 We didn't have the minutes that I know of.

19 So meeting -- was this meeting duly  
20 advertised?

21 MR. HAREMZA: It was duly advertised in the  
22 Daily Record of August 15th, 2024.

23 CHAIRPERSON LUDWIG: Okay. That meeting  
24 being duly advertised will now be held.

25 We have no communications. No designation

1 of landmarks.

2 First item on the agenda, certificate of  
3 appropriateness, 8H-01-24.

4 **Application 8H-01-24**

5 Application of Mitchell Ball, owner, at 15  
6 Southwood Lane, tax number 150.06-5-12, for a  
7 certificate of appropriateness to install an in-ground  
8 pool, including associated landscaping improvements.  
9 All as described on application and documents on file.

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

12 MR. BALL: Good evening.

13 CHAIRPERSON LUDWIG: Good evening. State  
14 your name for the record.

15 MR. BALL: Mitch Ball, 15 Southwood Lane.

16 CHAIRPERSON LUDWIG: Thank you.

17 MR. BALL: Thank you. So we supplied the  
18 application and certificate of appropriateness to  
19 install an in-ground pool for the purpose of use by  
20 our family as designated on the plan that was provided  
21 along with the included attachments.

22 So here to answer any questions that the  
23 Commission may have.

24 CHAIRPERSON LUDWIG: Is there anyone here to  
25 speak about this application? Okay. Any questions?

1 I assume that you will go to the Building  
2 Department and apply for a permit, make sure that  
3 everything is according to code and so forth.

4 MR. BALL: Absolutely. If and when the  
5 certificate of appropriateness is approved.

6 CHAIRPERSON LUDWIG: Okay. Very good.

7 MS. ROBINSON: I have a question. I have  
8 two letters. Is there anybody to speak to those?

9 CHAIRPERSON LUDWIG: No. Apparently not.  
10 We have two communications. One from Ephram Wilkoff  
11 and one from Marvin Wolk. Are either of those two  
12 people here?

13 One's for and one's against. Have you all  
14 read the --

15 MR. WHITAKER: Yes.

16 CHAIRPERSON LUDWIG: Okay. One thing that  
17 we did mention when you were here about the fence was  
18 doing some planting along the front of the fence to  
19 kind of soften that.

20 MR. BALL: Yes, sir.

21 CHAIRPERSON LUDWIG: Have you considered  
22 that?

23 MR. BALL: Absolutely considered it. And --  
24 so let me back up. Our plan is multi-phase. And so  
25 we're working piece by piece, acknowledging, you know,

1 things like resource capacity and such. So the first  
2 being the fence, the second being the pool application  
3 and then the third hopefully in the following year to  
4 start addressing some of those items as discussed.

5 I know it was an inquiry at the time if we  
6 would need, in fact, to get approval in order to  
7 install upgraded plantings around the fence. And at  
8 that time the answer was, yes. And so that will be a  
9 next step that we intend to pursue.

10 And also we've been working closely with our  
11 other neighbor on the other side, the Thom (phonetic)  
12 family and they have some interest in joining us in  
13 kind of melding their plan, which does not require a  
14 certificate of appropriateness because their house is  
15 not -- does not have historic designation. We want to  
16 make sure that what we're doing matches well with what  
17 they're doing as well. And so again, we do anticipate  
18 to do that.

19 We have some old archival historic photos of  
20 the property and we would like to get something more  
21 in line with what was there in the past. For  
22 instance, we have some really large arborvitae in  
23 front of the house that, you know, they don't really  
24 match the historic nature of the home. So we would  
25 look probably to remove those and do some softening

1 around the house.

2 Our prior home in Brighton at 247 Southwood  
3 Lane did not have -- it had similar plantings. It was  
4 a 1925 home. We did a whole number of things to that  
5 property as well in terms of improving the planting  
6 around the home. So we're looking to do the same.

7 CHAIRPERSON LUDWIG: Very good. We look  
8 forward to that. Any questions about the pool?

9 MS. BARON: If none of the Board members  
10 have a question, I have a question. You presented  
11 pictures of the safety fence as like a wrought iron  
12 black safety fence and also the concrete. Are those  
13 the materials that you're definitely moving forward  
14 with or were those just proposed, you know --

15 MR. BALL: That's the intention. The only  
16 slight variation may be in the concrete color because  
17 we would look to match the current blue slate-style  
18 patio that we have in between the home and the garage.  
19 So we'd be looking to have the colors match so that  
20 it's consistent throughout the property.

21 CHAIRPERSON LUDWIG: Other questions?  
22 Comments?

23 Jason, do you have a motion? Or do you have  
24 one, Lauren?

25 MS. BARON: Yes.

1 CHAIRPERSON LUDWIG: Great.

2 MS. BARON: Sorry. I'm just -- is the Board  
3 inclined to consider approving the certificate of  
4 appropriateness for the property?

5 CHAIRPERSON LUDWIG: I haven't heard  
6 anything to the contrary.

7 MS. BARON: Okay.

8 MS. ROBINSON: Can I ask another question?  
9 We need four votes?

10 MS. BARON: Yes.

11 CHAIRPERSON LUDWIG: Four's a quorum.

12 MS. ROBINSON: Okay.

13 MS. BARON: So it needs to be unanimous to  
14 vote.

15 CHAIRPERSON LUDWIG: Yup.

16 MS. BARON: Whereas, application 8H-01-24  
17 has been submitted for a certificate of  
18 appropriateness under the Town's Historic Preservation  
19 Law for the installation of an in-ground pool  
20 including associated landscaping improvements,  
21 concrete patio and safety fence in the manner and  
22 location as described in the submitted plans on  
23 property located at 15 Southwood Lane in the Town of  
24 Brighton, County of Monroe, owned by Dr. Mitchell Ball  
25 and Kimberly Ball.

1           And whereas, the necessary notice has been  
2 published and the required sign posted pursuant to  
3 Town Code;

4           And whereas, the Historic Preservation  
5 Commission hereby received and filed the above  
6 described application, the supporting materials and  
7 all the correspondence and other documentation  
8 submitted regarding the application;

9           And whereas, the Historic Preservation  
10 Commission duly held a public hearing on August 22nd,  
11 2024, to consider the application and all persons  
12 having an interest in such matter have had an  
13 opportunity to be heard therein.

14           The matter, therefore, is hereby resolved by  
15 the Historic Preservation Commission after carefully  
16 considering the submissions received and all of the  
17 testimony given relating to said application at the  
18 August 22nd, 2024, public hearing that pursuant to the  
19 factors set forth in Section 224-5 of the Town Code,  
20 the proposed above-described work to the subject  
21 property is consistent with the purposes of the Town's  
22 Historic Preservation Law and compatible with the  
23 property's historic character. Based upon the  
24 Historic Preservation Commission's review of the  
25 application materials documents and correspondence on



1 file and the testimony given; and it is further  
2 resolved that the Historic Preservation Commission  
3 hereby approves application number 8H-01-24 for a  
4 certificate of appropriateness for the above-described  
5 work to be performed on the property located at 15  
6 Southwood Lane in the Town of Brighton, County of  
7 Monroe, subject to the following conditions:

8 1. The above-described work must be completed within  
9 one year from the date of this approval.

10 2. All required building permits shall be obtained.

11 3. The materials to be used for construction of the  
12 pool, safety fence and concrete patio shall be those  
13 depicted and set forth in the application 8H-01-24.

14 CHAIRPERSON LUDWIG: Thank you. Also I  
15 would add the two communications as part of the record  
16 for that. Any discussion?

17 MS. ROBINSON: I would give a little more  
18 preference to Mr. Wolk's comments seeing as how they  
19 are the immediate neighbors, not across-the-street  
20 neighbors.

21 CHAIRPERSON LUDWIG: Okay. So what -- what  
22 do you mean by that?

23 MS. ROBINSON: I wish they had shown up to  
24 voice their concerns.

25 CHAIRPERSON LUDWIG: Okay. Any other

1       comments?

2               MR. WHITAKER: I would just say it has his  
3       office address, 35 Southwood. Is that also his home?  
4       Don't know.

5               MS. ROBINSON: That's the neighbor.

6               CHAIRPERSON LUDWIG: Yeah. That's -- they  
7       must be right behind you.

8               MR. BALL: That is correct, yes.

9               MR. WHITAKER: So they have a business there  
10      as well as his home.

11              MS. ROBINSON: Yes.

12              MR. BALL: I'm not certain.

13              MS. ROBINSON: Yes, David.

14              MR. BALL: I'm not certain that Marvin is  
15      working. I'm not sure.

16              MS. BARON: So I will say just for the  
17      record, in terms of Mr. Wolk's concerns, primarily  
18      regarding noise I believe was his major concern,  
19      that's something that would be dealt would under other  
20      parts of the Code in terms of enforcement of the noise  
21      ordinance or elsewhere within the Town of Brighton  
22      Code.

23              MR. WHITAKER: All right. Thank you.

24              CHAIRPERSON LUDWIG: Any other questions or  
25      comments?

1 MS. BARON: The only other thing,  
2 considering the applicant's testimony regarding the  
3 materials that are going to be used, I actually think  
4 that we should maybe delete that criteria unless you  
5 want to be specific about the materials that they need  
6 to use for the concrete and the fence, the safety  
7 fence.

8 CHAIRPERSON LUDWIG: I don't think that's  
9 necessarily our purview.

10 MS. BARON: Okay.

11 CHAIRPERSON LUDWIG: Since it's not part of  
12 a historic structure, as long as it meets code, I  
13 think that's fine.

14 MS. BARON: Okay. We'll strike that third  
15 condition.

16 MS. ROBINSON: We have approved the fence  
17 also.

18 CHAIRPERSON LUDWIG: Yeah.

19 MR. DELVECCHIO: Or maybe I'd suggest  
20 regarding the concrete that we say concrete similar to  
21 the existing --

22 MR. BALL: Patio.

23 THE COURT: Okay.

24 MR. DELVECCHIO: -- patio to the garage --

25 MR. BALL: That's our intention.

1 MR. DELVECCHIO: So similar color.

2 MR. BALL: Yes. Absolutely.

3 CHAIRPERSON LUDWIG: Okay.

4 MR. BALL: My wife is a bit of a stickler  
5 when it comes to making sure everything matches. So  
6 she's very intense when it comes to those things.

7 CHAIRPERSON LUDWIG: Oh, okay.

8 I'd like to close the public hearings.  
9 Jason, would you call the vote please.

10 **Conditions as amended:**

11 1. The above-described work must be completed within  
12 one year from the date of this approval.

13 2. All required building permits shall be obtained.

14 (DelVecchio, yes; Mr. Ludwig, yes;

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

16 (Upon roll motion to approve with conditions  
17 carries.)

18 CHAIRPERSON LUDWIG: Okay. Stands approved.  
19 Good luck.

20 MR. BALL: Thank you, all, and I hope you  
21 have a great evening. I appreciate your partnership  
22 as we continue to maintain this property to the best  
23 of our ability.

24 CHAIRPERSON LUDWIG: Perfect. Next item is  
25 the demolition review, which we talked about years

1 ago. We approved it then. Nothing has changed.

2 Jason, do you just want to fill us in on  
3 that?

4 MR. HAREMZA: Yeah. This one we're actually  
5 anticipating that this property would have submitted  
6 an application to the Planning Board. They have not  
7 to date, but we're expecting that to happen. This is  
8 the corner of Brighton Henrietta Townline Road and  
9 Canal View. So the entrance to that office park.

10 The previous proposal obviously did not  
11 happen. There is a new proposal. They will have to  
12 go to the Planning Board. And then the Planning Board  
13 would make a referral to the Commission here regarding  
14 the demolition.

15 But again, as Mr. Ludwig said, the  
16 Commission did review this demolition several years  
17 ago. And so this is kind of just a -- at this point a  
18 heads-up. If you're out and about that way, take a  
19 look at the house. But I don't think anything has  
20 changed since you looked at it last time.

21 CHAIRPERSON LUDWIG: Thank you. Now, before  
22 we get to the old business, talking about the  
23 different potential designations, we have folks here  
24 from RG&E to do a little presentation on our  
25 streetlights, our harp lights.

1           They will -- this is not a certificate of  
2           appropriateness. This is just a presentation for  
3           whenever they do file for a certificate of  
4           appropriateness.

5           So gentleman, whoever wants to be the lead.

6           MR. HAREMZA: And briefly, if I may provide  
7           a bit of a background from the Town's standpoint.  
8           Apologies to RG&E. We've spoken. I just recently  
9           learned that the lamp posts have been designated  
10          thanks to the efforts of Mary Jo and Ramsey Boehner,  
11          who I spoke with this morning -- filled me in on the  
12          history of the designation of the lamp posts, which  
13          unfortunately does not appear on any of the lists of  
14          designated properties that I had in my possession  
15          since starting this role. But I think we've cleared  
16          up some of the background information on this.

17          And Lauren and I have spoken and we look  
18          forward to RG&E's formal application. But since they  
19          were on the agenda for tonight, they graciously came  
20          to offer bit of a preview of the project.

21          CHAIRPERSON LUDWIG: It was only 20 years  
22          ago.

23          MR. HAREMZA: Only 20 years.

24          MR. CRONIN: Is it -- you all want a copy of  
25          the presentation?

1 CHAIRPERSON LUDWIG: I have this.

2 MR. HAREMZA: I don't know if that's -- if  
3 you have an updated version, maybe updated.

4 MR. CRONIN: I'm Jason Cronin, director of  
5 the lines projects for Rochester Gas and Electric.  
6 Carl Miller will be going through this presentation  
7 this evening.

8 As Mr. Haremza said, this is a preview. We  
9 will be submitting a formal application on Monday with  
10 pictures of the new -- the new fixtures. The new  
11 fixtures have been cast from the originals. So you  
12 know, we think it will be in favor of the Board.

13 CHAIRPERSON LUDWIG: What's it cast in?

14 MR. CRONIN: Aluminum.

15 MR. MILLER: Yeah. It's an alloy cast.

16 MR. CRONIN: So the -- we are working with  
17 two manufacturers to produce these. And again, they  
18 were -- the molds were taken from an original fixture.  
19 So we think it will be in favor of the Board.

20 Here's Carl Miller. He's an engineer and in  
21 charge of this project. And he'll go through the  
22 presentation and we will see you next month.

23 CHAIRPERSON LUDWIG: Our enthusiasm will  
24 wane depending on how long you take. So concise is  
25 always good.

1           MR. MILLER: Yes, sir. So I'm sure you are  
2 all aware of the fixtures that are out and about in  
3 the Town of Brighton. These fixtures operated at a  
4 6.6 continuous amp street light. They're  
5 approximately a little over 100 years old. And as you  
6 all are also aware, they are in need of some updates.

7           We are looking to install LED bulbs in  
8 these. I know this was already done for a couple of  
9 circuits. One was in OL 114 a couple years ago. And  
10 this project came to us after operations had done some  
11 work. And then the remaining circuits, which we're  
12 doing now, I think became a little too much for  
13 operations to handle. So we -- projects came in to  
14 finish this up.

15           Flip over to the next page here. So the --  
16 replacement of all the fixtures with LED bulbs, as I  
17 just mentioned. There are approximately 650 lights  
18 across all six circuits. Five of those circuits are  
19 in the Town of Brighton; one is in the Village of  
20 Pittsford.

21           We will be installing new transformers,  
22 manholes, ducts, conduit, conductor and handholes  
23 where needed. We will be replacing any heavily  
24 damaged poles and replacing any heavily damaged -- of  
25 the steel poles because some of these circuits do



1 have -- I believe they're 27-foot davit arm like  
2 typical streetlights. I believe the terminology used  
3 is cobra head lights. So that's our current plan.

4 CHAIRPERSON LUDWIG: None of the harp lamps  
5 will be replaced?

6 MR. MILLER: The harp lamps will be  
7 replaced, yes, sir.

8 CHAIRPERSON LUDWIG: Yes. But not with  
9 overhead --

10 MR. MILLER: No. Correct. We will be  
11 replacing in kind what is in the field.

12 We have a -- on the very next slide we do  
13 have a kind of progress made. Letting everybody know  
14 what's going on, where we are.

15 We are through detailed engineering on all  
16 of the circuits. We are at the bid process on OL 107  
17 and ARC 130, which are the two we were planning on  
18 going to construction first.

19 We have been working to talk with different  
20 vendors and suppliers on some of our materials and  
21 making sure that what we are delivering is as good as  
22 it can be to match what's currently out there.

23 And again, there's just a couple of drawings  
24 here on slide 5 showing what the detailed drawings  
25 are, how things are assembled and some of the layouts.

1 And feel free to -- if anybody has any questions at  
2 any point, please feel free to jump in.

3 CHAIRPERSON LUDWIG: Just a quick question  
4 on the bulbs. Will they be Kelvin somewhere around  
5 2,700 to 3,000 as opposed to the really bright white  
6 shopping plaza lights?

7 MR. MILLER: I believe so. I can  
8 double-check the spec sheet and get back with you for  
9 our next meeting. This was the exact bulb that was  
10 used in the previous convergence for -- I believe it's  
11 OL 114.

12 MR. HAREMZA: Mr. Chair, for your and the  
13 Commission's information, the Town's Assistant  
14 Engineer, Brendan Ryan, has been working with RG&E.  
15 And Brendan and I went downtown a couple weeks ago to  
16 look at the examples they had.

17 And Brendan is aware of the temperature, I  
18 believe it's called, with the lighting. And he plans  
19 to be here next month to also answer questions from  
20 the Town's standpoint.

21 CHAIRPERSON LUDWIG: Okay. Very good.  
22 Thanks.

23 MR. MILLER: The next slide here, slide 6,  
24 shows the first two circuits we're planning on going  
25 into construction with. I do have some very large --

1 they're called NTB drawings, which I can hand out as  
2 well. Essentially, much larger versions of what's  
3 shown here.

4 I'll also have a third drawing that shows  
5 all of the streetlights that we will be working on,  
6 all six circuits, including the one found in  
7 Pittsford. And I can hand those out before we leave  
8 here now, whenever -- at anyone's request.

9 Slide 7 here is the ongoing work. At the  
10 time we were continuing detailed engineering. We just  
11 pretty much wrapped that up. Again, we were waiting  
12 to finalize the construction -- for the construction  
13 bid for 107 and 130, which we're hoping -- which  
14 should be done in the middle of next month and our  
15 tentative plan was to head into construction October  
16 1st.

17 I know we just learned about, you know, the  
18 application we need to submit. So that may put a  
19 pause on things, but that was our plan before.

20 So I do also have an image. It's my  
21 understanding we previously installed some green  
22 fixtures, this exact same fixture in a green color.  
23 It was brought to our attention that silver was  
24 wanted. So the image shown here is the silver color  
25 that we believe is going to be the best one going

1 forward based off of the paint color that was provided  
2 to us a couple of months ago I want to say.

3 And I think I just brushed up on this a  
4 little bit, but slide 8 here, the work continuing,  
5 we're finishing up the bid process for 107 and 130,  
6 anticipating mobilization October 1st currently. And  
7 then we are looking to finalize the bid package for  
8 the remaining circuits and get things rolling on those  
9 as far as the bid process.

10 CHAIRPERSON LUDWIG: Okay.

11 MR. MILLER: And last slide we have  
12 contacts.

13 CHAIRPERSON LUDWIG: Okay. Great. Any --

14 MR. WHITAKER: Are the covers for the bulbs  
15 plastic or --

16 MR. MILLER: Yes, sir. They're a type 3  
17 distribution lens, which I am not an expert in  
18 lighting, but it essentially distorts the light so  
19 that it's cast out to the left and right more. It  
20 helps to shield from the house and shield from  
21 directly in front of the road that the light's shining  
22 out towards the sidewalk and to the left and the right  
23 of the road.

24 CHAIRPERSON LUDWIG: The only problem, if  
25 you notice cars have been left out in the sun, the

1 lights tend to get cloudy. If you go down Penfield  
2 Road, they have replaced a bunch of lights with acorn  
3 tops.

4 MR. MILLER: Okay.

5 CHAIRPERSON LUDWIG: And they tend to turn  
6 yellow.

7 MR. MILLER: I can check with the  
8 manufacturer.

9 CHAIRPERSON LUDWIG: That's just one -- I'm  
10 not sure it's a make-or-break thing, but it may start  
11 out to look clear --

12 MR. MILLER: Clear and then the sun gets to  
13 it after a while.

14 CHAIRPERSON LUDWIG: Same thing with  
15 plastic. That's going to yellow with sunlight and so  
16 forth. That may be a concern.

17 MR. MILLER: Yes, sir. I can double-check  
18 with the manufacturer and see what information they  
19 have on that.

20 I do know these were installed on OL 114 a  
21 couple years ago. Maybe we can take a look at those  
22 and see how those hold up as of now.

23 CHAIRPERSON LUDWIG: Well, just take a --  
24 and also take a trip down Penfield Road in Brighton,  
25 you know, from North Landing Road down towards

1 Panorama Plaza. And there are some there that are --  
2 have discolored.

3 MR. MILLER: Okay.

4 CHAIRPERSON LUDWIG: I don't know when they  
5 were installed.

6 MS. LANPHEAR: 1990. That's when they  
7 refurbished Penfield Road.

8 CHAIRPERSON LUDWIG: 1990. Well, that's --

9 MS. BARON: Maybe the plastic industry has  
10 improved since then.

11 CHAIRPERSON LUDWIG: Maybe. Okay. It's  
12 something to think about.

13 MR. MILLER: Yes, sir.

14 MR. WHITAKER: I was concerned about kids  
15 with BB guns.

16 MR. MILLER: With BB guns?

17 CHAIRPERSON LUDWIG: Do you have something  
18 going on there, David?

19 MR. DELVECCHIO: Like the good old days.  
20 Halloween.

21 MR. MILLER: Shooting a squirrel right on  
22 the pole, break a light.

23 MR. HAREMZA: Surely that doesn't happen in  
24 Brighton.

25 CHAIRPERSON LUDWIG: No. Kids just stealing

1 Kia's instead.

2 MR. MILLER: I think we were better off with  
3 the broken lens.

4 CHAIRPERSON LUDWIG: Well, this is very  
5 good. Thank you.

6 MR. MILLER: Yes, sir. I did print these  
7 off. Does anybody want to see these blown up larger  
8 drawings of those locations, for OL 107, ARC 130 and  
9 the overall?

10 CHAIRPERSON LUDWIG: Nah.

11 (Simultaneous conversation.)

12 MR. MILLER: Yes, sir. There's just -- the  
13 two circuits that were going into construction with  
14 first on here, slide 6. And then there are an  
15 additional few circuits for the entire program as a  
16 whole.

17 CHAIRPERSON LUDWIG: It'd be good to have  
18 everything --

19 MR. MILLER: Yes, sir. I can hand those  
20 out, if that's all right with you.

21 CHAIRPERSON LUDWIG: Sure. That's fine.  
22 Great.

23 MR. MILLER: Would you like those now?

24 CHAIRPERSON LUDWIG: You might as well wait  
25 until the certificate of appropriateness because, like

1 I said, there's only -- as you figured out, there's  
2 only four of us. Hopefully we'll have more here.

3 MR. MILLER: All right.

4 CHAIRPERSON LUDWIG: Full house.

5 MR. MILLER: For next month.

6 MS. BARON: I --

7 CHAIRPERSON LUDWIG: Whenever you're  
8 certificate of appropriateness is.

9 MS. BARON: I will also say just for the  
10 applicant's information, so as part of this  
11 certificate of appropriateness application, applicants  
12 have to post the property with the sign that says, you  
13 know, you're going in front of the Board.

14 So with this one, it's a little bit more  
15 complicated just because it's multiple -- on multiple  
16 streets and it's, you know, spread out.

17 So in talking with Jason, I think -- we  
18 think that maybe placing signs at major intersections  
19 like on Monroe or elsewhere within the right-of-way  
20 just to notify people that there is an application  
21 pending when you submit your application.

22 CHAIRPERSON LUDWIG: You think that's  
23 necessary or --

24 MR. HAREMZA: The Code actually requires  
25 public notice signs 15 days before the hearing.



1           So I'm not sure what Ramsey was thinking  
2       when he did this, where the signs will go, but we'll  
3       figure it out. I'll work with folks from RG&E to get  
4       you signs and to figure out where best to put them.  
5       So we've got planning.

6           CHAIRPERSON LUDWIG: Just get a Good Humor  
7       truck and go down the streets.

8           MR. MILLER: I'll be calling Jason on Monday  
9       when we're filling this out.

10          Any other questions? Concerns?

11          CHAIRPERSON LUDWIG: Questions? Comments?

12          So when do you foresee the certificate of  
13       appropriateness --

14          MR. HAREMZA: We're working quickly and  
15       diligently to get this in for the September HPC  
16       meeting.

17          CHAIRPERSON LUDWIG: Very good. Okay.  
18       Anyone in the audience to speak on this? Okay. Thank  
19       you. Any questions? No? Okay.

20          MR. MILLER: Feel free to reach out to me or  
21       anybody on the team in the meantime.

22          CHAIRPERSON LUDWIG: Thank you very much.  
23       Okay.

24          Now back to the old business. We have --  
25       well, Jason why don't you just run through where we

1 are, please.

2 MR. HAREMZA: So hopefully you received the  
3 paper copies in the mail of the completed cultural  
4 resources surveys; two complete surveys and then the  
5 one update for 960 North Landing Road. Paper copies  
6 were sent to all Commission members.

7 What we -- and just to refresh everyone's  
8 memory a bit, these were ordered several years ago and  
9 completed this past spring. The next step would be  
10 for the Commission to vote on advancing 240 Thackery  
11 and 321 Council Rock and 960 North Landing, whether to  
12 advance the designation process. So that's up for  
13 tonight.

14 The fourth item under old business is 245  
15 Thackery. We've discussed this a few times over the  
16 past few months. At one point based on some  
17 recommendations from Bero. The Commission asked this  
18 work be paused because Bero had found some other Don  
19 Hershey houses in this neighborhood that they thought  
20 were more worthy of designation.

21 However, in researching the past budgets and  
22 when the funds were encumbered, the survey for 245  
23 Thackery -- those funds were encumbered in 2022 and  
24 thus cannot be reallocated at this point.

25 So what we're recommending is that the

1 Commission un-pause work on this survey and have Bero  
2 complete the surveys for 245 Thackery Road.

3 And we believe it will still provide value  
4 and provide insight into the designs of Don Hershey  
5 and perhaps suggest the other houses in the vicinity  
6 could be considered at a future date for surveying.

7 CHAIRPERSON LUDWIG: Okay. So first item, I  
8 guess let's take 240 Thackery. And this will involve  
9 sending a letter to the homeowners and also inviting  
10 them to speak with you and Mary Jo.

11 MR. HAREMZA: Correct.

12 CHAIRPERSON LUDWIG: With armed guards and  
13 so forth.

14 So may I have a motion to -- or do you want  
15 to prepare a motion?

16 MS. BARON: Yup.

17 CHAIRPERSON LUDWIG: And this is basically  
18 to send a letter to 240 Thackery.

19 MS. BARON: Yup. A motion to -- for the  
20 Board's consideration to advance the designation for  
21 240 Thackery Road and direct the secretary to the  
22 Board to send a letter to the property owner to  
23 schedule a meeting with staff regarding designation of  
24 the property.

25 CHAIRPERSON LUDWIG: May I have someone put

1       forth the motion, please.

2               MR. WHITAKER: I make the motion.

3               MS. ROBINSON: I'll second.

4               CHAIRPERSON LUDWIG: Second, Diana. Okay.

5       Any discussion? Okay. Jason, would you call the  
6       roll, please.

7               (DelVecchio, yes; Mr. Ludwig, yes;

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

9               (Upon roll motion carries.)

10              CHAIRPERSON LUDWIG: Thank you. Motion's  
11       passed. Next one, Council Rock, another Thomas Boyd.  
12       Same drill.

13              MS. BARON: For the Board's consideration, a  
14       motion to advance the designation for 320 Council Rock  
15       Avenue and direct the secretary to the Board to send a  
16       letter to the property owners to schedule a meeting  
17       with staff regarding designation of the property.

18              CHAIRPERSON LUDWIG: Thank you.

19              MR. HAREMZA: Just to clarify, that was 321.

20              MS. BARON: I'm sorry. Wait. One  
21       correction. 321.

22              CHAIRPERSON LUDWIG: 321, yes. Motion  
23       please.

24              MR. DELVECCHIO: I move.

25              CHAIRPERSON LUDWIG: Thank you. Second.

1 MR. WHITAKER: Second.

2 CHAIRPERSON LUDWIG: Thank you. Jason, when  
3 you're ready.

4 (DelVecchio, yes; Mr. Ludwig, yes;  
5 Ms. Robinson, yes; Mr. Whitaker, yes.)

6 (Upon roll motion carries.)

7 CHAIRPERSON LUDWIG: Very good. And  
8 Thackery is on autopilot to continue.

9 Next one is 960 --

10 MR. HAREMZA: Excuse me, Chair. Do you want  
11 to vote on this?

12 MS. BARON: Yeah. I do think that we should  
13 just vote on 245 Thackery, particularly in regards --  
14 if I can just back up a little bit.

15 So for the Board's information, Mary Jo's  
16 information, the Bero contract needs to be extended.  
17 So we were -- Jason and I are in the process of doing  
18 that at this moment, but it has not been extended yet.  
19 So we do need to move forward with that. So that's  
20 something that we need to occur before they do further  
21 survey work for any property.

22 So I'd like to put forward a motion to the  
23 Board to use the remaining funds that were encumbered  
24 in 2022 to direct Bero to finish the survey for 245  
25 Thackery Road subject to the extension of the Bero

1 contract.

2 CHAIRPERSON LUDWIG: Very good. May I have  
3 a motion on that?

4 MR. DELVECCHIO: I move.

5 CHAIRPERSON LUDWIG: Thank you. Second.

6 MR. WHITAKER: Second.

7 CHAIRPERSON LUDWIG: Jason.

8 (DelVecchio, yes; Mr. Ludwig, yes;  
9 Ms. Robinson, yes; Mr. Whitaker, yes.)

10 CHAIRPERSON LUDWIG: So 960 has been  
11 surveyed. And we have lots of information on it.

12 I don't think there's anything else we need  
13 other than -- the one thing I will notice and I may  
14 have said this before, but when the owner did redo the  
15 garage, he did the courtesy -- although the house was  
16 not designated, he did come in and explain what he was  
17 going to do and I thought he ended up doing a nice  
18 job. So that's good.

19 So now we are ready to proceed with the  
20 letter.

21 MS. BARON: So for the Board's  
22 consideration, a motion to advance the designation for  
23 960 North Landing Road and direct the secretary to the  
24 Board to send a letter to the property owner to  
25 schedule a meeting with staff regarding designation of

1 the property.

2 MR. WHITAKER: So moved.

3 CHAIRPERSON LUDWIG: Thank you. Second.

4 MR. DELVECCHIO: Second.

5 CHAIRPERSON LUDWIG: Okay. Jason.

6 (DelVecchio, yes; Mr. Ludwig, yes;  
7 Ms. Robinson, yes; Mr. Whitaker, yes.)

8 (Upon roll motion carries.)

9 CHAIRPERSON LUDWIG: And then you suggested,  
10 Lauren waiting on 3250 until we get the budget?

11 MS. BARON: So at this time the Board could  
12 decide to vote to move forward with the survey just  
13 subject to the extension of the Bero contract.

14 CHAIRPERSON LUDWIG: Okay. That's fine.

15 MS. BARON: If you'd like to move --

16 CHAIRPERSON LUDWIG: Is there any -- before  
17 we do that, Mary Jo, is there anything you want to  
18 jump in with on 3250?

19 MS. LANPHEAR: 3250? No. Not off the top  
20 of my head. It's just a really nice Brighton house  
21 with a good architect and a good solid family history  
22 behind it.

23 CHAIRPERSON LUDWIG: I guess we'll know more  
24 when we get the survey.

25 MS. LANPHEAR: Yes.

1 CHAIRPERSON LUDWIG: But obviously,  
2 survey-worthy.

3 MS. LANPHEAR: Oh, very -- definitely.

4 CHAIRPERSON LUDWIG: So we need a motion to  
5 schedule the survey for 3250.

6 MS. BARON: For the Board's consideration, a  
7 motion to direct Bero to move forward with the  
8 cultural resources survey for 3250 East Avenue subject  
9 to the extension of the Bero contract.

10 CHAIRPERSON LUDWIG: Motion?

11 MR. WHITAKER: I move.

12 MS. ROBINSON: I'll second.

13 CHAIRPERSON LUDWIG: Thank you. Jason.

14 (DelVecchio, yes; Mr. Ludwig, yes;  
15 Ms. Robinson, yes; Mr. Whitaker, yes.)

16 CHAIRPERSON LUDWIG: Geez. Too bad we don't  
17 have about ten more. We got a lot done today.

18 MS. LANPHEAR: For your information, we're  
19 in the middle of the budget process right now and  
20 requested \$5,600 for 2025.

21 CHAIRPERSON LUDWIG: That's a pay raise for  
22 all the Board members. Great.

23 Now, I have a question about the harp lamps.  
24 Weren't originally the shades porcelain? And weren't  
25 they green porcelain originally? Do we still have any



1 of the old porcelain shades, Mary Jo?

2 MS. LANPHEAR: Ramsey had a prototype.

3 CHAIRPERSON LUDWIG: Well, the prototype --  
4 yeah. And I have the -- I have part of it in the  
5 basement.

6 But originally, I thought that the shades  
7 were porcelain and were green on the outside. I may  
8 be wrong. I don't know whether there's any of those  
9 left or not.

10 MS. LANPHEAR: I brought my harp lamps  
11 folder with me tonight. And I don't see any pictures.  
12 Wait a minute. Wait a minute. This was -- this is  
13 something that dates back 10 years.

14 CHAIRPERSON LUDWIG: That was a prototype.

15 MS. LANPHEAR: Yeah. And it has Mary Ellis'  
16 yellow tag here. So this was during her time. She  
17 put green paint. So you're right about the green.

18 CHAIRPERSON LUDWIG: Well, if you're driving  
19 around and you see any of the old ones, it'd be nice  
20 to know. I just immediately thought they should be  
21 silver, but I think the original plan they would have  
22 been porcelain and not cast aluminum if they were back  
23 at the turn of the century, more like an insulator  
24 made by a glass company.

25 MS. BARON: I think that's also a question

1 you can ask at the next meeting because the presenter  
2 did mention they installed green ones elsewhere and  
3 had received feedback. I don't know from whom. So it  
4 might be worth clarifying who they received feedback  
5 from that they should be silver just to better  
6 understand what happened there.

7 CHAIRPERSON LUDWIG: Well, in fact, maybe,  
8 Jason, you could contact him.

9 MR. HAREMZA: Well, so if you have a minute  
10 or two, I can run and get the specs that were prepared  
11 20 years ago when Ramsey did the original designation.  
12 I have the spec sheet.

13 The green one or two I believe were  
14 installed just off Winton Road in Brighton and that  
15 was maybe three or four years ago. My understanding  
16 is the Commissioner at the time, Mike Guyon, got a lot  
17 of negative feedback on the green. But let me --

18 CHAIRPERSON LUDWIG: Well, I don't want to  
19 upset the -- upset the apple cart here. I didn't  
20 think anything about it until I looked at this thing.  
21 And not the whole bracket. It would have just been  
22 the shade part.

23 MR. HAREMZA: Just the shade.

24 CHAIRPERSON LUDWIG: Just the shade. And it  
25 looks like the shade does come apart from the rest of

1 it. Maybe not.

2 MR. HAREMZA: I see.

3 MS. ROBINSON: So the question is where did  
4 the objections come from.

5 MR. HAREMZA: People don't like change.

6 CHAIRPERSON LUDWIG: People don't like  
7 change. People don't like green.

8 I mean, I don't think -- the whole lamp, the  
9 whole fixture itself was not green. If there was  
10 anything that was ever green, it would have been the  
11 shade, just the shade part.

12 MR. HAREMZA: And the replacement one they  
13 did do in green, the whole harp lamp's shade was  
14 green. But if you spend your whole life knowing them  
15 only as silver then --

16 CHAIRPERSON LUDWIG: Then I say let's not  
17 upset the apple cart.

18 MR. HAREMZA: That's --

19 CHAIRPERSON LUDWIG: And --  
20 (Simultaneous conversation.)

21 CHAIRPERSON LUDWIG: And I remember driving  
22 around with Sarah every street. Took us quite a  
23 while. But that's how we came with the list and --

24 MS. LANPHEAR: The list of harp lamps in  
25 Brighton.

1 CHAIRPERSON LUDWIG: Might want to pass  
2 that --

3 MS. LANPHEAR: I'll get it to --

4 CHAIRPERSON LUDWIG: Let's not upset the  
5 apple cart. This is easy. And I know when -- there  
6 was no mention -- I remember getting the prototype 20  
7 years ago. And we thought aluminum was fine. So if  
8 there ever were any porcelain, they're long gone.

9 MR. HAREMZA: Would you like them to bring  
10 this next month to the meeting physically?

11 CHAIRPERSON LUDWIG: Yeah. That'd be fine.

12 MR. HAREMZA: Okay. They offered and we  
13 went downtown to look at it. But they offered to  
14 bring it.

15 CHAIRPERSON LUDWIG: That's great. Sure.  
16 You know, more news is better I guess.

17 Any other things on the agenda?

18 I did talk with Supervisor Moehle today.  
19 And the goal is in November for us to move to the  
20 former Empire State College location on Westfall Road.  
21 Because then maybe this will no longer be a sauna all  
22 of the time. And a few other needed improvements.  
23 And that's supposed to last about 18 months.

24 MR. DELVECCHIO: During the construction?

25 CHAIRPERSON LUDWIG: Yeah. Library will

1 remain open. The police department will remain open.  
2 But they're going to put a handicap ramp out front.  
3 They're going to add a small addition to the rear  
4 somehow with trash bins or something like that.

5 MR. HAREMZA: Off record.

6 (There was a discussion off the record.)

7 CHAIRPERSON LUDWIG: We can adjourn the  
8 formal meeting. The meeting stands adjourned.

9 (Proceedings concluded at 8:00 p.m.)

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REPORTER CERTIFICATE

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

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 22nd day of August, 2024  
at Brighton, New York.



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Holly E. Castleman ACR,  
Official Court Reporter