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

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November 21, 2024  
At approximately 7:15 p.m.  
Brighton Town Hall  
2300 Elmwood Avenue  
Rochester, New York 14618

**PRESENT:**

JASON HAREMZA, EXECUTIVE SECRETARY

JERRY LUDWIG, CHAIRPERSON

DAVID WHITAKER	) BOARD MEMBERS
DIANA ROBINSON	)
AMANDA DREHER	)

MARY JO LANPHEAR, TOWN HISTORIAN

LAUREN BARON, ESQ.  
Attorney for the Town

**ABSENT:**

JUSTIN DELVECCHIO  
JOHN PAGE  
WAYNE GOODMAN

**REPORTED BY:** KIMBERLY A. BONSIGNORE, Court Reporter  
FORBES COURT REPORTING SERVICES, LLC  
21 Woodcrest Drive  
Batavia, New York 14020

1 CHAIRPERSON LUDWIG: Okay. Welcome. I  
2 would like to call the meeting to order.

3 Would you call the roll, please?

4 MR. HAREMZA: Just a moment.

5 CHAIRPERSON LUDWIG: Oh, sorry.

6 Well, I should ask, is there anyone to speak  
7 at open forum?

8 It doesn't look like it, so...

9 (Whereupon the roll was called.)

10 MR. HAREMZA: Okay. Delvecchio is absent,  
11 Goodman is absent, and Page is absent.

12 CHAIRPERSON LUDWIG: May I have a motion to  
13 approve the agenda, please?

14 MR. WHITAKER: So moved.

15 CHAIRPERSON LUDWIG: Thank you, David.

16 Second?

17 MS. DREHER: I'll second it.

18 CHAIRPERSON LUDWIG: Thank you.

19 All in favor?

20 ALL BOARD MEMBERS: Aye.

21 CHAIRPERSON LUDWIG: We have no minutes.

22 MR. HAREMZA: You do actually in the -- did  
23 it not -- are they still sitting there (indicating)?

24 No, you don't have minutes.

25 CHAIRPERSON LUDWIG: Well, it's a little

1 late.

2 MR. HAREMZA: It's a little late for  
3 tonight, but take the copies and peruse them, and we  
4 can address them next month.

5 CHAIRPERSON LUDWIG: Okay. Very good.

6 Okay. No minutes.

7 Was this meeting duly advertised?

8 MR. HAREMZA: This meeting was duly  
9 advertised in the Daily Record of November 7, 2024.

10 CHAIRPERSON LUDWIG: Okay. That means it  
11 was advertised and will now be held.

12 We have no communications, no designation of  
13 landmarks. We do have a certificate of  
14 appropriateness.

15 **Application 11H-01-24**

16 319 North Landing Road, application of  
17 Leslie Apetz, owner, for property at 319 North Landing  
18 Road, tax number 123.09-1-80, for a certificate of  
19 appropriateness to replace existing asphalt shingle  
20 roof with a standing seam metal roof.

21 CHAIRPERSON LUDWIG: I assume you're here to  
22 speak on that?

23 MS. APETZ: I am.

24 CHAIRPERSON LUDWIG: Do you want to --

25 MS. APETZ: I will.

1 Well, I brought samples.

2 CHAIRPERSON LUDWIG: Just state your name  
3 for the record, please.

4 MS. APETZ: Leslie Apetz, 319 Landing Road  
5 North.

6 CHAIRPERSON LUDWIG: Okay.

7 MS. APETZ: So I brought a variety. I  
8 originally put in for a single seam, I think it's  
9 called, or a standing seam, but there's a lot of price  
10 variation and a lot of variation on type. So I  
11 brought all three in for you guys to take a look at  
12 and see.

13 I looked at three different companies to go  
14 through this and -- anyhow, let me get all the rest.

15 MS. LANPHEAR: Oh, my goodness.

16 MS. APETZ: Okay. So the proposals were  
17 from Stellar Roofing, Proctor Enterprises out of  
18 Geneva, and Metal Roof Outlet.

19 Okay. So this would be the single seam from  
20 Stellar. That is about 38,000.

21 Do you guys want me to pass it down?

22 CHAIRPERSON LUDWIG: No.

23 MS. APETZ: You want me to show you. Okay.

24 That kind of price tag blew me away, so I'm  
25 like, "Oh, my God." It was 42, but then I practically

1       threw up, and he said, well, we'll give this off and  
2       that off, or whatever.

3               Then I looked around at other companies.  
4       Metal Roof Outlet has this asphalt shingle that  
5       they're proposing. Now, that's not a huge price  
6       difference, and it would match kind of what I've got  
7       right now, which is an asphalt.

8               The reason I'm doing asphalt -- when I got  
9       this roof new, a 25-year architectural shingle, I  
10      didn't think I would be here in front of you guys.  
11      I've got a hole. I've got overhang -- they're not  
12      soffits, but I've got damage on the south soffit.

13              The Hardie Plank totally split from the  
14      overhang, and so then I'm like, oh, my God, I've never  
15      seen this before. And nobody can tell me what is  
16      going on with the Hardie Plank. The only thing that  
17      we can think of is there's water in there, which goes  
18      to the roof.

19              The other thing is that the dormer -- I've  
20      got two dormers on the east side, and that has an  
21      overhang. There's no soffit, but there's an overhang,  
22      and that split. And there's water coming out of that,  
23      and I noticed that all in around March.

24              Then in April -- I don't know if you guys  
25      read this. April, the insurance, they're not going to

1       renew me because they noticed damage. So that's what  
2       spurred this whole thing. Anyhow, here is the  
3       equivalent look of the asphalt. That's this one.

4               Then there is what I'm calling the wavy  
5       look. This is exactly what I've got on the barn.  
6       This is from Metal Roof Outlet. This has got -- the  
7       nails, though, they flush, but they're raised. You  
8       can't see them. It's a different color, but they're  
9       raised nails.

10              CHAIRPERSON LUDWIG: No.

11              MS. APETZ: No?

12              CHAIRPERSON LUDWIG: Can't go there.

13              MS. APETZ: Don't even go there?

14              CHAIRPERSON LUDWIG: No.

15              MS. APETZ: It will match the barn.

16              And then this is the Metal Roof Outlet  
17       single seam.

18              CHAIRPERSON LUDWIG: Okay. First of all, I  
19       looked at the photos that you sent of the asphalt  
20       roof. Most of the roof looks very good.

21              MS. APETZ: Right.

22              CHAIRPERSON LUDWIG: And so one -- just  
23       throwing it out there before we get into other  
24       options. One particular possibility is just to repair  
25       the areas that are damaged. And it looks like they

1 might be on the north side, where there's been some  
2 either moss growing or something like that.

3 MS. APETZ: Uh-huh.

4 CHAIRPERSON LUDWIG: But generally, the  
5 asphalt looked -- I drove by and it looks pretty good.

6 MS. APETZ: This is the dilemma. Mr. Fussy,  
7 as you read, said the roof is fine.

8 Stellar said, oh, my God, the roof is really  
9 bad. You've got cracks. You've got this, you've got  
10 that.

11 And then Graves Brothers said, well, it's  
12 kind of on its last legs, but they said they could  
13 patch it. They could repair it.

14 That showed cracks where the east side  
15 dormer problem is. I don't know if you've seen -- you  
16 did go by there. That's where that overhang is.

17 Oh, and you don't have that -- it's not  
18 there. I did send it, but it doesn't upload, but I  
19 will show you my problem.

20 Okay. This -- shall I put it here and go  
21 forward?

22 CHAIRPERSON LUDWIG: Just show the board  
23 here.

24 MS. APETZ: Here is the overhang.

25 CHAIRPERSON LUDWIG: Oh, yeah, the soffit

1 issue.

2 MS. APETZ: It's not really a soffit because  
3 there's no air.

4 CHAIRPERSON LUDWIG: Soffits have nothing to  
5 do with air. The piece of material that's up under  
6 the eaves is called a soffit, whether there's air or  
7 not.

8 MS. APETZ: That's the split. You can see  
9 that.

10 CHAIRPERSON LUDWIG: Yep.

11 MS. APETZ: So that is that.

12 CHAIRPERSON LUDWIG: Got you.

13 MS. APETZ: Okay. So there's that.

14 This is the splitting Hardie Plank from the  
15 south peak. There is a little hole and -- Stellar did  
16 take a picture of it, but they didn't give it to me.  
17 There's a hole about that big, maybe the size of a  
18 quarter it looked like on the picture, that shows down  
19 to the -- I don't know -- a stud, maybe.

20 I don't know, because underneath that part  
21 of the roof is foam insulation, and I'm like I didn't  
22 see any foam insulation. And he says, well, you've  
23 got a hole. And I don't know how deep that hole is,  
24 so --

25 CHAIRPERSON LUDWIG: Did you get any kind of

1 an evaluation from somebody that wasn't trying to sell  
2 you something?

3 MS. APETZ: Like who would that be?

4 CHAIRPERSON LUDWIG: Well, an engineer. I  
5 can give you a few names.

6 MS. APETZ: Yeah, I will take an engineer,  
7 because this has been a real problem with -- some  
8 roofers say you've got four or five years, and others  
9 say you've got to do it immediately.

10 And then Brantford, who I loved, but they  
11 are, like, out of sight. Ninety grand for a roof on  
12 Clark Road, and it's beautiful, but 90 grand.

13 MR. WHITAKER: How many years have you had  
14 this roof?

15 MS. APETZ: This roof is about 14 years. It  
16 shouldn't be at this stage of the game. The problem  
17 occurred with the insurance company saying they  
18 weren't going to renew me, and that was in April, and  
19 they had their drone come by. And I'm like, well,  
20 this has got 25-year architectural shingles. Then  
21 everybody says, well, they don't last that long, and  
22 this, that, and the other thing.

23 And then when I wanted to up the insurance  
24 after Helene -- I said I better really look at all the  
25 problems I might have -- they said we're not going to

1 give you any more increase on your insurance because  
2 we're seeing white on your roof.

3 Well, it does look a little whitish, but --

4 MS. ROBINSON: Where is the white?

5 CHAIRPERSON LUDWIG: It's right behind --  
6 well, no, it's not on this one. You have close-ups  
7 somewhere.

8 Right there (indicating). And that's mold  
9 or something.

10 MS. DREHER: That can be cleaned.

11 MS. APETZ: This is the other problem.  
12 Underneath that is shallow. I don't know if you  
13 recall, but the pitch on the roof is very shallow, and  
14 there is a mold on the inside short pitch side.

15 CHAIRPERSON LUDWIG: That can be due to lack  
16 of ventilation in the attic.

17 MS. APETZ: In the attic, right.

18 CHAIRPERSON LUDWIG: What I would do before  
19 you --

20 MS. APETZ: Yes, spend 40 or 50 grand --

21 CHAIRPERSON LUDWIG: -- is call Warren -- do  
22 you have something to write it down?

23 MS. APETZ: I don't.

24 CHAIRPERSON LUDWIG: Well, here.

25 MS. APETZ: I can write it on this.

1 CHAIRPERSON LUDWIG: Warren Engineers and  
2 talk to Doug Burgasser, B-U-R-G-A-S-S-E-R.

3 MS. APETZ: Okay.

4 CHAIRPERSON LUDWIG: And their number is  
5 385-4766.

6 MS. APETZ: Okay.

7 CHAIRPERSON LUDWIG: And tell him I told you  
8 to call.

9 MS. ROBINSON: I used him for the inspection  
10 on my house too. He said my roof had five to ten  
11 years left, and my insurance company said, "No, we  
12 won't insure you." And he was right, I got nine years  
13 out of it.

14 MS. APETZ: Wow. Well, this is why  
15 I'm really looking around, because I don't -- they're  
16 going to review me, I guess, in March/April, and I  
17 didn't want to have this problem again. Especially  
18 when --

19 CHAIRPERSON LUDWIG: And you don't want to  
20 put on anything until you, A, fix the -- maybe the  
21 soffits need ventilating, because the soffit material  
22 shouldn't have just fallen off.

23 MS. APETZ: Exactly.

24 CHAIRPERSON LUDWIG: So that's one thing.  
25 Ventilation will help.

1 MS. APETZ: Right.

2 CHAIRPERSON LUDWIG: And there may not be  
3 any -- you know, usually if air comes in -- there's a  
4 formula, pretty much a 50-50 formula, where you need  
5 venting at the ridge.

6 MS. APETZ: Ridge, right.

7 CHAIRPERSON LUDWIG: Either through a ridge  
8 vent, which I'm not nuts about, or roof vents, and you  
9 need air coming in through the soffits, so you have  
10 this kind of flow of air up through the attic spaces.

11 MS. APETZ: Well, the Stellar people looked  
12 up there, and he said there's no ventilation in this  
13 roof because you can't see daylight.

14 CHAIRPERSON LUDWIG: So that may be part of  
15 the problem and that may be moisture collecting in  
16 there. And if it runs down to the eaves, where the  
17 soffits are, then it's going to cause problems there.

18 MS. APETZ: Problems, yeah.

19 Okay. Another problem is who to get for the  
20 fixing, because the Graves Brothers people said, well,  
21 this is not a big deal, but nobody could fix it except  
22 their certified guy, and they kind of dropped the ball  
23 on me.

24 And Mr. Fussy, who I don't --

25 CHAIRPERSON LUDWIG: Before Graves sold out,

1 they were pretty good.

2 MS. APETZ: Yeah.

3 CHAIRPERSON LUDWIG: Well, why don't you see  
4 what Doug has to say, then give me a call, and we'll  
5 see if we can't find someone to --

6 MS. APETZ: To do the job.

7 CHAIRPERSON LUDWIG: Well, at least to get a  
8 couple people in to take a look at it that are not  
9 trying to sell you anything other than repairs.

10 MS. APETZ: Now, if we get to the point  
11 where it's like, "Look it, you really got to bite this  
12 bullet here," where are we going on the roof? Come  
13 back? You're a hard no on the wavy.

14 CHAIRPERSON LUDWIG: Yes, I am. It's good  
15 for barns and -- Cabin Masters, if you've ever watched  
16 that show, they use this stuff with the rubber  
17 washers, and that's not appropriate for -- your house  
18 was early 1800s.

19 MS. APETZ: 17.

20 CHAIRPERSON LUDWIG: So in that vintage.  
21 And I spent a lot of time in Virginia, the typical  
22 proper roof is a turn metal standing seam roof.

23 And you're welcome to these. There are  
24 several photos of it here. And this usually is --  
25 comes in rolls, various widths. And it shows you

1 close-ups here.

2 MS. APETZ: Yeah, I know that roof. I love  
3 this roof, but who does them around here?

4 CHAIRPERSON LUDWIG: Typically, they will  
5 form it on-site. The rolls are either 18- or 20-some  
6 inches wide, depending upon --

7 MS. APETZ: Right.

8 CHAIRPERSON LUDWIG: And fasteners are  
9 concealed, and that is about the only type of roof  
10 that would be appropriate for the vintage house you  
11 have.

12 MS. APETZ: So would it be this roof?

13 CHAIRPERSON LUDWIG: That roof.

14 MS. APETZ: This roof. Okay.

15 CHAIRPERSON LUDWIG: The nice thing is, if  
16 you have asphalt, you don't even have to come to us  
17 because you're replacing like kind material.

18 MS. APETZ: Right. Right. But here's the  
19 deal why I'm even here, discussing it, is I don't want  
20 to be 80 years old, which will be in about -- well,  
21 that's 10 years -- 85 years old having to deal with  
22 this. I'm like should I bite the bullet now, if I  
23 have to make this decision, or -- because I spent a  
24 lot of money getting that 25-year architectural  
25 shingle, and they say you've got only X -- less than

1 10 or whatever, then I might be back here.

2 These prices -- I looked at the metal roof  
3 about 14 years ago when I was going to do this, and it  
4 was out of sight for me at that time, but it was 20  
5 grand. Now it's doubled. And so I'm like...

6 CHAIRPERSON LUDWIG: We can give you -- you  
7 know, there's a few other people that we could suggest  
8 for that too.

9 MS. APETZ: I would be happy to take any  
10 names on that. I will say I do love this roof. I  
11 don't know who's doing this roof around here. I mean,  
12 this is not --

13 CHAIRPERSON LUDWIG: Well, I've got at least  
14 three people.

15 MS. APETZ: Good. I'll take them.

16 MS. ROBINSON: I had one done two years ago,  
17 just like that.

18 MS. APETZ: This one?

19 MS. ROBINSON: Well, standing seam.

20 CHAIRPERSON LUDWIG: Who did yours? Greg  
21 Catalano?

22 MS. ROBINSON: You know, it was a  
23 subcontractor, so I don't remember the name. I've  
24 used Harvey Strassner for two asphalt shingle roofs,  
25 but I don't know if he does standing seam metal.

1 CHAIRPERSON LUDWIG: Well, why don't you --

2 MS. APETZ: Take it from Doug?

3 CHAIRPERSON LUDWIG: Yes, go to Doug first,  
4 and then -- because there's no sense in even worrying  
5 about the roof until you fix the basic problems that  
6 are there now.

7 MS. APETZ: Right. But here's another  
8 thing, though. Graves said they could do it, they  
9 could patch it, but they upped their price from 1,000  
10 to 4,000. And I'm like, if I'm going to spend 4  
11 grand, I might as well buy the new roof now and put it  
12 in.

13 CHAIRPERSON LUDWIG: Talk to Doug. Maybe  
14 we'll see if there's somebody that we can find for you  
15 that won't charge you, you know, that much. Maybe  
16 there's not that many repairs needed.

17 Now, no matter what you do with the roof,  
18 you should still fix the moisture problem.

19 MS. APETZ: Yeah, got to do that.

20 CHAIRPERSON LUDWIG: That's independent.

21 MR. WHITAKER: This has no ventilation.

22 MS. APETZ: Well, it has some ventilation,  
23 but the part where the problem is, they showed me,  
24 "See there's no light coming through from your roof up  
25 there, the peak hits," and I'm like okay.

1           And it did look kind of tight. You know,  
2           that little overhang that they do, it did look kind of  
3           tight.

4           CHAIRPERSON LUDWIG: Well, a lot of people  
5           put those ridge vents in and don't -- they look good  
6           from the outside, but unless you cut the wood back on  
7           the inside, you're not going to get any ventilation.

8           MS. APETZ: Right. Right, that could be the  
9           problem.

10          CHAIRPERSON LUDWIG: Which is one of the  
11          advantages of doing the metal vents that protrude from  
12          the roof.

13          MS. BARON: So before we finish this  
14          conversation, I just wanted to talk about maybe next  
15          steps.

16          So the board could either choose to table  
17          this application, but it sounds like this might take a  
18          little bit of time to figure out what you really want  
19          to do. So you could also choose just to withdraw the  
20          application and resubmit at a different date.

21          MS. APETZ: No, I do not want to do that  
22          because I feel like I've got a problem. I've got to  
23          deal with this now, and that's why I don't want to  
24          table it. I was going to ask you --

25          CHAIRPERSON LUDWIG: Why don't you just

1 table it for a week -- or postpone it for a week -- I  
2 mean a month, and that will give you time to get some  
3 more information.

4 MS. APETZ: Right. I'm going to deal with  
5 Doug.

6 CHAIRPERSON LUDWIG: You're going to deal  
7 with Doug, and then you're going to let me know.

8 MS. APETZ: I will get on this right away, I  
9 can assure you, because I want to get -- I've been  
10 dealing with this since April.

11 CHAIRPERSON LUDWIG: I just don't want for  
12 us to say go ahead with this if there's another  
13 alternative that's going to save you money and also  
14 fix the ultimate problem.

15 MS. APETZ: I thought it was done. Okay. I  
16 will do that.

17 Now, paperwork-wise, do you want me to come  
18 in and re --

19 MR. HAREMZA: A couple things. So just on  
20 this logistical issue that Lauren brought up, if it  
21 turns out that the asphalt shingles can be repaired,  
22 or even if you replace the entire roof with asphalt  
23 shingles, then you have to withdraw because you don't  
24 even have to come here.

25 CHAIRPERSON LUDWIG: You don't have to come

1 here.

2 MS. APETZ: If it's asphalt shingle, I don't  
3 have come here?

4 CHAIRPERSON LUDWIG: Right, because you're  
5 replacing like kind material.

6 MS. APETZ: Right, I am. However, I will  
7 tell you right up front, if they're saying it's going  
8 to cost 10 grand --

9 CHAIRPERSON LUDWIG: Well, one step at a  
10 time.

11 MR. HAREMZA: So I think for now let's table  
12 until December, when we may have more.

13 CHAIRPERSON LUDWIG: We'll know a lot more  
14 in December about what you need to do next.

15 MS. APETZ: Right. And if I do go with the  
16 repair route with the asphalt, and I feel good with  
17 Doug, and you and I talk and I got a good person to  
18 fix my soffit problem and all that, then I might not  
19 be back in December; right?

20 CHAIRPERSON LUDWIG: Right.

21 MR. HAREMZA: Yes.

22 MS. APETZ: Okey dokey.

23 MR. HAREMZA: Now, a second point, Jerry. I  
24 just happened to look up Doug. As of this year, he's  
25 no longer at Warren Engineering. Warren Engineering

1 appears to have closed. "Mr. Burgasser started his  
2 own consulting firm, continuing to provide the same  
3 high-quality services."

4 So he is under Burgasser Consulting. And,  
5 Leslie, I will email you with the contact tomorrow.

6 CHAIRPERSON LUDWIG: Me too?

7 MR. HAREMZA: Yes.

8 CHAIRPERSON LUDWIG: Because the last time I  
9 called, and I talked to him less than a month ago --

10 MR. HAREMZA: 2024 is all it says on his  
11 website now as when he left Warren.

12 MS. DREHER: I just reached out to my  
13 general contractor to see if he knows of any  
14 subcontractor, which he doesn't off the top of his  
15 head. So I will let Jerry know what subcontractor did  
16 it so we have another possibility.

17 MS. APETZ: I will have to say that has been  
18 the biggest problem, is getting workers to do the job  
19 and getting reputable people. It's, like, where do  
20 you go.

21 CHAIRPERSON LUDWIG: Well, welcome to our  
22 club.

23 We're involved with the Landmark Society  
24 too, and of course people call there -- well, the  
25 problem is, you know, the older you get, people either

1 die or retire.

2 MS. APETZ: Right, exactly.

3 CHAIRPERSON LUDWIG: But there are  
4 fortunately -- we work on this and the Landmark all  
5 the time trying to get people to repair -- wood  
6 windows is another one. But also doing stucco and,  
7 you know, quality roofing and things like that.

8 MS. APETZ: Well, if we get to the point  
9 where I have to replace it, and I'm going to bite the  
10 bullet and I do that, whoever did -- those roofing  
11 people with those pictures you gave me, I like that  
12 look. That look would be great.

13 CHAIRPERSON LUDWIG: All right.

14 MS. APETZ: I'll take names.

15 I guess we are done.

16 CHAIRPERSON LUDWIG: See you, maybe not.

17 MS. APETZ: Maybe not see me, but anyhow  
18 you'll hear from me for sure.

19 Thank you. Happy Thanksgiving, everybody.

20 MS. BARON: Just for the record, if we could  
21 formally table, whenever you guys want to --

22 CHAIRPERSON LUDWIG: Do you want a motion?

23 MS. BARON: Yes, a formal motion.

24 MR. WHITAKER: I'll make a motion.

25 MS. ROBINSON: I'll second.

1 CHAIRPERSON LUDWIG: Thank you.

2 All in favor of tabling.

3 ALL BOARD MEMBERS: Aye.

4 CHAIRPERSON LUDWIG: All right. We tabled  
5 it.

6 MS. APETZ: Thanks again.

7 CHAIRPERSON LUDWIG: Okay. I guess we'll  
8 close the public hearings.

9 We have no hardship applications.

10 New business. Demo review on 3300 Brighton  
11 Henrietta Town Line Road.

12 MR. HAREMZA: Yes, I believe I emailed this  
13 earlier today or yesterday. You also have it  
14 printed in your packets there.

15 It's pretty straightforward. The applicant  
16 resubmitted what they submitted in 2019, when you  
17 reviewed it, and chose not to advance landmark  
18 designation at that time.

19 So, Lauren, do you have anything to add?

20 MS. BARON: No.

21 CHAIRPERSON LUDWIG: Didn't we already  
22 approve the demolition?

23 MS. BARON: Yes. So back on July 25, 2019,  
24 you already voted not to consider it for landmark  
25 designation.

1 MR. WHITAKER: Then why is it back?

2 MS. BARON: It's back because they never did  
3 the project and your approval expired, so they need to  
4 come back to this board.

5 CHAIRPERSON LUDWIG: And you have the  
6 handout about this delightful structure?

7 All right. So that's done. Now, we --

8 MR. HAREMZA: Do we need to have a vote?

9 MS. BARON: Yes, you need to have a vote.  
10 So it would be a motion to direct the secretary to  
11 send a letter to the planning board that the board is  
12 choosing not to advance designation.

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

14 MS. DREHER: I'll second.

15 CHAIRPERSON LUDWIG: Thank you.

16 All in favor?

17 Oh, no, you better call it.

18 MR. HAREMZA: Dreher?

19 MS. DREHER: Yes.

20 MR. HAREMZA: Ludwig?

21 CHAIRPERSON LUDWIG: Yes.

22 MR. HAREMZA: Robinson?

23 MS. ROBINSON: Yes.

24 MR. HAREMZA: Whitaker?

25 MR. WHITAKER: Yes.

1 MR. HAREMZA: Thank you.

2 CHAIRPERSON LUDWIG: Now, we talked  
3 briefly about -- Jason and I and Lauren talked briefly  
4 about the -- we've got three properties ready to be  
5 designated, and our thought was not to have them all  
6 appear at the same time before the commission,  
7 especially given other things that may pop up.

8 So what did we decide? To proceed setting a  
9 vote to send the designation for 240 Thackery?

10 MR. HAREMZA: In December, if you so choose.

11 CHAIRPERSON LUDWIG: So we need a -- if  
12 there's any discussion about that, otherwise we need a  
13 motion to send the letter for 240 Thackery.

14 MS. BARON: And schedule the public hearing.

15 MS. DREHER: I'll move to send the letter  
16 and schedule the public hearing on 240 Thackrey Road.

17 CHAIRPERSON LUDWIG: Second, please.

18 MR. WHITAKER: Second.

19 CHAIRPERSON LUDWIG: All right.

20 MR. HAREMZA: Ready?

21 CHAIRPERSON LUDWIG: Uh-huh.

22 MR. HAREMZA: Dreher?

23 MS. DREHER: Yes.

24 MR. HAREMZA: Ludwig?

25 CHAIRPERSON LUDWIG: Yes.

1 MR. HAREMZA: Robinson?

2 MS. ROBINSON: Yes.

3 MR. HAREMZA: Whitaker?

4 MR. WHITAKER: Yes.

5 MR. HAREMZA: Thank you.

6 CHAIRPERSON LUDWIG: And then we'll proceed  
7 with either one or two of the remainders. We'll talk  
8 about that in December.

9 MS. BARON: Okay.

10 CHAIRPERSON LUDWIG: If we have a quorum.

11 MS. BARON: And December's meeting is --  
12 because of the date of the holidays, it's on December  
13 19th.

14 CHAIRPERSON LUDWIG: So make sure you get  
15 the word out early.

16 MS. BARON: Yes.

17 MR. WHITAKER: Anything with Council Rock  
18 Road?

19 CHAIRPERSON LUDWIG: Well, proceed with  
20 those -- I think it would be better, especially if  
21 we've got other things that crop up, to pace them.  
22 You know, do one, do another one, do another one, in  
23 case something else crops up.

24 MR. WHITAKER: Right.

25 CHAIRPERSON LUDWIG: If that's okay with the

1 rest of the group here.

2 MS. DREHER: Sure.

3 CHAIRPERSON LUDWIG: We did not hear -- from  
4 what I understand, the preliminary letters went out to  
5 advise them that we do plan to designate, and we have  
6 not heard any feedback one way or the other.

7 Any other new business?

8 MR. HAREMZA: No.

9 CHAIRPERSON LUDWIG: And the other thing we  
10 need to discuss is -- there are some remaining funds.

11 MR. HAREMZA: Yes, I was going to lump that  
12 under old business.

13 CHAIRPERSON LUDWIG: Okay. Lump away.

14 MR. HAREMZA: So the commission has ordered  
15 one cultural resources survey in 2024, which was 3250  
16 East Avenue. So that means we have funds to do  
17 another full survey and one update, if my arithmetic  
18 is correct, and we need to encumber those funds within  
19 the calendar year. So either --

20 CHAIRPERSON LUDWIG: So we do need to  
21 encumber the update as well?

22 MR. HAREMZA: Yes.

23 CHAIRPERSON LUDWIG: We can talk about the  
24 update in September, I think. We talked briefly,  
25 unofficially, and I think possibly designating the

1 town hall for a survey before it gets ripped apart  
2 might be a possibility.

3 MR. HAREMZA: It's a possibility. My  
4 concern is that may be a sensitive topic at the  
5 current time.

6 CHAIRPERSON LUDWIG: Sensitive for who?

7 MR. HAREMZA: Sensitive for the  
8 administration.

9 CHAIRPERSON LUDWIG: Why? Because of the  
10 windows letters?

11 MR. HAREMZA: Well, that, plus some of the  
12 commentary from the planning board regarding the  
13 project, which I guess the commission is unaware of.

14 The whole town hall renovation/site update  
15 work has engendered a lot of controversy at the  
16 planning board. And --

17 CHAIRPERSON LUDWIG: Are you at liberty to  
18 share?

19 MR. HAREMZA: I'll defer to my attorney.

20 MS. BARON: That's fine. That's okay.

21 Yes. So the planning board has discussed at  
22 several open meetings during their sessions that they  
23 would like a different outdoor site layout for the  
24 plan for the redevelopment. And because the town  
25 doesn't need to -- as you know, it doesn't need

1 permission from any -- a discretionary approval from  
2 any of the town's own boards in order to do a project.

3 There was a little bit of consternation  
4 about that, about how the planning board -- they felt  
5 that they should have more say in terms of what was  
6 occurring with the project.

7 So that was --

8 CHAIRPERSON LUDWIG: You're talking outside  
9 the physical building?

10 MS. BARON: Yes, that's what the planning  
11 board is concerned about, the actual site layout.

12 MR. WHITAKER: The sidewalks.

13 MS. BARON: Yes, the tree plantings,  
14 sidewalks layout of the parking lot, things like that,  
15 is what the planning board is concerned with.

16 CHAIRPERSON LUDWIG: Which should not  
17 necessarily impact our ability to survey the structure  
18 for sure.

19 MS. BARON: I don't think -- I don't  
20 necessarily think that's what Jason is saying, that it  
21 would interfere with the ability to survey the  
22 structure. I think it's more that because the town's  
23 undergoing this major renovation project at this point  
24 in time, maybe it seems like this is not the time to  
25 do the survey, necessarily. But, I mean, that's up to

1 the board.

2 CHAIRPERSON LUDWIG: If we're going to do  
3 one, now is critical before things are changed,  
4 because it is -- you know, it's by a well-known  
5 architect, and it's pretty -- so far, anyway, the  
6 structure is pretty much intact as it was built, and I  
7 think it would be good to document that before it's  
8 lost.

9 And I think Mary Jo would agree with that.  
10 I don't know about the rest of the commission, but --

11 MS. DREHER: Can we order -- I think the  
12 only reason we would order a survey, though, is if we  
13 were considering designation.

14 CHAIRPERSON LUDWIG: Not necessarily. We  
15 ordered one on the Buckland House, and that's a  
16 municipal-owned building.

17 MS. DREHER: For the information?

18 CHAIRPERSON LUDWIG: Yes, just to have that  
19 documentation. Because it doesn't sound like, other  
20 than the -- I guess we probably still have the  
21 original drawing somewhere. Maybe not.

22 MS. LANPHEAR: We do.

23 CHAIRPERSON LUDWIG: But other than that,  
24 there's no -- there's no interpretive evaluation like  
25 we would get from Bero about the structure and the

1 interface with the architect and all of that kind of  
2 thing, which I think would be good to have.

3 MR. HAREMZA: Let me ask this. Surveys are  
4 typically exterior only; right? So when a cultural  
5 resource survey is conducted, it's not like Chris  
6 Brandt goes into the building to do the interior.

7 CHAIRPERSON LUDWIG: Well, he has. In some  
8 cases, he's noted -- at least one of the houses on  
9 Council Rock I believe it is, it was noted that -- the  
10 owners invited him in and was amazed that how much of  
11 the interior is original too.

12 MS. DREHER: Katie Comeau came into my  
13 house. If the owner agrees and invites them, I think  
14 it's fine for them to go in. I don't think that  
15 really changes necessarily what we have say over. But  
16 if it's just for information purposes, that could --

17 CHAIRPERSON LUDWIG: And it is a public  
18 building.

19 MR. HAREMZA: I don't know that Brighton's  
20 ever included interiors as a landmark designation. I  
21 know the city has.

22 MS. LANPHEAR: We did 75 surveys, don't  
23 forget, when the commission was new with the intent to  
24 learn the information about the buildings, not  
25 necessarily designate them.

1 CHAIRPERSON LUDWIG: Yes.

2 MS. LANPHEAR: So I think we're creating a  
3 body of knowledge that we will have. Whether it's  
4 ever designated or not, we will have that knowledge  
5 about the building.

6 CHAIRPERSON LUDWIG: I think that's  
7 critical. So...

8 MR. HAREMZA: I think that's fair. And I  
9 guess, the layout, two options -- and feel free to  
10 comment.

11 MS. BARON: Okay.

12 MR. HAREMZA: Either the commission holds  
13 off and you advance the cultural resource survey at  
14 the December meeting, getting a little bit more  
15 feedback, or you decide to order the survey tonight.

16 I think we would want to clarify in the --  
17 in the motion or in the vote, however it's phrased,  
18 that this is to gather information only at this point,  
19 something along those lines. I mean, the minutes  
20 will --

21 CHAIRPERSON LUDWIG: In other words, not  
22 with a goal of designation?

23 MS. BARON: Yes.

24 MR. HAREMZA: To say that somehow more  
25 elegantly than I just did.

1 MS. BARON: I think either of those options  
2 are good. I would recommend maybe waiting until  
3 December to learn a little bit more about what's going  
4 on with the construction itself, if Chris would be  
5 looking to go into the building. I just want to  
6 understand if they've started. I mean, I haven't been  
7 over there.

8 I don't know, Mary Jo, if you've been over  
9 there.

10 CHAIRPERSON LUDWIG: My concern is that  
11 between -- I just don't want anything lost between now  
12 and when the survey starts that might be important to  
13 this work. That's all.

14 MS. BARON: So if the board chooses to make  
15 a motion at this time, I would recommend that,  
16 following what Jason just said, if you choose to order  
17 a survey to survey the town hall, that it be for  
18 informational purposes only and not for the purpose of  
19 designating the building as a landmark.

20 MS. DREHER: I think in reality, even if we  
21 order it tonight, I'm not sure Bero will get to it.

22 CHAIRPERSON LUDWIG: Well, we won't know  
23 until we --

24 MS. DREHER: I would be concerned that they  
25 would -- I don't know if there's a way that they can

1 bump it to the front of line. But we've got other  
2 things, they've got other projects, so...

3 CHAIRPERSON LUDWIG: I really do think that  
4 this is something that probably shouldn't wait. I  
5 don't know.

6 What do you think, Mary Jo?

7 MS. LANPHEAR: Well, I was just going to ask  
8 Lauren.

9 If you state that it's not going to be for  
10 designation purposes, will that limit the group down  
11 the road for designation?

12 MS. BARON: Maybe I misunderstood. I  
13 thought that's what you were just discussing, that it  
14 was just for informational purposes.

15 CHAIRPERSON LUDWIG: I don't think we can  
16 designate it anyway, unless public law has changed.  
17 We have not -- because I think we wanted to designate  
18 one of the firehouses at one point, and we weren't  
19 allowed to because it's a municipal building.

20 MS. LANPHEAR: The No. 1 Fire Hall came down  
21 just before the Preservation Commission went into  
22 effect. I think it was '94, and the Preservation  
23 Commission law was passed in '95, so that's why we  
24 lost that fire hall.

25 The other thing that we talked about was

1 with the Schuyler Trading Post down in Ellison Park  
2 because it's owned by another government. It's owned  
3 by Monroe County. And that was -- I think the problem  
4 there was designating that building.

5 But if it's a town-owned building -- we have  
6 the Buckland House designated. It was designated  
7 after the town ordinance was in place and after the  
8 town bought the Buckland property. So the building  
9 was there and we designated the building. So there's  
10 a precedent there.

11 CHAIRPERSON LUDWIG: Well, then I don't  
12 think we need to put that in there, but I think --  
13 whether or not we're -- I don't think we want to limit  
14 ourselves. I think we just want to proceed with a  
15 designation. I mean, not the designation, but the  
16 survey.

17 And we don't have to -- I would not want to  
18 put any -- I think we can approach it with the idea  
19 that we want to capture the history of this building  
20 before it's changed in such a way that some of that  
21 history is erased.

22 MR. HAREMZA: I think that wording is good  
23 along those lines.

24 MS. BARON: Yes, that wording is fine. I  
25 guess I just want clarification. Just in terms of

1 timing purposes and where this is, where the project  
2 is in the process, because -- I mean, the project is  
3 moving forward; right? So it's not the intent of this  
4 board to designate the town hall as a landmark in the  
5 middle of this project, I guess is my question.

6 CHAIRPERSON LUDWIG: No, I don't think we  
7 could. I don't think we could. It's not that we're  
8 necessarily trying to halt the process or --

9 MS. BARON: Okay.

10 CHAIRPERSON LUDWIG: -- whatever. But I  
11 think it's good that we have someone independent of  
12 this commission do what we typically do on a survey,  
13 and that is to document as best we can the building as  
14 soon as we can, because it is pretty much the way it  
15 was built, for better or worse.

16 MR. HAREMZA: And I think the -- maybe a  
17 precedent to consider would be -- and I forget the  
18 name of the house, but it was within the last few  
19 years where presumably a survey was done and the  
20 designation process was started, but then there was  
21 some disagreement amongst the family members, and they  
22 chose to --

23 MS. LANPHEAR: It was Peter Tolliver's house  
24 on Varinna Drive.

25 MR. HAREMZA: Yes. And I don't know if this

1 is a legal process, or if it's just sort of a  
2 precedent with the Historic Preservation Commission,  
3 but if the owner of the property in question does not  
4 want designation to proceed, it typically does not.

5 Is that fair?

6 CHAIRPERSON LUDWIG: Not necessarily. We've  
7 certainly designated against people's wishes before,  
8 but we've also not designated, depending upon --

9 MS. LANPHEAR: The Archer House I'm thinking  
10 of on East Avenue.

11 MR. HAREMZA: 125 Old Mill was against --

12 CHAIRPERSON LUDWIG: Well, there's another  
13 one too. Anyway, our goal is not to -- I won't use  
14 the proper term, but to make people angry or to give  
15 us a black eye. But on the other hand, we are charged  
16 with a specific goal and duty as a commission.

17 And I don't think it's inappropriate to move  
18 this forward, to capture what we possibly can, and we  
19 probably should have thought of this six months ago,  
20 but we didn't.

21 MS. LANPHEAR: Ten years ago.

22 CHAIRPERSON LUDWIG: Yeah, you're right.

23 What do you the rest of you think, because

24 I --

25 MS. DREHER: I mean the obvious answer as to

1       why this wasn't done ten years ago or five years ago  
2       is because we were spending the limited amount we had  
3       surveying properties we clearly believed were for the  
4       purpose we designate.

5               I mean, I don't really have strong feelings  
6       on it. We have the funds. We don't have to spend the  
7       funds, but we have the funds allocated to us, and the  
8       changes are coming. So logically, for these purposes,  
9       I think it's fine. I don't think there should be  
10      concern.

11             I understand Jason's concerns, but I -- I  
12      don't think this is going to be that big of a deal.

13             CHAIRPERSON LUDWIG: Lauren.

14             MS. BARON: I hear you, but I kind of tend  
15      to agree with Jason. It is a little bit of a touchy  
16      issue than I think I conveyed earlier. So I think it  
17      might cause a bit of concern with the administration,  
18      but I don't think it's not within this board's power  
19      to do so.

20             So if this is what the board chooses to do,  
21      then you can certainly put a motion forward to do the  
22      survey.

23             MS. ROBINSON: But we do not want to not  
24      act.

25             CHAIRPERSON LUDWIG: Okay.

1 MR. WHITAKER: Depends on the windows.

2 CHAIRPERSON LUDWIG: Well, probably. But  
3 the -- just because we sent letters about the  
4 windows -- we feel strongly about the windows.  
5 They're certainly salvageable. And if the town wanted  
6 to, and certainly -- and there was certainly  
7 documentation in the letters that were sent around of  
8 many municipal buildings and commercial buildings  
9 where the windows have been restored.

10 So whether they are or not, is not  
11 necessarily the purpose of designation. It's just to  
12 document the building before changes are made.

13 MS. BARON: Okay.

14 MR. WHITAKER: That is true.

15 MS. DREHER: I think it would have to be  
16 separate from the window issues.

17 CHAIRPERSON LUDWIG: Well, no. It's going  
18 to be the whole building.

19 MS. DREHER: I mean, we're not doing this so  
20 that we can build a further case --

21 CHAIRPERSON LUDWIG: No.

22 MS. DREHER: -- as to why the windows should  
23 be preserved. It would be these are two separate --

24 CHAIRPERSON LUDWIG: They either are or  
25 they're not.

1 MS. DREHER: They're two separate things.

2 CHAIRPERSON LUDWIG: Who knows, maybe they  
3 have changed their mind on the windows. I don't know.

4 MR. WHITAKER: It doesn't sound like it.

5 CHAIRPERSON LUDWIG: Don't know.

6 MS. DREHER: Because I feel like, if the  
7 administration thought we were doing it for the  
8 purposes of building a case to preserve the windows,  
9 that would be -- that would be met with some  
10 opposition of where they are in the project.

11 But if it's understood that this is not  
12 that, we want to document what's there, and it's not  
13 for the purposes of designation, it's for the purpose  
14 of documentation for historical purposes, then...

15 CHAIRPERSON LUDWIG: If Mr. Moehle would  
16 like to talk with the chair of the Preservation  
17 Commission about this, I would be happy to do so, if  
18 that would help.

19 MR. HAREMZA: That's appreciated. And I  
20 think, also what Amanda just stated, that sentiment  
21 can be conveyed not necessarily in the actual, you  
22 know, motion, but through various --

23 CHAIRPERSON LUDWIG: I think we just have to  
24 do what we originally said. We want to document this  
25 building in its current state. I don't think we have

1 to say anything else. Because if you say something  
2 else, then you're limiting yourself to something that  
3 you may regret that you limited yourself in the  
4 future.

5 MS. ROBINSON: I think it should be phrased  
6 just the way we phrase any other situation.

7 MS. DREHER: Well, I think that might be a  
8 problem, though. If we don't tell them it's for the  
9 purposes -- I understand what you're saying, Diana.

10 CHAIRPERSON LUDWIG: What do you say when  
11 you do a survey? Do you tell the people you're --  
12 what do you say when you send out a letter saying  
13 you're going to do a survey?

14 MR. HAREMZA: It's a good question. Off the  
15 top of my head, I don't know.

16 MS. LANPHEAR: Well, you add that  
17 Christopher Brandt or somebody is going to be  
18 contacting them.

19 MR. HAREMZA: Right. You know,  
20 "Congratulations. You've been selected to..., " you  
21 know --

22 MS. LANPHEAR: Publishers Clearing House.

23 MR. HAREMZA: "That somebody from Bero  
24 Architecture would like to contact you to obtain  
25 permission to walk around your property," blah, blah,

1       blah.

2                   MS. ROBINSON:   So we don't mention  
3       designation?

4                   MR. HAREMZA:   I don't know, to be honest.

5                   CHAIRPERSON LUDWIG:   And I don't think we  
6       have to.   The commission has been around long enough,  
7       so that we would like to do an architectural survey.

8                   MR. HAREMZA:   The letter is not  
9       code-mandated -- or the language of the letter is not  
10      mandated by code, so we can customize that.

11                  CHAIRPERSON LUDWIG:   "This building is the  
12      work of an important architect.   It's undergoing  
13      renovations, and we would like to do a survey of the  
14      building in its current state."   Period.

15                  MS. LANPHEAR:   Would that be addressed to  
16      the town board as a group?

17                  MR. HAREMZA:   I believe so.

18                  MS. BARON:    I would say yes.

19                  MR. HAREMZA:   Yes.

20                  CHAIRPERSON LUDWIG:   Town supervisor would  
21      be included in that?

22                  MS. BARON:    He's on the town board, yes.

23                  MR. HAREMZA:   I'm still unclear on the  
24      town's operation in New York State.   The town  
25      supervisor is both an executive and a legislator.

1 MS. DREHER: Mr. Chairman, we might want to  
2 consider pushing this to December when we have more  
3 members of the board.

4 CHAIRPERSON LUDWIG: My only concern is  
5 that, depending upon Bero's schedule -- I don't want  
6 this to happen after things have -- the facility has  
7 been changed in such a way that a survey cannot be  
8 done realistically, because we're trying to catch the  
9 building before it's renovated with this survey.

10 MS. DREHER: And I understand the timing  
11 concerns. At this point, I'm undecided as to whether  
12 I think it's -- we should without further explanation.  
13 So I'm not sure we would have a quorum vote.

14 CHAIRPERSON LUDWIG: Well, if we don't, we  
15 don't.

16 MS. BARON: Do you want to put forward a  
17 motion to --

18 CHAIRPERSON LUDWIG: If Amanda doesn't feel  
19 comfortable with proceeding with this, there's not  
20 much sense in doing that.

21 MS. DREHER: Are you sure you don't want to  
22 indicate that we're not -- something like we're not  
23 seeking designation at this time?

24 MS. ROBINSON: No.

25 CHAIRPERSON LUDWIG: That's fine, I guess.

1 MS. ROBINSON: No, I don't think it should.

2 CHAIRPERSON LUDWIG: Well, I think if we  
3 just say that we're trying to document this building  
4 before it's altered with a survey, because it is the  
5 work of an important architect, it is an important  
6 building, it's been the hub of Brighton for many, many  
7 years, I think that's all we need to say. I don't  
8 know.

9 MS. DREHER: That's my concern. We don't  
10 intend to designate the property, and if we don't let  
11 them know that, I think people are going to get angry  
12 for no reason.

13 MR. HAREMZA: Well, the current  
14 commission -- the four members of the current  
15 commission here don't intend to designate. But you  
16 can't say that because you don't know what a future  
17 commission would choose to do.

18 CHAIRPERSON LUDWIG: No, I don't think --

19 MS. DREHER: Which is why, to your point,  
20 you wanted to limit --

21 CHAIRPERSON LUDWIG: Yeah.

22 MS. DREHER: Well, then, I think it makes  
23 sense to proceed with the vote today.

24 MS. BARON: Okay. So would you like me to  
25 craft the motion?

1 CHAIRPERSON LUDWIG: That would be  
2 wonderful.

3 MS. BARON: I would propose for the board's  
4 consideration a motion to encumber 2024 commission  
5 funds to direct Bero to conduct a cultural resources  
6 survey of 2300 Elmwood Avenue, also known as Town of  
7 Brighton Town Hall.

8 CHAIRPERSON LUDWIG: Which would probably  
9 include the complex, don't you think, Mary Jo, or not?

10 MS. LANPHEAR: Yes, I guess you're right.  
11 But C. Storrs Barrows did not design the police  
12 department, the courts building, nor did he design the  
13 library. His building is strictly the 1953 town hall  
14 building.

15 CHAIRPERSON LUDWIG: Well, that's another  
16 sticky wicket.

17 MR. HAREMZA: Well, isn't that the point of  
18 the cultural resources survey, though, is to document  
19 the various phases of the complex?

20 CHAIRPERSON LUDWIG: I think it has to be --

21 MS. LANPHEAR: I think they're contributing  
22 structures to the --

23 CHAIRPERSON LUDWIG: I think we have to do  
24 the whole ball of wax.

25 MS. BARON: Okay. Sorry. So did the police

1 department and library have a different address?

2 MR. HAREMZA: No. It's all 2300.

3 MS. BARON: So going back to the end of the  
4 motion that I just made, I also wanted to add "with  
5 the intent to document the current state of the  
6 building, as it is now, for historical purposes."

7 CHAIRPERSON LUDWIG: That's it?

8 MS. BARON: Unless the board is willing to  
9 consider stating "not for the purposes of cultural" --  
10 "designation as a landmark."

11 CHAIRPERSON LUDWIG: I think what you said  
12 is very succinct. "For the purpose of documenting the  
13 building," that's fine.

14 Would someone like to put forth a motion?

15 MS. ROBINSON: Could you just repeat that?  
16 Could you just repeat from the beginning without any  
17 interruption?

18 MS. BARON: A motion for the board's  
19 consideration to direct Bero Architecture to conduct a  
20 cultural -- to use 2024 commission funds to conduct a  
21 cultural resources survey of 2300 Elmwood Avenue, also  
22 known as Town of Brighton Town Hall, for the purposes  
23 of documenting the structure of the building for  
24 historical purposes.

25 CHAIRPERSON LUDWIG: Would someone like to

1 put forth that motion, please?

2 MR. WHITAKER: I've been making all the  
3 motions. Let somebody else do it.

4 CHAIRPERSON LUDWIG: Diana, do you want  
5 to --

6 MS. ROBINSON: Can I ask one question?

7 CHAIRPERSON LUDWIG: Yes.

8 MS. ROBINSON: The structure of the  
9 building?

10 MS. BARON: Sorry. We can take that out.  
11 "To do a cultural resources survey of 2300 Elmwood  
12 Avenue."

13 CHAIRPERSON LUDWIG: Let's take out  
14 "structure."

15 Okay. Would you like to make that?

16 MS. ROBINSON: I propose that we -- I make a  
17 motion to send this letter.

18 MR. WHITAKER: I would second.

19 CHAIRPERSON LUDWIG: Okay. Any discussion?  
20 Jason.

21 MR. HAREMZA: Dreher?

22 MS. DREHER: Yes.

23 MR. HAREMZA: Ludwig?

24 CHAIRPERSON LUDWIG: Yes.

25 MR. HAREMZA: Robinson?

1 MS. ROBINSON: Yes.

2 MR. HAREMZA: Whitaker?

3 MR. WHITAKER: Yes.

4 CHAIRPERSON LUDWIG: Wow. I didn't think we  
5 would be doing that. Great. Wonderful.

6 MS. LANPHEAR: The proposed changes, the  
7 criterion, would the original builder recognize his  
8 building when he returned to it, if he could return to  
9 it, even with the changes that are proposed, I think  
10 that would be, yes, he would be able to recognize his  
11 building. So there is that to consider.

12 CHAIRPERSON LUDWIG: Okay. Thank you all.  
13 Any other business?

14 MR. HAREMZA: Something to consider for next  
15 month. Again, assuming my arithmetic is correct  
16 regarding the budget, there's still money for an  
17 update. And one property that Mary Jo and Jerry and I  
18 have informally talked about is 3030 Brighton  
19 Henrietta Town Line Road.

20 A survey was done in 1997 by Cynthia Howk  
21 and -- I don't know if I shared these previously. I  
22 only made three copies.

23 CHAIRPERSON LUDWIG: That's okay. I've seen  
24 it.

25 MS. LANPHEAR: Yeah, I've got it.

1 CHAIRPERSON LUDWIG: So I would urge those  
2 here to go drive by it and also urge whoever is coming  
3 in December to drive by it.

4 MS. BARON: So just for the commission's  
5 information as well, back at your meeting on March 28,  
6 2019, you considered whether to remove this property  
7 from your list and voted not to. So there was a bit  
8 of a discussion at that time at that meeting as well  
9 about this property. I don't know if -- you all were  
10 all on board at that time, actually.

11 MR. HAREMZA: And we can distribute the  
12 copies of the minutes from that meeting prior to  
13 December.

14 CHAIRPERSON LUDWIG: That would be a good  
15 thing to do, because if the commission decides not to  
16 proceed with updating the survey, then we should  
17 have -- Mary Jo, maybe you come up with a plan B, if  
18 there's something else.

19 MS. LANPHEAR: I've been doing some research  
20 on the building, and it looks like -- it says it was  
21 built in 1840. That may or may not be so. I've found  
22 several transfers of the property from 1831 for this  
23 building on lot 40 to the people that eventually did  
24 own it in 1853.

25 So it may not be as old as 1840, but -- you

1 know, the style of the house too will have more  
2 import.

3 CHAIRPERSON LUDWIG: I just don't want us to  
4 run into another Old Mill Road scenario.

5 MS. LANPHEAR: Right.

6 MS. DREHER: Is this -- I'm looking at  
7 Google Maps. I can't figure out which house it is.  
8 It's the red one that's really in very poor condition?

9 MS. LANPHEAR: This one. That's in better  
10 days.

11 MR. HAREMZA: It's rather overgrown with  
12 vegetation.

13 MS. DREHER: It's boarded up. I drive by it  
14 all the time.

15 MR. HAREMZA: I believe it is part of the  
16 larger property that has been, you know, proposed to  
17 be developed as, you know, large-scale mixed-use  
18 complex in the past, and nothing has been --

19 CHAIRPERSON LUDWIG: I think we have to be  
20 very careful.

21 MS. DREHER: So no demolition permit  
22 requests?

23 MR. HAREMZA: Not yet.

24 MS. LANPHEAR: There was a famous person in  
25 the 20th century associated with the place, Leonard

1 Story Zartman. He was an aide to Senator Moynihan and  
2 was quite a prominent lawyer locally at the time, in  
3 the 1960s it looks like.

4 Also, there was something about -- no. I'm  
5 getting mixed up with another place where there was a  
6 murder. Never mind.

7 CHAIRPERSON LUDWIG: Seriously, Mary Jo, if  
8 there's an alternative, in case the board does not  
9 decide to encumber those funds for an update on  
10 this survey -- or maybe we should have that, whether  
11 we designate it or not, you know, just for  
12 historical --

13 MS. BARON: And the remaining funds are just  
14 for an update; right?

15 MR. HAREMZA: Yes.

16 MR. WHITAKER: This is 3030 and this is --

17 MR. HAREMZA: Just down the street from each  
18 other.

19 MS. LANPHEAR: It's 3300.

20 MS. DREHER: Who owns it?

21 MR. HAREMZA: I believe it's an LLC that is  
22 linked to either Buckingham or Home Leasing.

23 MS. DREHER: So a developer already owns it.  
24 Okay.

25 When did we last talk about it?

1 MR. HAREMZA: 2019.

2 MS. BARON: March of 2019.

3 MS. DREHER: That would be helpful. I would  
4 love to see what we --

5 MS. ROBINSON: There was no movement on that  
6 property.

7 CHAIRPERSON LUDWIG: There was no movement  
8 then, and so -- I guess, Mary Jo, if the commission  
9 decides not to proceed with that one, do you have  
10 another possibility for an update?

11 MS. LANPHEAR: Another update?

12 CHAIRPERSON LUDWIG: Just think about that  
13 for next month.

14 MS. BARON: The owner of the property is  
15 Brighton Business Park, LLC.

16 MR. HAREMZA: What's their address?

17 MS. BARON: 3030.

18 MR. HAREMZA: So they're receiving mail at  
19 3030? I doubt it.

20 MS. BARON: Oh, no. The mailing address is  
21 1 South Washington.

22 MR. HAREMZA: 1 South Washington is  
23 Buckingham, I think.

24 CHAIRPERSON LUDWIG: Any other business  
25 tonight?

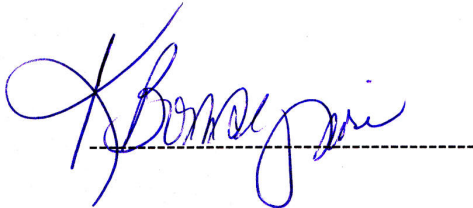
1 Motion to adjourn?  
2 MS. DREHER: I'll move.  
3 MR. WHITAKER: Second.  
4 CHAIRPERSON LUDWIG: All in favor.  
5 ALL BOARD MEMBERS: Aye.  
6 (Time: 8:15 p.m.)  
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REPORTER CERTIFICATE

I, KIMBERLY A. BONSIGNORE, do hereby certify that I did report the foregoing pages, 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 23rd day of December 2024  
at Brighton, New York



KIMBERLY A. BONSIGNORE  
Court Reporter and  
Notary Public No. 01B06032396  
in and for Monroe County, New York