

BRIGHTON
HISTORIC PRESERVATION COMMISSION
MEETING

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

10 | PRESENT:

JASON HAREMZA, EXECUTIVE SECRETARY

JERRY LUDWIG, CHAIRPERSON

14 DAVID WHITAKER) BOARD MEMBERS
15 DIANA ROBINSON)
15 AMANDA DREHER)

MARY JO LANPHEAR, TOWN HISTORIAN

LAUREN BARON, ESQ.
Attorney for the Town

20 | ABSENT •

JUSTIN DELVECCHIO
JOHN PAGE
WAYNE GOODMAN

23 REPORTED BY: KIMBERLY A. BONSIGNORE, Court Reporter
24 FORBES COURT REPORTING SERVICES, LLC
25 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 forgot 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.)

7 * * *

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1

REPORTER CERTIFICATE

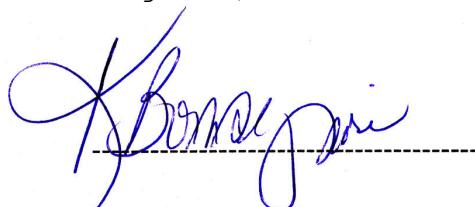
2

3 I, KIMBERLY A. BONSIGNORE, do hereby certify
4 that I did report the foregoing pages, which was taken
5 down by me in a verbatim manner by means of machine
6 shorthand.

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

11

12 Dated this 23rd day of December 2024
13 at Brighton, New York



17

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

18

20

21

22

23

24

25