
BRIGHTON
HISTORIC PRESERVATION COMMISSION
MEETING

January 23, 2025
At approximately 7:15 p.m.
680 Westfall Road
Rochester, New York 14620

PRESENT:

JASON HAREMZA, EXECUTIVE SECRETARY

JERRY LUDWIG, CHAIRPERSON

DAVID WHITAKER)	BOARD MEMBERS
DIANA ROBINSON)	
AMANDA DREHER)	
JUSTIN DELVECCHIO)	
JOHN PAGE)	

MARY JO LANPHEAR, TOWN HISTORIAN

LAUREN BARON, ESQ.
Attorney for the Town

ABSENT:

WAYNE GOODMAN

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

1 CHAIRPERSON LUDWIG: Anyone here to speak at
2 open forum.

3 Okay. I would like to call the meeting to
4 order.

5 Would you call the roll, please?

6 (Whereupon the roll was called.)

7 MR. HAREMZA: Goodman is absent.

8 CHAIRPERSON LUDWIG: Thank you.

9 May I have a motion to approve the agenda,
10 please?

11 MR. WHITAKER: So move.

12 CHAIRPERSON LUDWIG: Thank you, David.

13 MR. PAGE: I'll second.

14 CHAIRPERSON LUDWIG: Thanks, John.

15 All in favor?

16 ALL BOARD MEMBERS: Aye.

17 CHAIRPERSON LUDWIG: The agenda stands
18 approved.

19 First item -- well, did you approve the
20 November minutes in December?

21 MR. HAREMZA: Bear with me one moment.
22 Technology is not cooperating with me right now.

23 MS. BARON: The meeting minutes from
24 December.

25 MR. HAREMZA: We did not approve the

1 November meeting minutes in December.

2 MS. BARON: Yes. But now you should have
3 the December meeting minutes.

4 CHAIRPERSON LUDWIG: Right. But also we
5 need to -- if they weren't approved, we need to --

6 MR. HAREMZA: Do November's.

7 CHAIRPERSON LUDWIG: Okay. Any additions,
8 corrections to November's meeting minutes?

9 MS. DREHER: I think they were sent out a
10 while ago, right after our last meeting, I think, and
11 I didn't have any substantive --

12 CHAIRPERSON LUDWIG: I just have three, I
13 think, for November.

14 Page 13, line 22, we're talking about
15 roofing. It should be tern, T-E-R-N, not T-U-R-N.

16 And line 15 -- or page 15, line 20, 21, Kurt
17 Catalano, K-U-R-T, C-A-T-A-L-A-N-O.

18 And then on page 26, line 24, I think I
19 meant December, not September. They'll all say that.

20 I think that's it.

21 I wasn't here. Any other additions or
22 corrections to November?

23 Okay. How about December?

24 MS. LANPHEAR: I have one on page 15, line
25 12. 15, line 12, the original survey was 75

1 buildings, not 57 buildings.

2 CHAIRPERSON LUDWIG: Okay. Anything else on
3 December?

4 MS. DREHER: I didn't have anything
5 substantive.

6 CHAIRPERSON LUDWIG: Okay. Motion to
7 approve minutes as corrected.

8 MR. PAGE: I'll make that motion, John Page.

9 MR. WHITAKER: Second.

10 CHAIRPERSON LUDWIG: Thanks, David.

11 Thanks, John.

12 All in favor.

13 ALL BOARD MEMBERS: Aye.

14 CHAIRPERSON LUDWIG: Minutes stand approved.

15 Was this meeting duly advertised?

16 MR. HAREMZA: Yes. This meeting was duly
17 advertised in the Daily Record of January 16, 2025.

18 CHAIRPERSON LUDWIG: Very good. That
19 meeting will now be held.

20 We have no communications, no designation of
21 landmarks. The first item on the agenda, Certificate
22 of Appropriateness.

23 **Application 1H-01-25**

24 Application of Bruce Williamson, owner, for
25 property at 484 French Road, tax number 150.14-1-3,

1 for a Certificate of Appropriateness to replace
2 existing 8-by-10 shed with a 10-by-16 shed.

3 CHAIRPERSON LUDWIG: Is there anyone here to
4 speak on that?

5 Bruce didn't make it.

6 Any concerns? Questions?

7 MR. PAGE: I have some questions. So the
8 purpose of this submission is for a Certificate of
9 Appropriateness or for some additional feedback?

10 CHAIRPERSON LUDWIG: Certificate of
11 Appropriateness to replace -- take down the existing
12 shed and replace it with a new shed.

13 MR. PAGE: So there's a number of
14 clarifications that I would like to have in order for
15 us to be able to put together -- a way to make an
16 approval.

17 If I'm understanding the application
18 correctly, there's a couple of photos that are
19 referenced that show the types -- yeah, 11 and 12 are
20 photos showing two types of shed that one can connect
21 the parts for, I understand. And so they have
22 different elements to them from one another.

23 So, for instance, the door style is
24 different in photo 11, photo 12. The window style is
25 different in photo 11 and 12. The exterior window and

1 door trim style is different. The roof overhang and
2 fascia trim are different.

3 Those are things that I would like to get
4 some clarification on. I think, for the purpose of an
5 approval, it would be good to have two dimensions on
6 the plan that lock down where the shed is going to be.

7 We get a good idea from it, but there would
8 be a dimension that would be parallel to the fence --
9 where the shed is parallel to the fence that says it's
10 1 foot or 2 foot or foot and a half, whatever it is,
11 and then another dimension from the southwest corner
12 that would sort of identify specifically where they're
13 proposing it.

14 It's unclear whether the shed is intended to
15 have an exterior light. The existing shed has a
16 light. There's no indication for a light on the
17 other -- on the new one. But if there is, then I
18 would like to have some information on that.

19 And then it appears to me that there's some
20 existing hardscape that's possibly going to be
21 modified in some fashion in order to install the shed.

22 So these are some clarifications that would
23 normally be -- information that normally would be
24 provided to us to have a complete package.

25 In general, I don't have any problem with

1 them replacing the shed with another shed and having
2 it painted in the same colors as the existing shed and
3 consistent with the roof, but I would like to -- so I
4 could approve it in concept, but would request
5 additional information for final approval, personally.

6 MS. DREHER: I have the same questions as
7 John, as I was looking at the two pictures of the
8 shed, what the new shed might look like. In reading
9 the description, I think 11 is -- well, it's showing
10 the basic-shaped roofing material and T1-11 siding to
11 be used, and then 12 says it's showing the siding as
12 it will be used.

13 So I guess I took it to mean, like, the shed
14 will look like 11, except it'll have the siding 12,
15 but I don't think it's really clear enough for us to
16 conclude that, unless anyone else thinks it's reading
17 something else from those descriptions.

18 MR. PAGE: One of the things that is a minor
19 issue for me is that in number 12 the fascia is
20 constructed of T1-11, and I recommend from a minor
21 aesthetic point that the trim should be trim, solid
22 wood trim of some sort, like the trim on the windows
23 and the doors.

24 CHAIRPERSON LUDWIG: Well, I think we first
25 need to decide do we like 11 or do we like 12.

1 Personally, I think 12 looks better.

2 MR. WHITAKER: I agree.

3 CHAIRPERSON LUDWIG: It's nicer looking.

4 And I agree, John, that certainly T1-11 on the fascia
5 is not -- it should be replaced with regular trim.

6 So do we want to --

7 MS. BARON: So I think because the applicant
8 is not here to answer some of your questions, or
9 explain what they want to do, that it would be best to
10 table it at this time to allow them to answer your
11 questions, provide more information, and give them an
12 opportunity to speak to you since it sounds like you
13 have specific questions that just can't be answered at
14 this time without the applicant's input.

15 CHAIRPERSON LUDWIG: Well, I agree, Lauren,
16 but I also think it might be good to give them at
17 least some feedback as to some of our comments.

18 MS. BARON: Sure. So what I'm hearing is
19 the trim should be solid wood trim, like the trim on
20 the windows and doors, not the T1-11 material.

21 CHAIRPERSON LUDWIG: We're talking number 12
22 here.

23 MS. BARON: But you like the design of
24 number 12?

25 CHAIRPERSON LUDWIG: Don't you?

1 MR. PAGE: Yes. This is a shed, so I'm not
2 super -- I wouldn't necessarily go to the mat between
3 the two, but I would want to get a better description.

4 CHAIRPERSON LUDWIG: Well, I think the
5 windows look better than --

6 MR. PAGE: I agree with you, except for the
7 fascia, number 12 is nicer looking, but I don't know
8 if they're asking us for that kind of input exactly.

9 CHAIRPERSON LUDWIG: Well, they gave us two.

10 MR. PAGE: They did.

11 CHAIRPERSON LUDWIG: Do you want chocolate
12 or vanilla?

13 MS. DREHER: How it's written in the
14 description, though, it almost seems like they both
15 are sort of examples of not exactly of what it would
16 look like.

17 The difference in the doors is pretty big,
18 so I -- yeah, I really don't know what exactly they
19 were going for between these two, or maybe this is
20 just, like, examples of -- and what they really would
21 like to do is something else.

22 CHAIRPERSON LUDWIG: I guess basically what
23 we have to do, then, is table it. We have too many
24 questions and no one here to answer them.

25 MS. BARON: Yes, I think that's the best

1 course of action right now.

2 MR. HAREMZA: Just to clarify, John, your
3 points on the dimensions on the site plan. So looking
4 at drawing number 13, the site plan, the proportion is
5 shown generally to scale, but you want dimensions
6 called out and noted on the drawing. Is that correct?

7 MR. PAGE: Yes. So they show the shed
8 parallel to the fence that is along the rear
9 property -- what I call the rear property. Ideally it
10 would be nice to have a dimension that says what that
11 is and it's parallel, and then another dimension that
12 would go from some visible point to the southwest
13 corner, and that sort of sets it.

14 I know we have the photos of the flags, and
15 that's all nice. If we were -- if this was a building
16 that had more substance to it, we would require at
17 least that -- something that nailed down where it was,
18 other than just the sketch without any dimensions on
19 them.

20 MR. HAREMZA: I'm going to just pop over
21 there.

22 Southwest corner of what?

23 MR. PAGE: Yes, I was hoping you would come.
24 So what I would expect to see is the dimension there,
25 and then something like -- maybe those two dimensions

1 tell us exactly what it's going to be and their
2 contractor.

3 MR. HAREMZA: Very good.

4 MR. DELVECCHIO: Do we also want a height
5 dimension? I mean, you can infer it's a man door.

6 MR. PAGE: They have something on there
7 about the walls being 8 feet.

8 Am I remembering that?

9 MS. DREHER: Yes, I'm picturing that.

10 CHAIRPERSON LUDWIG: Yes, height dimensions
11 on here, 8 feet to the -- and the slope.

12 MR. DELVECCHIO: Right, I've got you.

13 And what about our interest in the window
14 fenestration as it might relate to the house? Is this
15 an opportunity -- I don't see any pictures of the
16 house. We probably have them --

17 CHAIRPERSON LUDWIG: Well, I think the house
18 has double-hung windows, to the best of my
19 recollection.

20 MR. DELVECCHIO: Okay.

21 CHAIRPERSON LUDWIG: Which is why I like
22 number 12, which is a little more clearer than number
23 11 as far as the windows and the muntins in the
24 windows.

25 MS. ROBINSON: From the street view, we'll

1 just see a blank wall.

2 CHAIRPERSON LUDWIG: You'll see -- yes.

3 Well, let's see. Where is the -- you won't
4 see it from the street unless you crane your neck.

5 MS. DREHER: Going down French Road, you can
6 see it. You can see it, but it would be -- it's like
7 an end.

8 MR. PAGE: It's at a distance, it's at an
9 angle, and it's behind a fence.

10 MS. DREHER: Yes, it is. You're seeing an
11 end, not the front -- not where the doors are going to
12 be and not the back. I don't go down Edgewood looking
13 that direction very often, so I'm not sure about the
14 other view.

15 CHAIRPERSON LUDWIG: So do you need a motion
16 to table?

17 MR. HAREMZA: One more question and --
18 apologies if you've already covered this. You prefer
19 number 12, but no T1-11 fascia.

20 As far as the cladding for the entire
21 building, would T1-11 be considered, or is that a
22 nonstarter? I want to be able to advise the
23 applicant.

24 CHAIRPERSON LUDWIG: I talked to Bruce, he
25 called me, and I said I would love to see Hardie

1 board. But I understand that this is a shed, and
2 Hardie board, you know, doesn't -- I don't believe you
3 can get it in 8-by -- or 4-by-8 sheets.

4 MR. HAREMZA: You can.

5 CHAIRPERSON LUDWIG: Well, anyway, I can
6 live with T1-11.

7 MR. PAGE: Yes, I'm fine with it.

8 MR. HAREMZA: Okay. Thank you.

9 CHAIRPERSON LUDWIG: So other than that,
10 anything else?

11 MS. ROBINSON: So do I understand that there
12 are doors facing the pool and there's going to be
13 another door at the end?

14 CHAIRPERSON LUDWIG: I think just the two
15 doors. I mean the double doors facing the pool, as
16 far as I know.

17 MS. ROBINSON: How about this door? Is that
18 another door?

19 CHAIRPERSON LUDWIG: Well, let's see.

20 MR. DELVECCHIO: Well, that's a good point.
21 The gable --

22 CHAIRPERSON LUDWIG: It does show one on the
23 end. Yes, a 3-foot door on the end.

24 MS. ROBINSON: Too many questions.

25 CHAIRPERSON LUDWIG: Which end? Don't know.

1 MR. DELVECCHIO: Now, would that have
2 windows, unless it's on the --

3 MS. DREHER: So, yes, it says the double
4 barn doors is on the end.

5 CHAIRPERSON LUDWIG: So it would be -- as
6 you face the front of the building with the double
7 doors, it would be on the left end, according to the
8 floor plan.

9 MR. DELVECCHIO: And then there's an
10 exterior door on this side as well that he calls out.

11 MS. DREHER: But we don't know what that's
12 going to look like.

13 CHAIRPERSON LUDWIG: Yes, that's the one on
14 the front.

15 MS. DREHER: Yeah, but the double doors that
16 are shown on the picture are not --

17 CHAIRPERSON LUDWIG: Yes. It says exterior
18 door, entry area, exterior -- on the floor plan,
19 exterior door, and then there's a door for the storage
20 thing that you can --

21 MS. DREHER: We have no idea what the front
22 exterior door is going to look like.

23 CHAIRPERSON LUDWIG: Yes, it's these.

24 MS. DREHER: Well, this says "double barn
25 door" on the side, and that's what that looks like.

1 CHAIRPERSON LUDWIG: Well, double barn
2 door --

3 MS. DREHER: I guess we don't know.

4 CHAIRPERSON LUDWIG: On the other side, it
5 says a 3-foot door. So whether it's two doors or
6 not -- we obviously have a few more questions.

7 MR. PAGE: We are confused, of course,
8 because we're trying to be --

9 CHAIRPERSON LUDWIG: We're not trying to be
10 a pain, but we're trying to find out what's going on.
11 So I think we need Bruce here to explain himself.

12 MS. BARON: So if somebody wants to make a
13 motion to table Application 1H-01-25 until your
14 February meeting.

15 CHAIRPERSON LUDWIG: May I have a motion,
16 please?

17 MS. DREHER: I'll make the motion.

18 CHAIRPERSON LUDWIG: Thanks.

19 MR. DELVECCHIO: I'll second.

20 CHAIRPERSON LUDWIG: Thank you.

21 Do you want to call the roll on this?

22 MR. HAREMZA: DelVecchio.

23 MR. DELVECCHIO: Yes.

24 MR. HAREMZA: Dreher.

25 MS. DREHER: Yes.

1 MR. HAREMZA: Ludwig.

2 CHAIRPERSON LUDWIG: Yes.

3 MR. HAREMZA: Page.

4 MR. PAGE: Yes.

5 MR. HAREMZA: Robinson.

6 MS. ROBINSON: Yes.

7 MR. HAREMZA: Whitaker.

8 MR. WHITAKER: Yes.

9 MR. HAREMZA: Thank you.

10 CHAIRPERSON LUDWIG: Okay. Thank you.

11 Next item.

12 **Application 1H-02-25**

13 Application of Bristol Valley Homes, LLC,
14 owner of property and John Hotto, agent, at 3108 East
15 Avenue, tax number 138.09-2-2, for a Certificate of
16 Appropriateness to rehabilitate the existing building,
17 construct a canopy, install gas pumps and other site
18 modifications.

19 MR. WHITAKER: This is 1H-01, isn't it?

20 CHAIRPERSON LUDWIG: Well, I don't think so.
21 It says 1H-02.

22 Are you here to speak?

23 MR. HOTTO: Yes.

24 CHAIRPERSON LUDWIG: Come up and introduce
25 yourself for the record, please.

1 MR. HOTTO: Good evening, Historic
2 Preservation Commission. My name is John Hotto,
3 Landtech Surveying and Engineering, Rochester. I'm
4 here representing this project, Quicklee's, at 3108
5 East Avenue, Brighton.

6 PEMM, LLC, the developer of the property, is
7 requesting a Certificate of Appropriateness to upgrade
8 the existing vintage 1920s era gas station building to
9 a modern convenience store with retail gas sales. The
10 goal here is really to bring the appearance of the
11 building back in line with its original character.

12 There will be a gas pump canopy as well out
13 in front of the building. We also will be doing
14 repaving, drainage, water, and sanitary upgrades,
15 landscaping upgrades, drainage. In fact, we're
16 reducing the amount of pavement out there to provide
17 more distinctive driveways, which we do have permits
18 for from the DOT, New York State DOT.

19 The work is really necessary to comply with
20 replicating the original vintage architecture of the
21 building. The architect has recommended that all of
22 the original shingles, slate shingles, on the roof be
23 removed, categorized, and inventoried, cleaned and
24 restored, to the best they can, and also replace any
25 of the shingles that were broken with the same type of

1 slate that is on there now.

2 The exterior of the building was originally
3 stucco, so that would be replaced and upgraded to
4 stucco again.

5 It has exposed timber framing. That will
6 all be restored and brought up to, you know, a nice
7 visual appeal with the neighborhood.

8 The corner trim will be steam-cleaned and
9 repointed.

10 The exterior walls, again, will be
11 restuccoed and painted in an alabaster white.

12 Broken and missing slate tiles will be
13 sourced from a quarry, like I said earlier, to match
14 original tiles, roof shingles.

15 Copper gutters, flashing, and snow guards
16 will be installed also.

17 There will be some landscaping improvements,
18 including a 3-foot high wall with a stone veneer
19 finish to match the slate shingles along the front of
20 the property just to kind of tie everything together.

21 Primarily -- oh, the canopy will also have
22 slate shingles on top to match the original building.
23 So that will be a nice detail.

24 The site lighting will be very subtle to
25 minimize spillage without reducing safety during night

1 operation.

2 And again we intend to completely replicate
3 the previous submittal to all of the boards in
4 Brighton. So there's really no change from our
5 original submission. In fact, there's none.

6 CHAIRPERSON LUDWIG: That was going to be my
7 next question -- or first question. So basically this
8 application was presented and approved in 2023, I
9 believe?

10 MR. HAREMZA: Correct.

11 CHAIRPERSON LUDWIG: And so basically you're
12 just submitting the same information which we approved
13 then for approval now.

14 MR. HOTTO: Okay.

15 MR. HAREMZA: Just to clarify, I forget who
16 raised it, this application is 1H-02-25. In the
17 italicized parenthetical notes, there's a couple of
18 typos there on the agenda. So just to clarify that.

19 I did print out the 2023 approval for you.
20 You have it in front of you. If we do have
21 discussions about this, just refer to the 2023
22 submittal and the 2025 submittal. Because the
23 application numbers are quite similar, I think that's
24 the best way to avoid confusion.

25 Just one minor thought. I don't know if the

1 board wants any clarification on this. The canopy --
2 I know there's pretty good replica slate made out of
3 composite or plastic material that has been approved
4 by preservation boards I have known.

5 So the canopy will have real stone slate on
6 it?

7 MR. HOTTO: Correct.

8 MR. HAREMZA: Okay.

9 CHAIRPERSON LUDWIG: Any questions?

10 So basically what we're doing is reapproving
11 what we approved before, and the reason that we're
12 doing that is the original application has expired.

13 MS. BARON: I just have one question -- one
14 clarification, and also just for the board's
15 information. You made several findings of fact in
16 your 2023 approval, and there were several conditions,
17 which Jason said he provided to you, and that's part
18 of the agenda. There was a letter that went out with
19 all the conditions, and then those were also with your
20 approval.

21 One of those conditions was that the
22 applicant needs to use wood material for the proposed
23 privacy fence and dumpster enclosure. The current
24 application before the board tonight still says that
25 there's going to be a -- the dumpster enclosure will

1 be concrete block, finished with stucco.

2 Is that a change or is it the same from the
3 previous application?

4 CHAIRPERSON LUDWIG: I think they're two
5 different things.

6 MR. HAREMZA: Yes, I think I might know the
7 answer.

8 MS. BARON: Okay.

9 MR. HAREMZA: Three sides of the dumpster
10 enclosure are going to be block with stucco, and the
11 wood refers to the gates that open, and the fence is
12 to be wood as well.

13 MS. BARON: Okay.

14 MR. HAREMZA: If that's correct.

15 CHAIRPERSON LUDWIG: Yes, there's a fence
16 along the -- it would be the southeast side of the
17 property towards Allen Creek School, which originally
18 was -- I think they called vinyl, but we asked that it
19 be wood. And it is stated that it is wood.

20 MS. BARON: But the condition -- the
21 previous condition also said the dumpster enclosure
22 should also be wood. So I just wanted clarification
23 on that because that's how it read, I believe.

24 MS. DREHER: Could change it to the gate on
25 the dumpster enclosure.

1 MS. BARON: Yes. Just to clarify, that's
2 what the board intended at that time, yes.

3 CHAIRPERSON LUDWIG: Are you done?

4 MS. BARON: Yes. That was my only question,
5 yes.

6 MR. PAGE: So there's a number of things
7 that appear different between the '23 and the '25 that
8 I have questions about. One is the canopy roof is a
9 hip --

10 CHAIRPERSON LUDWIG: We approved that.

11 MR. PAGE: -- which I approved. It's a
12 match on the drawings we were given from before, and
13 that's fine. So I'm in favor of that.

14 MS. DREHER: I think what's our condition --
15 I think we were given two options within the '23
16 submittal, and the condition is option -- I was
17 looking at this current submission, if it has the
18 correct one we approved before.

19 MR. PAGE: Okay. Good.

20 In the '23 drawings -- let me see if I -- at
21 least in the -- yes, in the facade drawings, they show
22 windows and doors on the north and south that are
23 shown on the '25 drawings as infill, and I'm wondering
24 about where we are on that.

25 MR. HOTTO: I'm sorry. I didn't hear what

1 you said.

2 MR. PAGE: So on the '23 drawings, at least
3 the ones we got copies of this evening, on the
4 north/south side they show a number of windows and
5 doors.

6 And on the '25 drawing that we received
7 recently, they show on the north elevation -- if I'm
8 reading it correctly, all the windows are shown as
9 infill. I'm just trying to --

10 CHAIRPERSON LUDWIG: I don't see any infill.

11 Where do you see that? All the colored
12 renditions --

13 MR. PAGE: Of '23.

14 CHAIRPERSON LUDWIG: Oh, I see what you
15 mean.

16 Here?

17 MR. PAGE: Yes.

18 MR. HAREMZA: Where do you see the windows,
19 John?

20 CHAIRPERSON LUDWIG: Here, there's an infill
21 there next to the door. And these, on this side, are
22 all infill.

23 Are you familiar with what we're talking
24 about?

25 MR. HOTTO: May I approach?

1 CHAIRPERSON LUDWIG: So whatever we're
2 talking about -- yes, you can come over, but make sure
3 that she can --

4 MR. PAGE: Okay. If you can show me the '23
5 drawings here, which I don't have.

6 MR. HAREMZA: Yes.

7 CHAIRPERSON LUDWIG: Well, we have these.

8 MR. HAREMZA: So one of the challenges is
9 there are several iterations of '23 drawings.

10 CHAIRPERSON LUDWIG: When were these dated?

11 MR. HAREMZA: December 14, 2023.

12 MS. DREHER: A300, A301?

13 MR. HAREMZA: That's correct, yes.

14 MS. DREHER: Okay. I just wanted to make
15 sure I'm on the right page.

16 CHAIRPERSON LUDWIG: It's interesting,
17 because on the same sheet we have A01, the color
18 rendition shows all of the windows, but then as you
19 get back to A300, it shows them infilled.

20 Do you see what I mean?

21 MS. DREHER: Do we have a 2025 rendering of
22 both elevations? I'm not seeing --

23 MR. HOTTO: I just gave you the southern --

24 MS. DREHER: Okay.

25 CHAIRPERSON LUDWIG: And then you see on

1 this page, it shows all of these.

2 MR. HOTTO: The renderings on the north show
3 windows.

4 CHAIRPERSON LUDWIG: Yes. So there is kind
5 of a conflict there.

6 MR. HAREMZA: And then the note on those
7 says "infill to remain," suggesting that they had been
8 infilled and they're going to stay that way.

9 MR. PAGE: So this is again -- as with the
10 prior one, in some ways it's a clarification so that
11 we understand what we're getting as opposed to
12 somebody, us or somebody else, being confused later on
13 about what it is that we've approved.

14 MR. HOTTO: I appreciate the point. I can't
15 speak for the architect, but I'll make a decision
16 right now that there's going to be windows on both the
17 south and north, because I'm not crazy about infill
18 anyways. I think it looks ridiculous.

19 CHAIRPERSON LUDWIG: And then if that were
20 to change, then you would have to come back for a
21 Certificate of Appropriateness.

22 MS. BARON: So that can always be a
23 condition. If the board wanted to add that as a
24 condition of your approval, that there be windows on
25 the --

1 CHAIRPERSON LUDWIG: I think so. I think it
2 needs to be stated.

3 MR. HAREMZA: And I would just also add to
4 that condition, for the board's consideration, to
5 ensure that the renderings, elevations, and floor
6 plans match with regard to door and window placement.

7 You know, I understand one firm is doing the
8 architecture, one firm is doing the engineering, and
9 you need to, you know, coordinate, and that's not
10 always easy. So I understand where you're at, but I
11 think for the final, you know, record drawings we need
12 to have them match.

13 MR. PAGE: And I think that it would -- it's
14 also possible -- this has happened frequently in my
15 work in the past. Somebody does the rendering, and
16 the rendering folks are not entirely on the same page
17 as the people doing the plans, elevations.

18 And I think that it would be good to give
19 them the opportunity for a clarification if we give an
20 approval with condition, like a condition to come back
21 in with drawings that are accurate for what they need.
22 Because there may be an instance where, based on your
23 floor plan, you do want to infill something that's
24 shown as a window.

25 And I don't want to make it a hard-fast

1 condition necessarily if we can approve it with the
2 condition that they come back for clarification of the
3 openings. For instance, that would not stop them from
4 proceeding in what they're -- you know, moving forward
5 with their plans.

6 CHAIRPERSON LUDWIG: Well, John has stated
7 that he -- this is what he wants to see. So if we
8 approve this and there's a change, then --

9 MR. HAREMZA: I think procedurally the
10 outcome is the same. Either you approve it with the
11 condition that, you know, John Page has suggested,
12 that they come back, or you approve what is presented
13 with the windows. And if it comes out that that can't
14 be built or doesn't want to be built, they have to
15 come back anyway. So either way --

16 CHAIRPERSON LUDWIG: Whichever you -- from a
17 legal --

18 MS. BARON: Yeah, I think that approval with
19 certain conditions at this time, rather than approving
20 and having them come back with some revised plan,
21 would be okay, because you can impose the conditions
22 that you want.

23 As Jason said, if they do not adhere to
24 those conditions, they have to come back anyways. So
25 if the plan is significantly changed based on the

1 infill of certain window locations, then they have to
2 come back.

3 CHAIRPERSON LUDWIG: Okay.

4 MR. PAGE: Another point that I have, or
5 question, comment, is that there's specific mention in
6 there about rehab on the existing coins, the stones
7 that are on the corners being cleaned with a wire
8 brush, and I would suggest that that get looked into.

9 It's normally not a good idea to use a wire
10 brush on any masonry for cleaning because you can take
11 off the outer face that's the hard protection for the
12 interior. A stiff --

13 CHAIRPERSON LUDWIG: So a bristle brush.

14 MR. PAGE: A bristle brush would be better.
15 A small point.

16 CHAIRPERSON LUDWIG: Any other questions?
17 Comments?

18 I would like to close the public hearing.

19 Lauren, would you do the honors, please?

20 MS. BARON: Yes. Just give me one second.

21 CHAIRPERSON LUDWIG: John, if I can, will
22 you be sort of in charge of the construction? What is
23 going to be your official role in all of this?

24 MR. HOTTO: I'm the project manager for the
25 engineer, which includes the planning board and the

1 zoning board as well.

2 CHAIRPERSON LUDWIG: You will be on the site
3 supervising?

4 MR. HOTTO: Yes.

5 MS. BARON: I'm sorry. So was the public
6 hearing closed?

7 CHAIRPERSON LUDWIG: The public hearing is
8 closed.

9 MS. BARON: Okay. So I would like to put
10 forward a motion for the board's consideration.
11 Whereas Application Number 1H-02-25 has been submitted
12 for a Certificate of Appropriateness under the town's
13 Historic Preservation Law for the construction of a
14 canopy, gas pumps island, and other site and building
15 modifications in the manner and location as described
16 in the submitted plans on property located at 3108
17 East Avenue in the Town of Brighton, County of Monroe,
18 owned by Bristol Valley Homes, LLC;

19 And whereas Application 1H-01-23 for a
20 Certificate of Appropriateness for the same property
21 considered by the Historic Public Commission at public
22 meetings on January 26, 2023 and February 23, 2023,
23 and approved by the Historic Preservation Commission
24 on February 23, 2023, subject to certain conditions;

25 And whereas the plans as proposed as part of

1 Application Number 1H-02-25 are substantially similar
2 to the plans for the construction and building
3 modifications that were proposed as part of
4 Application 1H-01-23;

5 And whereas the necessary legal notice has
6 been published and the required sign posted pursuant
7 to town code;

8 And whereas the Historic Preservation
9 Commission hereby received and filed the
10 above-described application, the supporting materials
11 and all correspondence under documentation submitted
12 regarding the application;

13 And whereas the Historic Preservation
14 Commission duly held a public hearing on January 23,
15 2025, to consider the application and all persons
16 having an interest in such matter, having had an
17 opportunity to be heard therein, now therefore it is
18 hereby resolved, the Historic Preservation Commission,
19 after carefully considering the submissions received
20 and all of the testimony given relating to said
21 application at the January 23, 2025, public hearing,
22 the Historic Preservation Commission approves
23 Application 1H-02-25, and adopts and affirms the
24 findings of fact and conditions set forth in the
25 commission's determination regarding Application

1 1H-01-23 at the February 23, 2023, meeting as if they
2 apply to Application Number 1H-02-25, except condition
3 number 2 shall be amended to state "The applicant
4 shall use wood materials for the proposed privacy
5 fence and gate for the dumpster enclosure," and
6 condition number 4 shall be amended to state
7 "Construction shall commence within one year of the
8 date of the granting of the Certificate of
9 Appropriateness and shall be diligently pursued."

10 And it is further resolved that windows be
11 placed on the northerly and southerly side of the
12 building as reflected in the 2025 plans;

13 And it is further resolved the renderings,
14 elevations, and floor plan shall be consistent with
15 each other in regards to the locations of windows and
16 doors;

17 And it is further resolved that all required
18 building permits and town approvals shall be obtained.

19 CHAIRPERSON LUDWIG: May I have someone put
20 forth that motion, please?

21 MS. DREHER: I'll make the motion.

22 CHAIRPERSON LUDWIG: Thank you.

23 Second, please?

24 MS. ROBINSON: I'll second it.

25 CHAIRPERSON LUDWIG: Thank you.

1 MS. BARON: So just to clarify one amendment
2 to the previous condition. So back in 2023, one of
3 your conditions was that construction had to be
4 completed within one year. The code only requires
5 that they diligently pursue construction within one
6 year, which generally means pulling building permits
7 and starting construction.

8 So I thought, in order to avoid a situation
9 like tonight where they had to come back because of
10 expiration, that they just have to diligently pursue
11 construction within the year rather than completing
12 it.

13 MS. ROBINSON: They can ask for an
14 extension.

15 CHAIRPERSON LUDWIG: Or we make it two
16 years.

17 MS. BARON: You could --

18 CHAIRPERSON LUDWIG: Complete it in two
19 years.

20 MS. BARON: You could change it to
21 "construction shall be completed within two years," if
22 that's your preference, to further be a deadline of
23 completion.

24 CHAIRPERSON LUDWIG: That's just a thought.
25 What do you think?

1 MR. WHITAKER: Is that okay with you, John?

2 MR. HOTTO: I think that's really fair. I
3 think that's --

4 MS. ROBINSON: He's also asked for
5 extensions.

6 CHAIRPERSON LUDWIG: What would you prefer?

7 MS. BARON: Either way is fine. If you want
8 to set a firm deadline for two years -- the code
9 language in Chapter 224 just requires that they
10 diligently pursue construction within the year. It
11 doesn't require that they complete it. So it's up to
12 the board if you want to set a firm deadline of
13 completion within two years.

14 CHAIRPERSON LUDWIG: Jason, do you have any
15 preference?

16 MR. HAREMZA: I do not.

17 MR. DELVECCHIO: I support two years.

18 CHAIRPERSON LUDWIG: Two years. Okay.

19 MS. BARON: So slightly amending the
20 proposed resolution, condition number 4 shall be
21 amended to state "Construction shall be completed
22 within two years of the date of the granting of the
23 Certificate of Appropriateness."

24 CHAIRPERSON LUDWIG: Very good.

25 MS. DREHER: I'll make the amended motion.

1 MS. ROBINSON: I'll second that.

2 CHAIRPERSON LUDWIG: Jason?

3 MR. HAREMZA: Perhaps one further amendment.

4 Just to clarify what we mean by "construction
5 completion," can we add a certificate -- the issuance
6 of a Certificate of Occupancy as the date of
7 completion?

8 MS. BARON: "Construction shall be completed
9 and a Certificate of Occupancy issued within two years
10 of the date of the granting of the Certificate of
11 Appropriateness."

12 CHAIRPERSON LUDWIG: Okay. We had an
13 amended motion.

14 Do we have an amended second?

15 MS. ROBINSON: Yes.

16 CHAIRPERSON LUDWIG: Okay. Any discussion?
17 Okay. Jason.

18 MR. HAREMZA: DelVecchio.

19 MR. DELVECCHIO: Yes.

20 MR. HAREMZA: Dreher.

21 MS. DREHER: Yes.

22 MR. HAREMZA: Ludwig.

23 CHAIRPERSON LUDWIG: Yes.

24 MR. HAREMZA: Page.

25 MR. PAGE: 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: Thank you.

7 MR. HOTTO: Thank you very much.

8 MR. WHITAKER: Can I ask a question off the
9 record?

10 CHAIRPERSON LUDWIG: Well, it would be on
11 the record if it's during --

12 MS. BARON: If it's during the open meeting,
13 it's on the record.

14 MR. WHITAKER: Okay. Never mind.

15 CHAIRPERSON LUDWIG: Anyway, we welcome --
16 the gas station has cried out to me every time I've
17 driven by it. It says, "Help, help." I'm glad to see
18 it's finally going to happen.

19 MR. HOTTO: Thank you very much.

20 CHAIRPERSON LUDWIG: Thanks for coming in.

21 Okay. No hardship applications.

22 New business: Demolition review 481 French
23 Road. Anyone here to speak of that?

24 Okay. Do you have information on your --
25 Jason, why don't you fill us in. Anything on this

1 that you want to -- of this significantly historic
2 brick house?

3 MR. HAREMZA: I'm trying to remember. So
4 you don't have printed --

5 CHAIRPERSON LUDWIG: Yes.

6 MR. HAREMZA: Oh, okay. That's correct. It
7 has the cover letter from McMahon LaRue.

8 It has been submitted to the planning board
9 for site plan review and a woodlot EPOD permit. The
10 proposal is to demolish the existing house and
11 construct a new house further back on the property,
12 and that's really about it.

13 Mary Jo.

14 MS. LANPHEAR: The house is just a little
15 bit newer than what the letter says. The letter says
16 constructed in 1950. I did not find it in the 1964
17 directories or earlier. I did find it in the 1967
18 directory. It was owned by Robert Carr, and he was a
19 car owner or -- a car dealership owner. Sorry.
20 Robert Carr Ford.

21 CHAIRPERSON LUDWIG: Oh, Bob Carr.

22 MS. LANPHEAR: Do you remember him?

23 CHAIRPERSON LUDWIG: Yes, he had the Ford
24 dealership in Victor.

25 MS. LANPHEAR: Okay.

1 MR. HAREMZA: That's a great name for a car
2 dealer.

3 MS. LANPHEAR: C-A-R-R. That's all I found.

4 CHAIRPERSON LUDWIG: Okay. Any --

5 MR. PAGE: I have no need to pursue further
6 information.

7 CHAIRPERSON LUDWIG: So we need a motion to
8 not pursue designation to be sent to appropriate
9 committees.

10 MR. WHITAKER: So moved.

11 MS. BARON: Okay. I was going to propose a
12 motion, but --

13 MR. WHITAKER: Go ahead.

14 MS. BARON: Okay. Propose a motion for the
15 commission's consideration to direct the secretary of
16 the Historic Preservation Commission to notify the
17 planning board that the commission has no interest in
18 pursuing historic designation of the property located
19 at 481 French Road and does not oppose the proposed
20 demolition.

21 MR. WHITAKER: That's what I propose.

22 CHAIRPERSON LUDWIG: Okay. Second, please.

23 MS. DREHER: I'll second.

24 CHAIRPERSON LUDWIG: Thank you.

25 Any discussion?

1 Okay. Jason.
2 MR. HAREMZA: DelVecchio.
3 MR. DELVECCHIO: Yes.
4 MR. HAREMZA: Dreher.
5 MS. DREHER: Yes.
6 MR. HAREMZA: Ludwig.
7 CHAIRPERSON LUDWIG: Yes.
8 MR. HAREMZA: Page.
9 MR. PAGE: Yes.
10 MR. HAREMZA: Robinson.
11 MS. ROBINSON: Yes.
12 CHAIRPERSON LUDWIG: Whitaker.
13 MR. WHITAKER: Yes.
14 MR. HAREMZA: Thank you.
15 CHAIRPERSON LUDWIG: Old business:
16 Application 11H-01-24, 319 North Landing Road.
17 **Application 11H-01-24**
18 Application of Leslie Apetz, tax number
19 123.09-1-80, for a Certificate of Appropriateness to
20 replace existing asphalt shingle roof with a standing
21 seam metal roof.
22 MS. DREHER: Jason, do you want me to pass
23 these around?
24 MR. HAREMZA: Oh, you have all of them.
25 MS. DREHER: They were just sitting right

1 here.

2 MR. HAREMZA: I'll come over and get that.

3 I was just going to say there were
4 additional materials that Leslie submitted earlier
5 that was included on the link on the agenda, which is
6 one of those packets, and then a quote from today, a
7 third quote, from a roofing company that just was
8 received today that I also printed out.

9 So I will come around, Amanda, and get
10 those.

11 MS. APETZ: Jason, I think the one that I
12 sent you today, but I can't really remember, was that
13 the roofing or was that the --

14 MR. HAREMZA: That's the \$80,000 one.

15 MS. APETZ: Oh, that was -- then I did that
16 today, yeah.

17 CHAIRPERSON LUDWIG: And you have samples
18 there, right, Leslie?

19 MS. APETZ: I do from Kurt and from George.

20 CHAIRPERSON LUDWIG: Okay.

21 MS. APETZ: I'm just curious, though. Did
22 you get this JD Roofing?

23 CHAIRPERSON LUDWIG: Yes.

24 MS. DREHER: Just to clarify, George is
25 Easton Specialties and Kurt is this --

1 CHAIRPERSON LUDWIG: CSTM.

2 MS. DREHER: CSTM. Okay.

3 MS. APETZ: So this is George.

4 Would you like me to pass it around?

5 CHAIRPERSON LUDWIG: No.

6 MS. APETZ: And he made a point of saying he
7 does aluminum. I haven't noticed a whole lot of
8 difference.

9 And then this is from Kurt. This is the
10 prefab that he would get from some other company, I
11 guess.

12 CHAIRPERSON LUDWIG: Well, that's not -

13 MS. APETZ: Yeah, I know.

14 And then he's got this in his shop.

15 MR. WHITAKER: Who's that?

16 CHAIRPERSON LUDWIG: This is Kurt?

17 MS. APETZ: Yes, this is Kurt. This is
18 shop-fabricated galvanized Galvalume steel.

19 CHAIRPERSON LUDWIG: Galvalume, which is
20 steel with an alloy of zinc, something, and silicon --
21 silica.

22 MR. PAGE: It's a galvanizing process.

23 MS. APETZ: Do you want to see that?

24 CHAIRPERSON LUDWIG: No.

25 So that's Galvalume?

1 MS. APETZ: Yes.

2 And then this is the one that is the --
3 stone bought.

4 CHAIRPERSON LUDWIG: That's got ridges in
5 it.

6 MS. APETZ: Yeah, I know.

7 But then this is George. This is George.

8 CHAIRPERSON LUDWIG: See the advantage of
9 that material --

10 MS. APETZ: Yes.

11 CHAIRPERSON LUDWIG: -- is the standing
12 seams are lower and a little more historically correct
13 than this.

14 MS. APETZ: Well, that's true, I guess.

15 CHAIRPERSON LUDWIG: But both would have the
16 concealed fasteners.

17 MS. APETZ: Yeah.

18 MS. DREHER: What's on your barn?

19 MS. APETZ: The barn is the wavy. It is
20 with the nails coming out.

21 MS. DREHER: Okay.

22 MS. APETZ: I didn't really -- other than
23 this -- this is definitely different. I didn't notice
24 a whole lot of difference between this material and
25 then the other material I brought to the November

1 meeting. They are all very similar, let's put it that
2 way.

3 CHAIRPERSON LUDWIG: Well, metal wouldn't
4 have been appropriate on the house originally anyway.
5 So what we're doing is basically deciding do we care
6 whether it's plan A or plan -- George did bid on this
7 product here?

8 MS. APETZ: George only did this, yeah.

9 CHAIRPERSON LUDWIG: Okay.

10 MS. APETZ: And Kurt did this, yeah.

11 CHAIRPERSON LUDWIG: Okay.

12 MS. APETZ: This is the 82,000. This would
13 be my least one.

14 This is not cheap either, though. I mean he
15 is 70, so...

16 CHAIRPERSON LUDWIG: Well, of course the
17 other option is to put another asphalt roof on, then
18 you don't need to come to us at all.

19 MS. APETZ: Well, I thought about that. And
20 the reason I'm here is because I just want the
21 flexibility to be able to move one way or the other,
22 metal or asphalt.

23 And I did talk to Mike Minnehan to see how
24 much it would cost just to repair the soffits and put
25 in the vents, the square box vents. So that's not the

1 roof -- not the roof problem, because the roof has
2 got -- it could have a problem or it might not have a
3 problem.

4 CHAIRPERSON LUDWIG: Mike didn't like the
5 idea of the metal roof anyway.

6 MS. APETZ: He didn't, but -- he said it's
7 too shallow. He said the pitch is not high enough.
8 But I did a little research on pitch, and if it's
9 three and a half or greater, you could have a metal
10 roof. And I think my roof is higher than three and a
11 half, because that's really shallow.

12 CHAIRPERSON LUDWIG: Now, George with his
13 estimate would repair the soffits, is that correct,
14 according to this?

15 MS. APETZ: Yes, for 1,500. It's not part
16 of the 70 -- or 69.

17 CHAIRPERSON LUDWIG: How much did --

18 MS. APETZ: He's 4.

19 CHAIRPERSON LUDWIG: Minnehan was 4?

20 MS. APETZ: Yes, with the -- what's the word
21 for it? The vents. The box vents.

22 And it seems -- you know, I do know that
23 there's going to have to be some roof repair, you
24 know, to patch those -- the asphalt has got the cracks
25 in it right on that east side.

1 So Mike said, "Well, you could have just had
2 a bad roofer on that side," because the other side
3 looked good. The west side looked good. "You could
4 have just had a bad guy do the front end." I don't
5 know. He didn't go up and check it out.

6 George did. He went all the way up. He
7 checked out everything. Kurt did not. And Mike said
8 he could do it, but nothing will happen until the
9 spring.

10 George could start. You know, he would go
11 right away as long as there's no --

12 MR. WHITAKER: What was the cost of the
13 asphalt?

14 MS. APETZ: I haven't checked out asphalt
15 because I know I don't need your approval, and I
16 thought to wait until the very end. Get all of this,
17 see what the hit is right now and who's out there to
18 do the job.

19 CHAIRPERSON LUDWIG: So basically you want
20 an approval to do metal or asphalt -- retain the
21 asphalt?

22 MS. APETZ: Well, I don't think I would do
23 the whole roof. I think I would just patch it. I
24 wouldn't repair the whole roof. I would just do the
25 part on the east side that's got the problem.

1 CHAIRPERSON LUDWIG: Okay.

2 MS. APETZ: George, however, felt that the
3 roof looked very good. He thought the shingles looked
4 good, by and large, except for those spots that I
5 mentioned with the cracks.

6 But he said because the siding on the east
7 side is split underneath the two dormer windows, and
8 the siding part is off all together, and there's
9 little cracks way down at the bottom, he said -- he
10 said there's water getting in somewhere, which kind of
11 makes sense.

12 So if there's water getting in -- so I'm
13 sort of back thinking I might -- he said, "I think
14 whoever put it in did not put it in the right way."

15 Now, again -- back to Mike -- was it just
16 the east side that was put in right or was it the
17 entire roof that wasn't put in right? And I don't
18 know the answer to that.

19 What do you think about having a metal roof
20 just on the east side, the original old part?

21 CHAIRPERSON LUDWIG: That would be okay too.
22 I don't see why not. Like we said, the house
23 originally probably had wood shingles, and then they
24 gave up the ghost and somewhere people switched to
25 asphalt.

1 MS. APETZ: Asphalt, yeah.

2 CHAIRPERSON LUDWIG: It's probably had --
3 what? -- a couple of those on it over the years. If
4 you wanted to put metal on part -- I mean, we just
5 need to know what you want us to do.

6 MS. APETZ: Well, okay. So what I would
7 like you to do is approve the metal roof. It's a
8 single-seam metal roof.

9 CHAIRPERSON LUDWIG: Okay.

10 MS. APETZ: And if I could do -- you know,
11 maybe I would just do the east -- the old part, the
12 original old with the dormers, and get that done, and
13 then keep the whole addition, which is -- where the
14 door is where that side hits, leave it. Because I'm
15 not having any real problems there, but get the vents
16 and get the soffit -- and then I would just see who
17 would -- you know, how much it would cost and then...

18 CHAIRPERSON LUDWIG: Well, I guess we need
19 to know what we're going to approve now, and then if
20 you want to -- if you want to approve just the
21 original portion of the house, we probably could do
22 that. But then if you decide to change that, then
23 you'll come back and say, "Can I do" --

24 MS. APETZ: The entire thing?

25 CHAIRPERSON LUDWIG: Yeah.

1 Would you like that?

2 MS. APETZ: I don't know.

3 MR. HAREMZA: What if you approve the entire
4 house, and then if she installs less than that --

5 CHAIRPERSON LUDWIG: Good question. Talk
6 with the attorney about that.

7 MS. BARON: So we could structure it in a
8 particular way that would allow for both options
9 without coming back. I'll have to think about how to
10 word conditions like that, if the board wouldn't have
11 any issue with just installing one portion on the east
12 side.

13 But if you would want to see plans for that
14 or, you know, see a proposal for that, then that's a
15 different question. You could approve the entire
16 thing now and then require the applicant to come back.

17 CHAIRPERSON LUDWIG: Do we have any plans of
18 the roof or anything like that?

19 MS. APETZ: Well, other than what you've
20 seen up to this point with Stellar and with George and
21 with Kurt --

22 CHAIRPERSON LUDWIG: No. I mean the
23 existing, you know, so we can say that there's --
24 something that says, like, for instance, okay, this
25 part is going to get metal, or the whole roof.

1 I guess it's a little nebulous, unless --
2 it's obvious where the original portion of the house
3 is.

4 MS. APETZ: Right, it's very obvious. I
5 mean there's -- no. I mean it would just be a single
6 seam on the entire thing or a single seam on the
7 original old.

8 MS. DREHER: Are there pictures with the
9 original on the location of the house?

10 MS. APETZ: Well, I brought the materials.
11 I don't have any pictures of my house, no.

12 MS. DREHER: I thought it was submitted.

13 MS. APETZ: Stellar. I did not, but they
14 took pictures, yeah.

15 MR. PAGE: So that shows the roof.

16 CHAIRPERSON LUDWIG: Unless this was brought
17 to us a while ago.

18 MS. APETZ: Stellar was November, and he had
19 the very large document and -- 34 pages, but he's the
20 one that's got the picture of the roof.

21 CHAIRPERSON LUDWIG: Can I see that, David?

22 Oh, yeah. Okay.

23 MR. HAREMZA: The roof is quite visible from
24 aerial photos. So I've sketched a roof plan, if
25 that's helpful at all.

1 MS. DREHER: I think what Jerry has is the
2 aerial photo, because I remember seeing it. I don't
3 have the packet from before, but I remember seeing
4 that.

5 MS. APETZ: I'm sure you've got it in your
6 email, because I know -- that's got to be from
7 Stellar, because I did not do that.

8 CHAIRPERSON LUDWIG: I personally have no
9 problem in doing the original portion of the house,
10 and then we can do a plan B, the whole house.

11 MS. APETZ: The whole house.

12 CHAIRPERSON LUDWIG: How do you all feel
13 about that?

14 MR. WHITAKER: Well, she shouldn't have to
15 spend the money if she doesn't have to.

16 MS. APETZ: You know, it's going to come
17 down to money. Because if they say, hey, look it, if
18 it costs all this money, you know, it's still going to
19 cost you 50 grand to do the old, then I'm like --

20 CHAIRPERSON LUDWIG: Right. You might as
21 well --

22 MS. APETZ: Well, I might as well do the
23 whole house for 70.

24 So that's why I don't know. I'm just trying
25 to get all my options laid out so that --

1 CHAIRPERSON LUDWIG: And you might want to
2 talk to George about this product too.

3 MS. APETZ: Which one?

4 CHAIRPERSON LUDWIG: The Galvalume.

5 MS. APETZ: This one?

6 CHAIRPERSON LUDWIG: Yes. We will -- I
7 think we can word it so that we approve a flat panel,
8 standing seam roof, and that would give you the
9 flexibility to do A or B here.

10 MS. APETZ: Right. And I'm still --

11 CHAIRPERSON LUDWIG: It's a smaller house,
12 so the smaller seams might tend to look a little
13 better than the wider.

14 MS. APETZ: You mean not so high?

15 CHAIRPERSON LUDWIG: Well, not only not so
16 high, but -- they're about the same width; right?

17 MS. APETZ: They're really pretty -- it's a
18 little shorter --

19 CHAIRPERSON LUDWIG: Well, whichever.

20 MS. APETZ: -- but it goes longer.

21 CHAIRPERSON LUDWIG: I think if we approve
22 anything, we'll approve a standing seam, flat panel
23 roof, and then you can talk to George about that
24 product. That might be less expensive than the
25 aluminum.

1 MS. APETZ: Wait. This one?

2 CHAIRPERSON LUDWIG: Yes.

3 MS. APETZ: Okay. I can --

4 CHAIRPERSON LUDWIG: I don't know. It's up
5 to you.

6 MS. APETZ: He gets it. He does the
7 measurements and he gets it. That, I know.

8 CHAIRPERSON LUDWIG: Okay.

9 MS. APETZ: So...

10 CHAIRPERSON LUDWIG: Lauren, do you want to
11 attempt -- well, first of all, any questions?
12 Thoughts?

13 MS. ROBINSON: Can someone -- quickly, which
14 is the new one and which one is the --

15 MS. APETZ: With the two dormers, that is
16 the original old house.

17 MS. ROBINSON: This. Okay.

18 MS. APETZ: Yeah.

19 MR. HAREMZA: Second oldest in Brighton;
20 correct?

21 MS. APETZ: Uh-huh.

22 MS. BARON: Are there any additional
23 questions or -- okay.

24 I would like to put forth the proposed
25 resolution for the board's consideration. Whereas

1 Application 11H-01-24 has been submitted for a
2 Certificate of Appropriateness under the town's
3 Historic Preservation Law for the replacement of an
4 existing asphalt shingle roof with a standing seam
5 metal roof in the manner and location as described in
6 the submitted plans on property located at 319 North
7 Landing Road in the Town of Brighton, County of
8 Monroe, owned by Leslie Apetz;

9 And whereas the necessary legal notice has
10 been published and the required sign posted pursuant
11 to town code;

12 And whereas the Historic Preservation
13 Commission hereby received and filed the
14 above-described application, the supporting materials,
15 and all correspondence and other documentation
16 submitted regarding the application;

17 And whereas the Historic Preservation
18 Commission duly held a public hearing on November 21,
19 2024, and on consent of the applicant, the application
20 was tabled;

21 And whereas the Historic Preservation
22 Commission duly held a public hearing on January 23,
23 2025, to continue consideration of the application and
24 all persons having interest in such matter having had
25 an opportunity to be heard therein, now therefore it

1 is hereby resolved by the Historic Preservation
2 Commission after carefully considering submissions
3 received and all of the testimony given relating to
4 said application at the November 21, 2024, public
5 hearing and January 23, 2025, public hearing, that
6 pursuant to the factors set forth in Section 224-5 of
7 the town code, the proposed above-described work to
8 the subject property is consistent with the purposes
9 of the town's Historic Preservation Law and compatible
10 with the property's historic character based upon the
11 Historic Preservation Commission's review of the
12 application materials, the documents, and
13 correspondence on file and the testimony given, and it
14 is further resolved that the Historic Preservation
15 Commission hereby approves Application 11H-01-24 for a
16 Certificate of Appropriateness for the above-described
17 work to be performed at the property located at 319
18 North Landing Road in the Town of Brighton, County of
19 Monroe, subject to the following conditions:

- 20 1. The roof line for the new roof shall follow the
21 roof line as it is currently constructed.
- 22 2. The material used for the replacement of the roof
23 shall be consistent with the sample and plans provided
24 to the commission.
- 25 3. The applicant may install either a single-standing

1 seam, flat panel, prefinished metal roof that
2 incorporates a flat face between seams of the roof on
3 the entire house or a single-standing seam, flat
4 panel, prefinished metal roof that incorporates a flat
5 face between the seams of the roof on only the east
6 portion of the house, which is the original 1797
7 portion.

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

10 5. All required building permits shall be obtained.

11 Also, did we close the public hearing
12 already on this?

13 CHAIRPERSON LUDWIG: No.

14 MS. BARON: Okay. So if anybody else has
15 any comments --

16 CHAIRPERSON LUDWIG: The only comment that I
17 have is, the two disadvantages to a metal roof, one,
18 if we get a hail storm, it may dent and, two, it's
19 going to be loud if we get heavy rain. Other than
20 that...

21 MS. APETZ: Well, I mean, I need approval.
22 So if I go forward -- I may do it, I may not, but it
23 might be asphalt, and who knows.

24 CHAIRPERSON LUDWIG: Okay.

25 MS. APETZ: But I want to thank you for the

1 referrals. George and Kurt were excellent, and Mike,
2 great guy, and they know their stuff for sure.

3 CHAIRPERSON LUDWIG: Okay.

4 MS. BARON: So, Chairperson Ludwig, if you
5 want to ask if anybody else has any comments, then we
6 can close --

7 CHAIRPERSON LUDWIG: Does anyone else want
8 to speak on this?

9 Okay. Then I'll close the public hearings.
10 Any comments?

11 Then may I have someone put forth the
12 motion, please?

13 MR. PAGE: I'll put forth the motion.

14 CHAIRPERSON LUDWIG: Thanks, John.

15 MR. WHITAKER: Second.

16 CHAIRPERSON LUDWIG: David.

17 Any discussion?

18 Okay. Jason.

19 MR. HAREMZA: DelVecchio.

20 MR. DELVECCHIO: Yes.

21 MR. HAREMZA: Dreher.

22 MS. DREHER: Yes.

23 MR. HAREMZA: Ludwig.

24 CHAIRPERSON LUDWIG: Yes.

25 MR. HAREMZA: Page.

1 MR. PAGE: Yes.

2 MR. HAREMZA: Robinson.

3 MS. ROBINSON: Yes.

4 MR. HAREMZA: Whitaker.

5 MR. WHITAKER: Yes.

6 MR. HAREMZA: Thank you.

7 MS. APETZ: All right. Well, thank you,
8 everybody.

9 CHAIRPERSON LUDWIG: Carry on. Good luck.

10 MS. APETZ: Thank you.

11 CHAIRPERSON LUDWIG: Let's see. Second item
12 on the agenda. Old business is to reset the hearing
13 date to advance the designation of 240 Thackery Road.

14 MR. HAREMZA: Third time is a charm.

15 MS. BARON: So the motion would be to reset
16 the public hearing for the proposed consideration of
17 the designation of 240 Thackery Road for February
18 27th. And just for the record, the notice has to be
19 sent between January 21st and February 7th.

20 CHAIRPERSON LUDWIG: Do you need a motion
21 for this?

22 MS. BARON: Yes. So if somebody just wants
23 to make a motion to set the public hearing for
24 consideration of the designation of 240 Thackery Road
25 for the February 27th meeting and for the secretary to

1 the commission to send the appropriate notice to the
2 homeowner.

3 MS. DREHER: I'll make the motion.

4 CHAIRPERSON LUDWIG: Thank you.

5 Second, please?

6 MS. ROBINSON: I'll second that.

7 CHAIRPERSON LUDWIG: Any discussion?

8 Okay. Jason.

9 MR. HAREMZA: DelVecchio.

10 MR. DELVECCHIO: Yes.

11 MR. HAREMZA: Dreher.

12 MS. DREHER: Yes.

13 MR. HAREMZA: Ludwig.

14 CHAIRPERSON LUDWIG: Yes.

15 MR. HAREMZA: Page.

16 MR. PAGE: Yes.

17 MR. HAREMZA: Robinson.

18 MS. ROBINSON: Yes.

19 MR. HAREMZA: Whitaker.

20 MR. WHITAKER: Yes.

21 CHAIRPERSON LUDWIG: Thank you.

22 Anything else, Jason?

23 MR. HAREMZA: Just a quick update on the
24 cultural resource survey that Bero is currently
25 conducting on town hall. I believe Katie Comeau met

1 with Mary Jo and went over her files and it is
2 progressing.

3 CHAIRPERSON LUDWIG: Excellent.

4 MR. HAREMZA: That's everything.

5 CHAIRPERSON LUDWIG: Okay. Anything else?
6 Any concerns of the church here before we -- may I
7 have a motion to adjourn?

8 MR. DELVECCHIO: I move.

9 CHAIRPERSON LUDWIG: Thanks.
10 Second?

11 MS. ROBINSON: I'll second that.

12 CHAIRPERSON LUDWIG: All in favor.

13 ALL BOARD MEMBERS: Aye.

14 CHAIRPERSON LUDWIG: Thank you, folks.

15 (Proceedings concluded at 8:31 p.m.)

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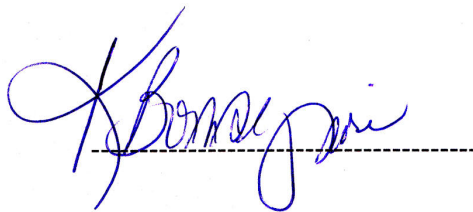
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REPORTER CERTIFICATE

I, Kimberly A. Bonsignore, do hereby
certify that I did report the foregoing proceedings,
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 7th day of February 2025
at Brighton, New York



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