
**HISTORIC
PRESERVATION COMMISSION
COMMISSION**

February 27, 2025
At approximately 7:15 p.m.
Empire State University
680 Westfall Road, Room 159
Rochester, New York 14620

PRESENT:

JASON HAREMZA, EXECUTIVE SECRETARY

JERRY LUDWIG, CHAIRPERSON

DANA ROBINSON)	BOARD MEMBERS
AMANDA DREHER)	
DAVID WHITAKER)	
WAYNE GOODMAN)	
JUSTIN DELVECCHIO)	
JOHN PAGE)	

LAUREN BARON, ESQ.
Attorney for the Town

MARY JO LANPHEAR
Town Historian

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

1 CHAIRPERSON LUDWIG: Is there anyone here to
2 speak at open forum? Okay. I'd like to call the
3 meeting to order. Mr. Secretary, when you're ready,
4 would you please call the roll.

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

6 Okay.

7 (Whereupon the roll was called.)

8 MR. HAREMZA: Full house.

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

11 MR. WHITAKER: So moved.

12 MR. DELVECCHIO: Second.

13 CHAIRPERSON LUDWIG: Thank you. All in
14 favor?

15 ALL BOARD MEMBERS: Aye.

16 CHAIRPERSON LUDWIG: Agenda stands approved.

17 MS. BARON: Oh, sorry. Could we back up one
18 minute before approving the agenda. There's one
19 additional item to add to the agenda, which is an
20 amendment to a Certificate of Appropriateness approval
21 resolution that was adopted at your last meeting where
22 the property owner's name was incorrect in the
23 resolution.

24 So I would ask the Board to consider an
25 amendment to that resolution for the 3180 East Avenue

1 property to correct the new property owner and that be
2 added to the end of the agenda.

3 CHAIRPERSON LUDWIG: Okay. Fair enough.
4 Everyone still approve the agenda?

5 MR. WHITAKER: Yes.

6 CHAIRPERSON LUDWIG: Okay. Thank you.
7 Minutes. Corrections to the January
8 minutes?

9 MS. DREHER: I just had one substantive one.
10 Page 45, line 16, it says, "Was it just the east side
11 that 'was' put in right?" And I think it should be
12 "wasn't put in right."

13 CHAIRPERSON LUDWIG: Page 3, line 15, terne
14 is spelled T-E-R-N-E, not T-E-R-N.

15 And page 28, quoins, Q-U-O-I-N-S, as opposed
16 to C-O-I-N-S.

17 That's all I had. Motion to approve as
18 corrected?

19 MR. PAGE: I'll make the motion.

20 CHAIRPERSON LUDWIG: Second?

21 MR. GOODMAN: Second.

22 CHAIRPERSON LUDWIG: All in favor?

23 ALL BOARD MEMBERS: Aye.

24 CHAIRPERSON LUDWIG: Minutes stand approved.
25 Was this meeting duly advertised?

1 MR. HAREMZA: This meeting was duly
2 advertised in the Daily Record of February 13th, 2025.

3 CHAIRPERSON LUDWIG: That meeting will now
4 be held. First item, no communications.

5 No designation of landmarks, except
6 application number 2H-01-25, 240 Thackery Road.

7 **Application 2H-01-25**

8 Application of Mary Jo Lanphear, Town
9 Historian, for property owned by David Cornell, at
10 240 Thackery Road, tax number 137.07-4-53, for
11 landmark designation. All as described on application
12 and documents on file.

13 CHAIRPERSON LUDWIG: Is there anyone here to
14 speak on that?

15 Okay. Mary Jo or Jason, do you want to make
16 any comments?

17 You all have the surveys and Mary Jo's
18 report. Any discussions?

19 MR. HAREMZA: The only comment I'll make is
20 I have had conversations with the property owner, who
21 is not -- I would characterize -- and is David Cornell
22 here?

23 MR. WHITAKER: No.

24 MR. HAREMZA: No. I'd characterize his
25 approach as cautiously in favor. He did have some

1 concerns about limitations and quote/unquote "red
2 tape" for future improvements to the property.

3 And Mary Jo and Lauren and I had some staff
4 discussions about how to address those concerns and I
5 relayed to David that, you know, this is not just
6 about your stewardship of the house, which has been
7 commendable to date, but ensuring that future owners
8 would continue to keep up the property with the same
9 care and that it would be -- while this local
10 designation does not in and of itself provide for any
11 tax credit, it is -- it would make the application to
12 state or National Register very easy. And I'll let
13 Mary Jo elaborate on that.

14 MS. LANPHEAR: I agree with that
15 wholeheartedly.

16 We had an exceptional survey done by Katie
17 Comeau from Bero. And I just want to reiterate some
18 of the things on this survey.

19 The house at 240 Thackery Road is
20 significant as an excellent example of the domestic
21 residential designs of Thomas W. Boyd Jr., a prolific
22 Rochester architect in the mid-twentieth century, who
23 was also the City's first African American registered
24 architect. He did 43 houses in Brighton and this is
25 one of his best houses.

1 He included the D'Allesandro house, 240
2 Thackery Road, on his self-prepared list that he
3 called "Outstanding projects designed and supervised
4 by the architect."

5 This house also fulfills two of our four
6 criteria for designation. It is part of the social,
7 political, cultural history of the community. It's
8 also the -- a work of a significant designer.

9 CHAIRPERSON LUDWIG: Okay. Any discussion?

10 MR. PAGE: I would also say that -- it's a
11 significant piece of architecture in its own right,
12 independent of the architect.

13 CHAIRPERSON LUDWIG: Anyone else?

14 Lauren, do you have a motion?

15 MS. BARON: I do have a motion. I would --
16 just for the Commission's consideration since the
17 property owner has been in touch with Jason, I would
18 ask maybe if the Commission would consider tabling to
19 allow them to actually come to the meeting and/or
20 provide written -- or comment at either -- to Jason or
21 public comment at the next meeting just so you can
22 hear -- maybe hear their concerns in person and talk
23 to them about designation and why that house should be
24 designated.

25 CHAIRPERSON LUDWIG: Did they ask to come to

1 the meeting?

2 MS. BARON: They were notified of the
3 meeting.

4 CHAIRPERSON LUDWIG: Unless there was a
5 written -- or some communication on their part that
6 they would like to be here, I don't -- as long as they
7 knew there was a meeting and they knew what we were
8 going to do at the meeting.

9 MR. HAREMZA: They did. I guess -- so the
10 conversation has been largely by telephone with the
11 owner. And my understanding is he does have some
12 mobility issues, which may have prevented his
13 attendance.

14 So if the Board wishes to take that -- if
15 the Commission wishes to take that into consideration
16 for tonight, I would, I guess, request that you do so.

17 CHAIRPERSON LUDWIG: Well --

18 MR. WHITAKER: He has mobility issues, but
19 he can get around. He has a walker.

20 CHAIRPERSON LUDWIG: Okay. Was he given the
21 little pamphlet, the designation pamphlet, that
22 outlines what you can do and what you can't do?

23 MR. HAREMZA: Yes.

24 CHAIRPERSON LUDWIG: Okay. Well, I don't
25 know whether we -- I don't know. What's the

1 Commission's -- I don't really see the need to table,
2 but --

3 MS. ROBINSON: Did they request to come to
4 the meeting? And then they just can't show up.

5 MR. HAREMZA: They -- no. They did not --
6 did not specifically indicate one way or another
7 whether they would be in attendance tonight.

8 MR. WHITAKER: You told them it was today?

9 MR. HAREMZA: I'm sorry?

10 MR. WHITAKER: You told them it was today.

11 MR. HAREMZA: Yes. And they received the
12 registered notice -- the notice by registered mail.

13 CHAIRPERSON LUDWIG: I don't see any need to
14 delay unless somebody else does.

15 MS. BARON: Okay.

16 MS. ROBINSON: Do you want to state briefly
17 what their concerns were?

18 MR. HAREMZA: Well, I mean, I think, you
19 know, the way it was characterized to me by the owner
20 was concern about, in his words, red type regarding
21 exterior changes to the property and having to go
22 through that process.

23 You know, I did relay, you know, what the --
24 the message that the Commission is a resource for them
25 and that, again, you know, this is looking to the

1 future. And while you may be excellent stewards of
2 the property, you know, it guarantees that future
3 owners will be held to the same high standard and that
4 it is a big step towards getting listed on the state
5 or National Register and being able to access historic
6 tax credits.

7 CHAIRPERSON LUDWIG: I think one thing that
8 we try to do is to make it as easy as possible and not
9 have a lot of red tape. As long as people come in and
10 we explain what we have and what we can do, maybe we
11 can help them. So hopefully that message got across
12 to him.

13 MS. DREHER: I'm not sure everybody
14 understands that. We sit in lieu of the Architectural
15 Review Board for certain projects. So the process is
16 not actually any longer. It's just slightly
17 different.

18 MR. DELVECCHIO: My only concern is if they
19 didn't have an opportunity to come in, then the next
20 time they -- it was designated and the next time they
21 came in, that educational process would probably take
22 place then.

23 CHAIRPERSON LUDWIG: Well, they did have the
24 opportunity to come in. Through.

25 MR. DELVECCHIO: Correct. But they -- I

1 don't -- I don't think we know whether or not there
2 was a reason why they could make it or not; right? I
3 didn't hear that.

4 So to me, I would just say I would have --
5 personally, I would have no problem waiting, but --
6 you know, I don't think we're doing a vote here or
7 anything. But also on attorney's counsel, I think
8 that it could be a learning opportunity for them to
9 come in.

10 Otherwise, I guess, when would our next
11 opportunity to engage with them be? Like, Hey, come
12 in. We're gonna designate -- you're designated but
13 you should come in next time so you can learn or --

14 CHAIRPERSON LUDWIG: No. I don't think so.
15 The next time, if they were planning on some
16 appropriate change -- a change that would require our
17 permission, that would be the next time we'd see them.
18 Otherwise, we wouldn't see them.

19 MR. DELVECCHIO: Okay.

20 MR. GOODMAN: Jason, did you get the
21 impression or did Mr. Cornell make any indication that
22 he would like to be here?

23 MR. HAREMZA: I got the impression he would
24 be in attendance, but it was not specifically stated.

25 MR. GOODMAN: Okay. I feel like just -- I

1 wouldn't have a problem either way. I don't know if
2 it makes too much of a difference to me. I mean --

3 CHAIRPERSON LUDWIG: Well, I guess if he
4 said, "I want to be there. Could you, you know, wait
5 until next month or something?" But there was no --
6 and you never heard any indication that he would like
7 to be here; is that correct?

8 MR. HAREMZA: My only, I guess, pause is the
9 impression I got that he was -- and you know, I don't
10 have much to compare this to given we've only had two
11 landmark designations since I've been staff and one
12 was an extremely hostile property owner. And the
13 other one I was only -- I came in part way through the
14 process. So that was 69 Glen Road and, of course, 125
15 Old Mill was the hostile property owner.

16 And so I don't know if -- you know, if there
17 are examples where the owner is very enthusiastic on
18 receiving the news. Again, my characterization was he
19 is cautiously in favor, but I did not sense a lot of
20 enthusiasm. And he did express --

21 CHAIRPERSON LUDWIG: Normally the people
22 that come in are either thrilled beyond belief or
23 they're cranky. If they don't show up, usually
24 they're, you know, ambivalent. I don't know. It's --

25 MS. ROBINSON: I don't think we have a

1 precedent of inviting someone.

2 CHAIRPERSON LUDWIG: Well, I think they
3 know that there's going to be a --

4 MS. ROBINSON: Well, I mean, they know,
5 but --

6 CHAIRPERSON LUDWIG: Did you say that
7 there's going to be a public hearing?

8 MR. HAREMZA: Yes. Yes.

9 MS. BARON: They received the formal written
10 public hearing notice by certified mail.

11 CHAIRPERSON LUDWIG: Which says you're
12 supposed to come or you can come.

13 MS. BARON: Yup. Which gives the
14 information on the meeting.

15 CHAIRPERSON LUDWIG: All right. So they
16 were duly notified.

17 MS. BARON: So if you'd like -- this one's a
18 little bit long. So bear with me.

19 But for the Commission's consideration, a
20 proposed resolution:

21 Whereas, application 2H-01-25 has been
22 submitted for designation of 240 Thackery Road in the
23 Town of Brighton, County of Monroe, State of New York,
24 tax parcel number 137.07-4-53 (the Property) as a
25 landmark under the Town's Historic Preservation Law;

1 And whereas, on February 7th, 2025, the Town
2 sent a letter to the property owner regarding the
3 Historic Preservation Board's intent to consider the
4 property for designation, including notice of a public
5 hearing, to the property owner by registered mail;

6 And whereas, the Historic Preservation
7 Commission duly called a public hearing to consider
8 such matter, which public hearing was held on February
9 27th, 2025, and all persons having an interest in such
10 matter having had an opportunity to be heard therein;

11 And whereas, based upon the materials
12 submitted at and testimony presented in the public
13 hearing, including the application prepared by Town
14 Historian, Mary Jo Lanphear, dated February 25th,
15 2025, and the cultural resources survey of said
16 property by Katie Eggers Comeau of Bero Architecture,
17 PLLC, dated March 29th, 2024, summarizing the history
18 of the subject property, a timeline of owners and
19 significant projects by architect Thomas W. Boyd Jr.,
20 and such other and further materials submitted to the
21 Historic Preservation Commission in connection with
22 the application, the Historic Preservation Commission
23 finds that the referenced property possess such
24 historic value based upon the fact that;

25 One, the residence on the property is a

1 noted example of the work of Thomas W. Boyd Jr., a
2 prolific and talented architect in the Rochester area
3 and that the residence retains a high degree of
4 integrity of location, setting, workmanship, feel and
5 association consistent with features of -- typical of
6 Boyd's work including but not limited to the stone
7 exterior cladding, built-in planters, square porthole
8 window, corner windows, complex hipped roofline and
9 subtly complex floor plan;

10 Two, the property possesses historic value
11 as part of the cultural, political, economic,
12 architectural and social history of Brighton because
13 Thomas W. Boyd Jr. was the first African American
14 registered architect practicing in Rochester;

15 And three, the property embodies the
16 distinctive characteristics of an architectural style
17 as a classic example of a ranch-style house
18 popularized at the time of its construction in
19 post-World War II;

20 Therefore, the property meets multiple
21 criteria in the Town of Brighton's Historic
22 Preservation Law for designation.

23 Now it is hereby resolved the Town of
24 Brighton, application 2H-01-25 for designation as a
25 landmark of the property located at 240 Thackery Road

1 in the Town of Brighton together with all of the
2 above-referenced materials submitted in advance of and
3 at the public hearing be received and filed;

4 And be it further resolved that the Town of
5 Brighton Historic Preservation Commission hereby
6 designates the above-referenced subject property
7 located at 240 Thackery Road in the Town of Brighton
8 and the land around that site which lies within a
9 250-foot radius of the structure as a historic
10 landmark pursuant to Chapter 224 of the Town Code
11 based upon the Commission's findings as set forth
12 above regarding the historic value of the subject
13 property and its association with the social and
14 cultural history of the Town.

15 CHAIRPERSON LUDWIG: Well, when the -- I
16 have a question. Wasn't there a cover letter that
17 said -- that went out to say, Your property's going to
18 be considered at this meeting and you're welcome to
19 come? This is --

20 MS. BARON: Yes. I believe there was a
21 first letter sent that said the Commission was
22 considering designation.

23 MR. HAREMZA: Right. That was sent back in
24 2022, which I followed up with a telephone call.

25 And per -- you know, working with Lauren, we

1 did revise the second letter, the official letter, the
2 one that was sent registered mail, to be a bit more, I
3 guess, less bureaucratic and included some additional
4 information about the upcoming hearing and, again,
5 reminding the property owner as to, you know, why
6 they're getting this notice.

7 In the past it was -- the registered letter
8 was simply just a copy of the legal notice that went
9 into the Daily Record and that felt a little sterile.
10 So we updated that. So I think --

11 CHAIRPERSON LUDWIG: So you sent the letter
12 saying there's going to be a public hearing. They
13 called you and they talked to you.

14 MR. HAREMZA: Yes.

15 CHAIRPERSON LUDWIG: Okay. Great.

16 MS. DREHER: I can make a motion if we're
17 ready.

18 CHAIRPERSON LUDWIG: Well, is there any
19 other discussion? Okay.

20 MS. BARON: You can make changes if you
21 think there needs to be additional information.

22 CHAIRPERSON LUDWIG: I don't think so. I
23 think that's fine. So we do -- you have the motion.
24 You moved.

25 MS. DREHER: Yes.

1 CHAIRPERSON LUDWIG: Do we have a second?

2 MS. ROBINSON: I second.

3 CHAIRPERSON LUDWIG: Okay. Any discussion?

4 MR. PAGE: So as with any case like this,
5 it's important to be reminded, for myself certainly,
6 that any one of the three parts of designation are
7 sufficient by themselves and are not necessary to be
8 aggregated. And I think all three of the ones that
9 are identified are actually strong in this particular
10 application. So -- and it's a very well-done
11 application.

12 CHAIRPERSON LUDWIG: Any other discussion?
13 Comments? Okay. Jason.

14 (Mr. DelVecchio, yes; Ms. Dreher, yes;
15 Mr. Goodman, yes; Mr. Ludwig, yes; Mr. Page,
16 yes; Ms. Robinson, yes; Mr. Whitaker, yes.)
17 (Upon roll motion carries.)

18 CHAIRPERSON LUDWIG: Very good. Thank you.

19 Next item, Certificate of Appropriateness
20 application 1H-01-25, 484 French Road.

21 **Application 1H-01-25**

22 Application of Bruce Williamson, owner, for
23 property at 484 French Rd, tax number 150.14-1-3, for
24 a Certificate of Appropriateness to replace existing
25 8' x 10' shed with a 10' x 16' shed. All as described

1 on application and documents on file.

2 CHAIRPERSON LUDWIG: Would you like to take
3 the stand?

4 MR. HAREMZA: Just for everyone's
5 information, the Commission was given copies of what
6 Mr. Williamson distributed or provided to the Town
7 earlier.

8 MR. WILLIAMSON: So good evening, everybody.
9 It's always a pleasure to be here. I'd like to just
10 tell a very quick anecdote. It's --

11 CHAIRPERSON LUDWIG: Just for the record,
12 state your name.

13 MR. WILLIAMSON: Oh, I'm sorry. Bruce
14 Williamson, one of the owners of 484 French Road with
15 my wife Maryann.

16 This was sparked by something that was
17 mentioned in the previous discussion about red tape
18 and, you know, it being a bother. When we bought the
19 house, I found out our designation was there and I
20 asked Jerry Ludwig to meet me. And he came over to
21 the house and -- before anything was done. There was
22 a lot of -- I've been here a bunch of times as those
23 of you who have been on the Commission for a while now
24 know. Maybe too many times from your point of view.
25 But I'll be brief.

1 And Jerry -- I told Jerry, we got to replace
2 all the windows because the first day, it's raining.
3 We couldn't close the windows.

4 He says, What kind of windows were you
5 thinking of getting?

6 I'm like, I really hadn't thought about it.
7 I said, maybe vinyl.

8 He said, "Over my dead body." And I
9 thought, is this red tape? And, of course, it wasn't.
10 It was actually not only Jerry's position, but it was
11 also great advice because he really steered us to
12 getting windows that were far superior and have
13 performed well and will last longer than anything I
14 would have thought of, you know, vinyl or otherwise.

15 So not to be presumptive of what the
16 Commission might do tonight, but it's always been such
17 a pleasure and the Commission has always been helpful.

18 So I learned after the meeting in January
19 that in my absence the Commission had considered this
20 request and had tentatively approved it with some
21 questions, which I appreciate, of course. When I
22 filed it -- I appreciate the Commission's efficiency
23 because when I filed it, it was for this meeting
24 tonight. And the thought I would, you know, file
25 something and not show up to the meeting I thought,

1 God, I'd never do that. But so here we are today.

2 But anyway -- so we have -- the shed is in
3 the same condition that much of the house was in when
4 we bought it in 2013, which is to say -- dilapidated
5 is a polite word for it and that's described in the
6 application. And it really needs to be replaced.

7 The only ones who I know who would be
8 opposed to it if they were asked would be the rodents
9 and rabbits that live underneath the existing shed
10 because what's there -- and it's apparently built on
11 dirt. And so there'll be a 4-inch slab as set forth
12 in there.

13 And as to the size of it -- we use the shed
14 for two things. My wife, who is the pool person and
15 she is -- you know, she is dedicated. Every day she
16 works in the pool. She keeps materials in there for
17 the pool.

18 And then there is a changing room. It's
19 tiny. And the whole place is dilapidated. There are
20 people -- I found lately that there are nieces of hers
21 who are afraid to go in there to change and go into
22 the house if they come and use the pool in the
23 summertime.

24 So we want to have something that's nice.
25 We considered the size. And looking at the materials

1 that I've submitted -- and I hope that you've had a
2 chance to look at what I submitted recently. And
3 that's this thing. This is a sort of -- this will be
4 the full-size copy of our survey, which shows that --
5 a new shed and the old shed. You know, you think
6 twice as big, the question is is it going to be too
7 much of a visual impact here. And we really don't
8 think it will be. And I think that this illustrated
9 that it won't be as well.

10 It has a couple of advantages. It will be,
11 as I understand it, to code by being farther away from
12 the fence, farther away from the property line. I
13 think there was some encroachment there. And it'll be
14 oriented slightly differently so that the back of the
15 shed runs parallel to the fence. Now it narrows just
16 a little bit.

17 But in addition to removing the eyesore
18 that's there, you know, we would have this new shed.
19 It would be made of T1-11. And I realize that --
20 there was a good illustration of T1-11 in this first
21 group of documents with the application. We'll call
22 them "exhibits." I called the ones I gave in recently
23 "documents" to distinguish them.

24 But this Exhibit 2 shows our next-door
25 neighbor and shows what their house is made of. And

1 that's what the shed is going to look like except it
2 will be white. And we would have black doors, two
3 windows facing the pool, a single door around to one
4 side, a double door. They would both be -- all be
5 black, which would be consistent with the color scheme
6 of the house.

7 Let's see. I know that one of the questions
8 addressed may be being more specific about the area
9 that is now covered by something else, in this case, a
10 row of mulch, which gets nicely in the pool, and some
11 stones that we merely placed down. So this Document A
12 in what I submitted recently is a very artistic effort
13 on my part. It's as artistic as I can get. But it
14 does illustrate the area that would be in concrete.

15 And then back to this Document B that I was
16 holding up before -- and I hope you have copies -- it
17 shows the area in color. And so as you can see, when
18 we, a few years ago, got approval to expand the
19 concrete area, this was widened. It used to cut
20 straight across here. We got this nice area back
21 here. It would be essentially the same distance from
22 the pool on either side and it would replace the
23 stones, which invite, quite frankly, things to grow up
24 and weeds and dirt and the mulch, which was a terrible
25 idea in the first place. It was my idea. Maryann

1 asked me to mention that to you. It was my idea. It
2 just tracks stuff all over the place.

3 And so the idea is not to completely cover
4 that area on the shed side of the pool with concrete,
5 but just enough so that there's a decent area to walk
6 around, a very clear way to get into the shed, the
7 front door, on concrete, and to get around to the back
8 to the other area.

9 As is shown on -- I'll just -- if I may,
10 I'll refer to one of the documents. If you need me to
11 be more specific, I can paw through these and show
12 you. But it indicates that half of the shed would be
13 for storage and various equipment, things that are
14 stored in the winter from the folks who take the pool
15 down and some furniture. And the other would be a
16 little area that would be an entry and then two doors
17 into decent changing rooms. When I say "decedent," I
18 mean ones without -- we have -- the walls would go
19 completely to the ceiling or to the roof. There would
20 be no places for creatures to come in as has happened
21 a fair amount now.

22 Let's see. When Jason and I talked on the
23 5th of February and he mentioned some of the questions
24 that the Commission had, which I hope I've addressed
25 in what I've submitted thus far, and that's a

1 two-dimensional sketch showing the exterior walls
2 essentially, the one with the doors and windows. The
3 reverse of that is the same size but plain. And then
4 the double doors around to the left facing away from
5 French Road. The opposite side of that is the same
6 dimensions but plain.

7 And I tried -- really I looked -- as I
8 mentioned in this memo I gave Jason the other day, I
9 tried to find an image without, quite frankly, paying
10 an artist to do it because I'm asking for approval to
11 spend too much money on building a shed near the pool
12 as it is. But, you know, that's my decision. My
13 wife's decision actually, but -- and I just couldn't
14 find anything that really showed this. But to me, it
15 seems very, very simple and I hope that everyone can
16 visualize it from what I have submitted because it
17 seems to me to be -- you know, as a friend of mine
18 said, "It's a shed." You know, there's nothing
19 complicated about the exterior at all.

20 Let's see. I think that those -- in my
21 mind, I'm addressing the questions that the Commission
22 had, but I wonder if there are others.

23 CHAIRPERSON LUDWIG: So Bruce, I just have
24 one. This elevation here --

25 MR. WILLIAMSON: Yes.

1 CHAIRPERSON LUDWIG: The original one had
2 these -- looked like framed wood doors. But you're
3 going to a steel door instead.

4 MR. WILLIAMSON: Yes. Yes. Yeah. And that
5 was only because -- I wanted to have some illustration
6 of a shed. You know, that was -- that's a poor
7 example.

8 CHAIRPERSON LUDWIG: The windows will be
9 comparable to these?

10 MR. WILLIAMSON: No. The windows will be
11 larger than that, as is shown on -- I think it's D.

12 MS. DREHER: D.

13 MR. WILLIAMSON: D that was submitted
14 recently.

15 CHAIRPERSON LUDWIG: Okay.

16 MR. WILLIAMSON: Yeah. And I think very --
17 you know, it's symmetrical. The windows and doors are
18 the same width.

19 And I wasn't sure of the material for the
20 doors, but my contractor, he said steel. And I said,
21 Well, that's a good idea. And the interior doors, of
22 course, are wooden. And they're 30-inch doors.

23 And there's a question about the soffit. As
24 I said in the memo, that -- that illustration you just
25 held up, Jerry, is such a bad illustration, including

1 the soffit. I never -- we never intended for the
2 soffit to be T1-11. The soffit, you know, should be
3 and will be smooth. It will be Duraply.

4 MR. GOODMAN: I had a question about the
5 windows. What's the material on the windows?

6 MR. WILLIAMSON: I'm sorry?

7 MR. GOODMAN: What material will the windows
8 be?

9 MR. WILLIAMSON: The windows will be vinyl,
10 which, despite what Jerry said about vinyl windows,
11 we're thinking, again, this is a shed.

12 MR. GOODMAN: I bring it up because I do
13 recall that there was a pool house a number of years
14 ago. It was a Zoom meeting during COVID. And I
15 remember us questioning at that time vinyl windows in
16 the pool house.

17 So I'm not sure how I feel about vinyl
18 windows at all on a designated property. That's just
19 my thought on it.

20 MR. WILLIAMSON: Yeah. I appreciate the
21 question. I think that the vinyl windows that my
22 contractor has pointed us to are Harvey windows.

23 I know that some home replacement vinyl
24 windows, like the ones I was stupidly thinking of in
25 my first conversation with Jerry 12 years ago, you

1 know, are quite thick. You know, the window frames
2 are thicker. The glass surface is smaller.

3 These are -- don't seem to be that way at
4 all. These -- they look like maybe -- I don't know --
5 better windows. But these supposedly have some
6 durability.

7 And, again, we're talking about a shed. You
8 know, we can call it -- you call it a pool house. And
9 that's fair enough because we do want to use it for
10 folks to change, but it's also, you know, for storage.

11 MR. GOODMAN: Yeah. I just point back to
12 precedent. At least my recollection of this
13 Commission on precedent was that there was a shed,
14 pool house, a couple years ago and vinyl windows was a
15 problem.

16 CHAIRPERSON LUDWIG: Are the windows -- will
17 they appear like this? Will they be --

18 MR. WILLIAMSON: Yes.

19 CHAIRPERSON LUDWIG: -- muntined like this?

20 MR. WILLIAMSON: They'll be --

21 CHAIRPERSON LUDWIG: Because we don't see --
22 all we see is an opening.

23 MR. WILLIAMSON: Yeah. And I thought -- I
24 apologize if I didn't do that well. That's the first
25 one.

1 MS. ROBINSON: Bruce, do you have a catalog
2 illustration?

3 MR. WILLIAMSON: I don't have a catalog.
4 That would have been a good idea to have a catalog.

5 And I had a -- I remember looking at an
6 image of these Harvey windows on my computer. And
7 they -- you know, they look like -- you know, they
8 look sort of like -- they look okay.

9 They were single-hung windows. And they
10 were, I thought, reasonably attractive. You know, we
11 don't want to put bad looking windows in there at all.
12 I don't know that they would necessarily appear to be,
13 you know, vinyl windows from a distance.

14 CHAIRPERSON LUDWIG: Well, Bruce, there were
15 two illustrations here the first time around.

16 MR. WILLIAMSON: Yeah.

17 CHAIRPERSON LUDWIG: One just had these --

18 MR. WILLIAMSON: Not that.

19 CHAIRPERSON LUDWIG: -- single pane. The
20 other ones look like this.

21 MR. WILLIAMSON: Yes. Yes.

22 CHAIRPERSON LUDWIG: So I think it's
23 important I think --

24 MR. WILLIAMSON: Yes. That's --

25 CHAIRPERSON LUDWIG: We can argue about

1 whether they need to be vinyl or not, but, certainly,
2 they need the muntins similar to this.

3 MR. WILLIAMSON: Yes. Yes. That's
4 definitely our intention as well.

5 CHAIRPERSON LUDWIG: And I think, Wayne,
6 you're talking about --

7 MR. GOODMAN: Judson.

8 CHAIRPERSON LUDWIG: The Pike property.

9 MR. GOODMAN: Yeah.

10 MR. PAGE: So yeah. So I would say that
11 that project was building a permanent structure. And
12 I'm not -- I would never approve vinyl windows for --
13 probably never approve vinyl windows for a permanent
14 structure. For a shed, a multiple-purpose shed that
15 doesn't have a foundation --

16 MR. GOODMAN: Did that one have a
17 foundation? Do you recall?

18 MR. PAGE: That was very sophisticated. It
19 was built to the same quality as the house.

20 MS. DREHER: It was very large and had --

21 MR. PAGE: And was very large.

22 MS. DREHER: -- living room areas.

23 CHAIRPERSON LUDWIG: We also would never
24 approve Textured 1-11 on it.

25 MR. GOODMAN: It's philosophically -- and,

1 you know, I respect everybody -- and you've done a
2 great -- your property, you've done a fantastic job
3 with your property.

4 MR. WILLIAMSON: Thank you.

5 MR. GOODMAN: Philosophically, I have an
6 issue with vinyl.

7 CHAIRPERSON LUDWIG: Me too.

8 MR. PAGE: We do too. What I am saying, the
9 only type of situation that I would --

10 MR. GOODMAN: Yeah. I understand.

11 MR. PAGE: -- would consider it on --

12 MR. GOODMAN: I'm trying to get there, but
13 I'm not sure I'm gonna get there.

14 MR. WILLIAMSON: If I can add this: Is that
15 in -- rather than pushing back with my contractor
16 before tonight and saying, Well, how about, you know,
17 can you give us some more expensive windows that
18 aren't vinyl because I know that there's not, you
19 know -- and it's the Historic Preservation Commission.
20 There might be -- 60-80 years from now, vinyl windows
21 will be required to be consistent with what was built
22 in the past. But I doubt that because they won't last
23 that long.

24 But the fact that the -- well, the
25 Commission still certainly has, you know, jurisdiction

1 over the shed because it's part of the property. That
2 the pool and the pool house are so separate from the
3 landmark and the purpose that it was designated as a
4 landmark that it seemed to me that the exact nature of
5 the windows, in other words not vinyl, you know,
6 something from like Rochester colonial, you know,
7 would be maybe less important just because of the
8 nature of the structure and that difference.

9 CHAIRPERSON LUDWIG: I see Wayne's points
10 and I tend -- you know, I just don't want to set a
11 precedent for -- you know, where does a shed become a
12 garage? Where's the cutoff point where all of a
13 sudden we have to go to wood versus vinyl? And I can
14 understand that.

15 MR. GOODMAN: Yeah. I agree. It's a
16 difficult --

17 MS. DREHER: Is there -- to Jerry's point,
18 is there something we can talk about like -- as far as
19 like a permit process? A shed would not have the same
20 requirements as -- for example, the building where
21 we've been referring to on Elmwood -- to give
22 ourselves like a line? Like this is a shed and this
23 is a permanent building like John is describing. Is
24 there --

25 MS. BARON: So a couple things going off of

1 what Commission Member Goodman said. That would be
2 one thing if you had a precedent for past decisions
3 related to simply just a shed on someone's property.
4 If you had done different types of approvals for
5 buildings that you would consider as removable sheds
6 without foundations.

7 Could there be a code amendment to
8 characterize those buildings differently or have them
9 have different criteria underneath the Code? Sure.
10 If that was something the Commission was interested in
11 proposing to the Town Board, that could be a potential
12 idea for that.

13 But if in the past you've considered a
14 removable shed differently than some of the other
15 structures that you review here, I think that it would
16 be fine to say that you do not -- it wouldn't be
17 deviating from past precedents to say that vinyl
18 windows would not be required.

19 But I'm not sure what decisions you've made
20 in the past regarding removable sheds. That would be
21 something I'd have to look into in terms of past
22 decisions.

23 MR. PAGE: So I would understand that
24 setting a precedent that we're looking at a specific
25 house, specific property, specific situation --

1 MS. BARON: And everything's unique. So if
2 you want -- yeah.

3 MR. PAGE: So I would say that I don't feel
4 like we're necessarily setting precedent. If this was
5 in the front of the house, we wouldn't allow it. If
6 it was attached to the house it might have a different
7 situation.

8 MS. BARON: There's going to be unique
9 circumstances for every single application that might
10 warrant a deviation from things you've done in the
11 past.

12 MR. PAGE: Because we treat fences a certain
13 way and we treat mechanical equipment a certain way
14 for different reasons, but there's -- and this -- I do
15 think this is something that's not a permanent
16 structure that's being proposed here.

17 MR. GOODMAN: How many windows in total are
18 on the --

19 MR. WILLIAMSON: Two.

20 MR. GOODMAN: There's just two windows.

21 MR. PAGE: Yeah.

22 MR. WILLIAMSON: I'm curious if it's known,
23 have there been removable sheds like this that have
24 come before the Commission in the past?

25 MR. PAGE: I can't remember.

1 MR. WILLIAMSON: It strikes me as the sort
2 of thing that's not necessarily associated with
3 landmarks, but I don't know.

4 MS. ROBINSON: I have a question. I
5 remember when we did our building in the back, there
6 was a definition of shed or an outhouse. And I
7 don't -- it's a zoning thing and ours had to be called
8 a teahouse.

9 MS. DREHER: That's what I was thinking of
10 when I -- I was saying permit, but I think a zoning
11 designation, that would require -- have different
12 requirements.

13 MS. BARON: So the requirements of the
14 Zoning Code would be related to accessory
15 structures -- a shed would be dimensional
16 requirements, not necessarily like how a shed should
17 look. They would be related to, you know, where it
18 needs to be placed on the property rather than
19 materials.

20 CHAIRPERSON LUDWIG: When we did our pool
21 cabana, I went to Houseparts and got used leaded
22 windows from Houseparts to put in. And I bought the
23 door from Houseparts. It was a wood panel door.

24 MR. GOODMAN: You know, I guess I feel
25 like -- and I agree. Most sheds would not be

1 classified landmarks. However, I've seen a number of
2 garages, small buildings, privies. And certainly,
3 there's a context here too with the larger landmark,
4 which is the house. So I understand that the shed
5 itself isn't necessarily the landmark, but --

6 MR. WILLIAMSON: But if I can say two
7 things: One is if this was a garage, if we had to
8 replace windows in a garage -- well, we wouldn't be
9 before the Commission because they'd be replacements.
10 But those are wooden windows and we would replace them
11 with appropriate windows.

12 The second, I wonder if this makes a
13 difference -- because I'm not familiar, of course,
14 with the other property you're referring to -- is that
15 in terms of utilities and what's available there,
16 there's electricity because there's a light, but
17 there's no plumbing and there's no heating. So it's
18 just a -- it's just cold. The only thing that'd be
19 warm would be the light bulb, but LEDs don't warm. So
20 there's electricity but nothing else.

21 I don't know if that makes a difference or
22 not, but I didn't mention it before.

23 MS. ROBINSON: I would second Jerry's
24 comment of finding some used windows, double-hung
25 windows or whatever.

1 CHAIRPERSON LUDWIG: Do these windows open?

2 MR. WILLIAMSON: Yeah. They're single hung.
3 So they'd open from the bottom only.

4 MS. DREHER: So --

5 MR. HAREMZA: I'm -- sorry. Go ahead.

6 MS. DREHER: I was just going to say in my
7 mind, I mean, I am okay with a shed being built of
8 different materials. I mean, it's not -- while it is
9 on the property with a historic structure, itself not
10 a historic structure.

11 And I guess in my mind if we're going to
12 allow T1-11 for the siding, I don't have a problem
13 with vinyl windows to go with that.

14 I mean, in a perfect world I'd love
15 everybody to have a beautiful custom shed with, you
16 know, cedar siding and beautiful wood windows, whether
17 they came from Houseparts or you bought them from
18 Rochester Colonial. But I think I'm okay with the
19 materials that are outlined.

20 MR. HAREMZA: For what it's worth for the
21 Board's consideration, I did pull up the Harvey
22 windows vinyl products guide and they do offer options
23 for the dividers.

24 So you can choose Simulated Divided Lites,
25 exterior applied or grids between the glass. And also

1 a -- two standard colors and a range of optional
2 colors for the windows themselves if that makes a
3 difference to the -- for the Commission's
4 consideration.

5 MR. WILLIAMSON: Is that the page that shows
6 the two colors being white and like a cream color?

7 MR. HAREMZA: There's a -- white and almond
8 are standard vinyl colors. There is something called
9 stock exterior laminate in black and then
10 made-to-order colors in dark bronze, bronze,
11 cranberry, liquid blue, ivory and forest green.

12 MR. WILLIAMSON: And so whatever we need to
13 do with those windows, they're going to be black,
14 again, to mirror the landmark.

15 MR. GOODMAN: So the vinyl windows would be
16 black?

17 MR. WILLIAMSON: Yes.

18 MR. GOODMAN: And then -- so the dividers.
19 So the muntins. Are those --

20 MR. PAGE: We're going to make a
21 recommendation, I have a feeling.

22 MR. GOODMAN: Yeah. I could potentially be
23 swayed a little bit when it comes to that.

24 MR. PAGE: Simulated.

25 MR. GOODMAN: Yeah.

1 MR. PAGE: Yeah.

2 MR. GOODMAN: I don't -- I will not support
3 the in between --

4 MR. PAGE: I don't even know if they're
5 going to be two panes of glass or not.

6 MR. WILLIAMSON: I'm not sure.

7 MR. PAGE: But -- yeah. No. We -- I think
8 I generally only am interested in what's called
9 simulated. That's where something's lined on the
10 outside and on the inside and it's not snap-in. It's
11 like --

12 MR. WILLIAMSON: I don't think -- I think
13 I've seen windows that are like -- that they're not --

14 CHAIRPERSON LUDWIG: If you get black vinyl
15 windows, be prepared for possible interaction with hot
16 sun as opposed to white. Just --

17 MR. WILLIAMSON: You mean as compared with
18 other materials.

19 CHAIRPERSON LUDWIG: Well, as compared with
20 white.

21 MR. WILLIAMSON: Oh, okay.

22 CHAIRPERSON LUDWIG: It reflects where black
23 tends to absorb a lot of heat. I'm not sure how the
24 vinyl will -- you know --

25 MR. WILLIAMSON: Well, one, I think it's --

1 on that same website, I thought that those windows --
2 and this might not go to the color, the 20-year
3 guarantee. But I might not be around.

4 I know this, that based on this discussion
5 that if you do approve them as requested, that I'll
6 still look in Houseparts and see if I could find -- I
7 mean, I would trust the Commission would have no
8 objection if it approved for the vinyl window and we
9 found something else and upgraded to wooden windows.

10 And I'll look at Houseparts. Again, I've
11 not talked to my contractor about this, but the only
12 thing he cares about is the size. You know, we want
13 to have this size window.

14 MR. HAREMZA: One further note on the
15 dividers, there's a choice between five-eighths and
16 one-inch wide dividers.

17 MR. WILLIAMSON: Definitely narrower.

18 MR. GOODMAN: I wouldn't want to be an
19 obstructionist on this. So I would -- I would be
20 compelled maybe to support reluctantly, but still
21 support as long as it's the simulated divider.

22 CHAIRPERSON LUDWIG: Well, it's a majority
23 rule.

24 MR. GOODMAN: True. True.

25 CHAIRPERSON LUDWIG: Well, any further

1 discussion? Anything else? Any other questions about
2 materials or --

3 MR. WILLIAMSON: I don't know if it's
4 specified -- quite frankly, I forget if I specified
5 that or not, but the shingles on the shed would match
6 the ones on the house.

7 That's the only thing that's in good shape
8 on that shed is that roof. When we put the new roof
9 on the house, I don't know, six, eight years ago, they
10 had -- they had them left over. So they put them on
11 the shed as well. That's the thing that's in the best
12 shape. We're sorry to see it go. That was a lie. We
13 won't be sorry. We'll be delighted to see it go.

14 MR. HAREMZA: Just one question, Bruce. I
15 don't see anything indicated on the elevation, but is
16 there any exterior lighting proposed?

17 MR. WILLIAMSON: I'm sorry. Yes. There is
18 a -- as there is on the existing shed -- and there is
19 exterior lighting. And it can be illustrated on --
20 let's see here -- the very first exhibit here.
21 There's just a little light next to the door, just a
22 simple fixture next to the door to provide exterior
23 lighting. That's it.

24 CHAIRPERSON LUDWIG: Okay.

25 MS. DREHER: What's the number? Oh, okay.

1 MR. WILLIAMSON: It's the number 1 with the
2 original application, not the supplemental material.
3 The one that looks like this.

4 MS. DREHER: Okay.

5 MR. WILLIAMSON: That was an oversight.
6 Thank you, Jason, for reminding me of that. And there
7 would be a small fixture in each of the rooms in the
8 interior.

9 CHAIRPERSON LUDWIG: I had one other
10 question, Bruce. These doors are -- these aren't
11 applied moldings. They're -- it's just embossed --

12 MR. WILLIAMSON: No. The door is
13 constructed that way.

14 CHAIRPERSON LUDWIG: Right. But I mean
15 these are recessed and it's all metal; right?

16 MR. WILLIAMSON: Yes. Yes. Yes.

17 CHAIRPERSON LUDWIG: Okay.

18 MR. WILLIAMSON: Oh, yeah. And I think I
19 indicated two doors. So they open both outward.

20 MR. PAGE: So I think maybe we're ready.

21 MR. WHITAKER: Yup.

22 MR. GOODMAN: I guess I had a question.
23 Could we make sure though that -- would people be
24 agreeable to making sure that there is a stipulation
25 that it needs to be --

1 MR. PAGE: Yes.

2 MR. WILLIAMSON: Needs to be what?

3 MR. GOODMAN: Needs to be the simulated
4 Divided Lite.

5 MR. WILLIAMSON: Oh, sure.

6 MR. GOODMAN: Yeah.

7 MR. WILLIAMSON: Unless we upgrade.

8 MR. GOODMAN: Right. Right.

9 MR. PAGE: So five-eighths Simulated Divided
10 Lites.

11 MS. DREHER: And just something in there
12 about it being a shed if we want to describe any
13 further -- so that in terms of precedents, a pool
14 house would not be considered the same.

15 MR. PAGE: Right. I think, certainly, our
16 discussion now and again after we get the reading here
17 will make that clear, again, that this is a
18 non-permanent building.

19 MR. GOODMAN: And the building sits on the
20 concrete; correct?

21 MR. WILLIAMSON: It's a 4-inch slab, ground
22 level. Yes. That's the idea.

23 MS. BARON: So before I propose a
24 resolution, so the material that's been proposed and
25 the window material that's been proposed, you do not

1 want to include any conditions related to that? Or
2 you do want specific conditions?

3 MR. PAGE: Yes.

4 CHAIRPERSON LUDWIG: Well, I think John
5 mentioned it would be --

6 MS. BARON: Simulated divided -- other than
7 the Simulated Divided Lites.

8 MR. GOODMAN: Five-eighths.

9 MR. PAGE: Five-eighths.

10 MS. BARON: Five-eighths.

11 MS. ROBINSON: Bruce, I have a question
12 about concrete. Is it going to look like the concrete
13 on the pictures? The concrete pavers. The new
14 concrete.

15 MR. WILLIAMSON: Oh, the new concrete --

16 MS. ROBINSON: Like the one you have --

17 MR. WILLIAMSON: The new concrete will look
18 like the existing concrete around the pool. Yeah.

19 CHAIRPERSON LUDWIG: Any other questions?
20 Discussions?

21 MR. WHITAKER: Like you'd to try to have the
22 windows at Houseparts and --

23 CHAIRPERSON LUDWIG: Houseparts. And also
24 Rehouse Habitats.

25 MR. WILLIAMSON: Rehouse. Houseparts and

1 Rehouse.

2 MR. DELVECCHIO: We can capture that wood
3 option in the --

4 MR. WHITAKER: Yes.

5 MR. DELVECCHIO: -- motion, David?

6 MR. HAREMZA: So Lauren and I understand,
7 that would be acceptable to the Commission as an
8 option without Bruce having to come back or --

9 MR. WHITAKER: Yes.

10 CHAIRPERSON LUDWIG: Well --

11 MR. DELVECCHIO: As long as it's
12 substantially similar to what was proposed in terms of
13 design.

14 MS. DREHER: What about the muntins?

15 CHAIRPERSON LUDWIG: And Bruce, I love you,
16 but I can't vote for it as is. But I would vote for
17 the alternative. So I'm not sure how that screws up
18 the --

19 MR. WILLIAMSON: Have the resolution say
20 vinyl unless he comes to his senses.

21 Yeah. The issue with coming back would just
22 be a potential problem just construction-wise, but I
23 don't know how far in advance we could, you know, get
24 the --

25 CHAIRPERSON LUDWIG: I think we either -- I

1 think we either vote for it the way it is and then if
2 you find something great, let us know. Probably not
3 going to start on it this week.

4 MR. DELVECCHIO: I don't know about that. I
5 would like to make it easier for Bruce. If wood
6 becomes an option and it's substantially similar
7 enough, I don't think he should have to come back.

8 MR. WHITAKER: I don't either.

9 MS. BARON: So you could craft a condition
10 that specifies that those windows need to be placed in
11 a location as proposed in the application materials
12 and have a preference that they be made out of a wood
13 material. If you're not voting -- I guess I'm getting
14 a little bit of some back and forth here whether or
15 not you think vinyl is okay or whether some members
16 think vinyl is not okay in terms of the windows.

17 So a condition can either be the windows
18 need to be in the location as proposed in the
19 application materials and made of wood or it could be
20 more loosey-goosey than that, that the windows just
21 need to be located in the location that -- as proposed
22 in the application regardless of the material.

23 MR. WILLIAMSON: You probably want to have
24 something about the appearance as well as the
25 location; right?

1 MR. DELVECCHIO: Yeah. We just want to have
2 Divided Lites? So wood with Divided Lites? Or you're
3 worried it would be -- it could get --
4 (Simultaneous conversation.)

5 CHAIRPERSON LUDWIG: I think -- well, it
6 sounds more complicated than it is.

7 MR. DELVECCHIO: If it makes --

8 MS. ROBINSON: Could we make it probably --
9 could make it so that it's all approved except for the
10 windows that Bruce will come and show us as options.

11 MS. BARON: At that point I think it would
12 just be a better -- I would recommend tabling at that
13 point until the next -- if you want him to come back
14 and show you additional options. Depending on your
15 timing, when did you want to begin construction and
16 everything?

17 MR. WILLIAMSON: Well, tabling it would be
18 bad. In other words -- because if I have -- the way I
19 have it with my contractor, once the Certificate of
20 Appropriateness is issued, if it is, he is free and I
21 think ready to demolish when the weather allows it
22 because we need to -- I mean, we have a large gate on
23 the French Road side, but some of the fence that's
24 near the end of the shed now that faces French Road
25 would have to be removed temporarily and the thing

1 demolished and the ground prepared so that when it
2 gets to be basically reliably 50 degrees the concrete
3 can be poured. And then that can cure for the time it
4 needs to cure before the shed can be built.

5 So if we push back a month, it might be the
6 same as pushing back a year. On the other hand, I
7 don't know if it's going to thaw in the next month.
8 So we're hopeful there can be demolition in the next
9 couple weeks.

10 MR. HAREMZA: So the demolition is not
11 subject to HPC approval.

12 MR. WILLIAMSON: I understand. Understand.

13 MR. HAREMZA: So that can proceed regardless
14 of what the Commission decides.

15 MR. WILLIAMSON: Well, that's true.
16 Because, you know, if it's a question of the detail of
17 the window or the windows -- that could --

18 MR. HAREMZA: My thought logistically with
19 approving the shed except for the window details is
20 that we don't know what he might find at Houseparts in
21 terms of dimensions that could impact the framing of
22 the shed and what the contractor is --

23 MR. WILLIAMSON: Yeah. Yeah.

24 MS. DREHER: That's something that I've been
25 thinking about. I almost think it might be easier if

1 we -- enough Commission members want to approve the
2 vinyl, if we require something like the wood-clad
3 vinyl that we put on other modern structures, which is
4 I'm assuming a cost increase, but not the same as
5 having to go to Rehouse and Houseparts, and try to
6 find something that fits in, otherwise changing your
7 construction.

8 I mean, I'm in the camp that this is a shed.
9 It is not a historic structure itself. And I don't
10 like necessarily trying to force a modern structure to
11 act like a historic structure in this context of it's
12 not a permanent structure. And so -- but if the rest
13 of the Commission feels that way, then I would suggest
14 just put in the windows that we would approve, which I
15 think Jerry and John could describe better than I can.

16 MR. WILLIAMSON: And having recounted my
17 initial conversation with Jerry many years ago, I
18 don't want that to be the result of vinyl windows in
19 my shed is over your dead body, Jerry.

20 CHAIRPERSON LUDWIG: Well, I think --

21 MR. GOODMAN: I would --

22 MR. WILLIAMSON: And we're also talking
23 about two windows as opposed to -- initially, I think
24 that we replaced, I don't know, 12, 14, 16, 18
25 windows. So in real dollars, we're not talking about

1 all that much money for the difference in the two.

2 MR. GOODMAN: I would be much more open --
3 you know, as Amanda pointed out -- I mean, personally
4 I would be much more open to a aluminum-clad wood
5 window. I just have -- I just have an issue with
6 vinyl, whether it's on the actual landmark or within
7 the context of the designated landmark.

8 MR. WILLIAMSON: Well, may I make a
9 suggestion? That if the group -- the Commission would
10 feel more comfortable approving it with wood windows
11 or aluminum-clad wood windows and if we find over the
12 next couple weeks that that is, for whatever reason,
13 either availability over time, if that really is
14 difficult for us to do, I could perhaps come back to
15 the Commission and ask to reconsider the nature of the
16 windows.

17 I mean, I would imagine that 36 by 48
18 windows are relatively available. You know, people in
19 town want to sell windows all the time. So I suppose
20 it could be done.

21 I know for sure that our contractor
22 suggested vinyl windows as a cost-saving measure, but
23 he's not -- and I don't mean to imply -- Paul Wilson
24 is the contractor. He's -- I think he was here on an
25 early request many years ago. But, you know, he's

1 also suggesting steel doors. You know, those aren't
2 the least expensive options there. So he's wanting to
3 build us something solid.

4 MR. DELVECCHIO: So how would we capture
5 aluminum-cladded wood -- can you articulate that a
6 little more?

7 MR. WILLIAMSON: Well, I mean, I guess, I
8 was -- I don't know how workable this is for us
9 either. I was trying to think of an alternative. You
10 approve it but require the windows be of that
11 material. And if that's a real problem for us,
12 perhaps we can come back to the Commission and ask
13 for --

14 MS. BARON: If you include that as a
15 condition, they would have to come back to get relief
16 from that condition.

17 MR. WILLIAMSON: Yeah. But to come back for
18 relief on that condition, would we have to go through
19 the same process of advertising and posting or could
20 we just get on an agenda for a subsequent meeting?

21 MS. BARON: It would be an amendment to an
22 existing Certificate of Appropriateness. I think it
23 would require the same -- there's no distinction
24 between an amendment and a new application.

25 CHAIRPERSON LUDWIG: Couldn't you -- how can

1 we work this? Couldn't you just table the windows?
2 Seriously.

3 MR. DELVECCHIO: I think we're trying to get
4 it approved. What would be the timing -- how soon --
5 I mean, you might have a week to evaluate this.

6 MR. WILLIAMSON: What's -- aren't we already
7 past the deadline for the March meeting?

8 MR. HAREMZA: Technically, yes, but --

9 MS. BARON: That's up to the staff.

10 MR. WILLIAMSON: Because I don't know how
11 soon -- how soon we could determine that. I imagine
12 that could be done fairly quickly, within a week. But
13 I don't know if something --

14 MR. DELVECCHIO: Well, I mean, I think just
15 anecdotally you know what the other option would be.
16 We all do.

17 MR. WILLIAMSON: Yeah.

18 MS. DREHER: I'd be interested in seeing if
19 we have the four votes for the vinyl.

20 MS. BARON: You want to do a straw poll
21 right now to see if you have four votes for just the
22 vinyl windows as proposed?

23 MR. PAGE: Or the vinyl -- or --

24 MR. GOODMAN: That's a good idea.

25 MR. PAGE: Like you said earlier, vinyl

1 or --

2 MS. BARON: Or wood. I wrote down
3 aluminum-clad wood.

4 MR. PAGE: Aluminum-clad wood.

5 MS. DREHER: I meant just -- I think we've
6 heard from some people, but we haven't heard from
7 everybody as to whether they would approve the vinyl.

8 MS. BARON: So I think without proposing a
9 resolution, let's take a straw poll. Who would be in
10 favor of approval with the vinyl windows as proposed?

11 MR. HAREMZA: With the conditions regarding
12 the Lites.

13 MS. BARON: Yes. With the shed material
14 including five-eighths inch Simulated Divided Lites.

15 MS. DREHER: Am I the only one? All right.
16 Then I guess we should move on.

17 MS. BARON: Okay.

18 MR. PAGE: I'm good for the "vinyl or."

19 CHAIRPERSON LUDWIG: Yeah. If you do "vinyl
20 or," then you're voting for vinyl.

21 MS. DREHER: Right. That's what I was
22 thinking.

23 CHAIRPERSON LUDWIG: That's the problem.

24 MR. PAGE: That's correct.

25 MS. BARON: Yes.

1 MR. DELVECCHIO: Well, I think I've heard
2 from the applicant that he's going to put in a
3 good-faith effort in evaluating this.

4 MR. PAGE: Regardless. So I'll vote for
5 vinyl and I'll encourage that we craft the resolution
6 for aluminum-clad wood.

7 MS. DREHER: But if we really -- what
8 everyone wants -- thinks should be aluminum-clad,
9 then -- you know? I mean, we know that the
10 aluminum-clad windows are available. I don't think
11 there's going to be an issue of whether you can find
12 them and order them. I don't -- it's your preference.
13 And I understand cost is coming in here.

14 CHAIRPERSON LUDWIG: Well, if you want black
15 windows, aluminum is probably going to hold up better
16 than vinyl. There is that. Because I -- black vinyl,
17 I just have concerns that it's going to warp.

18 MR. WILLIAMSON: Well, tell you what. Let
19 me amend my application. Let me verbally amend my
20 application to provide the windows would be
21 aluminum-clad wooden windows and ask that it be
22 approved in that manner.

23 CHAIRPERSON LUDWIG: With simulated -- the
24 same muntins.

25 MR. WILLIAMSON: Yeah, yeah. That's --

1 sure. The design has already been -- I think --

2 CHAIRPERSON LUDWIG: I'll vote for that.

3 MR. GOODMAN: I will support that
4 enthusiastically.

5 MR. HAREMZA: Just one question for the
6 Commission. Does the Commission have a preference as
7 to the number of Lites? Would two over two be
8 acceptable or do you want --

9 CHAIRPERSON LUDWIG: Well --

10 MS. DREHER: Are we matching the house?

11 CHAIRPERSON LUDWIG: Were you going to match
12 the original --

13 MR. WILLIAMSON: You mean the number of
14 simulated panes that we have?

15 CHAIRPERSON LUDWIG: I mean, were you going
16 to try to match --

17 MR. WILLIAMSON: I -- Jason, you don't by
18 any chance have that website up, do you?

19 CHAIRPERSON LUDWIG: You know what? I think
20 we can live with your decision on the muntins.

21 MR. GOODMAN: I agree, Jerry.

22 MR. DELVECCHIO: I agree.

23 MR. GOODMAN: I think if the windows are
24 aluminum-clad windows, I think that Bruce can -- Bruce
25 can make that decision.

1 MR. HAREMZA: As long as there's two or more
2 Lites per sash.

3 MR. GOODMAN: Exactly.

4 MR. HAREMZA: Fair enough.

5 MR. WILLIAMSON: Thank you. Appreciate
6 that.

7 CHAIRPERSON LUDWIG: Okay.

8 MS. BARON: Okay. So I'd propose the
9 following resolution for the Commission's
10 consideration:

11 Whereas, application 1H-01-25 has been
12 submitted for a Certificate of Appropriateness under
13 the Town's Historic Preservation Law for the
14 replacement of an existing 8-foot by 10-foot shed with
15 a 10-foot by 16-foot shed in the manner and location
16 as described in the submitted plans on property
17 located at 484 French Road in the Town of Brighton,
18 County of Monroe, tax parcel number 150.14-1-3 owned
19 by Bruce and Maryann Williamson;

20 And whereas, the necessary legal notice has
21 been published and the required sign posted pursuant
22 to the Town Code;

23 And whereas, the Historic Preservation
24 Commission hereby received and filed the
25 above-described application, the supporting materials

1 and all correspondence and other documentation
2 submitted regarding the application;

3 And whereas, the Historic Preservation
4 Commission duly held a public hearing on January 23rd,
5 2025, and February 27th, 2025, to consider the
6 application and all persons having an interest in such
7 matter having had an opportunity to be heard therein;

8 Now therefore, it is hereby resolved by the
9 Historic Preservation Commission after carefully
10 considering the submissions received and of the
11 testimony given related to said application at the
12 January 23rd, 2025, and February 27th, 2025, public
13 hearings that pursuant to the factors set forth in
14 Section 224-5 of the Town Code, the proposed
15 above-described work to the subject property is
16 consistent with the purposes of the Town's Historic
17 Preservation Law and compatible with the property's
18 historic character based upon the Historic
19 Preservation Commission's review of the application
20 materials, the documents and correspondence on file
21 and the testimony given;

22 And it is further resolved that the Historic
23 Preservation Commission hereby approves application
24 number 1H-01-25 for a Certificate of Appropriateness
25 for the above-described work to be performed at the

1 property located at 484 French Road subject to the
2 following conditions:

3 **Conditions:**

- 4 1. The shed material includes five-eighths inch
5 Simulated Divided Lites -- and Lites is L-I-T-E-S.
6 2. The applicant uses aluminum-clad wood windows
7 3. The above-described work must be completed within
8 one year from the date of this approval
9 4. All required build permits shall be obtained.

10 MS. ROBINSON: The Lites?

11 MS. BARON: That was number 1.

12 MR. DELVECCHIO: Question.

13 MS. BARON: I didn't say how many there
14 should be. I just said includes five-eighths-inch
15 Simulated Divided Lites. Did you want to specify --

16 MR. DELVECCHIO: So is five-eighths
17 necessary? Just double-checking because if it's wood,
18 aluminum clad, if it's a different dimension because
19 of the different -- I think --

20 CHAIRPERSON LUDWIG: Approximately
21 five-eighths.

22 MS. BARON: Okay.

23 MR. GOODMAN: I would agree with that.
24 Because it's a different product. It would be a
25 different dimension.

1 MR. WILLIAMSON: And I should say I don't
2 recall for this application signing something that
3 said -- that referred to posting, but I want to let
4 the Commission know I did post the placard 12 days
5 ago.

6 CHAIRPERSON LUDWIG: Very good. So you have
7 the motion. Can I have someone put forth the motion,
8 please?

9 MR. WHITAKER: So moved.

10 CHAIRPERSON LUDWIG: Second, please.

11 MR. DELVECCHIO: I second.

12 MS. BARON: Any discussion?

13 MS. BARON: So just to clarify, so number 1
14 would now read the shed material includes
15 approximately five-eighths inch Simulated Divided
16 Lites. Is that more accurate?

17 CHAIRPERSON LUDWIG: Yes. The windows --
18 yes. The windows would be -- Divided Lites would be
19 approximately -- have approximately five-eighths inch
20 muntins.

21 MS. BARON: Okay.

22 CHAIRPERSON LUDWIG: Exterior Simulated
23 Divided Lites.

24 MS. BARON: Okay. So let me read that
25 again. So number 1 would now read the shed material

1 for the windows includes approximately five-eighths
2 inch exterior Simulated Divided Lites muntins. Where
3 are we including the word muntins?

4 MR. GOODMAN: After the word Lites.

5 MS. BARON: Okay. How do you spell
6 "muntins?"

7 MR. HAREMZA: M-U-N-T-I-N-S.

8 MS. BARON: Thank you.

9 MR. HAREMZA: Was the second Wayne or
10 Justin?

11 MR. DELVECCHIO: I second.

12 CHAIRPERSON LUDWIG: Any discussion? Okay.
13 Just call the roll, please.

14 (Mr. DelVecchio, yes; Ms. Dreher, yes;
15 Mr. Goodman, yes; Mr. Ludwig, yes; Mr. Page,
16 yes; Ms. Robinson, yes; Mr. Whitaker, yes.)
17 (Upon roll motion carries.)

18 CHAIRPERSON LUDWIG: We have no --

19 MR. WILLIAMSON: Thank you.

20 CHAIRPERSON LUDWIG: -- hardship
21 applications. The public hearings are closed.

22 MR. WILLIAMSON: Since I did change the
23 application, I can go home and tell my wife we got
24 exactly what I asked for. So thank you. It's been
25 really enjoyable and instructive. So thanks.

1 CHAIRPERSON LUDWIG: Thanks, Bruce.

2 MS. BARON: Holly, are you okay?

3 (There was a discussion off the record.)

4 CHAIRPERSON LUDWIG: Public hearings are
5 closed.

6 New business. Budget. Who wants to talk
7 about the budget?

8 MR. HAREMZA: I'll just, I guess, reiterate
9 what's in the agenda is that the 2025 budget, which
10 the request goes in -- Mary Jo -- approximately in
11 July. July 2024, the request went to the Town Board
12 to continue the same dollar amount as has been in the
13 past, \$5,600 for 2025. That was approved by the Town
14 Board.

15 As you may recall, we -- the contract
16 extension with Bero went to December 31st, 2024. So
17 there is no contract for 2025.

18 Lauren and I had worked with Bero and we're
19 proposing a -- extending their contract for
20 potentially two years. However, their costs have
21 increased like everything else in the world.

22 And so with a budget of \$5,600, there would
23 only be the ability to do one full survey and one
24 update with a little bit of money left over for
25 whatever the Commission would like to spend it on.

1 MS. BARON: So for consideration of the
2 Commission moving forward, if you'd like to extend the
3 agreement with Bero for an additional year and then
4 potentially with the services out to RFP, which is
5 request for proposals, to see if there's anybody else
6 where you could get a better pricing for completing
7 cultural resource surveys. That's always an option.

8 You've worked with Bero for a long time,
9 which is why we approached them for a new proposal --
10 for new pricing to enter into a new contract with them
11 at this time since it's specialized services. But you
12 do have the option to RFP those services if you want.
13 And the Town Board would be -- it would involve the
14 Town Board as well.

15 MR. HAREMZA: And I would say just -- not
16 just the longevity of our relationship with Bero but
17 also the quality of their work.

18 CHAIRPERSON LUDWIG: The only issue is we
19 used to get two surveys and an upgrade. Now we get
20 one survey.

21 MS. BARON: So the other thing I would say
22 is, of course, in July of 2025, Mary Jo can always ask
23 the Town Board for additional funds to increase your
24 budget for the year to allow you to continue to do
25 two, which would be for 2026.

1 MR. DELVECCHIO: If we needed additional
2 funds from the Town in terms of an emergency, is there
3 ability to make that request on general funds? If we
4 needed a thousand dollars extra to complete another
5 survey, is that --

6 MS. BARON: You can make that request for
7 the Town Board's consideration. Whether or not they
8 grant that, that's up to them if they want to spend
9 the additional funds for the year.

10 MR. DELVECCHIO: I support Bero -- extending
11 Bero for one year or, for expediency, additionally
12 two -- I mean --

13 CHAIRPERSON LUDWIG: I would -- I guess -- I
14 certainly think we need to approve it for one year,
15 but I'd be curious as to -- I think it behooves us to
16 find out if there's another option that wouldn't be as
17 expensive.

18 MS. BARON: So right now I've drafted it
19 where it's a one-year with the option if the Town
20 chooses to extend it for an additional year as an
21 optional extension. So you could always extend it --
22 choose to extend an additional year if that's what the
23 Board wants to do.

24 And the contract would be subject to the
25 approval of the Town Board still because the

1 Supervisor would have to sign it.

2 CHAIRPERSON LUDWIG: You don't need anything
3 from us on this; right?

4 MS. BARON: No. You don't have to vote on
5 it since technically you're not -- you're not
6 approving the contract or the funding or anything
7 associated with it. I just wanted to keep you all
8 involved. And Jason and I have been working together
9 on this too.

10 MS. DREHER: I'd be interested, if the Town
11 is not going to give us more money next July, with --
12 looking at what else is out there because I do have
13 concerns that we come across an emergency that we
14 would have no way to do that.

15 MR. DELVECCHIO: I don't think -- I think
16 trying to find someone cheaper would not -- probably
17 not be the solution.

18 CHAIRPERSON LUDWIG: Well, we don't know.

19 MR. DELVECCHIO: We don't know. But I think
20 our effort really should be spent more on trying to
21 get more money out of the budget, which regardless who
22 the contractor is, gives us more resources to do what
23 we want to do.

24 CHAIRPERSON LUDWIG: Well, and given the
25 current political climate, getting more money from the

1 Town may have its issues as well. Don't know. But
2 anyway, we're good for a year.

3 Any other new business? Any old business?

4 MS. DREHER: I just had one comment. In
5 re-reading Katie Comeau's letter that was submitted
6 with 240 Thackery -- this addressed the bigger issue
7 of do we want to consider districts. And in thinking
8 about -- reading the Thackery situation and as I think
9 about more of these neighborhoods that we're now
10 considering and looking at, it does really make sense
11 to me because we have one -- we have now 240 Thackery
12 and we -- but there are more out there. And I think
13 preserving the character of the neighborhood I think
14 is becoming very important.

15 CHAIRPERSON LUDWIG: It made sense to us
16 originally. We thought it was a great idea.

17 MS. DREHER: I mean, I just think of all the
18 changes going on right now with a lot of families
19 moving into Brighton and adding onto houses, buying
20 small houses because they want to be in Brighton but
21 needing larger houses and having the money to do
22 extensive renovations, what is going to happen to some
23 of these neighborhoods when that is done to 10, 15
24 houses.

25 MR. DELVECCHIO: I mean --

1 MS. DREHER: So is it something we want
2 to -- I don't know what happened before.

3 CHAIRPERSON LUDWIG: We were lucky to get
4 the ordinance passed.

5 MR. DELVECCHIO: Yeah. I would also point
6 out just if we can't get an extra \$500 to do -- to
7 increase our ability to do two surveys, I don't think
8 we have the capacity to handle districts in terms of
9 that process from a financial reality perspective as a
10 town.

11 CHAIRPERSON LUDWIG: And administrative.
12 Yes.

13 MR. DELVECCHIO: And the burden on us
14 beyond --

15 CHAIRPERSON LUDWIG: And the staff.

16 MR. DELVECCHIO: So I mean, I'm just talking
17 about the reality. While I fully support the notion,
18 I'm just also trying to also, you know, reflect on --
19 because we were just talking about an extra \$500 maybe
20 if we needed it and we can't get it. The reality is,
21 I think, financially could be pretty tough.

22 CHAIRPERSON LUDWIG: It would have been
23 great. I mean, I already plotted on the street.

24 MR. GOODMAN: And Amanda, I've been a critic
25 of this from day one. I don't know that I've ever

1 really experienced a preservation commission before
2 that doesn't designate neighborhoods.

3 My understanding though was just -- from
4 what some of the other Commission members have said
5 that there just wasn't the political will.

6 CHAIRPERSON LUDWIG: No. The only way we
7 could get a commission at all was to do individual
8 properties.

9 MS. DREHER: And what year was that?

10 CHAIRPERSON LUDWIG: 1995.

11 MS. LANPHEAR: June 1995. Also we've been
12 told that if we tried to tweak the existing ordinance,
13 we might lose it completely. That depends on the
14 people who are voting on that ordinance at this
15 time --

16 CHAIRPERSON LUDWIG: Old Mill Road.

17 MS. LANPHEAR: -- are they amenable to the
18 ordinance itself. So that's a consideration too.

19 CHAIRPERSON LUDWIG: We have to be careful.

20 MS. DREHER: So any house that was
21 previously designated, they're no longer required to
22 get a Certificate of Appropriateness. So if the
23 ordinance went away, that's what would happen?

24 MR. PAGE: We'd go away.

25 MS. DREHER: Well, maybe once every 50 years

1 is worth throwing it up to the Town Board. We're not
2 quite there yet. But thank you for the history. I
3 did know it had been talked about before.

4 CHAIRPERSON LUDWIG: It certainly wasn't our
5 idea.

6 MS. DREHER: Katie had so eloquently pointed
7 it out.

8 CHAIRPERSON LUDWIG: This isn't the first
9 time either.

10 MS. BARON: Also going off of what Katie had
11 mentioned in her letter as well, it sounds like she's
12 making the application to the National Register. So
13 who's to say an entire, you know, area or several
14 houses might not be designated on that as part of her
15 efforts too. So that's --

16 MS. DREHER: That doesn't have any
17 requirements. Like you can do whatever you want to a
18 house on the National Register; right? So it doesn't
19 actually --

20 MR. GOODMAN: Protect.

21 MS. DREHER: Protect. That's the word I was
22 looking for.

23 CHAIRPERSON LUDWIG: Anything else?

24 MS. BARON: Yup. There's one more item that
25 I mentioned earlier in the meeting.

1 So I'd like to propose a motion to amend the
2 Certificate of Appropriateness resolution that was
3 adopted at the January 23rd, 2025, meeting for
4 application 1H-02-25 to change the name of the
5 property owner from Bristol Valley Homes LLC to 3108
6 East Avenue LLC.

7 CHAIRPERSON LUDWIG: Okay. Would you like a
8 motion? That is the motion.

9 MS. BARON: That's the motion.

10 MR. GOODMAN: I would make the motion.

11 CHAIRPERSON LUDWIG: Thanks, Wayne. Second,
12 please.

13 MR. DELVECCHIO: Second.

14 CHAIRPERSON LUDWIG: Any discussion?

15 MR. HAREMZA: Just a note that the deed was
16 recorded in the County Clerk's office about a week
17 before the January meeting. So that updated ownership
18 was not reflected in the application which came in
19 December. Just to clarify sort of the background on
20 that for everybody.

21 CHAIRPERSON LUDWIG: Anything else? All in
22 favor?

23 ALL BOARD MEMBERS: Aye.

24 CHAIRPERSON LUDWIG: Or do you want to call
25 the -- very good.

1 Motion to adjourn.
2 MR. WHITAKER: So moved.
3 CHAIRPERSON LUDWIG: All in favor.
4 ALL BOARD MEMBERS: Aye.
5 (Proceedings concluded at 8:41 p.m.)

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REPORTER CERTIFICATE

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

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

Dated this 27th day of February, 2025
at Rochester, New York.

Holly E. Costello

Holly E. Castleman ACR,
Official Court Reporter