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2 **BRIGHTON**

3

HISTORIC PRESERVATION COMMISSION

4

MEETING

5

6

7 March 27, 2025
8 At approximately 7:15 p.m.
9 680 Westfall Road
Rochester, New York 14620

10 PRESENT:

11 SMARLIN ESPINO, PLANNING TECHNICIAN

12 JERRY LUDWIG, CHAIRPERSON

13 WAYNE GOODMAN) BOARD MEMBERS
14 AMANDA DREHER)
15 JOHN PAGE)
16

17 MARY JO LANPHEAR, TOWN HISTORIAN

18 LAUREN BARON, ESQ.
19 Attorney for the Town

20 ABSENT:

21 DAVID WHITAKER
22 JUSTIN DELVECCHIO
DIANA ROBINSON

23 REPORTED BY: KIMBERLY A. BONSIGNORE, Court Reporter
24 FORBES COURT REPORTING SERVICES, LLC
25 21 Woodcrest Drive
Batavia, New York 14020

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

3 MR. WELLER: These folks are too.

4 MS. BOWER: We are as well. Sorry.

5 CHAIRPERSON LUDWIG: Well, go ahead. Why
6 don't you start first?

7 MS. BOWER: All right. Do I just talk right
8 from here or would you like me to go there?

9 ATTORNEY BARON: If you could go to the
10 podium and say your name and address for the record,
11 please.

12 MS. BOWER: All right. Thank you.

13 Hi. My name is Deb Bower.

14 Oh, here, Jeff. You might as well go to
15 work. Can you hand these out, please? Thank you.

16 My name is Deb Bower and this is Jeff
17 Vincent, and we live in and own our home in Corbett's
18 Glen. We refer to it as the Corbett House at 139 Glen
19 Road in Brighton.

20 The reason we're here is because we would
21 like to rebuild a shed that used to be on the back of
22 our little barn. The barn still exists, but the shed
23 does not.

24 And so what -- I was trying to get this as
25 part of the meeting, you know, like since January, but

1 it just hasn't worked out because, I guess, different
2 channels weren't there to do it, I guess.

3 Jason did come out to our property and look
4 at what we're talking about, and he was enthused with
5 it. And he agreed -- he checked -- we checked
6 measurements, and he said the setbacks are fine.
7 They're close to 15 feet from the property line. He
8 said as a shed, it has to be at least 5 feet from the
9 property line.

10 CHAIRPERSON LUDWIG: But it is attached to
11 the --

12 MS. BOWER: It would be a freestanding shed,
13 but the only attachment would probably be a roof strip
14 or something to keep the rain from falling between the
15 two buildings.

16 Originally it was attached, but I don't
17 think it was ever attached as a foundation. In other
18 words, it wasn't -- the barn never really held the
19 shed up, but it was -- I have pictures of where the
20 actual roof line used to be. And actually it's on my
21 phone because I forgot to print it, but I can send
22 those in.

23 So I met with Jason. We talked about the
24 different materials. And what you see in your packet
25 on the first page is a drawing of the shed, and from

1 the side -- from the front one side and then from the
2 other side.

3 And then on the next page are where the --
4 it would be a pole barn. So there would be 4-by-6
5 posts and with an 8-foot dimension between them, as
6 you see. And the side would be boarded batten, which
7 is done with 10-inch rough lumber and with a
8 1-inch-by-1-inch batten to give it kind of an old
9 look.

10 Jeff and I are all about preservation, as
11 most people probably are aware. And we have done our
12 whole home to look like what it used to be in 1900,
13 and so we would like to do the same kind of thing with
14 this.

15 And then the doors would be four sliding
16 doors, as you see here. We'd build those on-site.

17 The rafters would be either rafters or
18 trusses that are premade. The rafters, if we do
19 rafters, we would make them there. And we had a
20 contractor, a carpenter, Jason -- also Jason, a lot of
21 Jasons -- who came and has given us a quote as to what
22 it would be and how much it would be. He says it
23 would take about two days to build it. And that's his
24 business.

25 CHAIRPERSON LUDWIG: Any windows on this or

1 just --

2 MS. BOWER: Well, there can be. It's hard
3 to tell in the pictures if there are windows, but
4 there might have been. We certainly could put windows
5 in.

6 CHAIRPERSON LUDWIG: Well, we'll need to
7 know that --

8 MS. BOWER: Okay.

9 CHAIRPERSON LUDWIG: -- if you do put
10 windows in.

11 MS. BOWER: Okay.

12 CHAIRMAN LUDWIG: And also what is the
13 roofing going to be?

14 MS. BOWER: Well, the roofing that he was
15 suggesting is a steel roof, but all of our other roofs
16 are shingle roof. So it could be either one,
17 whichever. We have shingles even left from the barn
18 and the house, because we just had the house
19 reshingled last May, that we could use if we wanted to
20 do a shingle roof.

21 He was suggesting a metal roof only
22 because -- I think it's lighter weight, maybe, than
23 doing shingles, but he said it could be either way.

24 CHAIRPERSON LUDWIG: Well, I think we would
25 probably -- depending upon what type of metal roof --

1 we went through this with another house just recently.

2 MS. BOWER: Okay.

3 CHAIRPERSON LUDWIG: I mean, if you want to
4 do asphalt, that's fine with us. We just need to
5 know.

6 MS. BOWER: Okay. Well, I was kind of
7 leaving it up to you.

8 And the other thing is that the barn --
9 which was a barn, but it's a house now, next door to
10 us, I didn't know if the metal roof would look better
11 because it's closer to the barn there or whether the
12 shingles would look better. I'm not sure. So that's
13 why we really didn't make a decision.

14 CHAIRMAN LUDWIG: Okay.

15 MS. BOWER: But we could do whatever anybody
16 wants. We're concerned about historic preservation.
17 And I think in the pictures -- and, Jeff, correct me
18 if I'm wrong -- it looks like it had a metal roof. It
19 did not have shingles on it.

20 CHAIRPERSON LUDWIG: Well, I guess if you do
21 choose a metal roof, I think we would prefer one that
22 did not have the exposed fasteners and washers, and
23 also a smooth area between the standing seams --

24 MS. BOWER: Okay.

25 CHAIRPERSON LUDWIG: -- which is what we

1 went around about a month or two ago.

2 MS. BOWER: I should write this down. I'll
3 never remember. Twenty years ago I would have
4 remembered, but today --

5 CHAIRPERSON LUDWIG: You can get in touch
6 with me, if you want.

7 MS. BOWER: All right. Smooth.

8 CHAIRPERSON LUDWIG: So a standing seam
9 metal roof.

10 MS. BOWER: Oh, that's what it's called.
11 Okay. I don't think there would be any problem.

12 CHAIRPERSON LUDWIG: But if you wanted to do
13 asphalt -- we just need to know for the record which
14 one it's going to be.

15 MS. BOWER: Okay.

16 CHAIRPERSON LUDWIG: And the same with the
17 windows. If you wanted windows, we would want to know
18 what type and where they would go and so forth.

19 MS. BOWER: Yeah, we didn't really talk
20 about windows, but at this point -- I don't have
21 windows drawn in there, but we might want to have
22 windows on the side facing the house.

23 We don't want windows?

24 MR. VINCENT: (Indicating nonverbally.)

25 MS. BOWER: Because I don't think the shed

1 that was there had windows. That's kind of what we're
2 doing, but -- anyway, you can see there's a survey
3 map.

4 The survey map was done when the park was
5 trying to open up another driveway. That's the last
6 survey map we have. And so I put it there in -- the
7 yellow rectangle is where the shed would be. The barn
8 that's there has been there all along. So that's what
9 that is.

10 And then in the photos, if you can see,
11 there's a little bit of yellow right up here. That's
12 the shed that was on the barn.

13 And this little bit of a yellow strip right
14 there that you can see -- it's hardly there, this
15 strip, but -- that's also a photograph. And I have
16 the actual photograph, if you wanted to see it. It's
17 a little more clearer than what this is. But that's
18 the shed that's attached to that barn -- to that
19 little barn that was there.

20 CHAIRPERSON LUDWIG: Okay.

21 MS. BOWER: And then the next picture here,
22 where I have the yellow rectangle drawn, that picture
23 is a picture of what it was like when we bought the
24 house. The shed was there, it just was in a rubble.
25 And one day we came home and our esteemed neighbor was

1 burying it. His contractor was there burying it.

2 They didn't have our permission. They just
3 did it. And by the time we got home, it was buried.
4 So that's why -- you know, we might have done
5 something with it before, but we were pretty much
6 focusing on the house, which was important at the
7 time.

8 CHAIRPERSON LUDWIG: Did you have a wake?

9 MS. BOWER: Pardon?

10 CHAIRPERSON LUDWIG: Did you have a wake
11 once it was buried?

12 MS. BOWER: I was not very pleased. We did.
13 We actually had a wake, and that was the establishment
14 of the Corbett's Glen Nature Park, and that was our
15 celebration. It was very special.

16 You may ask, I don't know if it's up to the
17 purview of anybody, but why do we want to build a shed
18 today whereas we haven't done it in the last 25 years,
19 which we might have? We've been there 41 years now,
20 and the reason why is because I have horse-drawn
21 equipment and it's kind of like -- I have a collection
22 of a buggy; a sleigh; the democrat wagon, which is the
23 one with band organs on it, and I also have a lady's
24 cart, an antique lady's cart.

25 Our whole home is a museum. I don't know if

1 anybody has ever been there. I know Mary Jo has. And
2 part of that -- this is my hobby, and it would be very
3 nice to have it there so that we could show the
4 people, because we're very proud of it.

5 CHAIRPERSON LUDWIG: Well, good.

6 MS. BOWER: That's why we want to build the
7 shed.

8 And we've spoken with the neighbors, Brett
9 and Amy, no problem, and they're thrilled. They're
10 real pleased about it.

11 CHAIRPERSON LUDWIG: Great.

12 MS. BOWER: Anything else?

13 You don't want windows then, Jeff? You want
14 to say "no"?

15 MR. VINCENT: No.

16 MS. BOWER: No windows.

17 CHAIRPERSON LUDWIG: Well, once you come in
18 to do the -- fill out the application and so forth --

19 MS. BOWER: So do I go into the town and do
20 that at the Planning --

21 ATTORNEY BARON: So this is the Planning
22 Technician that's sitting next to me, Smarlin Espino.
23 If you can email all of the materials that you have
24 presented here -- so we appreciate you coming to open
25 forum, but you're going to have to come back and

1 basically present this -- when you make the
2 application, you're going to have to do essentially
3 the same presentation again on the record because we
4 have to publicly notice the meeting in case any
5 interested neighbors want to come out and speak on the
6 application.

7 MS. BOWER: So I should do that like
8 tomorrow, or what's the timeline?

9 ATTORNEY BARON: So the Board meets once a
10 month. So if you submit everything tomorrow, then it
11 will be on for the next month.

12 MS. BOWER: That's sort of what we were
13 doing, but Jason told me he was going to let Jerry --
14 he was going to have you email me something, but it
15 never happened. He was going to give you my email
16 address, and I guess it fell through the cracks or
17 something. I know he's not well.

18 ATTORNEY BARON: Yeah, if you could forward
19 anything you sent to Jason to Smarlin, I think that
20 would be the best --

21 MS. BOWER: What I did -- some of this he
22 has.

23 ATTORNEY BARON: Okay.

24 MS. BOWER: I will forward the whole thing,
25 then you'll have it digitally.

1 ATTORNEY BARON: Yes.

2 MS. BOWER: Okay?

3 ATTORNEY BARON: Thank you.

4 MS. BOWER: Well, thank you.

5 CHAIRPERSON LUDWIG: We'll see you next
6 month, then. Thanks for coming in.

7 MR. GOODMAN: And thanks for all the work
8 over the years that you've contributed to that
9 property.

10 MS. BOWER: You're welcome. Come sometime,
11 if you haven't been there.

12 MR. GOODMAN: Would love to. Thank you.

13 MS. DREHER: Yeah, I haven't been there. I
14 would love to come.

15 MS. BOWER: Please do. It's not worth
16 having if we can't show it to people.

17 MR. WELLER: Hi and good evening. I've
18 known Jeff and Deb for 40-plus years. They have been
19 wonderful custodians of the Glen and its environs.
20 Jeff is the official Corbett's Glen cop. If it's not
21 right, it's not going to happen.

22 Deb is a fantastic caretaker in her own
23 right, and by the way, Jeff has written a wonderful
24 history of the Glen. So it couldn't happen to a nicer
25 bunch of people, putting a shed up.

1 Anyway, I'm not here to tout them. I have
2 my own issue to chase for you a little bit.

3 ATTORNEY BARON: I'm sorry. If you could
4 just state your name --

5 MR. WELLER: I will. I will get to that
6 after -- I just wanted to finish the thank-yous.

7 My name is James Weller. I live on Kirk
8 Drive. I've been there for 58 years or so, and I'm
9 here to talk about an application that was processed
10 by you folks about two months ago. It was the gas
11 station on East Avenue.

12 CHAIRPERSON LUDWIG: Uh-huh.

13 MR. WELLER: And something has come up and
14 it's kind of troubling to me. So before you run
15 your -- approve your agenda, I thought I'd pass this
16 data on to you, and then it's up to you to do whatever
17 you want.

18 When I was looking at the application -- the
19 agenda reads the applicant has stated that Application
20 No. 1H-01-25 is substantially similar, if not
21 identical, to an earlier application which you
22 approved.

23 I suggest this statement is not quite
24 accurate as follows: The applicant, the property
25 owner on the application, is listed as Bristol Valley

1 Homes Incorporated. On January 15th, eight days
2 before your meeting, the applicant, Bristol Valley
3 Homes Incorporated, sold the property, relieving its
4 interest in total, and sold the property to an entity
5 known as 3108 East Avenue LLC.

6 The trouble with that is that -- this is a
7 little unsettling in that the property owner,
8 purported property owner, 3108 East Avenue LLC, was
9 formed as a New York limited liability corporation
10 back on October 24th of 2017. However, the same
11 entity, 3108 East Avenue LLC, four months later filed
12 papers with the Secretary of State dissolving itself
13 and terminated its legal existence. It's a nonentity.

14 So my concern is -- you approved this
15 application for either applicant Bristol Valley Homes
16 Incorporated, who has no interest in the property, or
17 for the successor, 3108 East Avenue LLC, who doesn't
18 exist. Now, where that leaves you, it would seem to
19 me, is that this whole process is a nullity. It
20 didn't -- it can't happen.

21 The legal players --

22 CHAIRPERSON LUDWIG: I'll refer you to our
23 attorney.

24 ATTORNEY BARON: Once you're done with your
25 comments, I can respond.

1 MR. WELLER: I will address that also.

2 Let's suppose that, based on your approval,
3 work commences over there at the gas station and
4 things don't go quite according to specifications and
5 troubles you, who do you tell to stop? The fellow who
6 sold the property and had no interest in it? The
7 fellow who purportedly owns it, but doesn't exist?
8 You have a quandary, a dilemma here.

9 I am not opposed to what the business plan
10 for the gas station is. A little small bread, milk,
11 eggs type of store with a canopy over it to pump gas
12 and keeping the original appearance of the station is
13 fine, not a bad business plan for the next ten years.
14 After ten years, there will only be electric vehicles
15 according to the government. So it's not a great
16 business plan.

17 But the reason I'm coming here tonight is I
18 spoke to Jason, who said, "I don't know anything about
19 this. Not my pay grade. Talk to Lauren."

20 I called Lauren on three separate occasions.
21 I left a message to call me, she never called, and
22 that's why I'm here.

23 So that's the burden I'm putting back on
24 you. If you wish to approve that on your agenda, go
25 ahead. If you want to tell them, "Sorry, we can't

1 approve it," or if you want to listen to Lauren -- I'm
2 sure you will -- I would like to hear it too.

3 Thank you very much.

4 ATTORNEY BARON: Thank you, Mr. Weller.

5 A couple of things. So this Board already
6 issued their approval. The next Boards that are
7 reviewing this application are the Zoning Board and
8 the Planning Board. So this Board no longer has any
9 review authority over the project, as number one.

10 Number two, they also updated the resolution
11 and corrected it to the correct property owner,
12 because there was a mistake in the original
13 resolution. That was done at the last meeting.

14 To answer your question regarding the status
15 of the LLC entity, there are two entities named 3108
16 East Avenue LLC. One is registered to Monroe County
17 and one is registered to Livingston County.

18 The LLC that has applied is the Livingston
19 County LLC, which is still an active LLC. Just
20 because the project is in Monroe County doesn't mean
21 the LLC is also in Monroe County. And they are
22 affiliated with the previous applicant, PEMM LLC,
23 which was the applicant back when the application was
24 originally approved in 2022.

25 So I believe that addresses your concerns

1 regarding the existence of the LLC, and the company
2 has provided the information to the town that they are
3 an active LLC.

4 MR. WELLER: At this point I would hand you,
5 if you were willing to accept it, the notice of the
6 record of that LLC, which the Secretary of State, who
7 is the superior authority on this issue, says they
8 don't exist. Whether it's --

9 ATTORNEY BARON: I can show you on my
10 computer that 3108 East Avenue LLC in Livingston
11 County is an active listed LLC on the Secretary of
12 State website. It's the same website that you -- the
13 information you provided me regarding the Monroe
14 County one, the Livingston County one is active, and
15 that's the LLC that owns the property.

16 MR. WELLER: This is not the place to debate
17 that, but the Secretary of State says the LLC does not
18 exist. They are the superior authority. What is
19 registered in Monroe County or Livingston County is
20 secondary in all respects.

21 ATTORNEY BARON: This is the Department of
22 State website. This is the Secretary of State website
23 that I'm looking at.

24 MR. WELLER: Unless that change has occurred
25 in the last 12 hours --

1 ATTORNEY BARON: As I mentioned, and we can
2 talk about this after the meeting, there's two LLCs
3 with the same name. One is registered in Monroe
4 County and one is registered in Livingston County.
5 One is inactive, and that's the Monroe County one.
6 That is not the owner of this property. The active
7 LLC that's registered in Livingston County is the
8 owner of this property.

9 CHAIRPERSON LUDWIG: I suggest that -- why
10 don't you two discuss this after the meeting. I think
11 that would be appropriate.

12 MR. WELLER: One other comment that was made
13 is that you no longer have authority, and the next two
14 entities for dealing with this issue are the -- one of
15 them is the Zoning Board.

16 I'm the former chairman of the Zoning Board,
17 and I would not, as the former chairman, have accepted
18 this legal mumbo jumbo. It's not right and I'm afraid
19 you're going to get yourself into a jam. And with all
20 due respect to counsel, I don't think she's correct on
21 this.

22 ATTORNEY BARON: Okay.

23 CHAIRPERSON LUDWIG: Okay. Well, we'll see.
24 We do have the authority to monitor the site to make
25 sure that it complies with whatever we approve, as far

1 as the structure goes.

2 Anyone else?

3 Yes, Amanda.

4 MS. DREHER: I'm a homeowner as well.

5 Okay. Amanda Dreher, transitioning my role
6 as a member of the HPC into a homeowner, owner of 1300
7 French Road.

8 So as the Commission knows, we have a very
9 large piece of property with a house, a garage, and a
10 barn, and lately it's become evident that our
11 8-year-old son with autism is not really going to be
12 able to have independence around our property unless
13 there are limitations put in.

14 So we have been talking about trying to
15 fence in a part. This was never part of the original
16 plan, or something we wanted to do, but it's become
17 clear that we will have to be accompanying him
18 whenever he is in the backyard, and that becomes
19 difficult for a growing child and for us.

20 So I'm looking for the Board's suggestions,
21 recommendations of what kind of fencing material I
22 should start to consider. I did have a contractor out
23 the other day to fix a panel. Some poles had come out
24 with that bad windstorm -- a panel on my current
25 stockade fence.

1 And I had asked him, and his immediate
2 thought was something like -- because I said, "I want
3 to be able to see through it. I don't want to limit
4 our view."

5 And he said, "Off the top of my head, I
6 would suggest the steel black" -- I'm sorry. I don't
7 know the name of this, the metal black fence.

8 CHAIRPERSON LUDWIG: Wrought iron.

9 MR. DREHER: Yeah, wrought iron, but now
10 it's steel.

11 CHAIRPERSON LUDWIG: They do make it in
12 aluminum.

13 MS. DREHER: You know, I asked about that,
14 because I feel like we, as the Commission, have talked
15 about aluminum before. His recommendation -- again,
16 this was a very off-the-cuff conversation. He was
17 concerned about deer.

18 We have lots of deer on our property, and
19 they basically go through our property all the way
20 along 590, which is why I think we end up with so
21 many. And his concern with aluminum is that -- he
22 says because it's not as strong, he's seen deer get
23 stuck in it.

24 And there's also how high to do it. My son
25 is 4'6" at 8 years old. However, that would be a

1 consideration. We'd really prefer the deer to be able
2 to jump over it, if they wanted to. So that would be
3 something else we would have to think about and talk
4 about.

5 And, again, I don't really even -- I need to
6 sit down and think about where we would put it. You
7 know, somewhere between the house, the garage, and the
8 barn, trying to use those as boundaries. Going behind
9 our place that -- nothing in the front of the house.
10 But I just would like to hear the Commission's
11 thoughts.

12 Any other types of fence I should consider?
13 Anything I should be thinking about?

14 CHAIRPERSON LUDWIG: How high do you -- like
15 4 feet? Is that what you're thinking?

16 MS. DREHER: Well, he said 4 feet, 6 feet, 8
17 feet, and I don't want 8 feet. Sorry. He said 4
18 foot, 5 foot, 6 foot, 8 foot. He said the deer can
19 reliably get over something 4 foot or probably 5 foot.
20 Six foot would be a problem, and definitely not 8.

21 I definitely don't want to go 4 foot. I was
22 thinking maybe 5 or 6.

23 CHAIRPERSON LUDWIG: Well --

24 ATTORNEY BARON: I will say, besides this
25 Board's purview -- and this might be a question for

1 Smarlin -- that may or may not require a variance,
2 depending on the height, and from the ZBA as well,
3 depending on which side. I believe front and side
4 can't be more than 3.5.

5 MS. ESPINO: So side could be -- side can be
6 up to 6. It just can't go past the front of the
7 house.

8 MS. DREHER: That was my question, because
9 we're quite a ways back from the road.

10 MS. ESPINO: So you can go up to 6.5.
11 Including the post, the 6.5 is the max in the rear
12 yard. Side yard, as long as it doesn't pass the
13 house, it can go up to -- it can be 6. But once you
14 get to kind of the front of the house, in front of the
15 house itself, it needs to be max of 3.5 feet.

16 MS. DREHER: Yeah, this would be nowhere
17 near the front of the house. It would be towards the
18 back of the house, on the side, and then mostly in the
19 back, where you will largely not see it from the road.

20 Okay. So it sounds like as long as it's 6
21 feet or -- I definitely don't want it over 6 feet.

22 Is there any other style I should consider
23 that would be appropriate for my property?

24 MR. PAGE: Well, if you have something with
25 pickets -- posts and pickets that are black, then it's

1 relatively transparent. You're going to want to
2 consider ease of climbability, and if it's
3 transparent, then you're going to have -- yeah, that's
4 going to be, Jerry, the simplest, straightforward,
5 most transparent.

6 CHAIRPERSON LUDWIG: I mean, it was a farm
7 at one point.

8 MS. DREHER: Yes.

9 CHAIRPERSON LUDWIG: Why don't you do some
10 digging and see what you like. I mean, I don't think
11 we have -- probably not chain link.

12 MS. DREHER: Yes.

13 CHAIRPERSON LUDWIG: But other than that,
14 why don't you see moneywise. The only problem with
15 wood, if you get -- I mean, I've seen the Stone-Tolan
16 fence, and every other year they're fixing it. So
17 something that's, you know, permanent is possible.

18 And you're going to have to -- well, I think
19 pool fences -- we did our pool fence out of these
20 precut 2-by-2s that are 4 feet tall, but that wouldn't
21 be tall enough for you.

22 You don't want it too wide. So 4 inches or
23 so I think is the typical maximum on a porch rail, or
24 something like that. So why don't you poke around and
25 see what you like.

1 MS. DREHER: Okay. He has gross motor
2 delays, so I don't think we're really too worried
3 about climbability, but -- all right. Thank you. And
4 thank you for the information about whether or not I
5 need a variance.

6 CHAIRPERSON LUDWIG: Anyone else?

7 Okay. I would like to call the meeting to
8 order.

9 Would you call the roll, please?

10 (Whereupon the roll was called.)

11 ATTORNEY BARON: Let the record show that
12 Commission Member Robinson and DelVecchio are both
13 absent.

14 CHAIRPERSON LUDWIG: And Whitaker.

15 ATTORNEY BARON: And Whitaker. Sorry.

16 CHAIRPERSON LUDWIG: Okay. May I have a
17 motion to approve the agenda, please?

18 MR. PAGE: I'll make that motion.

19 MS. DREHER: I'll second.

20 CHAIRPERSON LUDWIG: Thank you.

21 All in favor.

22 ALL BOARD MEMBERS: Aye.

23 CHAIRPERSON LUDWIG: Thank you.

24 Minutes from February. Boy, how so little
25 could take so long.

1 MS. DREHER: I had one -- two minor changes.
2 I left my note on my kitchen counter, but neither of
3 them were very important.

4 CHAIRPERSON LUDWIG: Very good.

5 Motion to approve the minutes.

6 MS. DREHER: I'll move.

7 CHAIRPERSON LUDWIG: Second, please.

8 MR. PAGE: I'll second.

9 CHAIRPERSON LUDWIG: All in favor.

10 ALL BOARD MEMBERS: Aye.

11 CHAIRPERSON LUDWIG: Minutes stand approved.

12 Was this meeting duly advertised?

13 MS. ESPINO: Yes. The meeting was
14 advertised on March 17, 2025.

15 CHAIRPERSON LUDWIG: That meeting as
16 advertised will now be held.

17 We have no communications, no designation of
18 landmarks, no certificates of appropriateness, no
19 hardship applications.

20 New business: Demolition Review of a
21 single-family property located at 1530 Brighton
22 Henrietta Town Line Road.

23 Is there anyone here to speak of that?

24 Come up and state your name, please, sir.

25 MR. FITZGERALD: Can you hear me?

1 CHAIRPERSON LUDWIG: Uh-huh.

2 MR. FITZGERALD: I'm Tom Fitzgerald with MRB
3 Group, 145 --

4 CHAIRPERSON LUDWIG: Speak up just a little
5 louder.

6 MR. FITZGERALD: Sure. Tom Fitzgerald with
7 MRB Group, 145 Culver Road.

8 CHAIRPERSON LUDWIG: Okay.

9 MR. FITZGERALD: I'm here on behalf of our
10 client Joni Lucas with JK Findings for the site plan
11 demolition approval. Last week we actually did go to
12 the Planning Board with a review, and so far they
13 haven't had any comments in any regards to the house.

14 The house itself is in an industrial
15 district, built in the 1950s. JK Findings purchased
16 the property a few years ago. The house itself has
17 been -- hasn't been used or been in service for many
18 years. So JK Findings is looking to demolish the
19 house itself and just put topsoil for now and make
20 sure it grades all the way to the drainage.

21 There's a catch basin, and it drains forward
22 there. It's going to be covered with topsoil and
23 grass. And then the next phase would be parking,
24 which we would have to go to the Planning Board again
25 for that. But for this application, we're just here

1 for the house demolition itself.

2 CHAIRPERSON LUDWIG: Okay. Did you all take
3 a look -- I think it's in here somewhere. It's
4 definitely a landmark, but not one of ours, I don't
5 think.

6 Any comments? Thoughts?

7 Okay. A "yes" vote will mean that we will
8 not have an objection?

9 ATTORNEY BARON: Yes. So if you want to --
10 if Tom is done making his comments and you're ready to
11 close the public hearing on it, then I can put forward
12 a motion for your consideration.

13 CHAIRPERSON LUDWIG: Any comments on this?

14 Okay. I would like to close the public
15 hearings.

16 ATTORNEY BARON: So for the Commission's
17 consideration, a motion to direct the Planning
18 Technician to notify the Planning Board that the
19 Historic Preservation Commission has no interest in
20 pursuing historic designation of the property located
21 at 1530 Brighton Henrietta Town Line Road.

22 CHAIRPERSON LUDWIG: Okay. Would you call
23 the roll, please?

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

25 MR. GOODMAN: I'll second.

1 CHAIRPERSON LUDWIG: We have a motion and we
2 have a second.

3 Any discussion?

4 MS. ESPINO: Okay. Jerry Ludwig?

5 CHAIRPERSON LUDWIG: Yes.

6 MS. ESPINO: Wayne Goodman?

7 MR. GOODMAN: Yes.

8 MS. ESPINO: John Page?

9 | MR. PAGE: Yes.

10 MS. ESPINO: Amanda Dreher?

11 MS. DREHER: Yes.

12 CHAIRPERSON LUDWIG: Motion stands approved.

13 We have no -- is there any other new
14 business?

15 Any old business?

16 May I have a motion to adjourn?

17 MS. DREHER: I'll move.

18 MR. GOODMAN: I'll second.

19 CHAIRPERSON LUDWIG: All in favor.

20 ALL BOARD MEMBERS: Aye.

21 (Proceedings concluded at 7:47 p.m.)

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1 REPORTER CERTIFICATE
2

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

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

11

12

13 Dated this 15th day of April 2025
14 at Brighton, New York

15

16

17



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

25