
BRIGHTON
HISTORIC PRESERVATION COMMISSION
MEETING

April 24, 2025
At approximately 7:15 p.m.
680 Westfall Road
Rochester, New York 14620

PRESENT:

JASON HAREMZA, EXECUTIVE SECRETARY

JERRY LUDWIG, CHAIRPERSON

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

MARY JO LANPHEAR, TOWN HISTORIAN

LAUREN BARON, ESQ.
Attorney for the Town

ABSENT:

WAYNE GOODMAN

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

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

3 Would you call the roll, please?

4 (Whereupon the roll was called.)

5 MR. HAREMZA: Dreher is absent. Goodman is
6 absent.

7 CHAIRPERSON LUDWIG: Motion to approve the
8 agenda, please?

9 MR. WHITAKER: So moved.

10 MR. PAGE: I'll second.

11 CHAIRPERSON LUDWIG: All in favor.

12 ALL BOARD MEMBERS: Aye.

13 CHAIRPERSON LUDWIG: Minutes. Is Amanda
14 coming?

15 MR. HAREMZA: She said she was.

16 CHAIRPERSON LUDWIG: Well, anyone else have
17 any additions or corrections to the minutes?

18 All right. We'll hold off until she gets
19 here on the minutes.

20 MR. HAREMZA: I do have a few extra paper
21 copies of the March minutes. Would anyone like a
22 copy?

23 CHAIRPERSON LUDWIG: Let's see here. Was
24 this meeting duly advertised?

25 MR. HAREMZA: The meeting was advertised in

1 the Daily Record of April 17, 2025.

2 CHAIRPERSON LUDWIG: Very good. That
3 meeting will now be held.

4 No communications. No designation of
5 landmarks.

6 First Certificate of Appropriateness.

7 **Application 4H-01-25**

8 Application of Bruce Williamson, owner, for
9 property at 484 French Road, Tax No. 150.14-1-3, to
10 amend Application 1H-01-25 for a Certificate of
11 Appropriateness to replace an existing 8-by-10 shed
12 with a 10-by-16 shed.

13 MR. WILLIAMS: Hello again. Good evening,
14 Members of the Board, everyone. Good to see you
15 again.

16 This application does not involve --

17 CHAIRPERSON LUDWIG: Go ahead and state your
18 name for the record.

19 MR. WILLIAMSON: I'm sorry. Bruce
20 Williamson. I'm one of the owners at 484 French Road.

21 This application does not involve vinyl in
22 any way, shape, or form. It is simply to ask the
23 Commission's permission to allow us to use a different
24 door on the front of the shed.

25 As you recall, the front of the shed is a

1 single 36-inch door. There are twin 36-inch doors
2 around the side that will go into the area where the
3 equipment and other work-related things -- pool
4 work-related things will be.

5 I think you all have the images of the door
6 that we have in mind. The images show the door is
7 white. The door will not be white. The door will be
8 painted black, consistent with the Certificate of
9 Appropriateness granted the last time and with our
10 application. We don't want a white a door.

11 And I should say that we think this will be
12 attractive. We know it will be less expensive because
13 our contractor has it because someone else didn't use
14 it and he offered it to us. We think it will be
15 actually an improvement in the looks of the shed, and
16 so we ask your --

17 CHAIRPERSON LUDWIG: Well, you'll get a
18 better view of the changing rooms; right?

19 MR. WILLIAMSON: Well, no. The changing
20 rooms -- I don't want to disappoint anybody, nobody
21 specifically I'll name, but the doors to the changing
22 rooms will not be transparent in any way.

23 CHAIRPERSON LUDWIG: Darn.

24 MR. WILLIAMSON: Don't mean to disappoint.

25 CHAIRPERSON LUDWIG: Very good, Bruce.

1 Any --

2 MR. WILLIAMSON: I should add that the
3 Notice of Public Hearing was posted on the usual trees
4 that we use on our property on the 9th of April. It's
5 still up now.

6 CHAIRPERSON LUDWIG: Any questions?

7 Well, I would like to close the public
8 hearing then.

9 Do you have a motion?

10 ATTORNEY BARON: Yes. For the Commission's
11 consideration, whereas Application 4H-01-25 has been
12 submitted for a modification to a Certificate of
13 Appropriateness granted by the Historic Preservation
14 Commission on February 2, 2025, under the Town's
15 Historic Preservation Law for the replacement of an
16 existing 8-foot-by-10-foot shed with a
17 10-foot-by-16-foot shed in the manner and location as
18 described in the submitted plans on property located
19 on 484 French Road in the Town of Brighton, County of
20 Monroe, Tax Parcel No. 150.14-1-3, owned by Bruce and
21 Marianne Williamson;

22 And whereas as the necessary legal notice
23 has been published and the required sign posted
24 pursuant to Town Code;

25 And whereas the Historic Preservation

1 Commission hereby received and filed the
2 above-described application, supporting materials, and
3 all correspondence and other documentation submitted
4 regarding the application;

5 And whereas the Historic Preservation
6 Commission duly held a public hearing on April 24,
7 2025, to consider the application, and all persons
8 having an interest in such matter, having had an
9 opportunity to be heard therein;

10 Now, therefore, it is hereby resolved by the
11 Historic Preservation Commission, after carefully
12 considering the submissions received and all of the
13 testimony given relating to said application at the
14 April 24, 2025, public hearing, that pursuant to the
15 factors set forth in section 224-5 of the Town Code,
16 the proposed above-described work to the subject
17 property is consistent with the purposes of the Town's
18 Historic Preservation Law and compatible with the
19 property's historic character, based upon the Historic
20 Preservation Commission's review of the application,
21 materials, the documents, and correspondence on file,
22 and the testimony given;

23 And it is further resolved that the Historic
24 Preservation Commission approves Application No.
25 4H-01-25 for a modified Certificate of Appropriateness

1 for the above-described work to be performed at the
2 property located at 484 French Road, subject to the
3 conditions set forth in the February 27, 2025,
4 Certificate of Appropriateness.

5 CHAIRPERSON LUDWIG: Thank you, Lauren.

6 May I have someone put forth a motion,
7 please?

8 MR. DELVECCHIO: I move.

9 CHAIRPERSON LUDWIG: Second?

10 MR. WHITAKER: I'll second.

11 CHAIRPERSON LUDWIG: Thank you, David.

12 Any discussion?

13 Okay. Jason, would you call the roll?

14 MR. HAREMZA: Just for the record,
15 Commissioner Dreher has arrived and is present.

16 DelVecchio.

17 MR. DELVECCHIO: Yes.

18 MR. HAREMZA: Dreher.

19 MS. DREHER: Yes.

20 MR. HAREMZA: Ludwig.

21 CHAIRPERSON LUDWIG: Yes.

22 MR. HAREMZA: Page.

23 MR. PAGE: Yes.

24 MR. HAREMZA: Robinson.

25 MS. ROBINSON: Yes.

1 MR. HAREMZA: Whitaker.

2 MR. WHITAKER: Yes.

3 CHAIRPERSON LUDWIG: It stands approved.

4 Carry on.

5 Now, before we get to the next one, Amanda,
6 did you have any corrections to the minutes?

7 MS. DREHER: No, I did not.

8 CHAIRPERSON LUDWIG: Very good.

9 Then may I have a motion to approve the
10 minutes?

11 MR. DELVECCHIO: I move.

12 CHAIRPERSON LUDWIG: Thank you.

13 Second?

14 MR. PAGE: I'll second.

15 CHAIRPERSON LUDWIG: Thank you, John.

16 All in favor.

17 ALL BOARD MEMBERS: Aye.

18 CHAIRPERSON LUDWIG: Minutes stand approved.

19 Okay. Next application.

20 **Application 4H-02-25**

21 Application of Deborah Bower, owner, for
22 property at 139 Glen Road, Tax No. 138.06-1-76, for a
23 Certificate of Appropriateness to build a
24 36-foot-by-17-foot accessory structure.

25 CHAIRPERSON LUDWIG: Would you like to --

1 MS. BOWER: Sure.

2 Hi. My name is Deborah Bower, and I live at
3 139 Glen Road. I'm the owner of the -- known as the
4 Corbett's House in Corbett's Glen with Jeff Vincent.

5 We came before the Board last month in the
6 public hearing just to let -- the public part of it,
7 just to let you know about what we're thinking of
8 doing as a way of trying to move this along since
9 we've been kind of doing this since January.

10 But anyway, today we're here with this
11 application, and everything is the same with what I
12 had given you in the first place and -- should I go
13 through all of it again? How do I do this?

14 CHAIRPERSON LUDWIG: Well, first of all, did
15 you ever decide whether you're going to do a metal
16 roof or an asphalt roof?

17 MS. BOWER: Yes. We made the decision to do
18 an asphalt roof with the same shingles that are on the
19 little barn next to it because I think that -- even
20 though the house next door is all black siding now.
21 And that's where the idea of the steel roof came,
22 because I thought it would match that, and there are
23 solar panels.

24 I think probably it's better to leave our
25 property all consistent. So it's the same shingles

1 that are on the house and the same shingles that are
2 on the barn. And we already have the shingles,
3 because we just did the house over last spring, and so
4 we still have the shingles leftover from that.

5 ATTORNEY BARON: I'm sorry to interrupt. So
6 I know you were here last month for open forum, but
7 just for the record, if you could just give kind of a
8 brief overview of some of the things that you talked
9 about last month. I think that would be good.

10 MS. BOWER: Sure. I would be happy to.

11 Well, when we purchased our home, at the
12 time our little barn that's still there in existence
13 had a shed in the back, but it was a rubble. And we
14 spent our time working on the house, trying to get
15 that back up to, you know, good standing and didn't do
16 much with the rubble.

17 One day we came home, and our neighbor --
18 our neighbor -- a corporation, actually, was there
19 with a backhoe taking it all apart, whatever was left,
20 even though it wasn't their property. You know, we
21 didn't make a big deal. We were trying to be good
22 neighbors.

23 Anyway --

24 CHAIRPERSON LUDWIG: Well, you could have
25 made a big enough deal to pay for the new one

1 probably.

2 MS. BOWER: Well, the corporation is no
3 longer. You know, they did a wonderful thing by
4 selling the Glen to the park -- or the Glen to the
5 town. So, you know, I have all kinds of gratitude for
6 them today that I might not have had back then.

7 But anyway -- so coming to today, the reason
8 we're asking to add a shed on the back -- we call it a
9 shed because it's not for vehicles of any kind other
10 than horse-drawn vehicles. So there's no power,
11 there's no plumbing, anything like that.

12 And what was there was a shed. I would call
13 it an equipment shed. Then the size of the shed was
14 basically the same as what we're wanting to put back.
15 And in putting that back, our plan is just to store
16 our collection of horse-drawn vehicles, which I've had
17 at my mother's farm all these years.

18 But now it would be nice to have it in the
19 Glen because, in all honesty, we get a lot of people
20 that come there. They like to come through the house,
21 which is always open to people to come, and a
22 collection of musical instruments, that some of you
23 know about or don't.

24 Either way, I just think it would really be
25 nice to have the horse-drawn stuff because some people

1 really appreciate that kind of thing as well. And so
2 that's one reason we wanted to try to bring them up
3 here and take them off the farm and have a safe place
4 for them to be where they won't deteriorate because
5 they're out of the weather.

6 So the building is a wooden structure made
7 like a pole barn -- pole shed or pole barn. And the
8 siding would be board and batten: 10-inch boards that
9 are rough hewn, they are not finished, and the batten
10 would also be rough hewn. So that matches what might
11 have been there a hundred years ago.

12 And then on one side would be four sliding
13 barn doors to allow for bringing in and out the
14 vehicles, if we wanted to take them out for something.

15 And then the other question that you guys
16 had when we were here is whether there were going to
17 be windows or not. Jeff said, "No, we're not having
18 windows." Well, we went home and talked about it, and
19 we found four windows that are 120 years old. They
20 have the old glass in them. They're four light --
21 they're four-pane windows.

22 CHAIRPERSON LUDWIG: I think there was --
23 you showed a picture.

24 MS. BOWER: It's in there, yeah. So we have
25 decided to put those windows in, and then we found a

1 door that's also a four light pane that matches it as
2 well. And so from the one side there would be windows
3 and the other side would be the barn doors.

4 The roof would be asphalt shingle and -- I
5 don't think there's anything more to say about it, is
6 there?

7 CHAIRPERSON LUDWIG: I don't know.

8 MS. BOWER: Any questions that anyone has
9 that I haven't --

10 MS. DREHER: What is the door made out of?

11 MS. BOWER: Oh, the door is a solid wood
12 door. It's really neat because that door is also,
13 like, 120 years old. And the windows in the door, you
14 can see the wobble in the glass. It's just really
15 neat, I think, to have -- to bring that to it as well.
16 And that's kind of the way we do everything.

17 CHAIRPERSON LUDWIG: Do you have a builder
18 lined up?

19 MS. BOWER: We have someone that's helping
20 us with it. And he's the one that did the supply list
21 and gave us the prices to what the supply list would
22 be, and he's willing to help us with it.

23 I mean, Jeff is 73 years old. I don't think
24 he needs to be on a ladder, putting up trusses and
25 doing things like that. So he's going to do that kind

1 of thing and put up the 4-by-6 poles. Those kinds of
2 things that are really hard to do.

3 The other things, though, Jeff and I will be
4 able to do along with him. He's going to build the
5 barn doors, but we can cut the 10-inch boards. We can
6 cut things and we can put a lot of them up ourselves
7 because we're do-it-yourself-type people.

8 But he's going to be there overseeing it and
9 he's going to be there the whole time we're doing it.
10 He anticipates it will take two days to do the
11 building. So I don't know if we can work that hard,
12 but we'll work at it.

13 CHAIRPERSON LUDWIG: Well, sometimes if
14 folks anticipate a lengthy process -- normally we
15 allow a year from the time we approve it to get it
16 done. You think you can do it in that time?

17 MS. BOWER: Oh, yeah. One of the reasons I
18 started in January is because he has contracts coming
19 up that start in, like, mid-May, end of May. And so
20 he was saying summer he's not going to really be
21 available, but before the middle of May he would be.
22 And so that's why we were trying to -- I was trying to
23 get ahead of the game, but that ended up not being,
24 and that's okay.

25 And so if he's not -- we're not going to do

1 it by ourselves because I just think our age gets in
2 the way of that. If he's not able to be there and do
3 it with us, and he's bringing all the supplies in,
4 except for the shingles and the doors and windows
5 and -- if he's not able to, then we'll do it in the
6 fall.

7 So, yes, you know, my goal is to get the
8 equipment up here so that -- the vehicles -- we can
9 show them to people.

10 CHAIRPERSON LUDWIG: Okay. Thank you.

11 Any questions?

12 MS. ROBINSON: I just have one question
13 about this fellow that does pole barns. Typically --

14 MS. BOWER: Yes, he does. Yep, that's his
15 business. As a matter of fact, when I was searching
16 around for someone to help us, I called a friend of
17 ours who I know does a lot of construction things, and
18 he said, no, really the person you want is this person
19 because that's basically what he does, are sheds,
20 equipment sheds, that kind of thing.

21 He doesn't even do barns or houses or
22 anything else. It's just --

23 CHAIRPERSON LUDWIG: You're going to have a
24 concrete floor?

25 MS. BOWER: The floor is gravel.

1 CHAIRPERSON LUDWIG: Gravel.

2 MS. BOWER: Because what was there was just
3 a dirt floor. There was no concrete pad.

4 CHAIRPERSON LUDWIG: Well, you might think
5 about that just because of the moisture and stuff if
6 you've got carriages and things.

7 MS. BOWER: I thought about that. I thought
8 about putting them on blocks. I thought about putting
9 plastic under them if the gravel is not good enough
10 for drainage or whatever else, but -- yeah, that's a
11 good point.

12 The barn that we have doesn't have a cement
13 floor either. Again, in keeping with what might have
14 been there is kind of what we do.

15 MS. ROBINSON: My question was about your --
16 not your contractor, but the posts. Does he plan on
17 treating those?

18 MS. BOWER: Oh, that's all pressure-treated
19 lumber for that. Yeah, I put a schematic in there for
20 how far they're going to be buried. Those will be in
21 concrete.

22 MS. ROBINSON: Will he be treating those
23 with some kind of --

24 MS. BOWER: Well, they're already
25 pressure-treated, but -- I guess. I haven't asked

1 him.

2 CHAIRPERSON LUDWIG: Well, if they're
3 pressure-treated that's --

4 MS. BOWER: Well, that's what I thought,
5 yeah.

6 Well, sometimes that goes so far; right?
7 And so -- well, let's put it this way. We have a
8 bridge and a tunnel that we have to go through to get
9 to our house. Every year Jeff puts tar on the bridge
10 and tunnel -- on the bridge railings to keep the
11 bridges from deteriorating.

12 So I will guess, if I had to say, that Jeff
13 is going to tar it. I don't care what it's made out
14 of.

15 MS. ROBINSON: That's what I was asking you.
16 Thank you.

17 MS. BOWER: And he'll probably put something
18 at the bottom, if it's acceptable to do so. But at
19 this point we're not thinking of that because it is
20 pressure-treated. And it's new pressure-treated
21 lumber, so it's not the arsenic and the old things it
22 used to be, or whatever.

23 CHAIRPERSON LUDWIG: All that good stuff.

24 MS. BOWER: All that good stuff, yeah.

25 CHAIRPERSON LUDWIG: Any other questions or

1 thoughts?

2 Okay.

3 MS. BOWER: Thank you. And we put the sign
4 out like on the 8th or something of April, whenever I
5 got it from Rick. And it's been up there ever since,
6 even with the rain. So, yeah, the sign was there.

7 MR. WHITAKER: Has anybody asked about it?

8 MS. BOWER: Well, we asked Brett and Amy,
9 our neighbors, who live in what was originally the
10 barn to our house. They live in that -- Bill Chapin
11 turned it into a house, and then they bought it after
12 a couple of owners.

13 We told them to make sure they were okay
14 with it too. Even though the setbacks are perfectly
15 fine, it's just that we're neighbors and we're right
16 there. And so we talked with them, and they have no
17 problem with it whatsoever.

18 And I also emailed or texted all of our
19 neighborhood texting group, which is like 15 people
20 who live on Glen Road, to let them know what the sign
21 is out there for so they're not worried that we're
22 going to try to do something that's wholly
23 inappropriate. And everybody said, "Great."

24 CHAIRPERSON LUDWIG: Good.

25 MS. ROBINSON: I have one more question. Do

1 you have a plan on how you're going to trim out the
2 windows? I see the windows here, but --

3 MS. BOWER: The windows will be trimmed out,
4 but I'm guessing, by 1-by-3s or 1-by-4s around the
5 windows. The door will have the same framing as the
6 windows.

7 ATTORNEY BARON: I have one additional
8 question as well. Did you speak with Rick or anyone
9 in the Zoning office about the potential need for
10 variances for this building based on size?

11 MS. BOWER: Yes, and I do need a variance.
12 I did talk to Rick, and here's the thing, we're
13 considering it a shed. And he said, "Deb, if you call
14 it a garage, you don't have to go before the Zoning
15 Board of Appeals."

16 I said, "If we're talking about a garage,
17 then doesn't that get into a lot of other things?"
18 You know, I don't know what's required for a garage.

19 And so he said, "Okay. That's fine. Go
20 ahead and do the shed." So we're going before the
21 Zoning Board on May 7th.

22 And, you know, basically -- and if it could
23 be allowed as a garage without doing anything fancy,
24 because --

25 CHAIRPERSON LUDWIG: We built a second

1 garage on our property, and it's just a garage and
2 didn't have to get any special permit. So if it's
3 easier for you to call it a garage, call it a garage.

4 MR. PAGE: It's containing vehicles.

5 CHAIRPERSON LUDWIG: It's actually serving
6 as a garage because you're parking vehicles in it.

7 MR. DELVECCHIO: It has no bearing on this;
8 right?

9 ATTORNEY BARON: No. So the reason I
10 brought it up was just because I think -- yeah, based
11 on my reading of the code, I thought you might need a
12 variance. And if Rick is saying that, and you've
13 already applied to the ZBA, then that's fine.

14 All that I would recommend, just as a
15 condition -- the Commission typically includes a
16 condition at the end of resolutions regarding
17 approval -- that the person needs to obtain any and
18 all building permits. I also just recommend that that
19 condition also say "any and all necessary variances
20 from the Zoning Board."

21 MS. BOWER: Right. If knowing when we go --
22 it's just because I'm calling it a shed. To me, a
23 garage is a very different thing; right? There you
24 have oil from engines.

25 And all these things, I would think, have to

1 be mitigated if you're doing a garage. But this is
2 not that, you know, so that's why I just kind of stuck
3 to the shed.

4 The other thing we can do that would make it
5 so we don't have to go to the Zoning Board of Appeals
6 is have two sheds that are not connected but they're
7 the same dimensions, because we have a lot of setback
8 space, and then there would be a gap between the two.

9 CHAIRPERSON LUDWIG: But there's -- I think
10 there's a limit on how big the shed can be.

11 MS. BOWER: That's right. And it's supposed
12 to be 250 square feet, and this one ends up being I
13 think 560 square feet, I guess.

14 CHAIRPERSON LUDWIG: If you want to call it
15 a garage, you can call it garage.

16 MR. HAREMZA: It's 36 by 17? That's the
17 dimensions?

18 MS. BOWER: Yes. And that's based on -- the
19 reason we did that is because of the lumber. You
20 know, 8-foot sections are a lot better than others,
21 and the 17 feet includes the overhang.

22 Remember when you were there, Jason, and you
23 said you have to include the overhang as a dimension?
24 That's where the extra foot is on the -- extra foot on
25 the two 8-footers.

1 MR. HAREMZA: Okay.

2 MS. BOWER: That is what determined,
3 basically, the shape.

4 MR. HAREMZA: I see. Okay. Well, we'll
5 double-check with Rick tomorrow. I think, either shed
6 or garage, it probably needs to go to the Zoning Board
7 regardless. But you've already applied and you've
8 talked to Rick, so I think you're in good shape, but
9 Lauren and I will confirm that.

10 Operationally, it really comes down more to
11 size. So nowadays garages might not have oil and gas
12 because you might have an electric car. Not
13 really something you need to worry about for garage
14 construction.

15 MS. BOWER: Wow, I never thought about it.

16 MR. VINCENT: The grandfathering aspect of
17 it does not apply here? The fact there was one just
18 like it a hundred years ago, you can't use that at
19 all?

20 ATTORNEY BARON: So because it was
21 demolished, you're no longer considered grandfathered
22 in. The structure no longer exists, grandfathering no
23 longer applies.

24 CHAIRPERSON LUDWIG: Any other questions or
25 comments?

1 MR. HAREMZA: I just want to clarify for the
2 record. Your neighbor is to the east of the existing
3 structure?

4 MS. BOWER: Yeah.

5 MR. HAREMZA: And this addition is coming
6 off the east side of the barn?

7 MS. BOWER: Yes. Same direction as the
8 barn, big barn, yeah.

9 MR. HAREMZA: As the big barn, now your
10 neighbor's house, yes. And so the sliding doors will
11 face north, towards the driveway?

12 MS. BOWER: Correct.

13 MR. HAREMZA: And the four windows and
14 person door faces south?

15 MS. BOWER: Remember when you were there and
16 we were talking about which way to have the doors
17 faced? I said I really would like the doors to face
18 into the yard because then that way you can open the
19 doors, and when people are walking around our yard,
20 which they do, and coming from the tunnel, they could
21 see the vehicles in there. Which to me, because
22 that's what I love, would add something.

23 Remember Jeff mentioned that if you were
24 pushing a buggy in and out, or whatever, you had trees
25 to get around? And you guys kind of talked about

1 that, and said, "Oh, all right, I guess it can be on
2 the other side."

3 MR. HAREMZA: That's kind of where the
4 driveway is anyways.

5 MS. BOWER: Well, it's a driveway. Going up
6 to it is not a driveway, it's all lawn there. But
7 still that would be the easiest way to get them in and
8 out, yes.

9 MR. HAREMZA: I just want to clarify that
10 the sliding doors will face north and the windows and
11 person door faces south.

12 MS. BOWER: And that's the way it was
13 originally. That long roof was on here, and the short
14 was over here, but that door is on that side, so yes.

15 CHAIRPERSON LUDWIG: Any gutters?

16 MR. VINCENT: Haven't thought about it.
17 There are no gutters on the barn that we have.

18 MS. BOWER: There's no gutters on the house.
19 Well, it has gutters, but they're called Yankee
20 gutters.

21 Do you know what those are?

22 CHAIRPERSON LUDWIG: Yes.

23 MS. BOWER: Well, we kept those. And when
24 the roofer redid the roof, he very kindly said, "Okay.
25 I will be sure they have Yankee gutters." I don't

1 think he was too happy about it, but he did it.

2 CHAIRPERSON LUDWIG: Okay. If there's no
3 other comments, I'll close the public hearings.

4 Lauren, do you have a motion?

5 ATTORNEY BARON: I do.

6 MS. BOWER: Could I make one more comment
7 before you get going?

8 If the Zoning Board changes it to being --
9 and, Jason, you're going to check this. If they
10 change it to being a garage because it doesn't really
11 matter, then is that something we have to come back to
12 you for just because of the semantics?

13 ATTORNEY BARON: No. No. Anything that
14 would be in front of the Zoning Board is a completely
15 separate approval process from this Board.

16 CHAIRPERSON LUDWIG: We already think it's a
17 garage, so...

18 MS. BOWER: Okay. Okay.

19 CHAIRPERSON LUDWIG: Okay, Lauren.

20 ATTORNEY BARON: For the Commission's
21 consideration, I'm going to propose this motion.
22 Whereas Application 4H-02-25 has been submitted for a
23 Certificate of Appropriateness under the Town's
24 Historic Preservation Law for the construction of a
25 36-foot-by-17-foot accessory structure in the manner

1 and location as described in the submitted plans on
2 property located at 139 Glen Road in the Town of
3 Brighton, County of Monroe, Tax Parcel No.
4 138.06-1-76, owned by Deborah Bower and George
5 Vincent;

6 And whereas the necessary legal notice has
7 been published and the required sign posted pursuant
8 to Town Code;

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

14 And whereas the Historic Preservation
15 Commission duly held a public hearing on April 24,
16 2025, to consider the application and all persons
17 having interest in such matter, having had an
18 opportunity to be heard therein;

19 Now, therefore, it is hereby resolved by the
20 Historic Preservation Commission, after carefully
21 considering the submissions received and all of the
22 testimony given relating to said application at the
23 April 24, 2025, public hearing, that pursuant to the
24 factors set forth in section 224-5 of the Town Code,
25 the proposed above-described work to the subject

1 property is consistent with the purposes of the Town's
2 Historic Preservation Law and compatible with the
3 property's historic character based upon the Historic
4 Preservation Commission's review of the application
5 materials, the documents, and correspondence on file,
6 and the testimony given;

7 And it is further resolved that the Historic
8 Preservation Commission hereby approves Application
9 No. 4H-02-25 for a Certificate of Appropriateness for
10 the above-described work to be performed at the
11 property located at 139 Glen Road subject to the
12 following conditions: The above-described work must
13 be commenced within one year from the date of this
14 approval and all required variances and building
15 permits shall be obtained.

16 CHAIRPERSON LUDWIG: Would someone like to
17 put forth a motion, please?

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

19 MR. DELVECCHIO: I second.

20 ATTORNEY BARON: So based on your
21 discussion, I did change the first condition to "work
22 must be commenced within one year" rather than
23 "completed," and that is also consistent with what the
24 Town Code says as well, that work has to be commenced
25 within a year, it doesn't have to be completed.

1 MR. WHITAKER: I still made the motion.

2 CHAIRPERSON LUDWIG: We have a motion. We
3 have a second. Any discussion?

4 Jason.

5 MR. HAREMZA: DelVecchio.

6 MR. DELVECCHIO: Yes.

7 MR. HAREMZA: Dreher.

8 MS. DREHER: Yes.

9 MR. HAREMZA: Ludwig.

10 CHAIRPERSON LUDWIG: Yes.

11 MR. HAREMZA: Page.

12 MR. PAGE: Yes.

13 MR. HAREMZA: Robinson.

14 MS. ROBINSON: Yes.

15 MR. HAREMZA: Whitaker.

16 MR. WHITAKER: Yes.

17 CHAIRPERSON LUDWIG: Very good. Carry on.

18 MS. BOWER: Thank you. And I just have one
19 more question. I had a person who came to the Glen
20 the other day who asked me about our house, because
21 everybody does. And when she did, she said, "Well,
22 why isn't there a historic plaque on the house?"

23 Now, I know years ago, when we started the
24 Brighton Preservation -- or the Brighton Historic --
25 okay, we started that, and I was a part of that way

1 back when. Remember Scott and I actually drew up and
2 came up with a nice plaque to go on designated
3 historic houses? It's probably not for you guys to
4 say. Maybe I'm talking -- I don't know.

5 But anyway -- and I don't know if Betsy ever
6 got one on hers, because hers was the first one
7 designated, right, 001 or something?

8 MS. LANPHEAR: Yes.

9 MS. BOWER: Did they ever do those? Well, I
10 wondered if maybe there's a way we can do that kind of
11 thing for not just our house, of course, but for all
12 the historic --

13 CHAIRPERSON LUDWIG: We had them available.
14 I have one. It's in a drawer somewhere.

15 MS. DREHER: I have one as well.

16 CHAIRPERSON LUDWIG: They're oval. About
17 like this.

18 MS. DREHER: It was before I joined the
19 Board, where we gathered at Stone-Tolan, my husband
20 and I and at least one or two other homeowners, and we
21 were presented with plaques, but that was probably
22 2017 or somewhere around there.

23 I don't know if we have done anything since
24 or -- was it Historic Brighton that did the plaques
25 originally?

1 MR. WHITAKER: Yes.

2 CHAIRPERSON LUDWIG: I think so.

3 MS. BOWER: That's right. And they had
4 the -- I can't think of it. And Ellison Park, the
5 name of the town -- it had that cabin on there.
6 That's the one we designed, but I don't know if that's
7 what's being used or not.

8 Anyway, just a thought, because people, I
9 think, do care, and it might make a difference to
10 Brighton. I don't know where it goes from here,
11 but...

12 CHAIRPERSON LUDWIG: Where did they come
13 from? Do you remember?

14 MS. LANPHEAR: David would know.

15 MR. WHITAKER: They said Brighton. It was
16 around for years, and then it suddenly died. I'll
17 bring it up at the next meeting.

18 MS. BOWER: It just might be a nice idea for
19 Brighton in general.

20 MR. WHITAKER: I still have the file.

21 MS. BOWER: Well, thank you everybody. I
22 really appreciate it.

23 CHAIRPERSON LUDWIG: Thank you. Nice
24 presentation.

25 MS. BOWER: Thank you.

1 CHAIRPERSON LUDWIG: We have no hardship
2 applications.

3 New business: Demolition, single-family
4 home, 49 Southern Parkway.

5 Have you all been by it to take a peek at
6 this?

7 MR. PAGE: Yes.

8 CHAIRPERSON LUDWIG: I suspect what happened
9 is that at one time one of the lots on either side was
10 larger, and then sometime during the '50s they decided
11 to sell a lot and somebody put up a couple of houses.

12 MS. LANPHEAR: I looked into it. The house
13 was not listed in Directories until 1957, so it's a
14 little newer than the date we have here. A carpenter
15 was the first owner, so I tend to think that it was
16 probably a home-built building.

17 It was sold in the '80s to an Arnold Becker.
18 He was in charge of mixing equipment someplace, and
19 then finally Sheldon Schleger owned it. So I did not
20 find anybody of any great import, nor does it seem to
21 be associated with any events in town.

22 CHAIRPERSON LUDWIG: So we need a motion,
23 and a "yes" vote will mean that we'll pass our
24 findings on to the ZBA or wherever it goes.

25 ATTORNEY BARON: The Planning Board.

1 So for the Commission's consideration, a
2 motion to direct the Secretary of the Commission to
3 notify the Planning Board that the Historic
4 Preservation Commission has no interest in pursuing
5 historic designation of the property located at 49
6 Southern Parkway.

7 CHAIRPERSON LUDWIG: Jason, will you call
8 the --

9 MR. HAREMZA: Do we need a motion and
10 second?

11 ATTORNEY BARON: Yes, a motion and second.

12 MR. PAGE: So I'll make the motion.

13 CHAIRPERSON LUDWIG: John.

14 MR. DELVECCHIO: Second.

15 CHAIRPERSON LUDWIG: Justin, thank you.

16 So we have a motion. Any discussion?

17 MR. HAREMZA: Okay. DelVecchio.

18 MR. DELVECCHIO: Yes.

19 MR. HAREMZA: Dreher.

20 MS. DREHER: Yes.

21 MR. HAREMZA: Ludwig.

22 CHAIRPERSON LUDWIG: Yes.

23 MR. HAREMZA: Page.

24 MR. PAGE: Yes.

25 MR. HAREMZA: Robinson.

1 MS. ROBINSON: Yes.

2 MR. HAREMZA: Whitaker.

3 MR. WHITAKER: Yes.

4 MR. HAREMZA: Thank you.

5 CHAIRPERSON LUDWIG: Any other new business?

6 Any old business?

7 Motion to adjourn?

8 MR. HAREMZA: Yes, just hang on a couple
9 seconds.

10 As I chatted with Jerry and Lauren
11 yesterday, I was going to provide an update on the
12 progress of the town hall renovation. I have not
13 received any updates from my colleagues, and Wayne
14 might actually be the best person to provide some
15 updates. Hopefully, he'll be in attendance next month
16 because I know he has been meeting with the town
17 supervisor and town engineer on some of the --
18 especially the window issue. So we'll look forward to
19 that.

20 The only other thing is a logistical note.
21 We do have to change the date of the September 25th
22 meeting. Obviously we have several months to figure
23 that out, but there's a conflict. Town Board has
24 changed their date to the 25th, and unfortunately HPC
25 gets bumped by Town Board. So we'll find another date

1 in September for that meeting, but just make a note of
2 that.

3 CHAIRPERSON LUDWIG: One other quick
4 question. Any word as to 3108 East Avenue, the gas
5 station?

6 MR. HAREMZA: I'm glad you brought that up.
7 They went to the Zoning Board in March.

8 ATTORNEY BARON: Actually, it was two
9 meetings.

10 MR. HAREMZA: So they received approval for
11 their variances. We were anticipating an application
12 for the May Planning Board, but haven't gotten that
13 yet. We're going to give them another day or two to
14 see if they can sneak in just past the deadline and
15 get that all wrapped up so that can move forward.

16 CHAIRPERSON LUDWIG: Great.

17 MR. HAREMZA: But that seems to be moving
18 forward.

19 Just one more item. As many of you know,
20 Senior Planner, Rick DiStefano, will be retiring. His
21 last day will be May 30th, and his successor has
22 already started.

23 Anthony Vallone started this past Monday and
24 comes to us from the Township of Manheim in Lancaster
25 County, Pennsylvania. But he's a Rochester native and

1 an alumni of St. Andrew's on Portland Avenue and
2 Bishop Kearney, and so he's come back home to join the
3 team in Brighton.

Very soon we will be hearing about a new
Commissioner of Public Works, another position that's
been vacant for a little while, and I've heard that
they'll be naming that person very shortly. So stay
tuned.

9 CHAIRPERSON LUDWIG: Very good.

10 So may I have a motion to adjourn?

11 MR. DELVECCHIO: I move.

12 MR. WHITAKER: Second.

13 CHAIRPERSON LUDWIG: All in favor.

14 ALL BOARD MEMBERS: Aye.

15 CHAIRPERSON LUDWIG: Thank you very much.

16 (Proceedings concluded at 7:53 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 May 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