
HISTORIC
PRESERVATION COMMISSION
COMMISSION

May 22, 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)	
JOHN PAGE)	

LAUREN BARON, ESQ.
Attorney for the Town

MARY JO LANPHEAR
Town Historian

Absent: JUSTIN DELVECCHIO

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

1 CHAIRPERSON LUDWIG: Anyone here for open
2 forum tonight? Okay.

3 I'd like to call the meeting to order,
4 please. Call the roll, Jason.

5 (The roll was called.)

6 MR. HAREMZA: Delvecchio is absent.

7 CHAIRPERSON LUDWIG: Thank you. Motion to
8 approve the agenda, please.

9 MR. WHITAKER: So moved.

10 CHAIRPERSON LUDWIG: Thank you, David.

11 MR. PAGE: I'll second.

12 CHAIRPERSON LUDWIG: Thanks, John.

13 All in favor?

14 ALL BOARD MEMBERS: Aye.

15 CHAIRPERSON LUDWIG: Excellent. Any
16 additions or corrections to the minutes?

17 MS. DREHER: I just had one. Page 23, line
18 17, "faced" should be "face," F-A-C-E.

19 CHAIRPERSON LUDWIG: Anything else? Motion
20 to approve as corrected?

21 MR. GOODMAN: I'll make a motion.

22 MR. WHITAKER: Second.

23 CHAIRPERSON LUDWIG: All in favor?

24 ALL BOARD MEMBERS: Aye.

25 CHAIRPERSON LUDWIG: Minutes stand approved.

1 Was this meeting duly advised?

2 MR. HAREMZA: This meeting was duly
3 advertised in the Daily Record of May 15th, 2025.

4 CHAIRPERSON LUDWIG: That meeting, as duly
5 advertised, will now be held.

6 We have no communications, no designation of
7 landmarks.

8 We have a certificate of appropriateness.

9 **Application 5H-01-25**

10 Application of John Harris Terepka, owner,
11 and Christopher Brandt, agent, for a certificate of
12 appropriateness to construct a one-story addition on
13 the property located at 1600 Crittenden Road, tax
14 number 148.12-3-70. All as described on application
15 and documents on file.

16 CHAIRPERSON LUDWIG: State your name for the
17 record, please. And you have the floor.

18 MR. BRANDT: Great. Christopher Brandt,
19 project architect for Bero Architecture. I'm here
20 before you tonight seeking approval of a previous
21 project that we received a certificate of
22 appropriateness for, but the time expired on that.

23 In general, this is the same application
24 that was provided to you all, with the exception of a
25 few updates, which are noted in the memorandum that

1 should be attached with your materials there. But
2 otherwise, it is the same application that I presented
3 to you before, I think, two years ago now.

4 So happy to walk you through it. Otherwise,
5 I'm also just happy to take questions.

6 CHAIRPERSON LUDWIG: What -- I have two
7 questions and then I'll ask you -- I don't know that
8 we have the memorandum or not.

9 MR. HAREMZA: I believe --

10 CHAIRPERSON LUDWIG: You were using Hardie
11 plank?

12 MR. BRANDT: Yes.

13 CHAIRPERSON LUDWIG: Smooth side?

14 MR. BRANDT: Correct.

15 CHAIRPERSON LUDWIG: Very good. And the
16 windows, Weather Shield --

17 MR. BRANDT: Yes.

18 CHAIRPERSON LUDWIG: -- are they clad? Are
19 they wood?

20 MR. BRANDT: They're an aluminum-clad
21 product. So that was one of the updates that we
22 didn't lend ourselves to a particular manufacturer at
23 the time of the original proposal.

24 So we've since spent money on those windows.
25 We find those windows to be a higher quality than

1 most. They have a thicker, fully extruded aluminum
2 exterior with the clutton (phonetic), the sort of
3 standard putty glaze bevel on the exterior. So that's
4 what we've sort of landed on as far as selections.

5 CHAIRPERSON LUDWIG: Are they true divided
6 lite?

7 MR. BRANDT: Simulated. So they got the
8 putty bevel on the outside of the glass, the shadow or
9 interior grille between the glass.

10 CHAIRPERSON LUDWIG: So there's no exterior
11 muntins.

12 MR. BRANDT: There are, yes. Exterior,
13 inside glass, interior. So there's three, you know --
14 essentially three layers that create the sort of full
15 divided lite appearance without creating 20 separate
16 insulated glass units.

17 CHAIRPERSON LUDWIG: And was there any other
18 change?

19 MR. BRANDT: The other change was we -- when
20 we previously submitted -- this is the second page of
21 the memorandum under roof and stormwater. When we
22 previously submitted, we had K-style gutters on the
23 previous submission. We've now changed to a more
24 typical historic half-round gutter profile.

25 Otherwise, everything is as submitted two

1 years ago.

2 CHAIRPERSON LUDWIG: Very good. Any
3 comments or questions?

4 MS. BARON: I just have one question. Can
5 you speak a little bit to, if you know, the reason for
6 the delay in actually doing the project?

7 MR. BRANDT: Sure. Cost and then selection
8 and negotiation with the selected contractor. And
9 there was -- with the cost, there was some waffling on
10 the part of our clients. So that led to the delay.
11 So now we are ready and raring to go.

12 CHAIRPERSON LUDWIG: Anything else? Okay.
13 I'd like to close the hearing.

14 Lauren, do you have a motion?

15 THE COURT: Sure. For the Commission's
16 consideration, I propose the following motion:

17 Whereas, application 5H-01-25 has been
18 submitted for a certificate of appropriateness under
19 the Town's Historic Preservation Law for the
20 construction of a one-story addition in the manner and
21 location as described in the submitted plans on the
22 property located at 1600 Crittenden Road in the Town
23 of Brighton, County of Monroe, tax parcel number
24 148.12-3-70, owned by John Harris Terepka;

25 And whereas, the necessary legal notice has

1 been published and the required sign posted pursuant
2 to Town Code;

3 And whereas, the Historic Preservation
4 Commission hereby received and filed the
5 above-described application, the supporting materials
6 and all correspondence and other documentation
7 submitted regarding the application;

8 And whereas, the Historic Preservation
9 Commission previously considered a similar application
10 and granted a certificate of appropriateness on
11 September 28th, 2023, for similar work on the property
12 and such approval has since expired;

13 And whereas, the Historic Preservation
14 Commission duly held a public hearing on May 22nd,
15 2025, to consider the application and all persons
16 having an interest in such matter having had an
17 opportunity to be heard therein;

18 Now, therefore, it is hereby resolved that
19 by the Historic Preservation Commission after
20 carefully considering the information received and all
21 of the testimony given related to said application at
22 the May 22nd, 2025, public hearing, that pursuant to
23 the factors set forth in Section 224-5 of the Town
24 Code, the proposed above-described work to the subject
25 property is consistent with the purposes of the Town's

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

6 And it is further resolved that the Historic
7 Preservation Commission hereby approves application
8 number 5H-01-25 for a certificate of appropriateness
9 for the above-described work to be performed at the
10 property located at 1600 Crittenden Road, susceptible
11 to the following conditions:

- 12 1. The above-described work must be commenced within
13 one year from the date of this approval and diligently
14 pursued as required by Town Code 224-6E.
- 15 2. And all required building permits and Town and
16 Monroe County and New York State approvals shall be
17 obtained.

18 So just so you know, the difference between
19 this proposed motion and the previous one back in
20 2023, is I am tracking the language from the Town
21 Code, which requires work to be commenced within one
22 year and diligently pursued rather than completed.

23 CHAIRPERSON LUDWIG: Does that work for you?

24 MR. BRANDT: Yeah. Pending review of the
25 Building Department, we should have shovels in the

1 ground in a month and a half.

2 CHAIRPERSON LUDWIG: Okay. Someone like to
3 put forth the motion?

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

5 MS. ROBINSON: I'll second that.

6 CHAIRPERSON LUDWIG: Thank you. Any
7 discussion?

8 Okay. Jason.

9 MR. HAREMZA: Just a moment, please.

10 (Ms. Dreher, yes; Mr. Goodman, yes;

11 Mr. Ludwig, yes; Mr. Page, yes;

12 Ms. Robinson, yes; Mr. Whitaker, yes.)

13 (Upon roll motion to approve carries.)

14 MR. BRANDT: Thank you.

15 CHAIRPERSON LUDWIG: Carry on.

16 MR. BRANDT: A different suggestion, did you
17 wish me to linger if there's any discussions or
18 questions in my capacity as the consultant for your
19 landmark applications or surveys?

20 CHAIRPERSON LUDWIG: Not that I know of,
21 unless anyone --

22 MR. BRANDT: I just wanted to offer since I
23 am here.

24 CHAIRPERSON LUDWIG: No. I think we're
25 good.

1 MR. BRANDT: All good. Okay. Thank you.
2 You all have a great evening.

3 CHAIRPERSON LUDWIG: On a similar note,
4 Jason just told me that the gas station got approved
5 last night. So finally. Finally, we will hopefully
6 see some progress there.

7 MR. HAREMZA: They did indicate last night
8 that their original intent was to start construction
9 as soon as possible, but they said now, the fall looks
10 likely. Few more months.

11 MR. WHITAKER: The sooner, the better.

12 CHAIRPERSON LUDWIG: Yeah. Anything else on
13 the agenda?

14 MR. HAREMZA: Not for me.

15 MS. DREHER: Do we have an update with
16 regards to the Town Hall? I think last we spoke, we
17 were wondering what the update was on the windows. I
18 don't know --

19 MR. GOODMAN: So the last I heard was -- so
20 Supervisor Moehle contacted me -- it's been a while
21 back -- and had mentioned that they were
22 considering -- they were still in sort of a
23 consideration phase regarding the windows. But he was
24 very transparent with me and said that the cost was
25 coming in quite a bit higher than their previous plan.

1 And then he said that while they hadn't
2 closed the door yet on the possibility that they'd be
3 restoring the windows, it didn't look promising for
4 them.

5 So I told him -- I thanked him for the call,
6 thanked him for his transparency, told him I was
7 disappointed, but at least I understood.

8 So I don't know -- do you have anything
9 further, John?

10 MR. PAGE: No. Just a question when you're
11 done.

12 CHAIRPERSON LUDWIG: One thing that I --
13 regardless of how many windows they say or -- I mean,
14 restore or don't restore, I hope that some effort is
15 made to recycle the windows that they have.

16 MR. PAGE: Well, I thought there was some
17 discussion about them doing the front.

18 MR. GOODMAN: Right. Yeah. There had been
19 some discussion.

20 MR. PAGE: To mitigate the cost.

21 MR. GOODMAN: My understanding -- it's just
22 my understanding from the brief phone call that took
23 place a while back. My understanding was that even
24 considering the front -- and I believe it was the side
25 actually. It was the front and side. Those estimates

1 were coming in much higher than what they had
2 anticipated.

3 And I haven't requested an update. I
4 haven't received --

5 CHAIRPERSON LUDWIG: Might be nice if you
6 get a chance.

7 Anything else? Motion to adjourn?

8 MR. HAREMZA: Hang on, Jerry.

9 CHAIRPERSON LUDWIG: Okay.

10 MR. HAREMZA: So the cultural resources
11 survey. So Mary Jo asked about the status of the
12 cultural resources survey on Town Hall. I actually
13 should have asked Chris that.

14 MS. DREHER: I was thinking that that's what
15 he was talking about.

16 MR. HAREMZA: It's still on their plate.
17 And as you recall from the discussion that, you know,
18 requested the survey, it does not -- will not
19 necessarily lead to a landmark consideration.

20 CHAIRPERSON LUDWIG: Well, I guess that's a
21 question for Chris then at some point.

22 Would you be the contact person, Jason?

23 MR. HAREMZA: Yeah. Lauren and I have to
24 follow up with Bero on some other matters. So by next
25 month, we should have an update on that. And we'll

1 see where Town Hall is.

2 Thanks for the update, Wayne. You know,
3 they don't tell us as much about what's happening
4 there. So I'll see if I can find out anything.

5 MR. PAGE: Even if like they're on schedule
6 or anything like that.

7 MR. HAREMZA: I know they're drywalling some
8 of the new walls, the interior walls that are changing
9 the configuration of the space. So, yeah.

10 MR. GOODMAN: His phone call to me was a
11 follow-up phone call to a meeting that we had. I
12 think Jerry was part of that meeting, Steve Jordan was
13 part of the meeting and myself.

14 And so his phone call was purely about the
15 topic of the windows.

16 CHAIRPERSON LUDWIG: Well, if you would just
17 check.

18 MR. GOODMAN: I'll check in and see what the
19 status is. I mean, I drove by, but I see what
20 everybody else sees. I don't have an answer.

21 CHAIRPERSON LUDWIG: Anything else? Motion
22 to adjourn.

23 MR. GOODMAN: I'll make the motion.

24 CHAIRPERSON LUDWIG: Second?

25 MR. WHITAKER: Second.

1 CHAIRPERSON LUDWIG: All in favor.

2 ALL BOARD MEMBERS: Aye.

3 (Proceedings concluded at 7:32 p.m.)

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5 REPORTER CERTIFICATE

6
7 I, Holly E. Castleman, do hereby certify
8 that I did report the foregoing proceeding, which was
9 taken down by me in a verbatim manner by means of
10 machine shorthand.

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

15
16 Dated this 22nd day of May, 2025
17 at Brighton, New York.

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Holly E. Castleman ACR,
24 Official Court Reporter
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