
**HISTORIC
PRESERVATION COMMISSION
COMMISSION**

September 18, 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
JUSTIN DELVECCHIO)	
WAYNE GOODMAN)	
JOHN PAGE)	

LAUREN BARON, ESQ.
Attorney for the Town

MARY JO LANPHEAR
Town Historian

Absent: AMANDA DREHER

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

1 CHAIRPERSON LUDWIG: Hate to be Judge Judy,
2 but is there anyone here to speak at open forum?
3 Okay. I'd like to call the meeting to order.

4 Before we begin, I'd like to have a moment
5 of silence for David Whitaker, who was on this
6 commission for many, many years, and who passed away
7 on September 4th. Thank you.

8 Mr. Secretary, would you call the roll,
9 please.

10 (Roll was called.)

11 MR. HAREMZA: Dreher is absent.

12 CHAIRPERSON LUDWIG: May I have a motion to
13 approve the agenda?

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

15 CHAIRPERSON LUDWIG: Thank you.

16 MS. ROBINSON: I'll second.

17 CHAIRPERSON LUDWIG: All in favor?

18 ALL BOARD MEMBERS: Aye.

19 CHAIRPERSON LUDWIG: Thank you. We don't
20 have any minutes as far as I know.

21 MR. HAREMZA: You do not.

22 CHAIRPERSON LUDWIG: Was this meeting duly
23 advertised?

24 MR. HAREMZA: This meeting was duly
25 advertised in the Daily Record of September 16th,

1 2025. The public hearings were advertised in the
2 Daily Record of July 18th, 2025.

3 CHAIRPERSON LUDWIG: Very good. Thank you.
4 We have no communications. No designation of
5 landmarks.

6 We do have a Certificate of Appropriateness,
7 125 Old Mill Road, file HP-25-7.

8 **Address/Location: 125 Old Mill Road**

9 File: HP-25-7

10 Original submittal for 7-24-2025

11 Revised submittal for 8-28-2025

12 Zoning: Residential - Low Density A (RLA)

13 Applicant: Rebecca Barone

14 Description: Application of Rebecca Barone (agent) for
15 a Certificate of Appropriateness to modify the
16 gardens/landscaping on the property located at 125 Old
17 Mill Rd, tax # 137.20-1-3.11. All as described on
18 application and documents on file. Tabled at
19 7-24-2025 meeting, public hearing remains open.

20 CHAIRPERSON LUDWIG: So who's here to speak?

21 MR. PAGE: I have a question. Can you tell
22 us what the protocol is for this situation?

23 MS. BARON: In terms of continuing the
24 public hearing?

25 MR. PAGE: Yes.

1 MS. BARON: So the public hearing's been
2 held open all of these meetings. So the applicant can
3 come up and speak again and then anybody who wants to
4 make a comment can also.

5 MR. PAGE: Thank you.

6 MS. BARONE: Sure. So I think all of you
7 are pretty familiar with the project from last time.
8 If you --

9 CHAIRPERSON LUDWIG: Please state your name
10 again for the record.

11 MS. BARONE: Sorry. Rebecca Barone,
12 architect for the owner, the Salafias, at 125 Old
13 Mill.

14 The last time we were here -- I see most of
15 you have copies. If you do not have a copy, I have
16 more here. But nothing has changed on the drawings
17 since our last submission.

18 We've taken into account the comment from
19 John. We are working on the site plan submittal and
20 are adding the second portion of fence across from the
21 driveway to kind of create a symmetrical gateway entry
22 to the garage. That's really the only change that's
23 not shown on this drawing.

24 So today we're here to seek approval on the
25 siding of the home based on those current drawings you

1 have in front of you and -- so we can move forward
2 with the design process and approvals that we need.

3 We also do have some material samples if
4 you're interested in seeing those. We'd be happy to
5 bring them forward.

6 CHAIRPERSON LUDWIG: These are replacement
7 materials?

8 MS. BARONE: Replacement materials.
9 They're -- we don't have -- because we're replacing
10 everything in-kind. So it's basically the post
11 material that we would be using. I think Nunzio has
12 them. So he can step up and show you.

13 CHAIRPERSON LUDWIG: Sure. I think that's
14 appropriate.

15 MR. SALAFIA: Okay. Nunzio Salafia, owner
16 of the house. This is the material I'm going to be
17 using. It's birch wood. It's the same diameter of
18 the pieces we have in there. Birch wood is the
19 strongest wood that grows in the United States. So
20 I've chosen this wood here because it will last for a
21 very long time.

22 I also have a brick -- do you want to pass
23 this on?

24 CHAIRPERSON LUDWIG: No. I think that's
25 okay.

1 MR. SALAFIA: I also have a brick, which is
2 a pretty standard brick. That is going to be used
3 from what we're going to have some left over. It's
4 the kind of stuff you can buy at Miller Brick or some
5 of the other companies. It's a very standard brick.

6 CHAIRPERSON LUDWIG: Now this is for the --

7 MR. PAGE: For --

8 CHAIRPERSON LUDWIG: For the patio.

9 MR. SALAFIA: Yeah. For the patio to blend
10 in. The entrance of the patio, we're gonna try to
11 keep it uniform with the entrance we have in the
12 front.

13 CHAIRPERSON LUDWIG: Very good.

14 MR. SALAFIA: That's all I have.

15 CHAIRPERSON LUDWIG: Any questions from
16 anyone? Okay.

17 Anyone here to speak on this?

18 MR. FLAUM: Loren Flaum, 141 Old Mill Road,
19 the direct neighbor to 125 Old Mill Road.

20 I know another member of our neighborhood,
21 Robert Koegel, also submitted a letter. I hope you
22 received both the letter that we provided and
23 Mr. Koegel.

24 Of course we're here to give our --
25 basically to provide our -- that we're against the

1 proposed knocking down of the house for a number of
2 reasons, which we've stated previously. The location
3 of the proposed restoring -- the Zoning Board and how
4 they ruled on restoring the property and maintaining
5 the historic nature of it. I personally do not
6 believe that the proposed construction and placement
7 of the house and the garage preserves the landscape.

8 And if anyone walks down the street and sees
9 the quality and the current status of the house, one's
10 to believe that it's going to be difficult to --
11 hopefully that it's even going to be preserved from
12 where it is right now.

13 Also there is another issue with the
14 notification process that was provided for this
15 meeting. The notification was not posted 15 days
16 prior to the meeting at the property, at 125 Old Mill
17 Road. I live next door. I have visual evidence of
18 that. So I believe that that is also another error in
19 this process.

20 So again, thank you very much for your time
21 and your careful consideration of this matter. The
22 neighborhood wants to preserve the historic nature of
23 the property. And so thank you very much.

24 CHAIRPERSON LUDWIG: Well, unfortunately,
25 you're time to talk about the knocking down of the

1 house --

2 MR. FLAUM: Yeah. No. Preserving the
3 nature of the landscape is the main --

4 CHAIRPERSON LUDWIG: Any questions or
5 comments about that?

6 MR. GOODMAN: Mr. Chair, I have a comment in
7 general, just a general comment, I think, about this
8 entire project.

9 I received the communication from Mr. Flaum
10 and Mr. Koegel. And I just wanted to simply state
11 that I understand your frustration and Mr. Koegel's
12 frustration and I share that. I feel as if, you know,
13 this Commission did our job some time ago in
14 designating a property that I still feel like should
15 have been designated. Then the ZBA essentially vetoed
16 that according to Town Law. And I understand that. I
17 just disagree with it.

18 I feel if the ZBA can veto the decision of
19 this Commission that's populated by people that have a
20 certain skill set in historic preservation, then
21 perhaps this Commission should be afforded the
22 opportunity to veto every single site plan that comes
23 through this Town. I find that it's a bit offensive
24 to myself -- I won't speak for my colleagues here --
25 about the way that this transpired. But I understand

1 your frustrations.

2 And with that, I'll turn it back over to
3 you, Mr. Chair.

4 CHAIRPERSON LUDWIG: Thank you. Is there
5 anyone else to speak?

6 Lauren, perhaps you could address the
7 notification.

8 MS. BARON: Sure. I'm happy to do that.

9 Just a little bit of background on this one.
10 So this has been heard -- this public hearing has been
11 open over the course of three meetings. Multiple
12 notifications were sent out to neighbors via mail,
13 which is not required under any notice. The property
14 was posted with signage prior to the first meeting
15 back in July. Property was re-posted in early
16 September is my understanding.

17 I believe that sufficient notice has been
18 provided to neighbors to allow them the opportunity to
19 come out and speak on the application, more than
20 sufficient since it's been held over for so many
21 months. And that's in compliance. Nobody's been
22 prejudiced in any way by any of the notifications that
23 have been provided. Everybody has had an opportunity
24 to come out.

25 CHAIRPERSON LUDWIG: Okay. Thank you. Any

1 other comments?

2 I'd like to close the public hearings then.

3 Do you have a motion?

4 MS. BARON: Sure.

5 So for the Commission's consideration, this
6 is the motion for application HP-25-7 for 125 Old Mill
7 Road:

8 Whereas, application HP-25-7 has been
9 submitted for a Certificate of Appropriateness under
10 the Town's Historic Preservation Law for the
11 construction of a new house in a manner and location
12 as described in the submitted plans on property
13 located at 125 Old Mill Road in the Town of Brighton,
14 County of Monroe, tax parcel number 137.20-1-3.11,
15 owned by Nunzio and Mirella Salafia;

16 And whereas, the Historic Preservation
17 Commission hereby received and filed the
18 above-described application, the supporting materials
19 and all correspondence and other documentation
20 submitted regarding the application;

21 And whereas, on November 16th, 2023, the
22 Historic Preservation Commission designated the
23 property located at 125 Old Mill Road, Rochester, New
24 York 14618 (the property) as a landmark pursuant to
25 the Historic Preservation Law of the Town of Brighton,

1 codified Chapter 224 of the Town of Brighton Code (the
2 HPC resolution);

3 And whereas, on an appeal, the HPC
4 resolution was made to the Town of Brighton Zoning
5 Board of Appeals (ZBA) and at the ZBA's March 6th,
6 2024, meeting, the ZBA adopted the resolution granting
7 the appeal in part and denying the appeal in part;

8 And whereas, the designation of the property
9 as a landmark was modified to remove the designation
10 of the house on the property as a landmark and
11 designate only the landscape architecture on the
12 property designed by Fletcher Steele as a landmark;

13 And whereas, the applicant has submitted
14 the present application for the construction of a new
15 house on the property;

16 And whereas, the Historic Preservation
17 Commission duly held public hearings on July 24th,
18 2025; August 28th, 2025; and September 18th, 2025, to
19 consider the application and all persons having an
20 interest in such matter having had an opportunity to
21 be heard therein;

22 And whereas, the necessary legal notices
23 have been published and the required signs posted
24 pursuant to Town Code and New York State Law.

25 Now, therefore, it is hereby resolved by the

1 Historic Preservation Commission, after carefully
2 considering the submissions received and all of the
3 testimony given relating to said application at July
4 24th, 2025; August 28th, 2025; and September 18th 2025
5 public hearings, that pursuant to the factors set
6 forth in section 224-5 of the Town Code, the proposed
7 above-described work to the subject property is
8 consistent with the purposes of the Town's Historic
9 Preservation Law and compatible with the historically
10 designated landscape architecture on the property
11 based upon the Historic Preservation Commission's
12 review of the application materials, the documents and
13 correspondence on file and the testimony given for the
14 following reasons:

15 1.) The general design and character of the proposed
16 house as provided in the amended plans dated August
17 1st, 2025, is compatible with the historic character
18 of the designated landscape architectural features and
19 incorporates features of the landscape architecture by
20 facilitating access to outdoor areas and promoting a
21 connection between the new house and the designated
22 landscape architectural features.

23 2.) The location of the proposed house and proposed
24 scale is designed in such a way as to have the least
25 possible impact on the designated landscape

1 architecture and the new location is oriented toward
2 Old Mill Road, similar to other existing houses in the
3 neighborhood.

4 3.) The proposed house is visually compatible with
5 the designated landscape architecture as the
6 proportion of the house minimizes the need for
7 alterations to the designated landscape architecture
8 and the applicant has proposed to reuse materials that
9 are removed if possible and repair and replace any
10 landscape architecture features that were impacted by
11 the footprint of the new house and driveway in kind
12 with substantially similar materials.

13 4.) The applicant has proposed to repair and
14 rehabilitate many of the important landscape
15 architecture features designed by Fletcher Steele on
16 the property, thus preserving those features for the
17 future as well as the significance of the landmark.

18 And it is further resolved that the Historic
19 Preservation Commission hereby approves application
20 number HP-25-7 for a Certificate of Appropriateness
21 for the above-described work to be performed at the
22 property located at 125 Old Mill Road, subject to the
23 following conditions:

24 1.) The above-described work must be commenced within
25 one year from the date of this approval and diligently

1 pursued as required by Town Code 224-6E.

2 2.) All required building permits and Town, Monroe
3 County and New York State approvals shall be obtained.

4 3.) The applicant shall submit a demolition plan and
5 construction plans to be approved by Town staff that
6 adequately protect the designated landmark features on
7 the property during demolition and construction.

8 4.) Any repair or replacement shall use in-kind
9 materials, meaning as close as possible or identical
10 to the original material to repair or alter the
11 designated landscape architectural features, including
12 hardscape areas, rock walls, wooden fencing and other
13 designated features

14 5.) The applicant shall return to the Historic
15 Preservation Commission for a Certificate of
16 Appropriateness for any new materials that are
17 proposed to be used to repair or alter the designated
18 landscape architectural features in-kind materials
19 will not be used.

20 Any condition that you want to change or
21 changes you want to make?

22 CHAIRPERSON LUDWIG: First of all, let's --
23 may I have someone put forth the motion?

24 MR. PAGE: I'll put forward the motion.

25 CHAIRPERSON LUDWIG: Second, please?

1 MR. DELVECCHIO: I'll second.

2 CHAIRPERSON LUDWIG: Thanks. Any
3 discussion?

4 MR. PAGE: So I -- we had a similar
5 conversation at one of the meetings prior to this,
6 when they were -- when they've been here before. And
7 the way I'm approaching this, my understanding is that
8 our involvement with the house was pretty much limited
9 to, in my mind, the footprint and certain ways it's
10 addressed from access and entrance and driveway and
11 relative to how it sits with the landscape elements
12 that are remaining.

13 So we are not involved, to the best of my
14 knowledge, with the three dimensions of the house or
15 the character, style of the house or anything like
16 that. So I'm looking at it from a very limited way.

17 The applicant has addressed some concerns
18 within those -- within that context that were raised
19 at the prior meetings, which improved the layout. And
20 under that scenario, I am supporting this application.

21 CHAIRPERSON LUDWIG: Any other comments?

22 MR. DELVECCHIO: I would add that I think if
23 we hadn't been through this process, probably the
24 proposed project would be a lot different. So while
25 there are some impacts on the existing footprint, I

1 think any project on this site would have an impact.
2 And we're -- you know, part of our mission is just to
3 make sure there's adequate protections there and
4 compatibility. This was referenced in, you know, the
5 finding. And, you know, it's been -- I'll second that
6 it's been a difficult process, but I think some rigor
7 has been laid out in terms of, you know, what we're
8 looking for. Hopefully, the applicant understands
9 those things in terms of materials, other changes that
10 may arise through the rest of the process.

11 So, you know, we hope to continue to work
12 with you towards a more successful project.

13 CHAIRPERSON LUDWIG: Anything else?
14 Mr. Secretary, would you call the vote, please.

15 (Mr. DelVecchio, yes; Mr. Goodman, no;
16 Mr. Ludwig, yes; Mr. Page, yes;
17 Ms. Robinson, yes.)

18 CHAIRPERSON LUDWIG: Stands approved.
19 You're all set.

20 We have no hardship applications. Any new
21 business?

22 MR. HAREMZA: No.

23 CHAIRPERSON LUDWIG: Any old business?

24 MR. HAREMZA: Briefly. Well, I guess -- I
25 was trying to find out if next year's budget has been

1 approved by the Town Board.

2 MS. LANPHEAR: It gets approved in October.

3 MR. HAREMZA: So the increase request for
4 next year was passed by the Finance Committee. So it
5 seems very likely it will be included in the budget
6 for next year to be able to do two surveys and one update.

7 I guess the only other old business item is
8 that the 2025 Bero contract was finally approved by
9 the Town Board. So that's good news for Bero.

10 Because of some of the concerns expressed by
11 the Director of Finance, we will be doing a request
12 for proposals for consultants for 2026 to see who else
13 is out there that might want to propose.

14 CHAIRPERSON LUDWIG: Very good. Any other
15 old business? Presentations? Announcements?
16 Concerns of the church?

17 Motion to adjourn?

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

19 MS. ROBINSON: Second.

20 CHAIRPERSON LUDWIG: All in favor.

21 ALL BOARD MEMBERS: Aye.

22 CHAIRPERSON LUDWIG: Thank you all.

23 (Proceedings concluded at 7:39 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 18th day of September, 2025
at Rochester, New York.



Holly E. Castleman ACR,
Official Court Reporter