

**HISTORIC  
PRESERVATION COMMISSION  
COMMISSION**

November 20, 2025  
At approximately 7:15 p.m.  
Empire State University  
680 Westfall Road, Room 159  
Rochester, New York 14620

## PRESENT:

SMARLIN ESPINO, PLANNING TECH.

JERRY LUDWIG, CHAIRPERSON

DIANA ROBINSON ) BOARD MEMBERS  
JUSTIN DELVECCHIO )  
AMANDA DREHER

LAUREN BARON, ESQ.  
Attorney for the Town

MARY JO LANPHEAR  
Town Historian

Absent: WAYNE GOODMAN  
JOHN PAGE

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

1                   CHAIRPERSON LUDWIG: Is there anyone here to  
2 speak at open forum? Okay.

3                   Would you call the roll, please. I'd like  
4 to call the meeting to order. And we will have the  
5 roll.

6 (Roll was called.)

7                   CHAIRPERSON LUDWIG: Very good. Thank you.  
8 May I have approval of the agenda, please.

9                   MS. DREHER: I'll move.

10                  CHAIRPERSON LUDWIG: Thank you. Second,  
11 please.

12                  MR. DELVECCHIO: I'll second.

13                  CHAIRPERSON LUDWIG: All in favor.

14                  ALL BOARD MEMBERS: Aye.

15                  CHAIRPERSON LUDWIG: Very good. Thank you.  
16 Minutes. Any additions or corrections?

17                  MS. ROBINSON: I found one very small thing  
18 on page 4, line 5, "siting" instead of "siding."

19                  CHAIRPERSON LUDWIG: Okay. I have an  
20 equally minor one. Page 7, line 25, it should be  
21 Y-O-U-R, not U-'-R-E.

22                  MS. DREHER: And I had one, I think, kind of  
23 substance. I wasn't here, but on page 14, line 14,  
24 this is a condition -- does anyone else have this in  
25 front of them? Let me read it. It's "The applicant

1 shall return to the Historic Preservation Commission  
2 for a certificate of appropriateness for any new  
3 materials that are proposed to be used to repair or  
4 alter the designated landscape architectural features.  
5 In-kind materials will not be used."

6 I think it's missing some words.

7 THE COURT: It should say "when in-kind  
8 materials will not be used."

9 MS. DREHER: Okay. My brain could not  
10 figure out what word it was. So just the addition of  
11 "when" on line 18, page 14.

12 CHAIRPERSON LUDWIG: Anything else? Motion  
13 to approve as corrected.

14 MR. DELVECCHIO: I move.

15 CHAIRPERSON LUDWIG: Thank you. Second.

16 MS. DREHER: I'll second.

17 CHAIRPERSON LUDWIG: All in favor.

18 ALL BOARD MEMBERS: Aye.

19 CHAIRPERSON LUDWIG: Thank you. Was the  
20 meeting duly advertised?

21 MS. ESPINO: The public hearing, as  
22 advertised in the Daily Record as of November 13th,  
23 2025, will now continue.

24 CHAIRPERSON LUDWIG: Very good. Thank you.  
25 No communications. No designation of landmarks. No

1 certificates of appropriateness.

2 MS. BARON: There is one.

3 CHAIRPERSON LUDWIG: Oh. Yes, you're right.

4 Sorry. Was reading the old ones.

5 First one, 115 Summit Drive application

6 HP-25-8. Application to replace a wooden fence.

7 **Application HP-25-8:**

8 Address/Location: 115 Summit Dr

9 File: HP-25-8

10 Zoning: Residential - Low Density A (RLA)

11 Applicant: Marcy Mason

12 Description: Application of Marcy Mason (owner) for a  
13 certificate of appropriateness to replace a wooden  
14 fence on the property located at 115 Summit Dr, tax #  
15 136.07-1-11.1. All as described on the application  
16 and

17 Documents on file.

18 CHAIRPERSON LUDWIG: Is there anyone here to  
19 speak on that? Come up, state your name, please.

20 MR. DOYLE: Adam Doyle. I'm the homeowner.

21 And we have a derelict wooden fence down in  
22 the lower portion of our property. It's kind of like  
23 in the woods, if you can tell from the map. But the  
24 property goes from Summit down to Highland.

25 And this is a 6-foot fence that circles our

1 pool. And we're just trying to do a like-for-like  
2 replacement with a wooden fence.

3 CHAIRPERSON LUDWIG: Okay. And there  
4 isn't -- you all have the description here that shows  
5 how and what materials and so forth. Any questions?

6 MS. ROBINSON: Is it going to stay wood  
7 color?

8 MR. DOYLE: Yes.

9 CHAIRPERSON LUDWIG: Comments?

10 MR. DREHER: Is it like picket currently and  
11 going to the kind of flat, dog-eared top?

12 MR. DOYLE: I believe so. Yeah.

13 CHAIRPERSON LUDWIG: Yeah. There's -- on  
14 the second page.

15 MS. DREHER: Well, I can't quite tell from  
16 the picture on the current one exactly.

17 MR. DOYLE: It's more of a picket-style.  
18 And this is what Steadman had recommended as a more  
19 durable fence.

20 CHAIRPERSON LUDWIG: Okay. Well, at least  
21 it's not vinyl.

22 MR. DOYLE: It's not vinyl.

23 CHAIRPERSON LUDWIG: Thank you.

24 MR. DOYLE: And it's hard to -- I mean, the  
25 only time you can really see it from Highland is if

1 you're looking up in the winter and you can see  
2 through all the brush. Otherwise, it's not even  
3 visible except to one neighbor on Highland.

4 CHAIRPERSON LUDWIG: Okay. Any questions?

5 Comments?

6 Do you have a motion?

7 MS. BARON: I have one for the Commission's  
8 consideration. This is for application HP-25-8 for  
9 115 Summit Drive.

10 Whereas, application HP-25-8 has been  
11 submitted for a certificate of appropriateness under  
12 the Town's Historic Preservation Law for the  
13 construction of a wooden fence to replace an existing  
14 wooden fence around a pool in a manner and location as  
15 described in the submitted plans on property located  
16 at 115 Summit Drive in the Town of Brighton, County of  
17 Monroe, tax parcel number 136.07-1-11.1, owned by  
18 Marcy Mason and Adam Doyle and;

19 Whereas, the necessary legal notice has been  
20 published and the required sign posted pursuant to  
21 Town Code and;

22 Whereas, the Historic Preservation  
23 Commission hereby received and filed the  
24 above-described application and supporting materials  
25 and all correspondence and other documentation

1 submitted regarding the application and;

2                   Whereas, the Historic Preservation  
3 Commission duly held a public hearing on November  
4 20th, 2025, to consider the application and all  
5 persons having an interest in such matter having had  
6 an opportunity to be heard therein;

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

20                   It is further resolved that the Historic  
21 Preservation Commission hereby approves application  
22 HB-25-8 for a certificate of appropriateness for the  
23 above-described work to be performed at the property  
24 located at 115 Summit Drive, subject to the following  
25 conditions:

1                   1. The above-described work shall be  
2 completed in accordance with the plans provided with  
3 the application.

4                   2. The above-described work must be  
5 commenced within one year from the date of this  
6 approval and diligently pursued as required by Town  
7 code 224-6E.

8                   3. And all required building permits and  
9 town approvals shall be obtained.

10                  So just before anybody moves for this  
11 motion, is there anybody -- did either of you want to  
12 speak on this particular application? Because we  
13 didn't ask that before we moved on to the motion part  
14 of it.

15                  CHAIRPERSON LUDWIG: No. I don't think  
16 there's anyone else here. Thank you.

17                  May I have a motion?

18                  MR. DELVECCHIO: I move.

19                  CHAIRPERSON LUDWIG: Second.

20                  MS. ROBINSON: I second that.

21                  CHAIRPERSON LUDWIG: Any discussion? Okay.  
22 Call the roll.

23                  (Mr. DelVecchio, yes; Ms. Dreher, yes;  
24 Mr. Ludwig, yes; Ms. Robinson, yes.)

25                  CHAIRPERSON LUDWIG: Okay. Motion stands

1 approved.

2 MR. DOYLE: Thank you.

3 CHAIRPERSON LUDWIG: Good luck.

4 MR. DOYLE: We like the house. It's a  
5 beautiful house. And we look to continue to maintain  
6 it for generations.

7 MS. DREHER: Thank you for doing that.

8 MS. LANPHEAR: It's a Hershey house too.

9 MR. DOYLE: It is. It's his first customer  
10 house and the only international style one he built.

11 CHAIRPERSON LUDWIG: It doesn't look like a  
12 Hershey.

13 MR. DOYLE: Yeah. It's a 1939 construction.  
14 So pre-World War II.

15 CHAIRPERSON LUDWIG: Carry on.

16 MR. DOYLE: Thanks, guys.

17 CHAIRPERSON LUDWIG: Okay. We have no  
18 hardship applications.

19 New business. Demolition review of a  
20 single-family home at 277 Esplanade Drive. Who would  
21 like to speak to that?

22 MS. DREHER: May I ask for a few moments to  
23 read through what was given to us by the Town  
24 Historian?

25 CHAIRPERSON LUDWIG: Yes. Go ahead.

1                   Hold off just a second.

2                   MS. DREHER: Thanks.

3 (There was a pause in the proceedings.)

4                   MS. DREHER: I'm all set.

5                   CHAIRPERSON LUDWIG: Anyone else? Okay.

6 Now, whoever's going to speak.

7                   MS. BAJDAS: I'm Alicia Bajdas. This is my  
8 husband, William Sipprell. We are the owners of 277  
9 Esplanade Drive.

10                  It is a single-story home that we purchased  
11 in 2020 during COVID. So as you know, during that  
12 time there were no site inspections. They were being  
13 waived. So we've come here because we'd like to  
14 obtain a permit to demo the home and rebuild a new  
15 property on the site.

16                  The home was built in 1955 by Carl Traver.

17                  Our original intent in purchasing the home  
18 was to renovate a home. We always wanted to make a  
19 home our own, renovate it and really put our own touch  
20 on it. And this home, as it was designed, we really  
21 felt like it fit the bill. It just needed a lot of  
22 internal renovation work. And then we didn't  
23 understand the extent of the exterior renovation that  
24 needed to be done until we lived in the home.

25                  So upon taking residence of the home, there

1       were a lot of structural issues and damage that had  
2       been done to the home over decades that it was rented  
3       that are just beyond repair. So before we purchased  
4       this home in 2020, it was owned and managed by a  
5       rental company. And when we moved into the home,  
6       there were multiple ongoing leaks in the home, in the  
7       basement, in the roof, anywhere you can think, it was  
8       leaking. Electrical systems are outdated. They don't  
9       all work.

10           There's a lot of notes in our inspection. I  
11          brought a copy of that for you guys to look at for  
12          you.

13           So the neglect that this home received for  
14          two decades, which we weren't able to really identify  
15          upon purchase of the home -- but now that damage is  
16          irreversible.

17           So the next page, where it says current  
18          condition overview and safety concerns, these were  
19          some of the high points or the major points of our  
20          site survey that we had done and what the survey said.  
21          So the roof --

22           CHAIRPERSON LUDWIG: Who -- excuse me. I  
23          notice there's a -- was there a home inspection?

24           MS. BAJDAS: Yes.

25           MR. SIPPRELL: It's a home inspection, not a

1 site survey.

2 MS. BAJDAS: Sorry. Home inspection. I did  
3 have two printed because -- if you want to pass these  
4 around.

5 MS. DREHER: And this was done recently?

6 MS. BAJDAS: It was done last week.

7 MR. SIPPRELL: Not being home inspectors  
8 ourselves, it's hard to know the extent of every  
9 single thing unless --

10 MS. BAJDAS: We had no idea. This is our  
11 first home.

12 MR. SIPPRELL: -- somebody comes in and  
13 spends a solid eight hours going over and -- I'm not a  
14 home inspector, full transparency. So that's why some  
15 of the initial things that you see you think can be  
16 remedied easily and -- to be the start of a very long  
17 hole to go down.

18 MS. BAJDAS: Yeah. So I guess this all came  
19 about because when we were planning for the  
20 renovation, we had -- and I believe we mentioned this  
21 to Jerry. We had three different builders come to the  
22 home and they said, this isn't a renovation. This is  
23 a new build.

24 And we kind of were like, no, that's not  
25 what we wanted. We're gonna put that off. We paused

1       it for a year, came back. And we did that twice.

2           And so we came back this spring, find a  
3       new architect -- found a new architect, brought a  
4       different builder on board. And he said the same  
5       thing.

6           So then we started thinking, okay, maybe  
7       they're all right. Maybe this is a new build. And  
8       we've kind of gone down that path. And that's when we  
9       had the site inspection done, just to show everything  
10      that is damaged.

11           We have had to make a few repairs,  
12       obviously. We live in the home. So a few repairs had  
13       to be done to kind of make it livable. But as you can  
14       see, the damage and neglect, honestly, that this poor  
15       house has experienced, it's kind of sad, to be honest.

16           And then on the last page, I have compared a  
17       context in our immediate neighborhood of homes that  
18       have successfully been demolished and rebuilt, which  
19       have maintained our neighborhood aesthetic and the  
20       architectural character of our neighborhood that we  
21       live in.

22           MR. SIPPRELL: A lot of the original  
23       disposition of the home involves a negative grade of  
24       the home. So lots of water, flooding, pooling,  
25       certain architectural facets that just aren't up to

1 scale with modern standards. Gutter size, roof pitch,  
2 this backyard patio that just drains into the storage  
3 drain that constantly overflows based on its gauge.

4                   And all of this was just kind of left with  
5 little Band-Aids or little repairs, if any, over two  
6 years -- or 20 years, two decades. So in the end it  
7 just becomes greater than the parts in terms of what  
8 to do.

9                   You know, a car can be totaled pretty  
10 easily. In the house here, we'd love to have been  
11 able to make this work in keeping with the standard of  
12 the neighborhood around it because currently it is an  
13 eyesore. And it's embarrassing to be able to have  
14 lived in this house for almost five years and still  
15 can't seem to get it right.

16                   So we want to make -- we're proud of the  
17 neighborhood we live in. We love it. And we want to  
18 make a house that's worthy of that and, you know,  
19 elevates the neighborhood more than it currently does,  
20 which in our case, it feels like it detracts from the  
21 overall situation.

22                   So I know we just went through some of the  
23 photos there. The inspection is fairly detailed, more  
24 than I could have ever done myself, of course.

25                   CHAIRPERSON LUDWIG: No. It's quite --

1

2 MR. SIPPRELL: A lot of the -- go ahead.

3 MS. DREHER: I just had a question. Did you  
4 have it evaluated by a structural engineer? The roof  
5 and the sagging --

6 MR. SIPPRELL: Not yet. The inspection was  
7 just done recently.

8 MS. BAJDAS: Right. I did speak with the  
9 structural engineer back and forth at the same time of  
10 the site inspection. And he's aware of the site  
11 inspection. He's aware of the results of that. And  
12 he said, I just want you to wait on me coming over  
13 because the Town may want specific things and they  
14 might ask you for specific things from a structural  
15 engineer. And so he said he'd rather come when he has  
16 that list than to have to come twice.

17 MS. DREHER: Okay.

18 CHAIRPERSON LUDWIG: Well, 1950s houses,  
19 especially those slopes, were the downfall of -- even  
20 the Frank Lloyd Wright house, which I inspected at one  
21 point, had some significant problems. His earlier  
22 work withheld the test -- you know, stood the test of  
23 time, longer some of the -- this must be one of his  
24 later ones.

25 MS. BAJDAS: This one's Carl Traver.

1 CHAIRPERSON LUDWIG: Right.

2 MR. DELVECCHIO: '55.

3 MR. SIPPRELL: '55.

4 MS. BAJDAS: Oh, '55.

5 CHAIRPERSON LUDWIG: Right. But he also did  
6 things considerably earlier.

7 MS. BAJDAS: Oh, okay.

8 MR. SIPPRELL: Sure.

9 CHAIRPERSON LUDWIG: Any questions or  
10 thoughts?

11 MS. DREHER: Do we know how many other  
12 structures were done around the same time? I saw in  
13 what Mary Jo provided us that a lot of the work was  
14 earlier. Do we know anything about -- other things  
15 about this time?

16 CHAIRPERSON LUDWIG: No, I don't.

17 MS. LANPHEAR: I completed that article.

18 CHAIRPERSON LUDWIG: Yeah. But everything  
19 in here is pretty much earlier.

20 MS. LANPHEAR: Yup.

21 CHAIRPERSON LUDWIG: I don't know. Do you  
22 know how late -- when did he die?

23 MS. LANPHEAR: 1985.

24 MR. SIPPRELL: He also did a temple building  
25 downtown.

1                   CHAIRPERSON LUDWIG: He did quite some  
2 remarkable things.

3                   MR. SIPPRELL: I don't know the year of  
4 that.

5                   MS. BAJDAS: There are other homes, I think,  
6 by him in our neighborhood --

7                   (Simultaneous conversation.)

8                   MS. LANPHEAR: 1985.

9                   MS. BARON: Just for the record, can we put  
10 on the record what the document that Mary Jo handed  
11 all of you, what it's called?

12                  CHAIRPERSON LUDWIG: It was reprinted from  
13 Historic Brighton.

14                  MS. BARON: Oh, okay.

15                  CHAIRPERSON LUDWIG: And also we'll include  
16 the home inspection.

17                  MS. ROBINSON: Do you have plans for the new  
18 house?

19                  MS. BAJDAS: We don't have plans.

20                  MR. SIPPRELL: We want to do the right steps  
21 so we don't go too far down one path. We'd like to  
22 very soon.

23                  CHAIRPERSON LUDWIG: Any questions?

24                  MS. DREHER: No. I mean, it's a very  
25 extensive renovation. I think when it comes to

1 historic houses that have been neglected, this sort of  
2 renovation is to be expected. It sounds like you  
3 weren't able to determine that when you purchased it.  
4 So while it's sad and unfortunate that a house like  
5 this can't be saved, I -- I understand your position  
6 and I don't -- it sounds like Carl Traver did -- is a  
7 significant architect that we might categorize that  
8 way. But with this specific house, I'm okay to vote  
9 that we would not be in favor of designation.

10 CHAIRPERSON LUDWIG: Any other comments?

11 Okay. I'd like to close the public hearings.

12 Do you -- do we need a motion?

13 MS. BARON: Yup. So for this particular  
14 matter, it's just a motion either to -- that you, the  
15 Commission, chooses to not put forward designation and  
16 to direct Smarlin as the secretary to inform the  
17 Planning Board that you do not choose to move forward  
18 with designation.

19 CHAIRPERSON LUDWIG: So yes. We'll vote  
20 here. We'll say it's okay to send the letter to the  
21 Planning Board that we do not --

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

23 CHAIRPERSON LUDWIG: Thank you. May I have  
24 a second.

25 MR. DELVECCHIO: Second.

1                   CHAIRPERSON LUDWIG: Okay. Any discussion?  
2 Okay. Smarlin.

3                   (Mr. DelVecchio, yes; Ms. Dreher, yes;  
4                   Mr. Ludwig, yes; Ms. Robinson, yes.)

5                   CHAIRPERSON LUDWIG: Okay. You're all set.

6                   MR. SIPPRELL: Thank you very much for your  
7 consideration.

8                   CHAIRPERSON LUDWIG: Good luck. We'll keep  
9 one for the record. I can't believe you didn't make  
10 20 copies of this.

11                  MS. BAJDAS: It was so big.

12                  MR. SIPPRELL: Couple trees.

13                  CHAIRPERSON LUDWIG: Okay.

14                  MS. LANPHEAR: I think this brings up the  
15 fact that we only have one house in the Houston  
16 Barnard neighborhood that is a designated town  
17 landmark, 95 Sandringham, that house. And I think  
18 it's -- the question was, what other houses has  
19 Mr. Traver done. And you can see from the article, he  
20 has done several houses in the Houston Barnard  
21 neighborhood.

22                  CHAIRPERSON LUDWIG: I think you're right.  
23 I think you probably should consider --

24                  MS. LANPHEAR: Consider it.

25                  MS. DREHER: Do we want to revisit the issue

1 of possibly a grant to do a survey of the  
2 neighborhood? I know we talked about it before, but  
3 I'm not sure how deep we looked into that.

4 CHAIRPERSON LUDWIG: I don't know if we can  
5 afford it.

6 MS. DREHER: Well, that's why I'm saying  
7 we'd have to get a grant to do that. And I don't know  
8 if we ever looked at all the opportunities to do that.

9 MR. DELVECCHIO: Mary Jo, you're alluding to  
10 this -- these bullet -- these homes, for example?

11 MS. LANPHEAR: Yes. There's more than that.

12 MR. DELVECCHIO: But those --

13 MS. LANPHEAR: Those are the ones --  
14 (Simultaneous conversation.)

15 CHAIRPERSON LUDWIG: Right. We do need  
16 to -- do we need to vote on a -- we have money for a  
17 survey; right?

18 MS. BARON: Yes. I believe that you still  
19 have money for one survey, which can be used for 2025.  
20 Because I think the last survey you ordered was using  
21 2024 money.

22 CHAIRPERSON LUDWIG: You talked about the  
23 house on East Avenue.

24 MS. BARON: Which one?

25 MS. LANPHEAR: 3250. There was also 1564

1                   East River Road. That was also up for consideration.

2                   CHAIRPERSON LUDWIG: Well, do we want to do  
3                   that tonight? Or do we want to wait until we have a  
4                   larger group?

5                   MS. BARON: You can do it tonight. I would  
6                   say that you need to tie up the money in 2025.

7                   CHAIRPERSON LUDWIG: Then I think we  
8                   probably ought to, because who knows who's not going  
9                   to be here.

10                  MS. BARON: Yeah. And I will say -- so just  
11                  to refresh your recollection, the Town Board did  
12                  approve the new contract with Bero until, I believe,  
13                  December of 2025. They're going to have to extend it  
14                  again -- or no. I think '26.

15                  CHAIRPERSON LUDWIG: So do an RFP.

16                  MS. BARON: So that's the other  
17                  consideration is whether or not you want to do an RFP  
18                  to seek -- potentially seek other -- somebody else and  
19                  see what other pricing is out there, since they did  
20                  raise their prices significantly, which kind of  
21                  curtails your ability to do multiple surveys or  
22                  updates. And we would really need to have that bigger  
23                  budget to do one survey or --

24                  CHAIRPERSON LUDWIG: I would be all for  
25                  that. Any thoughts about doing an RFP? I think we

1 did it once before.

2 MS. DREHER: Yeah. I'd be interested in  
3 hearing how those are -- how do those get out?

4 CHAIRPERSON LUDWIG: Because Bero's prices  
5 have gone up.

6 MS. BARON: How do -- what? How does an RFP  
7 get out?

8 MS. DREHER: Yes. How does it --

9 MS. BARON: Sure. Smarlin and I would work  
10 together on that. Basically, what you do is you  
11 create a set -- a scope of services. It would, you  
12 know, be relatively straightforward for something like  
13 this, providing, you know, historical expertise and  
14 cultural resource surveys and updates in terms of  
15 surveying historic properties.

16 And then for professional services,  
17 typically you send it directly to organizations and  
18 companies that you know provide those services. So  
19 we'd have to do a little bit of research in terms of  
20 what -- who in the area does it.

21 And then -- so it'd go directly to them.  
22 And then it would also be posted to the Town website  
23 and distributed in that way as well for anybody else.

24 CHAIRPERSON LUDWIG: I think we should  
25 probably get started on that.

1                   MS. DREHER: Would it be limited to Monroe  
2 County or local companies? Is there something the  
3 Town requires --

4                   MS. BARON: Nope. It could be anybody as  
5 long as they'd be willing to actually travel here and  
6 provide the services.

7                   CHAIRPERSON LUDWIG: There was an architect  
8 in Canandaigua, Saralinda Hooker.

9                   MS. DREHER: I'm thinking that -- I think  
10 that sounds like a good idea because if we can go a  
11 little broader, I think we'd have a better chance of  
12 getting some better comparables.

13                   MR. DELVECCHIO: I also --

14                   MS. LANPHEAR: It would require travel. So  
15 anybody from Buffalo, for example, that's comparable  
16 to Bero, would have to come here --

17                   MS. DREHER: And they might charge us for  
18 that.

19                   CHAIRPERSON LUDWIG: There may be other  
20 places locally. We just don't know.

21                   MR. DELVECCHIO: I think one concern I have  
22 is the rigor of the work product that Bero produces  
23 is -- I think it actually outstrips the dollar value  
24 that they've been charging us. When I -- when we look  
25 at when there's an item that's been contested and we

1 go to the surveys, it's very deep work.

2 CHAIRPERSON LUDWIG: No. They're very good.

3 MR. DELVECCHIO: So I have no problem -- I  
4 was expecting -- not surprised at all that prices went  
5 up.

6 I am concerned that if we go out that we may  
7 be getting -- we need to be careful that we could be  
8 getting -- awarding possibly to a different firm that  
9 might only provide half the value and think that we're  
10 getting what we're -- and if that's what we do, that's  
11 what we do. But we have to be prepared for that  
12 possibility.

13 MS. ROBINSON: Well, we would ask for  
14 examples of their work, just like any RFP.

15 MR. DELVECCHIO: You could ask for examples,  
16 but, you know, they're gonna price it based on --  
17 you're gonna get what you get when we actually execute  
18 it.

19 CHAIRPERSON LUDWIG: We won't know unless we  
20 try. We won't know.

21 MR. DELVECCHIO: I think our efforts should  
22 also continue to be directed towards getting more  
23 budget.

24 MS. DREHER: I saw that mentioned in the  
25 September minutes when I was reading them. It sounded

1 like we were going to get more. Is that -- that's  
2 what the minutes seemed to indicate.

3 CHAIRPERSON LUDWIG: More budget was not --

4 MS. LANPHEAR: We asked. I don't know if we  
5 got it.

6 MS. BARON: Did they already vote?

7 MS. LANPHEAR: They decide in October, don't  
8 they?

9 MS. BARON: Yeah.

10 MS. LANPHEAR: I just haven't seen  
11 it published.

12 MS. BARON: Okay.

13 MR. DELVECCHIO: In the scale of what the  
14 entire Town of Brighton budget is, it's minuscule.

15 CHAIRPERSON LUDWIG: Oh, yeah.

16 MR. DELVECCHIO: So, you know, getting a few  
17 thousand dollars extra out of the Town of Brighton's  
18 entire budget, I think, is reasonable to ask. So  
19 you'll hear me continue to beat the drum.

20 CHAIRPERSON LUDWIG: No. I agree. But, you  
21 know, we're not --

22 MR. DELVECCHIO: But we have to try to do  
23 what we can with what we have.

24 What was the budget increase for next year?

25 MS. BARON: 8,500. It was close to 9,000, I

1 think was the request, which would have allowed the  
2 same thing you had previously --

3 MR. DELVECCHIO: Has that been approved?

4 MS. BARON: So Mary Jo just said she's  
5 unsure if it made it into the final budget that was  
6 approved.

7 MS. DREHER: So the RFP would be done with  
8 the anticipation of Bero's contract ending -- can we  
9 clarify that?

10 MS. BARON: Let me check.

11 CHAIRPERSON LUDWIG: And just because we ask  
12 for RFPs doesn't mean we have to accept them. But I  
13 think it's -- we owe it to ourselves to just see -- on  
14 behalf of the Town to see what else is out there.

15 MS. DREHER: And we don't do this every  
16 time, every contract?

17 CHAIRPERSON LUDWIG: No. We haven't done it  
18 in --

19 MR. DELVECCHIO: Well, it's far below --  
20 it's far below any sort of statutory --

21 MS. DREHER: Amount required. Yeah.

22 MR. DELVECCHIO: If you bid out everything  
23 that's \$1,000, the wheels of motion -- for the Town --  
24 the Town's shorthanded right now. Every RFP that gets  
25 administered has a burden on it. We're trying to --

1 I'm just trying to be cognizant of -- we don't need to  
2 make this into an every year --

3 CHAIRPERSON LUDWIG: I can't think of the  
4 last time we did it.

5 MR. DELVECCHIO: I thought we did. I recall  
6 we did, but I think Bero might have been the only  
7 bidder.

8 MS. DREHER: That's what I was recalling.  
9 That's why I was asking about the possibility -- if  
10 we're going to do this, it would be good to actually  
11 do it, to actually get comparisons. And if there was  
12 going to be a limitation like it has to be in Monroe  
13 County or it has to be -- then it could go a little  
14 bit broader.

15 CHAIRPERSON LUDWIG: Maybe now times are  
16 not -- are such that more firms might be willing to do  
17 something like this if they're not getting a lot of  
18 other business.

19 I would say -- I don't know whether you need  
20 a motion to ask for this. Or can we just go ahead and  
21 do it?

22 MS. DREHER: I was just curious when we're  
23 going -- that's why I was asking --

24 MR. DELVECCHIO: When does -- we should look  
25 up when Bero's contract ends.

1                   MS. BARON: Yes. I'm looking that up right  
2 now. I actually might need to pull the Town Board  
3 resolution.

4                   MR. DELVECCHIO: So if it's through 2026,  
5 then we're kind of -- it's kind of moot for right now.  
6 If it ends in 2025, then --

7                   CHAIRPERSON LUDWIG: No. No. I think we've  
8 got a contract with Bero for 2026.

9                   MS. BARON: So no. So the term was --  
10 because if you remember, this was kind of -- so they  
11 approached you guys last year and raised their prices  
12 back like before in January -- or December of 2024, I  
13 think. So then we were trying to get a contract in  
14 place with those updated prices after that.

15                   So this one is -- the term is to December  
16 31st, 2025, with the option of renewing for one  
17 additional year.

18                   So the Town Board would just have to vote to  
19 renew it for one additional year at the same pricing,  
20 which they can do, but --

21                   MR. DELVECCHIO: Oh, they can. For the same  
22 pricing.

23                   MS. BARON: Yes. So --

24                   MR. DELVECCHIO: Can they do one survey for  
25 that? Is that the concern?

1                   MS. BARON: So yes. So with your budget  
2 that was approved right now, as of 2025, with the 2025  
3 pricing that Bero proposed, you can only do -- you can  
4 only afford to do one survey and update.

5                   And then, as Mary Jo was indicating, you  
6 asked the Town Board as part of the budget to approve  
7 enough money to cover what you used to be able to do:  
8 Two surveys, two updates.

9                   MR. DELVECCHIO: So can we find out what  
10 that date would be?

11                  MS. LANPHEAR: I'll do that.

12                  MR. DELVECCHIO: That'd be great. Because  
13 if we get that extra money, I think it behooves us,  
14 based on the work product, to just stay with -- we've  
15 already --

16                  CHAIRPERSON LUDWIG: I think regardless, we  
17 were going to stay with --

18                  MS. BARON: For one year.

19                  CHAIRPERSON LUDWIG: Even if we can only get  
20 one --

21                  MR. DELVECCHIO: Oh, okay.

22                  CHAIRPERSON LUDWIG: -- I think we have to  
23 do that.

24                  MR. DELVECCHIO: The other question I have  
25 is the scope of services that we're asking for, are

1       we -- is it -- could a different approach get -- still  
2       get us what we need but not have to produce an  
3       encyclopedia?

4                   CHAIRPERSON LUDWIG: This would be better  
5       answered by both Wayne and John, who are not here.

6                   MR. DELVECCHIO: Okay.

7                   CHAIRPERSON LUDWIG: And the other issue is  
8       to replace David. And I met -- Bill Moehle stopped  
9       over to the house a couple months ago, it seems like  
10      it. And I said, "Ask Ramsey." And I've not heard  
11      anything.

12                  And then the other potential option is Chris  
13       Brandt's father, who has a designated house over  
14       between -- that neighborhood between Browncroft and  
15       Blossom Road.

16                  MS. BARON: So we -- sorry.

17                  MS. DREHER: Yeah. I was gonna say I have a  
18       question about that, but if we want to wrap up this  
19       conversation.

20                  MS. BARON: Nope. I was just going to  
21       say -- my comment was going to be about what Jerry  
22       just said. So if you have a question about that,  
23       then --

24                  MS. DREHER: I was going to ask what line  
25       did David fill? Was he -- I know we're required to

1 have certain professions and homeowners. What was  
2 he -- was he just a homeowner?

3 CHAIRPERSON LUDWIG: Who?

4 MS. DREHER: David.

5 MR. DELVECCHIO: Whitaker.

6 CHAIRPERSON LUDWIG: Oh. He was just -- he  
7 didn't even own a historic property. He was just on  
8 the Commission.

9 MS. DREHER: Okay. So he didn't fill any  
10 particular requirement?

11 CHAIRPERSON LUDWIG: No, no.

12 MS. DREHER: Okay.

13 MS. BARON: So just so you all know, Smarlin  
14 and I did reach out to the Supervisor and Bridgett  
15 about a potential new member because we already had to  
16 reach out to them about Planning Board members because  
17 one of the Planning Board members was just elected for  
18 Town Board. So she's going to be out in January. So  
19 I reached out to them about both positions and  
20 mentioned Ramsey and Michael Brandt as potential new  
21 members.

22 CHAIRPERSON LUDWIG: The problem is we end  
23 up with a situation like tonight without David and  
24 then John couldn't be here, Wayne's out of town, and  
25 until you got back, we didn't even know we were going

1 to have a quorum.

2 MR. DELVECCHIO: It's tight.

3 CHAIRPERSON LUDWIG: Anyway. So there's  
4 that.

5 I think the general feeling was we would --  
6 regardless of whether Bero would do one inspection or  
7 we get more money, I think we were going to continue  
8 with them through 2026, so we can at least get one  
9 inspection done in case anything cropped up like we  
10 needed a revision -- you know, emergency revision to  
11 one of our previous ones or something like that.

12 MS. BARON: To answer your questions about  
13 specs, before the RFP goes out, we would, of course,  
14 provide you the documents to review it and all of you  
15 can have a say in terms of how detailed it is. And we  
16 can be as specific as like, "You need to provide X  
17 amount of data for a survey."

18 CHAIRPERSON LUDWIG: There may be one that  
19 we did years ago. I don't know. Gretchen would  
20 probably be the only one left that would know.

21 MS. ESPINO: She most likely remembers.

22 MS. DREHER: I'm sorry. When you said, "Ask  
23 Ramsey," I thought you meant ask Ramsey for  
24 suggestions of candidates. You meant, ask Ramsey.

25 MS. BARON: Yeah.

1                   MS. DREHER: Okay. That makes more sense  
2 now. Yes. That would be --

3                   MS. LANPHEAR: Mike Brandt is the treasurer  
4 for Historic Brighton. He's very good. So he does  
5 have --

6                   CHAIRPERSON LUDWIG: And he lives in a --  
7 you know, that is a requirement. We need at least two  
8 people to live in historic houses.

9                   MS. DREHER: That's why I was asking about  
10 David.

11                  Well, I think that whole family is a  
12 wonderful asset to the community.

13                  MS. ROBINSON: So I have a question about  
14 when -- we have an option for 2026 for the same prices  
15 and same setup with Bero. When does that have -- that  
16 decision get made?

17                  MS. LANPHEAR: We think it was made in  
18 October. The Board finalized the budget in October.  
19 We think.

20                  MS. DREHER: You mean telling Bero that  
21 would be the extra year?

22                  MS. ROBINSON: Do we have to make a  
23 commitment to the next year?

24                  CHAIRPERSON LUDWIG: I think the general  
25 thought -- I thought we agreed that Bero would --

1       regardless of how many inspections the Town lets us  
2       do, we were going to renew Bero for --

3                    MR. DELVECCHIO: For '26.

4                    MS. ROBINSON: I'm just saying --

5                    CHAIRPERSON LUDWIG: And then do an RFP at  
6       the same time.

7                    MS. ROBINSON: So did we do the option to  
8       renew? Or is there a deadline on that?

9                    MS. BARON: There's no deadline on it. It's  
10       just part of the contract. So I don't think -- I can  
11       double-check, but I don't think the Town Board needs  
12       to take additional action on that because --

13                  MS. ROBINSON: Because an RFP takes quite a  
14       while.

15                  MS. BARON: That would take several months,  
16       not only to draft, but also to get out.

17                  CHAIRPERSON LUDWIG: Which is why we need to  
18       at least go ahead with whatever it is for 2026.

19                  MR. DELVECCHIO: Thank you, Mary Jo. We can  
20       talk next month on the budget, whether we got the  
21       extra dough. That'd be great.

22                  CHAIRPERSON LUDWIG: Anything else? Old  
23       business? Presentation?

24                  MS. DREHER: Did we decide whether we were  
25       going to order a survey on one of the two properties

1 you mentioned?

2 CHAIRPERSON LUDWIG: Let's wait until the  
3 gang is here. I'd just assume -- I mean, we talked  
4 about doing the one across from Knollwood up on the  
5 hill.

6 MS. DREHER: Yeah. I remember it was a  
7 while ago.

8 CHAIRPERSON LUDWIG: It's a nice house. And  
9 I don't want -- and I don't want to get into another  
10 Old Mill situation, where we say one thing and then  
11 the next board says, nah.

12 That's why I think -- and if we can do  
13 more -- if we can somehow do more, if they raise our  
14 funds, that would be great because --

15 MS. DREHER: We have to vote on this in  
16 December, to order a survey in December.

17 MS. BARON: Yeah. You have to encumber the  
18 funds in the year that you want to use them.

19 MS. DREHER: Should we ask if folks can  
20 attend in December? If we'll have enough of a quorum  
21 to do this?

22 MR. DELVECCHIO: Jerry will put pressure on  
23 them.

24 MS. DREHER: I was going to say, there's  
25 only six of us and it's December.

1                   CHAIRPERSON LUDWIG: This will be the first  
2 year that I think I'll make the September meeting  
3 or -- excuse me -- December meeting.

4                   MS. DREHER: I know we have a bigger concern  
5 for quorum now.

6                   MS. BARON: Yeah. So if -- even if you  
7 don't have business beyond this, you'll still want  
8 to --

9                   CHAIRPERSON LUDWIG: Depending on how --  
10 what the turnaround is.

11                  MS. DREHER: I just checked. I'll be  
12 available.

13                  CHAIRPERSON LUDWIG: I should be here.

14                  MR. DELVECCHIO: I should be here.

15                  CHAIRPERSON LUDWIG: Do we have to -- how  
16 long does the process of adding a new member take? Do  
17 we have to advertise that?

18                  MS. BARON: Nope. So that is completely up  
19 to the Town Board. So the Town Board is responsible  
20 for appointing anybody to --

21                  CHAIRPERSON LUDWIG: When's the next board meeting?

22                  MS. LANPHEAR: It was advertised.

23                  MS. BARON: Oh, it was advertised. Okay.

24                  MS. LANPHEAR: The website maybe. I saw it.

25                  MS. ESPINO: I think just the general Town

1 of Brighton --

2 MS. BARON: It actually -- there's no legal  
3 requirement it be advertised.

4 CHAIRPERSON LUDWIG: When does the Board  
5 meet? The Board has to approve the next member?

6 MS. BARON: Yes. They have to appoint the  
7 person for the remainder of David's term.

8 CHAIRPERSON LUDWIG: Okay. And when does  
9 the Board meet?

10 MS. BARON: They meet twice a month, the  
11 second and fourth Wednesday of every month.

12 CHAIRPERSON LUDWIG: Okay. It would be nice  
13 if we could get somebody in for the end of the year.

14 MS. BARON: I'm not sure if it will happen  
15 that quick, especially if they have to interview  
16 Michael Brandt if Ramsey's not interested or --

17 CHAIRPERSON LUDWIG: All right.

18 MS. BARON: But we can certainly try.

19 CHAIRPERSON LUDWIG: Okay. Anything else?  
20 Motion to adjourn?

21 MR. DELVECCHIO: I move.

22 MS. DREHER: I second.

23 CHAIRPERSON LUDWIG: Adjourned.

24 (Proceedings concluded at 7:59 p.m.)

25 \* \* \*

\* \* \* \*

REPORTER CERTIFICATE

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

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

13 Dated this 20th day of November, 2025  
14 at Rochester, New York.

Holly E. Costain

Holly E. Castleman ACR,  
Official Court Reporter