
**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

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

3

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

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

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

17

MS. DREHER: Okay.

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

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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 20th day of November, 2025
at Rochester, New York.



Holly E. Castleman ACR,
Official Court Reporter