VILLAGE OF GREENPORT
COUNTY OF SUFFOLK : STATE OF NEW YORK

HISTORICAL PRESERVATION COMMISSION
REGULAR SESSION

Third Street Firehouse
Greenport, New York

September 19, 2019
5:00 p.m.

STEPHEN M. BULL - CHAIRMAN
ROSELLE BORRELLI - MEMBER
KAREN DOHERTY - MEMBER
DENNIS MC MAHON - MEMBER
LORI MEI - MEMBER

PAUL PALLAS - VILLAGE ADMINISTRATOR
KRISTINA LINGG - CLERK TO THE BOARD
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(The meeting was called to order at 5:00 p.m.)

CHAIRMAN BULL: Okay. Ladies and Gentlemen, it's 5 p.m. on September 19th, 2019, and this is the monthly meeting of the Village of Greenport Historic Preservation Commission. My name is Stephen Bull, I'm the Chair. And on my right, I have --

MEMBER BORRELLI: Roselle Borrelli.

MEMBER MC MAHON: Dennis McMahon.

CHAIRMAN BULL: And on my left.

MEMBER MEI: Lori Mei.

MEMBER DOHERTY: Karen Doherty.

CHAIRMAN BULL: So we have all members of the Board with us tonight. I'm going to go through the items here.

Item No. 1 is the -- it refers to 604 First Street. It's a motion to rescind the Certificate of Appropriateness issued on August 22nd, 2019, and schedule a public hearing on the application of Beachy Blonde LLC. The applicant seeks approval for the construction of a new one-family residential dwelling for the property located at 604 First Street. This application is also currently before the Planning Board of the Village of Greenport. The SCTM number is
And the history on this particular rescinding is that we made an error; that in the code it's quite explicit about the need for a public hearing to be held when an applicant seeks for the approval of a construction of a new residence or building in the Historic District. It wasn't something that could be -- could be agreed upon at the meeting, as we, or as I originally had supposed, with the aid of our Counsel at that time.

Are there any questions? Is there anyone in the house who wants to talk about this?

MR. UELLENDAL: Yeah. My name is Frank Uellendahl. I was here last month, August 22nd. And I was happy that the three Board Members granted the Certificate of Appropriateness for the new construction.

Now, present was the Village Administrator and the Village Attorney. And usually they are not shy, you know, making their, you know, thoughts known to the Board Members if there is something wrong or inappropriate.

So I would say that this is an embarrassing situation for the three Board Members. And I
would think that the application should not be rescinded, because these are all volunteers. I was one of them, and if -- if you guys can't come up with a solution during the hearing -- we could have had the public hearing tonight, but now we're bumping it into the next month.

CHAIRMAN BULL: Thank you.

MR. UELLENDAHNL: That's all.

CHAIRMAN BULL: Is there any discussion, any -- amongst the Board? Questions about this?

MEMBER DOHERTY: The only thing I can say is that --

MEMBER MC MAHON: I was not here, so I'm --

MEMBER DOHERTY: Yeah.

MEMBER MC MAHON: -- in the dark a little bit.

MEMBER DOHERTY: So I just was going to say something.

MEMBER MC MAHON: Yes.

MEMBER DOHERTY: I was here.

CHAIRMAN BULL: Yes.

MEMBER DOHERTY: I apologize. I'm sorry for the inconvenience to you and your client.

MR. BULL: I make a motion that we rescind the Certificate of Appropriateness issued on
August 22nd, 2019, and schedule a public hearing on the application of Beachy Blonde in the next month.

MEMBER BORRELLI: Can I just ask a question? I'm sorry.

CHAIRMAN BULL: No, go for it.

MEMBER BORRELLI: The -- this house does not look like the new construction that's on First Street. I'm not sure of the number. There is a new house that was built in the lots in the front of the -- of the Methodist Church.

CHAIRMAN BULL: Yes, that --

MEMBER BORRELLI: Is this --

CHAIRMAN BULL: No, that's not --

MEMBER BORRELLI: This is not that house?

CHAIRMAN BULL: Not that house.

MEMBER BORRELLI: But when that house was built on new property, we didn't have a public hearing either.

MR. UELLENAHL: Correct.

CHAIRMAN BULL: That is correct.

MEMBER MC MAHON: So where did this -- where does this stem from? Where are we --

MEMBER BORRELLI: So I'm just saying, if we're going to rescind one, are we rescinding the
other?

MR. UELLENDAHL: It's built already, the other one.

MEMBER BORRELLI: I understand.

CHAIRMAN BULL: Yes.

MEMBER BORRELLI: But --

CHAIRMAN BULL: So it's now time for Paul to give us a little bit of what they discovered in terms of that, that informed us.

ADMINISTRATOR PALLAS: I can't speak to the prior application, I can only speak to this application. All I can say is that it was an error. The code is relatively clear that a hearing should have been scheduled. You know, advice should have been given better, perhaps, to the -- to the Board. It wasn't given, I apologize for that.

In terms of any schedule impacts, this application is before the Planning Board. It's still an open hearing for the Planning Board. The hearing for this would be on October 17th. The Planning Board will likely not have completed their review by then in any event. So in terms of any ultimate schedule for this project, it should have little -- minimal or no impact.
MEMBER MC MAHON: So this was supposed to
go before the Planning Board before it got to us?

ADMINISTRATOR PALLAS: No, that's not what
I'm saying.

MEMBER BORRELLI: No.

ADMINISTRATOR PALLAS: That's not what I'm
saying at all. It -- that can be done
simultaneously. There's nothing to prevent it
from being done simultaneously, which is what
we're doing.

CHAIRMAN BULL: But the --

ADMINISTRATOR PALLAS: It would have
been -- it would have been better, yes, if the
hearing was held in a more timely manner, I'm not
going to say it's not. And again, you know, I
apologize to you all and the applicant. It is
what it is, and we'll move forward from there.

CHAIRMAN BULL: So, to be clear, in the
future, whenever we have new construction in the
Village, we should always have a public hearing,
is that one of the things we've learned from
this?

ADMINISTRATOR PALLAS: Yes. I mean,
that -- if it's in the Historic District, yes, a
public hearing would be scheduled.
MR. UELLENDHAHL: So why didn't Joe tell them on August 22nd? He was sitting there.

ADMINISTRATOR PALLAS: I'm not going to speak to that, Frank.

MR. UELLENDHAHL: Well --

ADMINISTRATOR PALLAS: It didn't happen, and we're scheduling it now.

MR. UELLENDHAHL: So what's going to happen next month?

ADMINISTRATOR PALLAS: There'll be a public hearing, and the Board will then vote, are perfectly able to vote at that hearing.

MR. UELLENDHAHL: So we're going to --

ADMINISTRATOR PALLAS: So at the conclusion of that day, should the result, net result, if there are -- if the Board still is in favor of the project, then it would be granted. If they're not, then -- or they request changes that are agreed to, then that will happen.

MEMBER MC MAHON: Can there be a contingency? Can we vote on this contingent to the Board's approval?

CHAIRMAN BULL: Oh, it seems to be separate from Planning Board.

MEMBER MC MAHON: Oh, it is.
CHAIRMAN BULL: This is -- this is a requirement of --

ADMINISTRATOR PALLAS: This is unrelated to Planning.

MEMBER MC MAHON: Oh, it's a requirement.

CHAIRMAN BULL: The requirement is here in the code.

ADMINISTRATOR PALLAS: Correct.

CHAIRMAN BULL: So -- but it wasn't -- I didn't know it was so explicit, as we have learned.

ADMINISTRATOR PALLAS: Right.

CHAIRMAN BULL: And one of the things is that do we also need -- so that I'm better informed on this, do we also need to have a site visit?

ADMINISTRATOR PALLAS: There's no requirement for site visits.

CHAIRMAN BULL: Okay. So it's only --

ADMINISTRATOR PALLAS: It's vacant lot so it's --

CHAIRMAN BULL: -- required for a public hearing.

ADMINISTRATOR PALLAS: No. Again, a site visit is -- that's up -- that's entirely up to
you.

CHAIRMAN BULL: Understood.

ADMINISTRATOR PALLAS: I don't believe there's any -- there's no -- there's code requirement that I'm aware of for you to visit the site.

CHAIRMAN BULL: So this --

ADMINISTRATOR PALLAS: And in this particular case, there's nothing there to see other than a vacant lot.

MEMBER BORRELLI: So I'm still not clear, Paul. So the public, when you hold a public hearing, the public is going to then determine whether or not it meets the historic codes?

ADMINISTRATOR PALLAS: No, that's your purview.

MEMBER BORRELLI: Okay.

ADMINISTRATOR PALLAS: The public hearing is merely an opportunity for the public to speak in a more formal way than they have at the normal process for smaller projects.

MEMBER BORRELLI: Okay.

ADMINISTRATOR PALLAS: It's the only difference between these two things. It's still your decision ultimately.
MEMBER BORRELLI: Okay.

ADMINISTRATOR PALLAS: You can decide any way that you see fit within --

MEMBER BORRELLI: So if it meets all the norms, it could still be just -- just pass it as we have, I mean, if all the norms are met.

ADMINISTRATOR PALLAS: That's up to you, yes.

MEMBER BORRELLI: Right. And regardless --

MEMBER MC MAHON: That's what I meant by contingent.

MEMBER BORRELLI: Regardless of what the -- yes.

MEMBER MC MAHON: Right.

MEMBER BORRELLI: Yeah.

MEMBER MC MAHON: If we approved this and it goes -- and the Board doesn't have a problem with it, then they --

MEMBER BORRELLI: And they're meeting the norms of the Historic, exactly.

MEMBER MC MAHON: Then they shouldn't have to come back to us.

ADMINISTRATOR PALLAS: Right. It's a -- well, no, they have to come back next month for the hearing. If you want them here at the
hearing, that's, again, up to you. It's always advisable for the applicant to be at a hearing, but it's up to -- the hearing is -- again, I will repeat. The hearing is the opportunity for the public to weigh in in a more formal setting, that's the only purpose.

MEMBER MC MAHON: And that hearing is in front of us?

ADMINISTRATOR PALLAS: Correct.

MEMBER MC MAHON: Oh.

ADMINISTRATOR PALLAS: It's your hearing.

MEMBER MC MAHON: Oh, okay. I thought it was in front of the --

ADMINISTRATOR PALLAS: Two separate hearings. The Planning Board is looking at it --

MEMBER MC MAHON: Okay.

ADMINISTRATOR PALLAS: -- from a totally -- from their -- they have their own set of criteria, you have yours.

MEMBER MC MAHON: I never realized that.

ADMINISTRATOR PALLAS: Yeah.

MEMBER MC MAHON: Okay.

MR. UELLENDAHL: It's still an open question why, as Roselle was asking earlier, the other, as she calls it, project on First Street
did not have a public hearing.

ADMINISTRATOR PALLAS: Again, I'm not going to speak to prior applications, I'm not going to do that.

MR. UELLENDHAHL: Well, this is within the last nine months.

ADMINISTRATOR PALLAS: I'm not going to speak to prior applications, Frank.

MR. UELLENDHAHL: As a design professional, and Rob may agree with me, I don't know what to tell my clients, how long -- what is required --

ADMINISTRATOR PALLAS: As was just --

MR. UELLENDHAHL: -- and how long the process will take in the Village.

CHAIRMAN BULL: So if I may interject at this point in this conversation. One of the things that the Board is striving to do now is to make the code more clear to the applicants, and that's what we're going to hear from later on in this meeting, so that -- so that everyone who's involved is more clear about the process, the applicant, our, you know, Commission, and also the professionals that are in the community. So I also apologize for this embarrassing situation.

MR. UELLENDHAHL: Well, no, you should --
you shouldn't. The three of you should not apologize.

    MR. BULL: Well, I know, but --
    MR. UELLENDahl: It's up to the Village Administration.

    CHAIRMAN BULL: Okay. But we now have this clarification and we won't be making this mistake again.

    MEMBER MC MAHON: I mean, there's a matter of sequencing, is what we're talking about.

    CHAIRMAN BULL: Correct.

    MEMBER MC MAHON: And now we are made clear that any -- any new building in the Historic District has got to go through this process, and that was --

    MEMBER BORRELLI: Of a public hearing.

    MEMBER MC MAHON: And that was not made clear at the previous meeting.

    CHAIRMAN BULL: Correct, correct.

    MEMBER MC MAHON: All right. I'm on Board again.

    CHAIRMAN BULL: So I make a motion that we rescind the Certificate of Appropriateness issued on August 22nd, 2019, and schedule a public hearing on the application for the next meeting.
of the Historic Preservation Commission, which
will be on October the 17th, that the appropriate
notices go out so such a public hearing could be
had.

MEMBER MEI: Second the motion.
CHAIRMAN BULL: All in favor?
MEMBER MEI: Aye.
MEMBER BORRELLI: Aye.
MEMBER DOHERTY: Aye.
MEMBER MC MAHON: Aye.
CHAIRMAN BULL: Aye.
MR. UELLENDahl: Thank you.
CHAIRMAN BULL: Thank you.
MEMBER BORRELLI: Okay.
CHAIRMAN BULL: Item No. 2, 302 Main
Street. Discussion and possible motion on the
application of Stirling Square LLC. The
applicant seeks the approval of installation of
exterior glass wall and interior renovations.
SCTM #1001-4.-7-29.1.

MR. BROWN: Robert Brown, Architect for the
applicant. As you can, I believe, see from the
application, this is technically inside the
courtyard of this property, but it is visible
from the street. So we wanted to cover all our
bases.
I don't know -- I know you have a photo
that shows the side elevation of the building and
where this is going to go, but I don't know if
you have a photo of their current lobby further
inside the courtyard to show the exact same type
of structure that's going to go in.
MEMBER MC MAHON: That came before the
Board as well, didn't it, when it came up?
MR. BROWN: Yes, it did. When --
MEMBER MC MAHON: Yes.
MR. BROWN: The purpose -- thank you.
Okay, you have it. The purpose of this project
is where this existing glass wall is now is
currently the lobby and gift shop for the hotel
that's operated on the property. And the idea is
to move that lobby and gift shop to the -- what
is now the Doofpot.
MEMBER BORRELLI: Okay. So the purpose of
the glass wall is inside the patio area, let's
say.
MR. BROWN: Yes, yes, to make the -- to
make the lobby more transparent and more obvious
from the courtyard.
CHAIRMAN BULL: So the person who would be
arriving at the hotel would make the -- their entrance on Main Street?

MR. BROWN: Either Main Street or from the courtyard, where the glass wall would be open.

CHAIRMAN BULL: So then if they entered from -- so would there be any changes made to the Main Street entrance?

MR. BROWN: None at all.

CHAIRMAN BULL: So then the Main Street entrance would be there, and that would be one way they would get access to the lobby.

MR. BROWN: Correct.

CHAIRMAN BULL: When they were in the lobby, or were in that part of -- yeah, the -- of the lobby that was welcoming them to the hotel, they would see through the glass wall, the -- a similar glass wall across from them.

MR. BROWN: Yes.

CHAIRMAN BULL: And that part of this would -- that, what would become of that space?

MR. BROWN: That, I believe, will revert to full retail, as it was.

CHAIRMAN BULL: Okay. So that would be full retail, and then the guests will be at -- have access to rooms off of that building on that
side.

    MR. BROWN:  Off the courtyard.

    CHAIRMAN BULL:  Off the courtyard. And access to rooms otherwise on the property at a couple of other -- near a couple of other buildings; is that correct?

    MR. BROWN:  Access to the rooms does not change whatsoever.

    CHAIRMAN BULL:  Okay.

    MEMBER BORRELLI:  You know, either I'm just -- I don't know, but I don't understand the purpose of the glass wall, other than to, hopefully -- where this glass is -- is this where the purpose -- is this where the glass is going to be placed?

    MR. BROWN:  Yes, that's correct.

    MEMBER BORRELLI:  So I don't get what it's for, I mean, unless it's for the people on the other side at the bar, so that we can keep the noise out, maybe?

    MR. BROWN:  The idea of a wall of this type is, first of all, when it's closed, to make the interior space more transparent, so that somebody in the courtyard can see what's going on inside, that it is, in fact, the hotel lobby.
MEMBER BORRELLI: So it's not actually for the lobby of the new -- of the Doofpot, it's actually for the bar area for the people in the courtyard.

MR. BROWN: No, it's for the hotel. It's for the hotel.

MEMBER BORRELLI: But it's not in any way attached to the Doofpot.

MR. BROWN: Yes, it is. That is the Doof -- that's the side wall of the Doofpot.

CHAIRMAN BULL: That's the wall of the Doofpot.

MEMBER MC MAHON: That's the side wall of the Doofpot.

MEMBER BORRELLI: But there is no -- the Doofpot is here.

CHAIRMAN BULL: No, no, no, the Doofpot --

MEMBER BORRELLI: And this is the wall in the --

CHAIRMAN BULL: The Doofpot is there.

MEMBER MC MAHON: That's the Doofpot.

CHAIRMAN BULL: And the entrance is that way. This is the side of the Doofpot. You've never --

MEMBER BORRELLI: This isn't the bar at
MEMBER MC MAHON: No.

CHAIRMAN BULL: No.

MEMBER BORRELLI: -- the Cinnamon Tree?

MEMBER MC MAHON: No.

CHAIRMAN BULL: No.

MEMBER BORRELLI: Oh, okay.

CHAIRMAN BULL: And this --

MEMBER BORRELLI: All right. I've got the wrong --

CHAIRMAN BULL: This picture --

MEMBER MC MAHON: You're inside. You're inside the --

CHAIRMAN BULL: The whole courtyard experience there.

MEMBER MC MAHON: -- the courtyard right there.

CHAIRMAN BULL: Yeah.

MEMBER BORRELLI: Oh, this is the courtyard and the elevator.

MEMBER MC MAHON: Yes.

MEMBER BORRELLI: Oh, okay. Okay.

CHAIRMAN BULL: Now going into the restaurant right here.

MEMBER MC MAHON: Yeah, it will look nice.
than what's there.

MEMBER BORRELLI: Okay.

MR. BROWN: If I may.

MEMBER BORRELLI: Yeah, yeah, yeah, I got it. Okay. I'm in the wrong building.

MR. BROWN: This is Main Street.

MEMBER BORRELLI: Right.

MR. BROWN: This is the current entrance to the Doofpot.

MEMBER BORRELLI: Right.

MR. BROWN: And this is where that wall would go.

ADMINISTRATOR PALLAS: I'm sorry. Can we speak so the transcriptionist can hear?

MR. BROWN: I'm sorry. This is the current entrance to the Doofpot.

MEMBER BORRELLI: Right.

MR. BROWN: This wall here is where that glass wall would go.

MEMBER BORRELLI: Okay, okay. I thought it was here at the bar.

MR. BROWN: Oh, no.

MEMBER BORRELLI: This looked like it was right here. That's always like a -- okay.

MR. BROWN: Okay?
MEMBER BORRELLI: Yeah, clear. Thank you.
CHAIRMAN BULL: So I'm -- yeah.
MEMBER DOHERTY: Mr. Brown, I have two questions.
MR. BROWN: Sure.
MEMBER DOHERTY: The first is I'm assuming that you're going to keep the architectural detail near the roof.
MR. BROWN: Yes, yes.
MEMBER DOHERTY: Okay.
MR. BROWN: The only thing that changes is an opening in that side wall.
MEMBER DOHERTY: That's fine. And then the other question I have, they have an historic sign on that side of the building that says, "Arnott's Drug Store, Circa 1885."
MR. BROWN: We would --
MEMBER MC MAHON: No, that's on the Main Street.
MEMBER DOHERTY: No, it is not.
MEMBER MC MAHON: It's not?
MR. BROWN: No, that's on the courtyard.
MEMBER BORRELLI: That's on -- in the courtyard on the left side as you go up the stairs.
MEMBER DOHERTY: So where --
MR. BROWN: We would relocate it so that it was still on that wall.
MEMBER DOHERTY: Okay. All right, then.
MEMBER MC MAHON: Oh, there's two?
MEMBER DOHERTY: Yeah.
MEMBER MC MAHON: I'm sorry, I didn't realize there was two signs.
MEMBER BORRELLI: Yeah.
CHAIRMAN BULL: So, in looking at the plan that you showed us just very briefly, I'm confused. Is there going to -- is the person who's checking into the hotel, will they be able to exit out through that glass wall? Is that --
MR. BROWN: Yes.
CHAIRMAN BULL: It is.
MR. BROWN: Or through Main Street.
CHAIRMAN BULL: Okay. So they can enter through Main Street, then. As they get signed in, they can then go through that and enjoy the courtyard and get access to the room.
MR. BROWN: On their way to their room, yes.
MEMBER BORRELLI: Okay.
MEMBER DOHERTY: I had one other question,
not necessarily related, but related in a way. On the bank side of the Doofpot are very, very strong track lighting. Are you going to keep that or change that, do you know, as you're renovating the Doofpot?

MR. BROWN: That hasn't been a part of my discussion with the owners.

MEMBER DOHERTY: Okay.

MR. BROWN: We can certainly address that with them if there's --

MEMBER DOHERTY: Okay.

MR. BROWN: -- concern about it.

MEMBER MC MAHON: Well?

CHAIRMAN BULL: Any further questions?

MEMBER MC MAHON: I have no further questions --

MEMBER BORRELLI: No.

MEMBER MC MAHON: -- that I would --

CHAIRMAN BULL: In accordance with the guidelines of our -- of our Commission, the Historic Preservation Commission, part of our guidelines, and some of the questions that were asked tonight about the maintenance of the roof line and such, are to make sure that this fits within the character of the space. One thing we
have under this purpose, which is 76-1, the third item is to protect or enhance Greenport's attractiveness to residents and visitors, thereby supporting and stimulating the economy of the Village. It turns out, in my opinion, that this proposed glass wall meets that criteria, because it reflects the architectural efforts and results that also have been made in that courtyard.

So in keeping with the general nature of the preservation of the historic areas, even though this change is, obviously, not historic, but enhances that courtyard, I would like to make a -- to make the motion.

I make the motion to give a Certificate of Appropriateness on the approval of this installation of this wall as presented in the applicant's brief.

MEMBER MC MAHON: I'll second.
CHAIRMAN BULL: All in favor?
MEMBER BORRELLI: Aye.
MEMBER DOHERTY: Aye.
MEMBER MC MAHON: Aye.
MEMBER MEI: Aye.
CHAIRMAN BULL: Aye. Thank you.
MR. BROWN: Thank you all very much.
MEMBER MC MAHON: All right. Thanks.

CHAIRMAN BULL: Item No. 3, Discussion of the Board on the progress of developing a public guide of appropriate policies for specific Historic Preservation Commission criteria on such commonly considered items as: Windows, doors, fences in the Historic District, specifically to review the table of contents of the guide.

And it's turned out we have a little bit more documentation that's been given to us tonight. So I turn it over to our trusted team.

MEMBER MEI: Thank you very much. I'm happy to report that we're actually ahead of schedule. What we have submitted for the Board's review, and for the Village Attorney and Village Administrator's review at this point is a set of guidelines that include a little bit of information about the formation of the Historic District, its purpose.

I think what will be germane to these meetings is how do you prepare for HPC review process, the steps to obtain a Certificate of Appropriateness.
We've also added a little bit of information that has been available about the historic -- the different kinds of historic periods in the -- reflected in the Historic District. And I think what I hope will be very helpful to applicants, some guidelines, as the Chairman was saying, with regard to different aspects, windows, signage, doors, things that would be recommended and things that would not be recommended for the Historic District.

So what we have actually created is, as I said, a set of guidelines, FAQs, frequently asked questions that we'll be working with the Village to put on the website to have access in other places, the kinds of questions you would ask, things like, you know, "How long does this take?" "What do I have to do?"

Something that I think would be very helpful, which would be an application checklist that applicants would have that really details the steps, you know, if it's a -- germane to what we were talking about, if it's a major alteration, a public hearing is necessary.

And, finally, a brochure that we would work with the Village to give to homeowners in the
Historic District that gives them a brief guide and an overview of the process, and refers them to all the other documents that would presumably be available on the website.

So, as our understanding is, right now, these -- we want to make sure that there's nothing in what we've prepared that is not in keeping with the code, so Mr. Prokop is taking a look at that. The expectation would be that at a meeting, we would -- we would discuss it at this meeting, and we would welcome comments from Board Members ahead of time, so that we could ultimately make whatever revisions are necessary, and then discuss it, and, hopefully, approve a set of guidelines at a meeting, and then move forward with sharing them with the Village Trustees and so forth.

MEMBER DOHERTY: There's not very much to add. Hopefully, we will do that at the October meeting, if not, the meeting in November.

CHAIRMAN BULL: So. We're in -- still in early stages. We've taken, as I understand it, a lot of the information that's already been gathered to develop the documents that the Commission has to review really first to feel
like if they're appropriate. And then we will get guidance, because some of this, I think, impinges on the work and the mission of the Trustees, and there's also legal implications as well as to presenting documents to the public that come from the HPC, but that also meet the legal needs of the Village, so that we're not making any kind of misrepresentation.

   But I'm very excited about the progress that we're having on developing these guidelines, so that we won't have a situation like we've already had brought to our attention this evening.

MEMBER DOHERTY: Well, I think it goes a little beyond that, too. It really brings some clarity to how people have to prepare for the meeting and what the expectations are.

CHAIRMAN BULL: Yeah.

MEMBER DOHERTY: So there shouldn't be any doubt or confusion from -- and I think that would be helpful to homeowners.

CHAIRMAN BULL: And we've also -- as I believe, you've also interviewed both Mr. Brown and Mr. Uellendahl in the preparation of this material.
MEMBER DOHERTY: Yes.
MEMBER MEI: Yes, they are two people we did.

CHAIRMAN BULL: Oh, very good. So I believe what needs to happen is, is between now and then, anyone who -- on the Commission themselves, we need to get feedback to our authors here, so that they can make changes to the work, and then present it, those changes as they seem to fit, at the next meeting. And then if that -- if we're all kind of in agreement on those, then that's how we would then go to the next step, which is almost a design step, but also, we would also go to the next step, which would be a review step by Paul's department, the Building Department, as well as the legal team. And would this be brought to the Trustees as well? How would that be happening?

ADMINISTRATOR PALLAS: Yeah. Ultimately, once you -- I believe. We can get clarification from the Village Attorney, but I believe the process would be you would ultimately vote to approve it and recommend to the Village Board to adopt it in some form or fashion. And once that happens, then it would be -- we would -- staff
would then take the responsibility of seeing that it gets to the public in an appropriate manner. That, I believe, would be the appropriate course of action. We can confirm that with the Attorney, but that's -- I believe that's correct.

MEMBER MEI: So I would just say that, to fellow Board Members, to make it easy, is if you want to mark up these copies and leave them in the Village mailbox at some point, or just give us a call, we're happy to work with you any way you think would facilitate the process, and, you know, welcome your input.

CHAIRMAN BULL: So I have a couple of questions. I don't see a lot of pictures here.

MEMBER MEI: We -- yes, we -- I think it would be really important to have pictures. We've actually -- Karen has actually -- Ms. Doherty has identified some houses that are said to be the particular styles, Federal, Greek Revival. You know, we had hoped to put those in. We didn't want to stop the review process by doing that. We could use help from Commission Members for a couple of styles that are here in Greenport, but we didn't -- at the moment, weren't able to identify a particular structure.
MEMBER DOHERTY: The other issue with the photos of the houses is I would want to get the permission of the current homeowner before we put them up on the web.


MEMBER DOHERTY: Yeah.

CHAIRMAN BULL: But one of the things that I did before, and I think this would also involve, you know, the -- Joe and others, is I would like to have good examples and bad examples, if that's possible. Things that are maybe -- maybe not bad examples, but give them some design direction by examples that --

MEMBER BORRELLI: Yes, but not of a house that's presently in Greenport.

CHAIRMAN BULL: Well --

MEMBER BORRELLI: If you're going to put a bad example in the --

CHAIRMAN BULL: No, no.

MEMBER BORRELLI: Oh.

(Laughter)

CHAIRMAN BULL: I'm taking away the idea of the bad example.

MEMBER BORRELLI: Well, we could do a bad
example, but of a nondescript house that's somewhere else in the area, you know.

CHAIRMAN BULL: Yes.

MEMBER MEI: You know what I would recommend, is we try to deal with something like that by, in every section, things that are recommended and not recommended.

CHAIRMAN BULL: Uh-uh.

MEMBER DOHERTY: And --

MEMBER BORRELLI: Right.

MEMBER DOHERTY: So we could take a look at what's not recommended and see if we can do that. That would be something like having a -- I'm saying like a vinyl storm door on the Historic District, or something like that.

MEMBER BORRELLI: Yeah.

MEMBER MEI: Or --

MEMBER DOHERTY: Or a horse farm fence in the Historic District --

MEMBER MEI: Right.

MEMBER DOHERTY: -- which is in there.

CHAIRMAN BULL: So I just recently returned from Nantucket today, actually, where I noticed that in their Historic District, because most of the island is like a Historic District, there was
the liberal use of storm windows to cover regular windows. And I am wondering -- I'd like to bring to your attention the possibility of that being done here, because it's a very affordable way to keep existing windows in place.

MEMBER MC MAHON: You mean, aluminum combinations?

CHAIRMAN BULL: Aluminum, yeah. Well, it's on the outside.

MEMBER MC MAHON: Yeah, you have to.

MEMBER BORRELLI: Yeah.

MEMBER MC MAHON: Yeah, that's --

MEMBER BORRELLI: I have them. I have them.

CHAIRMAN BULL: And it's affordable, so --

MEMBER MC MAHON: Yeah. You have to keep within the -- you've got to think about energy code --

MEMBER BORRELLI: Yeah.

CHAIRMAN BULL: Yeah.

MEMBER MC MAHON: -- and being green in the footprint as well. You know, you --

MEMBER BORRELLI: Because if you're going to keep the original windows, they're not double-paned.

CHAIRMAN BULL: Exactly.

MEMBER BORRELLI: You need to have
double-paned as --

MEMBER MC MAHON: In my -- actually, in my house as well --

MEMBER BORRELLI: Me, too.

MEMBER MC MAHON: -- I went back to my single-glazed windows when I replicated, because they're of a certain style that you can't even really buy, I had to customize them. But I'm not going to -- I can't go to true divided light in that particular style.

CHAIRMAN BULL: Yeah, nor would you want to.

MEMBER MC MAHON: No. And the rest of them are held up by sticks.

MEMBER BORRELLI: Yeah.

(Laughter)

CHAIRMAN BULL: Yeah. So I'm bringing that to your attention as an example that we want to put of how -- because we need some -- more than just a house which identifies to me of a certain period. We should have that -- actually, that should be on a tour guide of the Village of Greenport. We want to like address things like the windows, the doors. So we're going actually in on the house on details that we would feel
most commonly would come before us.

MEMBER DOHERTY: So that, you know, if you could include that in the document, recommended, not recommend, add to what we have, that would be good.

CHAIRMAN BULL: Yes, that would be. That would be my goal in this.

MEMBER DOHERTY: Okay. And then for the other Board Members in terms of how we -- I did identify about eight different houses out of 10 styles. But, as you go through the styles, and there is a house in the Historic District you think is a good example of that style --

MEMBER MC MAHON: Yeah.

MEMBER DOHERTY: -- if you could please indicate the address, that would be good.

MEMBER MC MAHON: Yes. There's a very, very large percent, and I would say almost 95% of the very older homes in Greenport have been either brought into a particular style, such as my house, and/or have a combination of different styles. They -- you know, mine was a store, which was a farm house, which is -- you know, went through the 1800s, and added, you know, some of the Victorian elements. So, yeah, there's --
that's a real challenge. That's a challenge in Greenport, because you'll have sometimes two or more different styles within the same house. So it's fine. It's a nice -- it makes it interesting.

MEMBER DOHERTY: The other place where we're going to need a sample or example house would probably be the front of the brochure. My suggestion is that we use the Stirling Historical Society's building, because it doesn't favor one homeowner or another.

MEMBER BORRELLI: Stirling Historical Society.

MEMBER DOHERTY: And it's the Ireland House, I think.

CHAIRMAN BULL: In the parking lot?

MEMBER BORRELLI: The Ireland House?

MEMBER DOHERTY: Yeah.

CHAIRMAN BULL: The Ireland House, that little one?

MEMBER BORRELLI: The little one.

MEMBER DOHERTY: There are two little ones, the Berger House and the Ireland House.

MEMBER BORRELLI: Yeah.

CHAIRMAN BULL: Oh, okay.
MEMBER DOHERTY: So that -- my suggestion would be that we use the home of the Stirling Historical Society.

CHAIRMAN BULL: Good suggestion. Let's get a couple of camera phone shots for the next meeting.

MEMBER MEI: Or if there's -- if there's anything that's better.

MEMBER MC MAHON: Yeah, I mean, it's just meant to --

CHAIRMAN BULL: Oh, yeah, no. That's just for a basis.

MEMBER MC MAHON: It's kind of a poster child, it's just --

MEMBER MEI: Of what would be --

MEMBER MC MAHON: It's just -- it's a suggestion, or it's a -- I don't know.

CHAIRMAN BULL: It's cross-marketing.

MEMBER MC MAHON: That's correct.

CHAIRMAN BULL: Which is a good thing. It let's people know, you know, that these are important to us.

MEMBER MC MAHON: A suggestion.

CHAIRMAN BULL: A suggestion. I would also make sure, or I will make a note that we need to
include commercial buildings, because a lot of the -- a lot of the applicants we get are from people who have commercial enterprise that want to maintain their viability of their business, but, yet, they need to replace windows on the second floor, let's say, or add a window. So we'd like to show how that might work as well.
Thank you.

MEMBER DOHERTY: Okay, great.
MEMBER MEI: Thank you.
CHAIRMAN BULL: Thank you.
All right. Moving on, Item No. 4, motion to approve the minutes of the July 18th meeting -- 18th, 2019 meeting. All in favor?
MEMBER BORRELLI: Aye.
MEMBER MC MAHON: Aye.
MEMBER MEI: Aye.
MEMBER DOHERTY: Aye.
CHAIRMAN BULL: Okay. Motion to accept the minutes of the August 22nd, 2019 meeting. All in favor? Aye.
MEMBER MC MAHON: Aye.
MEMBER BORRELLI: Aye.
MEMBER DOHERTY: Aye.
MS. MEI: Aye.
CHAIRMAN BULL: Motion to -- Item No. 6, which is the motion to schedule the next HPC meeting for 5 p.m. on October 17th, 2019 at the Third Street Fire Station, which will also include a public hearing on the Item No. 1 that was mentioned in today's meeting. All in favor?

 MEMBER MC MAHON: Aye.
 MEMBER BORRELLI: Aye.
 MEMBER DOHERTY: Aye.
 MEMBER MEI: Aye.

CHAIRMAN BULL: And, finally, is there anyone here who would like to make a comment in the public?

(No Response)

CHAIRMAN BULL: No. Okay. So I make, Item No. 7, a motion to adjourn.

 MEMBER MC MAHON: Very good.
 MEMBER BORRELLI: Aye.
 MEMBER MC MAHON: Aye.
 MEMBER DOHERTY: Aye.
 MEMBER MEI: Aye.

CHAIRMAN BULL: Thank you.

 MEMBER BORRELLI: Second

CHAIRMAN BULL: Second and passed.

(Time Noted: 5:37 p.m.)
CERTIFICATION

STATE OF NEW YORK )
 ) SS:
COUNTY OF SUFFOLK )

I, LUCIA BRAATEN, a Court Reporter and
Notary Public for and within the State of New
York, do hereby certify:

THAT, the above and foregoing contains a
true and correct transcription of the proceedings
taken on September 19, 2019.

I further certify that I am not related to
any of the parties to this action by blood or
marriage, and that I am in no way interested in
the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my
hand this 26th day of September, 2019.

_____________________________________
Lucia Braaten

Lucia Braaten

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