

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

VILLAGE OF GREENPORT
COUNTY OF SUFFOLK : STATE OF NEW YORK
-----x
HISTORICAL PRESERVATION COMMISSION
REGULAR SESSION
-----x

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

1

INDEX

2

ITEM

DESCRIPTION

PAGE

3

1

604 First Street

4

4

Motion to rescind the Certificate of

5

Appropriateness issued August 22, 2019

6

and schedule a public hearing on the

7

application of Beachy Blonde LLC.

8

2

302 Main Street

17

9

Discussion and possible motion on the

10

application of Stirling Square LLC. The

11

applicant seeks approval of

12

installation of exterior glass wall and

13

interior renovations.

14

3

Discussion of the Board on the progress

28

15

of developing a public guide of

16

appropriate policies for specific

17

Historic Preservation Commission

18

criteria on such commonly considered

19

items as: Windows, doors, and fences in

20

the Historic District, specifically

21

review of the table of contents of the

22

guide.

23

4

Motion to approve the minutes of the

41

24

July 18, 2019 meeting.

25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

INDEX

ITEM	DESCRIPTION	PAGE
5	Motion to approve the minutes of the August 22, 2019 meeting.	41
6	Motion to schedule the next HPC meeting for 5:00 p.m. on October 17, 2019 at the Third Street Fire Station.	42
7	Motion to adjourn.	42

1 (The meeting was called to order at 5:00 p.m.)

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

8 MEMBER BORRELLI: Roselle Borrelli.

9 MEMBER MC MAHON: Dennis McMahon.

10 CHAIRMAN BULL: And on my left.

11 MEMBER MEI: Lori Mei.

12 MEMBER DOHERTY: Karen Doherty.

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

16 Item No. 1 is the -- it refers to 604 First
17 Street. It's a motion to rescind the Certificate
18 of Appropriateness issued on August 22nd, 2019,
19 and schedule a public hearing on the application
20 of Beachy Blonde LLC. The applicant seeks
21 approval for the construction of a new one-family
22 residential dwelling for the property located at
23 604 First Street. This application is also
24 currently before the Planning Board of the
25 Village of Greenport. The SCTM number is

1 1001-2.-6-45.2.

2 And the history on this particular
3 rescinding is that we made an error; that in the
4 code it's quite explicit about the need for a
5 public hearing to be held when an applicant seeks
6 for the approval of a construction of a new
7 residence or building in the Historic District.
8 It wasn't something that could be -- could be
9 agreed upon at the meeting, as we, or as I
10 originally had supposed, with the aid of our
11 Counsel at that time.

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

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

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

24 So I would say that this is an embarrassing
25 situation for the three Board Members. And I

1 would think that the application should not be
2 rescinded, because these are all volunteers. I
3 was one of them, and if -- if you guys can't come
4 up with a solution during the hearing -- we could
5 have had the public hearing tonight, but now
6 we're bumping it into the next month.

7 CHAIRMAN BULL: Thank you.

8 MR. UELLEND AHL: That's all.

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

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

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

14 MEMBER DOHERTY: Yeah.

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

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

19 MEMBER MC MAHON: Yes.

20 MEMBER DOHERTY: I was here.

21 CHAIRMAN BULL: Yes.

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

24 MR. BULL: I make a motion that we rescind
25 the Certificate of Appropriateness issued on

1 August 22nd, 2019, and schedule a public hearing
2 on the application of Beachy Blonde in the next
3 month.

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

6 CHAIRMAN BULL: No, go for it.

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

12 CHAIRMAN BULL: Yes, that --

13 MEMBER BORRELLI: Is this --

14 CHAIRMAN BULL: No, that's not --

15 MEMBER BORRELLI: This is not that house?

16 CHAIRMAN BULL: Not that house.

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

20 MR. UELLEDAHL: Correct.

21 CHAIRMAN BULL: That is correct.

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

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

1 other?

2 MR. UELLEND AHL: It's built already, the
3 other one.

4 MEMBER BORRELLI: I understand.

5 CHAIRMAN BULL: Yes.

6 MEMBER BORRELLI: But --

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

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

18 In terms of any schedule impacts, this
19 application is before the Planning Board. It's
20 still an open hearing for the Planning Board.
21 The hearing for this would be on October 17th.
22 The Planning Board will likely not have completed
23 their review by then in any event. So in terms
24 of any ultimate schedule for this project, it
25 should have little -- minimal or no impact.

1 MEMBER MC MAHON: So this was supposed to
2 go before the Planning Board before it got to us?

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

5 MEMBER BORRELLI: No.

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

11 CHAIRMAN BULL: But the --

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

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

23 ADMINISTRATOR PALLAS: Yes. I mean,
24 that -- if it's in the Historic District, yes, a
25 public hearing would be scheduled.

1 MR. UELLEND AHL: So why didn't Joe tell
2 them on August 22nd? He was sitting there.

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

5 MR. UELLEND AHL: Well --

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

8 MR. UELLEND AHL: So what's going to happen
9 next month?

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

13 MR. UELLEND AHL: So we're going to --

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

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

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

25 MEMBER MC MAHON: Oh, it is.

1 CHAIRMAN BULL: This is -- this is a
2 requirement of --

3 ADMINISTRATOR PALLAS: This is unrelated to
4 Planning.

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

6 CHAIRMAN BULL: The requirement is here in
7 the code.

8 ADMINISTRATOR PALLAS: Correct.

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

12 ADMINISTRATOR PALLAS: Right.

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

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

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

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

22 CHAIRMAN BULL: -- required for a public
23 hearing.

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

1 you.

2 CHAIRMAN BULL: Understood.

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

7 CHAIRMAN BULL: So this --

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

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

15 ADMINISTRATOR PALLAS: No, that's your
16 purview.

17 MEMBER BORRELLI: Okay.

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

22 MEMBER BORRELLI: Okay.

23 ADMINISTRATOR PALLAS: It's the only
24 difference between these two things. It's still
25 your decision ultimately.

1 MEMBER BORRELLI: Okay.

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

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

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

9 MEMBER BORRELLI: Right. And regardless --

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

12 MEMBER BORRELLI: Regardless of what the --
13 yes.

14 MEMBER MC MAHON: Right.

15 MEMBER BORRELLI: Yeah.

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

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

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

23 ADMINISTRATOR PALLAS: Right. It's a --
24 well, no, they have to come back next month for
25 the hearing. If you want them here at the

1 hearing, that's, again, up to you. It's always
2 advisable for the applicant to be at a hearing,
3 but it's up to -- the hearing is -- again, I will
4 repeat. The hearing is the opportunity for the
5 public to weigh in in a more formal setting,
6 that's the only purpose.

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

9 ADMINISTRATOR PALLAS: Correct.

10 MEMBER MC MAHON: Oh.

11 ADMINISTRATOR PALLAS: It's your hearing.

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

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

16 MEMBER MC MAHON: Okay.

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

20 MEMBER MC MAHON: I never realized that.

21 ADMINISTRATOR PALLAS: Yeah.

22 MEMBER MC MAHON: Okay.

23 MR. UELLEDAHL: It's still an open
24 question why, as Roselle was asking earlier, the
25 other, as she calls it, project on First Street

1 did not have a public hearing.

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

5 MR. UELLEND AHL: Well, this is within the
6 last nine months.

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

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

12 ADMINISTRATOR PALLAS: As was just --

13 MR. UELLEND AHL: -- and how long the
14 process will take in the Village.

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

25 MR. UELLEND AHL: Well, no, you should --

1 you shouldn't. The three of you should not
2 apologize.

3 MR. BULL: Well, I know, but --

4 MR. UELLEDAHL: It's up to the Village
5 Administration.

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

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

11 CHAIRMAN BULL: Correct.

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

16 MEMBER BORRELLI: Of a public hearing.

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

19 CHAIRMAN BULL: Correct, correct.

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

22 CHAIRMAN BULL: So I make a motion that we
23 rescind the Certificate of Appropriateness issued
24 on August 22nd, 2019, and schedule a public
25 hearing on the application for the next meeting

1 of the Historic Preservation Commission, which
2 will be on October the 17th, that the appropriate
3 notices go out so such a public hearing could be
4 had.

5 MEMBER MEI: Second the motion.

6 CHAIRMAN BULL: All in favor?

7 MEMBER MEI: Aye.

8 MEMBER BORRELLI: Aye.

9 MEMBER DOHERTY: Aye.

10 MEMBER MC MAHON: Aye.

11 CHAIRMAN BULL: Aye.

12 MR. UELLEND AHL: Thank you.

13 CHAIRMAN BULL: Thank you.

14 MEMBER BORRELLI: Okay.

15 CHAIRMAN BULL: Item No. 2, 302 Main
16 Street. Discussion and possible motion on the
17 application of Stirling Square LLC. The
18 applicant seeks the approval of installation of
19 exterior glass wall and interior renovations.
20 SCTM #1001-4.-7-29.1.

21 MR. BROWN: Robert Brown, Architect for the
22 applicant. As you can, I believe, see from the
23 application, this is technically inside the
24 courtyard of this property, but it is visible
25 from the street. So we wanted to cover all our

1 bases.

2 I don't know -- I know you have a photo
3 that shows the side elevation of the building and
4 where this is going to go, but I don't know if
5 you have a photo of their current lobby further
6 inside the courtyard to show the exact same type
7 of structure that's going to go in.

8 MEMBER MC MAHON: That came before the
9 Board as well, didn't it, when it came up?

10 MR. BROWN: Yes, it did. When --

11 MEMBER MC MAHON: Yes.

12 MR. BROWN: The purpose -- thank you.
13 Okay, you have it. The purpose of this project
14 is where this existing glass wall is now is
15 currently the lobby and gift shop for the hotel
16 that's operated on the property. And the idea is
17 to move that lobby and gift shop to the -- what
18 is now the Doofpot.

19 MEMBER BORRELLI: Okay. So the purpose of
20 the glass wall is inside the patio area, let's
21 say.

22 MR. BROWN: Yes, yes, to make the -- to
23 make the lobby more transparent and more obvious
24 from the courtyard.

25 CHAIRMAN BULL: So the person who would be

1 arriving at the hotel would make the -- their
2 entrance on Main Street?

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

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

8 MR. BROWN: None at all.

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

12 MR. BROWN: Correct.

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

18 MR. BROWN: Yes.

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

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

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

1 side.

2 MR. BROWN: Off the courtyard.

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

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

9 CHAIRMAN BULL: Okay.

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

16 MR. BROWN: Yes, that's correct.

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

21 MR. BROWN: The idea of a wall of this type
22 is, first of all, when it's closed, to make the
23 interior space more transparent, so that somebody
24 in the courtyard can see what's going on inside,
25 that it is, in fact, the hotel lobby.

1 MEMBER BORRELLI: So it's not actually for
2 the lobby of the new -- of the Doofpot, it's
3 actually for the bar area for the people in the
4 courtyard.

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

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

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

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

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

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

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

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

20 CHAIRMAN BULL: The Doofpot is there.

21 MEMBER MC MAHON: That's the Doofpot.

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

25 MEMBER BORRELLI: This isn't the bar at

1 the --

2 MEMBER MC MAHON: No.

3 CHAIRMAN BULL: No.

4 MEMBER BORRELLI: -- the Cinnamon Tree?

5 MEMBER MC MAHON: No.

6 CHAIRMAN BULL: No.

7 MEMBER BORRELLI: Oh, okay.

8 CHAIRMAN BULL: And this --

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

11 CHAIRMAN BULL: This picture --

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

14 CHAIRMAN BULL: The whole courtyard
15 experience there.

16 MEMBER MC MAHON: -- the courtyard right
17 there.

18 CHAIRMAN BULL: Yeah.

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

21 MEMBER MC MAHON: Yes.

22 MEMBER BORRELLI: Oh, okay. Okay.

23 CHAIRMAN BULL: Now going into the
24 restaurant right here.

25 MEMBER MC MAHON: Yeah, it will look nice

1 than what's there.

2 MEMBER BORRELLI: Okay.

3 MR. BROWN: If I may.

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

6 MR. BROWN: This is Main Street.

7 MEMBER BORRELLI: Right.

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

10 MEMBER BORRELLI: Right.

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

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

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

17 MEMBER BORRELLI: Right.

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

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

22 MR. BROWN: Oh, no.

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

25 MR. BROWN: Okay?

1 MEMBER BORRELLI: Yeah, clear. Thank you.

2 CHAIRMAN BULL: So I'm -- yeah.

3 MEMBER DOHERTY: Mr. Brown, I have two
4 questions.

5 MR. BROWN: Sure.

6 MEMBER DOHERTY: The first is I'm assuming
7 that you're going to keep the architectural
8 detail near the roof.

9 MR. BROWN: Yes, yes.

10 MEMBER DOHERTY: Okay.

11 MR. BROWN: The only thing that changes is
12 an opening in that side wall.

13 MEMBER DOHERTY: That's fine. And then the
14 other question I have, they have an historic sign
15 on that side of the building that says, "Arnott's
16 Drug Store, Circa 1885."

17 MR. BROWN: We would --

18 MEMBER MC MAHON: No, that's on the Main
19 Street.

20 MEMBER DOHERTY: No, it is not.

21 MEMBER MC MAHON: It's not?

22 MR. BROWN: No, that's on the courtyard.

23 MEMBER BORRELLI: That's on -- in the
24 courtyard on the left side as you go up the
25 stairs.

1 MEMBER DOHERTY: So where --

2 MR. BROWN: We would relocate it so that it
3 was still on that wall.

4 MEMBER DOHERTY: Okay. All right, then.

5 MEMBER MC MAHON: Oh, there's two?

6 MEMBER DOHERTY: Yeah.

7 MEMBER MC MAHON: I'm sorry, I didn't
8 realize there was two signs.

9 MEMBER BORRELLI: Yeah.

10 CHAIRMAN BULL: So, in looking at the plan
11 that you showed us just very briefly, I'm
12 confused. Is there going to -- is the person
13 who's checking into the hotel, will they be able
14 to exit out through that glass wall? Is that --

15 MR. BROWN: Yes.

16 CHAIRMAN BULL: It is.

17 MR. BROWN: Or through Main Street.

18 CHAIRMAN BULL: Okay. So they can enter
19 through Main Street, then. As they get signed
20 in, they can then go through that and enjoy the
21 courtyard and get access to the room.

22 MR. BROWN: On their way to their room,
23 yes.

24 MEMBER BORRELLI: Okay.

25 MEMBER DOHERTY: I had one other question,

1 not necessarily related, but related in a way.
2 On the bank side of the Doofpot are very, very
3 strong track lighting. Are you going to keep
4 that or change that, do you know, as you're
5 renovating the Doofpot?

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

8 MEMBER DOHERTY: Okay.

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

11 MEMBER DOHERTY: Okay.

12 MR. BROWN: -- concern about it.

13 MEMBER MC MAHON: Well?

14 CHAIRMAN BULL: Any further questions?

15 MEMBER MC MAHON: I have no further
16 questions --

17 MEMBER BORRELLI: No.

18 MEMBER MC MAHON: -- that I would --

19 CHAIRMAN BULL: In accordance with the
20 guidelines of our -- of our Commission, the
21 Historic Preservation Commission, part of our
22 guidelines, and some of the questions that were
23 asked tonight about the maintenance of the roof
24 line and such, are to make sure that this fits
25 within the character of the space. One thing we

1 have under this purpose, which is 76-1, the third
2 item is to protect or enhance Greenport's
3 attractiveness to residents and visitors, thereby
4 supporting and stimulating the economy of the
5 Village. It turns out, in my opinion, that this
6 proposed glass wall meets that criteria, because
7 it reflects the architectural efforts and results
8 that also have been made in that courtyard.

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

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

18 MEMBER MC MAHON: I'll second.

19 CHAIRMAN BULL: All in favor?

20 MEMBER BORRELLI: Aye.

21 MEMBER DOHERTY: Aye.

22 MEMBER MC MAHON: Aye.

23 MEMBER MEI: Aye.

24 CHAIRMAN BULL: Aye. Thank you.

25 MR. BROWN: Thank you all very much.

1 MEMBER MC MAHON: All right. Thanks.

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

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

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

21 I think what will be germane to these
22 meetings is how do you prepare for HPC review
23 process, the steps to obtain a Certificate of
24 Appropriateness.

25

1 We've also added a little bit of
2 information that has been available about the
3 historic -- the different kinds of historic
4 periods in the -- reflected in the Historic
5 District. And I think what I hope will be very
6 helpful to applicants, some guidelines, as the
7 Chairman was saying, with regard to different
8 aspects, windows, signage, doors, things that
9 would be recommended and things that would not be
10 recommended for the Historic District.

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

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

24 And, finally, a brochure that we would work
25 with the Village to give to homeowners in the

1 Historic District that gives them a brief guide
2 and an overview of the process, and refers them
3 to all the other documents that would presumably
4 be available on the website.

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

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

21 CHAIRMAN BULL: So. We're in -- still in
22 early stages. We've taken, as I understand it, a
23 lot of the information that's already been
24 gathered to develop the documents that the
25 Commission has to review really first to feel

1 like if they're appropriate. And then we will
2 get guidance, because some of this, I think,
3 impinges on the work and the mission of the
4 Trustees, and there's also legal implications as
5 well as to presenting documents to the public
6 that come from the HPC, but that also meet the
7 legal needs of the Village, so that we're not
8 making any kind of misrepresentation.

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

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

18 CHAIRMAN BULL: Yeah.

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

22 CHAIRMAN BULL: And we've also -- as I
23 believe, you've also interviewed both Mr. Brown
24 and Mr. Uellendahl in the preparation of this
25 material.

1 MEMBER DOHERTY: Yes.

2 MEMBER MEI: Yes, they are two people we
3 did.

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

19 ADMINISTRATOR PALLAS: Yeah. Ultimately,
20 once you -- I believe. We can get clarification
21 from the Village Attorney, but I believe the
22 process would be you would ultimately vote to
23 approve it and recommend to the Village Board to
24 adopt it in some form or fashion. And once that
25 happens, then it would be -- we would -- staff

1 would then take the responsibility of seeing that
2 it gets to the public in an appropriate manner.
3 That, I believe, would be the appropriate course
4 of action. We can confirm that with the
5 Attorney, but that's -- I believe that's correct.

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

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

15 MEMBER MEI: We -- yes, we -- I think it
16 would be really important to have pictures.
17 We've actually -- Karen has actually --
18 Ms. Doherty has identified some houses that are
19 said to be the particular styles, Federal, Greek
20 Revival. You know, we had hoped to put those in.
21 We didn't want to stop the review process by
22 doing that. We could use help from Commission
23 Members for a couple of styles that are here in
24 Greenport, but we didn't -- at the moment,
25 weren't able to identify a particular structure.

1 MEMBER DOHERTY: The other issue with the
2 photos of the houses is I would want to get the
3 permission of the current homeowner before we put
4 them up on the web.

5 CHAIRMAN BULL: Understood. But -- and I
6 agree.

7 MEMBER DOHERTY: Yeah.

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

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

17 CHAIRMAN BULL: Well --

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

20 CHAIRMAN BULL: No, no.

21 MEMBER BORRELLI: Oh.

22 (Laughter)

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

25 MEMBER BORRELLI: Well, we could do a bad

1 example, but of a nondescript house that's
2 somewhere else in the area, you know.

3 CHAIRMAN BULL: Yes.

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

8 CHAIRMAN BULL: Uh-uh.

9 MEMBER DOHERTY: And --

10 MEMBER BORRELLI: Right.

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

16 MEMBER BORRELLI: Yeah.

17 MEMBER MEI: Or --

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

20 MEMBER MEI: Right.

21 MEMBER DOHERTY: -- which is in there.

22 CHAIRMAN BULL: So I just recently returned
23 from Nantucket today, actually, where I noticed
24 that in their Historic District, because most of
25 the island is like a Historic District, there was

1 the liberal use of storm windows to cover regular
2 windows. And I am wondering -- I'd like to bring
3 to your attention the possibility of that being
4 done here, because it's a very affordable way to
5 keep existing windows in place.

6 MEMBER MC MAHON: You mean, aluminum
7 combinations?

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

10 MEMBER MC MAHON: Yeah, you have to.

11 MEMBER BORRELLI: Yeah.

12 MEMBER MC MAHON: Yeah, that's --

13 MEMBER BORRELLI: I have them. I have them.

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

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

17 MEMBER BORRELLI: Yeah.

18 CHAIRMAN BULL: Yeah.

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

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

24 CHAIRMAN BULL: Exactly.

25 MEMBER BORRELLI: You need to have

1 double-paned as --

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

4 MEMBER BORRELLI: Me, too.

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

11 CHAIRMAN BULL: Yeah, nor would you
12 want to.

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

15 MEMBER BORRELLI: Yeah.

16 (Laughter)

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

1 most commonly would come before us.

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

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

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

14 MEMBER MC MAHON: Yeah.

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

17 MEMBER MC MAHON: Yes. There's a very,
18 very large percent, and I would say almost 95% of
19 the very older homes in Greenport have been
20 either brought into a particular style, such as
21 my house, and/or have a combination of different
22 styles. They -- you know, mine was a store,
23 which was a farm house, which is -- you know,
24 went through the 1800s, and added, you know, some
25 of the Victorian elements. So, yeah, there's --

1 that's a real challenge. That's a challenge in
2 Greenport, because you'll have sometimes two or
3 more different styles within the same house. So
4 it's fine. It's a nice -- it makes it
5 interesting.

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

12 MEMBER BORRELLI: Stirling Historical
13 Society.

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

16 CHAIRMAN BULL: In the parking lot?

17 MEMBER BORRELLI: The Ireland House?

18 MEMBER DOHERTY: Yeah.

19 CHAIRMAN BULL: The Ireland House, that
20 little one?

21 MEMBER BORRELLI: The little one.

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

24 MEMBER BORRELLI: Yeah.

25 CHAIRMAN BULL: Oh, okay.

1 MEMBER DOHERTY: So that -- my suggestion
2 would be that we use the home of the Stirling
3 Historical Society.

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

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

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

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

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

15 MEMBER MEI: Of what would be --

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

18 CHAIRMAN BULL: It's cross-marketing.

19 MEMBER MC MAHON: That's correct.

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

23 MEMBER MC MAHON: A suggestion.

24 CHAIRMAN BULL: A suggestion. I would also
25 make sure, or I will make a note that we need to

1 include commercial buildings, because a lot of
2 the -- a lot of the applicants we get are from
3 people who have commercial enterprise that want
4 to maintain their viability of their business,
5 but, yet, they need to replace windows on the
6 second floor, let's say, or add a window. So
7 we'd like to show how that might work as well.
8 Thank you.

9 MEMBER DOHERTY: Okay, great.

10 MEMBER MEI: Thank you.

11 CHAIRMAN BULL: Thank you.

12 All right. Moving on, Item No. 4, motion
13 to approve the minutes of the July 18th
14 meeting -- 18th, 2019 meeting. All in favor?

15 MEMBER BORRELLI: Aye.

16 MEMBER MC MAHON: Aye.

17 MEMBER MEI: Aye.

18 MEMBER DOHERTY: Aye.

19 CHAIRMAN BULL: Okay. Motion to accept the
20 minutes of the August 22nd, 2019 meeting. All in
21 favor? Aye.

22 MEMBER MC MAHON: Aye.

23 MEMBER BORRELLI: Aye.

24 MEMBER DOHERTY: Aye.

25 MS. MEI: Aye.

#	6	advice [1] - 8:15 advisable [1] - 14:2 affordable [2] - 36:4, 36:14 agree [2] - 15:10, 34:6 agreed [2] - 5:9, 10:19 agreement [1] - 32:11 ahead [2] - 28:14, 30:12 aid [1] - 5:10 almost [2] - 32:13, 38:18 alteration [1] - 29:23 aluminum [2] - 36:6, 36:8 apologize [5] - 6:22, 8:17, 9:16, 15:24, 16:2 applicant [8] - 2:11, 4:20, 5:5, 9:16, 14:2, 15:22, 17:18, 17:22 applicant's [1] - 27:17 applicants [4] - 15:18, 29:6, 29:20, 41:2 application [13] - 2:7, 2:10, 4:19, 4:23, 6:1, 7:2, 8:11, 8:12, 8:19, 16:25, 17:17, 17:23, 29:19 applications [2] - 15:3, 15:8 appropriate [6] - 2:16, 17:2, 28:4, 31:1, 33:2, 33:3 Appropriateness [7] - 2:5, 4:18, 5:17, 6:25, 16:23, 27:15, 28:24 approval [6] - 2:11, 4:21, 5:6, 10:22, 17:18, 27:15 approve [5] - 2:23, 3:3, 30:14, 32:23, 41:13 approved [1] - 13:16 Architect [1] - 17:21 architectural [2] - 24:7, 27:7 area [3] - 18:20, 21:3, 35:2 areas [1] - 27:10 Arnott's [1] - 24:15 arriving [1] - 19:1 aspects [1] - 29:8	assuming [1] - 24:6 attached [1] - 21:8 attention [3] - 31:12, 36:3, 37:18 Attorney [4] - 5:20, 28:16, 32:21, 33:5 attractiveness [1] - 27:3 August [8] - 2:5, 3:4, 4:18, 5:15, 7:1, 10:2, 16:24, 41:20 authors [1] - 32:8 available [2] - 29:2, 30:4 aware [1] - 12:5 Aye [3] - 27:23, 42:20, 42:21 aye [24] - 17:7, 17:8, 17:9, 17:10, 17:11, 27:20, 27:21, 27:22, 27:24, 41:15, 41:16, 41:17, 41:18, 41:21, 41:22, 41:23, 41:24, 41:25, 42:7, 42:8, 42:9, 42:10, 42:18, 42:19	8:16, 8:19, 8:20, 8:22, 9:2, 10:11, 10:16, 10:24, 13:17, 14:15, 15:17, 16:20, 18:9, 28:3, 30:11, 32:23, 33:7, 38:9 BOARD [1] - 1:23 Board's [2] - 10:22, 28:15 Borrelli [1] - 4:8 BORRELLI [7] - 1:15, 4:8, 7:4, 7:7, 7:13, 7:15, 7:17, 7:24, 8:4, 8:6, 9:5, 12:11, 12:17, 12:22, 13:1, 13:4, 13:9, 13:12, 13:15, 13:19, 16:16, 17:8, 17:14, 18:19, 20:10, 20:17, 21:1, 21:7, 21:15, 21:18, 21:25, 22:4, 22:7, 22:9, 22:19, 22:22, 23:2, 23:4, 23:7, 23:10, 23:17, 23:20, 23:23, 24:1, 24:23, 25:9, 25:24, 26:17, 27:20, 34:15, 34:18, 34:21, 34:25, 35:10, 35:16, 36:11, 36:13, 36:17, 36:21, 36:25, 37:4, 37:15, 39:12, 39:17, 39:21, 39:24, 41:15, 41:23, 42:8, 42:18, 42:23 Braaten [1] - 43:20 BRAATEN [1] - 43:7 brief [2] - 27:17, 30:1 briefly [1] - 25:11 bring [1] - 36:2 bringing [1] - 37:17 brings [1] - 31:15 brochure [2] - 29:24, 39:8 brought [3] - 31:12, 32:17, 38:20 BROWN [36] - 17:21, 18:10, 18:12, 18:22, 19:3, 19:8, 19:12, 19:18, 19:21, 20:2, 20:7, 20:16, 20:21, 21:5, 21:9, 23:3, 23:6, 23:8, 23:11, 23:15, 23:18, 23:22,
1	7			
1 [3] - 2:3, 4:16, 42:5 10 [1] - 38:10 1001-2-6-45.2 [1] - 5:1 17 [2] - 2:8, 3:6 17th [3] - 8:21, 17:2, 42:3 18 [1] - 2:24 1800s [1] - 38:24 1885 [1] - 24:16 18th [2] - 41:13, 41:14 19 [2] - 1:10, 43:12 19th [1] - 4:3	6 [2] - 3:5, 42:1 604 [3] - 2:3, 4:16, 4:23 7 [2] - 3:8, 42:16 76-1 [1] - 27:1 9 [2] - 38:18 95% [1] - 38:18 A able [3] - 10:12, 25:13, 33:25 accept [1] - 41:19 access [6] - 19:11, 19:25, 20:4, 20:7, 25:21, 29:14 accordance [1] - 26:19 action [2] - 33:4, 43:14 add [3] - 30:19, 38:4, 41:6 added [2] - 29:1, 38:24 address [3] - 26:9, 37:23, 38:16 adjourn [2] - 3:8, 42:16 Administration [1] - 16:5 ADMINISTRATOR [34] - 1:22, 8:10, 9:3, 9:6, 9:12, 9:23, 10:3, 10:6, 10:10, 10:14, 11:3, 11:8, 11:12, 11:17, 11:20, 11:24, 12:3, 12:8, 12:15, 12:18, 12:23, 13:2, 13:7, 13:23, 14:9, 14:11, 14:14, 14:17, 14:21, 15:2, 15:7, 15:12, 23:13, 32:19 Administrator [1] - 5:19 Administrator's [1] - 28:17 adopt [1] - 32:24			
2	9			
2 [2] - 2:8, 17:15 2019 [14] - 1:10, 2:5, 2:24, 3:4, 3:6, 4:3, 4:18, 7:1, 16:24, 41:14, 41:20, 42:3, 43:12, 43:18 22 [2] - 2:5, 3:4 22nd [6] - 4:18, 5:15, 7:1, 10:2, 16:24, 41:20 26th [1] - 43:18 28 [1] - 2:14				
3				
3 [2] - 2:14, 28:2 302 [2] - 2:8, 17:15				
4				
4 [3] - 2:3, 2:23, 41:12 41 [2] - 2:23, 3:3 42 [2] - 3:5, 3:8				
5				
5 [3] - 3:3, 4:3, 42:3 5:00 [3] - 1:11, 3:6, 4:1 5:37 [1] - 42:25				
B				
		bad [5] - 34:11, 34:13, 34:19, 34:24, 34:25 bank [1] - 26:2 bar [4] - 20:19, 21:3, 21:25, 23:21 bases [1] - 18:1 basis [1] - 40:12 Beachy [3] - 2:7, 4:20, 7:2 become [1] - 19:20 Berger [1] - 39:23 better [4] - 8:15, 9:13, 11:14, 40:8 between [2] - 12:24, 32:5 beyond [1] - 31:15 bit [5] - 6:16, 8:8, 28:10, 28:18, 29:1 Blonde [3] - 2:7, 4:20, 7:2 blood [1] - 43:14 Board [25] - 2:14, 4:14, 4:24, 5:16, 5:22, 5:25, 6:10,		

<p>23:25, 24:5, 24:9, 24:11, 24:17, 24:22, 25:2, 25:15, 25:17, 25:22, 26:6, 26:9, 26:12, 27:25 brown [2] - 24:3, 31:23 Brown [1] - 17:21 building [7] - 5:7, 16:13, 18:3, 19:25, 23:5, 24:15, 39:10 Building [1] - 32:16 buildings [2] - 20:6, 41:1 built [3] - 7:10, 7:18, 8:2 BULL [99] - 1:14, 4:2, 4:10, 4:13, 6:7, 6:9, 6:21, 6:24, 7:6, 7:12, 7:14, 7:16, 7:21, 8:5, 8:7, 9:11, 9:18, 10:23, 11:1, 11:6, 11:9, 11:13, 11:19, 11:22, 12:2, 12:7, 15:15, 16:3, 16:6, 16:11, 16:19, 16:22, 17:6, 17:11, 17:13, 17:15, 18:25, 19:5, 19:9, 19:13, 19:19, 19:23, 20:3, 20:9, 21:11, 21:17, 21:20, 21:22, 22:3, 22:6, 22:8, 22:11, 22:14, 22:18, 22:23, 24:2, 25:10, 25:16, 25:18, 26:14, 26:19, 27:19, 27:24, 28:2, 30:21, 31:18, 31:22, 32:4, 33:13, 34:5, 34:8, 34:17, 34:20, 34:23, 35:3, 35:8, 35:22, 36:8, 36:14, 36:18, 36:24, 37:11, 37:17, 38:6, 39:16, 39:19, 39:25, 40:4, 40:11, 40:18, 40:20, 40:24, 41:11, 41:19, 42:1, 42:11, 42:15, 42:22, 42:24 Bull [1] - 4:6 bumping [1] - 6:6 business [1] - 41:4 buy [1] - 37:8</p>	<p style="text-align: center;">C</p> <p>camera [1] - 40:5 case [1] - 12:9 certain [2] - 37:7, 37:20 certainly [1] - 26:9 Certificate [7] - 2:4, 4:17, 5:17, 6:25, 16:23, 27:14, 28:23 certify [2] - 43:9, 43:13 Chair [1] - 4:6 Chairman [1] - 29:7 CHAIRMAN [97] - 1:14, 4:2, 4:10, 4:13, 6:7, 6:9, 6:21, 7:6, 7:12, 7:14, 7:16, 7:21, 8:5, 8:7, 9:11, 9:18, 10:23, 11:1, 11:6, 11:9, 11:13, 11:19, 11:22, 12:2, 12:7, 15:15, 16:6, 16:11, 16:19, 16:22, 17:6, 17:11, 17:13, 17:15, 18:25, 19:5, 19:9, 19:13, 19:19, 19:23, 20:3, 20:9, 21:11, 21:17, 21:20, 21:22, 22:3, 22:6, 22:8, 22:11, 22:14, 22:18, 22:23, 24:2, 25:10, 25:16, 25:18, 26:14, 26:19, 27:19, 27:24, 28:2, 30:21, 31:18, 31:22, 32:4, 33:13, 34:5, 34:8, 34:17, 34:20, 34:23, 35:3, 35:8, 35:22, 36:8, 36:14, 36:18, 36:24, 37:11, 37:17, 38:6, 39:16, 39:19, 39:25, 40:4, 40:11, 40:18, 40:20, 40:24, 41:11, 41:19, 42:1, 42:11, 42:15, 42:22, 42:24 challenge [2] - 39:1 change [3] - 20:8, 26:4, 27:11 changes [5] - 10:18, 19:6, 24:11, 32:8, 32:9</p>	<p>character [1] - 26:25 checking [1] - 25:13 checklist [1] - 29:19 child [1] - 40:14 Church [1] - 7:11 Cinnamon [1] - 22:4 Circa [1] - 24:16 clarification [2] - 16:7, 32:20 clarity [1] - 31:16 clear [8] - 8:13, 9:18, 12:11, 15:18, 15:21, 16:12, 16:18, 24:1 CLERK [1] - 1:23 client [1] - 6:23 clients [1] - 15:11 closed [1] - 20:22 code [7] - 5:4, 8:13, 11:7, 12:4, 15:18, 30:8, 36:16 codes [1] - 12:14 combination [1] - 38:21 combinations [1] - 36:7 comment [1] - 42:12 comments [1] - 30:11 commercial [2] - 41:1, 41:3 COMMISSION [1] - 1:4 Commission [10] - 2:17, 4:5, 15:22, 17:1, 26:20, 26:21, 28:5, 30:25, 32:6, 33:22 commonly [3] - 2:18, 28:6, 38:1 community [1] - 15:23 completed [1] - 8:22 concern [1] - 26:12 conclusion [1] - 10:14 confirm [1] - 33:4 confused [1] - 25:12 confusion [1] - 31:20 considered [2] - 2:18, 28:6 construction [5] - 4:21, 5:6, 5:18, 7:8, 9:19 contains [1] - 43:10 contents [2] - 2:21, 28:8</p>	<p>contingency [1] - 10:21 contingent [2] - 10:21, 13:11 conversation [1] - 15:16 copies [1] - 33:8 correct [13] - 7:20, 7:21, 11:8, 14:9, 16:11, 16:19, 19:12, 20:6, 20:16, 33:5, 40:19, 43:11 Counsel [1] - 5:11 COUNTY [2] - 1:2, 43:5 couple [5] - 20:5, 33:13, 33:23, 40:5 course [1] - 33:3 Court [1] - 43:7 courtyard [16] - 17:24, 18:6, 18:24, 19:4, 20:2, 20:3, 20:24, 21:4, 22:14, 22:16, 22:19, 24:22, 24:24, 25:21, 27:8, 27:12 cover [2] - 17:25, 36:1 created [1] - 29:11 criteria [4] - 2:18, 14:19, 27:6, 28:5 cross [1] - 40:18 cross-marketing [1] - 40:18 current [4] - 18:5, 23:8, 23:15, 34:3 customize [1] - 37:8</p> <p style="text-align: center;">D</p> <p>dark [1] - 6:15 deal [1] - 35:5 decide [1] - 13:2 decision [1] - 12:25 DENNIS [1] - 1:17 dennis [1] - 4:9 department [1] - 32:15 Department [1] - 32:16 DESCRIPTION [2] - 2:2, 3:2 design [3] - 15:9, 32:13, 34:14 detail [1] - 24:8 details [2] - 29:20,</p>	<p>37:25 determine [1] - 12:13 develop [1] - 30:24 developing [3] - 2:15, 28:3, 31:10 difference [1] - 12:24 different [5] - 29:3, 29:7, 38:10, 38:21, 39:3 direction [1] - 34:14 discovered [1] - 8:8 discuss [2] - 30:10, 30:14 Discussion [4] - 2:9, 2:14, 17:16, 28:2 discussion [2] - 6:9, 26:7 District [14] - 2:20, 5:7, 9:24, 16:14, 28:7, 28:20, 29:5, 29:10, 30:1, 35:15, 35:19, 35:24, 35:25, 38:12 divided [1] - 37:9 document [1] - 38:3 documentation [1] - 28:11 documents [3] - 30:3, 30:24, 31:5 Doherty [2] - 4:12, 33:18 DOHERTY [43] - 1:16, 4:12, 6:11, 6:14, 6:17, 6:20, 6:22, 17:9, 24:3, 24:6, 24:10, 24:13, 24:20, 25:1, 25:4, 25:6, 25:25, 26:8, 26:11, 27:21, 30:18, 31:14, 31:19, 32:1, 34:1, 34:7, 35:9, 35:11, 35:18, 35:21, 38:2, 38:8, 38:15, 39:6, 39:14, 39:18, 39:22, 40:1, 41:9, 41:18, 41:24, 42:9, 42:20 done [3] - 9:7, 9:9, 36:4 Doof [1] - 21:10 Doofpot [15] - 18:18, 21:2, 21:8, 21:10, 21:12, 21:14, 21:16, 21:17, 21:20, 21:21,</p>
--	---	---	---	--

21:23, 23:9, 23:16, 26:2, 26:5 door [1] - 35:14 doors [4] - 2:19, 28:6, 29:8, 37:24 double [2] - 36:23, 37:1 double-paned [2] - 36:23, 37:1 doubt [1] - 31:20 Drug [1] - 24:16 during [1] - 6:4 dwelling [1] - 4:22	exit [1] - 25:14 expectation [1] - 30:9 expectations [1] - 31:17 experience [1] - 22:15 explicit [2] - 5:4, 11:10 exterior [2] - 2:12, 17:19	G	16:25, 17:3, 29:23, 42:5 hearings [1] - 14:15 held [3] - 5:5, 9:14, 37:14 help [1] - 33:22 helpful [3] - 29:6, 29:19, 31:21 hereby [1] - 43:9 hereunto [1] - 43:17 historic [6] - 12:14, 24:14, 27:10, 27:11, 29:3 Historic [20] - 2:17, 2:20, 4:5, 5:7, 9:24, 13:20, 16:13, 17:1, 26:21, 28:5, 28:7, 28:19, 29:4, 29:10, 30:1, 35:14, 35:19, 35:24, 35:25, 38:12 HISTORICAL [1] - 1:4 Historical [3] - 39:9, 39:12, 40:3 history [1] - 5:2 hold [1] - 12:12 home [1] - 40:2 homeowner [2] - 34:3, 39:11 homeowners [2] - 29:25, 31:21 homes [1] - 38:19 hope [1] - 29:5 hoped [1] - 33:20 hopefully [3] - 20:13, 30:14, 30:19 horse [1] - 35:18 hotel [7] - 18:15, 19:1, 19:15, 20:25, 21:5, 21:6, 25:13 House [5] - 39:15, 39:17, 39:19, 39:23 house [16] - 5:13, 7:7, 7:10, 7:15, 7:16, 7:17, 34:15, 35:1, 37:3, 37:20, 37:25, 38:12, 38:21, 38:23, 39:3, 39:7 houses [3] - 33:18, 34:2, 38:10 HPC [4] - 3:5, 28:22, 31:6, 42:2	I
E	F	gathered [1] - 30:24 general [1] - 27:9 Gentlemen [1] - 4:3 germane [2] - 28:21, 29:21 gift [2] - 18:15, 18:17 given [3] - 8:15, 8:16, 28:11 glass [13] - 2:12, 17:19, 18:14, 18:20, 19:4, 19:16, 19:17, 20:12, 20:13, 20:14, 23:19, 25:14, 27:6 glazed [1] - 37:6 goal [1] - 38:7 granted [2] - 5:17, 10:17 great [1] - 41:9 Greek [1] - 33:19 green [1] - 36:19 GREENPORT [1] - 1:1 Greenport [8] - 1:8, 4:5, 4:25, 33:24, 34:16, 37:23, 38:19, 39:2 Greenport's [1] - 27:2 guests [1] - 19:24 guidance [1] - 31:2 guide [6] - 2:15, 2:22, 28:4, 28:9, 30:1, 37:22 guidelines [7] - 26:20, 26:22, 28:18, 29:6, 29:12, 30:15, 31:10 guys [1] - 6:3	idea [3] - 18:16, 20:21, 34:23 identified [1] - 33:18 identifies [1] - 37:20 identify [2] - 33:25, 38:10 impact [1] - 8:25 impacts [1] - 8:18 impinges [1] - 31:3 implications [1] - 31:4 important [2] - 33:16, 40:22 IN [1] - 43:17 inappropriate [1] - 5:23 include [4] - 28:18, 38:3, 41:1, 42:5 inconvenience [1] - 6:23 INDEX [2] - 2:1, 3:1 indicate [1] - 38:16 information [3] - 28:19, 29:2, 30:23 informed [2] - 8:9, 11:15 input [1] - 33:12 inside [6] - 17:23, 18:6, 18:20, 20:24, 22:12, 22:13 installation [3] - 2:12, 17:18, 27:16 interested [1] - 43:15 interesting [1] - 39:5 interior [3] - 2:13, 17:19, 20:23 interject [1] - 15:15 interviewed [1] - 31:23 involve [1] - 34:10 involved [1] - 15:21 Ireland [4] - 39:14, 39:17, 39:19, 39:23 island [1] - 35:25 issue [1] - 34:1 issued [4] - 2:5, 4:18, 6:25, 16:23 Item [7] - 4:16, 17:15, 28:2, 41:12, 42:1, 42:5, 42:15 ITEM [2] - 2:2, 3:2 item [1] - 27:2	
early [1] - 30:22 easy [1] - 33:7 economy [1] - 27:4 efforts [1] - 27:7 eight [1] - 38:10 either [4] - 7:19, 19:3, 20:10, 38:20 elements [1] - 38:25 elevation [1] - 18:3 elevator [1] - 22:20 embarrassing [2] - 5:24, 15:24 energy [1] - 36:16 enhance [1] - 27:2 enhances [1] - 27:12 enjoy [1] - 25:20 enter [1] - 25:18 entered [1] - 19:5 enterprise [1] - 41:3 entirely [1] - 11:25 entrance [6] - 19:2, 19:7, 19:10, 21:22, 23:8, 23:16 error [2] - 5:3, 8:13 evening [1] - 31:13 event [1] - 8:23 exact [1] - 18:6 exactly [2] - 13:20, 36:24 example [6] - 34:19, 34:24, 35:1, 37:18, 38:13, 39:7 examples [4] - 34:11, 34:12, 34:13, 34:14 excited [1] - 31:9 existing [2] - 18:14, 36:5	facilitate [1] - 33:11 fact [1] - 20:25 family [1] - 4:21 FAQs [1] - 29:12 farm [2] - 35:18, 38:23 fashion [1] - 32:24 favor [7] - 10:16, 17:6, 27:19, 39:10, 41:14, 41:21, 42:6 Federal [1] - 33:19 feedback [1] - 32:7 fellow [1] - 33:7 fence [1] - 35:18 fences [2] - 2:19, 28:7 finally [2] - 29:24, 42:11 fine [2] - 24:13, 39:4 Fire [2] - 3:7, 42:4 Firehouse [1] - 1:7 first [3] - 20:22, 24:6, 30:25 First [5] - 2:3, 4:16, 4:23, 7:9, 14:25 fit [2] - 13:3, 32:10 fits [1] - 26:24 floor [1] - 41:6 footprint [1] - 36:20 foregoing [1] - 43:10 form [1] - 32:24 formal [2] - 12:20, 14:5 formation [1] - 28:19 forth [1] - 30:17 forward [2] - 9:17, 30:16 Frank [3] - 5:14, 10:4, 15:8 frequently [1] - 29:12 front [4] - 7:11, 14:8, 14:13, 39:8 full [2] - 19:22, 19:24 future [1] - 9:19	H	hand [1] - 43:18 happy [3] - 5:16, 28:14, 33:10 hear [2] - 15:19, 23:14 hearing [31] - 2:6, 4:19, 5:5, 6:4, 6:5, 7:1, 7:19, 8:14, 8:20, 8:21, 9:14, 9:20, 9:25, 10:11, 10:12, 11:23, 12:13, 12:18, 13:25, 14:1, 14:2, 14:3, 14:4, 14:7, 14:11, 15:1, 16:16,	

items [3] - 2:19, 4:15, 28:6	25:10 LORI [1] - 1:18 Lori [1] - 4:11 LUCIA [1] - 43:7 Lucia [1] - 43:20	14:16, 14:20, 14:22, 16:9, 16:12, 16:17, 16:20, 17:10, 18:8, 18:11, 21:13, 21:21, 22:2, 22:5, 22:12, 22:16, 22:21, 22:25, 24:18, 24:21, 25:5, 25:7, 26:13, 26:15, 26:18, 27:18, 27:22, 28:1, 36:6, 36:10, 36:12, 36:15, 36:19, 37:2, 37:5, 37:13, 38:14, 38:17, 40:9, 40:13, 40:16, 40:19, 40:23, 41:16, 41:22, 42:7, 42:17, 42:19 McMahon [1] - 4:9 mean [6] - 9:23, 13:6, 16:9, 20:18, 36:6, 40:9 meant [2] - 13:10, 40:10 meet [1] - 31:6 meeting [23] - 2:24, 3:4, 3:5, 4:1, 4:4, 5:9, 13:19, 15:20, 16:18, 16:25, 30:10, 30:11, 30:15, 30:20, 31:17, 32:10, 40:6, 41:14, 41:20, 42:3, 42:6 meetings [1] - 28:22 meets [3] - 12:14, 13:4, 27:6 MEI [19] - 1:18, 4:11, 17:5, 17:7, 27:23, 28:13, 32:2, 33:6, 33:15, 35:4, 35:17, 35:20, 40:7, 40:15, 41:10, 41:17, 41:25, 42:10, 42:21 Mei [1] - 4:11 MEMBER [197] - 1:15, 1:16, 1:17, 1:18, 4:8, 4:9, 4:11, 4:12, 6:11, 6:13, 6:14, 6:15, 6:17, 6:19, 6:20, 6:22, 7:4, 7:7, 7:13, 7:15, 7:17, 7:22, 7:24, 8:4, 8:6, 9:1, 9:5, 10:20, 10:25, 11:5, 12:11, 12:17, 12:22, 13:1, 13:4, 13:9, 13:10, 13:12,	13:14, 13:15, 13:16, 13:19, 13:21, 14:7, 14:10, 14:12, 14:16, 14:20, 14:22, 16:9, 16:12, 16:16, 16:17, 16:20, 17:5, 17:7, 17:8, 17:9, 17:10, 17:14, 18:8, 18:11, 18:19, 20:10, 20:17, 21:1, 21:7, 21:13, 21:15, 21:18, 21:21, 21:25, 22:2, 22:4, 22:5, 22:7, 22:9, 22:12, 22:16, 22:19, 22:21, 22:22, 22:25, 23:2, 23:4, 23:7, 23:10, 23:17, 23:20, 23:23, 24:1, 24:3, 24:6, 24:10, 24:13, 24:18, 24:20, 24:21, 24:23, 25:1, 25:4, 25:5, 25:6, 25:7, 25:9, 25:24, 25:25, 26:8, 26:11, 26:13, 26:15, 26:17, 26:18, 27:18, 27:20, 27:21, 27:22, 27:23, 28:1, 28:13, 30:18, 31:14, 31:19, 32:1, 32:2, 33:6, 33:15, 34:1, 34:7, 34:15, 34:18, 34:21, 34:25, 35:4, 35:9, 35:10, 35:11, 35:16, 35:17, 35:18, 35:20, 35:21, 36:6, 36:10, 36:11, 36:12, 36:13, 36:15, 36:17, 36:19, 36:21, 36:25, 37:2, 37:4, 37:5, 37:13, 37:15, 38:2, 38:8, 38:14, 38:15, 38:17, 39:6, 39:12, 39:14, 39:17, 39:18, 39:21, 39:22, 39:24, 40:1, 40:7, 40:9, 40:13, 40:15, 40:16, 40:19, 40:23, 41:9, 41:10, 41:15, 41:16, 41:17, 41:18, 41:22, 41:23, 41:24, 42:7, 42:8, 42:9, 42:10, 42:17, 42:18, 42:19, 42:20, 42:21, 42:23 members [1] - 4:13	Members [7] - 5:16, 5:22, 5:25, 30:12, 33:7, 33:23, 38:9 mentioned [1] - 42:6 merely [1] - 12:19 met [1] - 13:6 Methodist [1] - 7:11 might [1] - 41:7 mine [1] - 38:22 minimal [1] - 8:25 minutes [4] - 2:23, 3:3, 41:13, 41:20 misrepresentation [1] - 31:8 mission [1] - 31:3 mistake [1] - 16:7 moment [1] - 33:24 month [5] - 5:15, 6:6, 7:3, 10:9, 13:24 monthly [1] - 4:4 months [1] - 15:6 most [2] - 35:24, 38:1 motion [13] - 2:9, 4:17, 6:24, 16:22, 17:5, 17:16, 27:13, 27:14, 41:12, 41:19, 42:1, 42:2, 42:16 Motion [5] - 2:4, 2:23, 3:3, 3:5, 3:8 move [3] - 9:17, 18:17, 30:15 moving [1] - 41:12 MR [53] - 5:14, 6:8, 6:24, 7:20, 8:2, 10:1, 10:5, 10:8, 10:13, 14:23, 15:5, 15:9, 15:13, 15:25, 16:3, 16:4, 17:12, 17:21, 18:10, 18:12, 18:22, 19:3, 19:8, 19:12, 19:18, 19:21, 20:2, 20:7, 20:16, 20:21, 21:5, 21:9, 23:3, 23:6, 23:8, 23:11, 23:15, 23:18, 23:22, 23:25, 24:5, 24:9, 24:11, 24:17, 24:22, 25:2, 25:15, 25:17, 25:22, 26:6, 26:9, 26:12, 27:25 MS [1] - 41:25
J	M			
Joe [2] - 10:1, 34:10 July [2] - 2:24, 41:13				
K	MAHON [65] - 1:17, 4:9, 6:13, 6:15, 6:19, 7:22, 9:1, 10:20, 10:25, 11:5, 13:10, 13:14, 13:16, 13:21, 14:7, 14:10, 14:12, 14:16, 14:20, 14:22, 16:9, 16:12, 16:17, 16:20, 17:10, 18:8, 18:11, 21:13, 21:21, 22:2, 22:5, 22:12, 22:16, 22:21, 22:25, 24:18, 24:21, 25:5, 25:7, 26:13, 26:15, 26:18, 27:18, 27:22, 28:1, 36:6, 36:10, 36:12, 36:15, 36:19, 37:2, 37:5, 37:13, 38:14, 38:17, 40:9, 40:13, 40:16, 40:19, 40:23, 41:16, 41:22, 42:7, 42:17, 42:19 Main [10] - 2:8, 17:15, 19:2, 19:3, 19:7, 19:9, 23:6, 24:18, 25:17, 25:19 maintain [1] - 41:4 maintenance [1] - 26:23 major [1] - 29:22 manner [2] - 9:14, 33:2 mark [1] - 33:8 marketing [1] - 40:18 marriage [1] - 43:15 material [1] - 31:25 matter [2] - 16:9, 43:16 MC [65] - 1:17, 4:9, 6:13, 6:15, 6:19, 7:22, 9:1, 10:20, 10:25, 11:5, 13:10, 13:14, 13:16, 13:21, 14:7, 14:10, 14:12,			
Karen [2] - 4:12, 33:17 KAREN [1] - 1:16 keep [6] - 20:19, 24:7, 26:3, 36:5, 36:15, 36:22 keeping [2] - 27:9, 30:8 kind [3] - 31:8, 32:11, 40:13 kinds [2] - 29:3, 29:15 known [1] - 5:22 KRISTINA [1] - 1:23				
L				
Ladies [1] - 4:2 large [1] - 38:18 last [2] - 5:15, 15:6 Laughter [2] - 34:22, 37:16 learned [2] - 9:21, 11:11 leave [1] - 33:8 left [2] - 4:10, 24:24 legal [3] - 31:4, 31:7, 32:16 liberal [1] - 36:1 light [1] - 37:9 lighting [1] - 26:3 likely [1] - 8:22 line [1] - 26:24 LINGG [1] - 1:23 LLC [4] - 2:7, 2:10, 4:20, 17:17 lobby [9] - 18:5, 18:15, 18:17, 18:23, 19:11, 19:14, 19:15, 20:25, 21:2 located [1] - 4:22 look [4] - 7:8, 22:25, 30:9, 35:11 looked [1] - 23:23 looking [2] - 14:15,				

N				R
<p>name [2] - 4:6, 5:14 Nantucket [1] - 35:23 nature [1] - 27:9 near [2] - 20:5, 24:8 necessarily [1] - 26:1 necessary [2] - 29:23, 30:13 need [9] - 5:4, 11:14, 11:15, 32:7, 36:25, 37:19, 39:7, 40:25, 41:5 needs [2] - 31:7, 32:5 net [1] - 10:15 never [2] - 14:20, 21:24 new [9] - 4:21, 5:6, 5:18, 7:8, 7:10, 7:18, 9:19, 16:13, 21:2 NEW [2] - 1:2, 43:3 New [2] - 1:8, 43:8 next [11] - 3:5, 6:6, 7:2, 10:9, 13:24, 16:25, 32:10, 32:13, 32:14, 40:5, 42:2 nice [2] - 22:25, 39:4 nine [1] - 15:6 noise [1] - 20:20 nondescript [1] - 35:1 none [1] - 19:8 normal [1] - 12:20 norms [3] - 13:5, 13:6, 13:20 Notary [1] - 43:8 note [1] - 40:25 Noted [1] - 42:25 nothing [3] - 9:8, 12:9, 30:7 noticed [1] - 35:23 notices [1] - 17:3 November [1] - 30:20 number [2] - 4:25, 7:9</p>	<p>43:5 older [1] - 38:19 once [2] - 32:20, 32:24 one [14] - 4:21, 6:3, 7:25, 8:3, 9:21, 11:13, 15:16, 19:10, 25:25, 26:25, 34:8, 39:10, 39:20, 39:21 one-family [1] - 4:21 ones [1] - 39:22 open [3] - 8:20, 14:23, 19:4 opening [1] - 24:12 operated [1] - 18:16 opinion [1] - 27:5 opportunity [2] - 12:19, 14:4 order [1] - 4:1 original [1] - 36:22 originally [1] - 5:10 otherwise [1] - 20:4 outcome [1] - 43:16 outside [1] - 36:9 overview [1] - 30:2 own [1] - 14:18 owners [1] - 26:7</p>	<p>pass [1] - 13:5 passed [1] - 42:24 patio [1] - 18:20 PAUL [1] - 1:22 Paul [2] - 8:7, 12:12 Paul's [1] - 32:15 people [6] - 20:18, 21:3, 31:16, 32:2, 40:21, 41:3 percent [1] - 38:18 perfectly [1] - 10:12 perhaps [1] - 8:15 period [1] - 37:21 periods [1] - 29:4 permission [1] - 34:3 person [2] - 18:25, 25:12 phone [1] - 40:5 photo [2] - 18:2, 18:5 photos [1] - 34:2 picture [1] - 22:11 pictures [2] - 33:14, 33:16 place [2] - 36:5, 39:6 placed [1] - 20:15 places [1] - 29:15 plan [1] - 25:10 Planning [8] - 4:24, 8:19, 8:20, 8:22, 9:2, 10:24, 11:4, 14:15 point [3] - 15:16, 28:17, 33:9 policies [2] - 2:16, 28:4 possibility [1] - 36:3 possible [3] - 2:9, 17:16, 34:12 poster [1] - 40:13 preparation [1] - 31:24 prepare [2] - 28:22, 31:16 prepared [1] - 30:7 present [2] - 5:19, 32:9 presented [1] - 27:16 presenting [1] - 31:5 presently [1] - 34:16 Preservation [5] - 2:17, 4:5, 17:1, 26:21, 28:5 PRESERVATION [1] - 1:4</p>	<p>preservation [1] - 27:10 presumably [1] - 30:3 prevent [1] - 9:8 previous [1] - 16:18 problem [1] - 13:17 proceedings [1] - 43:11 process [9] - 12:21, 15:14, 15:21, 16:14, 28:23, 30:2, 32:22, 33:11, 33:21 professional [1] - 15:9 professionals [1] - 15:23 progress [3] - 2:14, 28:3, 31:9 project [4] - 8:24, 10:17, 14:25, 18:13 projects [1] - 12:21 Prokop [1] - 30:8 property [5] - 4:22, 7:18, 17:24, 18:16, 20:4 proposed [1] - 27:6 protect [1] - 27:2 Public [1] - 43:8 public [27] - 2:6, 2:15, 4:19, 5:5, 6:5, 7:1, 7:18, 9:20, 9:25, 10:10, 11:22, 12:12, 12:13, 12:18, 12:19, 14:5, 15:1, 16:16, 16:24, 17:3, 28:3, 29:23, 31:5, 33:2, 42:5, 42:13 purpose [8] - 14:6, 18:12, 18:13, 18:19, 20:12, 20:14, 27:1, 28:20 purview [1] - 12:16 put [5] - 29:14, 33:20, 34:3, 34:18, 37:19</p>	<p>real [1] - 39:1 realize [1] - 25:8 realized [1] - 14:20 really [5] - 29:20, 30:25, 31:15, 33:16, 37:8 recently [1] - 35:22 recommend [3] - 32:23, 35:5, 38:4 recommended [6] - 29:9, 29:10, 35:7, 35:12, 38:3 refers [2] - 4:16, 30:2 reflected [1] - 29:4 reflects [1] - 27:7 regard [1] - 29:7 regardless [2] - 13:9, 13:12 REGULAR [1] - 1:5 regular [1] - 36:1 related [3] - 26:1, 43:13 relatively [1] - 8:13 relocate [1] - 25:2 renovating [1] - 26:5 renovations [2] - 2:13, 17:19 repeat [1] - 14:4 replace [1] - 41:5 replicated [1] - 37:6 report [1] - 28:14 Reporter [1] - 43:7 request [1] - 10:18 required [2] - 11:22, 15:11 requirement [5] - 11:2, 11:5, 11:6, 11:18, 12:5 rescind [5] - 2:4, 4:17, 6:24, 7:25, 16:23 rescinded [1] - 6:2 rescinding [2] - 5:3, 7:25 residence [1] - 5:7 residential [1] - 4:22 residents [1] - 27:3 Response [1] - 42:14 responsibility [1] - 33:1 rest [1] - 37:13 restaurant [1] - 22:24</p>
O	<p>P</p> <p>p.m [6] - 1:11, 3:6, 4:1, 4:3, 42:3, 42:25 PAGE [2] - 2:2, 3:2 PALLAS [34] - 1:22, 8:10, 9:3, 9:6, 9:12, 9:23, 10:3, 10:6, 10:10, 10:14, 11:3, 11:8, 11:12, 11:17, 11:20, 11:24, 12:3, 12:8, 12:15, 12:18, 12:23, 13:2, 13:7, 13:23, 14:9, 14:11, 14:14, 14:17, 14:21, 15:2, 15:7, 15:12, 23:13, 32:19 paned [2] - 36:23, 37:1 parking [1] - 39:16 part [4] - 19:14, 19:19, 26:6, 26:21 particular [6] - 5:2, 12:9, 33:19, 33:25, 37:10, 38:20 parties [1] - 43:14</p>	<p>Q</p> <p>questions [9] - 5:12, 6:10, 24:4, 26:14, 26:16, 26:22, 29:13, 29:15, 33:14 quite [1] - 5:4</p>		
<p>obtain [1] - 28:23 obvious [1] - 18:23 obviously [1] - 27:11 October [5] - 3:6, 8:21, 17:2, 30:19, 42:3 OF [5] - 1:1, 1:2, 43:3,</p>				

<p>result [2] - 10:15 results [1] - 27:7 retail [2] - 19:22, 19:24 returned [1] - 35:22 revert [1] - 19:21 review [9] - 2:21, 8:23, 28:8, 28:16, 28:17, 28:22, 30:25, 32:15, 33:21 revisions [1] - 30:13 Revival [1] - 33:20 Rob [1] - 15:10 Robert [1] - 17:21 roof [2] - 24:8, 26:23 room [2] - 25:21, 25:22 rooms [3] - 19:25, 20:4, 20:7 Roselle [2] - 4:8, 14:24 ROSELLE [1] - 1:15</p>	<p>29:12, 30:15, 43:17 setting [1] - 14:5 sharing [1] - 30:16 shop [2] - 18:15, 18:17 shots [1] - 40:5 show [2] - 18:6, 41:7 showed [1] - 25:11 shows [1] - 18:3 shy [1] - 5:21 side [10] - 18:3, 20:1, 20:19, 21:10, 21:13, 21:23, 24:12, 24:15, 24:24, 26:2 sign [1] - 24:14 signage [1] - 29:8 signed [1] - 25:19 signs [1] - 25:8 similar [1] - 19:17 simultaneously [2] - 9:8, 9:9 single [1] - 37:6 single-glazed [1] - 37:6 site [4] - 11:15, 11:18, 11:24, 12:6 sitting [1] - 10:2 situation [3] - 5:25, 15:24, 31:11 smaller [1] - 12:21 Society [2] - 39:13, 40:3 Society's [1] - 39:10 solution [1] - 6:4 sometimes [1] - 39:2 somewhere [1] - 35:2 sorry [5] - 6:22, 7:5, 23:13, 23:15, 25:7 space [3] - 19:20, 20:23, 26:25 specific [2] - 2:16, 28:4 specifically [2] - 2:20, 28:7 Square [2] - 2:10, 17:17 SS [1] - 43:4 staff [1] - 32:25 stages [1] - 30:22 stairs [1] - 24:25 STATE [2] - 1:2, 43:3 State [1] - 43:8 Station [2] - 3:7, 42:4</p>	<p>stem [1] - 7:23 step [4] - 32:13, 32:14, 32:15 Stephen [1] - 4:6 STEPHEN [1] - 1:14 steps [2] - 28:23, 29:21 sticks [1] - 37:14 still [8] - 8:20, 10:16, 12:11, 12:24, 13:5, 14:23, 25:3, 30:21 stimulating [1] - 27:4 Stirling [5] - 2:10, 17:17, 39:9, 39:12, 40:2 stop [1] - 33:21 store [1] - 38:22 Store [1] - 24:16 storm [2] - 35:14, 36:1 street [1] - 17:25 Street [18] - 1:7, 2:3, 2:8, 3:7, 4:17, 4:23, 7:9, 14:25, 17:16, 19:2, 19:3, 19:7, 19:9, 23:6, 24:19, 25:17, 25:19, 42:4 striving [1] - 15:17 strong [1] - 26:3 structure [2] - 18:7, 33:25 style [4] - 37:7, 37:10, 38:13, 38:20 styles [6] - 33:19, 33:23, 38:11, 38:22, 39:3 submitted [1] - 28:15 SUFFOLK [2] - 1:2, 43:5 suggestion [6] - 39:9, 40:1, 40:4, 40:17, 40:23, 40:24 supporting [1] - 27:4 supposed [2] - 5:10, 9:1</p>	<p>THE [1] - 1:23 themselves [1] - 32:7 there'll [1] - 10:10 thereby [1] - 27:3 Third [3] - 1:7, 3:7, 42:4 third [1] - 27:1 thoughts [1] - 5:22 three [3] - 5:16, 5:25, 16:1 timely [1] - 9:14 TO [1] - 1:23 today [1] - 35:23 today's [1] - 42:6 tonight [4] - 4:14, 6:5, 26:23, 28:12 totally [1] - 14:17 tour [1] - 37:22 track [1] - 26:3 transcription [1] - 43:11 transcriptionist [1] - 23:14 transparent [2] - 18:23, 20:23 Tree [1] - 22:4 true [2] - 37:9, 43:11 trusted [1] - 28:12 Trustees [3] - 30:17, 31:4, 32:17 try [1] - 35:5 turn [1] - 28:12 turned [1] - 28:10 turns [1] - 27:5 two [8] - 12:24, 14:14, 24:3, 25:5, 25:8, 32:2, 39:2, 39:22 type [2] - 18:6, 20:21</p>	<p>understood [2] - 12:2, 34:5 unless [1] - 20:18 unrelated [1] - 11:3 up [12] - 6:4, 11:25, 13:7, 14:1, 14:3, 16:4, 18:9, 24:24, 33:8, 34:4, 37:14</p>
S				
<p>sample [1] - 39:7 schedule [9] - 2:6, 3:5, 4:19, 7:1, 8:18, 8:24, 16:24, 28:15, 42:2 scheduled [2] - 8:14, 9:25 scheduling [1] - 10:7 SCTM [2] - 4:25, 17:20 second [5] - 17:5, 27:18, 41:6, 42:23, 42:24 section [1] - 35:6 see [7] - 12:9, 13:3, 17:22, 19:16, 20:24, 33:14, 35:12 seeing [1] - 33:1 seeks [4] - 2:11, 4:20, 5:5, 17:18 seem [1] - 32:10 separate [2] - 10:23, 14:14 September [4] - 1:10, 4:3, 43:12, 43:18 sequencing [1] - 16:10 SESSION [1] - 1:5 set [5] - 14:18, 28:17,</p>	<p>29:12, 30:15, 43:17 setting [1] - 14:5 sharing [1] - 30:16 shop [2] - 18:15, 18:17 shots [1] - 40:5 show [2] - 18:6, 41:7 showed [1] - 25:11 shows [1] - 18:3 shy [1] - 5:21 side [10] - 18:3, 20:1, 20:19, 21:10, 21:13, 21:23, 24:12, 24:15, 24:24, 26:2 sign [1] - 24:14 signage [1] - 29:8 signed [1] - 25:19 signs [1] - 25:8 similar [1] - 19:17 simultaneously [2] - 9:8, 9:9 single [1] - 37:6 single-glazed [1] - 37:6 site [4] - 11:15, 11:18, 11:24, 12:6 sitting [1] - 10:2 situation [3] - 5:25, 15:24, 31:11 smaller [1] - 12:21 Society [2] - 39:13, 40:3 Society's [1] - 39:10 solution [1] - 6:4 sometimes [1] - 39:2 somewhere [1] - 35:2 sorry [5] - 6:22, 7:5, 23:13, 23:15, 25:7 space [3] - 19:20, 20:23, 26:25 specific [2] - 2:16, 28:4 specifically [2] - 2:20, 28:7 Square [2] - 2:10, 17:17 SS [1] - 43:4 staff [1] - 32:25 stages [1] - 30:22 stairs [1] - 24:25 STATE [2] - 1:2, 43:3 State [1] - 43:8 Station [2] - 3:7, 42:4</p>	<p>stem [1] - 7:23 step [4] - 32:13, 32:14, 32:15 Stephen [1] - 4:6 STEPHEN [1] - 1:14 steps [2] - 28:23, 29:21 sticks [1] - 37:14 still [8] - 8:20, 10:16, 12:11, 12:24, 13:5, 14:23, 25:3, 30:21 stimulating [1] - 27:4 Stirling [5] - 2:10, 17:17, 39:9, 39:12, 40:2 stop [1] - 33:21 store [1] - 38:22 Store [1] - 24:16 storm [2] - 35:14, 36:1 street [1] - 17:25 Street [18] - 1:7, 2:3, 2:8, 3:7, 4:17, 4:23, 7:9, 14:25, 17:16, 19:2, 19:3, 19:7, 19:9, 23:6, 24:19, 25:17, 25:19, 42:4 striving [1] - 15:17 strong [1] - 26:3 structure [2] - 18:7, 33:25 style [4] - 37:7, 37:10, 38:13, 38:20 styles [6] - 33:19, 33:23, 38:11, 38:22, 39:3 submitted [1] - 28:15 SUFFOLK [2] - 1:2, 43:5 suggestion [6] - 39:9, 40:1, 40:4, 40:17, 40:23, 40:24 supporting [1] - 27:4 supposed [2] - 5:10, 9:1</p>	<p>THE [1] - 1:23 themselves [1] - 32:7 there'll [1] - 10:10 thereby [1] - 27:3 Third [3] - 1:7, 3:7, 42:4 third [1] - 27:1 thoughts [1] - 5:22 three [3] - 5:16, 5:25, 16:1 timely [1] - 9:14 TO [1] - 1:23 today [1] - 35:23 today's [1] - 42:6 tonight [4] - 4:14, 6:5, 26:23, 28:12 totally [1] - 14:17 tour [1] - 37:22 track [1] - 26:3 transcription [1] - 43:11 transcriptionist [1] - 23:14 transparent [2] - 18:23, 20:23 Tree [1] - 22:4 true [2] - 37:9, 43:11 trusted [1] - 28:12 Trustees [3] - 30:17, 31:4, 32:17 try [1] - 35:5 turn [1] - 28:12 turned [1] - 28:10 turns [1] - 27:5 two [8] - 12:24, 14:14, 24:3, 25:5, 25:8, 32:2, 39:2, 39:22 type [2] - 18:6, 20:21</p>	<p>understood [2] - 12:2, 34:5 unless [1] - 20:18 unrelated [1] - 11:3 up [12] - 6:4, 11:25, 13:7, 14:1, 14:3, 16:4, 18:9, 24:24, 33:8, 34:4, 37:14</p>
S				
<p>sample [1] - 39:7 schedule [9] - 2:6, 3:5, 4:19, 7:1, 8:18, 8:24, 16:24, 28:15, 42:2 scheduled [2] - 8:14, 9:25 scheduling [1] - 10:7 SCTM [2] - 4:25, 17:20 second [5] - 17:5, 27:18, 41:6, 42:23, 42:24 section [1] - 35:6 see [7] - 12:9, 13:3, 17:22, 19:16, 20:24, 33:14, 35:12 seeing [1] - 33:1 seeks [4] - 2:11, 4:20, 5:5, 17:18 seem [1] - 32:10 separate [2] - 10:23, 14:14 September [4] - 1:10, 4:3, 43:12, 43:18 sequencing [1] - 16:10 SESSION [1] - 1:5 set [5] - 14:18, 28:17,</p>	<p>29:12, 30:15, 43:17 setting [1] - 14:5 sharing [1] - 30:16 shop [2] - 18:15, 18:17 shots [1] - 40:5 show [2] - 18:6, 41:7 showed [1] - 25:11 shows [1] - 18:3 shy [1] - 5:21 side [10] - 18:3, 20:1, 20:19, 21:10, 21:13, 21:23, 24:12, 24:15, 24:24, 26:2 sign [1] - 24:14 signage [1] - 29:8 signed [1] - 25:19 signs [1] - 25:8 similar [1] - 19:17 simultaneously [2] - 9:8, 9:9 single [1] - 37:6 single-glazed [1] - 37:6 site [4] - 11:15, 11:18, 11:24, 12:6 sitting [1] - 10:2 situation [3] - 5:25, 15:24, 31:11 smaller [1] - 12:21 Society [2] - 39:13, 40:3 Society's [1] - 39:10 solution [1] - 6:4 sometimes [1] - 39:2 somewhere [1] - 35:2 sorry [5] - 6:22, 7:5, 23:13, 23:15, 25:7 space [3] - 19:20, 20:23, 26:25 specific [2] - 2:16, 28:4 specifically [2] - 2:20, 28:7 Square [2] - 2:10, 17:17 SS [1] - 43:4 staff [1] - 32:25 stages [1] - 30:22 stairs [1] - 24:25 STATE [2] - 1:2, 43:3 State [1] - 43:8 Station [2] - 3:7, 42:4</p>	<p>stem [1] - 7:23 step [4] - 32:13, 32:14, 32:15 Stephen [1] - 4:6 STEPHEN [1] - 1:14 steps [2] - 28:23, 29:21 sticks [1] - 37:14 still [8] - 8:20, 10:16, 12:11, 12:24, 13:5, 14:23, 25:3, 30:21 stimulating [1] - 27:4 Stirling [5] - 2:10, 17:17, 39:9, 39:12, 40:2 stop [1] - 33:21 store [1] - 38:22 Store [1] - 24:16 storm [2] - 35:14, 36:1 street [1] - 17:25 Street [18] - 1:7, 2:3, 2:8, 3:7, 4:17, 4:23, 7:9, 14:25, 17:16, 19:2, 19:3, 19:7, 19:9, 23:6, 24:19, 25:17, 25:19, 42:4 striving [1] - 15:17 strong [1] - 26:3 structure [2] - 18:7, 33:25 style [4] - 37:7, 37:10, 38:13, 38:20 styles [6] - 33:19, 33:23, 38:11, 38:22, 39:3 submitted [1] - 28:15 SUFFOLK [2] - 1:2, 43:5 suggestion [6] - 39:9, 40:1, 40:4, 40:17, 40:23, 40:24 supporting [1] - 27:4 supposed [2] - 5:10, 9:1</p>	<p>THE [1] - 1:23 themselves [1] - 32:7 there'll [1] - 10:10 thereby [1] - 27:3 Third [3] - 1:7, 3:7, 42:4 third [1] - 27:1 thoughts [1] - 5:22 three [3] - 5:16, 5:25, 16:1 timely [1] - 9:14 TO [1] - 1:23 today [1] - 35:23 today's [1] - 42:6 tonight [4] - 4:14, 6:5, 26:23, 28:12 totally [1] - 14:17 tour [1] - 37:22 track [1] - 26:3 transcription [1] - 43:11 transcriptionist [1] - 23:14 transparent [2] - 18:23, 20:23 Tree [1] - 22:4 true [2] - 37:9, 43:11 trusted [1] - 28:12 Trustees [3] - 30:17, 31:4, 32:17 try [1] - 35:5 turn [1] - 28:12 turned [1] - 28:10 turns [1] - 27:5 two [8] - 12:24, 14:14, 24:3, 25:5, 25:8, 32:2, 39:2, 39:22 type [2] - 18:6, 20:21</p>	<p>understood [2] - 12:2, 34:5 unless [1] - 20:18 unrelated [1] - 11:3 up [12] - 6:4, 11:25, 13:7, 14:1, 14:3, 16:4, 18:9, 24:24, 33:8, 34:4, 37:14</p>
S				
<p>sample [1] - 39:7 schedule [9] - 2:6, 3:5, 4:19, 7:1, 8:18, 8:24, 16:24, 28:15, 42:2 scheduled [2] - 8:14, 9:25 scheduling [1] - 10:7 SCTM [2] - 4:25, 17:20 second [5] - 17:5, 27:18, 41:6, 42:23, 42:24 section [1] - 35:6 see [7] - 12:9, 13:3, 17:22, 19:16, 20:24, 33:14, 35:12 seeing [1] - 33:1 seeks [4] - 2:11, 4:20, 5:5, 17:18 seem [1] - 32:10 separate [2] - 10:23, 14:14 September [4] - 1:10, 4:3, 43:12, 43:18 sequencing [1] - 16:10 SESSION [1] - 1:5 set [5] - 14:18, 28:17,</p>	<p>29:12, 30:15, 43:17 setting [1] - 14:5 sharing [1] - 30:16 shop [2] - 18:15, 18:17 shots [1] - 40:5 show [2] - 18:6, 41:7 showed [1] - 25:11 shows [1] - 18:3 shy [1] - 5:21 side [10] - 18:3, 20:1, 20:19, 21:10, 21:13, 21:23, 24:12, 24:15, 24:24, 26:2 sign [1] - 24:14 signage [1] - 29:8 signed [1] - 25:19 signs [1] - 25:8 similar [1] - 19:17 simultaneously [2] - 9:8, 9:9 single [1] - 37:6 single-glazed [1] - 37:6 site [4] - 11:15, 11:18, 11:24, 12:6 sitting [1] - 10:2 situation [3] - 5:25, 15:24, 31:11 smaller [1] - 12:21 Society [2] - 39:13, 40:3 Society's [1] - 39:10 solution [1] - 6:4 sometimes [1] - 39:2 somewhere [1] - 35:2 sorry [5] - 6:22, 7:5, 23:13, 23:15, 25:7 space [3] - 19:20, 20:23, 26:25 specific [2] - 2:16, 28:4 specifically [2] - 2:20, 28:7 Square [2] - 2:10, 17:17 SS [1] - 43:4 staff [1] - 32:25 stages [1] - 30:22 stairs [1] - 24:25 STATE [2] - 1:2, 43:3 State [1] - 43:8 Station [2] - 3:7, 42:4</p>	<p>stem [1] - 7:23 step [4] - 32:13, 32:14, 32:15 Stephen [1] - 4:6 STEPHEN [1] - 1:14 steps [2] - 28:23, 29:21 sticks [1] - 37:14 still [8] - 8:20, 10:16, 12:11, 12:24, 13:5, 14:23, 25:3, 30:21 stimulating [1] - 27:4 Stirling [5] - 2:10, 17:17, 39:9, 39:12, 40:2 stop [1] - 33:21 store [1] - 38:22 Store [1] - 24:16 storm [2] - 35:14, 36:1 street [1] - 17:25 Street [18] - 1:7, 2:3, 2:8, 3:7, 4:17, 4:23, 7:9, 14:25, 17:16, 19:2, 19:3, 19:7, 19:9, 23:6, 24:19, 25:17, 25:19, 42:4 striving [1] - 15:17 strong [1] - 26:3 structure [2] - 18:7, 33:25 style [4] - 37:7, 37:10, 38:13, 38:20 styles [6] - 33:19, 33:23, 38:11, 38:22, 39:3 submitted [1] - 28:15 SUFFOLK [2] - 1:2, 43:5 suggestion [6] - 39:9, 40:1, 40:4, 40:17, 40:23, 40:24 supporting [1] - 27:4 supposed [2] - 5:10, 9:1</p>	<p>THE [1] - 1:23 themselves [1] - 32:7 there'll [1] - 10:10 thereby [1] - 27:3 Third [3] - 1:7, 3:7, 42:4 third [1] - 27:1 thoughts [1] - 5:22 three [3] - 5:16, 5:25, 16:1 timely [1] - 9:14 TO [1] - 1:23 today [1] - 35:23 today's [1] - 42:6 tonight [4] - 4:14, 6:5, 26:23, 28:12 totally [1] - 14:17 tour [1] - 37:22 track [1] - 26:3 transcription [1] - 43:11 transcriptionist [1] - 23:14 transparent [2] - 18:23, 20:23 Tree [1] - 22:4 true [2] - 37:9, 43:11 trusted [1] - 28:12 Trustees [3] - 30:17, 31:4, 32:17 try [1] - 35:5 turn [1] - 28:12 turned [1] - 28:10 turns [1] - 27:5 two [8] - 12:24, 14:14, 24:3, 25:5, 25:8, 32:2, 39:2, 39:22 type [2] - 18:6, 20:21</p>	<p>understood [2] - 12:2, 34:5 unless [1] - 20:18 unrelated [1] - 11:3 up [12] - 6:4, 11:25, 13:7, 14:1, 14:3, 16:4, 18:9, 24:24, 33:8, 34:4, 37:14</p>
S				
<p>sample [1] - 39:7 schedule [9] - 2:6, 3:5, 4:19, 7:1, 8:18, 8:24, 16:24, 28:15, 42:2 scheduled [2] - 8:14, </p>				

whole [1] - 22:14 window [1] - 41:6 windows [10] - 2:19, 28:6, 29:8, 36:1, 36:2, 36:5, 36:22, 37:6, 37:24, 41:5 WITNESS [1] - 43:17 wondering [1] - 36:2
Y
YORK [2] - 1:2, 43:3 York [2] - 1:8, 43:9