HPC REGULAR MEETING 11/06/2017

VILLAGE OF GREENPORT
COUNTY OF SUFFOLK: STATE OF NEW YORK
------------------------------------------X

HISTORIC PRESERVATION COMMISSION

REGULAR MEETING

------------------------------------------X

November 6, 2017
5:03 p.m.

Third Street Fire Station
Greenport, New York

MINUTES

BEFORE: STEVEN BULL, Chairman
ROSELLE BORRELLI, Member
DENNIS McMAHON, Member
CAROLINE WALOSKI, Member (Absent)
SUSAN WETSELL, Member (Absent)

ALSO PRESENT:
KRISTINA LINGG, Building Department Clerk
EILEEN WINGATE, Building Inspector

Donna L. Ritzmann, Court Reporter
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THE CHAIRMAN: Okay. Ladies and gentlemen. This is the November 6th, 2017 meeting of the Village of Greenport Historic Preservation Commission. My name is Steven Bull. I'm the chairman. And on my right I have?

MR. McMAHON: Dennis McMahon.

THE CHAIRMAN: And on my left?

MS. BORRELLI: Roselle Borrelli.

THE CHAIRMAN: So this meeting is now off to starting with Item Number One, 502 Carpenter Street. It's a discussion and possible motion on the application submitted by 502 Carpenter Street, LLC. The applicant is proposing the addition of a porch. Is the applicant here?

MS. WINGATE: This is the third month he's not here, so you have options to not accept the application or make a decision without being able to answer questions.

MR. McMAHON: Are there drawings?

MS. LINGG: You had that the last time.

MS. WINGATE: Yeah, it was last
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THE CHAIRMAN: There is this page here and there's paperwork (Referring).

MS. WINGATE: There's drawings, there's full sets of drawings.

THE CHAIRMAN: Oh, yes. I have a full set of drawings from last time I think.

MS. WINGATE: From last time.

MS. BORRELLI: Yes.

THE CHAIRMAN: Here we go.

(Perusing) So I guess this must be the porch (Referring), that's the porch.

MR. McMAHON: This is the corner of Ludlam and Carpenter Street?

MS. WINGATE: Yes, it is.

THE CHAIRMAN: Yeah, we already approved the original drawings for this house and all the details. I believe this back porch was not included at the time, I think there was maybe a little gray issues and I think they just wanted to take the time to make sure that that's what they wanted.

MR. McMAHON: This is perfect, I've seen this.
MS. WINGATE: Can you speak into the microphone?

MR. McMAHON: I'm sorry. I understand this house very well. I lived next door two or three years. And this is a secondary entryway off of Ludlam. As far as I'm concerned that's adequate for me anyway, if you choose to go over there and take a look at it yourself, I understand the house. I've seen what they've been doing. They've been doing a real bang up job on it, so. I have every --

MR. INGA: Hi, how are you?

MS. WINGATE: He's here to talk about this house.

MR. McMAHON: This house, fantastic.

THE CHAIRMAN: Oh. So please step up to the podium. Introduce yourself and talk about this house.

Is that the house we're talking about?

MS. WINGATE: Yes.

MR. McMAHON: Is this the porch?
MS. WINGATE: Speak into the microphone and introduce yourself so that she can --

MS. MOORE: I speak Spanish if you need extra help.

MR. INGA: Yeah. Okay.

THE CHAIRMAN: Okay. So please what's your name and where do you live?

MR. INGA: I live in Shirley. My name is Johnny I-N-G-A.

THE CHAIRMAN: Okay. So Johnny, we understand that this porch here is the porch that you're here to talk about?

MR. INGA: Yes.

THE CHAIRMAN: And I think we've heard already that you've been working, doing other work on the house, there's a front porch or another porch --

MR. INGA: Yeah.

THE CHAIRMAN: -- that's finished.

MR. INGA: Same house in the front.

THE CHAIRMAN: Same house, but this is a back porch?

MR. INGA: For there.
THE CHAIRMAN: And it will be finished in the same way as the front porch in the same manner?

MR. McMAHON: The same wood, the same --

MR. INGA: Yes, with the exterior wood.

MR. McMAHON: Yes.

MR. INGA: Mm-hmm.

MR. McMAHON: Okay. Yes, I know this house because I lived next door to this house years ago, so I've been watching all the work that you've been doing. Everything looks very nice.

MR. INGA: Okay.

MR. McMAHON: So this is the side porch facing towards Ludlam Street?

MR. INGA: Okay.

MR. McMAHON: Yes?

MR. INGA: Yes.

MS. WINGATE: Yes.

MR. McMAHON: That's it.

THE CHAIRMAN: That's it.

MR. McMAHON: I understand, and
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it's going to be the same material as you used for the front porch, same wood, same ballasters, the same rail system?

MR. INGA: Yes, and the trim is going to be Versatex.

THE CHAIRMAN: That's fine, we accept Versatex. So the trim is Versatex and the rest of the finishings of the porch will be in wood and in a similar feel to the front porch of the house?

MR. INGA: Yes.

MR. McMAHON: Same rail system?

MR. INGA: Same railings and same steps, Mahogany.


THE CHAIRMAN: Okay. So I make a motion to approve this rear porch presented in this plan, that it will match in the feeling and materials to the front porch of the house, certain trim and Versatex and that we approve this application for --

MS. BORRELLI: Can I just ask him one question?

THE CHAIRMAN: Oh, please.
MS. BORRELLI: (Speaking in Spanish). I just wanted to verify it was all in the same --

MS. WINGATE: Roselle, we can't do this.

MS. BORRELLI -- it was all done in the same fashion and all the materials are going to be the same. He's already -- I was just concerned that he's the guy that did the other stuff because it's really a beautifully done job.

MR. INGA: Thank you.

MS. BORRELLI: Very beautifully done.

MR. INGA: Thank you very much.

THE CHAIRMAN: So the translation is that?

MS. BORRELLI: Everything is going to be done within the same fashion. He is the gentleman that did everything else. And it's gonna be beautiful, I suppose.

MR. McMAHON: Okay. I will second the motion.

THE CHAIRMAN: All in favor?
MS. BORRELLI: Aye.
MR. McMAHON: Aye.
THE CHAIRMAN: Aye.
MR. INGA: Thank you.
MR. McMAHON: Thank you.
THE CHAIRMAN: Thank you very much.
MR. INGA: That's it?
MR. McMAHON: That's it. Free to go. That wasn't so hard.
MS. WINGATE: That's not it. I have to write the Building Permit, so you have to come to the office next week and pickup the permit.
MR. INGA: Next week when?
MS. WINGATE: Monday.
MR. INGA: Next week Monday, okay.
MS. WINGATE: Okay? You want it sooner?
MR. INGA: No, it's fine.
MR. INGA: Thank you very much.
THE CHAIRMAN: Thank you.
Okay. The next item on the agenda
is Item Number Two, 837 Main Street,
discussion and possible motion on the
application submitted by John Sampogna. The
applicant is proposing to construct a pool in
the rear yard and is also proposing to
construct a fence, SCTM 1001-2-1-19.1.

MR. ALTINTOPRAK: Hello.

MS. WINGATE: Introduce yourself.

MR. ALTINTOPRAK: Oh, yeah. Hi, my
name is Bill. I am from Long Island Pool Care
Corporation in Southold. The homeowner's not
here, so I'm the contractor.

THE CHAIRMAN: Okay.

MR. McMAHON: All good.

MS. BORRELLI: So the house is on
Main Street and the back of the house is on
Web Street.

THE CHAIRMAN: So we have a map of
the location, but we don't have any elevations
or other detail concerning the look and the
placement of the pool in what appears to be
the backyard. So can you talk to us a little
bit about the fence or are you here just to
talk about the pool?
MR. ALTINTOPRAK: No, I can talk about the fence. What's going to be the question? Okay. Well, there's privets actually you saw that on the line, it's the red line that goes in.

THE CHAIRMAN: Mm-hmm.

MR. McMAHON: Mm-hmm.

MR. ALTINTOPRAK: That's already halfway through the privet hedges, so we're going to put a chain link fence to hide it in between, you know, right into the hedges.

THE CHAIRMAN: Uh-huh.

MR. ALTINTOPRAK: So four-feet high.

THE CHAIRMAN: So the fence will be chain link four-feet high imbedded in the privet, does that encompass the entire border of the fence; in other words, are there portions of the chain link fence which will be visible?

MR. ALTINTOPRAK: Only section is going to be visible by the gate. So it's got a gate goes into the driveway, back of the house.
THE CHAIRMAN: At the back of the house?

MR. ALTINTOPRAK: Yes.

THE CHAIRMAN: So can -- I don't see it here on this drawing.

MR. ALTINTOPRAK: Can I come over there and show it to you?

THE CHAIRMAN: Please.

MR. ALTINTOPRAK: The gate is right here (indicating).

THE CHAIRMAN: Okay. And so what's happening over here (Referring)?

MR. ALTINTOPRAK: There's nothing on that side actually, it's all hedges. It is all fence goes all the way around this way (Indicating).

THE CHAIRMAN: So it will be completely --

MR. ALTINTOPRAK: It's already got an existing stockade fence, just got to put the fence and hedges on this side (Indicating).

THE CHAIRMAN: Okay.

MS. BORRELLI: I have a question.
MR. ALTINTOPRAK: Sure.

MS. BORRELLI: Maybe -- so this is the house that sits on the corner of Main and Web?

MS. WINGATE: No.

MR. ALTINTOPRAK: No.

MS. BORRELLI: No?

MS. WINGATE: This is halfway up the middle, it's the house that was just done blue. You --

MS. ANTONIADIES: No, it's a cedar house, it was just redone --

MS. WINGATE: It used to be blue, that's right.

MS. ANTONIADIES: -- dark gray turned to cedar.

MS. WINGATE: I got it backwards.

MS. BORRELLI: Okay.

THE CHAIRMAN: I mean this --

MR. McMAHON: Not that it's a non point, but it's a chain link fence within a hedge and it's done quite often.

THE CHAIRMAN: Yeah. So I don't think we have an issue with the hedge.
MR. McMAHON: I don't have an issue with the hedge.

THE CHAIRMAN: But I'm wondering what the issue is, is that we have in terms of the addition of a pool.

MR. McMAHON: Mm-hmm.

THE CHAIRMAN: Because it's come up before, a pool, in that case the pool was visible from the street and the fence was an issue, but we fixed that at that time, but do we have -- what are our issues around having the pool as a backyard since it looks like there's a shed there as well?

MR. ALTINTOPRAK: There's no shed there anymore, just the garage.

THE CHAIRMAN: Oh, okay. So the shed has been removed?

MR. ALTINTOPRAK: The shed is already removed, I never see the shed over there, so.

THE CHAIRMAN: So are there any other features that have been changed in this backyard that we're not aware of that we don't see here?
MR. ALTINTOPRAK: Well, I have a new plan, um...

THE CHAIRMAN: Okay.

MR. ALTINTOPRAK: It's actually you can see it better (Handing). Just the garage here (Indicating). There's nothing in here (Indicating), which I don't know what was done before because I never aware. I was there after everything was completed, everything was done around the house.

MR. McMAHON: Okay. It's good.

THE CHAIRMAN: So do you have any details to show us on the nature of the pool, how the deck around the pool is going?

MR. ALTINTOPRAK: It's nothing that's going to be around the pool. Elevation of the pool is at the patio right here (Indicating), so it's going to be the same height as the patio because they're not putting any patio around the pool, they plan to put only 16 inches couping around the pool. They're gonna keep the grass all the way around and all they have hedges all the way to the front and this (Indicating), this is the
pool, kind of pretty much is invisible from the street (Indicating).

MR. McMAHON: Mm-hmm.

MR. ALTINTOPRAK: They already have privet hedges.

THE CHAIRMAN: But if the hedges are four-foot high against the street then it will be visible from the street?

MR. ALTINTOPRAK: Yeah. The house already four-feet higher than the street.

THE CHAIRMAN: Oh, okay. So where is the pool equipment going?

MR. ALTINTOPRAK: (Referring) Right behind the garage (Indicating).

THE CHAIRMAN: Okay. But there's not additional construction, there's just kind of a mean to which holds the equipment?

MR. McMAHON: Just a pad.

MR. ALTINTOPRAK: Just pretty much the pad, the pump and filter is nothing.

THE CHAIRMAN: The pad, okay.

MR. ALTINTOPRAK: And you can put dry well in here so just drainage (Indicating).
THE CHAIRMAN: Oh, yeah, dry wells?

MR. ALTINTOPRAK: Yeah.

THE CHAIRMAN: Okay. For maintenance purposes?

MR. ALTINTOPRAK: Yes.

MR. McMAHON: I'm good.

MR. ALTINTOPRAK: No issues.

THE CHAIRMAN: So the pool equipment goes there (Referring), dry well (Referring), so that's not even at all visible, this is a fence, chain link with a four-foot hedge?

MR. ALTINTOPRAK: Four-foot privet hedges, yeah.

THE CHAIRMAN: Privet hedges. And the hedges are not to exceed four feet in height?

MS. WINGATE: Only in the front yard, in the rear yard they could be as tall as they want.

THE CHAIRMAN: As tall as they want, okay. So then this hedge that I see here is not in the -- it's not facing -- it's not close enough, so this hedge here could be
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at any height it wants to be (Indicating)?

MS. WINGATE: As long as it's 30-feet from the front property line.

THE CHAIRMAN: Do we have any other questions about this project?

MR. McMAHON: I'm all set.

THE CHAIRMAN: I make a motion that we approve this pool as based on the new drawings that we have received.

MS. BORRELLI: Are we approving a pool or are we approving the fence?

THE CHAIRMAN: A fence and we have the application of a pool because any of the activities within this Historic District which are a part of our consideration have overall to do with not only what is visible from the street, but the overall development of the property itself. And now pools are not, outdoor pools, are not a tradition in Greenport, but they are things that people add --

MR. McMAHON: That's right.

THE CHAIRMAN: -- to their houses, so as long as there's nothing going on that
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detracts from the building itself and that the pool is built into the ground and it's, you know, tastefully presented so that then I don't believe we have a complaint to prevent a person from having a pool.

MR. McMAHON: Okay.

THE CHAIRMAN: We have a pool, we have a hedge that has an imbedded chain link fence. I make a motion to approve the application?

MR. McMAHON: I'll second the motion.

THE CHAIRMAN: All in favor?

MS. BORRELLI: Aye.

MR. McMAHON: Aye.

THE CHAIRMAN: Okay. Moving on.

Thank you (Handing).

MR. ALTINTOPRAK: Thank you.

THE CHAIRMAN: Item number three, 440 First Street, continued discussion and possible motion on the application submitted by Eric Urban. The applicant is proposing to demolish the existing porch on the south side of the residence. HPC members have requested
that there be a site visit for HPC members at four p.m. on November 6th, 2017. The location is SCTM 1001-4-7-1. And two of the members, Dennis and myself, were at the 4:00 o'clock site review with Eileen Wingate and Kristina.

So I see no reason why we should allow the applicant to demolish the existing porch because the porch is in good condition, i mean good enough condition that it could be repaired and made functional, more functional, if construction is strong enough. It hasn't been -- it seems it hasn't been maintained for several years. There are other portions of the porch which are in the front of the property, it's -- this house is an important part of the landscape of Greenport and our mission is keeping this a historic preservation. So I don't -- what do some of the other people feel about this?

MR. McMAHON: Well, the point -- the point was the violation and the violation was what prompted the demolition; is that correct? So if we're not going to -- if it doesn't have to be demolished, then that's the
request of your client is not to have to demolish at this point.

MS. MOORE: Um, I think our position was we were prepared to leave status quo for now.

MR. McMAHON: That's correct.

MS. MOORE: Only to the extent that if the village insists on the restoration of that porch, it's cost prohibitive and, therefore, our alternative would only be to demolish it. And, for the record, we did provide you at the meeting, and I'll make sure you add it to your record, if not I have additional photocopies, a 1935 photograph of the house which shows the character, the look of the house prior to the expansion of the porch, the portico, the extension of the porch on the street as well as that porch that is the subject of this hearing -- of this meeting. So there is a record that the porch -- the house would still be characteristic of the village if the porch was not there, and that's what the record shows (Referring), but we can keep things status quo. And at some
point if we have to come back, we will, but I think realistically it's just cost prohibitive, so whether it's now or later, I think we're gonna be at the same point, so.

THE CHAIRMAN: So what -- so this photograph was given to us at the meeting that we had and it looks like the house and it was of the date that there was a smaller porch on the house. There are two things that photograph doesn't quite show, which is the -- there are two trees that are there on the property, which are almost heritage trees that they're so important to the look of the house, and in terms of even balancing the look of the property, and so just as the existing porch gives the property certain character, the previous porch that was there also provided the character. So as far as the demolition of the existing porch, since -- with our visit it was to check its structural integrity, it still is strong enough. If the applicant wishes in the future to do something about the property, then it would be a new application to either restore the porch as it once was or
to bring the current porch into -- or to maintain the current porch by the best method that they have that's available to them. So, um, the importance of this property is that we're able to keep the look and the feel in the neighborhood. I think we're all in agreement on that.

MS. BORRELLI: Mm-hmm.

MS. MOORE: Well, I would just point out if you were to look across the street at the two houses that are directly across you will see almost mirror images of this porch. Um, the directly across I think Mr. Poles (phonetic), the previous owner --

THE CHAIRMAN: Yes, the house across the street from this house, yes.

MS. MOORE: It has -- yup, it has a very similar size porch and dimensionally about the same except it now has a gingerbread scroll, I don't know what it had before, and then the house directly to the south of that as well has a very similar size porch. And as we were walking from the house over here we noticed, we kinda pointed out to ourselves
that this 1930's look was very prominent in
the Village of Greenport. Many of the homes
seem to mirror this type of look, so, uh, the
porch that is there today while we, you know,
if we had endless amounts of money that might
not be an issue, but it seems to be actually a
little bit deviates from the general character
in the village. It was turned into a grand,
uh, structure, but it's original Barth house
looks like it was much more modest and in
keeping with the rest of the village.

MR. McMAHON: Yeah, I think we all
kind of agree on that. I don't know if
Roselle is taking note of the pictures, it's
totally in keeping with the house.

MS. MOORE: Mm-hmm.

MR. McMAHON: That's not really
what we're discussing at this point though.
It's if that was to be demolished, there would
have to be on record with the Building
Department plans, accurate plans to rebuild.

MS. MOORE: Oh, I see what you're
saying. So if we come back --

MR. McMAHON: Yeah.
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MS. MOORE: -- and when he's ready at some point.

MR. McMAHON: To do --

MS. MOORE: -- whether it is --

MR. McMAHON: To do that porch.

MS. MOORE: Got it. Okay. So the next time, if we come back --

MR. McMAHON: Yeah.

MS. MOORE: -- and the choice at that point for Mr. Irving will be either you're gonna put the money to restore the grand porch or get a Building Permit to cut it back and make it --

MR. McMAHON: Recreate what was there.

MS. MOORE: Recreate this (Referring).

MR. McMAHON: Correct.

MS. MOORE: Okay. So that gives us a little bit of guidance, I appreciate that clarification.

THE CHAIRMAN: Yes, I believe that is true, but I also point out that in this photograph it appears that there's actually
the windows on the second floor open to a balcony, which is above that porch, and you can see the outline of a railing on that porch, which is --

MR. McMAHON: Actually it was a low -- it was low detail.

THE CHAIRMAN: It was a low detail?

MR. McMAHON: Yeah, it's a low detail, it's not meant to be a balcony.

THE CHAIRMAN: Okay, but --

MS. MOORE: It's not meant to be --

MR. McMAHON: A lot of those windows go down into the --

MS. MOORE: Yeah, but they were not egress out to, they were just --

MR. McMAHON: Just swing out. My house is the same way.

MS. MOORE: Right.

THE CHAIRMAN: So what we have here is we have a porch that was added on which establishes a certain familiar character of the neighborhood that has become -- has made this house particularly attractive to a number of people who have walked by it and seen it
and encompassed that is the rest of the site, which are the two trees. And if the applicant comes back again, then they should be prepared to come with detailed drawings either to restore the porch as it once was, which is from the, you know, photographs supplied by the applicant, or restore the current porch to its proper -- but that work should have been annexed, if there is an application made for a Building Permit, which just cannot -- I don't think we should let this go untaken care of. If we --

MS. MOORE: Well, we're not going to -- at this point there's no money to restore the -- that side porch.

THE CHAIRMAN: Yeah, understood.

MS. MOORE: So that wouldn't happen.

THE CHAIRMAN: There's no money to restore any porch that's there, not the front nor the side.

MR. McMAHON: Yeah, it's a lot of work.

MS. MOORE: Well, the front porch
is still intact, so it doesn't -- there's really no need for any modifications to that portion of the porch, if you cut off the part that is on the south side --

THE CHAIRMAN: We disagree with that statement, that the front porch is as in bad repair or as need of maintenance as the side porch.

MR. McMAHON: Yeah, it's not a separate --

THE CHAIRMAN: The porch is the porch, the existing porch that is there just can't have one part whacked off and then I think that the rest of it would be fine, it needs maintenance.

MR. McMAHON: I thought that the purpose here was to have basically permission not to demo the porch at this time?

THE CHAIRMAN: Correct.

MS. MOORE: Okay.

MR. McMAHON: That's pretty much it.

MS. MOORE: That's fine.

MR. McMAHON: And then, again, I
think if you want to reapply and maybe, for instance, it's a very nice look to that house, it's very original, those rolled columns, romanesque or whatever they are --

THE CHAIRMAN: Yes.

MR. McMAHON: -- don't really belong --

THE REPORTER: Wait.

MS. WINGATE: Wait.

MR. McMAHON: It is the property.

MS. BORRELLI: I was just gonna say I think they're Doric, Iconic or Corinthian, I think --

MS. WINGATE: No, no, you've just done every -- where is it? You've just listed all the columns there are. They're Doric.

MS. BORRELLI: Yes, Doric.

MS. WINGATE: Oh, they have -- they're Iconic, they have scrolls.

MR. McMAHON: Scrolls, that's what I said, you couldn't see it though.

MS. WINGATE: Right.

MS. BORRELLI: I mean I think if you look at the footprint and you look at the
porch, it's the original porch of this photo 
of the Barth house, it's fine. If you have 
that porch it's very adequate to the house --

MR. McMHAON: Yeah.

MS. BORRELLI: -- it makes the 
house look like any of the larger left 
farmhouses and it's very pretty. If you look 
at the porch that's there now, that porch with 
it's Doric column or Corinthian columns and 
the wide basis and that huge porch that wraps 
around the side, it makes it majestic, it 
makes it stand out and makes it different than 
any other house in Greenport and is what gives 
it its style and its beauty, so I don't know 
why somebody would even consider wanting to 
take that down to replace it with the more 
farmhouse, but I mean that's, you know, 
personal, it's not my house, I'm just saying 
it doesn't seem like why would you do that? 
It's the best porch. I've never seen a porch 
like that. It just is what adds, like Dennis 
said, it gives the house its elegance. It's 
majestic, it's beautiful.

MS. MOORE: Well, if the village
finds money of some kind and it comes from the sky or if Mr. Urban marries a very wealthy woman, that's still an option, then we may be back, so.

MR. McMAHON: And that was the point.

MS. MOORE: Yeah.

MR. McMAHON: We have approved general -- the lack --

MS. MOORE: No action on the house.

MR. McMAHON: No action on the house.

MS. MOORE: Yes.

MR. McMAHON: If they reappear then there should be proper drawings in regards to its structural nature and also the restored look.

THE CHAIRMAN: So on the application, I make a motion that on the application for demolition that we are denying the application because of our meetings. And that if the applicant returns to us that they will either restore the grand porch as it is now or they will make -- they will do a
restoration that matches the documentation they sent, gave us as to how it once was. But the porch is clearly in need of maintenance.

MR. McMAHON: Okay.

MS. MOORE: Thank you.

THE CHAIRMAN: All in favor?

MR. McMAHON: We are all in favor.

THE CHAIRMAN: Aye.

MR. McMAHON: Aye.

MS. BORRELLI: Aye.

THE CHAIRMAN: Okay.

MS. MOORE: So the notice of violation will you take -- what are we gonna do with that?

MS. WINGATE: I have to ponder that.

MS. MOORE: Okay.

MS. WINGATE: I don't have an answer for you this evening.

MS. MOORE: All right. We're not in court yet. Off the record.

(Discussion held off the record.)

MS. MOORE: Thank you, Board.

THE CHAIRMAN: You're welcome.
Okay. Item number four, item number four is about -- is 434 Main Street, the discussion and possible motion regarding the Village of Greenport Historic Preservation Commission to co-nominate with the Society for the Preservation of Long Island, known as SPLIA, to add the Greenport Auditorium at 434 Main Street to the Preservation League of New York State's 2018 "Seven to Save" endangered properties list. This is SCTM 1001-4-7-25.

You have in front of you a letter as well as the nomination itself which says that -- which is the -- which is this application or nomination. The nomination proposes no obligation on the part of HPC to -- or the Village of Greenport, so there's no burden on the village, it's just a nomination on the part. And it's a co-nomination with SPLIA. So if you read the nomination itself you'll see that most of these elements are discussed as to the age and the length of it. The fact that the property really has only had two tenants, one tenant
was the original tenant that was using the building as a hall to present culture to Greenport. It is a building that has all of its original components in place. It has a stage that has -- in fact it has -- even has the, uh, the footlight trays made out of metal where they would burn limelight to light the actors on stage. It has the fly space above to pull up a curtain, so that -- with abilities to add more backdrops. It has a second -- it has a balcony which is in place with all of its level changes. It has on the main floor it has the complete seating there. Many of the stained glass windows are preserved. It even has the dressing rooms in the basement and also in the basement are the original seats. So, um, the nature of this nomination is to bring state attention to this asset and to develop some interest and possible resources that gives this particular owner some options going ahead and so that the property itself does not go to -- into the hands of developers who would otherwise put something else in its place or make
alterations to the interior of the building which would prevent it from having any future as a theater space. So this nomination has already been made. And subsequent to that I got a letter, an email from Francis Gubler at the preserve and New York State, which is the Preservation Society, which is the organization that actually -- the Preservation League of New York State is the agency that's responsible for designating the seven structures of which we hope that this Greenport auditorium will be one of them. And they're interested in coming to Greenport in December, perhaps in the first week of December, perhaps at the end of the next meeting of the HPC commission to make a presentation for both Greenporters, other nearby municipalities about some of the options that are available in New York to get technical assistance, grants or discover other methods by which buildings that have a historic interest can be saved and preserved on the eastern end of Long Island, so it will be both an inspection by the Preservation
Society of New York to leave, I believe, preservation -- it will be both an inspection by the Preservation League of New York State to see the structure and make a presentation. So I make a nomination, I think a nomination -- I make a motion that we; one, approve this path that would also allow us to have a time in that first week of December and have this presentation made by them. Bob?

MR. McMAHON: Second it.

MS. BORRELLI: Aye.

THE CHAIRMAN: Okay. All in favor?

MR. McMAHON: Aye.

THE CHAIRMAN: Aye.

MS. BORRELLI: Just one question, I'm not sure if you do or not --

THE CHAIRMAN: What?

MS. BORRELLI: But once it's restored to its original glory as an auditorium and -- as an auditorium, correct? Then Mr. O'Ricko (phonetic) is going to -- I mean he's going to still be owner. He's not looking to sell it. He wants to keep it as owner to return it back to a theater; is
THE CHAIRMAN: Not necessarily. The future of the structure or his ownership would be determined in part by this nomination and what the outcome would be. It might be that there's a 501-C-3 that's for him to take on this as a project.

MR. McMAHON: Mm-hmm.

THE CHAIRMAN: It might be that an individual or a group of individuals want to take this on as an enterprise, for profit enterprise, and turn it into a proper theater and buy this property, but the idea is to hopefully find a way, a path, to preserve this structure as a theater and continue to use it as a theater and to plot the best -- the best path forward so it doesn't -- because you'll notice that in the page -- in the documents that have come with this application there's an article where the owner talks about his need for different options.

MS. BORRELLI: Okay.

THE CHAIRMAN: All right. Okay.

MS. BORRELLI: Can I just put on
the record one thing on the auditorium?

THE CHAIRMAN: Yes.

MS. BORRELLI: That the best photograph I've ever seen, original photograph of the auditorium exists in Eastern Long Island Hospital on one of walls.

THE CHAIRMAN: Okay.

MS. BORRELLI: It's much -- it's an original, it's one of the original photographs of it without the Masonic Temple to its right or anything, it's a really good photograph, if we need to, you know, say need it.

THE CHAIRMAN: So there's a good photograph of it at the Eastern Long Island Hospital.

MS. BORRELLI: At the hospital, yup.

MS. WINGATE: We can take a picture of it.

MS. BORRELLI: Picture of the picture.


Item number five, motion to accept
HPC Regular Meeting 11/06/2017

The minutes of the September 11th and October 2nd, 2017 meetings? All in favor?

Ms. Borrelli: Aye.
Mr. McMahon: Aye.
The Chairman: Motion to schedule the next HPC meeting for 5:00 p.m. on December 4th, 2017 at the Third Street Fire Station, all in favor?

Mr. McMahon: All in favor.
Ms. Borrelli: All in favor.
The Chairman: Okay. So what we just discussed about item number four is we are going to see if we can combine that with a continuation event that evening.

Ms. Wingate: Here? This building?
The Chairman: It could be here.
We'll found out if this space is available or another space.

Ms. Wingate: Okay.
The Chairman: First choice would be this space because then we would be able to assemble the public audience and that would be here and we --

Ms. Borrelli: No -- I'm sorry, you
said the fire department has something going on?

THE CHAIRMAN: We don't know. They raised the shutters there as if they were gonna have dinner here soon.

MS. BORRELLI: Oh.

THE CHAIRMAN: I don't know.

MS. WINGATE: Well, there is a table (Indicating).

THE CHAIRMAN: Yeah. Okay. Motion to adjourn? All in favor?

MS. BORRELLI: Aye.

MR. McMAHON: Aye.

THE CHAIRMAN: Thank you.

(Meeting adjourned 5:44 p.m.)
CERTIFICATION

I, DONNA L. RITZMANN, a Notary Public in and for the State of New York, do hereby certify:

THAT the foregoing is a true and accurate transcript of my stenographic notes.

IN WITNESS WHEREOF, I have hereunto set my hand this 17th day of November, 2013.

_____________________
DONNA L. RITZMANN