

VILLAGE OF GREENPORT

COUNTY OF SUFFOLK : STATE OF NEW YORK

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HISTORIC PRESERVATION COMMISSION

REGULAR SESSION

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December 17, 2020

5:00 p.m.

KAREN DOHERTY - CHAIRPERSON

ROSELLE BORRELLI - MEMBER

LORI MEI - MEMBER

DENNIS MC MAHON - MEMBER

JANE RATSEY WILLIAMS - MEMBER

JOSEPH PROKOP - VILLAGE ATTORNEY

PAUL PALLAS - VILLAGE ADMINISTRATOR

AMANDA AURICHIO - CLERK TO THE BOARD

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

2 CHAIRPERSON DOHERTY: So it is 5 o'clock and
3 I would like to call the meeting to order. Thank
4 you for attending the Village of Greenport
5 Historic Preservation Commission meeting of
6 December 17th, 2020 via the GoToMeeting virtual
7 platform. I'm Karen Doherty and I'm Chairperson
8 of the Historic Preservation Commission.

9 Before I begin tonight's meeting, I would
10 like to introduce a new member of the -- of the
11 Historic Preservation Commission. Jane Ratsey
12 Williams is a longtime Greenport resident and has
13 decades of experience in numerous area
14 not-for-profit groups, including the Village of
15 Greenport Planning Board, the Tree Committee,
16 where she is Co-Chair of that, Stirling Historical
17 Society, Peconic Land Trust, and the Floyd
18 Memorial Library.

19 Jane and her husband, John, own and run the
20 National SCRABBLE Association. She is a member of
21 an eight generation sail-making family from the
22 Isle of Wight in Cowes, England.

23 Jane cares deeply about the people in
24 Village of Greenport, and is committed to
25 preserving our Village's history, heritage and

1 diverse cultural background.

2 Please join with me in welcoming Jane to the
3 HPC. Welcome, Jane.

4 MEMBER WILLIAMS: Thank you.

5 MEMBER MEI: Welcome.

6 MEMBER BORRELLI: Welcome.

7 MEMBER MC MAHON: Welcome, Jane.

8 MEMBER WILLIAMS: Thank you. I'm honored to
9 be part of this committee.

10 CHAIRPERSON DOHERTY: Would the members of
11 the Commission please introduce yourself.

12 MEMBER MEI: Lori Mei.

13 MEMBER BORRELLI: Roselle Borrelli.

14 MEMBER WILLIAMS: Jane Williams.

15 MEMBER MC MAHON: Dennis McMahon.

16 CHAIRPERSON DOHERTY: We have a quorum.

17 If anyone needs to reference them, the
18 agenda and application we will be discussing
19 tonight can be found on the agendas page of the
20 Village of Greenport website under Historic
21 Preservation Commission. You can also log into
22 this online meeting by clicking on the link on the
23 12/17/2020 agenda.

24 Questions may be submitted to Mr. Pallas
25 during this meeting via the chat button on your

1 screen.

2 At this time, I would ask any members of the
3 public present to please turn off the camera
4 function on your screen. Thank you.

5 Now we'll move to agenda Item No. 1. The
6 application of 519 First Street. Discussion and
7 possible motion on the application of Roselle
8 Borrelli. The applicant seeks approval to install
9 a wrought iron Victorian fence on the entire front
10 of the property. SCTM #1001-4.-2-35.1.

11 Roselle would you please discuss your
12 application, and would you please state your name
13 and address for the record.

14 MEMBER BORRELLI: Well, I'm Roselle
15 Borrelli. The address is 519 First Street,
16 Greenport. It's an application to put a fence up,
17 and made by North Fork Welding. And it's actually
18 a Christmas gift to me, because I've been dreaming
19 about a fence for about five or six years.

20 So in that -- that being said, the owner
21 decided that this was my Christmas gift, and I
22 would hopefully -- I didn't want to show up with a
23 gate and my plans -- I'm trying to present to you
24 all what the -- my dream was and my sketches were
25 about a year-and-a-half ago.

1 So it's a fence that is -- yes, Dennis, I
2 thought you might like that. So it's a fence.
3 The first part of the installation, it will
4 eventually go down the whole front of the
5 property, which is about 100 feet across the front
6 of the house. The house initially always did have
7 a fence. I forgot to include that photograph, but
8 we do have a photograph of the initial -- the
9 original fence.

10 It's going to be whatever the description
11 is. I believe it can't be any higher than four
12 feet. I think it's going to be a little smaller
13 than that, a little shorter. It's made of iron
14 and steel, I guess. And what you're seeing there
15 was -- this one is my drawings of my idea of what
16 the gate would look like, and then the rest -- and
17 you also have a photograph. I think the first one
18 is like the picket, what the picket is going to
19 look like eventually.

20 And what I'm really concerned about right
21 now is the actual gate. So that's the first part
22 that I'm actually going to get made and then
23 installed, and I thought that might happen before
24 Christmas and that's why I was concerned. But
25 it's -- the gate will go at the front walkway of

1 the front of the fence. Then the rest of the
2 fence, when that gets done, eventually what it
3 would look like in the stage two process, that
4 will be the rest of the front of the house. The
5 fence, you can see the, it's all pretty much done
6 then comporting to my --

7 MS. BRAATEN: I'm sorry. I'm sorry to
8 interrupt. I'm getting a lot of feedback from
9 someone and I'm having a hard time hearing her.

10 MEMBER BORRELLI: I don't know. Maybe
11 everybody could mute, possibly.

12 ADMINISTRATOR PALLAS: It's someone that's
13 on the phone. It's someone that is only dialed
14 in. I only have them listed as Caller 2.

15 AUDIENCE MEMBER: It might be me. It might
16 be me.

17 ADMINISTRATOR PALLAS: Yes, it is. If you
18 could mute your phone, I would appreciate it.

19 AUDIENCE MEMBER: Mute my phone, okay.

20 MS. BRAATEN: Thank you.

21 MEMBER BORRELLI: Okay. There's one photo
22 of the actual view --

23 ADMINISTRATOR PALLAS: All right. I'm going
24 to have to mute the caller who -- the caller who
25 was just speaking, I'm going to mute you, because

1 it's not working.

2 MEMBER MEI: Okay.

3 ADMINISTRATOR PALLAS: Okay, I've muted them.

4 MEMBER BORRELLI: Okay.

5 ATTORNEY PROKOP: It's also Caller 1, Caller 1
6 is not muted.

7 ADMINISTRATOR PALLAS: That's Dennis.

8 ATTORNEY PROKOP: Oh, that's Dennis? I'm
9 sorry. Okay.

10 ADMINISTRATOR PALLAS: That's okay, Joe.

11 (Laughter)

12 MEMBER BORRELLI: What you're seeing is a
13 photograph of the gate after it's been welded.
14 That will be the gate, and it will be put on with
15 two side posts, whatever you call these posts with
16 the caps. And then -- so that's the actual gate
17 there. It's got a musical theme to it, so it
18 was -- that was my wish. So it's got the lyre in
19 the middle and then what I thought would be notes
20 on the side, the little balls that are on there.
21 And then it's got your scrolls for the G-clefs.

22 And then you also have a photo of the little
23 pickets. So each picket that will go down the
24 fence is actually a lyre, if you can -- you can
25 see it, and it will be picketed to the original

1 fence. You can see the straight-away. I have a
2 drawing of it just in my own -- my own little
3 drawing. I'm not a very good drawer. Thank God
4 Joe is a better welder than I draw.

5 (Laughter)

6 MEMBER BORRELLI: And so then I -- the
7 little pickets, you see a tall one and a short
8 one, a tall one, a short one. So the top of each
9 of one of those pickets will be that little lyre
10 that you see. That's cast iron, and that will be
11 welded into the top of each of those little
12 pickets. That will be the straight-away down the
13 front of the -- of the property. And then the
14 gate a very ornate lyre with the cap, and the
15 whole side posts and -- so I don't know what you
16 call them, Dennis, like the things that you weld
17 the long pieces to the other thicker pieces.
18 Posts, I guess, I don't know. They will have caps
19 and the post caps are round, little round -- like
20 they look like little cannonballs on top of the --
21 of the fence.

22 MEMBER MC MAHON: Right.

23 MEMBER BORRELLI: And --

24 MEMBER MC MAHON: Yeah, they're almost like
25 a newel, but they're -- yeah, they're a post.

1 MEMBER BORRELLI: A newel, yeah, like a
2 newel post, exactly.

3 MEMBER MC MAHON: They're almost like a
4 newel, right.

5 MEMBER BORRELLI: Yeah.

6 MEMBER MC MAHON: Newel is an interior term.

7 MEMBER BORRELLI: Right. And then there's
8 no gate on the driveway.

9 MEMBER MC MAHON: This looks gorgeous.

10 MEMBER BORRELLI: I'm sorry.

11 MEMBER MEI: It certainly seems like you're
12 in keeping with the spirit and the era of your
13 house, so it seems like it will go very well.

14 MEMBER BORRELLI: Yeah. A little --

15 MEMBER MC MAHON: Yeah, this is --

16 MEMBER BORRELLI: -- on the side, but that's
17 good, that's what it was all about, I guess. And
18 it's very musical. So I was going to do either
19 hearts or music and the music won out at the end.

20 MEMBER WILLIAMS: I love its boldness, and
21 I think it goes beautifully with the scale of your
22 house.

23 MEMBER BORRELLI: Thank you, Jane.

24 MEMBER WILLIAMS: You're welcome.

25 MEMBER MC MAHON: Yeah. I mean, this is --

1 this is over the top, this is fantastic. You
2 know, the element of wrought iron fences in
3 Greenport is kind of slowly diminishing, nobody's
4 really putting a great deal of effort to restore
5 them. So to see something come back in such a
6 fantastic styling is really great and it will fit
7 the house just beautifully. So --

8 MEMBER BORRELLI: Thank you, Dennis.

9 MEMBER WILLIAMS: Is the newel post you
10 intend to hold the gate with wooden or will that
11 metal as well?

12 MEMBER BORRELLI: It will be -- I thought
13 initially like to do like brick posts, and then --
14 and then the owner of North Fork welding asked me.
15 He just said absolutely not, he's going to do it
16 in the -- I guess they're steel, I guess.

17 MEMBER MC MAHON: Right.

18 MEMBER BORRELLI: Steel whatever,
19 four-by-four or three-by-four. I'm not sure what
20 it is, but it will be certainly sufficient to hold
21 the thing up, hopefully, without it falling over,
22 because then what would be the point? And --

23 MEMBER MC MAHON: Yeah, there's a lot of
24 appli -- yes, there's a lot of applications. On
25 Central, on Central Ave., across my street, there

1 is a -- there's steel and they're decorative. On
2 Bay Avenue, they go into stone work. So any
3 application would be appropriate. I think -- I
4 think the steel sort of four-by-four or
5 five-by-five post that you're kind of --

6 MEMBER BORRELLI: Yes.

7 MEMBER MC MAHON: -- looking at probably
8 works real well for your house.

9 MEMBER BORRELLI: Yes.

10 MEMBER MC MAHON: It's a little more -- you
11 know, it's a little more keeping with. So
12 whatever you should choose, but, I mean, it all
13 looks fantastic, so.

14 CHAIRPERSON DOHERTY: And I -- Roselle, I
15 thought your drawings were great.

16 MEMBER BORRELLI: The what?

17 MEMBER MC MAHON: Yes.

18 CHAIRPERSON DOHERTY: I thought your
19 drawings were great.

20 MEMBER MC MAHON: Yes.

21 MEMBER WILLIAMS: Nice detail.

22 MEMBER BORRELLI: Yeah, it was my idea
23 and --

24 MEMBER MC MAHON: You did well.

25 MEMBER BORRELLI: You know, he --

1 CHAIRPERSON DOHERTY: Yeah, you did.

2 MEMBER BORRELLI: Yeah, he asked for the
3 sizes. He said, "No, it has to be this size, it
4 has to be that size." And then he forgot to put
5 the balls on it. You notice on the gate it has
6 these balls and he forgot to put them on. And I
7 said, "But the balls are indicating the staff
8 lines on the staff." So there's five staff lines.
9 And I said, "If you don't put five balls on either
10 side of the lyre, where are the notes," you know.
11 So he -- he had already welded and had to unweld
12 them and put the balls on and weld the balls on
13 and then -- so, anyway, so that's the idea.

14 CHAIRPERSON DOHERTY: That was very good.
15 Are there any -- there's -- are there any further
16 questions?

17 MEMBER WILLIAMS: Not from me.

18 CHAIRPERSON DOHERTY: Okay. Roselle, you'll
19 need to recuse yourself from the vote

20 MEMBER BORRELLI: I recuse myself.

21 CHAIRPERSON DOHERTY: I would like to note,
22 we are only voting on the work and site plan
23 described in your application of December 7th,
24 2020. For any other revisions, changes or
25 additions, or any other change in the property,

1 you will need to come again to the HPC for a
2 Certificate of Appropriateness. Thank you for
3 your attention to this requirement.

4 I make a motion to approve the application
5 and issue a Certificate of Appropriateness, as the
6 application is in keeping with the criteria of
7 Greenport Village Code Section 76-7. Is there a
8 second?

9 MEMBER MEI: Second.

10 MEMBER MC MAHON: I will second it.

11 CHAIRPERSON DOHERTY: All in favor?

12 MEMBER MC MAHON: Aye.

13 MEMBER MEI: Aye.

14 MEMBER WILLIAMS: Aye.

15 CHAIRPERSON DOHERTY: Aye.

16 Anybody opposed? No?

17 (No Response)

18 CHAIRPERSON DOHERTY: Motion carries,
19 application is approved.

20 MEMBER BORRELLI: Thank you.

21 CHAIRPERSON DOHERTY: Thank you, Roselle.

22 MEMBER MEI: Thank you.

23 CHAIRPERSON DOHERTY: Agenda Item No. 2, the
24 application of 717 Main Street. Discussion and
25 possible motion on the application of George and

1 Jacqueline Sarkis. The applicants seek approval
2 to change the pink trim to gray or white, replace
3 existing driveway asphalt, add an outdoor shower,
4 repair the wooden porch and steps, repair the roof
5 with pewter architectural shingles, and add new
6 white gutters. SCTM #1001-2.-5-38.

7 Is the owner or representative present?
8 Someone who will speak to the application.

9 ADMINISTRATOR PALLAS: I did unmute
10 Caller 2. I thought perhaps Caller 2 was the
11 applicant's --

12 CHAIRPERSON DOHERTY: Was it Mr. Mazzaferro?

13 ADMINISTRATOR PALLAS: I'll try that.

14 MEMBER BORRELLI: It says (audio
15 interference). Oh, Architect, Mazzaferro.

16 ADMINISTRATOR PALLAS: Caller 2 still has a
17 tremendous amount of feedback. I'm going to have
18 to mute them. I'm sorry, I don't know who they
19 are.

20 ATTORNEY PROKOP: If I could --

21 MEMBER MC MAHON: I think this is a pretty
22 clean application and we all know the house --

23 ADMINISTRATOR PALLAS: I think the Village
24 Attorney -- the Village Attorney was trying to
25 speak. I apologize.

1 MEMBER MC MAHON: Thank you.

2 ATTORNEY PROKOP: I was just going to make a
3 recommendation that you table it, but I don't want
4 to speak for the member that was speaking. I'm
5 sorry.

6 MEMBER MC MAHON: Not a problem. I was
7 just -- this is Dennis McMahon. I know the -- we
8 all know the house pretty well. A color change is
9 not necessarily something that really throws us
10 for a loop. The house is very cute. A gray is
11 keeping in with -- you know, it's a color scheme.
12 It's actually probably more appropriate than the
13 pink, although I'll miss it when a ride out
14 of town.

15 MEMBER MEI: Dennis.

16 MEMBER MC MAHON: Architectural shingles. Yes.

17 MEMBER MEI: Dennis, this is -- this is
18 Lori. I do want to -- I agree with you in a large
19 extent. There is an issue.

20 MEMBER MC MAHON: Yes.

21 MEMBER MEI: I think that we should discuss
22 it with the applicant regarding the outdoor
23 shower. If you remember, in the guidelines that
24 we passed and the Trustees approved, we don't have
25 any problem with new things added like outdoor

1 showers. But we have said if you can see it from
2 the street, that it needs to be shielded either by
3 fencing or by some kind of shrubbery. And when I
4 did a site visit, I did see that, you know, there
5 was no fence or anything. So even if we were to
6 discuss it, we -- I think we would have --
7 possibly have to add a condition. So I'm
8 wondering, is --

9 MEMBER MC MAHON: Yeah, yes, I agree as
10 well.

11 MEMBER MEI: Yes. Is there anybody here to
12 speak to the application, or we still don't
13 have --

14 CHAIRPERSON DOHERTY: Yeah, I see that
15 according to the application, a Mr. Nick
16 Mazzaferro and Nancy Dwyer were working with the
17 owners on this project. I see a Nicholas
18 Mazzaferro who is on the screen unmuted, but, I
19 mean, he might have stepped away.

20 MEMBER MC MAHON: I'm not sure where the
21 location of that shower is. I'd imagine that it's
22 not in the streetscape, but, you know, who knows.

23 (Laughter)

24 MEMBER MEI: Well, Dennis, it actually is,
25 it's in the back. It is in the back, but it's

1 fully visible from First Street.

2 CHAIRPERSON DOHERTY: Okay, I see.

3 MEMBER MC MAHON: Yeah, I can't --

4 CHAIRPERSON DOHERTY: Mr. Mazzaferro, can
5 you hear us? We cannot hear you.

6 ADMINISTRATOR PALLAS: We cannot hear you.
7 Nick, we cannot hear you. You're not muted, but
8 we can't hear you.

9 MEMBER MC MAHON: Well, I think, then,
10 perhaps then we can do a certain amount of
11 approval, or if you want to just table the whole
12 thing, I understand.

13 MEMBER WILLIAMS: I have a --

14 MEMBER MC MAHON: But if they want to get --
15 paint colors and stuff I don't think are so much
16 an issue. The architectural shingles are
17 approved. But, yes, if there's an issue in
18 regards to where the outdoor shower goes and
19 you're more comfortable tabling it, then that's up
20 to the Commission to determine. So -- no, I see.
21 Wait a minute. I got -- I got to the page.
22 Sorry. I get -- now I'm looking at the -- I'm
23 looking at the survey.

24 ATTORNEY PROKOP: I just wanted to point out
25 to the Board that the shower is vinyl, and it's

1 white vinyl, and also it's the Hampton Premium
2 version. Did you -- does everybody see that page?
3 And one of the questions that I would ask the
4 representatives, if they can speak, is if they
5 have an authorization on file. I don't see one in
6 the package.

7 MS. AURICHIO: Yes, they have one. It's in
8 the packet at the Village Hall.

9 ATTORNEY PROKOP: Okay.

10 CHAIRPERSON DOHERTY: Mr. Mazzaferro, can
11 you -- can you hear us and speak or no?

12 MEMBER MC MAHON: No.

13 MEMBER WILLIAMS: We can't hear you.

14 MEMBER BORRELLI: We can't hear you.

15 MEMBER MEI: Jane, did you want to add
16 something?

17 MEMBER WILLIAMS: Yes. I have -- I think
18 it's wonderful to see a home like this with the
19 detail restored, and I appreciate that he's
20 keeping the lattice and the railings. But this
21 house is very visible from First Street as well.
22 And there's a second building there, a garage, a
23 shed, excuse me, that's not in great shape, but
24 it's also carrying the pink and white theme, and
25 I'm curious as to whether they will be addressing

1 that building as well.

2 MR. MAZZAFERRO: (Nodded yes).

3 MEMBER BORRELLI: Mr. Mazzaferro is shaking
4 his head yes.

5 ADMINISTRATOR PALLAS: Mr. Mazzaferro, if
6 you would like to reply to questions via the chat
7 function, that might facilitate this as questions
8 are posed to you.

9 MEMBER MEI: So if we want to try one, my
10 question, Mr. Mazzaferro, would be the -- you put
11 up either a piece of fencing or a shrub in front
12 of the outdoor shower, so that it is not visible
13 from First Street.

14 CHAIRPERSON DOHERTY: I think that would
15 actually be a condition that would be added to the
16 Certificate of Appropriateness, that the outdoor
17 shower needs to be screened, whether it is by a
18 fence or whether it is by landscaping.

19 Paul, can Mr. Mazzaferro use his phone
20 for --

21 ADMINISTRATOR PALLAS: Yes. I was going --
22 I was just going to suggest, Mr. Mazzaferro, if
23 you want to dial in using a phone, we would be
24 able to hear you that way as well.

25 CHAIRPERSON DOHERTY: Paul, if he can't

1 respond --

2 ADMINISTRATOR PALLAS: Yeah, he did send
3 a -- I don't -- yeah, he did respond via chat.

4 CHAIRPERSON DOHERTY: Okay.

5 ADMINISTRATOR PALLAS: And the note says --
6 I don't know if you can all see it, but I'll read
7 it out. "The shower not being visible is
8 acceptable as a condition."

9 CHAIRPERSON DOHERTY: Right.

10 MEMBER WILLIAMS: Okay.

11 MEMBER BORRELLI: Okay.

12 MEMBER WILLIAMS: But what about the second
13 building?

14 MEMBER BORRELLI: I mean, as far as putting
15 it off in stages, as Dennis was suggesting, I have
16 no issues with the applicant fixing the roof,
17 obviously. They're trying to -- if it's leaking,
18 that's major, you know. And changing the pink
19 trim to gray or white I think is great. So I --
20 you know, unless you want to approve it in stages,
21 I don't know, but some of it is basic.

22 But I would have some questions about
23 changing the porch. Like it says keeping in --
24 what does it say about keep existing railing and
25 fixing rotted wood and new lattice, which is

1 great. But like what about the steps, and what
2 would -- I don't know. You know, so those would
3 be questions I would have, like what kind of style
4 are they going to do on the porch. So I would --
5 if I can't speak to Mr. Mazzaferro, I would be
6 like -- I'm not quite sure what to say about the
7 porch.

8 ADMINISTRATOR PALLAS: I will --
9 Mr. Mazzaferro did respond about the second
10 building. "The second building will also be
11 addressed. It needs structural repair in addition
12 to painting." And I will -- I will just note to
13 the applicant, that would have to be an additional
14 submittal. And since the -- it appears that
15 there's going to be a condition of screening, that
16 whether it be landscaping or fencing around the
17 shower, whatever, that is ultimately decided on by
18 the applicant, would also have to come back before
19 this Board as well.

20 CHAIRPERSON DOHERTY: So, Jane, I think in
21 answer to your question regarding the second
22 building, he will have to return to the HPC to
23 address that.

24 MEMBER WILLIAMS: Okay.

25 MEMBER MEI: Because it's not in this

1 application.

2 MEMBER WILLIAMS: Right. Okay.

3 MEMBER MEI: So could we do as we talked
4 about, as it seemed to be suggesting, and make an
5 approval on the painting?

6 CHAIRPERSON DOHERTY: Well, we need an
7 answer --

8 MEMBER MC MAHON: Yeah. I mean --

9 CHAIRPERSON DOHERTY: We need an answer for
10 Roselle's question on the steps.

11 MEMBER MEI: Oh, okay.

12 MEMBER MC MAHON: Speaking as a -- as a
13 contractor, they'll probably want to start from
14 the top down, okay? So if they're going to
15 reroof, you don't want to dump roof materials and
16 stuff down onto something you just approved -- you
17 know, improved and painted, or whatever. So I
18 think you could certainly tell them that they
19 could go ahead and roof. They could go ahead and
20 paint if they think that the weather is, you know,
21 going to handle it.

22 MEMBER WILLIAMS: Right.

23 MEMBER MC MAHON: I would assume that the --
24 and I'm only assuming, that the porch steps are
25 going to be of the same material as we usually do

1 and it will just roll out. It will be -- if it's
2 going to be a new deck, usually the deck boards
3 are the same as the treads. I mean, I can only
4 assume that, but --

5 ADMINISTRATOR PALLAS: Mr. Mazzaferro has
6 responded on the porch, I will read it.

7 MEMBER MC MAHON: Yes.

8 ATTORNEY PROKOP: "The porch is being kept
9 as is. The repairs are being made exactly in
10 kind. Only the deteriorated wood will be touched,
11 the rest of the work is painting."

12 MEMBER BORRELLI: Okay.

13 MEMBER MC MAHON: Wonderful. That's a good
14 answer. All right.

15 MEMBER BORRELLI: I'm all in favor of new
16 gutters and new roof.

17 MEMBER MC MAHON: Okay. So the only thing
18 we have really left is the -- is the shower and
19 the --

20 ADMINISTRATOR PALLAS: I apologize,
21 Mr. McMahon. There's one additional comment on
22 the porch before you move on --

23 MEMBER MC MAHON: Yes.

24 ADMINISTRATOR PALLAS: -- by Mr. Mazzaferro.
25 "There are only a couple of fascia boards that

1 needs replacement. The deck boards and stair
2 treads are being kept."

3 MEMBER MC MAHON: Oh, okay, good, great.

4 MEMBER BORRELLI: Perfect.

5 CHAIRPERSON DOHERTY: Okay. Are there any
6 further questions?

7 MEMBER BORRELLI: No.

8 MEMBER MC MAHON: No, I'm good on that.

9 CHAIRPERSON DOHERTY: Is there anything
10 else, Mr. Mazzaferro, you'd like to say to us
11 before we vote?

12 ATTORNEY PROKOP: Are you voting on the
13 shower?

14 CHAIRPERSON DOHERTY: We will, but it will
15 be added as a condition.

16 MEMBER MEI: The screening.

17 MEMBER MC MAHON: Right.

18 ATTORNEY PROKOP: And, you know, it's a --
19 it's a white vinyl shower, right?

20 CHAIRPERSON DOHERTY: But if it's screened.

21 MEMBER MC MAHON: That's good.

22 ATTORNEY PROKOP: Okay.

23 MEMBER MC MAHON: Yeah.

24 ADMINISTRATOR PALLAS: But that, again, that
25 screening, they could not -- I would not authorize

1 installation until appropriate screening was
2 approved by this Board, correct?

3 CHAIRPERSON DOHERTY: Right, that is
4 correct, yes.

5 ADMINISTRATOR PALLAS: Thank you.

6 MEMBER MC MAHON: That's fine.

7 ADMINISTRATOR PALLAS: One other comment
8 from Mr. Mazzaferro. "I will put in a separate
9 application for the back building."

10 CHAIRPERSON DOHERTY: Okay, thank you.

11 MEMBER MC MAHON: Very good.

12 CHAIRPERSON DOHERTY: Do we need, Paul, to
13 have the shower come at a separate time?

14 ADMINISTRATOR PALLAS: I would recommend,
15 since that's a -- the approval for the shower is
16 conditional. Unless the Village Attorney thinks
17 otherwise, that it probably should be -- approval
18 on the shower should be held off until such time
19 as the appropriate screening is approved.

20 CHAIRPERSON DOHERTY: Okay.

21 MEMBER MC MAHON: Can he put it in with the
22 second application of the adjacent building?

23 CHAIRPERSON DOHERTY: Yes, he could.

24 ATTORNEY PROKOP: Yes.

25 MEMBER BORRELLI: I think that makes the

1 most sense.

2 MEMBER MC MAHON: Why don't we -- yeah, why
3 don't we just do that?

4 MEMBER WILLIAMS: Could we also suggest that
5 we would probably prefer a wooden shower enclosure
6 rather than vinyl?

7 MEMBER MC MAHON: Well, being the owner of a
8 wooden shower (laughter), I would opt -- I would
9 opt to go the other way, if it's enclosed and it's
10 out of view.

11 MEMBER WILLIAMS: Right.

12 MEMBER MC MAHON: We're going to have some
13 discussions in the future in regards to VERSATEX
14 products and things --

15 MEMBER WILLIAMS: Okay.

16 MEMBER MC MAHON: -- that are not
17 necessarily called plastic, but they are. And I
18 think if it's properly screened, it should not be
19 an issue.

20 MEMBER MEI: And I agree with that, Dennis.
21 As long as it's screened, then --

22 MEMBER WILLIAMS: Okay.

23 MEMBER MEI: -- you know, we can't stand in
24 the way of new materials.

25 MEMBER WILLIAMS: Okay.

1 CHAIRPERSON DOHERTY: So, at this point, I
2 would like to vote. I would like to note that we
3 are voting on the work and site plan
4 Mr. Mazzaferro described in your application of
5 November the 18th, 2020. However, we will be
6 removing the outdoor shower from our vote and
7 we'll consider it in a future application.

8 ADMINISTRATOR PALLAS: Madam Chair, I mean,
9 if I may. I apologize for the interruption.
10 Mr. Mazzaferro, just a note, "Would like to keep
11 the shower separate with conditions. It is easier
12 to address that way."

13 CHAIRPERSON DOHERTY: Okay. If we could
14 have that entered on the record, Lucia.

15 MS. BRAATEN: (Nodded yes).

16 CHAIRPERSON DOHERTY: For any other changes,
17 revisions or additions, or any other change on the
18 property, you will need to come again to the HPC
19 for a Certificate of Appropriateness. Thank you
20 for your attention to this requirement.

21 I make a motion to approve the application
22 as amended, and issue a Certificate of
23 Appropriateness, as the application is in keeping
24 with the criteria of Greenport Village Code 76-7.
25 Is there a second?

1 MEMBER BORRELLI: I'll second it.

2 ATTORNEY PROKOP: Could I ask a question?

3 CHAIRPERSON DOHERTY: All in favor?

4 ATTORNEY PROKOP: Sorry. Can I ask a
5 question before you vote? I'm sorry.

6 CHAIRPERSON DOHERTY: Yes.

7 ATTORNEY PROKOP: I apologize. So the
8 application is to paint the trim the -- either
9 gray or white, and they attached the color
10 schemes, the color chips. Are you satisfied
11 with the -- there's several grays and several
12 whites on there. Are you satisfied with all of
13 them?

14 CHAIRPERSON DOHERTY: I am.

15 ATTORNEY PROKOP: Or are you going to --
16 okay. I don't --

17 MEMBER MC MAHON: Yeah. Yeah, I mean --

18 ATTORNEY PROKOP: I don't have any further
19 comment.

20 MEMBER BORRELLI: I do.

21 CHAIRPERSON DOHERTY: Okay. Do we have a
22 second for the motion?

23 MEMBER BORRELLI: Aye.

24 MEMBER MC MAHON: I do second.

25 CHAIRPERSON DOHERTY: Okay. All in favor?

1 MEMBER BORRELLI: Aye.

2 MEMBER MC MAHON: Aye.

3 MEMBER MEI: Aye.

4 MEMBER WILLIAMS: Aye.

5 CHAIRPERSON DOHERTY: Aye. Anyone opposed?

6 (No Response)

7 CHAIRPERSON DOHERTY: Motion carries.

8 Application as amended is approved. Thank you.

9 MEMBER WILLIAMS: Thank you, Mr. Mazzaferro.

10 CHAIRPERSON DOHERTY: Agenda Item No. 3, the
11 application of 618 Carpenter Street. Discussion
12 and possible motion on the application of Claudia
13 Cifuentes-Filippa and Alejandro Filippa. The
14 applicants seek approval to make various exterior
15 modifications, per the attached Proposed Work
16 List. SCTM #1001-3.-4-24.

17 Is the applicant present?

18 MS. CIFUENTES-FILIPPA: Yes.

19 CHAIRPERSON DOHERTY: Could you be so kind
20 as to state your name and address for the record?

21 MS. CIFUENTES-FILIPPA: Claudia
22 Cifuentes-Filippa, 618 Carpenter Street.

23 CHAIRPERSON DOHERTY: All right. Could you,
24 please, tell us about the project?

25 MS. CIFUENTES-FILIPPA: Yes. First, I just

1 want to say thank you, everyone, for your time.

2 Secondly, is it possible --

3 MEMBER MC MAHON: Did we lose her?

4 CHAIRPERSON DOHERTY: We lost you, Claudia.

5 MEMBER BORRELLI: You're frozen.

6 MS. CIFUENTES-FILIPPA: If I present on
7 screen, is that an option? I'm happy to just walk
8 through the paperwork in front of you, copy it
9 over to a PowerPoint.

10 ADMINISTRATOR PALLAS: I will note that the
11 Board Members all --

12 MS. CIFUENTES-FILIPPA: Can I share my
13 screen?

14 ADMINISTRATOR PALLAS: The Board Members
15 have the application and the paperwork, so we
16 generally don't do that. So if you can walk
17 through the paperwork that was submitted, so that
18 we're -- they're looking at what you submitted, as
19 opposed to some separate document.

20 MS. CIFUENTES-FILIPPA: Sounds good.

21 MEMBER MC MAHON: Yeah, it's a good
22 application, very good.

23 MS. CIFUENTES-FILIPPA: So there's quite a
24 few things that my husband and I would like to
25 update. So the house --

1 CHAIRPERSON DOHERTY: Claudia, you're muted.

2 MS. CIFUENTES-FILIPPA: I'll just walk
3 through the list and then --

4 MEMBER MC MAHON: Yeah.

5 MS. CIFUENTES-FILIPPA: Hold on. Let's try
6 one more thing. Is that better?

7 MEMBER BORRELLI: Yes.

8 MS. CIFUENTES-FILIPPA: Is that better?

9 MEMBER MEI: Yes.

10 MS. CIFUENTES-FILIPPA: Okay.

11 MEMBER MC MAHON: Sounds good.

12 MS. CIFUENTES-FILIPPA: Okay, great. All
13 right. So I'll go through the list. So first,
14 for the exterior, the front side, we would like to
15 update the color to Benjamin Moore's White Dove,
16 and the door to a blue, which is called Americana.

17 We'd also like to be able to have permission
18 to remove the awning that's on the left side
19 entrance. So it's a two-family home, so you'll
20 see there's two entrances, so we'd like to remove
21 the awning that's on the left side. And then on
22 the right side, we would like permission to remove
23 the porch screen. And then we would also like to
24 update the porch light to a black matte, which I
25 submitted a photo of the Rejuvenation gooseneck

1 lamps. The house numbers, and replacing the
2 fence.

3 I did submit copies of the fence. Let me
4 pull that up. So for the exterior front, we would
5 like to do the white picket fence in four -- it's
6 a 4-foot -- it's a little dark in here. It's a
7 straight top wood-spaced picket fence with the
8 dog-ear top pickets in white. And then for the
9 back, similar style in white, but just 6-foot
10 cedar panels.

11 For the exterior, we have plans for a new
12 deck, which we submitted the plan for, adding a
13 12-by-24 vinyl swimming pool with a small fire pit
14 semi-attached to it. I can show the plan later,
15 we can walk through that. Adding an outdoor
16 shower with -- which is inside the fence and not
17 visible from the street.

18 And then for the interior work, new kitchen,
19 new bathroom, new Andersen patio sliding doors,
20 and removing an interior wall.

21 MEMBER MEI: So I have a couple of
22 questions. A lot of the things that you're doing,
23 it's really going to look great, so I think that a
24 lot of the things are clear improvements. You did
25 talk about the deck. Could you talk a little bit

1 about the materials?

2 MS. CIFUENTES-FILIPPA: Absolutely. So let
3 me just pull that up real quick. So we're going
4 to use, it's called -- it's a Trex composite
5 decking and it's like a light gray. It's called
6 Gravel Path Gray. And, really, it's just about
7 brightening up the space. Everything's going to
8 be, you know, light grays and lots of white. I
9 think my painter is never going to want to see
10 white paint again after this project.

11 MEMBER MEI: So --

12 MS. CIFUENTES-FILIPPA: And then for the
13 pavers --

14 MEMBER MEI: Go ahead.

15 MS. CIFUENTES-FILIPPA: Sorry. And then for
16 the pavers, I found one called -- see, I'm a
17 Florida girl, so I just like all the white. I
18 found a brand that's called Peacock Concrete
19 Pavers in Rice White, and it's really just -- I'm
20 happy to send a photo later, or I can share my
21 screen for the one image if you need it, or maybe
22 if there's a way to share in the chat. I don't
23 think so. So it's just white concrete pavers.

24 MEMBER MEI: So I did do a site visit. So
25 there is a fence in the backyard that I could see

1 from the street. So you're replacing the fence
2 that's there? It looks like a six-foot fence.

3 MS. CIFUENTES-FILIPPA: Correct. So the
4 line is going to stay the same, it's really just
5 replacing the chain link with the cedar fence in
6 white.

7 MEMBER MEI: Right. And so the reason I'm
8 speaking of that is because of our previous
9 discussion about the outdoor shower. It's in the
10 back, your shower is in the back and there is a
11 fence, correct? I just want to --

12 MS. CIFUENTES-FILIPPA: Correct, correct.
13 So it would be -- it would be inside the fence,
14 the side of the garage, so almost like not even
15 visible from when you first walk into the house.
16 You basically have to go towards the back of the
17 house by where the pool is going to be.

18 MEMBER MEI: Right. And there is a fence.

19 MS. CIFUENTES-FILIPPA: And there is a
20 fence.

21 MEMBER MEI: Right. So you gave a lot of
22 materials. It would have been great if you -- I
23 didn't see in the packet the information about the
24 deck materials or the pavers, which is why I asked
25 about it. So all things being equal, it's better

1 to have examples of everything.

2 MS. CIFUENTES-FILIPPA: Sure.

3 MEMBER MEI: But you've described them for
4 us. So I don't have anymore questions, but the
5 other members may.

6 MS. CIFUENTES-FILIPPA: Sure.

7 MEMBER WILLIAMS: I have a question. I love
8 seeing this house renovated and your plans look
9 lovely.

10 MS. CIFUENTES-FILIPPA: Thanks.

11 MEMBER WILLIAMS: Might they consider maybe
12 doing a 36-inch fence across the front to scale?
13 Four-foot doesn't keep deer out, it doesn't -- and
14 I think with the property or the house so close to
15 the street and stuff, I think the scale might be a
16 little nicer, but it's just my opinion.

17 MS. CIFUENTES-FILIPPA: Uh-huh. Yeah, I
18 think I --

19 MEMBER MC MAHON: That's a valid -- that's a
20 valid point. It's a valid point. But you know
21 what, you're doing such a lovely job, and I love
22 your package, I love the way you presented
23 everything, including all your materials. You're
24 going to want to see your house (laughter), and
25 when you're driving by, and a 4-foot fence can be

1 a little bit -- a little bit much, but --

2 MS. CIFUENTES-FILIPPA: I think you're
3 absolutely right. I think initially it was just
4 sort of like I saw that as a standard --

5 MEMBER MC MAHON: Yeah.

6 MS. CIFUENTES-FILIPPA: -- because that
7 could be a lot of the default, but I think I agree
8 with you. You know, it's really just sort of
9 supposed to be an accent and kind of frame the
10 house, not be a barricade, so -- so to speak.

11 MEMBER MC MAHON: Right.

12 MS. CIFUENTES-FILIPPA: So, yeah, I'm happy
13 to make the adjustment, I actually think it makes
14 more sense.

15 MEMBER MC MAHON: So that's a -- that's a
16 good point. And as far as your White Dove color,
17 yeah, I have a problem with that, in that my
18 entire house is White Dove inside and out.

19 (Laughter)

20 MEMBER MC MAHON: So I get it, all right?

21 MS. CIFUENTES-FILIPPA: Yeah, yeah.

22 MEMBER MC MAHON: But again --

23 MS. CIFUENTES-FILIPPA: It's been -- yeah.
24 We could talk about the -- what is it? The light
25 reflective value afterwards, we can nerd-out on that.

1 MEMBER MC MAHON: It's actually a lovely
2 color white. It's not a decorator. It's very
3 nice. It's got a little blue in it or something,
4 so, it's a good -- it's a nice color.

5 But, otherwise, when I'm looking through
6 this package, we always appreciate the amount of
7 work that anybody puts into a presentation, and
8 you've really gone section by section.

9 And the only thing I don't think is a part
10 of our deal is the pool, and I guess that goes
11 before the ZBA. And I'll throw that back at our
12 Law Department here to talk about that. So it
13 shouldn't really be a part of our application or
14 approval.

15 MS. CIFUENTES-FILIPPA: Sounds good.

16 CHAIRPERSON DOHERTY: Well, it could,
17 Dennis. It's just that as a modern feature or
18 addition to the house, it would have to not be
19 seen from the street.

20 MS. CIFUENTES-FILIPPA: Uh-huh.

21 MEMBER MC MAHON: All right. And the pavers
22 I don't think are actually something we really
23 concern ourselves with as well, because it's a --
24 it's a ground cover, and, you know, it's like
25 brick work or anything else. It's not really

1 something that draws your eye to anything, it's
2 more of a practicality issue.

3 MEMBER MEI: And, Dennis, if you recall we
4 did allow pavers as one of the --

5 MEMBER MC MAHON: Yeah.

6 MEMBER MEI: -- possible materials in our
7 guidelines. But --

8 MEMBER MC MAHON: Yeah, yeah, yeah, no.

9 MEMBER MEI: But, Mr. Prokop, do we have to
10 do something special with the pool, because it's
11 not our -- would this be contingent upon --

12 MEMBER MC MAHON: That's not our --

13 MEMBER MEI: -- the proper authorization
14 from other Village entities?

15 ATTORNEY PROKOP: Well, you're not approving
16 the pool, you're approving the -- I guess the
17 style and the layout, right?

18 MEMBER MC MAHON: Correct.

19 MS. CIFUENTES-FILIPPA: And I've been in
20 communication -- so my understanding is I spoke to
21 Greg about it and he said exactly -- you know, he
22 kind of gave me the guidelines, which is how when
23 we had the surveyor come by the house, we went
24 exactly by the guidelines that Greg gave us, which
25 is to have the appropriate setbacks in order to

1 accommodate the pool.

2 ADMINISTRATOR PALLAS: It would still -- it
3 would still require a specific application to the
4 Building Department for the pool separately from
5 this with a lot -- you know, more of that
6 surveyor's detail as part of it. Yeah, work with
7 Mr. Morris on that, he will make sure that you go
8 through that process appropriately.

9 MS. CIFUENTES-FILIPPA: Sounds good.

10 ATTORNEY PROKOP: So we have to --

11 MEMBER BORRELLI: I have a question.

12 ATTORNEY PROKOP: This committee -- this
13 Commission has to approve whatever goes to the
14 Building Department, so if you -- if it's still
15 just a -- if it's -- if you don't have something
16 concrete, you know, definitive that you're going
17 to submit to the Building Department, then maybe
18 you should hold off, because you don't want -- you
19 know, you don't want what you submit to --

20 MS. CIFUENTES-FILIPPA: We -- actually, it's
21 pretty definitive. I'm happy to answer any
22 other -- any specific questions you may have about
23 the pool.

24 MEMBER MC MAHON: Yeah, I think it's a --
25 it's a -- conditional. I think we approach it in

1 the same manner, we just exclude the pool. We
2 approve the fence and we approve whatever can be
3 approved on our Board, and the ZBA takes over in
4 regards to the pool itself. Is that -- is that
5 okay with everyone else?

6 CHAIRPERSON DOHERTY: We're certainly
7 approving the concept of the pool, though, no one
8 is objecting to that.

9 MEMBER MC MAHON: Yeah. No, no, no, I have
10 no problem with the pool, but I just --

11 CHAIRPERSON DOHERTY: Just in case the ZBA
12 would come back -- came back and said, "Well, what
13 does the HPC say about it?" In concept, I don't
14 have a problem with it.

15 MEMBER MC MAHON: Oh, yeah. No, I gotcha.
16 No, I'm with you 100%.

17 CHAIRPERSON DOHERTY: Yeah.

18 MEMBER MC MAHON: A hundred percent.

19 ADMINISTRATOR PALLAS: I would ask the
20 Village Attorney if it would be appropriate the
21 way that Mr. McMahon was characterizing it, that
22 it's conditional upon approval of any, any
23 necessary zoning requirements, so that there's no
24 question that if it doesn't meet zoning, that it
25 would, in fact, have to go to zoning, so there's

1 no question about whether it was approved for
2 those purposes.

3 ATTORNEY PROKOP: See, that's the problem.

4 ADMINISTRATOR PALLAS: I would assume that
5 would be acceptable.

6 ATTORNEY PROKOP: That's the problem,
7 because if it does need ZBA, then it's -- it has
8 to go to ZBA before it comes to this Board. So
9 she needs to get that determined, because if it
10 ends up that she needs a variance -- I mean, so I
11 have -- I have -- maybe I should mention this now.

12 So I have a photograph which I guess is of
13 this -- it's unclear if it's this backyard or the
14 next house backyard that we're dealing with, at
15 least unclear to me. It's a photograph of a
16 backyard, and then there's a couple of things up
17 top, boxes that say, "New deck, new swimming pool,
18 new outdoor shower." But there's nothing here to
19 approve. I mean, I don't know. It's a photograph
20 of a backyard with some things written on it, so
21 what are you asking the Commission to approve?

22 MEMBER MC MAHON: I think we should just be
23 approving the fence, and the porches, and the
24 painting, and anything else on our -- in the scope
25 of our Board, and that the pool is the pool. I

1 think they should be able to move ahead and just
2 put the pool in, conditioned that the ZBA
3 approves it.

4 ATTORNEY PROKOP: But there's a new -- and I
5 don't disagree with you, but there's a -- it
6 says -- somebody wrote on here in their
7 handwriting "new deck", and then they wrote in
8 their handwriting "new outdoor shower", but
9 there's not -- there's no example what it's going
10 to look like.

11 MEMBER MC MAHON: Yeah.

12 MS. CIFUENTES-FILIPPA: So --

13 CHAIRPERSON DOHERTY: But there is, there is
14 an example.

15 MEMBER BORRELLI: No. I think you're
16 actually missing parts to your package, I believe,
17 because --

18 ATTORNEY PROKOP: What is it?

19 MS. CIFUENTES-FILIPPA: You should have --
20 sorry. So you should have a survey. I mean, from
21 my understanding, that's what Greg told me that I
22 would need, the survey showing the -- where
23 exactly the placement of the pool is. Do you have
24 that in the application?

25 MEMBER BORRELLI: Yep. And then there's

1 sort of exactly lines where the pool is, where the
2 lounges are, the barbecue area, the shower, the
3 garage. I think you're missing that.

4 MEMBER MC MAHON: Got it. Got it. It
5 has it.

6 MS. CIFUENTES-FILIPPA: That's the one I
7 submitted that I needed for the application, but
8 I'm happy to provide more.

9 MEMBER MC MAHON: No. That's the fire pit,
10 I get it, but yeah.

11 ATTORNEY PROKOP: Oh, there's the shower,
12 outdoor copper shower. I'm sorry, I apologize.

13 MEMBER MC MAHON: Oh, I missed it, too
14 (laughter).

15 CHAIRPERSON DOHERTY: There's also this,
16 which shows, pages aren't numbered, but the layout
17 of where everything is in our packet.

18 MEMBER BORRELLI: Yes, yes.

19 ATTORNEY PROKOP: What is the deck going
20 to -- what is the deck going to look like?

21 MR. SCHROEDER: The material is Trex, it's
22 gray.

23 MEMBER MC MAHON: Trex, correct, yep, that's
24 approved.

25 MR. SCHROEDER: There is a picture of it

1 there.

2 MEMBER MC MAHON: Yeah. Yeah, we approve
3 Trex. The color is going to be light gray, so
4 that's pretty cool. I understand it's composite
5 material, something that we approve, so it's not a
6 big deal.

7 ATTORNEY PROKOP: Is this a ground level
8 deck or a second floor deck, or what is it?

9 MR. SCHROEDER: Both.

10 MS. CIFUENTES-FILIPPA: It's both.

11 MR. SCHROEDER: Upper and lower.

12 ATTORNEY PROKOP: Well, see, I mean, that's
13 what I mean. It's really -- I don't know how the
14 Board can approve that without an elevation or
15 some kind of rendering as to what the deck is
16 going to look like.

17 MEMBER MC MAHON: Yeah.

18 MS. CIFUENTES-FILIPPA: So you should have
19 the rendering.

20 MEMBER BORRELLI: Yes.

21 MEMBER MC MAHON: I'm flipping through
22 again, just trying to pick up --

23 MEMBER BORRELLI: You don't have a look from
24 the -- from what the house actually would look
25 like, you know, from the backyard, what the second

1 floor deck is going to actually to look like. You
2 know, we have the flat proposed second floor deck,
3 how big it is, where the walls are, I mean, but we
4 don't actually see what it's going to look like.
5 Since that -- it is a second floor deck, it's
6 going to be -- a second story deck, I mean, it's
7 going to be visible so the street. So I guess
8 we're going to have to see what that actually
9 looks like.

10 MS. CIFUENTES-FILIPPA: Okay.

11 CHAIRPERSON DOHERTY: We do have a --

12 MEMBER MC MAHON: There is a picture.

13 CHAIRPERSON DOHERTY: There's a page
14 called --

15 MR. SCHROEDER: Hello.

16 CHAIRPERSON DOHERTY: There is a page called
17 "Porch and Deck Plan".

18 MEMBER BORRELLI: Yes.

19 MS. CIFUENTES-FILIPPA: If the Board permits
20 me to share my screen, I can share a photo of it,
21 or I'm happy to submit it afterwards, whatever is
22 preferred.

23 CHAIRPERSON DOHERTY: Well, if you can --
24 Paul, can she submit a -- can she show us a photo?

25 ADMINISTRATOR PALLAS: Again, I have not,

1 I've not -- we don't generally do that, but I'm
2 not quite, to be honest, not sure how I -- I know
3 how I can do, but I don't know how I can have a --
4 I'll see if I can try.

5 ATTORNEY PROKOP: Yeah, Paul, let's see what
6 happens.

7 ADMINISTRATOR PALLAS: Yeah, I'll give it a
8 try. I'm going to see what I could do here. Bear
9 with me one moment.

10 MEMBER BORRELLI: Karen, while Paul is doing
11 that, I just have a few questions for
12 Ms. Cifuentes afterwards.

13 CHAIRPERSON DOHERTY: Sure. Do you want to
14 ask her now?

15 MEMBER MEI: Yeah.

16 MEMBER BORRELLI: Okay. So, yes, getting
17 back to the first -- the picture, the actual
18 picture of the front of the house, see where
19 you've got the drawing that's a little arrow
20 that's going towards the awning that you're asking
21 permission to remove, do you see above that,
22 you've got the little thing sticking on what looks
23 like a lintel, like -- I don't know. I'm
24 questioning whether that's the original lintel,
25 and Dennis can help me. I think that's the term

1 for over the -- over the front door, that little
2 white ledge. Are you asking permission to remove
3 that or just the awning?

4 MR. SCHROEDER: It's just the awning.

5 MS. CIFUENTES-FILIPPA: It's just the part
6 that -- the overhang.

7 MR. SCHROEDER: Just the metal part.

8 MEMBER BORRELLI: That's a metal awning?

9 MEMBER MC MAHON: It's a metal --

10 MS. CIFUENTES-FILIPPA: Just the part that
11 comes out.

12 MEMBER MC MAHON: It's a metal awning, yes.
13 It's a metal awning.

14 MEMBER BORRELLI: You're just asking to
15 remove the metal awning, but you're not going to
16 take off the little top, correct?

17 MR. SCHROEDER: No.

18 MEMBER BORRELLI: Even though the arrow is
19 pointing to the little top lintel metal, it's not
20 actually on the awning.

21 MR. SCHROEDER: That won't be coming off.

22 MS. CIFUENTES-FILIPPA: Oh, okay. No.
23 Sorry, you're right. Yeah, it was confusing.
24 Just the awning.

25 MEMBER BORRELLI: So the current awning

1 part. Okay.

2 MS. CIFUENTES-FILIPPA: Correct.

3 MEMBER BORRELLI: And then my second
4 question would be, looking at the side porch,
5 you're asking permission to remove the screen?

6 MS. CIFUENTES-FILIPPA: (Nodded yes).

7 MEMBER BORRELLI: And then what are you
8 going to do as far as -- how are you going to
9 sustain the roof on the second porch? You're
10 going to leave the porch. Are you putting
11 columns, or what is that going to look like?

12 MR. SCHROEDER: There's posts there that
13 hold all that to stay. It's -- all they are is
14 wooden screens that are installed, like that deck.
15 They're meant to come out seasonally, so they
16 would just be removed and kept off.

17 CHAIRPERSON DOHERTY: Okay. Excuse me.
18 Mr. Schroeder, is that you speaking?

19 MR. SCHROEDER: Yes.

20 CHAIRPERSON DOHERTY: Yes. Can you please
21 identify yourself and --

22 MR. SCHROEDER: Steven Schroeder. I'm -- my
23 name is Steven Schroeder, I'm Claudia's
24 contractor.

25 CHAIRPERSON DOHERTY: Okay.

1 MEMBER BORRELLI: Well, Steven, after you
2 take the screens off, there's -- I could see a
3 column, I think, on the right side. Once that
4 door is -- so you're going to keep the doors and
5 everything, you're just pulling the screens out,
6 or you're removing that whole thing and making it
7 an open porch? That's what I don't understand
8 about the porch.

9 MR. SCHROEDER: No. The posts that hold up
10 the porch will remain. They're four-by-four
11 posts.

12 MEMBER BORRELLI: Okay.

13 MR. SCHROEDER: And you can see a couple of
14 them, they're going to remain. So the --

15 MEMBER BORRELLI: Okay.

16 MR. SCHROEDER: All we're doing is taking
17 out the screens, basically.

18 MEMBER BORRELLI: Okay. And that screen
19 door is coming out as well?

20 MR. SCHROEDER: Yes.

21 MEMBER BORRELLI: Okay.

22 MEMBER WILLIAMS: May I make a comment?

23 CHAIRPERSON DOHERTY: Yes.

24 MEMBER WILLIAMS: Roselle, if that's okay.
25 I noticed when I did the drive-by, that you have

1 six-over-six windows on the north side of the
2 house. And it would be really something that kind
3 of tuck away if you were replacing windows across
4 the front to mirror that. It would really add
5 lovely character also to the front of that house.
6 I'm thrilled you're working on this and I think it
7 will be lovely.

8 MS. CIFUENTES-FILIPPA: That's a great idea.

9 MEMBER BORRELLI: I would definitely agree
10 with Jane's comment, that's pretty.

11 ADMINISTRATOR PALLAS: Madam Chair, it does
12 not appear that there's a simple way for me to
13 allow a participant to share a screen. I don't
14 know that we --

15 CHAIRPERSON DOHERTY: Okay.

16 ADMINISTRATOR PALLAS: I think there's a
17 separate set of -- something that I would need to
18 implement prior in order to allow that to happen.
19 I do apologize.

20 CHAIRPERSON DOHERTY: Okay. Thank you for
21 trying, Paul.

22 MS. CIFUENTES-FILIPPA: Thank you.

23 ATTORNEY PROKOP: Paul, did you try making
24 her a presenter?

25 ADMINISTRATOR PALLAS: I -- my memory, and

1 again, I'm only going from memory, once I do that,
2 I'm not sure if I can take it back. That's the
3 problem, my concern, and I'm not sure once I do
4 that.

5 CHAIRPERSON DOHERTY: Exactly, yeah.

6 ADMINISTRATOR PALLAS: If I might ask, what
7 exactly is it you were looking to present?

8 MS. CIFUENTES-FILIPPA: I think there was a
9 question about the deck, so I just had, you know,
10 another image of the, I guess --

11 ADMINISTRATOR PALLAS: The question, as I
12 recall, was an elevation view. Is that what you
13 have? Do you have an elevation view?

14 MS. CIFUENTES-FILIPPA: So I don't have a
15 rendering of an elevation, no.

16 ADMINISTRATOR PALLAS: I think that was what
17 the question was, everyone was concerned with. So
18 I don't know that -- you know, there's a lot of
19 documentation about the deck as you're proposing,
20 but without an elevation, that was the additional
21 information that the Board was looking for. I
22 don't mean to speak for the Board, but I believe
23 that was the question.

24 MEMBER MC MAHON: Yeah.

25 MEMBER BORRELLI: That was it.

1 MEMBER MC MAHON: I get it. I'm searching
2 for -- I have your page and I understand your
3 deck. I understand what it is, and I'll explain
4 it to the Board, that it is a -- it's an upper
5 deck with a cap, a wooden cap. It is a shiplap
6 product, which is appropriate, and that's probably
7 what the rest of the house is, is a wood shiplap
8 siding. And it has a wooden cap and a two-by-four
9 half wall, okay? Probably has the same Trex
10 decking. I think all that makes perfect sense.
11 I'm just not sure where it is. I'm looking at
12 the -- I'm looking at the house plan. I'm not
13 sure where I see it in the house plan. Oh,
14 screen -- no. Screened in porch removed. Is it
15 the back of the house?

16 MR. SCHROEDER: Yes. I have --

17 MEMBER WILLIAMS: It's on the bottom of that
18 page, Dennis. Okay. There's a page --

19 MR. SCHROEDER: On the site plan?

20 MEMBER WILLIAMS: Yeah, there's a --

21 MEMBER MC MAHON: Yeah, the site plan.

22 MEMBER WILLIAMS: Off the deck, and it's the
23 drawing on the left-hand side of the page.

24 MEMBER MC MAHON: Okay, gotcha, gotcha.

25 Okay. So --

1 ATTORNEY PROKOP: That's only one side of
2 the deck. I mean, what are the other sides going
3 to look like? There's two other sides of the
4 deck.

5 MEMBER BORRELLI: My question would have
6 been also on the -- on the upper deck, is the
7 shiplap going around the three sides, or is the
8 shiplap only on the side, and the front is open
9 with columns, or is it going to be open balcony,
10 or is it going to be a closed in sort of boxy
11 looking thing?

12 MR. SCHROEDER: It's going to be on the two
13 sides, it's on the back side and on the stair
14 side.

15 MEMBER BORRELLI: Okay.

16 MEMBER MC MAHON: It's a parapet,
17 essentially, so it's --

18 MR. SCHROEDER: It gives the upper deck more
19 privacy.

20 MEMBER MC MAHON: Yeah.

21 MR. SCHROEDER: It's a two-family house.

22 MEMBER MC MAHON: Right. You're in a tight
23 neighborhood. It's a parapet of sorts. It's a
24 balcony, okay?

25 MEMBER BORRELLI: Okay.

1 MEMBER MC MAHON: It doesn't necessarily
2 need to have vertical balustrade to be
3 historically correct. It just needs -- the
4 shiplap is the most important element, I believe,
5 just speaking for myself, and it has the wooden
6 cap on it, I propose; is that correct?

7 MR. SCHROEDER: Yes.

8 MEMBER MC MAHON: Okay.

9 MEMBER WILLIAMS: Claudia, does the second
10 floor deck have stairs that do down to the lawn?

11 MEMBER MC MAHON: I lost everybody.

12 CHAIRPERSON DOHERTY: Jane, I can't hear you.

13 MS. CIFUENTES-FILIPPA: I'm sorry, I lost you.

14 MEMBER WILLIAMS: I'm sorry. Does the
15 second floor deck have stairs that go down to the
16 lawn or -- I can't hear her.

17 MS. CIFUENTES-FILIPPA: Correct.

18 CHAIRPERSON DOHERTY: Yes, it appears.

19 MS. CIFUENTES-FILIPPA: Yes, it goes down to
20 the lawn.

21 MEMBER BORRELLI: Steven, if I could ask you
22 a question. On the second floor stairs, if you
23 look at the photo of the way it is now, you've got
24 that boxed in staircase to the second floor with a
25 window.

1 MR. SCHROEDER: Yes.

2 MEMBER BORRELLI: So when you put a balcony
3 in up there, you are removing that window and
4 you're putting columns in the front and it's all
5 boxed in with shiplap, is that it?

6 MR. SCHROEDER: Yes. And the stairway
7 that's existing right now will be coming out.

8 MEMBER BORRELLI: Okay. And that window
9 leaves as well, or that window stays?

10 MR. SCHROEDER: Window stays.

11 MEMBER BORRELLI: Okay. So that's like the
12 entrance into the balcony --

13 MR. SCHROEDER: There's a door up there.
14 There's a door right next to the window that you
15 can't see.

16 MEMBER BORRELLI: Okay.

17 MR. SCHROEDER: And that door will remain.

18 MEMBER BORRELLI: Okay.

19 MEMBER WILLIAMS: I think -- in my opinion,
20 I think we need more of a 3-D, like standing in
21 backyard, what this looks like.

22 MEMBER BORRELLI: Because I'm confused as to
23 where the steps are going to go to get up to that
24 balcony. Are the steps then on the side by the
25 chimney going up or --

1 MR. SCHROEDER: Yeah. Yes, they are.
2 They're on the south side. If you look at the
3 plan --

4 CHAIRPERSON DOHERTY: I would like to
5 address that question for a minute. Would the
6 Commission members be more comfortable, and our
7 Lawyer be more comfortable at this point, is if we
8 did not include the decking in this discussion and
9 the swimming pool, and approve the other issues,
10 features of the property?

11 MEMBER BORRELLI: I, for myself, don't mind
12 about the swimming pool and, you know -- and it's
13 all going to be fenced in, so I -- as long as it's
14 up to code, you know, and no one is at -- put at
15 risk. But I would like to see a rendering, a
16 street rendering, a vision, you know, of what that
17 upstairs porch is actually going to look like,
18 with staircase, and how you get up to it, and what
19 it's -- what it's going to look like, actually.

20 MEMBER MEI: So I think your suggestion is a
21 good one moving forward, Karen, that we can vote
22 on part of the application to at least let them
23 get started, and ask that they come back with both
24 the information about the swimming pool being in
25 code, but certainly more information on the deck.

1 That's what I would be comfortable with.

2 CHAIRPERSON DOHERTY: Ms. Cifuentes, would
3 that be acceptable to you?

4 MS. CIFUENTES-FILIPPA: Yes. I just need a
5 little clarity on what I need for the swimming
6 pool. If you could just outline that for me again
7 on what specifically you need for the swimming
8 pool.

9 CHAIRPERSON DOHERTY: Joe, could you please
10 do that for us?

11 ATTORNEY PROKOP: Yes, one second.

12 ADMINISTRATOR PALLAS: Joe, if you want, I
13 can -- I can try to tackle that. I think, I think
14 what the -- what you would need is just to get
15 something from the Building Department
16 specifically. I mean, I looked at the survey
17 quickly. It appears that it wouldn't need zoning,
18 but you would need something from the Building
19 Department to confirm that. Perhaps, you know, a
20 formal permit application for the pool and a
21 permit that shows that you are allowed to put in
22 the pool. I think that might -- that would
23 resolve whether or not the pool is up to -- up to
24 code. And if it's not, you know, if it doesn't
25 meet the zoning requirements, it would need to go

1 to the Zoning Board for a request for a variance.
2 I'll ask the Attorney, does that sound like a
3 reasonable approach?

4 ATTORNEY PROKOP: I think that that's a --
5 yes, that's a good idea.

6 (Attorney Prokop and Member McMahon speaking
7 in unison)

8 ATTORNEY PROKOP: I'm sorry.

9 MEMBER MC MAHON: You're questioning an
10 elevation for the stairs, or for the upper porch
11 we're requesting, then, a simple elevation,
12 nothing too elaborate --

13 MEMBER BORRELLI: Yes.

14 MEMBER MC MAHON: -- but something that
15 explains what it looks from that side of the
16 house --

17 MEMBER BORRELLI: Exactly.

18 MEMBER MC MAHON: -- in regards to a
19 front-on view, because we're -- because we need
20 the visual effect. And the pool is out of our
21 jurisdiction, so.

22 MEMBER WILLIAMS: I agree with Karen, moving
23 forward without those two elements.

24 CHAIRPERSON DOHERTY: Okay.

25 MEMBER MC MAHON: Yes.

1 CHAIRPERSON DOHERTY: Does anyone have any
2 further questions?

3 MS. CIFUENTES-FILIPPA: I just would like to
4 say one more thing. So I'm pretty clear on what I
5 need for the deck, I will get. So just for the
6 swimming pool --

7 CHAIRPERSON DOHERTY: Ms. Cifuentes, we
8 cannot hear you.

9 MEMBER MC MAHON: I missed you on that.

10 MS. CIFUENTES-FILIPPA: Okay. So my
11 question is -- so my question is for -- because,
12 again, I just want to be clear on what I need to
13 get from the Building Department, because I was
14 told that I could not get the permit submitted
15 until I had approval from the HPC first. So will
16 I have that in writing that you have reviewed the
17 pool and that you're now requesting to see the
18 permit documentation? Does that make sense?

19 MEMBER MC MAHON: Yeah, we --

20 ADMINISTRATOR PALLAS: The Building
21 Department can make it contingent upon HPC
22 approval, as long as it meets zoning.

23 MS. CIFUENTES-FILIPPA: Okay.

24 ADMINISTRATOR PALLAS: So that would be
25 the -- you know, the way that it would -- it

1 would go.

2 MEMBER MC MAHON: I think the catch-22 is
3 yes, we would love to see you have a pool in your
4 backyard, as long as it's legal.

5 MS. CIFUENTES-FILIPPA: That makes sense.

6 MEMBER MC MAHON: All right? So as long as
7 everything jives with the Building Department, we
8 have no problem aesthetically with you having your
9 pool. So I think we can take that out of the
10 picture in regards to us, because we don't want to
11 see you come back here and then throw it back at
12 the Zoning Board again.

13 CHAIRPERSON DOHERTY: Right.

14 MEMBER MC MAHON: Is that correct?

15 MEMBER BORRELLI: Yes, I think so.

16 CHAIRPERSON DOHERTY: So this is what I
17 would like to say --

18 MEMBER MC MAHON: And as far as --

19 CHAIRPERSON DOHERTY: Go ahead, Dennis.

20 MEMBER MC MAHON: I'm sorry. And as far
21 as it's just a simple elevation in regards to the
22 back deck so that we understands how it looks. I
23 understand it, it's -- your shiplap is going to go
24 on two sides of an upper deck. In regards to
25 where it is on the house and the view from the

1 road, I guess, is the only concern. So a simple
2 elevation will take care of that, and the rest is
3 pretty much up to the Building Department.

4 MEMBER MEI: Then, Karen, you're going to
5 make the motion?

6 CHAIRPERSON DOHERTY: Yes. I just before --
7 again, I wanted to say, Ms. Cifuentes, I hope I'm
8 pronouncing your name correctly.

9 MS. CIFUENTES-FILIPPA: You are.

10 CHAIRPERSON DOHERTY: I wanted to thank you
11 for all the time and care that you put into your
12 application. You did a very, very good job. I
13 wanted to thank you for taking our recommendations
14 in terms of considering making a smaller fence,
15 and also keeping the six-by-six window, so -- and
16 we really appreciate all the effort and financial
17 investment and everything else you're doing to
18 really restore a beautiful old house. So all of
19 us, we would like to thank you.

20 MEMBER WILLIAMS: Yes, thank you.

21 MS. CIFUENTES-FILIPPA: And thank you. This
22 is very exciting for us. We -- you know,
23 Greenport is very dear to our hearts. We have a
24 lot of beautiful memories with family, so it feels
25 very special to finally be able to contribute

1 aesthetically in that sense.

2 CHAIRPERSON DOHERTY: So that's great. So
3 if there are no further questions, I would like to
4 vote on the application.

5 I would like to note, we are only voting on
6 the work and site plan described in your
7 application of November 30th, 2020. We are
8 amending it in a way to request that you come back
9 to us with additional information on the decking
10 and the second story porch, and we will review
11 that.

12 None of us seem to have a problem with the
13 swimming pool that you described, but, again, that
14 will be up to the Zoning Board and the Building
15 Department.

16 So for any other changes, revisions or
17 additions to this application or the property, you
18 will need to come again to the HPC for a
19 Certificate of Appropriateness. Thank you for
20 your attention to this requirement.

21 I make a motion to approve the application
22 as amended and issue a Certificate of
23 Appropriateness, as the application is in keeping
24 with the criteria of Greenport Village Code
25 Section 76-7. Is there a second?

1 MEMBER WILLIAMS: Second

2 MEMBER MC MAHON: I make a second.

3 CHAIRPERSON DOHERTY: All in favor

4 MEMBER BORRELLI: Aye.

5 MEMBER MC MAHON: Aye.

6 MEMBER MEI: Aye.

7 MEMBER WILLIAMS: Aye.

8 CHAIRPERSON DOHERTY: Aye.

9 Anyone opposed.

10 (No Response)

11 CHAIRPERSON DOHERTY: Motion carries.

12 Application as amended is approved. Thank you.

13 MR. SCHROEDER: Thank you.

14 MS. CIFUENTES-FILIPPA: Thank you.

15 MEMBER WILLIAMS: Thank you.

16 CHAIRPERSON DOHERTY: Paul or Joe, anything
17 to add from that at all before we move on?

18 ADMINISTRATOR PALLAS: I will -- we will
19 follow up with the applicant, you know, tomorrow
20 or early next week to review all the requirements
21 both for the pool and for the additional
22 submittals.

23 CHAIRPERSON DOHERTY: Okay. Thank you very much.

24 Okay. Agenda Item No. 4, 422 First Street.
25 Discussion and possible motion on the application

1 of Laura Thompson. The applicant seeks approval
2 to replace the damaged fence with a cedar fence,
3 and to install a wooden accessory building.

4 SCTM #1001-4.-7-4.

5 Is Laura Thompson available?

6 MS. THOMPSON: I am, I am here. Can you
7 hear me?

8 CHAIRPERSON DOHERTY: Yes. Could you please
9 state your name and address for the record?

10 MS. THOMPSON: My name is Laura Thompson.
11 Address is 422 First Street in Greenport.

12 CHAIRPERSON DOHERTY: Okay. Thank you so
13 much. Will you please tell us a little bit about
14 the project?

15 MS. THOMPSON: The fence at the -- at the
16 end of the driveway along the side of my house was
17 destroyed in Hurricane Isaias. And I filed a
18 claim with my insurance company to replace the
19 fence with a fence of the same size and similar
20 material. It's a cedar fence.

21 I did not know that a building permit was
22 required to replace something similar after a
23 storm, so I did not have a -- I did not fill out a
24 building permit. And I noticed that fence is not
25 listed on the building permit either. So, anyway,

1 I received a complaint about the fence, and it's
2 my intention to comply. I think you have images
3 and paperwork, signed affidavits and everything.

4 MEMBER BORRELLI: Laura, if I could ask you
5 questions. So all you're doing is replacing
6 something that was destroyed in the hurricane, or
7 are you adding an extra piece of fence, an extra
8 side to the other side, or how is it working? You
9 already have the fence?

10 MS. THOMPSON: It's replacing a fence that
11 was damaged with similar material of the same
12 dimensions, and cedar with cedar and six-foot with
13 six-foot. So there was no change in dimensions.

14 MEMBER MEI: Was there also a shed in the
15 back? Did you --

16 MS. THOMPSON: Yes, we -- the storm, we
17 had -- we lost a big maple branch that crashed
18 onto the mud room, which is off the back of the
19 house, so that is part of our insurance claim as
20 well. And kind of as a provisional measure, we
21 needed to add an outbuilding that's smaller than
22 144 square feet and is 5 feet from any neighbors'
23 property, but there was -- I got two complaints
24 about that structure as well. That was something
25 that we needed to accommodate ourselves as repairs

1 were made to the back of the house following the
2 storm. You've got images of that outbuilding as
3 well, with a yard -- with a tape showing where
4 it's placed. So my intention is to comply, and I
5 hope that that's clear.

6 MEMBER BORRELLI: So if I could just -- I'm
7 not understanding something, but, Joe, maybe you
8 could help me with this. If she had a preexisting
9 fence that was destroyed or she's just replacing
10 with like and kind, my question would be why, why
11 is she here? But maybe I'm wrong. You know,
12 repairs to anything that's preexisting, if you're
13 keeping it in the same and just putting it back
14 the way it was. Maybe I didn't understand the
15 code correctly. And the shed, I believe that
16 sheds are -- I mean, I don't know. I believe
17 sheds are okay on the properties, as long as --
18 I'm not quite sure why you've got a 5-foot tape
19 measure on there.

20 MS. THOMPSON: To show the placement, that
21 it is sufficiently far away from the property line
22 for neighbors on two sides.

23 MEMBER BORRELLI: Okay. I don't know. I
24 don't have clarity on the fence in kind to be just
25 replaced. I'm not -- I'm not sure if I'm wrong.

1 I'm looking at the code right now.

2 ATTORNEY PROKOP: So, generally, a repair
3 would not need a permit, but a replacement would,
4 and that's why she's here. But you --

5 MEMBER BORRELLI: Okay.

6 ATTORNEY PROKOP: My recommendation would
7 be, if it's a replacement in kind, that you
8 definitely take that into consideration when
9 you're reviewing the application.

10 MS. THOMPSON: All right. So it's a -- it
11 was --

12 MEMBER MC MAHON: Is the fence in this
13 photo, the fence? Is the photo -- is this a photo
14 of the fence, or is this a sample of the fence?

15 MS. THOMPSON: That's a photograph of the
16 fence.

17 MEMBER MC MAHON: Okay. Yeah, it's a lovely
18 fence.

19 MEMBER BORRELLI: Yes.

20 MEMBER MC MAHON: Yes, you probably would
21 have wanted to come to us for replacement. But,
22 again, I know this is water under the bridge, but,
23 yes, that would be a fence, and I'm speaking for
24 myself, that we generally would approve. It's
25 cedar, it's wood, it's in kind to the

1 neighborhood.

2 And just speaking for the -- for the shed,
3 and a lot of times what happens is if it meets --
4 if it meets the setback criteria and it doesn't
5 have a proper foundation underneath it, which this
6 does not, it's up on sonotubes, it's considered
7 movable, okay?

8 And I'm not speaking for the Attorney, but
9 I'm speaking in what I've come up against, you
10 know, shed -- North Fork Shed Company, you know,
11 they pop them in everywhere. And a lot of times
12 what is the only issue is that it is actually
13 movable and the setback issue. So I'll throw that
14 back at you guys again, but that's all I know
15 about it.

16 ADMINISTRATOR PALLAS: Madam Chair, if I may
17 comment.

18 CHAIRPERSON DOHERTY: Yes.

19 ADMINISTRATOR PALLAS: Two things, one on
20 the fence. Again, I don't remember specifically.
21 I did speak with the Building Department about
22 this a few weeks ago. It's not -- it's not an
23 exact replacement, it's similar, but not exact,
24 and that would clearly need your approval, as I
25 understand it.

1 The shed, the placement of the shed is a
2 Building Department issue as to whether it's five
3 feet, or three feet, or two feet, or 10 feet.
4 It's the shed itself that you're approving. The
5 shed doesn't exist, and now it does, but it
6 didn't. So you're approving -- you are reviewing
7 whether the shed is in keeping with your
8 requirements.

9 The actual placement, you know, unless it
10 has to move completely to another side of the
11 yard, as long as it's in the same general area
12 that is being presented, we, the Building
13 Department, would ensure that it does meet the
14 setbacks. You would not be --

15 MEMBER MC MAHON: Right.

16 ADMINISTRATOR PALLAS: -- approving a
17 setback question, that was -- would be for the
18 Building Department to deal with.

19 MEMBER BORRELLI: Right.

20 MEMBER MC MAHON: That's correct.

21 CHAIRPERSON DOHERTY: What I was going to
22 say, Ms. Thompson, is that we do a site visit, saw
23 that the fence was already installed, and also saw
24 that the shed was already there. And I didn't
25 know. You know, you're presenting us with work

1 that was already done. What I was going to say
2 when I met you tonight was to say in the future,
3 please know, and I'm sure you do by now, that you
4 will need to come before the HPC if you make any
5 changes on your property.

6 MS. THOMPSON: I do understand, and thank
7 you. My misunderstanding was that it was -- it
8 was a replace -- you know, replacement for
9 something that could no longer be repaired. It's
10 comparable material that's appropriate to the
11 neighborhood and the right size, so I didn't
12 believe that I needed to trouble the Commission
13 with the fence. And I'm --

14 CHAIRPERSON DOHERTY: Laura, what I can tell
15 you about the fence is that it is comparable with
16 similar fences in the Historic District, so it
17 would qualify for us.

18 MS. THOMPSON: So I guess tonight we're just
19 seeking a Certificate of Appropriateness for the
20 fence?

21 CHAIRPERSON DOHERTY: And then also for the shed.

22 MS. THOMPSON: And, okay, then for the shed.
23 The shed is smaller than 144 square feet and it is
24 movable.

25 CHAIRPERSON DOHERTY: Mr. Pallas?

1 ADMINISTRATOR PALLAS: I mean, the size is
2 irrelevant to this Board. The size is relevant
3 only for requirements for a building permit. But
4 any changes to the site do require approval of
5 this Board, regardless of whether it meets a
6 building permit criteria or not. The -- and
7 that's why the placement is somewhat important.
8 Again, if it's going in the -- generally that
9 location, I think I would -- I would -- I would
10 think the Board would be -- would accept that as a
11 given. Again, if you move it to the opposite side
12 of the property, they might -- that might be a
13 concern. But the setbacks would be a
14 responsibility of the Building Department. But
15 this Board would be approving the style of the
16 shed, as opposed to whether or not it needs a
17 permit. That's a separate -- a separate matter.

18 MEMBER MC MAHON: Well, I think the style is
19 right up our alley in regards to the door styling,
20 and the four-over-four little sash with the --
21 with the cute little shutters, so there you go.
22 That's my opinion. But as far as the other
23 issues, that is up to the Building Department in
24 regards to the setbacks.

25 CHAIRPERSON DOHERTY: Lori?

1 MEMBER MEI: I think that, you know, again,
2 Ms. Thompson said it was a misunderstanding, it's
3 already done, but it is something that we --

4 MEMBER MC MAHON: Right.

5 MEMBER MEI: -- approve, so I would, you
6 know, suggest that we take a vote.

7 CHAIRPERSON DOHERTY: Roselle and Jane, do
8 you have any further comments or questions?

9 MEMBER WILLIAMS: No, I do not.

10 ATTORNEY PROKOP: I don't want -- I don't
11 want the impression on the Board or public that
12 the fact that the shed may or may not be movable
13 has anything to do with anything. I don't --
14 there's a whole line of law that has to do with
15 things that are, quote-unquote, movable, and I
16 don't -- I'm not going to express my opinion on
17 that, but I just want to caution the Board that I
18 don't think that that's significant.

19 MEMBER MC MAHON: No.

20 ATTORNEY PROKOP: And it's not a concern --
21 it's not a concern of this Board.

22 MEMBER MC MAHON: No, it is not. And
23 that was just an -- that was just a -- that was my
24 input as a contractor in regards to previous
25 dealings with these sheds that appear on

1 properties, and it's totally up to the Building
2 Department. And the fact that it is movable, that
3 was just a comment, it was not meant to be
4 anything more than.

5 ATTORNEY PROKOP: No, it's a good thing you
6 brought it up. Thank you, I appreciate that.

7 MEMBER MC MAHON: Yes, not a problem.

8 MS. THOMPSON: I mentioned that it's
9 movable, because if there's something about it
10 that is, you know, unsatisfactory to any of our
11 neighbors, if they let us know, it's something
12 that we can address and change. We are trying to
13 be courteous and respectful. This was adapting to
14 damage after a hurricane.

15 If it could be made known to the insurance
16 company. We use McMann Price here in town. If
17 someone there had said, you know, "For the fence,
18 you need to go to the HRC (sic)," then we wouldn't
19 be out of order with our process here. I just
20 didn't know, and really did not find it easy to
21 see how I should have on that based on what's
22 visible on the website and what templates are
23 there in person at the Village office. It's
24 not -- it wasn't clear to me at all that I had
25 made these errors that resulted in four appearance

1 tickets. That's all.

2 MEMBER BORRELLI: If I could just ask one
3 question that's been puzzling me since we started
4 with your fence. If you look at the picture
5 that's below the picture, on the bottom, the
6 6-foot cedar fence, that side of the property
7 behind the driveway, it doesn't even look like the
8 same house to me. It looks like -- I know which
9 house it is on the top, but I don't know which
10 house it is on the bottom photo. It looks like a
11 totally different house, a different color home.
12 I don't know.

13 MS. THOMPSON: That was only provided for
14 comparison sake to show that a similar fence is --
15 with the same height is similarly placed on the
16 same street. That was for comparison.

17 MEMBER BORRELLI: Okay.

18 MEMBER MC MAHON: Okay, very good, very good.

19 CHAIRPERSON DOHERTY: So if there are no
20 further questions, I would like to vote on the
21 application. I would like to note that we are
22 only voting on the work and site plan described in
23 your application of December the 5th, 2020. For
24 any other revisions, changes or additions, or any
25 other change in the property, you will need to

1 come again before the HPC for a Certificate of
2 Appropriateness. Thank you for your attention to
3 this requirement.

4 I make a motion to approve the application
5 and issue a Certificate of Appropriateness, as the
6 application is in keeping with the criteria of
7 Greenport Village Code Section 76-7. Is there a
8 second?

9 MEMBER BORRELLI: I'll second that.

10 CHAIRPERSON DOHERTY: All in favor?

11 MEMBER BORRELLI: Aye.

12 MEMBER MC MAHON: Aye.

13 MEMBER MEI: Aye.

14 MEMBER WILLIAMS: Aye.

15 CHAIRPERSON DOHERTY: Aye.

16 Anyone opposed?

17 (No Response)

18 CHAIRPERSON DOHERTY: Motion carries,
19 application is approved. Thank you, Ms. Thompson.

20 MS. THOMPSON: Thank you.

21 MEMBER WILLIAMS: Thank you.

22 CHAIRPERSON DOHERTY: Agenda Item No. 5, 736
23 Main Street. Discussion and possible motion on
24 the application of Townsend Manor Inn. The
25 application seeks approval to replace seven

1 Anderson windows with two-over-two divided panels,
2 remove and replace the deck on the northeast side
3 of the building, replace cedar shakes on the
4 northeast side, with new cedar shakes to be
5 painted white to conform with the existing.
6 SCTM #1001-2.-3-9.

7 Is the applicant or the representative
8 present? Mr. Gonzalez?

9 MR. SIDOR: Yes. My name is Ryan Sidor.
10 I'm representing Robert I. Brown, Architect, and
11 Scott, the owner, is also present.

12 ATTORNEY PROKOP: Hi, Ryan.

13 MR. SIDOR: Hello.

14 CHAIRPERSON DOHERTY: Okay. Scott, can you
15 please identify yourself, and state your address
16 for the record.

17 ADMINISTRATOR PALLAS: Scott, we can't hear
18 you. You're not muted. It's the setting on your
19 computer, I believe.

20 MEMBER BORRELLI: It says he's not muted,
21 but we can't hear him. Now you're muted.

22 MEMBER MEI: Well, maybe Mr. -- Ryan can
23 move forward.

24 CHAIRPERSON DOHERTY: Mr. Ryan, can you
25 start, then, please?

1 MR. SIDOR: Yes. So, first of all, the
2 windows on the front are the -- are the street
3 side. And this, this is in Townsend Manor, this
4 is the north-most building in Townsend Manor.

5 So the three windows on the first floor and
6 the four windows on the second floor are all
7 damaged and are being replaced. They're going to
8 be Andersen 400 series, white interior and
9 exterior, and they're going to be two-over-two,
10 which matches the existing building, the other
11 windows on the existing buildings.

12 And then on the east side, which is the rear
13 of the building, they are going to be
14 rebuilding -- or tearing down and rebuilding the
15 existing decks. It's a two-story deck structure
16 for the rooms in the building, tearing it down,
17 rebuilding it exactly as it is.

18 MEMBER MEI: Did he go out?

19 CHAIRPERSON DOHERTY: Is there anything else?

20 MR. SIDOR: No. The cedar shakes are the
21 same thing. It's going to be the exact same style
22 cedar shake, and they're going to be painted
23 white, and that's the color of the building.

24 MEMBER WILLIAMS: And is the wooden deck
25 going to be painted, or what material is it?

1 MR. SIDOR: So that is a question for Scott.
2 As far as I know, the deck is going to be stained.
3 The only think that will be different is the
4 railings are stained wood now. They're proposed
5 to be white AZEK, which matches the rest of the
6 railings on the -- in Townsend Manor, the whole
7 campus.

8 ADMINISTRATOR PALLAS: Mr. Gonzales, if you
9 want to respond to questions on the chat, I see
10 you asked, that's perfectly acceptable.
11 Mr. Gonzalez wrote, "The deck will be stained
12 clear, railings white AZEK.

13 MEMBER MEI: If I could just comment on some
14 of the pictures, Ryan. A lot of the things say --
15 I mean, it's great that you're replacing them, but
16 a lot of them say replacing in kind. So we would
17 prefer that rather than say "in kind", that you
18 say just exactly what we just asked, you know,
19 railings, white AZEK, or wood, or whatever,
20 because it's hard for us to approve something if
21 you say it's going to be in kind. You may assume
22 that, but we want to know what the materials will
23 be. So I just ask, and I appreciate the
24 clarification. So rather than just say "in kind",
25 it would be much better to say what it will be.

1 MR. SIDOR: Yes, that's my fault. We were
2 kind of rushing to get these images in this week.
3 But yes, that's -- I apologize for the "in kind"
4 for the hand rail.

5 CHAIRPERSON DOHERTY: Okay. Was -- were the
6 original materials wood?

7 MR. SIDOR: Yes.

8 CHAIRPERSON DOHERTY: Yes, I see they're not
9 being replaced in kind.

10 MR. SIDOR: Yes. That's what I'm trying to
11 say, is that that was a last minute change this
12 week. But the white AZEKs are the rest of the
13 handrails on the rest of the buildings in Townsend
14 Manor.

15 ADMINISTRATOR PALLAS: Mr. Gonzalez wrote,
16 "That was my fault. We were trying to get this in
17 quickly."

18 MEMBER WILLIAMS: I'd like to state that I
19 think the white AZEKs will freshen up the back
20 there, make it more in tone with the rest of the
21 property, because it looks very tired and old now,
22 like this all wood, but that came up with Scott.

23 MEMBER MC MAHON: Yeah. I would like to
24 just pipe in and just say that the work that's
25 been done, the previous building that came before

1 us maybe a year or two ago really looks fantastic.
2 You put a great deal of work into the paint job.
3 The restoration and the prep work in that regard,
4 it's fantastic, and it looks very traditional in
5 style. So that's my point.

6 MEMBER BORRELLI: I just have a couple of
7 questions. So spatially and whatever, I'm
8 confused here. So we're just -- we're looking
9 only at the back? This is just the pack of the
10 Townsend Manor?

11 MR. SIDOR: So the first picture is of the
12 front, that's the street side. The pictures of
13 the deck are the rear.

14 MEMBER BORRELLI: Right. Because you, Ryan,
15 initially said at the very beginning that you're
16 seeking approval for these drawings, and these are
17 the Townsend Manor, the most north part of the
18 Townsend Manor.

19 MR. SIDOR: Yes, sorry. There are multiple
20 buildings. There are multiple buildings on the
21 Townsend Manor campus, this is the north-most
22 building.

23 MEMBER BORRELLI: So it's not the
24 gingerbread and it's not the house with the four
25 columns, as I see big -- four big columns here.

1 It's one that I don't have in my memory right now,
2 I guess.

3 MR. SIDOR: Yes, correct. It's the -- I
4 believe it's the Captain's House. It's all the
5 way on the north.

6 ADMINISTRATOR PALLAS: Mr. Gonzalez
7 confirmed that it's -- "We are working on the" --
8 "on the Captain's House."

9 MEMBER BORRELLI: Okay, okay.

10 MEMBER MC MAHON: I'm familiar with that,
11 yes, I understand.

12 MEMBER BORRELLI: Yeah. I'm looking at all
13 the buildings. I've got photos here on my phone,
14 just trying to refresh my memory here. Okay.

15 MEMBER MC MAHON: Just for the Board, the
16 Andersen 400 series true divided-light --

17 MEMBER BORRELLI: Yes.

18 MEMBER MC MAHON: -- are part of our
19 criteria, so that's all in order.

20 MR. SIDOR: Okay.

21 MEMBER WILLIAMS: So, Ryan, nothing's being
22 done to the sides of this building on your strip,
23 right?

24 MR. SIDOR: There is two windows, I believe,
25 on the plans, the two windows on the south side,

1 but they're closest to the north side. So those
2 windows, some of the siding might have to be
3 replaced, but it will all be painted back white to
4 match the building.

5 MEMBER WILLIAMS: And they'll be wood?

6 MR. SIDOR: Yes. But other than that, it's
7 just the windows in the front and the deck in the rear.

8 CHAIRPERSON DOHERTY: Are there any further
9 questions?

10 MEMBER WILLIAMS: No. I have to say,
11 Scott -- that I think Scott has continuously made
12 improvements there along the way. As we all know,
13 it's hard to do all at once, and I appreciate his
14 effort, so.

15 MEMBER MC MAHON: Yeah, it looks really great.

16 MEMBER BORRELLI: It does. So we approved,
17 I don't know, whether it was three years ago, four
18 years ago. It looks nice --

19 MEMBER MC MAHON: Yes.

20 MEMBER BORRELLI: -- back there.

21 MEMBER MC MAHON: Fantastic.

22 MEMBER BORRELLI: Yeah.

23 CHAIRPERSON DOHERTY: All right. If there
24 are no further questions, I would like to vote on
25 the application. I would like to note that we are

1 only voting on the work and site plan described in
2 your application of December 11th, 2020, and the
3 additions you have added tonight. For any other
4 revisions, changes -- or changes, or change in the
5 property, you will need to come again before the
6 HPC for a Certificate of Appropriateness. Thank
7 you for your attention to this requirement.

8 I make a motion to approve the application
9 and issue a Certificate of Appropriateness, as the
10 application is in keeping with -- is in keeping
11 with the criteria of Greenport Village Code
12 Section 76-7. Is there a second?

13 MEMBER BORRELLI: I'll second it.

14 MEMBER MC MAHON: Second.

15 CHAIRPERSON DOHERTY: All in favor?

16 MEMBER BORRELLI: Aye.

17 MEMBER MC MAHON: Aye.

18 MEMBER MEI: Aye.

19 MEMBER WILLIAMS: Aye.

20 CHAIRPERSON DOHERTY: Aye.

21 Anyone opposed?

22 (No Response)

23 CHAIRPERSON DOHERTY: No. Motion carries.

24 Application is approved. Thank you.

25 MEMBER WILLIAMS: Thank you.

1 MR. SIDOR: Thank you.

2 CHAIRPERSON DOHERTY: Agenda Item No. 6,
3 motion to accept and approve the minutes of the
4 November 19, 2020 meeting. I make a motion to
5 accept the minutes. Do I have a second?

6 MEMBER BORRELLI: I'll second that.

7 MEMBER MC MAHON: Second.

8 CHAIRPERSON DOHERTY: All in favor?

9 MEMBER BORRELLI: Aye.

10 MEMBER MC MAHON: Aye.

11 MEMBER MEI: Aye.

12 MEMBER WILLIAMS: Aye.

13 CHAIRPERSON DOHERTY: Aye.

14 Motion is accepted. Thank you.

15 Agenda Item No. 7, I make a motion to
16 schedule the next Historic Preservation Commission
17 meeting for 5 p.m. on January 21st, 2021 at the
18 Third Street Fire Station. Do I have a second?

19 MEMBER BORRELLI: I'll second that

20 MEMBER MC MAHON: Second.

21 CHAIRPERSON DOHERTY: All in favor?

22 MEMBER BORRELLI: Aye.

23 MEMBER MC MAHON: Aye.

24 MEMBER MEI: Aye.

25 MEMBER WILLIAMS: Aye.

1 CHAIRPERSON DOHERTY: Aye.

2 Before we --

3 ADMINISTRATOR PALLAS: Madam Chair, before
4 you adjourn, I just want to note that Mr. Gonzalez
5 typed in "Thank you."

6 CHAIRPERSON DOHERTY: Okay. Thank you.

7 (Laughter)

8 MEMBER MC MAHON: We'll take it.

9 CHAIRPERSON DOHERTY: I see there is a
10 person named J Webster on our screen. I don't
11 know if he's a member of the public and if he
12 wants to address the Commission at all.

13 ADMINISTRATOR PALLAS: J Webster is our
14 videographer. He's --

15 CHAIRPERSON DOHERTY: Okay.

16 ADMINISTRATOR PALLAS: He's making sure I do
17 things right.

18 (Laughter)

19 CHAIRPERSON DOHERTY: Okay. All right. So
20 agenda Item No. 8, I make a motion to adjourn the
21 meeting. Do I have a second?

22 MEMBER BORRELLI: I'll second

23 MEMBER MC MAHON: Second

24 CHAIRPERSON DOHERTY: Okay. All in favor?

25 MEMBER BORRELLI: Aye.

1 MEMBER MC MAHON: Aye.

2 MEMBER MEI: Aye.

3 MEMBER WILLIAMS: Aye.

4 CHAIRPERSON DOHERTY: Aye.

5 Thank you, everyone, for --

6 ATTORNEY PROKOP: Have a nice holiday.

7 MEMBER WILLIAMS: Thank you. And thank you,
8 Joe, for coming, and Paul.

9 ATTORNEY PROKOP: Thank you.

10 CHAIRPERSON DOHERTY: Joe. Joe, thank you
11 so much.

12 ATTORNEY PROKOP: Thank you.

13 CHAIRPERSON DOHERTY: Paul, thank you for a
14 great job, as usual.

15 ATTORNEY PROKOP: I want to congratulate the
16 Board on all your hard work tonight. You really
17 did an amazing amount of work.

18 CHAIRPERSON DOHERTY: Thank you.

19 MEMBER MEI: Thank you.

20 MEMBER MC MAHON: Thank you.

21 MEMBER BORRELLI: Thank you, Joe.

22 MEMBER MC MAHON: Thank you, appreciate it.

23 CHAIRPERSON DOHERTY: Yeah, thank you so
24 much. Thanks, everyone.

25 (The meeting was adjourned at 6:27 p.m.)

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