VILLAGE OF GREENPORT

COUNTY OF SUFFOLK: STATE OF NEW YORK

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HISTORICAL PRESERVATION COMMISSION

REGULAR SESSION

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Old Schoolhouse
Greenport, New York

February 14th, 2019
5:03 p.m.

Before:

STEPHEN M. BULL - Chairman

DENNIS McMAHON - Member

ROSELLE BORRELLI - Member

CAROLINE WALOSKI - Member (Absent)

SUSAN WETSELL - Member (Absent)

KRISTINA LINGG - Clerk to the Board (Absent)

JOSEPH PROKOP - Village Attorney

PAUL J. PALLAS - Village Administrator
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CHAIRMAN BULL: Ladies and gentlemen, welcome to the meeting of the Village of Greenport Historic Preservation Commission. We have a number of items on tonight's agenda. It's February 14th, 2019, it's 5:00 PM. And we're meeting in the Old Schoolhouse in Greenport, New York.

My name is Stephen Bull, and I'm the chairperson. On my right?

MEMBER MCMAHON: Dennis McMahon.

CHAIRMAN BULL: And --

MEMBER BORRELLI: Roselle Borrelli.

CHAIRMAN BULL: We have three of us here; we have a quorum. So we're going to get right down to the business at hand.

Item Number 1: We have a discussion and possible motion of an application of the Fiedler Gallery, LLC, represented by Morgant Fiedler. The applicant proposes replacing existing windows for the property located at 207 Main Street, SCTM# 1001-4-10-19.1.

Is the applicant in the house?

MS. FIEDLER: I am, yes.

CHAIRMAN BULL: Oh, good. Okay.

Let's look over the material and then we might ask
you a few questions.

    MS. FIEDLER: All right.

CHAIRMAN BULL: So it seems that you have these upstairs windows that are rotted around the frames and they need to be replaced?

    MS. FIEDLER: Correct.

CHAIRMAN BULL: Okay. And then you have a copy of the new window order form specification and a photo of the building with the upstairs windows?

    MS. FIEDLER: Right.

CHAIRMAN BULL: Okay. So I've seen the photo; actually, I looked at my material earlier. And I'm looking at the order form and I'm not certain -- if you could show us what that catalogue number is. Will they have true divides or not? They don't look like two over two; I mean, based on the order.

    MS. FIEDLER: So these are the actual pictures of what the window will look like upstairs, right here (indicating).

CHAIRMAN BULL: Okay. So it's going to be -- are you saying it's going to be --

    MS. FIEDLER: Same size.

CHAIRMAN BULL: But that looks like
MEMBER MCMAHON: Six over six?

CHAIRMAN BULL: Nine over six?

MS. FIEDLER: Correct, yeah. So it will be more --

CHAIRMAN BULL: Divides.

MS. FIEDLER: -- divides, correct.

CHAIRMAN BULL: Will they be true divides? Help me out here, because it looks like they're snap-ins.

MEMBER MCMAHON: It's a tilt sash.

MS. FIEDLER: They are also going to be painted the same color. The windows -- the trim will be painted the same as currently exists.

CHAIRMAN BULL: Good.

MEMBER MCMAHON: At the very bottom there --

CHAIRMAN BULL: Very bottom? Oh, double hung, full-frame windows. Doesn't say anything about the --

MEMBER MCMAHON: Morgant, what we're looking for is the true divided light. Do you understand that?

MS. FIEDLER: No.

MEMBER MCMAHON: It means these
grills and everything have to be individual panes
and/or the grillwork is applied inside and out
with a separation bar.

CHAIRMAN BULL: So it's between the
two layers of glass. Are these windows going to
be double pane?

MS. FIEDLER: I believe so, but I
do not -- let's see. You know what, that might
not actually be the correct -- what I have on here
from the order form from --

CHAIRMAN BULL: Because it talks
about the 400 series.

MS. FIEDLER: It's not the correct
one. It's Energy Star certified, says that's to
be from the exterior, 400 series.

CHAIRMAN BULL: So I'm not sure
what insect screens means. Oh, that's insect
screens.

MS. FIEDLER: That's just the
screen.

CHAIRMAN BULL: They're not
necessarily true divides.

MEMBER MCMAHON: I'm still trying
to get the --

CHAIRMAN BULL: Single pane, right?
MEMBER MCMAHON: Sorry. Because this is a high-end series, but this is not the grills.

CHAIRMAN BULL: Okay. Are available in a variety of configurations and widths for double-hung. Grill patterns, see page 96.

MEMBER MCMAHON: More reading than I thought I was going to have to do.

CHAIRMAN BULL: Page 96.

MEMBER MCMAHON: This is -- here we are.

MEMBER BORRELLI: What's the number on there?

CHAIRMAN BULL: The Item Part Number is -- let's see -- TW-2456-E.

MEMBER MCMAHON: I don't see it in the drawing here.

We might have to table this. And I will be more than happy to go to the lumberyard and get through this with you, if you want.

MS. FIEDLER: Okay. I mean, it's all through Riverhead Building Supply.

MEMBER MCMAHON: That's great, yeah. I'll go to the salesman and just make sure
that it's true divided light.

MS. FIEDLER: Okay.

MEMBER McMAHON: Do you understand that? Well, you will. And I can also show you samples.

MS. FIEDLER: Okay.

MEMBER McMAHON: I just can't tell by this information what we're up against.

MS. FIEDLER: Okay.

CHAIRMAN BULL: So, you know, in looking at our code, the reason why this has become important to us, and in our conversations with all the applicants, is that we're trying to maintain the appearance and the look and the functionality that was there before. Because the mission of the Historic Preservation, within our code -- do you agree?

MEMBER McMAHON: That's correct.

CHAIRMAN BULL: Is that these sort of details need that kind of maintenance. So we're here to assist you in any way we can to help, you know, the applicants meet that criteria. So I propose, since we have another meeting coming right up, that you take advantage of my colleague's generous offer.
MS. FIEDLER: Love to.

CHAIRMAN BULL: Make sure that you make a small correction to your application so we get exactly the right unit.

MEMBER BORRELLI: We also have an old photograph showing Lydia's Antique Store and, I believe, Fiedler's in the same photo. It might show us if -- I think they were two over two, if memory serves me correctly.

CHAIRMAN BULL: These are fine, these are two over two.

MEMBER BORRELLI: Yeah, two over two, but she has six over twelve, right?

CHAIRMAN BULL: Yeah. So that's why I don't think this is the best example.

MEMBER BORRELLI: So I'll try to fine -- I think the oldest photo I have showing that store front, and I do believe they're two over twos.

CHAIRMAN BULL: Okay. So I make the motion that we table this application until there's more and better details provided.

MEMBER BORRELLI: Perfect.

MEMBER MCMAHON: I second it.

MEMBER BORRELLI: I second it.
CHAIRMAN BULL: All in favor?

MEMBER MCMAHON: Aye.

MEMBER BORRELLI: Aye.

CHAIRMAN BULL: Okay. Thank you very much.

MS. FIEDLER: Do you have a rough timeframe for this? Just because of the leakage situation.

CHAIRMAN BULL: March is coming right up.

MS. FIEDLER: Okay. That will be the next date?

CHAIRMAN BULL: March 4th. Please come back March 4th.

MS. FIEDLER: Okay.

CHAIRMAN BULL: I'll return that to you.

MS. FIEDLER: Thank you.

CHAIRMAN BULL: Moving on. Item Number 2: 413 Main Street, discussion and possible motion on the application of Century 21, Albertson Realty, represented by Thomas Scalia. The applicant proposes a sign for the property located at 413 Main Street, SCTM# 1001-4-7-12. Let's take a look at this application of
appropriateness.

It says here: To hang a sign on existing bracket of awning in keeping with the size and location of three other commercial spaces in the building. And the renderings of the sign are hereby provided with this picture here.

Is the applicant in the house?

MR. SCALIA: I am.

CHAIRMAN BULL: Okay. So the one thing I found missing in your application was a picture of the bracket on the side of the building so we have some sort of idea of how it's going to fit.

Now, when Paul comes back, or I'll tell the camera now, that when you make an application to us, we need to see the context. It's not enough that we just see the sign. We need to see the context, you know, like, how it was once before. The previous applicant gave us a copy of what that building, you know, what those windows looked like that need to be replaced. We need this also. But, as a result, I went down there today and I took an image of that which I can share with my team here. Let's take a look. I don't mean to stand in the way of progress, but
in the future, for all applicants within our hearing, I would like you to please, because I don't want to be a hard-ass about this.

There's an existing bracket, I'm now going to show it to you. Here we are.

So is this your store?

MR. SCALIA: That's the one.

CHAIRMAN BULL: That's the one. So here you are. There it is. You can see it's a brand new store. You can see the bracket. You can see the bracket there?

MEMBER BORRELLI: Okay. So that's going into -- what was there?

MR. SCALIA: I'm sorry?

MEMBER BORRELLI: What was there?

CHAIRMAN BULL: You can't see what was there. You can see the little brackets. They opened up the store, and we don't know what was inside, but you can see it's in keeping with the logo of the company. And let's take a look at the materials: PVC and vinyl covering, two-sided, templates extended.

Again, it's in keeping with the nature of this Historic District that, one, we allow this kind and size of sign to be present and
delivered, and it's in keeping with the ones of
the neighborhood, and it looks to be matching with
the overall style of the building and the canvas.

So I see that, to my mind, that
this actually meets some of this criteria that we
have that we need to observe. Do you agree?
MEMBER MCMAHON: I would make a
motion to approve.

CHAIRMAN BULL: Do you agree?
MEMBER BORRELLI: I agree. I
second.

CHAIRMAN BULL: Okay. All in
favor?
MEMBER MCMAHON: Aye.
MEMBER BORRELLI: Aye.
CHAIRMAN BULL: Okay. So your sign
for a certificate of appropriateness is approved.
MR. SCALIA: Well, thank you very
much. That was easy. And I appreciate you taking
the picture.
CHAIRMAN BULL: Well, it's
important that people do it.
MR. SCALIA: I would have sprinted
over there.
CHAIRMAN BULL: In the fading
Okay. Now, let's move on to Item Number 3: 111 Main Street. Discussion and possible motion on the application of PWIB Claudio Real Estate, LLC. Proposes renovations to both wharfs including signage and awnings to the property located at 111 Main Street, SCTM# 1001-5-4-38.1.

So now, we're going to see stuff. You brought stuff. Okay. So in front of you we have two things, we have the amended application and we have the application. The -- in looking this over and looking over the plans, and I believe it would be explained to us, the amendment is to make the awnings retractable?

MR. BROWN: That's part of it, yes.
CHAIRMAN BULL: That's part of it, okay. So let's hear your story.

MR. BROWN: I'm Rob Brown, architect for Claudio's. And the intention of the entire project, of which this is a part, is not to make any real changes to the Claudio's property but to enhance it to bring it a little bit up to date, to make it more family friendly.

So in terms of the awnings, the
original awning was structurally the same as the
previous, with the galvanized rods as the
substructure and the canvas top. What we are
proposing, instead of that, is a more structurally
sound aluminum structure, of which this is a
piece, which would be powder coated white, which
would withstand local winds far more sturdily.
And as part of this upgrade, structurally, we're
proposing retractible awnings so that the entire
awning doesn't have to be taken down and put up
any time there's a storm or snow.

MEMBER MCMAHON: Sure.

MR. BROWN: That's the gist of
that. We have pictures here. These are the
original awnings.

CHAIRMAN BULL: Okay. I want to
take a look at that.

MR. BROWN: I'm sorry, canopies.
The canopies. I want to be correct about this.
These are the original canopies.

CHAIRMAN BULL: Oh, good. Yeah.

MR. BROWN: And that -- and these
are renderings of what it would look like.

CHAIRMAN BULL: Okay.

MR. BROWN: Now, it's hard to see,
but the detail here, the structural supports, the verticals, are just galvanized rods. And this shows the aluminum which is not a -- visually, in my opinion at least, a significant visual difference.

MEMBER MCMAHON: No, I think they look better.

MR. BROWN: Thank you. I think so, too.

MEMBER MCMAHON: My time put in at Claudio's is --

CHAIRMAN BULL: It looks more like -- well it looks like --

MR. BROWN: It's a proper post.

CHAIRMAN BULL: -- a proper post for holding up a structure this big.

MEMBER MCMAHON: That's correct.

MR. LOFFREDO: Same width, same length, same height.

MR. BROWN: And these are samples of the fabric of the canvas that would be used. These would have roll-down side flaps that would be partly visible. Same pattern as previously existed. And it would be one of these colors. The midnight navy or -- yeah.
MR. LOFFREDO: These are the just
different colors.

CHAIRMAN BULL: So I was thinking
with the, kind of, navy blue, dark blue that we
have --

MR. BROWN: And that would be a
theme throughout the entire property.

CHAIRMAN BULL: Okay.

MR. BROWN: Now, we're proposing
putting a TimberTech decking over the substructure
of --

CHAIRMAN BULL: Sure. Over -- what
do you call it, a dock?

MR. BROWN: Yeah. There are dock
boards and then this will be over the dock boards.

CHAIRMAN BULL: Okay. So very few
coins will fall through the slots?

MR. MATSUOKA: Not as many as
previously.

MR. BROWN: Yes.

MR. MATSUOKA: Cell phones and
wedding rings.

MR. LOFFREDO: One of elements is
the spacing of the dock -- the existing dock
allows for straws and napkins and bottle caps and
all the things you don't want to have in the water. So this will allow water to drain, water to come through in the event of high seas, but it won't allow trash to get in the waterways.

CHAIRMAN BULL: That's an important consideration. Especially when they're so close together, you want to make sure the water can, indeed, go through, right? But you'll have the awning, in part.

Please proceed.

MR. BROWN: Not much more to say at this point until I get some questions. But we're proposing a simple logo, just the Claudio's script signage on the face of the canopy.

MR. LOFFREDO: Same as existing.

Should we talk about the Crabby Jerry's?

MR. BROWN: Crabby Jerry's would be traditional awning, same colors.

CHAIRMAN BULL: So would Crabby Jerry's also be retractable?

MR. LOFFREDO: No. So the idea with Crabby's is the frame is existing and we would re-screen the frame with the same materials but with the white color versus the existing blue.
MEMBER MCMAHON: Okay.

CHAIRMAN BULL: Okay. So here is, I believe, a plan I'm looking at, it's an elevation. This is the one dated January 22nd. And it's my belief that this is the one that is before the retractable. But the color here and the elevation is about the same.

MR. BROWN: That doesn't change.

Really, it's the structural elements that are the difference.

CHAIRMAN BULL: Right. So as I understand it, this is just one part of your proposal. That is to say, the logo being on the end of the awning, the color, the structural element, but you're going to tell us a little more about this wood railing --

MR. BROWN: Yes, we have --

CHAIRMAN BULL: -- and some other details?

MR. BROWN: It's a -- it's a rail, a guardrail. I'm not sure --

MR. MATSUOKA: It's not there but it's on the plans.

MR. LOFFREDO: It's an elevation.

MR. BROWN: Here is -- I have an
image of the rope.

CHAIRMAN BULL: Oh, yes. It was a beautiful image of the rope. Here it is. Yes.

MR. MATSUOKA: So it's -- it would also be a powder-coated white metal post with a teak -- natural teak railing and a foot railing also for you to rest your foot. And instead of -- it would actually have separated ropes between the white posts. This is actually the bar face.

CHAIRMAN BULL: This is not the bar face -- oh, but it would be sizeable ropes?

MR. BROWN: Yeah.

MR. MATSUOKA: It's a light walkway.

MR. BROWN: It's a little more sophisticated. This would be the woodwork.

CHAIRMAN BULL: That looks like mahogany, but that's a small detail.

MEMBER MCMAHON: Yeah, it doesn't matter. It's wood.

MEMBER BORRELLI: Just a question. So Claudio's previously took the awnings down in the winter --

MR. LOFFREDO: Yes.

MEMBER BORRELLI: -- and you want
to keep them up all winter long?

MR. LOFFREDO: In the winter time what will happen is the top retracts into the center spine.

MR. MATSUOKA: And we shrink wrap it.

MEMBER BORRELLI: Okay. I was wondering why you want to do that to the canvas.

MR. LOFFREDO: Well, it's a necessity when you have aesthetic canopies.

MEMBER BORRELLI: To retract them?

MR. MATSUOKA: You have to take them off, but since we can retract it and shrink wrap it, we can leave it up.

MEMBER BORRELLI: Okay. Right.

MR. MATSUOKA: In the event of a serious hurricane coming during the season, you just, boom, we don't have to --

MR. LOFFREDO: You can do it from your cell phone. Yeah.

MEMBER BORRELLI: And then another question I have regarding the decking. I mean, I'm no engineer, but I'm wondering, before you go and put more weight on top of the pilings, have you guys figured out how much weight those -- from
the bottom up of the structure?

MR. BROWN: In fact, the reason the dock boards were taken up, and some of you may have noticed that the dock boards have been taken up, was to do a structural analysis. We had our structural engineer look at it. And, in fact, we do have --

MEMBER BORRELLI: So it could hold more weight?

MR. BROWN: Well, even without that additional decking there was a need for additional support.

MEMBER BORRELLI: Plus, the people, you know, Saturday afternoon in the summer, dancing, and I'm just worried.

MEMBER MCMAHON: I don't know anything about it.

(Laughter).

CHAIRMAN BULL: Our focus here is on the design elements that are being presented to us.

MEMBER BORRELLI: In good conscience, I was just wondering.

MR. BROWN: Yes. So we're trying to be very thorough.
CHAIRMAN BULL: Thank you. But we're talking here now. So far what we have heard is: We've heard about the colors, we've heard about the retractable; it seems to be in keeping with the history of the usage of this space and design elements there. There is an improvement here, I believe --

MEMBER BORRELLI: Absolutely.

CHAIRMAN BULL: -- with these structures here. They're going to be keeping the existing framework at Crabby Jerry's --

MR. BROWN: Yes.

CHAIRMAN BULL: -- and you're going to incorporate the Claudio's logo as an historic --

MR. BROWN: Yes.

CHAIRMAN BULL: And now we're talking about, we have some new fencing going in which is going to have this element of the sizeable rope. And then I noticed that there is some exterior work that's being on done on the bar which is now hiding the keg coolers behind.

Can you talk to us a little bit about what that's going to look like now that I see this in the elevation?
MR. BROWN: It will be built just like the bar, and will be, sort of, bar height --

CHAIRMAN BULL: Yeah.

MR. BROWN: -- so that the kegs are serviced from the outside. There's an area of dock beyond -- if you can go to the other one.

CHAIRMAN BULL: Yeah, I see that.

These are the doors that allow you to put the kegs in those --

MR. BROWN: Right.

CHAIRMAN BULL: -- keg containers.

MR. BROWN: Without disturbing the crowd.

MEMBER BORRELLI: Right. Will there be more seating?

MR. BROWN: The dock is here.

CHAIRMAN BULL: Yeah.

MR. BROWN: These are the keg coolers.

CHAIRMAN BULL: Yeah.

MR. BROWN: And from this side, it's --

MR. MATSUOKA: It's a bar face. In here, these doors will be skinned with -- I think we're just going to do white -- bead board white
to match the rest.

MR. LOFFREDO: If you've been to
the property before, this was existing but they
were sliding-door storage.

CHAIRMAN BULL: Okay. So what I'm
looking at here is that I'm looking at the site
plan, the proposed site plan, and we're looking at
the layout of benches and keg refrigerators and we
see on this side, we just see benches, and we see
that there's a finish on the front of these kegs
of which is -- it says here it's a composite
decking, cladding type.

MR. BROWN: Yeah. HardiePlank or
an Azek sort of material that would be painted.

CHAIRMAN BULL: Uh-huh. What
color?

MR. BROWN: That's going to be
white.

MR. MATSUOKA: Yes, bright white.

CHAIRMAN BULL: And then above
that, is this going to be the plastic?

MR. BROWN: That's meant to
represent the side panels.

CHAIRMAN BULL: Okay. So I see the
side panels, and then I see the blue going up
above that, which is retractable.

So this seems, to my eye, to be in keeping with the historic nature and use of this particular dock.

MR. BROWN: That was the intention.

CHAIRMAN BULL: Maritime -- maritime colors. It falls within the purview of our committee to grant the certificate of appropriateness both for the color and for the construction and choice of materials. It seems very much in keeping with this important feature of the town.

MEMBER MCMAHON: Absolutely.

CHAIRMAN BULL: The watering hole.

MR. BROWN: That was something we did not want to change.

MEMBER BORRELLI: Exactly.

CHAIRMAN BULL: Yeah, you don't want to do that.

So anyway, the plans -- the site plans in terms of how you're going to handle the bar, that's your business.

MR. BROWN: I mean, aside from the different finish, it's essentially the same bar as it was. There's some modifications to the
equipment layouts and so forth.

MR. PROKOP: Are the areas indicating where the plankings are going to be put down?

MEMBER MCMAHON: Everything is going to be skimmed over; is that right?

MR. BROWN: Yes.

MR. PROKOP: Okay.

MR. BROWN: All of this.

MEMBER MCMAHON: It's a lot.

CHAIRMAN BULL: So if these materials are new, in terms of the planking, it is still in keeping with the rustic appearance.

MR. BROWN: Right.

CHAIRMAN BULL: I don't know that, as a committee, we need to be constrained that the applicant is forced -- or not forced, but is not required, aesthetically, to use dock timber, for instance, and on top of that they can use other materials anyway. There's been indoor/outdoor carpeting, there's been a lot of other layers on top of the docks underneath.

MEMBER MCMAHON: It's for --

MEMBER BORRELLI: Save the cellphones.
CHAIRMAN BULL: I notice on the original building itself there was the word Claudio's. Or -- oh, no. That was on the end of --

MR. LOFFREDO: That's the end, yes.
CHAIRMAN BULL: That's the future.

But in the past it was on the building.

MR. LOFFREDO: It was both,

existing --

CHAIRMAN BULL: Okay. Very cool.

MEMBER BORRELLI: You have to be able to see it from the water on the boats coming in.

CHAIRMAN BULL: So I don't have any further questions, do you?

MEMBER MCMAHON: No, it was very thorough.

CHAIRMAN BULL: So I think that this design, because it is in keeping with the code, which is under our domain, which is why we're meeting, that it is both historically in keeping with the place it's been in generations of operation, that I -- I think -- would you agree that this is --

MEMBER BORRELLI: I make a motion
to approve.

MEMBER MCMAHON: I second it.

CHAIRMAN BULL: All in favor?

MEMBER BORRELLI: Aye.

MEMBER MCMAHON: Aye.

CHAIRMAN BULL: Aye.

MR. BROWN: Thank you so much for your time.

CHAIRMAN BULL: Thank you for the presentation.

Okay. The next item we have on this agenda is Item Number 4.

MEMBER BORRELLI: Great.

CHAIRMAN BULL: Item Number 4 is a continued discussion and possible motion of the Board to begin the development of appropriate policies for specification on Historic Preservation Commission criteria, such as commonly considered items like windows, doors, and fences in the Historic District.

This is an activity that still needs to be finished. For instance, today we still should assist our applicants in giving them some guidelines on the choice of these kinds of materials, such as in the previous applicant, they
didn't have exactly enough guidance perhaps to do that. So this is going to be a continued discussion.

MEMBER MCMAHON: Correct.
MEMBER BORRELLI: Okay.
CHAIRMAN BULL: Okay. So can I make a motion to --

MR. PROKOP: Can I just say something?

CHAIRMAN BULL: Yes.

MR. PROKOP: I think that the spirit of this is good, but I think that one of the things that we might consider doing since our decisions are really supposed to be made with the criteria of 76.6, that we might also give applicants a copy of that.

MEMBER MCMAHON: That would be fine.

CHAIRMAN BULL: Very good idea.

MR. PROKOP: So when they appear here, they know, sort of, the framework; we know what we're operating on.

MEMBER BORRELLI: Good point.

CHAIRMAN BULL: Okay. So thank you, Joe. I make a motion that we --
MR. PALLAS: If I can make a statement. We can include that with the application itself.

MEMBER MCMAHON: Absolutely.

MR. PALLAS: I think that's what you mean, Joe.

CHAIRMAN BULL: So the idea is: When a person comes to the Village of Greenport to fill out an application, they're given some guidelines, some which we talk about the code, which is 76.6, but some of them, maybe we might give them something more practical in terms of, you know, explaining to them what the dividers actually mean. You know, what --

MEMBER MCMAHON: Sure, sure.

CHAIRMAN BULL: So we're going to -- I make a motion that we continue this discussion and develop these items.

MEMBER MCMAHON: I second it.

CHAIRMAN BULL: All in favor?

MEMBER BORRELLI: Aye.

MEMBER MCMAHON: Aye.

CHAIRMAN BULL: Okay. Let's go to Item Number 5: Discussion and possible motion of the Board including efforts to enlarge the Village
Now, this item is, and I requested Joe to give us some assistance here. It's about -- how do we go about if we want to increase the Historic District, what is a part of that process? Because it's not something that we can do.

MEMBER MCMAHON: Right.

CHAIRMAN BULL: But it's something that we could suggest or it's something that we could create as a plan, but we need to present it to others in order to get their approval and thoughts and input on this. Now, that is state, as I understand it, that could be federal in some cases because this is a federal area, the district, the Department of the Interior. But it's more importantly something that the Village of Greenport has to agree to.

So Joe, thank you for this. Can you tell us a little bit?

MR. PROKOP: So a little bit -- you summed up part of this, which is that any action on this would, of course, have to be by the Board of Trustees. If this was something you wanted to pursue, you would be making a recommendation to
CHAIRMAN BULL: Yes.

MR. PROKOP: It would end up being a recommendation to the Board. The process is that it would get submitted to -- there would be a submission to the State and then if the State approves then we go to the federal government, if we also wanted it to be listed as a federal register.

The -- a couple of things about this is that, right now, we have an historic district in place. So if you wanted to have other areas or enlarge it either by selecting other areas or selecting particular buildings, what -- there's a determination that you have to make, which is that if you're taking another block of -- that you would like to have considered to have the historic determination, another block. If that block that has -- you have to decide if that block the same -- what the criteria are for that block, why you think it should be determined to be historic. So it could be historic but from a different period than the historic district. So if the historic district is the 1800s, say, and you select another block of houses or buildings
that block might be historic, but it might be from the 1910s or the 1880s or something. If that's the case, then what you're doing, actually, is you would be selecting a historic designation but it would be for a new district.

Each district has to have a consistent -- consistent historic period and also historic characteristics. So if you believe that those two things are in place, then you can expand the district to include other areas in the same district, but if what you want to do is have other areas have a historic designation but they're not from the same time period in general, or they're not of the same characteristics, then you would actually be pursuing a separate district.

CHAIRMAN BULL: So if we were to consider that the character of the Village itself, with these many different kinds of buildings that we have because they come from so many different time periods because of the way the Village evolved, can -- and this is a question -- can the Village -- can we at least create that spirit and make that centrally kind of an evolutionary, historic, buildings are of a certain size and developed along a certain way which would allow,
of course, for some new construction as long as
it's within the framework of the quality of life
that the Village has here, or are we totally
constrained to have to have buildings of a certain
age and style?

MR. PROKOP: It's age and
characteristics. Each thing would be -- if
they're separate characteristics, then there's
separate districts.

CHAIRMAN BULL: So separate
districts is one plan we could follow.

MR. PROKOP: Right.

CHAIRMAN BULL: But could we also
follow -- could the Village of Greenport, the
trustees, determine that even though it doesn't
meet all State regulations, per se, it could
create it's own historic district, just based upon
the Village itself? Or would that -- they could
just take --

MR. PROKOP: It would be up to the
trustees. I'm sure you would need a supporting
opinion of a historic, you know, historic
consultant --

CHAIRMAN BULL: Yes.

MR. PROKOP: -- or somebody to
develop this. It would have to be some kind of recommendation or analysis, unbiased, the same way that it was done with the original district.

MEMBER BORRELLI: So what years would we be taking about? 100 years? Because we have some buildings in our historic area that go approximately from 1832 up until at least 1897 when the auditorium was built. And it's almost, you know, we've got, like, at least 60, 70, 80, 100 years.

CHAIRMAN BULL: So when I looked into this in the past, and please correct me about this, one of the things that happened in the past is if you pick a block and too many of the buildings on that block are more recent in their construction, that you can't actually capture that whole block. And that was something that --

MR. PROKOP: I think that's right.

CHAIRMAN BULL: -- had happened once before. As I understand it, the rules regarding this at the State level have changed a little bit, and that's what we need to find out. In other words, allow for a little bit more leniency in declaring parts of the historic district by having more buildings that might not
An area that I'm slightly interested in is I think there's a whole period of architecture which goes in the 20th century, which is almost like cottages.

MEMBER MCMAHON: Well the sears cottages are good example of that.

CHAIRMAN BULL: Yes.

MEMBER BORRELLI: Yes.

MEMBER MCMAHON: Which is a style from the, you know, anything from the 30s through the 50s. And remember, it's, you know, we're in 2019.

CHAIRMAN BULL: Yeah. So if we can consider the -- those within our purview, it seems that that would be something to think about.

So my next action -- what is my next action here on this?

MR. PROKOP: In my letter I included the criteria. So if you look at the bottom of page 1. There's numbers one, two, three, four. It appears on page 2. So those are basically the criteria that you have to -- whatever -- I mean, if it's 1960 or 1860, it will have to meet this criteria, it doesn't really
MEMBER BORRELLI: Well, what if it's not -- let's say we don't have it in our Historic Preservation District, but it exists in the Village of Greenport and it is old and historic and it is part of the 1860s, but everything around it is not part of the district. Can we flag that particular -- just concern --

MR. PROKOP: Yes.

MEMBER BORRELLI: -- ourselves with that particular building?

MR. PROKOP: Yes.

MEMBER BORRELLI: Like, I don't know how much of Front Street we have, but the meat market which was down here, that's super historic to us. Or across from the ferry, the Mason Ole is super historic to us but not part of our district, right? Not an historic -- I mean, there's plenty of homes down Third Street and down Fifth and they are historic, you know?

CHAIRMAN BULL: There's also other a structure down Fifth Street Beech, which is the brick building --

MEMBER BORRELLI: Yes.

CHAIRMAN BULL: -- which is where
the cable runs. That is a historic building
within the district. We have other -- my action
will be to sort of follow up -- first of all, I
need time to read this and to digest this. And I
want to thank you very much, Joe, for preparing
it.

MR. PROKOP: Thank you. I just
want to mention, there's about 1/3 of the way down
page 2 is the beginning of a quote. So this is
from the -- I pulled this off of State handle,
basically what this is as an overview. That quote
should be enclosed in the top paragraph of page 3.
I noticed that I didn't do that.

MEMBER BORRELLI: I see it.

CHAIRMAN BULL: I see it, yeah.

MR. PROKOP: But if you read that,
that's basically the gist of what we're talking
about. It would probably answer a lot of
questions you just had.

CHAIRMAN BULL: Okay. So I make a
motion that we accept this. And this attorney
client/privileged communication which is talking
about the issue of the historic -- expansion of
the historic district. And we could continue this
discussion after we get some information now from
the Federal -- I mean, from the State level and
will probably require -- this effort will probably
require that we get someone in here to write up a
survey of our district -- of our -- of the Village
so that we have some sort of a determination of
criteria.

MEMBER MCMAHON: That was a motion?
CHAIRMAN BULL: That was a motion.
MEMBER MCMAHON: That was a motion
and I will second it.

CHAIRMAN BULL: Okay. All in
favor?
MEMBER MCMAHON: Aye.
MEMBER BORRELLI: Aye.
CHAIRMAN BULL: So the next item on
the agenda is the motion to accept the minutes of
January 14th, 2019.
MEMBER MCMAHON: I'll second that
motion.
CHAIRMAN BULL: All in favor?
MEMBER BORRELLI: Aye.
CHAIRMAN BULL: Motion to approve
the minutes of the December 3rd, 2018, meeting?
MEMBER MCMAHON: I'll make a motion
to approve.
CHAIRMAN BULL: I'll second.

MEMBER BORRELLI: Second.

CHAIRMAN BULL: All in favor?

MEMBER BORRELLI: All in favor,

aye.

CHAIRMAN BULL: Now we have a motion on Item 8 to schedule the next meeting at five on March 4th, at the Third Street Fire Station. Does that all work with your schedule?

MEMBER BORRELLI: Yes.

MEMBER MCMAHON: So far.

MEMBER BORRELLI: So far, exactly.

CHAIRMAN BULL: All in favor?

MEMBER MCMAHON: Aye.

MEMBER BORRELLI: Aye.

CHAIRMAN BULL: Motion to adjourn?

MEMBER BORRELLI: March 4th, yes.

CHAIRMAN BULL: Motion to adjourn?

MEMBER BORRELLI: Aye.

MEMBER MCMAHON: Aye.

CHAIRMAN BULL: Thank you very much.

(Time noted: 5:47 p.m.)
CERTIFICATION.

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

I, SARA GALANTE, a Notary Public
in and for the State of New York, do hereby
certify:

THAT the within transcript is a
true record of the proceedings taken on August
15th, 2018.

I further certify that I am not
related either by blood or marriage, to any of the
parties in this action; and

THAT I am in no way interested
in the outcome of this matter.

__________________
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