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VILLAGE OF GREENPORT  
COUNTY OF SUFFOLK : STATE OF NEW YORK

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HISTORIC PRESERVATION COMMISSION

REGULAR SESSION

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Via Videoconference  
GoToMeeting

May 27th, 2020  
5:00 p.m.

Before:

KAREN DOHERTY - Chairperson

DENNIS McMAHON - Member

ROSELLE BORRELLI - Member

LORI MEI - Member

STEPHEN M. BULL - Member

JOSEPH PROKOP - Village Attorney

PAUL PALLAS - Village Administrator

AMANDA AURICHIO - Clerk to the Board

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1 (The meeting is called to order at 5:02 PM).

2 CHAIRPERSON DOHERTY: So it is 5:02. I'd  
3 like to call the meeting to order.

4 Thank you for attending the Village of  
5 Greenport Historic Preservation Commission meeting  
6 of May 27, 2020. Tonight's meeting is a virtual  
7 meeting via the GoToMeeting platform. It is being  
8 recorded and transcribed.

9 I'm Karen Doherty. I'm the chairperson of  
10 the Historic Preservation Commission. Would the  
11 other members of the commission please introduce  
12 yourselves?

13 MEMBER MCMAHON: Dennis McMahon.

14 MEMBER MEI: Lori Mei.

15 MEMBER BORELLI: Roselle Borelli.

16 MEMBER BULL: Stephen Bull.

17 CHAIRPERSON DOHERTY: We have a quorum.

18 Before we continue, I have a few announcements.  
19 Again, the agenda and the applications we will be  
20 discussing tonight can be found on the agenda's  
21 page at the Village of Greenport website under the  
22 Historic Preservation Commission category. You  
23 can also log on to this online meeting through the  
24 link and password found on the PDF under the  
25 5/27/20 on the same page.

1           There are no questions by members of the  
2 public, so -- but they can submit them, or  
3 questions can be submitted using the chat button  
4 on your screen.

5           Tonight's session will be in three parts.  
6 First will be the consideration of 513 Main Street  
7 application that was tabled at the last meeting.  
8 Second, a public meeting on the application of  
9 PWIB Claudio Real Estate LLC, on the property  
10 located at 111 Main Street. After the public  
11 hearing, the commission will re-convene a public  
12 meeting and will consider voting on the PWIB  
13 Claudio Real Estate LLC application.

14           We will move to Agenda Item 1: 513 Main  
15 Street: Continued discussion and possible motion  
16 on the application of 513 Main Street, Greenport  
17 Inc. The applicant seeks approval to replace  
18 windows in-place, in-kind. SCTM #1001-4.-3-14.

19           Is the owner or the applicant here?

20           MR. OLINKIEWICZ: James Olinkiewicz, can you  
21 hear me?

22           CHAIRPERSON DOHERTY: Yes, I can.

23           MR. OLINKIEWICZ: Okay. James Olinkiewicz,  
24 513 Main Street, Greenport Inc.

25           We're in front of you for replacement of the

1 windows that were on this building. I'm kind of  
2 here as late to the party asking. I had been  
3 contacted by Suffolk County Department of Health  
4 because there was a lead point problem with one of  
5 the children at the apartment. And they had asked  
6 me to change the windows out. We had talked about  
7 cleaning up the sashes that were 1-over-1s, and  
8 they requested that the windows get changed out.

9 I didn't realize that if we were changing  
10 in-place, in-kind that we had to come to the Board  
11 and I'm sorry about that. I would have definitely  
12 come to you. We took out the sashes, but in new  
13 vinyl replacement Silver Line series windows,  
14 1-over-1s to match what had been there. There had  
15 been -- on the second floor dormer, there had been  
16 a little bit of tailing (phonetic) on a couple of  
17 the windows that we did not replace. If we go to  
18 the older windows, the older pictures, the windows  
19 from the road, there's a little bit of tailing on  
20 the upper window sash about one quarter of it and  
21 a couple little Xs. Full disclosure, I did not  
22 realize I had to talk to the Board, I just  
23 replaced them with the same 1-over-1s that were in  
24 the rest of the building. It would have been  
25 impossible to get them on vinyl replacements, and

1 I don't know the cost of what it would have been  
2 to get those sashes done.

3 We were being definitely pressed by Suffolk  
4 County Department of Health to take care of this  
5 situation because, like I said, there was a  
6 lead-based paint issue. And those were frictional  
7 surfaces which means they needed to be replaced.  
8 We had handed over that documentation from the  
9 Department of Health with the application, but  
10 like I said, I'm here a little late on that, and  
11 my apologies for that.

12 CHAIRPERSON DOHERTY: Do any commission  
13 members have any questions?

14 MEMBER MEI: I totally understand the health  
15 reason. I was a little confused because the  
16 letter said it was found in 2018. So I was  
17 wondering why the windows weren't replaced in  
18 2018?

19 MR. OLINKIEWICZ: That's a great question.  
20 The straight line of it is I had brain surgery and  
21 I was out of commission for ten months. And it  
22 was pushed to the side, and then I was re-notified  
23 by the Board of Health. So I was kind of out of  
24 commission for almost ten months.

25 MEMBER MEI: Thanks for the answer.

1           MR. OLINKIEWICZ: That's what it is. I can  
2 show you the scars.

3           MEMBER MEI: That's okay.

4           MR. McMAHON: In front of the board earlier  
5 you were presenting the 1-over-1. I'm quite sure  
6 we would have approved it as it is. Vinyl windows  
7 aren't in the scope of things. There are who  
8 divided light, and so I'm just throwing that out  
9 there. I believe we would have probably approved  
10 this with no issues. I'm leaving it up to the  
11 other board members to discuss that.

12           MR. OLINKIEWICZ: I was just informed -- I  
13 asked Donna at (audio glitch) the other day -- a  
14 couple of weeks ago we met there. I mentioned I  
15 wanted to re-cedar side of the building. It has  
16 cedar shakes on it that are actually painted blue.  
17 He informed me that you had to come to the  
18 Historical Board if you were going to replace your  
19 shingles. I didn't even know that. It's  
20 different on Shelter Island, it's different in  
21 East Hampton. Everybody's got a different rule.  
22 I would never have even thought about coming to  
23 you guys to say I want to take the cedar shingles  
24 off to put cedar shingles on.

25           MR. McMAHON: I will throw myself under the

1 bus and say (audio glitch) in Greenport that I  
2 replaced as they were up to standards, and I  
3 didn't realize I had to come before the board as  
4 well. So, I mean -- yeah, roofing and replaceable  
5 items, never used to be (audio glitch) and other  
6 decorative aspects of it. But I'm afraid I have  
7 to confess myself that I didn't realize at the  
8 time that cedar shingles that needed replacing  
9 needed to come here.

10 MEMBER BULL: I have a comment. I visited  
11 the site today, this morning, and I --

12 MEMBER BORELLI: Steve, we're losing you.

13 MEMBER BULL: -- and they seemed to be  
14 appropriate. They seem to be appropriate.

15 Can you hear me.

16 (Affirmative responses).

17 Okay. So they seem to be appropriate and in  
18 keeping with that need. Jim, I think you brought  
19 other issues before the board in the past and I  
20 think you have several other, maybe, properties or  
21 places you developed in Greenport. So I'm  
22 surprised you didn't know the rules, but that's  
23 for another day. I'm glad you recovered from the  
24 brain surgery, however.

25 MR. OLINKIEWICZ: Thank you.

1           MEMBER BULL: But of course, we don't have a  
2 chance to comment on the changes that were made  
3 which you simply replaced with 1-over-1, so that's  
4 unfortunate.

5           MR. OLINKIEWICZ: I mean, if we could go back  
6 and look at them, I'm still open to if you want me  
7 to do something with them, I'm more than happy to.  
8 I mean, you can pull the old photos out of the --  
9 there's pictures of the all the houses that the  
10 village has back in 1970 or '75 and they're in  
11 there. And if you guys want me to see if I can  
12 change something that keeps it up, I'm happy to.  
13 I'm not trying to hide from this. I just wanted  
14 to take care, (audio glitch) creating a, you  
15 know --

16           CHAIRPERSON DOHERTY: Were there any other  
17 questions?

18           (Negative response).

19           Mr. Olinkiewicz, do you understand that when  
20 you make any exterior alterations to the house or  
21 the street scape, that you will need to come  
22 before the HPC before doing so?

23           MR. OLINKIEWICZ: Yes, I do.

24           CHAIRPERSON DOHERTY: Okay.

25           MR. OLINKIEWICZ: Yes, I do. Yes, I do.

1 Like I said, I didn't realize that the replace  
2 in-kind was an issue to come to the HPC.

3 CHAIRPERSON DOHERTY: Right. I was really --  
4 I did have some comments I was going to read into  
5 the record, where the (audio glitch) 2018 letter  
6 from Suffolk County or the letter. I'm glad that  
7 you did take care of it, it was a little late,  
8 hopefully that it would never be that way again.  
9 Especially we accept your apology, but in the  
10 future, please come before the HPC before making  
11 any changes.

12 MR. OLINKIEWICZ: Okay. So as a question, if  
13 I have another, should I fill out another  
14 application or can we discuss it now?

15 CHAIRPERSON DOHERTY: No, you have to fill  
16 out another whole application.

17 MR. OLINKIEWICZ: No problem. Just figured  
18 I'd ask.

19 CHAIRPERSON DOHERTY: The the process can  
20 take, depending on when you submit the  
21 application, anywhere from a month to two months.

22 MR. OLINKIEWICZ: Okay. No problem.

23 CHAIRPERSON DOHERTY: Okay. All right.

24 At this time, I make a motion to approve the  
25 application and issue a certificate of

1       appropriateness as the application is in keeping  
2       with the Greenport Village Code Section 76-7.

3               Is there a second?

4               MEMBER BORELLI:   Second.

5               CHAIRPERSON DOHERTY:   All in favor?

6               (Chorus of ayes).

7               Anyone opposed?

8               (Negative response).

9               CHAIRPERSON DOHERTY:   Motion carries.

10              MR. OLINKIEWICZ:   Thank you everybody, have a  
11      good day and stay safe.

12              CHAIRPERSON DOHERTY:   At this time, I make a  
13      motion to and open a public -- at this time, I  
14      make a motion to close the first part of our  
15      meeting and open a public hearing on the  
16      application of PWIB Claudio Real Estate, LLC, Cfor  
17      the property located on 111 Main Street.   Is there  
18      a second?

19              MEMBER BORELLI:   Second.

20              CHAIRPERSON DOHERTY:   All in favor?

21              (Chorus of ayes).

22              Motion carries.

23              The first step in a public hearing of this  
24      kind is to confirm the commission has jurisdiction  
25      to hear the application.   I would like to confirm

1 with Ms. Aurechio, secretary to the boards, that  
2 notice of the hearing was published and listed and  
3 a posting of the mailing of notices was done.

4 MS. AURECHIO: That is correct

5 CHAIRPERSON DOHERTY: Thank you.

6 Since this meeting was properly advertised,  
7 the commission has the jurisdiction to move ahead  
8 with a public hearing. And as chairperson of the  
9 Historic Preservation Commission, I am opening the  
10 hearing on the application of PWIB Claudio Real  
11 Estate, LLC, for the property located on 111 Main  
12 Street as a major alteration in the historic  
13 district.

14 At this time, will the applicant or the  
15 representative like to make a presentation to the  
16 commission?

17 MR. LOFREDO: Steven Lofredo, representing  
18 PWIB Claudio Management, and I know that Robert  
19 Brown is also available.

20 MR. BROWN: I'm here.

21 MR. LOFREDO: I know we've submitted plans  
22 through are the board. I also can screen share if  
23 that's necessary. I have the plans available on  
24 my computer to review or discuss anything.

25 Robert, you may want to mention the awning on

1 the main restaurant.

2 MR. BROWN: Yes. The one significant change  
3 to the plans from the last time we met is the  
4 original plan called for a retractable awning  
5 attached to the building over the proposed deck,  
6 veranda on the south side of the restaurant. That  
7 combined with umbrellas was to provide shade to  
8 proposed seating area. That has been the changed  
9 to a fixed sail-like cluster of cloth structures  
10 that are removable, but are intended to be up for  
11 the season. You can see those in the plan on  
12 drawing A-3. And a small section of the drawing  
13 on A-6 in the upper left-hand corner. There's a  
14 photo of the fabric on drawing A-12. The  
15 significant difference, there are a cluster of  
16 small changes throughout the property, but I think  
17 what made this a significant project in your eyes  
18 was the deck, the veranda on the south side of the  
19 restaurant. The deck itself would be to match the  
20 decking of the -- what's now called the -- I've  
21 lost track, is that the boar house, now?

22 MR. LOFREDO: The waterfront, yes.

23 MR. BROWN: Yes, used to be the clam bar.

24 MR. LOFREDO: So deckings, railings, and  
25 planters will be all in similar fashion to what's

1       been done and previously approved on the property.  
2       I think in speaking to the change in the awning  
3       type, we took a step back and looked at, you know,  
4       some of the architecture and also the reference to  
5       sails that were, you know, prevalent in ships at  
6       the turn of the last century. And we kind of  
7       looked at the typical, retractable awning and  
8       umbrellas, we thought that this would be more  
9       keeping in character and at least provide some  
10      historical reference to Greenport.

11           MEMBER BULL: I can comment on that point  
12      that Claudio's used to be a sail loft on the  
13      second floor. It was one of the few buildings in  
14      Greenport that had a potbelly stove hung above the  
15      ceiling so that could work (audio glitch) on the  
16      floor they in large pieces, so -- just for that.  
17      So it does fit that building in terms of historic  
18      character.

19           MR. LOFREDO: Robert and Jaime Mills had a  
20      lot of input in the design and how it would be  
21      hung, and really helped us with that quite a bit  
22      when we rethought that.

23           MR. BROWN: Just to clarify a little bit  
24      about the design, if you're looking at the plan,  
25      the lower left-hand corner of each section of the

1 sail or awning is slightly lower than the other  
2 three corner points of the -- of the awning to  
3 one, runoff water, and the other, to give it even  
4 more of a sense of --

5 MR. LOFREDO: That's illustrated in the  
6 elevation on A-6.

7 MR. McMAHON: I think it's a nice change from  
8 a standard retractable awning.

9 MR. LOFREDO: Thank you. With this  
10 submission of paperwork, I know we were asked to  
11 submit a narrative. And I know the narrative was  
12 submitted with the documents, which explains the  
13 proposed renovations. I'm happy to answer those  
14 or Robert is happy to address those as well.

15 MEMBER BORELLI: I just have a question.  
16 You're doing -- even though the sail is like a  
17 sail, you're doing -- it's still in the summit  
18 cream on A-12?

19 MR. LOFREDO: I believe that is the color,  
20 yes.

21 MR. BROWN: Yes.

22 MR. LOFREDO: It's a fabric that allows for  
23 the, I guess, the tinscillary (phonetic) strength  
24 to be stretched from the contact points on the  
25 posts in the parking lot, but we just stuck with a

1 plain -- for that plain white look, clean,  
2 classic.

3 MR. BROWN: It also provides a little less  
4 wind resistance. We don't want the building  
5 sailing away.

6 CHAIRPERSON DOHERTY: Paul, since we have no  
7 questions from the members of the public, at this  
8 point, may I close the public hearing?

9 MR. PROKOP: Can I ask a couple questions,  
10 please?

11 CHAIRPERSON DOHERTY: Sure.

12 MR. PROKOP: The plans that -- Rob Brown, the  
13 plans that you're referring to now that came in  
14 with this new structure, is this intended to have  
15 closed sides also?

16 MR. BROWN: No.

17 MR. PROKOP: And when was this submitted to  
18 the village?

19 MR. BROWN: On or about May 5th. That's the  
20 day on the drawing, it may have been a day or two  
21 after that.

22 MR. PROKOP: Okay. That's fine. There was a  
23 submission today and I just wanted to make sure  
24 that it wasn't the same submission.

25 Okay. So I have some comments, but that

1 would be outside of the public hearing. So I  
2 don't -- I would like for you to hear comments  
3 before you consider the application.

4 CHAIRPERSON DOHERTY: We will. What I wanted  
5 to do, Joe, was close the public hearing at this  
6 point and open up our other meeting.

7 So I move to close the public hearing. Is  
8 there a second?

9 MEMBER McMAHON: Second.

10 CHAIRPERSON DOHERTY: All in favor?

11 (Chorus of ayes).

12 Anyone against this?

13 (Negative response).

14 Motion carries.

15 So with this, I'd like to open up our regular  
16 meeting. And we will be discussing Item 2:

17 111 Main Street, regarding the application of PWIB  
18 Claudio Real Estate, LLC. The applicant seeks  
19 approval to add new doors and a seating area, a  
20 deck, on the south side of Claudio's restaurant,  
21 rearrange doors to the prep kitchen at the Clam  
22 Bar, and add landscape lighting, awnings, an  
23 umbrella, and planter boxes. This application has  
24 been amended since the original submission.

25 SCTM #1001-5.-4-25,38.1,39.

1 Joe. Would you like to ask your questions  
2 now?

3 MR. PROKOP: I just wanted to mention to the  
4 Board that there's still a pending planning board  
5 application which has been amended as late as  
6 today. And that I wanted to make sure that your  
7 consideration of this application was limited to  
8 what's before you, which is the facade of the  
9 restaurant and the deck and windows and lighting  
10 and not having to do -- it's not considered a  
11 review, yet, of any other component of the  
12 application.

13 CHAIRPERSON DOHERTY: That is our  
14 understanding, it's only what we have and  
15 materials that we received.

16 MR. BROWN: The recent application to the  
17 Planning Board was done to reflect the design  
18 changes that are reflected in this set of drawings  
19 that you have.

20 MR. PROKOP: Great. Then we'll -- I guess it  
21 will make its way to the Building Department and  
22 then we'll see if there are any comments.

23 MR. BROWN: Thank you.

24 MR. PROKOP: You're welcome.

25 CHAIRPERSON DOHERTY: Does anyone else or any

1 other the other commission members have any other  
2 questions?

3 CHAIRPERSON DOHERTY: Steve?

4 MEMBER BULL: I was on-site today, looking at  
5 the location, and I think that this patio is going  
6 to be a welcome feature and especially suitable  
7 for these changes where you might have some  
8 distance to total seating available. I think  
9 that's a real plus for Claudio's.

10 But on my visit, I was examining in terms of  
11 a view scape. I was standing directly in front of  
12 Claudio's. I could see how it would fit in and I  
13 was examining some of the features of the building  
14 and how they represented the drawings and that all  
15 fit.

16 But I was a little bit thrown by the three  
17 very large containers that are in -- also in that  
18 view, which are, I presume, there's a  
19 refrigeration unit in one, there's some kind of  
20 storage in the others. But they're actually quite  
21 large and they take up several spaces in the  
22 parking lot. And I don't know -- if anybody is  
23 seated on the -- I guess it would be the southwest  
24 table, would also have that view. So if we're  
25 considering the whole view scape, I'd like to hear

1 some comments on how that -- how those  
2 container -- cargo containers are going to fit  
3 into the Historic Preservation Commission point of  
4 view.

5 MR. LOFREDO: Be happy to address that and  
6 thank you for pointing that out. I believe you're  
7 referring to the containers that we bring out in  
8 the winter time when we had all the kitchen  
9 equipment on the property and do maintenance and  
10 repair work prior to opening in a traditional  
11 spring environment. Of course, this spring, as we  
12 all know, was drastically different due to  
13 COVID-19. So what's in those containers is  
14 actually all the cooking equipment for the main  
15 restaurant, which, you know, we're not sure --  
16 we're going to be putting it back in place, but  
17 we're going to put it on the back burner because  
18 we don't know what's going to happen with Governor  
19 Cuomo and our ability to open or to what degree  
20 we're going to open.

21 So that container, by now, in normal  
22 circumstances, like we had done last year, all the  
23 equipment would be put back in the kitchen and the  
24 container would be gone. The goal with those  
25 containers, and I think there are two of them on

1 the property still, would be to have both of them  
2 removed prior to any -- I hope before 4th of July.  
3 There's tables and chairs and furniture in one and  
4 kitchen equipment in the other. So they're really  
5 just a storage fixture.

6 We also want to get rid of them because they  
7 take up parking spaces and parking -- while we  
8 have not needed it, we are optimistic for the  
9 summer we'll be looking forward to having those  
10 two containers removed.

11 MEMBER McMAHON: Then you'll probably have to  
12 do that, but I think we do understand that.

13 MR. LOFREDO: Certainly, the one container  
14 with the kitchen equipment is empty. We we've  
15 done some cleaning up in the building and we'll  
16 probably move what's in that building that and do  
17 away with both containers, certainly before the  
18 4th of July weekend.

19 MEMBER McMAHON: Well, it behooves to have  
20 them go. So with that understanding -- we're all  
21 understanding about it.

22 CHAIRPERSON DOHERTY: Roselle, you had a  
23 question?

24 MEMBER BORELLI: Yes. Just a question. We  
25 went over this before, but I'm assuming,

1 seasonally, these will go away in the winter, will  
2 the planters and the ropes -- do the planters go  
3 away for the winter?

4 MR. LOFREDO: The planters are removable. I  
5 think depending on how the fall and winter could  
6 progress, it could be decorated with, you know, a  
7 tasteful Christmas -- with Christmas bushes and  
8 Christmas lights, that sort of thing, to try to  
9 stay open later into the season.

10 Again, you know, we're in an exceptional  
11 environment right now. We don't know what will  
12 happen in the fall and the winter time. But we  
13 certainly see it get chilly for an outdoor area  
14 and as things get chill, when the time comes, the  
15 the canvass will come down, the railings will  
16 remain, the planters will come down and be  
17 winterized.

18 CHAIRPERSON DOHERTY: Joe, did you have any  
19 additional questions?

20 MR. PROKOP: I just have a suggestion that  
21 the conditions, one would be that the containers  
22 are removed prior to July 4th. And also that the  
23 (audio glitch) is removed annually, you know, on a  
24 seasonal basis.

25 MR. LOFREDO: Understood.

1           MEMBER BULL: I think that's good advice  
2 because we have some very strong winds in the  
3 winter time and if the cloth stays up it can cause  
4 damage.

5           MR. LOFREDO: There's a threshold of wind and  
6 when that happens, the cloths have to come down.  
7 And there's some work to do, they have to be  
8 erected by a team of people. So we anticipate  
9 that they'll be removed at the end of the season  
10 to be cleaned and stored and then put up back each  
11 season -- in regard to the containers -- (audio  
12 glitch/technical difficulties)

13           CHAIRPERSON DOHERTY: So at this time I make  
14 a motion to approve the application and issue a  
15 certificate of appropriateness as the proposed  
16 work is in compliance with the criteria of Section  
17 76-6 of the Greenport Village Code. I would note  
18 that we are only voting on the work and the site  
19 plan described in your revised May 5, 2020,  
20 application. Plus we are adding two conditions  
21 from this meeting. First, that the containers are  
22 removed by the 4th of July, and the second that  
23 the awning is removed at the end of season.  
24 Please, for any other revisions, changes, or  
25 additions including the signage at your new pizza

1 shop location, or any other change in the  
2 property, you'll need to come again to the HPC for  
3 a certificate of appropriateness. Thank you for  
4 your attention to this requirement.

5 Motion to approve the application and issue a  
6 certificate of appropriateness. Is there a  
7 second?

8 MEMBER BORELLI: I'll second.

9 MEMBER BULL: I'll second.

10 CHAIRPERSON DOHERTY: All in favor?

11 (Chorus of ayes).

12 Any opposed?

13 (Negative response).

14 Motion carries. Thank you, very much.

15 All right, Paul, are we good to go?

16 ADMINISTRATOR PALLAS: There's no other  
17 agenda items. If you would like to schedule your  
18 next meeting, or we can just get the date, we can  
19 talk offline and suggest a date and push that out  
20 to the normal calendar process.

21 CHAIRPERSON DOHERTY: I think the regularly  
22 scheduled meeting would be June the 18th.

23 MS. AURECHIO: That's what --

24 MEMBER MEI: We did that at the last meeting.

25 ADMINISTRATOR PALLAS: We did that? I

1 apologize.

2 CHAIRPERSON DOHERTY: So at this time, I'd  
3 like to make a motion to adjourn. Do I have a  
4 second?

5 MEMBER BULL: Second.

6 CHAIRPERSON DOHERTY: All in favor?

7 (Chorus of ayes).

8 Anyone against?

9 (Negative response).

10 Motion carries. Thank you, everyone. Thank  
11 you.

12 (Whereupon, this proceeding was concluded.)

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