VILLAGE OF GREENPORT
COUNTY OF SUFFOLK : STATE OF NEW YORK

HISTORIC PRESERVATION COMMISSION
REGULAR SESSION

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 AURICHIIO - Clerk to the Board
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(The meeting is called to order at 5:02 PM).

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

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

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

MEMBER MCMAHON: Dennis McMahon.
MEMBER MEI: Lori Mei.
MEMBER BORELLI: Roselle Borelli.
MEMBER BULL: Stephen Bull.

CHAIRPERSON DOHERTY: We have a quorum.

Before we continue, I have a few announcements. Again, the agenda and the applications we will be discussing tonight can be found on the agenda's page at the Village of Greenport website under the Historic Preservation Commission category. You can also log on to this online meeting through the link and password found on the PDF under the 5/27/20 on the same page.
There are no questions by members of the public, so -- but they can submit them, or questions can be submitted using the chat button on your screen.

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

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

Is the owner or the applicant here?

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

CHAIRPERSON DOHERTY: Yes, I can.

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

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

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

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

CHAIRPERSON DOHERTY: Do any commission
members have any questions?

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

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

MEMBER MEI: Thanks for the answer.
MR. OLINKIEWICZ: That's what it is. I can show you the scars.

MEMBER MEI: That's okay.

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

MR. OLINKIEWICZ: I was just informed -- I asked Donna at (audio glitch) the other day -- a couple of weeks ago we met there. I mentioned I wanted to re-cedar side of the building. It has cedar shakes on it that are actually painted blue. He informed me that you had to come to the Historical Board if you were going to replace your shingles. I didn't even know that. It's different on Shelter Island, it's different in East Hampton. Everybody's got a different rule.

I would never have even thought about coming to you guys to say I want to take the cedar shingles off to put cedar shingles on.

MR. McMAHON: I will throw myself under the
bus and say (audio glitch) in Greenport that I
replaced as they were up to standards, and I
didn't realize I had to come before the board as
well. So, I mean -- yeah, roofing and replaceable
items, never used to be (audio glitch) and other
decorative aspects of it. But I'm afraid I have
to confess myself that I didn't realize at the
time that cedar shingles that needed replacing
needed to come here.

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

MEMBER BORELLI: Steve, we're losing you.

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

Can you hear me.

(Affirmative responses).

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

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

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

CHAIRPERSON DOHERTY: Were there any other questions?

(Negative response).

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

MR. OLINKIEWICZ: Yes, I do.

CHAIRPERSON DOHERTY: Okay.

MR. OLINKIEWICZ: Yes, I do. Yes, I do.
Like I said, I didn't realize that the replace in-kind was an issue to come to the HPC.

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

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

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


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

MR. OLINKIEWICZ: Okay. No problem.

CHAIRPERSON DOHERTY: Okay. All right.

At this time, I make a motion to approve the application and issue a certificate of
appropriateness as the application is in keeping
with the Greenport Village Code Section 76-7.

Is there a second?

MEMBER BORELLI: Second.

CHAIRPERSON DOHERTY: All in favor?

(Chorus of ayes).

Anyone opposed?

(Negative response).

CHAIRPERSON DOHERTY: Motion carries.

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

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

MEMBER BORELLI: Second.

CHAIRPERSON DOHERTY: All in favor?

(Chorus of ayes).

Motion carries.

The first step in a public hearing of this
kind is to confirm the commission has jurisdiction
to hear the application. I would like to confirm
with Ms. Aurechio, secretary to the boards, that
notice of the hearing was published and listed and
a posting of the mailing of notices was done.

MS. AURECHIO: That is correct

CHAIRPERSON DOHERTY: Thank you.

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

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

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

MR. BROWN: I'm here.

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

Robert, you may want to mention the awning on
the main restaurant.

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

MR. LOFREDO: The waterfront, yes.

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

MR. LOFREDO: So deckings, railings, and planters will be all in similar fashion to what's
been done and previously approved on the property.
I think in speaking to the change in the awning
type, we took a step back and looked at, you know,
some of the architecture and also the reference to
sails that were, you know, prevalent in ships at
the turn of the last century. And we kind of
looked at the typical, retractable awning and
umbrellas, we thought that this would be more
keeping in character and at least provide some
historical reference to Greenport.

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

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

MR. BROWN: Just to clarify a little bit
about the design, if you're looking at the plan,
the lower left-hand corner of each section of the
sail or awning is slightly lower than the other three corner points of the -- of the awning to one, runoff water, and the other, to give it even more of a sense of --

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

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

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

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

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

MR. BROWN: Yes.

MR. LOFREDO: It's a fabric that allows for the, I guess, the tinscillary (phonetic) strength to be stretched from the contact points on the posts in the parking lot, but we just stuck with a
plain -- for that plain white look, clean,
classic.

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

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

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

CHAIRPERSON DOHERTY: Sure.

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

MR. BROWN: No.

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

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

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

Okay. So I have some comments, but that
would be outside of the public hearing. So I
don't -- I would like for you to hear comments
before you consider the application.

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

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

MEMBER McMAHON: Second.

CHAIRPERSON DOHERTY: All in favor?

(Chorus of ayes).

Anyone against this?

(Negative response).

Motion carries.

So with this, I'd like to open up our regular
meeting. And we will be discussing Item 2:
111 Main Street, regarding the application of PWIB
Claudio Real Estate, LLC. The applicant seeks
approval to add new doors and a seating area, a
deck, on the south side of Claudio's restaurant,
rearrange doors to the prep kitchen at the Clam
Bar, and add landscape lighting, awnings, an
umbrella, and planter boxes. This application has
been amended since the original submission.

SCTM #1001-5.-4-25,38.1,39.
Joe. Would you like to ask your questions now?

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

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

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

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

MR. BROWN: Thank you.

MR. PROKOP: You're welcome.

CHAIRPERSON DOHERTY: Does anyone else or any
other the other commission members have any other questions?

CHAIRPERSON DOHERTY: Steve?

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

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

But I was a little but thrown by the three very large containers that are in -- also in that view, which are, I presume, there's a refrigeration unit in one, there's some kind of storage in the others. But they're actually quite large and they take up several spaces in the parking lot. And I don't know -- if anybody is seated on the -- I guess it would be the southwest table, would also have that view. So if we're considering the whole view scape, I'd like to hear
some comments on how that -- how those
container -- cargo containers are going to fit
into the Historic Preservation Commission point of
view.

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

So that container, by now, in normal
circumstances, like we had done last year, all the
equipment would be put back in the kitchen and the
container would be gone. The goal with those
containers, and I think there are two of them on
the property still, would be to have both of them removed prior to any -- I hope before 4th of July. There's tables and chairs and furniture in one and kitchen equipment in the other. So they're really just a storage fixture.

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

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

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

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

CHAIRPERSON DOHERTY: Roselle, you had a question?

MEMBER BORELLI: Yes. Just a question. We went over this before, but I'm assuming,
seasonally, these will go away in the winter, will
the planters and the ropes -- do the planters go
away for the winter?

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

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

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

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

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

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

CHAIRPERSON DOHERTY: So at this time I make a motion to approve the application and issue a certificate of appropriateness as the proposed work is in compliance with the criteria of Section 76-6 of the Greenport Village Code. I would note that we are only voting on the work and the site plan described in your revised May 5, 2020, application. Plus we are adding two conditions from this meeting. First, that the containers are removed by the 4th of July, and the second that the awning is removed at the end of season. Please, for any other revisions, changes, or additions including the signage at your new pizza
shop location, or any other change in the property, you'll need to come again to the HPC for a certificate of appropriateness. Thank you for your attention to this requirement.

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

MEMBER BORELLI: I'll second.

MEMBER BULL: I'll second.

CHAIRPERSON DOHERTY: All in favor?

(Chorus of ayes).

Any opposed?

(Negative response).

Motion carries. Thank you, very much.

All right, Paul, are we good to go?

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

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

MS. AURECHIO: That's what --

MEMBER MEI: We did that at the last meeting.

ADMINISTRATOR PALLAS: We did that? I
apologize.

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

MEMBER BULL: Second.

CHAIRPERSON DOHERTY: All in favor?

(Chorus of ayes).

Anyone against?

(Negative response).

Motion carries. Thank you, everyone. Thank you.

(Whereupon, this proceeding was concluded.)
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 May 27th, 2020.

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.

SARA GALANTE