VILLAGE OF GREENPORT
COUNTY OF SUFFOLK : STATE OF NEW YORK

HISTORIC PRESERVATION COMMISSION
REGULAR SESSION

Via Videoconference
GoToMeeting

June 18, 2020
5:03 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 AURICCHIO - Clerk to the Board
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(The meeting is called to order at 5:03 PM).

CHAIRPERSON DOHERTY: It is now 5:03 PM. Thank you for attending the Village of Greenport Historic Preservation Commission meeting of June 18, 2020. Tonight's meeting is a virtual meeting via the GoToMeeting platform. It is being recorded and transcribed.

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

MEMBER McMAHON: Dennis McMahon.

MEMBER MEI: Lori Mei.

MEMBER BULL: Stephen Bull.

MEMBER BORRELLI: Roselle Borrelli.

CHAIRPERSON DOHERTY: Thank you, very much. We have a quorum.

Before we begin, I have a few announcements. The agenda and the applications we will be discussing tonight can be found on the agenda's page of the Village of Greenport website under the Historic Preservation Commission category. There is also a link to this on-line meeting.
Any questions by members of the public that have been previously submitted will be read to the commission and online attendees by Mr. Paul Pallas. Questions may also be submitted to Mr. Pallas during the meeting via the chat function on your screen.

Now we will move to Agenda Item Number 1:

ADMINISTRATOR PALLAS: Madam Chair, if I may, your counsel just texted me and asked to wait just one minute.

CHAIRPERSON DOHERTY: Okay. We will wait.

Hello, Joe.

MR. PROKOP: I'm sorry for the delay. I apologize.

CHAIRPERSON DOHERTY: I'd like to start with Agenda Item Number 1: 230 Main Street. Discussion and possible motion on the application for Northwell Health Services. The applicant seeks approval to add signage to the building and a standing sign in the planter located at the parking lot entrance. SCTM #1001-04.-10-10.1. Is the applicant or their representative present? Which should be
Mr. Robert Brown, I believe.

ADMINISTRATOR PALLAS: Yes, he's there. You need to unmute his microphone.

CHAIRPERSON DOHERTY: Mr. Brown, can you please unmute your microphone?

(NO response).

Mr. Brown, could you please state your name and address for the record?

(NO response).

Mr. Brown, are you there?

(NO response).

MEMBER BORRELI: I can see that his mic is working. It's not muted.

CHAIRPERSON DOHERTY: Should we go to Item Number 2 and then go to Mr. Brown?

MEMBER McMAHON: You know --

ADMINISTRATOR PALLAS: I -- I'm sorry, go ahead.

MEMBER McMAHON: I think this is kind of straightforward. I mean, I would love to hear from Robert Brown because he's always very thorough. Is there any questions we have in regards to this signage?

MEMBER MEI: I had one quick question, for clarification.
Mr. Brown, are you there? It shows that you're on. Are you able to speak to us?

The only question that I had was whether the "Coming Soon" sign was going to be replaced by the one that says "Now Open." I assume that it is, it's just a clarification. Other than that, you're right, Dennis, it's pretty straightforward.

MEMBER McMAHON: Right, it's pretty straightforward. That's a good question, but I would imagine, once they open that they would be putting in "Now Open." I think that's pretty straightforward. I don't have any problems with it, unless the other board members have a problem with that.

MEMBER BULL: I have an issue.

MEMBER McMAHON: Yes, sir?

MEMBER BULL: In the things that I'm noticing is I know that we're all familiar living here, but I find that we're missing a site plan, at least mine is missing one.

Also, there's actually three signs. One is called -- has the three practices -- or four: Cardiology, orthopedics, primary care, and women's health. I see the one that says "Coming
Soon", and then I also see the one that says "Now Open". So I see three possible signs. And in fact, I don't know if I'm looking at four, Real Family Ambulatory Center. How does that work?

MEMBER McMAHON: Is the one on the planter two-sided and different?

MEMBER MEI: I think if you look at what he's written, it's a two-sided sign.

MEMBER BULL: Oh, so then there's only one we're dealing with.

MEMBER MEI: Yeah.

MEMBER BULL: Or is it the "Now Open"? Is on both sides and then the other two-sided sign is -- Real Family and then now a little bit -- maybe in the letter.

MEMBER McMAHON: I hear what you're saying.

MEMBER MEI: Is Mr. Brown able to speak to us?

ADMINISTRATOR PALLAS: I just spoke with him on my cell phone. He's having some kind of a difficulty with the physical microphone, he's trying to see if he can communicate via the chat function. I did have conversations with him prior to this submission, and I apologize I wasn't
hearing all your questions. So I can try to answer them to the extent that he told me certain things. I don't give opinions, of course, but I can certainly answer questions of fact. I believe there was a question about whether the "Coming Soon" and "Now Open" sign were going to -- if one was going to replace the other. I believe Amanda had sent out the final application, if you will, because enough time had passed where they didn't want the "Coming Soon" sign and only wanted the "Now Open" sign. I believe that was one of your questions.

MEMBER McMAHON: There you go. So that takes care of one.

ADMINISTRATOR PALLAS: Yes.

MEMBER McMAHON: The other one is the one that goes across the windows in the medical center. So that's kind of clear cut. Which brings us back to the one in the planter which is two-sided and does that have two different messages, I guess is the only question I have on that anyway.

MEMBER BULL: Correct.

ADMINISTRATOR PALLAS: Is your question: Is it a different side than the other?
MEMBER McMAHON: Yeah, no --
MEMBER BORRELLI: Two different signs?
MEMBER McMAHON: --I get it now. I see what we're looking at. Okay. And I believe it says the same thing on each side of that planter box sign. It's in two different kind of fonts.
MR. BROWN: Can you hear me?
MEMBER McMAHON: Yeah. Hello, Robert.
MR. BROWN: I apologize. I had to get out of the meeting and get back in. I apologize.
MEMBER McMAHON: Not a problem.
MR. BROWN: To clarify, the "Coming Soon" and "Now Open" signage, the original application was a "Coming Soon." But when it became apparent to Northwell that they would be open before this hearing, or ready to open before this hearing, they asked to change that from a "Coming Soon" to a "Now Open" sign for the temporary sign. That's what that was.
MEMBER McMAHON: Got it.
MR. BROWN: Which is two-sided, if
I got that other question. And I think I'm afraid I messed the rest of it.

MEMBER McMAHON: Is the "Now Open" sign also going to disappear?

MR. BROWN: The "Now Open" sign will disappear when the permanent sign is installed.

MEMBER McMAHON: Got it. Okay.

MEMBER BULL: And the permanent sign, which is on the drawing dated June the 9th, going to read Israel Family Ambulatory Centre?

MR. BROWN: Yes.

MEMBER BULL: So the one at 513 is now history.

MR. BROWN: Yes.

MEMBER BULL: Has somebody checked that the signage is in conformance with the Villae of Greenport Signage Code?

MR. BROWN: To be honest, I did not. I just forwarded the signage as it was presented to me. I believe it was the equivalent to the previous signage in size.

MEMBER BULL: Will the sign be backlit or is there any electronics involved?

MR. BROWN: No. The drawing may
indicate illuminated, but it's not. It will be
lit from the floodlights in the planter.

MR. PROKOP: Stephen, to answer
your question, the approval of the Board will be
for the design of the sign only, and it will still
need to be approved by the building inspector.
He'll check for the -- I don't know that he'll
check the placement, but he'll definitely check
before the sign is approved for installation.

MEMBER BULL: So Rob, back to the
sign itself. It's kind of a modern appearance.

MR. BROWN: It is -- two things
about that. First, it is consistent with all
Northwell signage, as a corporate image. And the
other is that in defense of it, that is a
non-conforming site in the district because it is
not a historic building. And the signage for
Capital One was not considered historic either.

MEMBER McMAHON: Yeah, I wouldn't
expect this to be done in any kind of a special
font for what it's meant to represent, but that's
just my opinion.

MEMBER BULL: But I'm thinking of
the framing of it, you know, the framing of the
sign might give it a more nautical flavor. Don't
want to impinge on their corporate logo or corporate presentation.

MR. BROWN: Again, the entire imagery is the corporate brand.

MEMBER BULL: Got it.

MR. BROWN: And then, you know, when they sent me those drawings, they made it clear that, hey, we're just doing the Northwell thing here.

CHAIRPERSON DOHERTY: Anymore questions to Rob?

MEMBER McMAHON: I do not have any more.

CHAIRPERSON DOHERTY: Rob, I would like to note that we're only voting on the work and site plan described in this application. Were any other revisions, changes, revisions or any change on the property, Northwell and you will need to come again before the HPC for a certificate of appropriateness.

MR. BROWN: Understood.

CHAIRPERSON DOHERTY: Thank you for your attention.

MR. BROWN: Thank you.

CHAIRPERSON DOHERTY: I make a
motion to approve the application and issue a
certificate of appropriateness as the application
is in keeping with the criteria of Greenport
Village Code Section 76-7.

Is there a second?

MEMBER BORRELI: I'll second it.

CHAIRPERSON DOHERTY: All in favor?

(Chorus of ayes).

CHAIRPERSON DOHERTY: Motion

carries. Approved.

MEMBER BULL: I'm not in favor.

CHAIRPERSON DOHERTY: Thank you,

Rob.

Application 2: 433 Main Street.

Discussion and possible motion on the application
of Charles Kulsziski. The applicant seeks
approval to preform various exterior renovations,
including but not limited to: siding, molding,
gutters, and roofing material. SCTM

#1001-4.-7-16.

Mr. Kulsziski, for the record,
could you please state your name and address.

MR. KULSZISKI: Charles Kulsziski,


CHAIRPERSON DOHERTY: Thank you
very much.

Would you please describe the project for us?

MR. KULSZISKI: There's a couple parts. So Part 1: There's some siding on the back of the house, which I've replaced, and it's replaced with the same siding that was there. And our village inspector told me I need to get a certificate of appropriateness for it, which -- well, that's what that is, that work that I already did. And Greg asked me if he could take a look at what I was doing and I showed it to him and he said I needed a certificate of appropriateness. So that's Number 1, and there's a photograph in there of that.

And then Part 2 is what I really wanted to do, which is redo my Yankee gutters and then the moldings on the dormer windows upstairs, the barrel dormers are rotting. So in order to get to all of that, I have to lift off some of the slate, maybe all of the slate, but probably some of the slate. So that will all be put back. And the gutters would all be put back with rubber. We'll have a proper edge.

And then the moldings would be
replaced with Azek, same mouldings, and there's
(audio glitch) had created that are there, are the
ones up there. And there's slate that is the same
slate that's up there in case anybody comes up to
take it off. So that's Part 2.

Part 3, which would be later on, I
want to strip all of the cement siding on the
house and I want to restore the clapboard which is
underneath it -- sorry, that's Number 4.

Number 3 is there's an addition
done onto the back of the house in 1988. So I
want to make that blend into the front of the
house. So I want to make the trim moldings match
and make the siding match. So it's replacing some
of the trim with matching, and then probably
replacing the siding because the siding is not in
good condition, but it would be the same cedar
siding.

And then the last is Part 4, which
is removing the cement siding on the side of the
house and restoring the clapboard, and then
painting the house.

And I put in -- I don't know if you
guys -- I haven't seen anyone pick them up, but
there's paint samples which I put in with the
package. There's actual -- oh, good. There's actual samples.

MEMBER McMAHON: Very nice. Well, you're certainly speaking our language. I do have one question. Did you speak of an addition in Phase 3? An addition to the back of the house that you want to restore and put clapboard on?

MR. KULSZISKI: Okay. So in 1988 an addition was put onto the house --

MEMBER McMAHON: That's what it was.

MR. KULSZISKI: Yeah. It has clapboard right now, but all of that clapboard, for some reason, it has turned to black and probably one-third of it has worn away.

MEMBER McMAHON: Is that Number 9?

Picture Number 9?

MR. KULSZISKI: Number 9 is showing the window trim existing on the addition. And I would want to -- yeah. And there's Number 10 which is a duplicate of the trim on the front of the house --

MEMBER McMAHON: Mm-hm.

MR. KULSZISKI: -- that we put on the back.
MEMBER BORRELI: If I could just ask if Photograph Number 1 is the actual extension you're talking about? It's kind of like down an alleyway kind of thing in the back, underneath the dining room piece?

MR. KULSZISKI: Yes, that's -- it's not an extension. That's the original house and that's where the siding was deteriorated --

MEMBER BORRELI: Okay.

MR. KULSZISKI: -- and I had to replace the siding.

MEMBER BORRELI: Okay.

MR. KULSZISKI: You can see the addition, the black part.

MEMBER BORRELI: Yes. In Photo Number 1, you can see the photograph, all that black there.

MR. KULSZISKI: That's the addition, yes.

MEMBER BULL: So the windows along that image in Photograph Number 1 of the one that has the cedar that's in place. One of those windows the same as I'm seeing in Image Number 9? Or is that like one of the windows I'm seeing in Image Number 9?
MR. KULSZISKI: Yeah, they're all the same, yes.

MEMBER BULL: So how are you going to handle the trim around those windows? Is it going to be the same as we see here, just replacing the cedar with new cedar trim?

MR. KULSZISKI: It would be white and it would match -- in Photo Number 1, you see the, you know, the window there with the white trim and the white cap, and it would match all of that.

MEMBER McMAHON: The curved cap?

MR. KULSZISKI: I'm sorry, what?

MEMBER McMAHON: The curved cap that you see in Number 1 straight ahead?

MR. KULSZISKI: That's correct, yeah. And drawing 10 is a drawing of that curved cap.

MEMBER BULL: So each of those windows, or maybe there's three or four windows, will receive a curved cap?

MR. KULSZISKI: That's correct.

MEMBER BULL: Wow, excellent.

MEMBER McMAHON: Well, I see there's already a flared detail in Number 9, but I
can't see the top of it. But if you're saying
that you're going to have a curved top, the
windows in the back of Number 1 are the ones that
you see directly around the alleyway there, that's
pretty nice.

MR. KULSZISKI: Yeah. It would
just try to blend the back of the house. At the
moment it looks like two different houses.

MEMBER McMAHON: Right. Right.

MEMBER BORRELLI: Can I go back to
the question about the -- when you're looking at
Photograph 1, there's sort of a building on the
right side that looks almost like a carriage house
with carriage house doors on it. But is that your
house or is that the house to the right of the
photograph?

MR. KULSZISKI: That's the house to
the right of the photograph. That's vintage, and
originally, that was the owner in 1900 built that
building for times -- the Suffolk Times.

MEMBER BULL: Yes, yup.

MR. KULSZISKI: (Audio glitch)

building.

MEMBER BORRELLI: So it wasn't
originally -- it looks like it's almost right in
the dining room, right under the walk-through on your home.

MR. KULSZISKI: Yeah, the whole --
MEMBER BORRELI: A long the driveway.

MR. KULSZISKI: It does go right along the edge of property line. That's because it was originally one owner and now it's two.
MEMBER BORRELI: Okay.

CHAIRPERSON DOHERTY: Were there any other questions?
MEMBER McMAHON: Not for me.
MEMBER BULL: Not for me.
MEMBER BORRELI: Just a quick question on the round windows, when you do the -- so you have the round trim, then you have the dental work, and then above the trim, I'm assuming you have zinc or copper or something?
MR. KULSZISKI: Copper.
MEMBER BORRELI: Copper. Are you replacing that as well?
MR. KULSZISKI: On the 1988 addition when I do those windows?
MEMBER BORRELI: No, I was talking about -- I mean, if you're going to put copper on
the top of that addition, kudos to you, that would be amazingly wonderful. I was talking about, like, on the original windows —

MEMBER McMAHON: Number 4?
MEMBER BORRELI: Yeah. Are you going to do that work too?
MR. KULSZISKI: Yeah, I think Number 4, the top of that will be copper.
MR. KULSZISKI: It's kind of outrageous the prices of all of this.
MEMBER BORRELI: Have you ever considered aluminum?
MR. KULSZISKI: I did consider aluminum, but I -- copper is really not that much more expensive anyway.
MEMBER BORRELLI: Okay.
MEMBER McMAHON: The Galvalume products and all those roofing products are still pretty pricey. If you get away with Galvalume through us, which is fine, but copper is going to be, you know, right on point. So even --
MR. KULSZISKI: It will be worth it.
MEMBER McMAHON: Yeah, I mean,
that's all good stuff.

MEMBER BORRELI: Can I ask a question about Photograph Number 5 shows a tile on the slate tiles on the roof. Did you pull those? Are those the old original tiles or are those new tiles that you were able to find in Vermont, I think you said.

MR. KULSZISKI: Those are all new tiles. I went to a number of quarries and this quarry was able to pull colors and match the colors that are existing on the roof. So they actually quarried the stone and then cut it to match the side of the existing.

MEMBER BORRELI: Amazing.

MEMBER McMAHON: Yeah, you're going the extra mile. And I don't mean to throw anything out here, but there are products allowed by us, but you're really going over the top in pursuing all these original procedures. So we really appreciate it.

CHAIRPERSON DOHERTY: Any further questions?

MEMBER BORRELI: Amazing concept.

I just think it's amazing.

CHAIRPERSON DOHERTY: Okay.
Mr. Kulsziski, I wanted to commend you on your excellent application. It was very thoughtfully and thoroughly prepared. So I thank you so much for that. And also the work that you're going to be doing on the house is really a gem of Greenport. So I thank you for that very much.

MR. KULSZISKI: Oh, thank you.

MEMBER BORRELI: I'll second that.

CHAIRPERSON DOHERTY: Before we vote, I wanted to, again, note, we are only voting on the work and site plan described in this May 27, 2020, application. For any other revisions, changes, or additions, you would need to come before the HPC for a certificate of appropriateness.

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

Is there a second?

MEMBER BULL: I second.

CHAIRPERSON DOHERTY: All in favor?

(Chorus of ayes).

Motion carries. Application is
approved. Thank you very much.

MR. KULSZISKI: Thank you very much. I'm going to leave the meeting then. Thank you.

CHAIRPERSON DOHERTY: Okay. So we're on to Agenda Item 3: Implementation of Historic Preservation Commission guidelines and materials.

And I was going to see if Paul or Amanda would have an update on where we are?

ADMINISTRATOR PALLAS: Madam Chair, I unfortunately do not. I did not have an opportunity to check on this item. I saw it on the agenda, I just didn't have the opportunity. I do know that there has been work done on it by both the village clerk and the clerk to the boards. Amanda I know is on.

Amanda, I don't know if you can provide anything further than what I just said?

MS. AURICHI: No. I was not in the office today, so I have not worked on it with Sylvia. I planned to work on it with her tomorrow. I saw your e-mail earlier about the certificate of appropriateness, so once I get in the office tomorrow, I will talk to her about
moving forward with it.

CHAIRPERSON DOHERTY: That's great.

ADMINISTRATOR PALLAS: And Madam Chair, just so I'm clear, the goal is to get the package that you all worked on all final, through its real, true, final version with all the updated maps and as a single package on the website. And that is my understanding of the goal, I just wanted to confirm that.

CHAIRPERSON DOHERTY: That's exactly true, yes.

ADMINISTRATOR PALLAS: Okay. Then what I said earlier about people working on it, they have been, yes.

CHAIRPERSON DOHERTY: Okay. What I can tell you, you know, we're implementing these guidelines to help homeowners and architects and others prepare for their presentation to the HPC, a new certificate of appropriateness has been developed. And I know that is being worked on. After the coronavirus restrictions are lifted, I hope to get sample architectural photos from the village archives. The certificate of appropriateness application is being revised, and as Paul said, you know, as soon as possible,
probably by the end of the summer everything will be done. So thank you very much.

MEMBER BULL: Madam Chair?

CHAIRPERSON DOHERTY: Yes.

MEMBER BULL: As a comment on that, I was very pleased to see the two-page intake form has been applied and used on the application that we just heard. It worked out well, the check boxes were done, and it's very good information and I like that you're using it.

CHAIRPERSON DOHERTY: Thank you very much.

Item 4 is the status of the Reconnaissance Level Resources Survey.

Steve, since you were really spearheaded and a leader in this, would you like to talk a little bit about where we are with that now?

MEMBER BULL: Yes. Just to let everyone know, I had -- Karen and I had a conversation with the author on the actual survey itself. She reassured us that she has all of the photos and she is preparing them now on schedule for her delivery. She -- I believe -- Madam Chair, correct me if I'm wrong, but she said she
would have this ready for a draft by the end of August; is that correct?

CHAIRPERSON DOHERTY:  It would be sometime in early August because we would have a few weeks to review it and comment because the final report is due on September the 30th.

MEMBER BULL:  So that was very good news to me.  So we'll have the opportunity to review it and you'll have the opportunity to make comments and get back to the author there.  The -- Paul Pallas responded to the need for the payment -- the first payment that was required on this particular project.  So I think we're up to date with that.  So we'll let Paul comment on that.

But I'm very excited, she clearly has a lot of thoughts and a lot to bring to the historic commission when this final document is finished.  And then perhaps some items for the trustees to consider that are made as suggestion to when that document will be -- it was almost 200 pages.  Quite comprehensive.

CHAIRPERSON DOHERTY:  Yeah, it's a substantial survey.  Thank you.  So thank you very much, Steve, really, for helping to bring that
about.

MEMBER BULL: You're welcome. My
pleasure.

CHAIRPERSON DOHERTY: Do any of the
commission members have any questions for Steve or
I at this point?

MEMBER BORRELI: No.

MEMBER McMAHON: Not at this point.

CHAIRPERSON DOHERTY: Okay. Item
Number 5: National Alliance of Preservation
Commission workshops.

Several HPC members participated in
a March 17, 2020, webinar sponsored by the
preservation league of New York State on how to
obtain preserved New York grants. I found it very
interesting and helpful.

There was a follow-up at National
Association of Preservation Commissions boot camp
that had been scheduled in Sag Harbor in May, but
unfortunately, it was cancelled due to
coronavirus. It has been rescheduled to March
2021.

So hopefully some of us will be
able to participate in that and learn further how
to apply for grants.
Any questions on that?

(Negative response).

CHAIRPERSON DOHERTY: Item Number 6, motion to accept and approve the minutes of the May 14, 2020, meeting.

I make a motion to accept the minutes. Do I have a second?

MEMBER BULL: Second.

CHAIRPERSON DOHERTY: All in favor?

(Chorus of ayes).

CHAIRPERSON DOHERTY: Motion carries.

Item 7: Motion to schedule the next Historic Preservation Commission meeting for 5:00 PM on July 16, 2020, either, hopefully, at the Third Street Fire Station or via GoToMeeting.

Do I have a second?

MEMBER McMAHON: Second.

MEMBER BORRELLI: Second.

CHAIRPERSON DOHERTY: All in favor?

(Chorus of ayes).

CHAIRPERSON DOHERTY: Before we conclude, I wanted to recognize and thank Steve Bull, again, for his service to Greenport community, his leadership, and his care and the
expertise in history and architecture. We're going to miss you. So we wish you all the best in British Columbia and all the ventures that you will undoubtedly enjoy doing. But thank you very much.

MEMBER McMAHON: Thanks, Steve.

MEMBER BULL: Yup. I'll be back.

MEMBER BORRELLI: We'll miss you.

CHAIRPERSON DOHERTY: So take good care and stay well.

MEMBER BULL: Will do.

CHAIRPERSON DOHERTY: Okay. And Item Number 8: I make a motion to adjourn.

Do I have a second?

MEMBER BORRELI: I second.

CHAIRPERSON DOHERTY: All in favor?

(Chorus of ayes).

See you, everybody. Take care.

(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 June 18, 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