HISTORIC PRESERVATION COMMISSION 10-2-17

VILLAGE OF GREENPORT
COUNTY OF SUFFOLK STATE OF NEW YORK
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HISTORIC PRESERVATION COMMISSION
REGULAR SESSION
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Third Street Firehouse
Greenport, New York

October 2, 2017
5:00 p.m.

Before:

STEPHEN M. BULL - Chairman
DENNIS McMAHON - Member
SUSAN WETSELL - Member
CAROLINE WALOSKI - Member (absent)
ROSELLE BORRELLI - Member

EILEEN WINGATE - Village Inspector
KRISTINA LINGG - Building Department
Clerk
PAUL J. PALLAS - Village Administrator
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Item No. 1 - 502 Carpenter Street

Discussion and possible motion on the application submitted by 502 Carpenter Street, LLC. The applicant is proposing the addition of a porch.

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Item No. 2 - 440 First Street.

Discussion and possible motion on the application submitted by Eric Urban. The applicant is proposing to demolish the existing porch on the south side of the dwelling.

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Item No. 3

Motion to approve the minutes of the August 7, 2017 meeting.
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Item No. 4

Motion to schedule the next HPC meeting for 5:00 p.m. for November 6, 2017 at the Third Street Fire Station.

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Item No. 5

Motion to adjourn.

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I am calling together the Village of Greenport Historic Preservation Commission meeting. Today is October 2nd. The time is approximately 5:00 p.m.

I am Stephen Bull. I am the Chairman. To my right is:

MEMBER WETSELL: Susan Wetsell.
MEMBER McMAHON: Dennis McMahon.
MEMBER BORRELLI: Roselle Borrelli.

CHAIRMAN BULL: We have four out of the five members present and so we have a quorum.

Item number one is going to be pushed to a little bit later in the meeting. We are going to go straight to Item Number 2 which is the 440 First Street. Discussion and possible motion on the application submitted by Eric Urban. The applicant is proposing to demolish the existing porch on the south side of the dwelling. SCTM #1001-4-7-1.

MS. MOORE: Are you ready for me?
CHAIRMAN BULL: We are ready.

MS. MOORE: Should I go to the --

CHAIRMAN BULL: Please and speak into the microphone.

MS. MOORE: Okay.

CHAIRMAN BULL: Thank you.

MS. MOORE: Patricia Moore here for Eric Urban. I expect him to be here momentarily. He was supposed to meet me here at 5:00. So I may need to ask for a few minutes while he comes in.

This began with -- sometime ago the Building Inspector, Eileen Wingate, had sent out a notice to us. Must be more than a year ago, I guess, concerning the structural integrity of the porch.

My client at the time was able to get some structural supports put up. But that at this point a year or so later, Eileen is concerned that the structural supports are not sufficient as a permanent solution here. The concern -- the issue is that the porch is a -- the south side of the porch -- I'll come over
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with the photographs because it is
easier. Pardon me.

I will just show you. What we
are talking about is this side. Just
this side of the porch.

CHAIRMAN BULL: We have the same
picture.

MS. MOORE: It is just this side
of the porch that is very drastic.

CHAIRMAN BULL: He is taking off
just a portion of the porch?

MS. MOORE: Just a portion of the
porch. Just the concern is -- the issue
is that it has been deemed not to be
structurally sound. The costs to
reconstruct the porch, particularly -- it
is a massive structure without much
practical use. It is a significance
investment. So that is why we are here
because we submitted to the Building
Department a demolition request to
address to the concerns of the Building
Department.

We are damned if we do and damned
if we don't in this scenario. I would like to keep it as is, but the solution is not a permanent one that can be addressed. It would take a significant investment to rebuild a porch of this size.

CHAIRMAN BULL: So why are you taking down the porch?

MS. MOORE: Because it has been deemed to be structurally unsound by the Building Department. And the -- so we have to address it one way or another. Either we have to take it down or we have to invest in replacing it or rebuilding it, so. And it is a sizeable structure.

CHAIRMAN BULL: So I was visiting the site and I looked underneath the porch and I have photographs of the underside of the porch. I don't know if you have looked.

MS. MOORE: No. I haven't seen them.

CHAIRMAN BULL: These are pictures of the underside of the porch.
This is the porch, the front of the porch. You can see the posts there and they -- all the wood is good. Also you could see on these pictures you can see the 2X4s.

MS. MOORE: Yes. We put those up and we thought that was sufficient to keep it -- pardon me. I'll go back.

CHAIRMAN BULL: Let me show you something else.

MS. MOORE: Okay.

CHAIRMAN BULL: You see some of the damage, water damage in the roof.

MS. MOORE: There is Eric. Fashionably late. Okay.

MR. URBAN: I didn't think I was first.

MS. MOORE: No. Someone else was.

CHAIRMAN BULL: So here is a picture of the house, the side of the house.

MS. MOORE: Yes, we got that, I believe.
And if you see the side of the house you can see the porch, the roof of the porch being held down by bricks. And there is no maintenance.

MR. URBAN: Those are steps.

They aren't being held down by brick.

CHAIRMAN BULL: There are bricks on this roof over the porch that are holding the roof down, as far as I can tell. I'm not up there. That are holding parts of the roof -- of the porch in place. I don't know what.

MR. URBAN: They are not being held. All it is is a tarp on there.

MS. MOORE: Just to go back on the record. Only because -- for the sake of the reporter.

MR. URBAN: Fine.

MS. MOORE: So what I explained previously is that we receive a notice that this was not structurally sounds. So that is why we put in the application, but -- and what Mr. Bull was describing is some supports under the deck that you
CHAIRMAN BULL: The supports under the deck look sound to me. I am not an engineer. Have you had an engineer do an assessment?

MR. URBAN: Yes, we did.

CHAIRMAN BULL: Where is that report?

MR. URBAN: It was filed with the Village.

MS. WINGATE: I didn't bring it. I can go run and get it. I think that would be a really good idea. I do believe that the violation issued was for unsafe. I did not say structurally unsound. It was more about the aesthetics of having a building look like that in our Historic District.

MS. MOORE: Well, if it is cosmetics, then --

MS. WINGATE: No. It is structural. Let me go get it.

MS. MOORE: Okay.

MEMBER BORRELLI: One thing would
be structural and the bottom not being
safe to stand on because of what the
beams are on. But the more concerning
issue is the top falling down.

MR. URBAN: Myself and two
roofers have been up there. And we
didn't come through it. I can guarantee
you Greenport, you know, ambulance wasn't
called.

MEMBER McMAHON: So you are
saying it is sound?

MR. URBAN: Yeah.

MEMBER McMAHON: Okay.

CHAIRMAN BULL: Okay. Then we are
in agreement that it is sound?

MR. URBAN: Yeah.

CHAIRMAN BULL: So what is your
-- what is the future that you plan to
have for that porch if there is no need
to demolish it?

MR. URBAN: I don't know. The
Village is saying it is not sound, so I
am going to demolish it. So I am in a
Catch 22 here.
CHAIRMAN BULL: Excuse me. Hold on.

MS. MOORE: Why don't we wait until Eileen returns.

CHAIRMAN BULL: She is just returning with an engineering report.

MS. MOORE: Yes.

CHAIRMAN BULL: So what was the original complaint?

MR. PALLAS: I will further comment once I see the written report that we received from the engineer that the applicant hired, but my recollection was we requested it to be made safe. The engineer characterized the work was done as temporary repairs. That was two years ago.

We reissued a letter saying that we have got to have that updated. And essentially make it permanent -- to make it permanent essentially or review the structural soundness of it. That is essentially what we were asking for. We did not make a determination that it was
not sound. That would be an engineer's role, not the Village.

MR. URBAN: It seems that we are arguing about semantics here because basically according to the violation, where I read it it is obviously -- they were talking about it being temporary. They referred to the International Code of Building Maintenance.

Well, I have gone to that International Building Maintenance and they said temporary supports. There is no definition of what temporary is defined as unless you are defining that as two years.

CHAIRMAN BULL: Let's go --

MR. URBAN: I certainly am not.

CHAIRMAN BULL: So, excuse me, let's go beyond that question. What is -- this house, the parent supports and the other supports that are holding up the porch are in need of maintenance. What is your maintenance schedule to maintain this building? Would you care
to comment on that?

MR. URBAN: That would depend upon finances as I move forward.

MEMBER McMAHON: This house as I have seen it a huge, huge project.

MR. URBAN: Yeah. Thank you.

MEMBER McMAHON: My house, I have been working on it for twenty years.

MR. URBAN: Thank you.

MEMBER McMAHON: I just had my porch roof or my ceiling installed. If there is an issue with house, it being temporarily supported or if there is an issue with having to resubmit for your permit in that regard, I'm sure there is no issue.

As far as that house goes and how much it is going to cost to repair it, I wouldn't want your bill.

MR. URBAN: Exactly.

MEMBER McMAHON: But, if there is an issue with the Building Department in regards to how it is being supported -- you know, I'm not sure what the question
is here. I'm not sure where we are heading with that.

MR. PALLAS: We -- the request -- we received an application for demolition.

MEMBER McMAHON: Oh, okay.

MR. PALLAS: And you have to decide if that is appropriate.

MEMBER McMAHON: Okay.

MR. PALLAS: If that is appropriate or not.

MEMBER McMAHON: Okay.

MS. MOORE: Well, that is why we were kind of --

MEMBER McMAHON: I think we need to nail it down a little bit. You are asking to demo that --

MS. MOORE: Because --

MEMBER McMAHON: -- because it is your feeling that you cannot afford to do it. It is not a question of whether or not the building department has condemned it. That is the word we have to use, condemned. If it has not been condemned
by an engineer, then that's where we have
to start with this conversation.

Now, on the historic end of it,
we would love to see it be restored on
the button like it is. If that is not in
your budget, which I could see how it
could not be, then that's -- I don't know
where we go from there. I have not had
that conversation.

MEMBER WETSELL: Well, there is
always the option of selling it to
somebody.

MR. URBAN: That is my personal
choice. Are you here to make my personal
decisions or am I here to make --

MEMBER McMAHON: No. Hold on.

MS. MOORE: What we had tried to
do here is we had submitted a request to
split the property in order to be able to
sell -- because this is a life long --
this is the second or third generation in
the family. The last thing he wants to
do is sell the family home, but the
reality is, as you pointed out, is to do
a renovation of this exterior. That alone is probably in the two hundred range, conservatively, easily.

MR. URBAN: Plus.

MS. MOORE: Conservatively. So what we had proposed to do was subdivide so that he could keep the little carriage house as his private --as his home. And then be able to sell this to someone who would be able to restore it that he would -- we would all love to see. The Village and he as well.

That has run into obstacles because planning doesn't want to see a subdivision. They want everything to stay the same. But in reality that is -- you know, they say no to that. He is then stuck with his timeline to do -- to fix this house within the timeline -- within the lifetime that he has. And go from there. We can't -- it would be lovely to invest that kind of money but he doesn't have it. And he has to work within his means. That is why we are
Village of Greenport, you are insisting on us reconstructing this or attempt aesthetically improving it to the character that the Village would like. Well, that is all very nice but impossible. And the solution here is the demolition of the piece of the structure if we can't come to some sort of compromise. And we are just not seeing the compromise.

CHAIRMAN BULL: So --

MR. URBAN: Let me put it to you this way: this is not new construction. This is what you call a restoration project. When you go to a financial institution to get financing for a restoration project, it is a whole different scenario than new construction. I am not so sure that anybody on the Board or any of these Boards in the Village understand those facts of reality. And my middle name is not Trump and I'll leave it go at that.
CHAIRMAN BULL: So I believe this hardship is self-created.

MS. MOORE: Are you telling us or are you asking us?

CHAIRMAN BULL: No. I'm not asking you. I'm just saying it is a belief of mine that the hardship is self-created because of your -- apparently there are not sufficient funds to restore the house as you would like.

MR. URBAN: In the period of time that you are requesting it.

CHAIRMAN BULL: I'm just saying -- I'm not saying about any period of time. I'm talking about a house that has been in this state of deterioration for several --

MR. URBAN: Oh, has it? Oh, okay. Yes, it has. Have you turned around and seen it twenty years earlier when I first bought it out of my family?

CHAIRMAN BULL: I have actually.

MR. URBAN: You have?

MEMBER BORRELLI: Yes.
CHAIRMAN BULL: I -- your neighbor across the street.

MR. URBAN: Have you not seen any improvement over the last twenty years?

CHAIRMAN BULL: I have only seen one minor improvement --

MR. URBAN: Oh, you have. Well, I'm sorry you only noticed that one minor improvement.

CHAIRMAN BULL: I believe you put another roof.

MR. URBAN: Yeah. Apparently. Would you like to see the bills for that roof?

CHAIRMAN BULL: I am not interested in seeing your bills. That is your business.

MR. URBAN: That will be the last time I will spend that kind of money on a major improvement on that house again. I don't think I would be able to afford it. And those were in high times. We are in totally different times now.

CHAIRMAN BULL: Understood. So
let's stick to the issue of the Preservation Commission work. This is a character defining feature. That is what the porch is. It is possible to replace it with materials as appropriate. But you don't have the budget for it, to do that. There are tax credits available for restoration, but they may not be of use to you.

MR. URBAN: Exactly.

CHAIRMAN BULL: I don't know how my other colleagues feel about this, but based on item number one, that is a character defining feature. I don't see how we can ever let you take that porch down, demolish it, since it can be repaired. Since there is structurally -- is good enough with this --

MS. MOORE: Wait a second.

MR. URBAN: What is that?

MS. MOORE: The house before it.

MR. URBAN: Oh, yes. I could bring it to 1898. I can bring it back to its original restoration.
MS. MOORE: I'm sorry. One moment, please.

MEMBER BORRELLI: Just one question. We are sitting here as the Historic Preservation Commission. So we are concerned with the historic -- the decoration, the facade, the porch, the beauty of it. So you're asking to have the right side of the porch demolished? Right?

MR. URBAN: Right.

MS. MOORE: Right.

MEMBER BORRELLI: So what -- I don't understand what that gets you. You demolish the right side of the porch because it is too extreme and too much expense for you to restore it. So you want to take that wing of it off. What does that get you?

MS. MOORE: Because that is the section that right now has the supports.

MEMBER BORRELLI: So the other suggestion would be, if you don't have the funds to that right now, to restore
the right whole wing of the porch then
when you don't have the funds to do the
rest of the porch we are going to take
off the top, the front and the front
door. And then when you don't have the
funds to do the left side of the porch
you are going to demolish that as well?
What I am saying is: What is the plan?
What is the plan going forward? We are
going to take off the whole right wing of
the porch, to what end?

MS. MOORE: Obviously, we can't
tell you what the future is going to
hold. Okay.

MEMBER BORRELLI: Right.

MS. MOORE: So what we have to
deal with is what the present is.

MEMBER BORRELLI: Right.

MS. MOORE: At the present time
we have supports on the building. And
what we are being told -- maybe Eileen
can be clearer exactly on what the
violation is because if it is not a
structural issue then, professionally
speaking, aesthetics is not a basis to, you can't force people to paint their house.

MS. WINGATE: But you can.

MR. PALLAS: If I may, the town engineer two years ago said that there were temporary repairs. And, no, I don't know what the definition of temporary is. But two years with 2X4s and 4X4s is not a permanent solution.

If an engineer -- if the same engineer wants to review this and sign off that it is still structurally sound, that is -- I mean I don't like it, certainly. But I think that satisfies what we are asking for. Either come up with permanent repairs or certify that the repairs are sound.

MS. MOORE: That they are in the same condition as they were when --

MR. URBAN: I am not paying another five hundred dollars for an engineer to come out there and approve exactly what he approved. There is
nothing wrong with the 2x4s or 4X4s or whatever the construction was. Eileen can attest to that as she reviewed it or looked at it. There is no deterioration to those supports. I mean we turn around and we are getting nit picky over the situation.

Now, you want to see me spend more money on nickel and diming me on everything that you guys want me to do, we are only going to stretch this out, stretch my budget out. And you know what, I don't know what else I am going to do. You are tying my hands behind my back. And that is basically where we are going to go. Nowhere.

CHAIRMAN BULL: We are trying to provide you with direction. We are not trying to tie your hands.

MR. URBAN: I don't -- I have plenty of direction. I am a smart and individual person. I have come across this Board more than ten years ago before I put this roof on. Basically I didn't
need your approval or the present Board 
at that time. I could have put an 
asphalt shingle roof on there at probably 
one third the cost. At the time they 
said, we don't need to approve the color. 
In fact, they didn't even read the color 
of the roof that I picked. All of those 
things were done when I came back. They 
basically said, you know what you made 
the right and best decision. 

I know the right thing for this 
house. And if people want to fight me 
for what I am doing on this property, 
then fine. Let's get into a fight. But 
that is not the way I was operating ten 
years ago here.

CHAIRMAN BULL: Understood. 
Okay. Ten years ago I wasn't on this 
Commission. I have heard from you that 
the outcome of the roof was satisfactory. 
Not only to yourself but satisfactory in 
meeting the goals of the Historic 
Preservation Commission. So there we are 
on the same page.
That roof actually is part of the character that when you look at the house. I know when I visited your house and I looked at the roof of the house I was deceived and discovered pleasantly that the roof wasn't slate, but was a material that looked like slate. And it looked pretty good.

MR. URBAN: Good. Thank you.

CHAIRMAN BULL: But this porch is a character defining feature. It is, in my opinion, you would be able to maintain and to restore this porch. And that there are other parts of the house that obviously are probably on your list of next to-do items. This I believe would require -- we have no up-to-date engineering report that says the porch eminently needs to be demolished. I think we need to have a site visit. We need to get a public hearing going on this because of the very nature of the fact that there is a character defining feature.
MR. URBAN: Well we can always turn around and sit there and say this was a character defining feature in 1935 on this house. And I got pictures that I can bring it back to the 1898 porch.

MEMBER McMAHON: That would be good.

CHAIRMAN BULL: That would be good.

MR. URBAN: Oh. Great. Yeah. And you know what that would do? That would eliminate that side of the porch.

MEMBER McMAHON: It doesn't necessarily --

MR. URBAN: Okay. It is an option.

MEMBER McMAHON: It presents us with --

MR. URBAN: It is an option.

MEMBER McMAHON: We were continuing our conversation.

MR. URBAN: Sure.

MEMBER McMAHON: That is what we have to do. If there is a point with the
2X4s I'll come over and look at the 2X4s.

MR. URBAN: Sure.

MEMBER McMAHON: I'm available.

but if that is not the issue or if that is the issue then that is out of --

MR. URBAN: I am trying to figure out what the issue is.

MEMBER McMAHON: The issue for this Board, for here is because it affects the immediate visual street facade of the house that we have to be concerned about. That's all.

MS. MOORE: We understand.

MEMBER McMAHON: There is nobody here that wouldn't love to see you fall into a boat load of money and be able to do --

MR. URBAN: Unfortunately --

MEMBER McMAHON: I'm a builder.

I'm on a house --

MEMBER BORRELLI: Can I say something, Dennis?

MEMBER McMAHON: Yeah.

MEMBER BORRELLI: I don't mean to
interrupt you, but not only is he a builder. So I just want to go back to your original comments. You are not in this solo.

This is the Historic Village of Greenport. We are the Historic Preservation Commission. And there are two of us sitting here right now that own historic homes and are neighbors of yours. Right? So when you assume that we don't know what we are talking about when we want to do a major renovation, you really -- I don't know that you know what you are talking about.

MR. URBAN: I am not assuming anything. In fact I used to --

MEMBER BORRELLI: You said --

MR. URBAN: I used to sit on a Board.

MEMBER BORRELLI: You said we don't understand what it is to do a major renovation. And I am telling you that you have a builder over there that is living in a home that is probably older
than both of ours. And he not only restores he knows exactly what is involved, as do I.

So we are just trying to preserve the beauty of the Village with which we all live in. And you are standing in front of the Historic Preservation Commission. So we are just concerned with the preservation of history. That is what we are trying to do. We are not trying to demolish a porch, a right wing of the porch that you don't have the funds to do the left wing of the porch and then you demolish that too and we are left with nothing historically. So we are trying to preserve history.

MR. URBAN: I didn't issue the violation on myself.

MEMBER BORRELLI: I'm not --

MR. URBAN: That is what I am saying.

MEMBER BORRELLI: I am just saying, let's go back to what we were saying. Dennis is here. And I'm just
saying this man knows what is involved as well as I do. So don't tell us that we don't know what we are talking about.

MR. URBAN: I am just saying --

I'm not saying that you don't know what you're talking about, but please don't insult me in not knowing what I am talking about. I have done renovations before.

MEMBER BORRELLI: Right.

MR. URBAN: I have been in the building industry just as long.

MEMBER BORRELLI: Exactly.

MR. URBAN: I sat on this Board ten years ago. Eileen will attest to that in case nobody else on this Board remembered that.

MEMBER BORRELLI: All I am saying is --

MR. URBAN: Therefore I can -- I will give you your chance when I am finished.

MEMBER BORRELLI: You are amongst --
MR. URBAN: Thank you very much.

MEMBER BORRELLI: We've got the same goal.

MR. URBAN: Good. Let's work together then and not --

MEMBER BORRELLI: That is the point. That would be the point.

MS. MOORE: Please sit down.

MEMBER McMAHON: What is the violation?

MR. URBAN: I said what I had to say.

MEMBER McMAHON: What is the violation is so we can start --

MR. PALLAS: Based on observation back in 2015 that your porch was in danger of collapsing. We issued an order for remedy. Temporary repairs were made. An engineer signed a letter, stamped a letter saying that these are temporary repairs. We are just asking that -- we want to make sure that those repairs are still adequate. They are not permanent.

MEMBER McMAHON: They are
temporary walls. If they over a garter system that you think is probably pretty well in tact, and that may be, then that is good thing.

MR. URBAN: Yeah.

MEMBER McMAHON: And that is supporting that roof system. I can't swear that that roof won't let go in a storm or anything. I am just saying you can't guarantee anything these days. I can imagine. But if those temporary 2X4s -- even though that is not what any of us maybe want to look at, then I'm sorry. That is an issue, but if the issue is tearing this down to remedy the 2X4s. That is not the point. What we are saying is we would like to see it stay. if there is a violation with regard to the 2X4s, those are two different situations. Okay? So if those 2X4s and the temporary wall are doing their job then that is -- if that has to be looked at again. That is one thing. Tearing down a porch is whole another. That is
what we are about. We don't want to see that go. We totally understand the money issue. That is a big project. Okay?

That is good. We can separate those two points. It is a money issue. It can't be done at this time. Whether you ever have the money to do it, that is a whole other thing.

I wish they would let you separate the properties. I know that would help remedy the situation. Maybe somebody with some big bucks can walk in to that project and do exactly what we would like to see done.

MEMBER BORRELLI: And that is my point. Exactly, it has been said. We are not the building committee or whoever it is that is not allowing you to do the to subdivision. We are here just concerned with the beauty of it and the history of it.

MR. URBAN: I understand that.

The point I was trying to make is there are two separate situations going on here
and it is being convoluted.

MEMBER McMAHON: I was getting to that point. That point is: the violation which is -- which is -- we have to have that re-examined by an engineer. I wouldn't mind taking a look at it, but I am not a licensed engineer.

MS. MOORE: What I would suggest is now, given your comments that Eileen take a look at it with whomever feels they could give you some input and consider that and how it is set up. Again, as we said, temporary as long as it is not in a precarious condition today it can continue way. And -- until we can come to a plan. I don't know that he has a plan for today or for tomorrow.

MEMBER McMAHON: If you can sustain that roof system.

MS. MOORE: Exactly. It has --

MEMBER McMAHON: If you sustain the roof system with a temporary wall and it is not in violation -- or it has to be re-examined. I think that is what we are
looking to do here. And the fact that there is a demolition concern with this. I think we are all clear. And I think you guys are on board with that too. If you had the money it would be a non-issue. But demoing that is not the solution here. Providing a temporary wall and then coming up with something -- I am not telling you to sell anything. I am not even suggesting it. But if you can -- if we can make sure that the temporary wall is not going to give way. That the structure below that is the issue. It is not the temporary wall itself. The 2X4 wall if it is properly secured is going to do just fine. It is not a hurricane proof --

MS. MOORE: It actually --

MEMBER McMAHON: It is all it is going to be.

MS. MOORE: It survived --

MEMBER McMAHON: If one side is going to blow off the other side is going to blow off easy.
MR. URBAN: In actuality, before the temporary supports went in there, we had a major snow storm out here.

MEMBER McMAHON: Yeah.

MR. URBAN: We had three, four feet of snow. We have three, four feet of snow on that roof before the temporary wall went in there and nothing happened.

MEMBER McMAHON: This is the thing: You might have a situation where you might have to put a temporary temple. That is not a big deal. That is the temple head of 2X4s or whatever. And if this front column needs a little support. Just little odds and ends like that could be helpful. I don't know how everybody else feels about that.

CHAIRMAN BULL: I have a question.

MEMBER McMAHON: Yes.

CHAIRMAN BULL: Since the applicant has requested a demolition and we have had a discussion about demolition and it doesn't -- I have visited the site
and it doesn't seem to be appropriate.

MEMBER BORRELLI: I am not going to go along with that.

MEMBER McMAHON: I don't think anybody wants to see that.

CHAIRMAN BULL: -- this application and be done with it.

MS. MOORE: I would disagree with you.

CHAIRMAN BULL: Okay.

MS. MOORE: Because at this point in time I think we need to have it reviewed again. And we can -- once we hear what the answer is with respect to maintaining status quo we are fine. We keep status quo in place at this point. Correct?

MR. URBAN: That is fine but how does that define keeping status quo in. Am I hiring somebody else to justify something? I'm not doing that. I'm not spending another dime of my money on it.

MEMBER BORRELLI: Can I --

MR. URBAN: Sure.
MEMBER BORRELLI: You said you have proof of what the porch looked like in 1898?

MR. URBAN: That is correct.

That is another issue.

MEMBER BORRELLI: Since we are the Historic Preservation Commission.

Let's look at --

MR. URBAN: I know -- I don't have a problem with that.

MEMBER BORRELLI: If that is more affordable --

MR. URBAN: Thank you.

MEMBER BORRELLI: Can you do that?

MR. URBAN: Great. I am glad to see that you are open minded about that.

Great.

MEMBER BORRELLI: I don't know how open my mind is. My mind is set on the history of this.

MR. URBAN: I want to preserve the history too.

MEMBER BORRELLI: If you can
prove the historic nature before the
Historic Preservation Commission that you
have proof of what the porch looked like
in 1898 --

MR. URBAN: Yep.

MEMBER BORRELLI: And then
someone made it more grand, then we have
to decide which porch we can keep or not
keep and whatever.

MS. MOORE: It is premature right
now to make a final decision.

MEMBER BORRELLI: To demolish an
amazing structure is not a solution.

CHAIRMAN BULL: Okay. So I think
a couple of things have come across here.
We need a new engineering report.

MR. URBAN: I'm not --

MS. MOORE: I think what we
suggested that is that Eileen would --
those that have the most expertise go and
take another look.

CHAIRMAN BULL: Okay. So we need
a site visit.

MR. PALLAS: If I may, the
question of structural integrity is not in the purview of this Board.

CHAIRMAN BULL: Right. So we are talking about a site visit.

MS. MOORE: We will make a site visit.

CHAIRMAN BULL: And then a public hearing.

MS. MOORE: I think we are premature on the public hearing.

CHAIRMAN BULL: Okay. We will do the site visit. If necessary, we will have a public hearing.

MS. MOORE: Yes. Because we may not need to go -- once -- we would like to bring you the photographs and continue this conversation. Maybe by then Eileen can look under the building as well.

CHAIRMAN BULL: We have seen under the building.

MS. MOORE: Maybe you -- there are some suggestions you have on your expertise rather than having to call for another engineer inspection.
MR. PALLAS: I think, just to be clear, I think you could have the engineer of record review this. All that would be required is for him to reiterate that it is still safe.

MS. MOORE: He can't do that without looking at it and he is going to charge my client and whole -- another fee to do that.

MR. URBAN: That's right. I'm not paying for it.

MS. MOORE: I certainly think that from your own experience -- Eileen's experience, she can see I don't think it -- what she just said on the record is it is not the structural integrity. That was my misunderstanding of why the violation was issued. It was more the aesthetics of continuing the structure as it is today.

MR. PALLAS: If I may, there is not a week that goes by that people don't ask me about that house and why it is in the state that it is in. I say, I don't
know. Because I'm not going to say, Eric's got no dough. That's not fair.
I'm have been under the -- viewed under the deck and in my opinion -- and I'm not an engineer -- the substructure is fine. The decking has rotted. The roof -- the roof is the problem. We're talking about some roof rafters and some roofing. So roof rafter and roofing would eliminate the need for the 2X4s.

MR. URBAN: To be quite honest with you, Eileen, I have my roofer is coming out. I'm putting in some -- I am looking at my bay window right now. It is the only window on the rear extension on that little half bath that you know in the rear, Eileen.

MS. WINGATE: Yes.

MR. URBAN: We are turning around and doing the recoating on that because I'm are trying to prevent -- you know, everything seems to be sound. I had him up there. It is the old tin roof or whatever is up there. We are taking an
extra precaution. We are probably going to put a coating over that anyway. And then after that I am going to probably take some additionally layer over the porch there. Maybe possibly with another tarp because I am not going to re-shingle that entire porch on the side at this moment in time. So I will take temporary -- additional temporary measures on top of that before this winter. And that is basically what I can say I will do before the winter. That is what is in my budget.

MEMBER BORRELLI: I have another suggestion, if I may. So apart from the photographs of 1898, have you ever spoken to Walter Foote?

MR. URBAN: Spoken to who?

MEMBER BORRELLI: Walter Foote.

MR. URBAN: I don't know who that --

MEMBER BORRELLI: He is a gentleman who about three weeks ago did a presentation when the Historic
Preservation Commission did a great thing in the restoring of the schoolhouse in the town. And he gave a whole presentation on how people can make their homes sit on the National Historic Registry. For that you have to get a bunch of buddies together and make friends with people in the neighborhood who would love to help you out to get this home to sit on the National Historic Registry.

Once done, that being said, and you now need Mr. Walter Foote who can help you figure out how you go about writing grants to get the amount of the funds that you need --

MR. URBAN: Oh, boy.

MEMBER BORRELLI: -- to put you in a position to help you out so that the Village of Greenport preserves this monumental, beautiful home that we are not interested in losing anyway.

MR. URBAN: You seem -- okay. You seem to think that task is very easy. I
MEMBER BORRELLI: You promise me or I am hoping that you will make the promise that you will not assume. Don't assume I don't know --

MR. URBAN: Can I turn around and tell you my experience. I have dealt with -- on the west side of Manhattan with historic brownstones --

- MEMBER BORRELLI: We have somebody --

MR. URBAN: And turned around and doing grants and going through the National Register. And I will tell you one thing: It is a long, drawn out process and no guarantees on any grants coming through to you.

MEMBER BORRELLI: Were you here at the meeting we had three weeks ago?

MR. URBAN: I not -- I'm wasn't at the meeting here. I am telling you based upon experience in other historic districts that I have worked in. And that is back in New York City.
MEMBER BORRELLI: Turn the energy around Eric. Make it a positive thing. We are giving you a solution. Not only trying to help you to either bring it back to 1898. Great. We show you the way with which you can then register it with the National Historic Register and then get the grants to help you with the porch. You can -- it is an easy -- it is not going to be an easy solution but anything worth having --

MR. URBAN: Are you going to write the grants for me?

MEMBER BORRELLI: Why would I -- you have --

CHAIRMAN BULL: We have to get back --

MR. URBAN: I am just asking, you know. It is easier said than it is done, you know. That is all I am saying.

CHAIRMAN BULL: You made your point. So I think we have a couple of action items and we are going to take this application and we are going to look
at it again with more information.

    MS. MOORE: We will have more information.

    CHAIRMAN BULL: Have we come to an agreement on what that information is going to be?

    MS. MOORE: Well, we are going to bring you the photographs from the 1800s to show you what the original house looked like.

    MEMBER BORRELLI: 1898.

    MS. MOORE: 1898.

    CHAIRMAN BULL: We are going to do a site visit.

    MS. MOORE: You are going to do a site visit. I will ask Mr. Pachetti on how much he will --

    MR. URBAN: I --

    MS. MOORE: I will check with him to see how much he will charge to inspect what had been previously done. To see if it is still in the same condition as he left it two years ago.

    MR. URBAN: I am going on record
right now that if Mr. Pachetti is willing to take a review of it and the Village of Greenport wants to pay for that, that is fine with me. I have no problem and I am not going to pay a nickel of a fee. And that is that. I am going on record for that.

CHAIRMAN BULL: You just had your legal representation who is just going to ask Mr. Pachetti a question.

MR. URBAN: That's fine.

CHAIRMAN BULL: Those are the three items. I am going to -- I make a motion --

MR. PALLAS: If I may, you also made a representations that you are going to do additional work. If you could document that additional work with a schedule that would be helpful when we review this.

MS. MOORE: What you were just talking about. Whatever you are going to be doing over there. You were just talking --
MR. URBAN: Yeah. I am just
telling you what I am planning right now.
I mean I just went through some
situations right here. I did a tax sale
this past week. I have tried generating
some money. Money is going back in.
Whatever money I generated from my sale
this past week is all going back into
this house. It is not paying my food
bill. It is not paying anything else,
okay. Every dime I make out of this I
put back in. I am going to be doing
that. I am not going to turn around and
lay out a positive scheduling. It will
be done before the winter. That is all I
can tell you. Depending on when I can
get my roofer out there, when I can get
my contractors out there. Nobody makes
any solid promises to me. I press them
and I keep getting -- and I press
forward. That is when my schedule is.
That's when it will get done.

CHAIRMAN BULL: Okay, so I think
we are just asking for a schedule that
might be completed before December -- the end of December of what you had in mind.

MR. URBAN: The Village has always trusted whatever I had to say and whatever I had to say whatever I had to get done. If they are willing to keep trusting me that's fine. If not, that is the best I can give you on my schedule.

CHAIRMAN BULL: Okay, so Ms. Moore you will either produce a schedule or not depending on how the wind blows.

I make a motion that we meet again in a month from now. We seek photographs. We do -- as a group we do a site visit. And was there --

MS. MOORE: The next meeting is the 6th.

CHAIRMAN BULL: Well, it is to be determined.

MS. MOORE: Can somebody let me know.

CHAIRMAN BULL: Yes.

MS. MOORE: Okay.

MR. PALLAS: With the site visit
you just need to set a date and time.

CHAIRMAN BULL: I think we should do it before the next meeting.

MS. MOORE: You have in the calendar a motion to schedule the next meeting at 5:00 p.m. for November 6th. So I don't know if that was your intention --

CHAIRMAN BULL: Well, that is part of what we are talking about now.

MS. MOORE: Okay.

CHAIRMAN BULL: So should we schedule that site visit for 4:00 p.m. Will that give us enough time?

MS. WINGATE: You can schedule any time between now and then. It doesn't always have to be a meeting day.

CHAIRMAN BULL: I know but I like to put it all together. How do the other members of this Committee feel --

MEMBER McMAHON: I'm fine with whatever ever you put on the schedule.

CHAIRMAN BULL: How about 4:00?

MEMBER BORRELLI: Yeah.
CHAIRMAN BULL: On Monday the 6th of November.

MEMBER WETSELL: I may be --

CHAIRMAN BULL: Unavailable? Okay. So you can go and visit earlier. Give us a written report. That would be most appreciated. Eileen will take you over there.

Okay. So the motion is a month from now we do a site visit at 4:00 p.m. on November the 6th. You are going to produce photographs.

MS. MOORE: I will have that for you.

CHAIRMAN BULL: And we will continue this discussion.

MS. MOORE: Yes. We will continue this discussion.

MR. URBAN: I would also like to make one last comment. I don't know whether Eileen is aware, but we have pulled our applications from the Zoning and Planning Boards. I don't know whether the check is in the mail. We
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requested our fees back.

I believe you also mentioned to me something about consulting fees. I am going on record that I am not in any agreement with any consulting fees that are being charged, being deducted from my refund. I don't know what these consulting fees are, but they weren't consultants hired by me, nor my attorney. If the Village hired a consultant to represent themselves --

CHAIRMAN BULL: Is this a matter of -- before us?

MR. URBAN: I am just going on record as far as that goes.

CHAIRMAN BULL: Good. So that is -- do I have a second for this motion?

MEMBER McMAHON: Second.

CHAIRMAN BULL: All in favor?

MEMBER McMAHON: Aye.

MEMBER WETSELL: Aye.

MEMBER BORRELLI: Aye.

CHAIRMAN BULL: Aye. Thank you very much for your time.
MR. URBAN: Thank you.

CHAIRMAN BULL: Do we have a representative from 502 Carpenter Street?

We do not.

So Item Number 1: Discussion and possible motion on the application submitted by 502 Carpenter Street, LLC.

The applicant' is proposing the addition of a porch. SCTM # 1001-3-5-1.2

Is not here. I make a motion to --

MR. PALLAS: To table it.

CHAIRMAN BULL: To table it. Do I have a second?

MEMBER WETSELL: Second.

CHAIRMAN BULL: All in favor?

MEMBER McMAHON: Aye.

MEMBER WETSELL: Aye.

MEMBER BORRELLI: Aye.

CHAIRMAN BULL: Aye. Motion accepted.

Motion to approve the minutes of the August 17, 2017 meeting.

MEMBER McMAHON: I wasn't here.
CHAIRMAN BULL: Okay. I make a motion to approve.

MEMBER WETSELL: Second.

MEMBER BORRELLI: Aye.

CHAIRMAN BULL: Okay. Motion to schedule the next HPC meeting for 5:00 p.m. for November 6, 2017 at the Third Street Fire Station.

MEMBER McMAHON: Second.

CHAIRMAN BULL: All in favor?

MEMBER McMAHON: Aye.

MEMBER WETSELL: Aye.

MEMBER BORRELLI: Aye.

CHAIRMAN BULL: Motion accepted.

Motion to adjourn.

MEMBER McMAHON: Second.

CHAIRMAN BULL: All in favor?

MEMBER McMAHON: Aye.

MEMBER WETSELL: Aye.

MEMBER BORRELLI: Aye.

CHAIRMAN BULL: Motion accepted.

(Whereupon, the hearing was adjourned.)

CERTIFICATION
STATE OF NEW YORK
COUNTY OF SUFFOLK

I, Barbara D. Schultz, a Notary Public within and for the State of New York, do hereby certify:

That the within proceedings is a true and accurate record of the stenographic notes taken by me.

I further certify that I am not related to any of the parties to this action by blood or marriage; and that I am not in any way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have here unto set my hand.

Barbara D. Schultz