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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

-----X

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.

SCTM # 1001-3-5-1.2

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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.

SCTM # 1001-4-7-1

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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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1 HISTORIC PRESERVATION COMMISSION 10-2-17

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

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

9 MEMBER WETSELL: Susan Wetsell.

10 MEMBER McMAHON: Dennis McMahon.

11 MEMBER BORRELLI: Roselle
12 Borrelli.

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

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

25 MS. MOORE: Are you ready for me?

1 HISTORIC PRESERVATION COMMISSION 10-2-17

2 CHAIRMAN BULL: We are ready.

3 MS. MOORE: Should I go to the --

4 CHAIRMAN BULL: Please and speak
5 into the microphone.

6 MS. MOORE: Okay.

7 CHAIRMAN BULL: Thank you.

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

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

18 My client at the time was able to
19 get some structural supports put up. But
20 that at this point a year or so later,
21 Eileen is concerned that the structural
22 supports are not sufficient as a
23 permanent solution here. The concern --
24 the issue is that the porch is a -- the
25 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

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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.

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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.

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CHAIRMAN BULL: 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

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said were --

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

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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.

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2 CHAIRMAN BULL: Excuse me. Hold
3 on.

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

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

8 MS. MOORE: Yes.

9 CHAIRMAN BULL: So what was the
10 original complaint?

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

19 We reissued a letter saying that
20 we have got to have that updated. And
21 essentially make it permanent -- to make
22 it permanent essentially or review the
23 structural soundness of it. That is
24 essentially what we were asking for. We
25 did not make a determination that it was

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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

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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

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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

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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

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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

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here.

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.

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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.

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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

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2 let's stick to the issue of the
3 Preservation Commission work. This is a
4 character defining feature. That is what
5 the porch is. It is possible to replace
6 it with materials as appropriate. But
7 you don't have the budget for it, to do
8 that. There are tax credits available
9 for restoration, but they may not be of
10 use to you.

11 MR. URBAN: Exactly.

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

20 MS. MOORE: Wait a second.

21 MR. URBAN: What is that?

22 MS. MOORE: The house before it.

23 MR. URBAN: Oh, yes. I could
24 bring it to 1898. I can bring it back to
25 its original restoration.

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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

1 the right whole wing of the porch then
2 when you don't have the funds to do the
3 rest of the porch we are going to take
4 off the top, the front and the front
5 door. And then when you don't have the
6 funds to do the left side of the porch
7 you are going to demolish that as well?
8 What I am saying is: What is the plan?
9 What is the plan going forward? We are
10 going to take off the whole right wing of
11 the porch, to what end?
12

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

16 MEMBER BORRELLI: Right.

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

19 MEMBER BORRELLI: Right.

20 MS. MOORE: At the present time
21 we have supports on the building. And
22 what we are being told -- maybe Eileen
23 can be clearer exactly on what the
24 violation is because if it is not a
25 structural issue then, professionally

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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

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2 nothing wrong with the 2x4s or 4x4s or
3 whatever the construction was. Eileen
4 can attest to that as she reviewed it or
5 looked at it. There is no deterioration
6 to those supports. I mean we turn around
7 and we are getting nit picky over the
8 situation.

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

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

21 MR. URBAN: I don't -- I have
22 plenty of direction. I am a smart and
23 individual person. I have come across
24 this Board more than ten years ago before
25 I put this roof on. Basically I didn't

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2 need your approval or the present Board
3 at that time. I could have put an
4 asphalt shingle roof on there at probably
5 one third the cost. At the time they
6 said, we don't need to approve the color.
7 In fact, they didn't even read the color
8 of the roof that I picked. All of those
9 things were done when I came back. They
10 basically said, you know what you made
11 the right and best decision.

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

18 CHAIRMAN BULL: Understood.
19 Okay. Ten years ago I wasn't on this
20 Commission. I have heard from you that
21 the outcome of the roof was satisfactory.
22 Not only to yourself but satisfactory in
23 meeting the goals of the Historic
24 Preservation Commission. So there we are
25 on the same page.

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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.

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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

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2 2X4s I'll come over and look at the 2X4s.

3 MR. URBAN: Sure.

4 MEMBER McMAHON: I'm available.

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

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

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

14 MS. MOORE: We understand.

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

19 MR. URBAN: Unfortunately --

20 MEMBER McMAHON: I'm a builder.
21 I'm on a house --

22 MEMBER BORRELLI: Can I say
23 something, Dennis?

24 MEMBER McMAHON: Yeah.

25 MEMBER BORRELLI: I don't mean to

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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

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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

1
2 saying this man knows what is involved as
3 well as I do. So don't tell us that we
4 don't know what we are talking about.

5 MR. URBAN: I am just saying --
6 I'm not saying that you don't know what
7 you're talking about, but please don't
8 insult me in not knowing what I am
9 talking about. I have done renovations
10 before.

11 MEMBER BORRELLI: Right.

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

14 MEMBER BORRELLI: Exactly.

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

19 MEMBER BORRELLI: All I am saying
20 is --

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

24 MEMBER BORRELLI: You are amongst
25 --

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2 MR. URBAN: Thank you very much.

3 MEMBER BORRELLI: We've got the
4 same goal.

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

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

9 MS. MOORE: Please sit down.

10 MEMBER McMAHON: What is the
11 violation?

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

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

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

25 MEMBER McMAHON: They are

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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

1 what we are about. We don't want to see
2 that go. We totally understand the money
3 issue. That is a big project. Okay?
4 That is good. We can separate those two
5 points. It is a money issue. It can't
6 be done at this time. Whether you ever
7 have the money to do it, that is a whole
8 other thing.

9
10 I wish they would let you
11 separate the properties. I know that
12 would help remedy the situation. Maybe
13 somebody with some big bucks can walk in
14 to that project and do exactly what we
15 would like to see done.

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

23 MR. URBAN: I understand that.
24 The point I was trying to make is there
25 are two separate situations going on here

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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

1
2 looking to do here. And the fact that
3 there is a demolition concern with this.
4 I think we are all clear. And I think
5 you guys are on board with that too. If
6 you had the money it would be a
7 non-issue. But demoing that is not the
8 solution here. Providing a temporary
9 wall and then coming up with something --
10 I am not telling you to sell anything. I
11 am not even suggesting it. But if you
12 can -- if we can make sure that the
13 temporary wall is not going to give way.
14 That the structure below that is the
15 issue. It is not the temporary wall
16 itself. The 2X4 wall if it is properly
17 secured is going to do just fine. It is
18 not a hurricane proof --

19 MS. MOORE: It actually --

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

22 MS. MOORE: It survived --

23 MEMBER McMAHON: If one side is
24 going to blow off the other side is going
25 to blow off easy.

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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

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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.

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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

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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

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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.

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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 with out 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

1 know. Because I'm not going to say,
2 Eric's got no dough. That's not fair.
3 I'm have been under the -- viewed under
4 the deck and in my opinion -- and I'm not
5 an engineer -- the substructure is fine.
6 The decking has rotted. The roof -- the
7 roof is the problem. We're talking about
8 some roof rafters and some roofing. So
9 roof rafter and roofing would eliminate
10 the need for the 2X4s.

11
12 MR. URBAN: To be quite honest
13 with you, Eileen, I have my roofer is
14 coming out. I'm putting in some -- I am
15 looking at my bay window right now. It
16 is the only window on the rear extension
17 on that little half bath that you know in
18 the rear, Eileen.

19 MS. WINGATE: Yes.

20 MR. URBAN: We are turning around
21 and doing the recoating on that because
22 I'm are trying to prevent -- you know,
23 everything seems to be sound. I had him
24 up there. It is the old tin roof or
25 whatever is up there. We are taking an

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2 extra precaution. We are probably going
3 to put a coating over that anyway. And
4 then after that I am going to probably
5 take some additionally layer over the
6 porch there. Maybe possibly with another
7 tarp because I am not going to re-shingle
8 that entire porch on the side at this
9 moment in time. So I will take temporary
10 -- additional temporary measures on top
11 of that before this winter. And that is
12 basically what I can say I will do before
13 the winter. That is what is in my
14 budget.

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

19 MR. URBAN: Spoken to who?

20 MEMBER BORRELLI: Walter Foote.

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

22 --

23 MEMBER BORRELLI: He is a
24 gentleman who about three weeks ago did a
25 presentation when the Historic

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2 Preservation Commission did a great thing
3 in the restoring of the schoolhouse in
4 the town. And he gave a whole
5 presentation on how people can make their
6 homes sit on the National Historic
7 Registry. For that you have to get a
8 bunch of buddies together and make
9 friends with people in the neighborhood
10 who would love to help you out to get
11 this home to sit on the National Historic
12 Registry.

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

18 MR. URBAN: Oh, boy.

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

24 MR. URBAN: You seem -- okay. You
25 seem to think that task is very easy. I

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sat on --

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.

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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

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2 at it again with more information.

3 MS. MOORE: We will have more
4 information.

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

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

12 MEMBER BORRELLI: 1898.

13 MS. MOORE: 1898.

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

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

19 MR. URBAN: I --

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

25 MR. URBAN: I am going on record

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2 right now that if Mr. Pachetti is willing
3 to take a review of it and the Village of
4 Greenport wants to pay for that, that is
5 fine with me. I have no problem and I am
6 not going to pay a nickel of a fee. And
7 that is that. I am going on record for
8 that.

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

12 MR. URBAN: That's fine.

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

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

22 MS. MOORE: What you were just
23 talking about. Whatever you are going to
24 be doing over there. You were just
25 talking --

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2 MR. URBAN: Yeah. I am just
3 telling you what I am planning right now.
4 I mean I just went through some
5 situations right here. I did a tax sale
6 this past week. I have tried generating
7 some money. Money is going back in.
8 Whatever money I generated from my sale
9 this past week is all going back into
10 this house. It is not paying my food
11 bill. It is not paying anything else,
12 okay. Every dime I make out of this I
13 put back in. I am going to be doing
14 that. I am not going to turn around and
15 lay out a positive scheduling. It will
16 be done before the winter. That is all I
17 can tell you. Depending on when I can
18 get my roofer out there, when I can get
19 my contractors out there. Nobody makes
20 any solid promises to me. I press them
21 and I keep getting -- and I press
22 forward. That is when my schedule is.
23 That's when it will get done.

24 CHAIRMAN BULL: Okay, so I think
25 we are just asking for a schedule that

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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

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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.

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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.

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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.

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2 CHAIRMAN BULL: Okay. I make a
3 motion to approve.

4 MEMBER WETSELL: Second.

5 MEMBER BORRELLI: Aye.

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

10 MEMBER McMAHON: Second.

11 CHAIRMAN BULL: All in favor?

12 MEMBER McMAHON: Aye.

13 MEMBER WETSELL: Aye.

14 MEMBER BORRELLI: Aye.

15 CHAIRMAN BULL: Motion accepted.

16 Motion to adjourn.

17 MEMBER McMAHON: Second.

18 CHAIRMAN BULL: All in favor?

19 MEMBER McMAHON: Aye.

20 MEMBER WETSELL: Aye.

21 MEMBER BORRELLI: Aye.

22 CHAIRMAN BULL: Motion accepted.

23 (Whereupon, the hearing was
24 adjourned.)

25 C E R T I F I C A T I O N

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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