

1 VILLAGE OF GREENPORT  
2 COUNTY OF SUFFOLK STATE OF NEW YORK  
3 -----x

4 HISTORIC PRESERVATION COMMISSION  
5 REGULAR MEETING  
6 -----x

7  
8 Third Street Firehouse  
9 Greenport, New York

10 February 1, 2016  
11 5:00 P.M.

12  
13 B E F O R E :

14  
15 FRANK UELLEDAHL - CHAIRMAN

16 ROSELLE BORRELLI - MEMBER

17 DENNIS MCMAHON - MEMBER (Excused)

18 CAROLINE WALOSKI - MEMBER

19 LUCY CLARK - MEMBER

20 EILEEN WINGATE - VILLAGE BUILDING INSPECTOR  
21  
22  
23  
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1

2

CHAIRMAN UELLEND AHL: Okay. I

3

am going to open the Historic

4

Preservation Commission Regular

5

Meeting. It is February 1, 2016 and

6

it is 5:03. My name is Frank

7

Uellendahl. I am joined by Lucy

8

Clark, Roselle Borrelli and Caroline

9

Waloski. We're still waiting for

10

Dennis McMahon who should be here any

11

minute, but we do have a quorum. So I

12

don't see why we can't get started on

13

time. We have four items on the

14

agenda tonight.

15

Item No. 1, continued discussion

16

and possible motion on an application

17

submitted by Carolyn Rusin, the new

18

tenant of the commercial property,

19

which is a restaurant located in the

20

Historic District at 314 Main Street.

21

HPC approved the ADA compliant wooden

22

ramp leading from the parking lot to a

23

side entrance. HPC however asked for

24

more information regarding the

25

replacement of two exterior doors,

1 SCTM No. 1001-4-7-27.

2 So we're going to move a chair up  
3 front.

4 Please join us. Last time  
5 which was in December we really did  
6 not have any problems of what you  
7 suggested. There was a couple of  
8 problems with the front door is  
9 concerned. So this is why we had to  
10 table the meeting just because of the  
11 design of the front door. You  
12 submitted a drawing and I think we  
13 also have a photograph. Eileen, you  
14 took some photos. We're familiar  
15 with the project and, please tell us  
16 what you decided based on the  
17 submission of the drawings?  
18 Basically, I am asking are you going  
19 to put this back to basically the  
20 original front door looked like or  
21 are there any changes?

22 MS. RUSIN: I lost the original  
23 contractor. So now I have a new  
24 contractor. That's the picture of the  
25 door, we're just replacing the door.

1           It's the same. I am replacing the  
2           front door.

3                   CHAIRMAN UELLEND AHL: What is  
4           the color going to be? Black again?

5                   MS. RUSIN: Is that  
6           acceptable? Black again?

7                   CHAIRMAN UELLEND AHL: Well, I  
8           think it was black?

9                   MS. RUSIN: Yes.

10                   CHAIRMAN UELLEND AHL: You can  
11          actually just chose a color --

12                   MS. RUSIN: Black, it is.

13                   CHAIRMAN UELLEND AHL: The back  
14          door is going to be a similar -- the  
15          side door, I believe. It's not going  
16          to be glass?

17                   MS. RUSIN: Similar door.  
18          We're not changing it.

19                   CHAIRMAN UELLEND AHL: Okay. I  
20          am sorry, this was -- took a little  
21          bit longer. This is not our  
22          decision.

23                   MS. RUSIN: I accept your  
24          apology.

25                   CHAIRMAN UELLEND AHL: I think

1 if there is no --

2 MEMBER CLARK: I have no  
3 objections or questions.

4 MEMBER WALOSKI: Is this the  
5 door that is in the front?

6 CHAIRMAN UELLEND AHL: Yes.  
7 This.

8 MS. WINGATE: It's half glass  
9 as opposed to solid.

10 CHAIRMAN UELLEND AHL: So the  
11 original door was a solid black door  
12 but the applicant would like to have  
13 a little bit more light inside. So  
14 it's a half glass door.

15 MEMBER WALOSKI: And is this a  
16 wooden door?

17 CHAIRMAN UELLEND AHL: Yes.

18 MEMBER CLARK: Black.

19 MEMBER WALOSKI: Okay. That's  
20 standard. It's going to look lovely.

21 CHAIRMAN UELLEND AHL: I think  
22 the drawing itself is a little bit  
23 off as far as the scale is concerned  
24 but we're dealing with the same  
25 opening. So the side lights are

1 going to be a little bit narrowed.  
2 That is what I would assume. I  
3 personally don't see any problems. I  
4 thank you for submitting this. If  
5 there are no other conversations or  
6 questions, then we can move this  
7 application.

8 MEMBER CLARK: I will make a  
9 motion to accept the application  
10 submitted by Carolyn Rusin for door  
11 replacement at 314 Main Street as  
12 submitted.

13 CHAIRMAN UELLEND AHL: I  
14 second.

15 CHAIRMAN UELLEND AHL: All in  
16 favor?

17 MEMBER CLARK: Aye.

18 MEMBER BORRELLI: Aye.

19 MEMBER WALOSKI: Aye.

20 CHAIRMAN UELLEND AHL: Aye.

21 All in favor.

22 MS. RUSIN: I thank you very  
23 much and I accept your apology. I  
24 just wanted to get the permit to get  
25 the work done.

1                   CHAIRMAN UELLEND AHL:  And I  
2                   feel the Building Inspector will be  
3                   right on top of it.

4                   MS. RUSIN:  Thank you very  
5                   much.

6                   CHAIRMAN UELLEND AHL:  Good  
7                   luck.

8                   Moving right along.  Item No.  
9                   2, continued discussion and possible  
10                  motion on an application for an  
11                  exterior renovation project of a  
12                  one-family dwelling submitted by  
13                  Antoon and Illeana Schollee, the  
14                  owners of the residential property  
15                  located in the Historic District at  
16                  168 Stirling Street.  The applicants  
17                  are seeking approval to rebuild a  
18                  6'x11' deck on the second floor  
19                  towards the back of the dwelling  
20                  facing west.  Proposed materials:  
21                  1x4 IPE decking, mahogany rail and  
22                  subrail, 2x2 composite balusters and  
23                  1x12 Versatex skirtboards, 4x4 newel  
24                  posts to be wrapped with Versatex.  
25                  This is located in SCTM No.



1 1001-2-3-18.

2 And I think Billy Swiskey is  
3 here, the contractor who is going to  
4 represent for the Schollee's, the  
5 applicants. Welcome back, Billy.  
6 This is an ongoing project.

7 MR. SWISKEY: Correct.

8 CHAIRMAN UELLEND AHL: The  
9 owners were here three months ago and  
10 we basically approved the exterior  
11 renovation job. I looked at the job.  
12 I don't know if you guys have driven  
13 by. It's going to be very beautiful.  
14 So you're getting rid of all the  
15 vinyl siding and replacing it with  
16 cedar?

17 MR. SWISKEY: Cedar.

18 CHAIRMAN UELLEND AHL: Maypax?

19 MR. SWISKEY: Maypax.

20 CHAIRMAN UELLEND AHL: And  
21 windows. Tell us briefly why all of  
22 a sudden the balcony on the second  
23 floor came up?

24 MR. SWISKEY: Well, what  
25 happened was when we were pulling the

1 siding off the house, it turns out  
2 that there was more siding than  
3 expected. So beneath the vinyl there  
4 was clap-board. So when they added  
5 the balcony, they just attached the  
6 ledger to the original clapboard. So  
7 A, it wasn't bolted to the house  
8 securely and B, the way that they  
9 flashed it, it was allowing water to  
10 come into the house. As it turns  
11 out, not only was the balcony rotted  
12 and only put in with 16's, you know,  
13 it started to rot the house. The  
14 sheathing was rotted. So we had to  
15 take it down. Originally I was going  
16 to leave it and work around it but  
17 it's just too far gone.

18 CHAIRMAN UELLEND AHL: So at  
19 this time, you actually took off the  
20 original structure --

21 MR. SWISKEY: Yes.

22 CHAIRMAN UELLEND AHL: I don't  
23 know, Eileen Wingate, were you  
24 involved in this? In giving a  
25 demolition permit?

1 MS. WINGATE: Stop Work Order.

2 CHAIRMAN UELLEND AHL: Sorry.  
3 Anyway, so the Building Department  
4 got involved and here we are. You're  
5 back. So you would like to put the  
6 balcony back up. Slightly  
7 differently from what it used to be?

8 MR. SWISKEY: Correct. The  
9 original balcony had 1x4 vertically  
10 for the rail. It used to be a solid  
11 rail.

12 CHAIRMAN UELLEND AHL: We do  
13 have documentation here. As you can  
14 see from the old photos. Obviously  
15 it must have been an addition at one  
16 point. They didn't do a good job.

17 MEMBER BORRELLI: It's small.

18 CHAIRMAN UELLEND AHL: It's  
19 small and verticals are 1x4's really  
20 enclose this very much.

21 MEMBER CLARK: I saw it.

22 CHAIRMAN UELLEND AHL: So I  
23 think we have a chance now to help  
24 the applicant turn this into what we  
25 think would be, you know, a nicer

1 design. A proper design for the  
2 Historic District. So what you came  
3 up with, Billy, is a design that --  
4 we have a photo here. I think we --

5 MR. SWISKEY: No.

6 CHAIRMAN UELLEND AHL: So I can  
7 show you it's something like this. I  
8 am showing for the minutes, a  
9 photograph, a much more open and  
10 typical historic --

11 MEMBER CLARK: Where did you  
12 get that if he didn't submit it?

13 CHAIRMAN UELLEND AHL: No, he  
14 submitted this.

15 MR. SWISKEY: Yes.

16 CHAIRMAN UELLEND AHL: The  
17 Building Inspector printed it out.  
18 The columns are different but there  
19 will be a handrail made out of -

20 MR. SWISKEY: Mahogany.

21 CHAIRMAN UELLEND AHL:  
22 Mahogany. The bottom rail will be  
23 mahogany. The decking will be IPE,  
24 which is beautiful. So and you're  
25 going to wrap the one column that

1 supports the second floor balcony?

2 MR. SWISKEY: Correct. I am  
3 going to wrap it. I was going to do  
4 recess panels. So it will be an 8  
5 inch column and wrapped probably 10  
6 inches.

7 CHAIRMAN UELLEND AHL: A little  
8 bit of a recess with some kind of  
9 design in it?

10 MR. SWISKEY: Right.

11 CHAIRMAN UELLEND AHL: So this  
12 is what the applicant is here for. I  
13 don't have any other questions. I  
14 like the detail on the wrapped post.  
15 There is only one post and I think it  
16 will be an improvement of what it  
17 used to be.

18 MEMBER WALOSKI: Can you see  
19 this?

20 CHAIRMAN UELLEND AHL: Yes, you  
21 do see it from Sterling Street,  
22 because it's wide open to the street,  
23 but towards the back. I think it's  
24 important for us to review this and  
25 what was presented here, I personally

1 like. Are there any other questions?

2 Roselle?

3 MEMBER BORRELLI: No.

4 CHAIRMAN UELLEND AHL: Carolyn?

5 MEMBER WALOSKI: No.

6 CHAIRMAN UELLEND AHL: Then I

7 will make a motion to approve the

8 applicant's proposal to replace the

9 balusters and the decking materials

10 as applied for.

11 MEMBER CLARK: I second.

12 CHAIRMAN UELLEND AHL: All in

13 favor?

14 MEMBER CLARK: Aye.

15 MEMBER WALOSKI: Aye.

16 MEMBER BORRELLI: Aye.

17 CHAIRMAN UELLEND AHL: Aye.

18 All in favor, you're good to

19 go.

20 MR. SWISKEY: Thank you very

21 much.

22 CHAIRMAN UELLEND AHL: All

23 right.

24 So moving on to Item No. 3.

25 Again, these are all continued

1 discussions on previous submitted  
2 applications. That's why we are  
3 aware of the applicants projects.  
4 And they would like more -- to  
5 present more details so they could  
6 move forward with the project.

7 So Item No. 3, continued  
8 discussion and possible motion on an  
9 application submitted by Gwendolyn  
10 Grocock, the owner of the  
11 residential property located in the  
12 Historic District at 615 Main Street.  
13 She is seeking approval for the  
14 replacement for four kitchen and  
15 bathroom windows (Andersen  
16 double-hung windows with full divided  
17 lights.) The applicant wishes to  
18 demo the sunroom only. The sunroom  
19 reconstruction will be considered at  
20 a later date.

21 I want to for the minutes, I  
22 want to say just a couple of words.  
23 This agenda, Item No. 3 was changed  
24 by someone. I had a different  
25 version originally and he or she

1 changed it without my knowledge and I  
2 was a little bit upset about it. So  
3 here we are, and we're going to move  
4 forward with this. Gwen, would you  
5 like to join us? This agenda was  
6 printed this morning and I put it in  
7 a week ago. So this has nothing to  
8 do with you. So we're now back to  
9 Main Street.

10 MS. GROOCH: Yes, we are.

11 CHAIRMAN UELLENDAHL: So I  
12 know you have a demolition permit to  
13 remove the sunroom and that is gone?

14 MS. WINGATE: No. They have a  
15 building permit --

16 MEMBER CLARK:

17 CHAIRMAN UELLENDAHL: No.  
18 Basically just tell us -- you're not  
19 moving into replacing some of the  
20 windows. You want to go ahead and  
21 finish up the kitchen and bathroom.  
22 And then at a later point we will  
23 talk about the sunroom?

24 MS. GROOCH: Correct.

25 MR. LOVELESS: I don't mean to



1           throw a wrench into it. The way that  
2           we're designing it now, the kitchen  
3           sink is going to end up where the  
4           windows look out into the back towards  
5           the yard.

6                     CHAIRMAN UELLEND AHL: Right.

7                     MR. LOVELESS: So rather than  
8           have two double hung windows in the  
9           center, and the sink in the center, so  
10          you're looking right in the middle  
11          framing. We maybe wanted to do  
12          casements.

13                    CHAIRMAN UELLEND AHL: Okay.

14                    MR. LOVELESS: The side two  
15          would open and then just the middle  
16          one would not.

17                    CHAIRMAN UELLEND AHL: So tell  
18          us exactly --

19                    MR. LOVELESS: This would be  
20          here.

21                    CHAIRMAN UELLEND AHL: Two  
22          casements with a fixed panel in  
23          between. How wide is it?

24                    MR. LOVELESS: It's 61 inches,  
25          rough opening.

1                   CHAIRMAN UELLEND AHL:  So it's  
2                   basically the same as this.

3                   MR. LOVELESS:  We would also  
4                   want to do a casement on the other  
5                   side.

6                   CHAIRMAN UELLEND AHL:  Where  
7                   would that be?

8                   MR. LOVELESS:  On the other  
9                   side.

10                  CHAIRMAN UELLEND AHL:  So it  
11                  would be basically here?

12                  MR. LOVELESS:  Yes.

13                  CHAIRMAN UELLEND AHL:  The  
14                  bathroom window stays as is?

15                  MR. LOVELESS:  It would just  
16                  be an awning.

17                  CHAIRMAN UELLEND AHL:  And that  
18                  is not visible.  All right.  So  
19                  basically some of the changes have --  
20                  the windows have changed in regards  
21                  to what the original application  
22                  looked like.  Double-hung's are out.

23                  MEMBER WALOSKI:  So it's more  
24                  like this?

25                  CHAIRMAN UELLEND AHL:  Right.

1                   MR. LOVELESS: It will still  
2                   be true divided.

3                   CHAIRMAN UELLEND AHL: So we  
4                   have approved this. So that would  
5                   not be a problem for us. So I don't  
6                   see any problems with changing the  
7                   windows from double-hung's to  
8                   casements and fixed panels in the  
9                   center.

10                  MEMBER BORRELLI: Its  
11                  casements that don't really look like  
12                  casements?

13                  MR. LOVELESS: Exactly.

14                  MEMBER BORRELLI: When you  
15                  said casements, I was like  
16                  (indicating).

17                  CHAIRMAN UELLEND AHL:  
18                  Sometimes, Roselle, we have approved  
19                  casement windows in certain  
20                  applications.

21                  MEMBER BORRELLI: Okay.

22                  CHAIRMAN UELLEND AHL:  
23                  Sometimes the window would not comply  
24                  with code and the easier solution to  
25                  that would be to introduce a casement

1 window. If you go up close, you can  
2 see the difference but safety first.  
3 It's still -- I think historic. In  
4 particular, it's further back. So  
5 it's not right up on Main Street. So  
6 we're basically talking about two  
7 units in the kitchen. I mean, this  
8 one is a little bit wider and facing  
9 the driveway. And the one facing the  
10 back, rear yard is just two  
11 casements.

12 MR. LOVELESS: Two casements  
13 on either side.

14 CHAIRMAN UELLEND AHL: And the  
15 bathroom window which will be hidden  
16 by the sunroom once you go ahead with  
17 this project and would be an awning  
18 window?

19 MS. GROO COCK: Yes.

20 CHAIRMAN UELLEND AHL: Is there  
21 anything else?

22 MR. LOVELESS: I guess on the  
23 back side of the house, is it  
24 necessary to have all that single  
25 divided? I mean, because these

1 windows are going to be a bit more  
2 narrowed and since it's on the back  
3 --

4 CHAIRMAN UELLEND AHL: Are you  
5 talking about --

6 MR. LOVELESS: This one here.  
7 Or can you do the simulated mullions  
8 on the two sides and leave the middle  
9 one clear? So you can see through  
10 it.

11 CHAIRMAN UELLEND AHL: This one  
12 here, now I am confused. So this  
13 window, the 61 inch window is also --

14 MR. LOVELESS: Correct. It's  
15 this one right here.

16 CHAIRMAN UELLEND AHL: So you  
17 have -- you're saying -- okay. So  
18 you have this. I mean, the center  
19 window would then -- that is what  
20 you're asking?

21 MR. LOVELESS: I was just  
22 thinking when you're doping this  
23 dishes, rather than look at that grid  
24 pattern on all three windows, if that  
25 middle one was left clear?

1                   CHAIRMAN UELLEND AHL:  
2                   Basically, you're saying no grill in  
3                   the center one?

4                   MR. LOVELESS: Right.

5                   CHAIRMAN UELLEND AHL: I don't  
6                   have a problem with that.

7                   MEMBER WALOSKI: I don't have  
8                   a problem with that.

9                   CHAIRMAN UELLEND AHL: I mean,  
10                  we have approved rear windows in a  
11                  different -- we're more concerned  
12                  with this one on the driveway side  
13                  because it's visible and you have all  
14                  these other windows. So there is  
15                  context here. Nobody really sees the  
16                  back.

17                  MEMBER CLARK: Everyday I see  
18                  it. Just saying.

19                  CHAIRMAN UELLEND AHL: One of  
20                  the Board members. I do not have a  
21                  problem with it.

22                  MEMBER CLARK: I do not  
23                  either. I just want to clarify that  
24                  I do see it. Anything that I see now  
25                  is so much better than what I have

1           seen.

2                   CHAIRMAN UELLEND AHL: I agree.

3                   MEMBER CLARK: I am very  
4           grateful.

5                   CHAIRMAN UELLEND AHL: Are  
6           there any other questions?

7                   MEMBER WALOSKI: No. Should I  
8           make a motion?

9                   CHAIRMAN UELLEND AHL: We  
10          understand what the applicant is  
11          going for?

12                   MEMBER WALOSKI: Yes.

13                   MEMBER BORRELLI: Yes.

14                   CHAIRMAN UELLEND AHL: All  
15          right. So I don't have a problem  
16          either. So please make a motion?

17                   MEMBER WALOSKI: I make a  
18          motion to accept the presentation as  
19          -- for Gwendolyn Groocock at 615 Main  
20          Street as presented to us today.

21                   CHAIRMAN UELLEND AHL: I second  
22          this.

23                   All in favor?

24                   MEMBER CLARK: Aye.

25                   MEMBER WALOSKI: Aye.

1 MEMBER BORRELLI: Aye.

2 CHAIRMAN UELLEND AHL: Aye.

3 All in favor. So you're good  
4 to go.

5 (Whereupon, a discussion was  
6 held off the record.)

7 CHAIRMAN UELLEND AHL: Moving  
8 on, Item No. 4, discussion on  
9 wetlands permit application for Scott  
10 Gonzales, owner of the commercial  
11 property located at 714 Main Street.  
12 The Board of Trustees of the Village  
13 of Greenport has initiated a  
14 coordinated review for the purposes  
15 of SEQRA determining that this is a  
16 Type I action due to its location  
17 within the Historic District. HPC to  
18 respond. Comments regarding this  
19 application should be received  
20 February 5, 2016.

21 So today is the 1st of  
22 February. So they would like us to  
23 come up with some kind of answer by  
24 the end of the week. Scott was here  
25 with the window replacements and the



1 deck, and we approved all of this.  
2 So we're familiar with the project.  
3 This pertains to replacement or  
4 repair of existing bulkhead in front  
5 of that area.

6 MEMBER CLARK: In-place,  
7 in-kind?

8 MS. WINGATE: In-place,  
9 in-kind.

10 CHAIRMAN UELLEND AHL:  
11 Replacing in-kind. So since this is  
12 a coordinated review, all of the  
13 Boards have to say something.  
14 Approve it or disapprove it or no  
15 comment. So I personally think this  
16 is safety issue. This needs to be a  
17 repair job and I don't think we  
18 should really make an official  
19 statement or give an official  
20 statement that we don't have any  
21 objections to the proposed repair.  
22 Is this everybody's --

23 MEMBER CLARK: Agree.

24 MEMBER BORRELLI: Agree.

25 MEMBER WALOSKI: Yes.

1                   CHAIRMAN UELLEND AHL:  So then  
2                   I will -- I did send them an e-mail  
3                   way back, a month ago, but they want  
4                   the Board to vote on this.  So  
5                   Eileen, let me ask you, is this  
6                   enough for the minutes or do we have  
7                   to actually vote on it publicly?

8                   MS. WINGATE:  I think you  
9                   should vote to either say something  
10                  or not say something.

11                  CHAIRMAN UELLEND AHL:  So then  
12                  I would make a motion, basically, to  
13                  approve the proposed bulkhead repair  
14                  and the Historic Preservation  
15                  Commission is okay with this.  
16                  Second?

17                  MEMBER BORRELLI:  I second.

18                  CHAIRMAN UELLEND AHL:  All in  
19                  favor?

20                  MEMBER CLARK:  Aye.

21                  MEMBER BORRELLI:  Aye.

22                  MEMBER WALOSKI:  Aye.

23                  CHAIRMAN UELLEND AHL:  Aye.

24                  (Whereupon, a discussion was  
25                  held off the record.)

1                   CHAIRMAN UELLEND AHL:  Item No.  
2                   5 motion to approve the minutes of  
3                   the September 14, 2015 meeting.  I  
4                   read them.  I don't have a problem  
5                   with this.

6                   MEMBER CLARK:  I abstain.  I  
7                   wasn't at the meeting.

8                   MEMBER WALOSKI:  I make a  
9                   motion we approve the September 14,  
10                  2015 meeting.

11                  CHAIRMAN UELLEND AHL:  I  
12                  second.

13                  CHAIRMAN UELLEND AHL:  All in  
14                  favor?

15                  MEMBER CLARK:  Abstain.

16                  MEMBER BORRELLI:  Aye.

17                  MEMBER WALOSKI:  Aye.

18                  CHAIRMAN UELLEND AHL:  Aye.

19                  3 are in favor.

20                  Lucy abstains because she was  
21                  not at the meeting.

22                  Item No. 6, motion to accept  
23                  two meetings, because one meeting was  
24                  skipped.  These are the meetings of  
25                  October 5th and November 2, 2015.

1                   So I make a motion to accept  
2                   them.

3                   MEMBER CLARK:   Second.

4                   CHAIRMAN UELLEND AHL:  All in  
5                   favor?

6                   MEMBER CLARK:  Aye.

7                   MEMBER BORRELLI:  Aye.

8                   MEMBER WALOSKI:  Aye.

9                   CHAIRMAN UELLEND AHL:  Aye.

10                  The next meeting will be March  
11                  7th.

12                  So motion to adjourn.

13                  (Whereupon, the meeting  
14                  concluded at 5:49 p.m.)

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

I, Jessica DiLallo, a Notary  
Public for and within the State of  
New York, do hereby certify:

THAT, the witness(es) whose  
testimony is herein before set forth,  
was duly sworn by me, and,

THAT, the within transcript is a  
true record of the testimony given by  
said witness(es).

I further certify that I am not  
related either by blood or marriage  
to any of the parties to this action;  
and that I am in no way interested in  
the outcome of this matter.

IN WITNESS WHEREOF, I have  
hereunto set my hand this day,  
February 12, 2016.

Jessica DiLallo  
(Jessica DiLallo)

\* \* \* \*