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VILLAGE OF GREENPORT

COUNTY OF SUFFOLK : STATE OF NEW YORK

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HISTORICAL PRESERVATION COMMISSION

REGULAR SESSION

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Third Street Firehouse

Greenport, New York

July 18, 2019

5:00 p.m.

STEPHEN M. BULL - CHAIRMAN

DENNIS MC MAHON - MEMBER

LORI MEI - MEMBER

KAREN DOHERTY - MEMBER

PAUL PALLAS - Village Administrator

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1 (The meeting was called to order at
2 5:03 p.m.)

3 CHAIRMAN BULL: Good evening, Ladies and
4 Gentlemen. My name is Stephen Bull. I'm the
5 Chair of the Historic Preservation Commission, and
6 we're having our meeting now. It's on July 18th,
7 2019, and it's a few minutes past 5 p.m.

8 On my right, I present.

9 MEMBER MC MAHON: Dennis McMahon.

10 CHAIRMAN BULL: And on my left.

11 MEMBER MEI: Lori Mei.

12 MEMBER DOHERTY: And Karen Doherty.

13 CHAIRMAN BULL: And so we have a quorum.

14 The first item, No. 1, is about 300 Main
15 Street. It's the discussion and possible motion
16 on the application of American Beech Restaurant
17 LLC, represented by Architect Robert I. Brown.

18 The applicant seeks approval of nonpermanent
19 exterior light fixtures, which have already been
20 installed, for the property located at 300 Main
21 Street.

22 The applicant is also applying for approval
23 to change the paint color for the storefront of
24 the Brix and Rye, which has already also taken
25 place.

1 The SCTM No. is 1001-4-7-29.1.

2 MR. BROWN: Robert Brown, Architect.

3 The -- I guess, first, I'd like to clarify
4 with the light fixtures that they are not
5 mechanically attached, they're sitting on a
6 structure to light up the building. They're LED
7 lights. I believe you've gotten all the
8 specifications and some photos of them lit up at
9 night. And I guess we should take these one at a
10 time.

11 CHAIRMAN BULL: I think so. So --

12 MR. BROWN: So if you have any questions or
13 comments, we'll be happy to address them.

14 MEMBER MEI: I just have a question. It
15 looks like that from the -- there's a light board.
16 And is the intention that the lights be flashing,
17 or that there be --

18 MR. BROWN: No. It's intended to -- just to
19 illuminate the structures, not --

20 MEMBER MEI: And you'll --

21 MR. BROWN: It's not a light show, it's just
22 illumination.

23 MEMBER MEI: So it's nothing that's --

24 MR. BROWN: No, no.

25 MEMBER MEI: -- on/off, anything like that?

1 MR. BROWN: No psychedelic light show on the
2 wall or anything like that.

3 MEMBER MEI: Okay. And it's -- it looked
4 like it's -- we went over to look at it, that
5 there are boxes that are sitting like on top of
6 what the Doofpot is and other things?

7 MR. BROWN: Yes, yes.

8 MEMBER MEI: Is that what they are?

9 MR. BROWN: They're literally portable
10 lights in light boxes that are sitting on the roof
11 of the lower level.

12 MEMBER MEI: And have they been illuminated
13 yet?

14 MR. BROWN: Yes. There are pictures of --
15 that we submitted of the --

16 MEMBER MEI: Yeah.

17 CHAIRMAN BULL: Unfortunately, we don't have
18 those pictures, at least in this --

19 MEMBER MEI: (Handing photos to
20 Chairman Bull).

21 CHAIRMAN BULL: Oh, here we have them.
22 Thank you.

23 So I noticed that on this first one, you
24 have kind of a wash light, it's a long LED, it
25 looks like 3.2 feet long, and it's waterproof.

1 It's this one here.

2 MR. BROWN: Yes.

3 CHAIRMAN BULL: Is this the one that's doing
4 a wash up on the building, or how is this applied?

5 MR. PELTON: There are two different
6 variations. There's one that's a little bit
7 wider, and then there's one that's shorter. It's
8 the --

9 MR. BROWN: It's more square.

10 MR. PELTON: It's the same brand, I believe,
11 it's just two different sizes. They're the same
12 thing.

13 MR. BROWN: They accomplish the same thing,
14 they just cover different areas of wall.

15 CHAIRMAN BULL: So are we also talking about
16 the individual lights that you have there, the --
17 kind of on a string?

18 MR. PELTON: You know, I hadn't thought of
19 that as being at issue, but we did identify that
20 on this application. That, I believe strongly, is
21 a safety impairment. But for those, the interior
22 of the square is quite dark. It -- we absolutely
23 need interior lighting within the square. Those
24 have been -- they've been there for about four
25 years now.

1 MR. BROWN: I would also like to add that,
2 generally speaking, in the past, as the property
3 has been developed, this Board has been less
4 concerned about the interior of the courtyard.

5 CHAIRMAN BULL: Correct, yes.

6 MEMBER MC MAHON: Yeah. I did in -- excuse
7 me. I wasn't even quite sure of jurisdiction in
8 regards to that. So that was my concern for my
9 neighbors and for you as well.

10 And I was thinking, also, one -- this front
11 picture, this picture, center, looks a lot more
12 friendly than that picture, you know what I'm
13 saying? That, that looks very intense, but yet,
14 the same --

15 MR. PELTON: Those are --

16 MEMBER MC MAHON: The same wall looks very
17 friendly in retrospect.

18 MR. PELTON: And if I can approach. It's --

19 MEMBER MC MAHON: Yes, sure.

20 MR. PELTON: What we're talking about are
21 the up-lights.

22 MEMBER MC MAHON: Sure.

23 MR. PELTON: These lights are lights that
24 have been existing for many years.

25 MEMBER MC MAHON: Sure. I'm just saying --

1 yeah.

2 MR. PELTON: These lights here --

3 MEMBER MC MAHON: Yes.

4 MR. PELTON: -- are all preexisting.

5 MEMBER MC MAHON: Right, yeah. I was just
6 saying that this friend -- this looks a lot
7 friendlier than this picture here.

8 MR. PELTON: Yeah.

9 MEMBER MC MAHON: And maybe we've got to
10 check our photographer, or we just have
11 to approach our neighbors to refer to --

12 MR. PELTON: I think I was the photographer,
13 and I just sent -- I took them on my iPhone.

14 MEMBER MC MAHON: -- what is the more
15 realistic.

16 MR. BROWN: It's the iPhone's fault.

17 MEMBER MC MAHON: I was hoping that this was
18 the most friendly.

19 CHAIRMAN BULL: So could you introduce
20 yourself, please?

21 MR. PELTON: Yes. My name is Brent Pelton,
22 Managing Member of American Beech.

23 And there's apparently a dimmer, they could
24 be dimmed.

25 MEMBER MC MAHON: Uh-huh. Oh, there is.

1 MR. PELTON: Yeah.

2 MEMBER MC MAHON: Okay. Well, that might be
3 a concern as well.

4 MEMBER DOHERTY: So I have a few questions.
5 Dennis, are you done or --

6 MEMBER MC MAHON: Yes.

7 MEMBER DOHERTY: Okay. What was the meaning
8 of nonpermanent in develop -- in identifying the
9 lights?

10 MR. PELTON: I believe Rob identified that
11 as the -- I assume it's not affixed to the
12 structure.

13 MR. BROWN: Yes.

14 MEMBER DOHERTY: Okay.

15 MR. BROWN: They're not mechanically
16 attached.

17 MEMBER DOHERTY: Okay. Would they be in use
18 throughout the year?

19 MR. PELTON: I would assume so.

20 MEMBER DOHERTY: Okay. And, generally, when
21 would they operate?

22 MR. PELTON: During nighttime hours. We
23 could set a timer so they'd go off at a set --
24 certain time.

25 MEMBER DOHERTY: Would there be -- would it

1 end at 10, or 11, or 12? Do you know yet, or no?

2 MR. PELTON: No.

3 MEMBER DOHERTY: You don't.

4 MR. PELTON: I'm happy to work with you.

5 MEMBER DOHERTY: And the only lights you
6 would have would be not a strobe light, not a
7 flashing light, not changing lights, anything like
8 that?

9 MR. PELTON: Absolutely not, just a wash
10 light that shows the architectural design of the
11 buildings.

12 MEMBER DOHERTY: Because I was concerned
13 that it wasn't in keeping with the historic
14 character of the --

15 MR. PELTON: I would never want a flashing
16 light, or a strobe light, or multi-color flashing
17 lights. That would not be what we would be
18 looking for at all.

19 MEMBER DOHERTY: So these are basically
20 accent lights?

21 MR. PELTON: Correct.

22 MEMBER DOHERTY: Just decorative accent
23 lights?

24 MR. BROWN: Exactly.

25 MR. PELTON: Correct.

1 MEMBER DOHERTY: And I guess my last
2 question would be, being sensitive to the
3 neighbors there, would that cast, even though it's
4 accenting an exterior --

5 MS. MORRIS: Would you speak a little
6 louder? Thank you.

7 MEMBER DOHERTY: Even though it's accent --
8 you know, accenting an exterior feature, it
9 wouldn't, you know, reflect, that it would end up
10 in somebody's house, or pass a certain airspace?

11 MR. PELTON: I certainly don't believe it
12 would or could.

13 CHAIRMAN BULL: So a couple of the issues,
14 as I hear them, are a bit -- that has to do with
15 the timing of the lights, when they go on and when
16 they go off. And so I think you talked a little
17 bit about how they could be put on a timer.

18 The lighting does affect -- it does have an
19 effect on the neighbors, clearly, but it also
20 supports the architecture of the building at
21 night. It also provides a necessity for safety in
22 that inner courtyard, which, although we're not
23 really in charge of safety, we are concerned about
24 that safety, and I am about the thoughtfulness
25 that you are applying to that problem.

1 The other -- so that one is the timing. The
2 other one is, I think we're talking about, is the
3 light spill, if there's a spillage of light in
4 such a way as to affect the neighbors' enjoying
5 that area as well. And I think that the lighting
6 at this point is facing the bank on one side, and
7 the parking lot of the bank, and then on the other
8 side it's affecting across the street, which is
9 mostly commercial property.

10 So what are some of the other things that
11 we're not considering, or that we should consider
12 in this?

13 MEMBER DOHERTY: Well, we did walk around
14 the courtyard, and certainly can understand the
15 need for safety to have the lighting, so we didn't
16 have any objection to that at all.

17 MR. PELTON: Okay. Thank you.

18 MEMBER DOHERTY: We were just concerned of
19 the impact on the neighbors, and the character of
20 the neighborhood, of a building lit up with
21 multi-colored lights.

22 MR. PELTON: Understood. Any -- if there's
23 anything we can do to alleviate that concern, I'm
24 happy to address that. We can agree to a certain
25 color. We're certainly not doing multi-color

1 flashing of -- or anything of that sort.

2 MEMBER DOHERTY: Okay.

3 CHAIRMAN BULL: So are you using a gel on
4 those lights? Are you adjusting the LED
5 temperature at the moment?

6 MR. PELTON: I don't know if it's
7 temperature. You may be more savvy on that, but
8 just adjusting the color.

9 CHAIRMAN BULL: So okay.

10 MR. BROWN: With LED lights, you can adjust
11 the color independent of the temperature.

12 CHAIRMAN BULL: Yes. So -- yeah.

13 MR. BROWN: This is all a consistent
14 temperature color.

15 MEMBER MC MAHON: Empire State Building.

16 CHAIRMAN BULL: That's what I'm thinking.
17 We should change the colors with every big season.

18 (Laughter)

19 MR. BROWN: Every holiday.

20 CHAIRMAN BULL: Every holiday, a new color

21 MR. PELTON: Let me know, so long as it
22 doesn't take a trip back here every time.

23 CHAIRMAN BULL: Yes. So I think one of the
24 things that, of course, that this -- you know,
25 that we'd like to have, we'd like to have advanced

1 notice. You know, this always puts us in an
2 awkward situation when we have to visit this
3 material after the fact, right?

4 And so let's go back to the first item that
5 came to my mind, or the thing you suggested. So
6 what kind of timing are you thinking about on
7 those lights?

8 MR. PELTON: From sundown to -- from dusk
9 until 12.

10 CHAIRMAN BULL: Any thoughts?

11 MEMBER MEI: I'm glad it's not after 12.

12 CHAIRMAN BULL: Well, yeah.

13 MEMBER MC MAHON: No. I'm savvy to their
14 business hours, and their business hours go
15 probably well after 12, so I think that's a very
16 fair compromise, but I want to hear from the
17 neighbors.

18 I think what's actually in front of the
19 Board right now is what we have to -- what are we
20 trying to determine?

21 CHAIRMAN BULL: Well, let's take a look at
22 the application. Independent light fixtures
23 illuminating exterior walls, and temporarily
24 exposed hanging lights strung between existing
25 structures in the courtyard only. So there's --

1 that is -- the outdoor lighting is one of the two
2 items. The second item has to do with the paint
3 or stain of the Brix and Rye's storefront, which
4 is a separate issue, and we're just talking about
5 the lighting now, outdoor lighting now.

6 MEMBER MC MAHON: That's correct, yeah.

7 MR. PELTON: So the overhead string stays on
8 all the time, they're LED. It's a low overall
9 wattage. I don't feel horrible environmentally
10 about it because of the LED, and I think that
11 that's best to just stay on.

12 Timing-wise, for the accent light, I think
13 it would be fair to do sunset or dusk until 12.
14 If you have questions, or if the neighbors have
15 issues, I'm happy to talk about that.

16 CHAIRMAN BULL: Okay, good. So we've -- so
17 we talked a little bit about the time, and we
18 talked a little bit about the placement of those
19 lights. So I think what -- the next step, by
20 focusing on this, would be to hear what the
21 neighbors had to say. Are there neighbors in the
22 room that would like to say something about the
23 lighting.

24 MS. WIESEHAHN: I could say something.

25 CHAIRMAN BULL: Please.

1 MS. WIESEHAHN: Ruth Wieseahn, 320
2 Carpenter Street, Greenport.

3 I guess you've decided, Brent, to remove the
4 green flashing lights that were on the building,
5 the green and red --

6 MR. PELTON: I don't think there was --
7 there were never green flashing lights.

8 MS. WIESEHAHN: Am I losing it? On the
9 outside of the building that was lit up with green
10 and red lights.

11 MEMBER DOHERTY: I did see, because we went
12 at night to see the lighting in the court -- in
13 the courtyard, and actually walked all around the
14 building and all around the block. The only green
15 lighting I saw was near the ground in back of some
16 bamboo, at least that was the only lighting that
17 night.

18 MR. PELTON: Yeah, there was a green light,
19 that's not flashing, that illuminates the bamboo.

20 MS. WIESEHAHN: No. On the outside facing
21 the bank, the -- you know, where the Doofpot, and
22 that was lit up with green and red lights.

23 MR. PELTON: Nothing flashing.

24 MS. WIESEHAHN: No. Well, maybe that wasn't
25 flashing. On the interior, all last year you had

1 green lights that went on and off, those snowflake
2 lights that went on and off all night.

3 MR. PELTON: Oh, maybe for over the
4 holidays, there was -- there was green and red
5 Christmas lights.

6 MS. WIESEHAHN: I think that was extended
7 flashing on the building way past the holidays.
8 But that really isn't the issue now. I mean,
9 you're not doing it now, so I don't want to --

10 MR. PELTON: I'm certain there -- I'm
11 certain that we had a typical display for the
12 holidays, we had green and red lights, but --

13 MS. WIESEHAHN: Extended beyond, but I don't
14 want to bring that up, because that really isn't
15 an issue now.

16 CHAIRMAN BULL: Yeah, the issue is the
17 exterior lighting.

18 MEMBER DOHERTY: Yeah.

19 MS. WIESEHAHN: I feel like it's -- the
20 little lights you have going across the entry of
21 the courtyard I think is fine. I mean, I maybe
22 wish they weren't quite as bright, but maybe
23 safety-wise you feel it has to be. So with that,
24 I don't have an issue.

25 I was wondering about the lanterns on the

1 outside of your new hotel rooms. Was that brought
2 up in the -- in the --

3 CHAIRMAN BULL: Oh. Perhaps you could show
4 us here on this photograph, or these photographs,
5 which ones are of concern, because we have several
6 photographs to look at. This is the Doofpot.

7 MS. WIESEHAHN: It's on the new -- the new
8 hotel, back here.

9 ADMINISTRATOR PALLAS: Can you speak one at
10 a time, please, for the transcriptionist.

11 MS. WIESEHAHN: Oh. I think it's those.

12 CHAIRMAN BULL: So we're looking at a couple
13 of lights here that -- oh, I think that are above
14 that. I don't think that's this -- not the
15 restaurant, but that was the charcuterie, was it?

16 MS. WIESEHAHN: Yeah, the new -- you know,
17 your new -- isn't that your new -- off the new
18 rooms where the new --

19 MR. PELTON: Yeah. That's part of what --
20 what we were talking about, the up-lighting.

21 MS. WIESEHAHN: But aren't there two
22 lanterns right here? You've put on new --

23 MR. PELTON: Yeah.

24 MS. WIESEHAHN: But they don't match the
25 ones to the original hotel rooms, which are more

1 ship-like lanterns.

2 MR. PELTON: That's part of the LED wash
3 lights.

4 MS. WIESEHAHN: Oh, okay. I mean, they
5 look -- to me, they look a little contemporary,
6 but --

7 MR. PELTON: You can't see the actual boxes,
8 I don't think, you only see the up-light from it.

9 MS. WIESEHAHN: No, there's physical
10 structure lighting on either side of the door.

11 MR. PELTON: Oh, that's a completely
12 different -- that's a completely different --
13 those are Restoration Hardware lights on the side
14 of --

15 MS. WIESEHAHN: Yeah.

16 MR. PELTON: -- the entrance to Room No. 11.

17 CHAIRMAN BULL: So I don't -- we don't have
18 a very good photograph of that. I think I do see
19 in this photograph the lantern here. You know,
20 that is visible, it's a visible lantern. But I
21 don't believe we have a photograph of the -- of
22 those entrance lights.

23 MS. WIESEHAHN: So, anyway, to sum up, I
24 don't really have any issues with that.

25 You told me you're going to be closing

1 around 11:30, so I guess if they went off at 12,
2 everybody would be pretty much out of the area and
3 it wouldn't be an issue for safety.

4 MR. PELTON: Yes. I would like to keep the
5 string lights up throughout the night --

6 MS. WIESEHAHN: Right, right.

7 MR. PELTON: -- safety-wise. The
8 up-lighting --

9 MS. WIESEHAHN: I think for security, maybe
10 that's a good idea.

11 MR. PELTON: Yeah.

12 MS. WIESEHAHN: I would like to add that
13 Brent painted the door, which I'm delighted about,
14 and put some plantings in the back, which I'm also
15 pleased with. I did have to remind people to
16 start watering, but hopefully they will.

17 So that's -- and, I mean, I think he's
18 trying. And I just want him to be aware that this
19 is an historic area and we have to be aware of
20 that at all times. Okay.

21 CHAIRMAN BULL: Okay. Thank you very much.

22 MEMBER MC MAHON: I think that's great that
23 everybody's trying to put their best foot forward
24 and be considerate of each other, I appreciate it.

25 CHAIRMAN BULL: So we've discussed the

1 timing, and we've discussed the instruments. Is
2 there anything else about the lighting and light
3 fixtures that we're not considering?

4 MEMBER MC MAHON: No, that's it.

5 CHAIRMAN BULL: So --

6 ADMINISTRATOR PALLAS: Mr. Chairman.

7 CHAIRMAN BULL: Yes, please.

8 ADMINISTRATOR PALLAS: If there's no other
9 comments from the Board, I just have a
10 clarification I think for the applicant. You
11 characterize them as temporary, and the catalog
12 shows them as a plug-in. We went out there, we
13 couldn't really find how or where they were
14 plugged into, and maybe -- I didn't go personally,
15 I will tell you that. So I think the person I
16 sent may not have noticed that and noticed how it
17 was plugged in, because there's a series of
18 lights. So are they -- are there outlets for
19 each?

20 MR. PELTON: I think it's on one, one
21 overall wire, so that they would be able to go on
22 and off together, at least largely, that sense.

23 MR. PALLAS: Oh, so they're a chain.
24 Basically, one plugs into the next, is that --

25 MR. PELTON: Yeah, I think so. I didn't --

1 I didn't do the wiring, so I'm not certain.

2 CHAIRMAN BULL: So, yeah, and it's actually
3 germane to our discussion. It is an important
4 consideration for safety and --

5 ADMINISTRATOR PALLAS: Only --

6 CHAIRMAN BULL: -- and operation.

7 MR. PALLAS: And I apologize. Only to the
8 extent that they're -- that your discussion
9 whether they're -- and it may be irrelevant to
10 you, I don't know, but whether they're permanent
11 or temporary, I -- that it was just a point of
12 clarification more for the Building Department, I
13 think, than for you. But I just -- at some point,
14 I'd just like to take a better look at that, see
15 how that's done, that's all. I just wanted to
16 mention it.

17 MEMBER MC MAHON: Okay.

18 CHAIRMAN BULL: So. I make a motion that on
19 the portion of the application that has to do with
20 the exterior fixtures that are illuminating the
21 walls, and the temporary exposed hanging lights,
22 as discussed, would be on a timer from sunset to
23 midnight, and are in keeping with the character of
24 the neighborhood and the character of the business
25 operation that's been there, so that follows up

1 with our Code 76. And so that we --

2 MEMBER MC MAHON: The string lights would
3 remain on after?

4 CHAIRMAN BULL: And the string lights would
5 remain on for both sort of as a safety
6 consideration, if for nothing else, to define the
7 space. So I make a motion we approve that part of
8 the application of American Beech.

9 MEMBER MC MAHON: I'll second it.

10 CHAIRMAN BULL: All in favor?

11 MEMBER MEI: Aye.

12 MEMBER DOHERTY: Aye.

13 MEMBER MC MAHON: Aye.

14 CHAIRMAN BULL: Aye.

15 Okay. Let's move to the next item on the
16 agenda, please, which is the -- which is the
17 exterior of the Brix and Rye.

18 MR. PELTON: Yes.

19 CHAIRMAN BULL: And?

20 MR. PELTON: And I contracted with Jo Al of
21 JM Quality Painting, months ago to paint the
22 entire square, and that was a large check or a
23 series of checks, and all the buildings were
24 recently painted. And Jo Al had worked with Matt
25 before, and they discussed a different color.

1 And I had spoken with Paul Pallas about how
2 everything needs to go be approved, and I had
3 forgotten that they had talked about changing the
4 front color there. And got a text from Jo Al
5 with -- when he was done and said, "Whoops, that's
6 not the same color." So they did change the color
7 from the yellow to the gray. And we'll make sure
8 that any future changes come here first before --
9 before being done.

10 MEMBER MC MAHON: That's Brix and Rye.

11 CHAIRMAN BULL: Uh-huh.

12 MR. PELTON: There was a board up above that
13 was removed, that was not historic. And I think
14 that the gray color is a nice color. If you want
15 it back yellow, we can have Jo Al go back and do
16 it, but I think that the gray is a nice color.

17 MEMBER MC MAHON: You know, I mean, the
18 gray, you know, for me -- excuse me, I'll only
19 speak for me, but that gray goes great with the
20 blue. Blues and grays are on the same palette.
21 So without making a big deal of it, the yellow
22 might have been a nice accent, but you know what,
23 it doesn't necessarily go on the blue palette.
24 Gray is, you know -- and that's just a personal
25 opinion. I've got no problem with it.

1 CHAIRMAN BULL: So I make a motion that we
2 approve the colors as applied.

3 MEMBER MEI: Second the motion.

4 CHAIRMAN BULL: All in favor?

5 MEMBER MC MAHON: Aye.

6 MEMBER DOHERTY: Aye.

7 MEMBER MEI: Aye.

8 CHAIRMAN BULL: Thank you very much.

9 MR. BROWN: Thank you very much.

10 MR. PELTON: Thank you. I have a question.
11 I received a ticket with respect to the different
12 color, and the appearance date is on Wednesday, I
13 believe.

14 MR. PALLAS: It's not for this Board.

15 MR. PELTON: It's not for that Board?

16 ADMINISTRATOR PALLAS: No.

17 MR. PELTON: I called Joe Prokop to see and
18 he hasn't called me back about it.

19 MR. PALLAS: I'll mention it --

20 MR. PELTON: Okay.

21 ADMINISTRATOR PALLAS: -- when I see him.

22 MR. PELTON: Okay. Thanks.

23 MEMBER MC MAHON: Okay. Excellent. Thank
24 you.

25 MR. BROWN: Thank you very much.

1 CHAIRMAN BULL: Thank you.

2 MR. PELTON: Oh, one other thing. We had a
3 nice meeting with -- with my neighbor, Ruth, and
4 talked about doing a new gate. I know that the
5 Board's working on certain guidelines of things
6 that are pre-approved. Are there gates in that --

7 MEMBER DOHERTY: Gates will be in that.

8 CHAIRMAN BULL: Yes, so --

9 MEMBER MEI: But we're not there yet.

10 MEMBER DOHERTY: We're not there yet.

11 MR. PELTON: Any idea when we will have a
12 list of pre-approved items?

13 MEMBER MEI: Recommended. We don't -- we're
14 not that far along in the project to be able to
15 tell you that now. Ultimately, that is the goal,
16 but there is a lot that has to be done first.

17 MR. PELTON: Okay.

18 MEMBER MEI: So I think that the -- there's
19 nothing pre-approved at this point.

20 MR. PELTON: Okay. Okay, great. We'll work
21 on a gate and try to get it to you.

22 MEMBER DOHERTY: Okay.

23 CHAIRMAN BULL: Thank you very much.

24 MEMBER MEI: Thank you.

25 MR. PELTON: Thanks.

1 MR. BROWN: Thank you.

2 CHAIRMAN BULL: Yeah. Okay. So Item No. 2,
3 211 Carpenter Street. Discussion and possible
4 motion on the application of 211 Old Shipyard LLC,
5 as represented by Dave Kapell. The applicant
6 seeks approval of a sign, which has already been
7 installed, for the property located at 211
8 Carpenter Street; SCTM No. 1001-4.-10-11.

9 Does anybody want to say anything about this
10 sign? I mean, Mr. Kapell isn't here. We could
11 actually push this off to the next meeting.

12 MEMBER MC MAHON: I think as long --

13 MEMBER DOHERTY: We don't -- I don't think
14 that we need to. I went by and looked at it.

15 CHAIRMAN BULL: Yup.

16 MEMBER DOHERTY: It is elegant and well
17 done.

18 MEMBER MC MAHON: Yeah.

19 MEMBER DOHERTY: It -- the font and the
20 design reflects the woman's brand, so I don't
21 think we can deviate from that. I had no
22 objection to it.

23 MEMBER MC MAHON: I have none as well. But
24 let's just put a contingency, if we could, just
25 that it meets the sign requirements as far as the

1 size. Otherwise, again, I think we -- it looks
2 like it's small enough in comparison --

3 MEMBER DOHERTY: Right.

4 MEMBER MC MAHON: -- to the size.

5 MEMBER MEI: Yes.

6 MEMBER DOHERTY: That's right.

7 MEMBER MC MAHON: -- that it well meets
8 that.

9 MEMBER MEI: It's actually smaller than it
10 looks --

11 MEMBER MC MAHON: Yes.

12 MEMBER MEI: -- in this picture.

13 MEMBER MC MAHON: Yeah, I -- yes.

14 CHAIRMAN BULL: So did the Building
15 Department check on -- Mr. Pallas, did the
16 Building Department check on the actual sign, that
17 it meets code?

18 MR. PALLAS: I -- Mr. Chair, I apologize. I
19 don't -- I don't have that information. I'm
20 assuming that staff did that. Unfortunately,
21 there was no one in today for me to verify any of
22 that, but I will, I will confirm that. If you --
23 if you do decide to approve this with that
24 contingency, we wouldn't issue a Certificate of
25 Appropriateness until we had that approval. And

1 if it does not meet them, it -- I believe it
2 actually ends up at the Zoning Board for a
3 variance. So yours is more just for style, color.
4 I don't think size is within your -- within the
5 Historic Code, if I remember correctly.

6 MEMBER MC MAHON: Correct. That's correct,
7 yeah.

8 MR. PALLAS: So it would end up as a zoning
9 matter.

10 CHAIRMAN BULL: Okay.

11 MEMBER MC MAHON: Yeah.

12 ADMINISTRATOR PALLAS: So, you know, we
13 would not issue that certificate with that, with
14 that caveat. And, you know, we can confirm.

15 MEMBER MC MAHON: I believe we're in --

16 MR. PALLAS: I believe it is -- I believe it
17 is in keeping with the size, but I just -- we will
18 confirm it.

19 MEMBER MC MAHON: It looks to be.

20 CHAIRMAN BULL: Yeah.

21 MEMBER MC MAHON: You know, I just --
22 because I can see, also. It's 24, yes.

23 CHAIRMAN BULL: I think it is, too.

24 MEMBER MC MAHON: Yeah, I think it's well
25 within.

1 CHAIRMAN BULL: Okay. With the contingency
2 that the sign does meet the regulations of the
3 signage requirements, as according to the code, I
4 make a motion that we issue a Certificate of
5 Appropriateness, assuming it meets those
6 guidelines for the sign, as presented in the
7 application.

8 MEMBER DOHERTY: I'll second it.

9 CHAIRMAN BULL: All in favor?

10 MEMBER MC MAHON: Aye.

11 MEMBER DOHERTY: Aye.

12 MEMBER MEI: Aye.

13 CHAIRMAN BULL: Aye.

14 Thank you very much for that one.

15 Item No. 3, continued discussion of the
16 Board on the progress of developing a public guide
17 of appropriate -- appropriate policies for
18 specific Historic Preservation Commission criteria
19 on such commonly considered items as windows,
20 doors, fences in the Historic District.

21 MEMBER MEI: Okay. So since the last
22 meeting, we've gotten the input of 25 people. We
23 have spoken to architects and Planning Commission
24 people, to our Chair, and we have plans to speak
25 to the other HPC representatives. We've talked to

1 realtors, some Trustees, carpenters and builders.
2 And some things have emerged, and one of the main
3 ones was that it would be very helpful to have
4 some kind of clear guidelines, so people would
5 know step by step. Some people have called it a
6 flow chart. I think it would be a complicated
7 flow chart, something to that effect.

8 Also, education is paramount. A number of
9 people say that they didn't know, or people don't
10 know, homeowners don't know that they're in the
11 Historic District, or if they do, they don't know
12 what that means. And so to have something, some
13 kind of mailing, or brochure, or something
14 ultimately would be a very helpful thing.

15 CHAIRMAN BULL: And that would be part of
16 your --

17 MEMBER MEI: Yes, that would be a
18 recommendation --

19 CHAIRMAN BULL: Yes, perfect, yeah.

20 MEMBER MEI: -- that we would make.

21 Anything that -- you know, other things are
22 like in addition to education. Although the map
23 of the Historic District is on the Village
24 website, there could be ways that we could make it
25 more accessible to people, so that they would have

1 a sense of what's in the Historic District,
2 because, as you know, it's not a square, and so
3 it's a little --

4 CHAIRMAN BULL: Yes.

5 MEMBER MEI: -- unclear to people.

6 CHAIRMAN BULL: Yup.

7 MEMBER MEI: And that, you know, realtors
8 also need to be educated, to make sure that that's
9 something that they discuss with prospective
10 homeowners, so that they --

11 MEMBER MC MAHON: It should be a part of
12 disclosure.

13 MEMBER MEI: Okay. So that's a -- we can --

14 MEMBER MC MAHON: And that's it.

15 MEMBER MEI: Yeah.

16 CHAIRMAN BULL: Yeah.

17 MEMBER MC MAHON: I mean, if you're selling
18 real estate in the Village --

19 MEMBER MEI: Right.

20 MEMBER MC MAHON: -- and it's in the
21 Historic District, the realtor should be not only
22 aware, but obligated to make the client aware that
23 they're within the Historic District.

24 MEMBER MEI: So we have a few more
25 interviews to do that we'd like to do, and the

1 next step is really to focus a little bit --

2 MR. PALLAS: I apologize. I'd like to
3 remind folks to speak directly into the
4 microphone --

5 MEMBER MEI: Oh.

6 MEMBER MC MAHON: Oh, sorry.

7 ADMINISTRATOR PALLAS: -- so the
8 transcriptionist can hear, please.

9 MEMBER MEI: Okay.

10 ADMINISTRATOR PALLAS: Thank you.

11 MEMBER MEI: Sorry. The next step, in
12 addition to doing a few more interviews, is to
13 really focus. Well, we've gotten a lot of people
14 who have been great. We've gotten a lot of input
15 about places to look for, for other villages and
16 towns that have guidelines like this. Of course,
17 we wouldn't take anything that would be just
18 adopted. It would have to be modified for what
19 makes sense for Greenport, but that's really the
20 next step. So we're on schedule with the plan
21 that we had moved on.

22 CHAIRMAN BULL: So what are we going to see
23 next month, or hear about?

24 MEMBER DOHERTY: Probably, you know, the
25 progress we've made in talking with preservation

1 agencies in Long Island, the state and other
2 villages.

3 CHAIRMAN BULL: Okay.

4 MEMBER MC MAHON: Lovely.

5 MEMBER MEI: Thank you.

6 CHAIRMAN BULL: Lovely. Please, approach.

7 MS. WIESEHAHN: I think this is what you
8 were saying, but maybe everybody gets a -- in
9 Greenport that owns a home gets a tax bill.
10 That's something you do read. You know, a lot of
11 stuff you maybe would throw out. But each
12 homeowner that actually got that in their tax
13 bill, that they -- you know, a friendly letter,
14 you're in the Historic District, just a reminder.
15 Any changes, please --

16 MEMBER MEI: We've actually talked to the
17 Clerk, Sylvia Pirillo, about ways, ways to do
18 that, maybe not in the tax bill, but
19 when electricity changes over. You know, that --
20 so yes.

21 MS. WIESEHAHN: When what changes over?

22 MEMBER MEI: When someone buys a new home,
23 they have to --

24 MS. WIESEHAHN: Yes.

25 MEMBER MEI: -- put the electricity on, and

1 so that would be a trigger to send a letter.

2 MS. WIESEHAHN: But I think maybe a lot of
3 present homeowners aren't --

4 MEMBER MEI: Well, you know, that's
5 something that --

6 MS. WIESEHAHN: -- you'd be surprised, are
7 not aware.

8 MEMBER MEI: Yup. That's a -- that's a good
9 suggestion, one we've heard from other people as
10 well. So we will bring that to the committee, and
11 ultimately, you know, to the Village.

12 MEMBER DOHERTY: You know, it may also be
13 the old-fashioned door to door with a brochure.

14 MS. WIESEHAHN: Yeah.

15 MEMBER DOHERTY: I mean, we're expecting to
16 have do a lot of nuts and bolts work after this,
17 whether it's mailings, or going door to door, or,
18 you know, advertising in some way. So, certainly,
19 we will get the word out. But we may be
20 restricted on what we can include in a Village
21 mailing --

22 MS. WIESEHAHN: Oh.

23 MEMBER DOHERTY: -- by law.

24 MS. WIESEHAHN: Thank you.

25 MEMBER MC MAHON: That just seems silly,

1 because of the amount of junk mail I get, that
2 something as valuable as knowing where we live and
3 what district we're in is not as important as what
4 I can be wearing during the summer months.

5 But no, I think that's great. That -- I'm
6 interested in that regard as to what we can be
7 slipping into the mail. That certainly would be
8 the most -- that would be the easiest and the most
9 productive.

10 Also, that Village historical outline can
11 be, if I'm not mistaken, probably be printed on
12 one single page; am I not correct with that? I
13 mean, if I can --

14 CHAIRMAN BULL: Yes, it could be, yeah.

15 MEMBER MC MAHON: It might not be as
16 descriptive as everybody wants to be.

17 CHAIRMAN BULL: Well, you can't actually see
18 the streets very well, yeah.

19 MEMBER MC MAHON: If you can see the
20 streets, then you're in.

21 CHAIRMAN BULL: Yeah.

22 MEMBER MC MAHON: But that's -- you've done
23 your job at that point.

24 CHAIRMAN BULL: Yeah. Okay, great. Thank
25 you.

1 MEMBER DOHERTY: Thank you.

2 CHAIRMAN BULL: So I think let's move on to
3 Item No. 4, which is a discussion of the Board to
4 limit the time for hearing matters of concern from
5 the public that are not specifically rated --
6 related to applications currently before the Board
7 and --

8 MEMBER MC MAHON: Yeah, I mean, we're not
9 a -- we're not a, for lack of better -- I won't
10 say. We're not the complaint department, but
11 everybody who's come before us in regards to what
12 we're talking about during our discussions is
13 that's very important and very productive. That's
14 the only way we'll ever be educated in regards to
15 what we -- the public feels, so -- but any
16 unrelated, yeah, that can't really happen.

17 That if somebody wants to draw our
18 attention, it's happened before, the people have
19 come and kind of said, "Can I speak to you after
20 the fact," and they have a couple of things to
21 say. But it shouldn't be on record, and it should
22 be -- it shouldn't be addressed during our meeting
23 if it's not on the agenda, that's my feeling.

24 CHAIRMAN BULL: Anyone else?

25 MEMBER MEI: I think it's very important

1 that the public speak, but I think having a time
2 limit is -- is efficient and practical, with the
3 proviso that there is follow-up, as Dennis had
4 suggested.

5 MEMBER DOHERTY: So, and mine would be since
6 a lot of our Board meetings go right to 7 o'clock,
7 we may want to have a three-minute limit on
8 remarks.

9 CHAIRMAN BULL: Okay. So a couple of things
10 we're talking about is a limit on the time in
11 which the public could present an observation that
12 they have, or they would like to share. And then
13 we got an insight, that perhaps it shouldn't be
14 within the meeting itself, since it's not on the
15 agenda, that we should allow.

16 So my inclination is to actually add an item
17 to the meetings, which would allow the public to
18 speak briefly, if they have an observation they
19 would like to make, but allow their remarks to be
20 cogent and brief.

21 MEMBER MEI: Yes. I think adding it to the
22 agenda is a good thing, and posting a time limit
23 is a good thing as well.

24 CHAIRMAN BULL: Again, we could put that on
25 the agenda item itself. So I make a -- well, I

1 guess that's -- is a motioned required on that
2 sort of thing? No.

3 MEMBER DOHERTY: I don't think so.

4 CHAIRMAN BULL: No. Okay, good. So let's
5 move to Item No. 5. Is that okay with you?

6 MEMBER MC MAHON: Yes, I'm fine.

7 CHAIRMAN BULL: Okay. Item No. 5 is a
8 discussion and possible motion of the Board to
9 pursue efforts to expand the Village of Greenport
10 Historic District.

11 I had a phone call, a group phone call,
12 because we have already been awarded a CLG Grant
13 for a -- basically a survey, a high level
14 windshield survey, and we're in the process of
15 defining that scope of work.

16 In our original application, we
17 identified -- because it was looking at the entire
18 Village itself, a bid was put in with respect to
19 all the houses in Greenport. And it turns out
20 that the funding did not -- there was a mismatch
21 between the budget and the purpose of this, of
22 this windshield survey.

23 So we're looking at a survey that will look
24 at different neighborhoods in Greenport, see if
25 they might require further investigation that

1 would be outside the scope of this windshield
2 survey. And then we're looking at certain areas
3 that we would identify that are -- could be
4 perhaps brought into the district where we have it
5 now.

6 So I have further conversations that need to
7 be had with the Village Administrator, so that we
8 can kind of come to closure on the actual scope of
9 the project as it will be defined, and as it will
10 be delivered in the end with a report.

11 Any questions?

12 MEMBER DOHERTY: No.

13 CHAIRMAN BULL: Let's move on to Item No. 6,
14 which is a motion to accept the minutes of the
15 June 3rd, 2019 meeting. I make that motion.

16 MEMBER MEI: I second it.

17 CHAIRMAN BULL: All in favor?

18 MEMBER MC MAHON: Aye.

19 MEMBER MEI: Aye.

20 MEMBER DOHERTY: Aye.

21 CHAIRMAN BULL: Aye.

22 Motion to approve the minutes of the
23 April 1st, 2019 meeting and the May 6th, 2019
24 meetings. A second here? Anyone want to second
25 that?

1 MEMBER MC MAHON: I'll second it.

2 CHAIRMAN BULL: All in favor?

3 MEMBER MC MAHON: Aye.

4 CHAIRMAN BULL: Aye.

5 MEMBER DOHERTY: Aye.

6 MEMBER MEI: Aye.

7 CHAIRMAN BULL: Okay. Item No. 8 would be
8 the time -- the motion to schedule the next HPC
9 meeting for 5 p.m. on August 15th, 2019 at the
10 Third Street Fire Station.

11 So some discussion is required here. Paul,
12 you might be involved in this discussion. We'd
13 like to move it the week following, the Thursday
14 following, because two of our members would not be
15 here on the 15th. At the same location, same
16 time.

17 MR. PALLAS: Yeah, I don't -- I don't
18 believe there's any impediment. The following
19 week would be the regular Board meeting.

20 CHAIRMAN BULL: Right.

21 ADMINISTRATOR PALLAS: So the regular
22 Village Board meeting. So I don't believe there's
23 any impediment, because the room would be
24 available.

25 CHAIRMAN BULL: Would that work for you?

1 MEMBER MC MAHON: As far as I know.

2 CHAIRMAN BULL: Okay. So that would be what
3 date, would that be the 20 --

4 MR. PALLAS: Twenty-second.

5 MEMBER MEI: Twenty-second.

6 CHAIRMAN BULL: Twenty-second? Okay. I'll
7 make a motion, then, that the meeting of the next
8 HPC meeting will be held on -- at 5 p.m. on
9 August 22nd in this, the Third Street Fire
10 Station.

11 MEMBER MC MAHON: I'll second it.

12 CHAIRMAN BULL: All in favor?

13 MEMBER MEI: Aye.

14 MEMBER DOHERTY: Aye.

15 CHAIRMAN BULL: I make a motion to a
16 adjourn. All in favor?

17 MEMBER MC MAHON: Aye.

18 MEMBER MEI: Aye.

19 MEMBER DOHERTY: Aye.

20 CHAIRMAN BULL: Aye.

21 Okay. Thank you.

22 MEMBER MEI: Thank you.

23 (Time Noted: 5:42 p.m.)

24

25

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

2

3 STATE OF NEW YORK)

4) SS:

5 COUNTY OF SUFFOLK)

6

7 I, LUCIA BRAATEN, a Court Reporter and
8 Notary Public for and within the State of New
9 York, do hereby certify:

10 THAT, the above and foregoing contains a
11 true and correct transcription of the proceedings
12 taken on July 18, 2019.

13 I further certify that I am not related to
14 any of the parties to this action by blood or
15 marriage, and that I am in no way interested in
16 the outcome of this matter.

17 IN WITNESS WHEREOF, I have hereunto set my
18 hand this 26th day of July, 2019.

19

20

Lucia Braaten

Lucia Braaten

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24

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