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VILLAGE OF GREENPORT
COUNTY OF SUFFOLK : STATE OF NEW YORK
-----x
HISTORIC PRESERVATION COMMISSION
REGULAR SESSION
-----x

Third Street Firehouse
Greenport, New York

January 16, 2020
5:00 p.m.

- LORI MEI - ACTING CHAIRPERSON
- STEPHEN M. BULL - CHAIRMAN (Absent)
- ROSELLE BORRELLI - MEMBER
- DENNIS MC MAHON - MEMBER
- KAREN DOHERTY - MEMBER

- JOSEPH PROKOP - VILLAGE ATTORNEY
- PAUL PALLAS - VILLAGE ADMINISTRATOR
- AMANDA AURICHIO - CLERK TO THE BOARD

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1 (The meeting was called to order at 5:07 p.m.)

2 MR. PROKOP: In the absence of the
3 Chairperson, I'd like to call the meeting to
4 order. As the Counsel, I'm going to advise the
5 Board that since the Chairperson is absent
6 tonight, you -- one of the members can make a
7 motion to appoint another member as Chairperson.
8 If the motion is seconded and approved, then that
9 person acts as Chairperson.

10 MEMBER BORRELLI: I'll make a motion to put
11 in Dennis.

12 MEMBER MC MAHON: No.

13 MEMBER BORRELLI: No?

14 MEMBER MC MAHON: No.

15 MEMBER BORRELLI: I'm sorry.

16 MEMBER MEI: Lori.

17 MEMBER BORRELLI: Lori.

18 MEMBER MEI: Lori Mei.

19 MEMBER BORRELLI: Me?

20 MEMBER MEI: Mei.

21 MEMBER BORRELLI: Mei, Lori Mei.

22 MEMBER MC MAHON: I'll second it.

23 MR. PROKOP: All in favor of the motion?

24 MEMBER BORRELLI: Aye.

25 MEMBER MC MAHON: Aye.

1 MEMBER DOHERTY: Aye.

2 MR. PROKOP: Okay, you can proceed.

3 ACTING CHAIR MEI: Thank you very much.

4 The meeting is coming to order at 5:07 p.m.
5 Thank you for coming to the Village of Greenport
6 Historic Preservation Commission meeting tonight
7 on January 16th, 2020, at the Third Street Fire
8 Station. My name is Lori Mei, I'm serving as
9 Chair tonight. Other members of the Board,
10 please introduce yourself.

11 MEMBER MC MAHON: Dennis McMahon.

12 MEMBER BORRELLI: Roselle Borrelli.

13 MEMBER DOHERTY: Karen Doherty.

14 ACTING CHAIR MEI: Thank you very much.

15 So we'll start with Item 1 on the agenda,
16 111 Main Street. It's a discussion and possible
17 motion on the application of PWIB Claudio's
18 Management. The applicant seeks approval to: Add
19 new doors and a seating area (a deck) to the
20 south side of Claudio's restaurant, rearrange
21 doors to the prep kitchen at the Clam Bar, and
22 add new landscape lighting, awnings, and an
23 umbrella and planter boxes. The CT -- SCTM
24 Number is 1001-5.-4-25, 38.1, 39.

25 Is there someone in the house who will

1 speak to the application?

2 MR. BROWN: Robert Brown, Architect for
3 Claudio's, and --

4 MR. LOFFREDO: Stephen Loffredo from
5 Claudio's.

6 ACTING CHAIR MEI: Thank you. Could state
7 your -- for the record, state your address,
8 please.

9 MR. BROWN: 205 Bay Avenue, Greenport.

10 MR. LOFFREDO: 90 West Street, New York,
11 New York.

12 ACTING CHAIR MEI: Thank you.

13 MR. PROKOP: Can I ask you just a -- I'm
14 sorry, just a threshold question? I'm sorry.
15 The application is made in the name of PWIB
16 Claudio's Management. Is this the owner or the
17 agent of the owner?

18 MR. BROWN: Agent.

19 MR. PROKOP: Did you submit a Letter of
20 Authorization?

21 MR. BROWN: I believe that we did.

22 MR. PROKOP: Okay. And what is -- who is
23 the owner of the property?

24 MR. LOFFREDO: The four owners of the
25 property are Perry White, David --

1 MR. PROKOP: Not the individual owners, but
2 aren't there corporate -- isn't there PWIB I, II
3 and III?

4 MR. LOFFREDO: They -- well, there's an
5 independent corporation for each property, and
6 then a managing -- management corporation or
7 parent corporation above it as well.

8 MR. PROKOP: Okay. So this particular
9 property is the restaurant property; is that
10 right?

11 MR. LOFFREDO: It is.

12 MR. PROKOP: And who's the actual owner?
13 Which one of the -- is it I, II or III of this?

14 MS. PIZZANELLI: It's Number I.

15 MR. LOFFREDO: It's Number I.

16 MR. PROKOP: It's Number I, okay. So we
17 just need to make sure that we have an
18 authorization letter in the file, so please.
19 Okay. Sorry to interrupt you.

20 MR. LOFFREDO: Not at all.

21 MR. BROWN: Quite all right.

22 I've -- before we start, I just wanted to
23 point out one very recent change to the plan,
24 which actually diminishes the request that we're
25 asking for. We're showing a new door on the east

1 side -- I'm sorry, west side of the restaurant as
2 an egress from the kitchen. That has been
3 eliminated from the plan. We're keeping the
4 west, west wall of the restaurant as is. And
5 we've also, yeah, reduced the seat count, but
6 that's more a Planning Board issue than for you.

7 ACTING CHAIR MEI: And what's the seat
8 count now?

9 MR. BROWN: It's on the site plan.

10 ACTING CHAIR MEI: Okay, fine.

11 MR. BROWN: Yeah.

12 ACTING CHAIR MEI: It's fine. If it's the
13 same that is here, it's fine.

14 MR. BROWN: Yeah.

15 MEMBER DOHERTY: Is it the same as on the
16 plans?

17 ACTING CHAIR MEI: Is it the same as in the
18 plans?

19 MR. LOFFREDO: On the veranda, the initial
20 filing, I believe, showed about 130 seats,
21 approximately. We reduced it down to 100, so we
22 took 30 seats.

23 ACTING CHAIR MEI: Thank you.

24 MR. PROKOP: For the restaurant?

25 MR. BROWN: From the restaurant veranda.

1 MR. PROKOP: Okay.

2 MR. BROWN: The outdoor seating area.

3 MR. PROKOP: Okay.

4 MR. BROWN: We have endeavored to keep as
5 much of the new construction similar to other
6 work that has already been done on the property.
7 The decking of the veranda will match the decking
8 on the wharf at the Clam Bar.

9 The new doors coming from the restaurant to
10 the veranda on the south wall of the restaurant
11 will be custom designed and built to match the
12 windows, the existing windows of that wall.

13 We've submitted a sample of the fabric for
14 the -- for the retractable awnings, which will be
15 attached to the south wall of the building. And
16 the umbrellas, which will be obviously removable,
17 will be a white fabric; is that --

18 MR. LOFFREDO: Yeah.

19 MR. BROWN: Yeah. And beyond that, it's
20 really a matter of doing what we can to keep
21 everything on the same vein. So, if you have any
22 questions, I'd be happy to address them.

23 MEMBER MC MAHON: I'm just trying to get my
24 bearings. So this --

25 MEMBER BORRELLI: I don't get it at all.

1 MEMBER MC MAHON: Yeah. This area here,
2 well this is all new seating. Here we are.

3 MR. BROWN: Yes.

4 MEMBER MC MAHON: That's all the seating
5 which is taking place where they used to park the
6 motorcycles --

7 MR. BROWN: That's right.

8 MEMBER MC MAHON: -- on the south side.

9 MEMBER BORRELLI: Okay.

10 MEMBER MC MAHON: Okay? You understand?
11 You're walking around the corner from Lucharitos.

12 MEMBER BORRELLI: Okay, right.

13 MEMBER MC MAHON: And this is all new
14 seating.

15 MEMBER BORRELLI: Okay.

16 MEMBER MC MAHON: It get it, okay.

17 MR. BROWN: Building a deck there --

18 MEMBER MC MAHON: Yeah.

19 MR. BROWN: -- with retractable awnings and
20 umbrellas.

21 MEMBER MC MAHON: Okay.

22 MR. LOFFREDO: Planters.

23 MR. BROWN: And planters.

24 MEMBER MC MAHON: Planters? I see the
25 planters on the outskirts of the table. Good

1 idea, keep your patrons safe.

2 And how does that -- how does the parking
3 operate at that point? Now we have a new walkway
4 going across it? Am I not seeing something?

5 MEMBER BORRELLI: Yeah. Is that a walkway
6 right across the parking lot?

7 MEMBER MC MAHON: These are walkways.

8 MR. BROWN: That's a painted walkway around
9 the potted planters.

10 MEMBER MC MAHON: Oh, a painted walkway.

11 MEMBER BORRELLI: Okay.

12 MR. BROWN: Yes. I believe it says painted
13 walkway.

14 MEMBER MC MAHON: It probably does, yes.

15 MR. BROWN: Yeah.

16 MEMBER MC MAHON: With dark --

17 MEMBER BORRELLI: So you're building a
18 deck?

19 MR. BROWN: Yeah.

20 MEMBER BORRELLI: I don't get it.

21 MR. BROWN: Yeah. I would like to point
22 out that the --

23 MEMBER MC MAHON: Right, right outside of
24 the restaurant --

25 MEMBER BORRELLI: Okay. All right. I get

1 that.

2 MEMBER MC MAHON: -- that's decking.

3 MEMBER BORRELLI: Okay.

4 MR. BROWN: Oh, sure.

5 MR. LOFFREDO: So we also just wanted to
6 point out that a lot of the details throughout
7 the site plan includes concepts that we had
8 initially presented with positive comments to
9 last year's Board --

10 MEMBER MC MAHON: Right, yeah.

11 MR. LOFFREDO: -- that pertain to
12 beautification, overall beautification of the
13 property. I think I mentioned last year that our
14 architect talked about Claudio's being a parking
15 lot -- a restaurant connected by parking lots.
16 And now we're trying to do more in terms of
17 planters and greenery and other things throughout
18 the property to make it -- to really beautify it
19 more, in addition to the seating. I know that
20 the seating, the additional seating tends to be
21 what everyone's focusing on, but there's a lot of
22 other subtle details on the property that we're
23 proposing as well.

24 MEMBER MC MAHON: Gotcha, yeah.

25 MEMBER BORRELLI: And right now, from the

1 back of that, from the back of the restaurant,
2 there is no -- there was no way to ever get out
3 the back to this area. So you're opening up a
4 new door, correct?

5 MR. BROWN: We're putting two doors in the
6 south wall --

7 MEMBER MC MAHON: I see.

8 MR. BROWN: -- where there were windows.

9 MEMBER BORRELLI: Yeah, right, right.

10 MEMBER MC MAHON: Right, gotcha.

11 MEMBER BORRELLI: Because there was windows
12 across.

13 MR. LOFFREDO: Yeah. There would be one
14 here and one there.

15 MR. BROWN: And those doors would be built
16 to match the detailing of the windows.

17 MEMBER MC MAHON: Good. Okay.

18 MEMBER DOHERTY: So can I ask a few
19 questions, if I could?

20 ACTING CHAIR MEI: Please.

21 MEMBER DOHERTY: Thank yu. And thank you
22 for coming. The new seating outside the main
23 restaurant, will the tables be on the asphalt, or
24 are you planning some kind of decking?

25 MR. BROWN: It will be a new deck that will

1 be built. The asphalt will be actually removed.

2 MEMBER DOHERTY: Okay. And what will the
3 decking be made of, the colors?

4 MR. BROWN: It's a -- it's a composite
5 material along the lines of Trex, if you're
6 familiar with that. It is the same material that
7 we used to cover the wharf at the Clam Bar.

8 MEMBER DOHERTY: So that was the
9 TimberTech?

10 MR. LOFFREDO: Yes.

11 MR. BROWN: Yes, that's correct.

12 MEMBER DOHERTY: Okay. So that was one
13 question. The three doors, unfortunately, we
14 didn't have any information on them prior to this
15 meeting, so, you know, what their style was, what
16 material they would be made of, what their color
17 would be.

18 MR. BROWN: They will be wood and glass,
19 obviously, construction, and as drawn. And, you
20 know, I could not give you a catalog cut, because
21 they will be built to spec. It will be custom
22 made to match the doors as they were drawn.

23 MEMBER DOHERTY: And --

24 MEMBER MC MAHON: Do they match the front
25 door?

1 MR. BROWN: Not the front door.

2 MEMBER MC MAHON: The front door? Okay.

3 MEMBER DOHERTY: The finials on the -- wood
4 finials on the side, they will be preserved?

5 MR. BROWN: I'm sorry, I can't hear you.

6 MEMBER DOHERTY: The decorative hardware,
7 the wood finials on the side, they will be
8 preserved?

9 MR. BROWN: Yes.

10 MEMBER DOHERTY: And the stained glass
11 windows?

12 MR. BROWN: Yes. That's on the -- on the
13 east wall. That's --

14 MEMBER DOHERTY: Right.

15 MR. LOFFREDO: I think that's on Main
16 Street.

17 MR. BROWN: That's totally separate.

18 MEMBER DOHERTY: All right.

19 MR. BROWN: We're not doing anything on the
20 east wall, except replacing the awning over that
21 main entrance.

22 MEMBER DOHERTY: Okay. The new pizza shop
23 that you're planning, that -- I know that you
24 didn't have any specs on the sign, so you'd have
25 to come before the HPC again on that.

1 MR. BROWN: We will, yes.

2 MEMBER DOHERTY: Will -- and it will have
3 new doors, or you'll keep the doors that are
4 there?

5 MR. BROWN: No, the original doors will
6 remain.

7 MEMBER DOHERTY: Okay. I had wondered if
8 you had considered any trash or litter issues,
9 since there will be a greater number of people
10 there, the pizza shop. There'll be, you know, a
11 lot of foot traffic. What were you going to do
12 about that?

13 MR. LOFFREDO: It's a great question. So
14 the pizza shop, you may be able to see that from
15 the drawing, actually connects directly to the
16 main kitchen of Claudio's.

17 MEMBER DOHERTY: Right.

18 MR. LOFFREDO: So the concept there was
19 that some of the production for the pizza shop
20 would come from the main kitchen now, rather than
21 have to be independent, other than the pizza oven
22 itself. So the support of that is through the
23 main restaurant.

24 And I think you may recall last year, we
25 upgraded the garbage and trash facilities of the

1 property, so it's now directly behind the
2 restaurant, with separate trash compactors that
3 are gated in and concealed from the public. So
4 the garbage from the pizza shop would get put out
5 with the garbage from the main restaurant,
6 predominantly.

7 MEMBER DOHERTY: You will be giving out
8 walk-in traffic that can go in and buy a slice or
9 buy a pie?

10 MR. LOFFREDO: Oh, absolutely.

11 MEMBER DOHERTY: Okay. So what -- is there
12 any plan for the containers they'll carry the
13 pizza out in, or napkins, or plates, or anything
14 like that?

15 MR. LOFFREDO: Well, outside, outside of
16 the restaurant itself, there's no plans at this
17 point in time, unless you requested it, and then
18 we'd certainly be happy to make an accomodation
19 to put an additional exterior garbage pail.
20 There is one now in front the restaurant.

21 MS. PIZZANELLI: There's two out.

22 MR. LOFFREDO: There's two out in front of
23 the restaurant. So there currently are two out
24 in front the restaurant. If we had to add a
25 third, we'd be happy to do that.

1 MEMBER DOHERTY: Okay.

2 ACTING CHAIR MEI: I had a question about
3 the fence that you're going to replace by Crabby
4 Jerry's.

5 MR. LOFFREDO: Oh, okay, yes.

6 MR. BROWN: Yes.

7 ACTING CHAIR MEI: Right? So I -- is it
8 going to be similar to the fence that's there?

9 MR. BROWN: It will be the same as the
10 fence that's there.

11 ACTING CHAIR MEI: Same as. So you're just
12 upgrading it?

13 MR. BROWN: Yes.

14 ACTING CHAIR MEI: Okay.

15 MR. BROWN: It's just modifying the --

16 ACTING CHAIR MEI: Okay.

17 MR. BROWN: -- the layout of the fencing.

18 MEMBER DOHERTY: One thing I did notice,
19 because I read the Planning Commission minutes
20 from last month, on December the 5th, and one of
21 the issues discussed was parking. And one of the
22 solutions proposed was possibly multi-level
23 parking on the land in your -- let me see.

24 ACTING CHAIR MEI: Yeah.

25 MR. LOFFREDO: I'm familiar with what

1 you're referring to. There was --

2 MEMBER DOHERTY: Multi-tier parking?

3 ACTING CHAIR MEI: Yeah.

4 MR. LOFFREDO: Yeah. I think that was at
5 the last meeting that we attended --

6 ACTING CHAIR MEI: Right.

7 MR. LOFFREDO: -- in November. There was
8 discussion when I think Tora was asked
9 specifically about what some of the solutions
10 could be.

11 MEMBER DOHERTY: Right.

12 MR. LOFFREDO: And he mentioned, well,
13 maybe there's a possibility of using those
14 electric tiered parking, which somehow made it to
15 the press, which never was really our intention.
16 I could certainly understand how it would be an
17 eyesore.

18 I think one of the things we've talked
19 about is trying to come up with an arrangement
20 with the high school, which I believe there's a
21 letter drafted, and there's been some second
22 rounds of communication with someone there. We'd
23 love to try to do something that would be
24 beneficial to the school, to help them, and to
25 help Greenport as well.

1 A large portion of the parking on the
2 property is actually consumed by staff, whether
3 it be our own employees, and also security
4 people, because I think since we've taken over,
5 we've increased the number of security on the
6 property, and it's reflected by how few
7 incidents, if any, there were last summer.
8 The -- so there's on any given day up to 10
9 spaces taken by security and up to 30 spaces
10 taken by employees. So if we can come to an
11 arrangement with the high school, we would
12 dictate that those 40 spots alone per day would
13 be at the high school, which would increase the
14 number of public spaces available out of the 99,
15 I think, or 96 --

16 MR. BROWN: Ninety-nine.

17 MR. LOFFREDO: -- that we currently have.

18 MR. BROWN: Ninety-nine.

19 MR. LOFFREDO: So we're -- and there's much
20 more additional parking there that we think --

21 MEMBER DOHERTY: Okay.

22 MR. LOFFREDO: -- that we could activate.

23 MEMBER DOHERTY: The reason I brought it up
24 is if that was going to be one of the solutions
25 considered --

1 MR. LOFFREDO: I don't think so.

2 MEMBER DOHERTY: -- you would need to come
3 back to the HPC again --

4 MR. LOFFREDO: Yeah.

5 MEMBER DOHERTY: -- because that would be a
6 major addition, too.

7 MR. BROWN: Certainly.

8 MR. LOFFREDO: Yeah. I think it was
9 probably more of a "Hail Mary" comment than
10 anything. And, you know, when we even toyed with
11 the idea after the meeting, we realized that, you
12 know, the foundation and the landfill that's
13 there probably wouldn't support the weight and
14 the stability that those structures would
15 require.

16 MEMBER DOHERTY: One of the things the HPC
17 is concerned with are the neighboring properties,
18 the neighbors in the Historic District. And I
19 was wondering what study has been done, or what
20 consideration has been made with the increased
21 foot traffic and vehicle traffic, which the
22 expansion of your property is going to bring?

23 MR. LOFFREDO: In terms of an actual
24 technical study done, there was no study
25 commissioned specifically. You know, we're

1 hoping to come to an arrangement either with the
2 High School or another property in Greenport
3 specifically to be able to handle the increased,
4 increased parking traffic.

5 MEMBER DOHERTY: Okay.

6 MR. LOFFREDO: We think the foot traffic is
7 positive, because it helps not only Claudio's,
8 but every other merchant on Main Street and --

9 MEMBER DOHERTY: One thing I did want to
10 commend you on was your use of the dark night --
11 dark sky lighting, so I wanted to thank you very
12 much for that.

13 MR. LOFFREDO: Thank you. Yeah, we did
14 work with a light -- a bespoke lighting designer
15 last year. And so in terms of lighting, which I
16 don't think anybody's asked about yet, specific
17 to the veranda, we're going to be replicating the
18 same discreet, under-rail, dimmable lighting that
19 we have out on the waterfront.

20 There's some very, very minimal down-lights
21 under the awning at night, and, actually, our
22 architects, our other architect that works with
23 Robert has proposed a solution with sort of
24 hanging lanterns that will go under the umbrellas
25 that we take away at night and we charge them.

1 So they'll have kind of a very attractive,
2 discreet look. We're pretty sensitive about the
3 integrity of the property.

4 MEMBER DOHERTY: I think the only --

5 MR. BROWN: And the landscape -- and the
6 parking lot lights are dark sky, sort of.

7 MEMBER DOHERTY: The only thing I may want
8 to revisit is the issue of litter and trash --

9 MR. LOFFREDO: Understood.

10 MEMBER DOHERTY: -- because anything with
11 more people, and especially carry-away food, is
12 going to involve that.

13 MR. LOFFREDO: Clearly. And as I stated,
14 we'd be happy to add more garbage, more, you
15 know, the specific town garbage pails in front of
16 the pizza shop, if we need to.

17 ACTING CHAIR MEI: Just a clarification on
18 the motorcycle parking. Is it across -- is it
19 front of Preston's now?

20 MR. BROWN: That correct. That is
21 Claudio's property.

22 ACTING CHAIR MEI: Oh, I see. On the -- on
23 the street?

24 MR. BROWN: Yes.

25 ACTING CHAIR MEI: And so it would be like

1 five or six spots? It doesn't seem terribly big.
2 It's right in front of it, right?

3 MR. BROWN: For? For?

4 MS. PIZZANELLI: It's written.

5 ACTING CHAIR MEI: For motorcycles.

6 Ms. PIZZANELLI: You have it on there.

7 MR. BROWN: Yeah, for motorcycles, it is.

8 ACTING CHAIR MEI: Yes, I --

9 MR. LOFFREDO: We can accommodate.

10 ACTING CHAIR MEI: Yeah, I just want --

11 MR. LOFFREDO: Yeah. We've seen as many as
12 15 bikes parked there --

13 ACTING CHAIR MEI: Okay, that's fine.

14 MR. LOFFREDO: -- and next to it, right.

15 ACTING CHAIR MEI: Just I wasn't aware that
16 it was your property.

17 MR. LOFFREDO: You may also have noticed, I
18 think --

19 ACTING CHAIR MEI: So that's why I asked
20 about it.

21 MR. LOFFREDO: -- as we've upgraded the
22 facility, some of our demographic has changed.

23 ACTING CHAIR MEI: Yes.

24 MR. LOFFREDO: So the number of motorcycle
25 spaces that we had previously required has been

1 diminished to some degree in the short two years
2 that we have owned the property.

3 MEMBER DOHERTY: Were you planning any kind
4 of enclosure around the open refrigeration unit,
5 or no?

6 MR. LOFFREDO: Could you describe which
7 refrigerator unit you're referring to?

8 MEMBER DOHERTY: I think there was by
9 the Saetta.

10 MR. LOFFREDO: By the Saetta building?

11 MEMBER DOHERTY: Saetta building.

12 ACTING CHAIR MEI: Yeah.

13 MR. LOFFREDO: Sure, okay. So the proposed
14 additional refrigeration is consistent with the
15 other refrigeration on the property, although, if
16 need be, we're happy to mirror a white picket
17 fence type structure that would conceal those
18 refrigerators, so that they'd certainly look more
19 appealing to the public.

20 MEMBER DOHERTY: Would you feel that would
21 be more appealing to your demographic, or no?

22 MR. LOFFREDO: I think both. I think it
23 would be a plus all around. I think some of the
24 new -- I think we've replaced so far on the
25 property a total of four exterior refrigerators,

1 you know, in like kind in the same location,
2 especially at Crabby Jerry's, where it's behind
3 the white picket fence. We've needed to. There
4 were -- the ones that were there before were in
5 pretty bad --

6 MEMBER DOHERTY: Right.

7 MR. LOFFREDO: In a bad state. So it's
8 certainly, if it's something that needed to
9 happen, we'd certainly be able to do that; would
10 you agree?

11 MR. BROWN: Yes.

12 MR. LOFFREDO: Yeah.

13 MEMBER BORRELLI: Can I just ask a
14 question? Where is your -- you're taking the
15 pizza place, which was in that little -- as you
16 were walking towards the Clam Bar, and that's
17 becoming -- you're converting that into a prep
18 kitchen.

19 MR. LOFFREDO: It's strictly an auxiliary
20 kitchen to support both Crabby Jerry's and the
21 main -- and the waterfront restaurant.

22 MEMBER BORRELLI: And then the pizza place?

23 MR. LOFFREDO: That would go to Main
24 Street, which is what we've been talking about.
25 So that would go towards where Shirt Shack used

1 to exist.

2 MEMBER BORRELLI: Shirt Shack?

3 MR. LOFFREDO: Yeah.

4 MEMBER BORRELLI: Oh, yeah, yeah, yeah,
5 okay.

6 MR. LOFFREDO: The retail store.

7 MEMBER BORRELLI: Okay.

8 MR. LOFFREDO: Yeah, yeah.

9 MEMBER BORRELLI: Right to the -- so
10 looking at the restaurant, right next to it.
11 Yeah, okay.

12 MR. BROWN: Right next to the main entrance
13 to the restaurant.

14 MEMBER BORRELLI: Okay. Okay. So it's
15 actually -- it's the place right after the
16 leaded -- the diamond leaded glass windows.

17 MR. LOFFREDO: Correct.

18 MEMBER BORRELLI: To the right of that.

19 MR. LOFFREDO: Closer, closer, like if you
20 were walking towards Lucharitos.

21 MEMBER BORRELLI: Right, right.

22 MR. LOFFREDO: Right, exactly. There's
23 actually, I think, two -- there's technically, I
24 think, two spaces there.

25 MR. BROWN: There are two doors.

1 MR. LOFFREDO: There's two doors there.

2 MEMBER BORRELLI: Okay.

3 MR. LOFFREDO: So we wouldn't be touching
4 the facade --

5 MEMBER BORRELLI: Okay, good.

6 MR. LOFFREDO: -- of that at all.

7 MEMBER BORRELLI: On the pizza place.

8 MR. LOFFREDO: Everything that happens with
9 the pizza shop would be interior to the shop
10 and --

11 MEMBER BORRELLI: Okay.

12 MR. LOFFREDO: -- so far, the interior
13 aesthetic, and I know it's important, because you
14 have large glass windows, and so what you see
15 inside is as important --

16 MEMBER BORRELLI: Right.

17 MR. LOFFREDO: -- as what's outside. And
18 we're really looking at keeping the aesthetic of
19 a -- of the old style shop and it reflecting sort
20 of that traditional New York street slice
21 pizzeria --

22 MEMBER BORRELLI: Yeah.

23 MR. LOFFREDO: -- which we think Greenport
24 so desperately needs. And we had such good
25 response last season that we want to continue to

1 bring it more to the town in general, and rather
2 than have people walk all the way down to the
3 waterfront to get a slice of pizza.

4 MEMBER BORRELLI: Okay. And then I'm just
5 questioning about, as you're -- so you're coming
6 out of the main restaurant, you walk out the
7 door, you're changing out the awning?

8 MR. BROWN: Just the fabric.

9 MR. LOFFREDO: Yes.

10 MEMBER BORRELLI: In front of the two
11 double doors?

12 MR. BROWN: Just the fabric.

13 MEMBER BORRELLI: The fabric on the awning.
14 And the design is staying the same?

15 MR. LOFFREDO: Exactly the same.

16 MR. BROWN: Yes.

17 MEMBER BORRELLI: So you walk out, you make
18 a right, and as you're coming around, the way
19 you're going to hide, let's say, the tables is
20 going to be with planters, right? So you're
21 coming out the front door, you walk around, you
22 want to go to sit outside on this new patio, and
23 you've got planters there making like a wall; is
24 that how it's going to go?

25 MR. BROWN: Yeah. Actually, access, access

1 to the outdoor seating would be through the
2 restaurant.

3 MR. LOFFREDO: Right.

4 MEMBER BORRELLI: Through the restaurant.

5 MR. LOFFREDO: So the idea is, because
6 Claudio's is more a fine dining restaurant, and a
7 lot of the effort that we've tried to do since we
8 took over was really sort of bring back the
9 luster of that being a great restaurant in
10 Greenport, but maintaining the traditions that
11 were there, is, you know, increasing that fine
12 dining element. So the idea about eating outside
13 there is that you do have to enter in the
14 restaurant, be greeted by a host and be seated by
15 a host. And there'll be full table service there
16 with the same menu that we offer inside the
17 restaurant. We think that's a great service,
18 because it's probably one of the few, you know,
19 outdoor fine dining venues in town, other than
20 say American Beech, which I don't think they're
21 even doing a full menu outside, so --

22 MEMBER BORRELLI: So if you -- so this
23 thing here is going to be something solid, so
24 that you can't just walk right in between this
25 planter or this planter --

1 MR. LOFFREDO: No.

2 MEMBER BORRELLI: -- and ask for a table
3 outside?

4 MR. BROWN: No.

5 MR. LOFFREDO: I think it's reflected on
6 the elevation drawings that Robert did. So
7 between the planters, we're mirroring the railing
8 system that we installed out on the waterfront
9 with the teak trim and the white powder coated
10 metal support with a rope, and under-lights under
11 the banisters. So that there's a -- each planter
12 is connected by that railing system, so you
13 can't --

14 MEMBER BORRELLI: You can't walk in.

15 MR. LOFFREDO: -- just walk -- right.

16 Also, I think you may notice it from the
17 elevations, the veranda matches the height of the
18 dining room. So there is a handicapped ramp on
19 the -- I want to say west.

20 MR. BROWN: West.

21 MR. LOFFREDO: On the west end of the
22 veranda. So there is handicapped access for the
23 public to go from the parking lot directly into
24 the veranda, if it's required. But you also have
25 handicapped access through the restaurant,

1 obviously, and if a hostess were to meet, to
2 greet, and seat. And, typically, if we do have a
3 handicapped guest, they tend to call ahead and
4 let us know. But sometimes that's not the case,
5 so we'd be prepared either way to accept guests
6 when they arrive, if they're handicapped or
7 wheelchair bound.

8 ACTING CHAIR MEI: Joe, I'd like to ask you
9 a question. Given the nature of the application
10 in front of us, Chapter 76 requires hearings if
11 there are major alterations. In your judgment,
12 does this fall under that?

13 MR. PROKOP: Well, I think it's your --
14 it's under your discretion, the Board's
15 discretion, but I believe that you would be
16 supported by the -- by the application if you
17 decided that was a major alteration, requiring a
18 public hearing, yes. There would be a motion of
19 the Board.

20 MEMBER MC MAHON: Very good.

21 ACTING CHAIR MEI: Okay. Are there any --
22 do you have any questions?

23 MEMBER MC MAHON: I have real no questions.
24 They always do a beautiful presentation, so when
25 I see them walk into the door, I always know I'm

1 going to get all the answers that I need.

2 MR. LOFFREDO: We try.

3 MEMBER MC MAHON: Yeah. No. I mean, your
4 last effort in the main restaurant and the wharf
5 was fantastic.

6 MR. LOFFREDO: Thank you.

7 MEMBER MC MAHON: The presentation you gave
8 at the Schoolhouse was on point. You came with
9 your fabric samples. You always come well
10 prepared, and we really appreciate it.

11 This is a vast improvement on that side of
12 Claudio's. That was just a desert of asphalt.

13 MR. LOFFREDO: Yeah.

14 MEMBER MC MAHON: So I'm really happy to
15 see there'll be planters, and that will be
16 inviting. I'm personally very pleased about this
17 presentation.

18 MR. LOFFREDO: Just, you know, it's a
19 business consideration more than anything, but,
20 you know, the restaurant is a challenging profit
21 center for us.

22 MEMBER MC MAHON: Sure, sure.

23 MR. LOFFREDO: It has been, even when the
24 Claudios owned it for the last five or six years.

25 MEMBER MC MAHON: Yeah.

1 MR. LOFFREDO: It's almost like a key move
2 to having that restaurant maintain its integrity
3 and continue that tradition.

4 MEMBER MC MAHON: Yeah, this is an upgrade.

5 MR. LOFFREDO: Yeah, to be profitable.

6 MEMBER MC MAHON: This is -- this a really
7 seriously well thought out upgrade, in my
8 opinion.

9 MR. LOFFREDO: Thank you.

10 MEMBER MC MAHON: So it's a vast
11 improvement on that whole facade.

12 MR. LOFFREDO: I think we're fortunate, we
13 have a great team in Robert and our New York
14 Architect. They work really well together. And
15 our New York guy, Tim Schoeller, also, who's an
16 AIA Architect --

17 MEMBER MC MAHON: Yeah.

18 MR. LOFFREDO: -- as is Robert, they're
19 really sensitive about -- you know, they do the
20 same thing in New York, they have to go through
21 the Historic Commission.

22 MEMBER MC MAHON: Well, the neighborhood,
23 too. I mean, your attention to the -- your
24 surrounding. I mean, you're surrounded by
25 yourselves, essentially.

1 MR. LOFFREDO: To some degree, yes, that's
2 true.

3 MEMBER MC MAHON: But it is nice to know
4 that traffic off Main Street is -- this has
5 always been a draw and -- you know, and it is
6 perfectly true that not everybody who goes out
7 there is eating there, but they do -- you draw
8 them through the rest of the Village. And it is
9 a big circle now, since you can enter through the
10 park and do this whole -- it's a nice flow to the
11 Village now, and this, I think, helps out, and
12 it's always been a great draw for everybody.

13 MR. LOFFREDO: Thank you.

14 MEMBER MC MAHON: So I -- if we are
15 prepared to make a motion to approve, what is --

16 MEMBER DOHERTY: I would like to make one
17 more statement.

18 MEMBER MC MAHON: Sure, absolutely,
19 absolutely.

20 MEMBER DOHERTY: I would also like to make
21 a motion that we do hold a public hearing, and
22 the reason being, not that your plans aren't, you
23 know, well thought out, they are, but Claudio's
24 is one of the iconic spots of Greenport, and
25 there is a lot of community emotion, and

1 character, and pride invested in this place. So
2 I think it should be open to the community to
3 hear what you're going to do and to voice any
4 concerns or praise that they might have.

5 MR. BROWN: I was under the impression this
6 was a public hearing.

7 MEMBER DOHERTY: No, this is our regular
8 meeting.

9 MR. PROKOP: So if you'd like a public
10 hearing, the motion would be to determine that
11 the application is for a major alteration, and
12 that a public hearing is required, and will be
13 held at the next Board meeting, next HPC meeting.

14 MR. LOFFREDO: Which would be --

15 MR. PROKOP: If that's the motion.

16 MR. LOFFREDO: Do we have a date for that
17 yet, just so I can --

18 MR. PROKOP: We're going to set that in a
19 few minutes. It will be, you know, the --
20 there's a date set, to set it later on. We're
21 going to discuss that in a couple of resolutions.

22 ACTING CHAIR MEI: Yeah, probably February
23 20th.

24 MR. PROKOP: Probably February 20th.

25 ACTING CHAIR MEI: Yeah.

1 MEMBER BORRELLI: Hasn't this gone through
2 the Building Department already?

3 ACTING CHAIR MEI: So I guess --

4 MEMBER MC MAHON: Yeah, it has to be
5 approved. No, I'm sorry.

6 ACTING CHAIR MEI: So I guess we need to
7 make a motion and see if there is agreement on
8 the Board that it's a -- a public hearing is
9 required.

10 MEMBER BORRELLI: I just have a quick
11 question. If we do a public hearing, isn't that
12 part -- did this entire plan have to go through
13 the Building Department already to be approved?

14 ADMINISTRATOR PALLAS: No, nowhere near
15 that stage. That's the final step in any
16 application, and there are Planning Board
17 considerations, there are -- not in this
18 particular case, but there could zoning. The
19 process would be an application gets made, it
20 goes through the Boards. Once the Boards approve
21 it, then it gets a building permit review. These
22 aren't permit plans.

23 MEMBER MC MAHON: Understood. This is an
24 aesthetic review, essentially.

25 MEMBER BORRELLI: Exactly.

1 MEMBER MC MAHON: I would -- I would -- I
2 don't know how to make this presentation, but I
3 would -- I would make a motion to approve the
4 plans as submitted, but, sure, if it -- if the
5 steps require that it go before a public hearing,
6 then that's -- then that's the way to go. But I
7 think, on our end, if we're happy with what's
8 been presented in front of us, that we --

9 ADMINISTRATOR PALLAS: If I may, you
10 can't --

11 MEMBER MC MAHON: Yes.

12 ACTING CHAIR MEI: Yeah.

13 ADMINISTRATOR PALLAS: Just procedurally,
14 you can't -- you can't approve it and then have a
15 hearing. So the approval would come at the
16 close, the -- any potential approval would have
17 to be after the hearing is held and closed.

18 MEMBER MC MAHON: Okay.

19 ADMINISTRATOR PALLAS: Procedurally.

20 MEMBER MC MAHON: Does it --

21 ADMINISTRATOR PALLAS: So you can't approve
22 it. You would have to schedule -- your motion
23 would -- as the -- as your Attorney was just
24 advising, you would have to have a motion to -- I
25 can get his language, but I can repeat it, but

1 the -- you would have to have a motion to
2 schedule the hearing, because you determined that
3 it's a major alteration, schedule the hearing,
4 hold the hearing, close the hearing, and discuss
5 and/or vote.

6 MEMBER MC MAHON: And is the --

7 MEMBER BORRELLI: I'm just confused. I'm
8 just thinking about this, because if what we're
9 here to decide is something historical, the
10 history of the side of the building, it wasn't
11 historical anyway. The windows had been changed
12 and there had been major alterations on that side
13 of the building. We're not touching anything
14 historical on the historical part of the
15 building, because the stained glass windows are
16 still there, the two front doors there, the
17 awning is just getting changed on the thing. And
18 then the pizza place is going to maintain its
19 original old shop looking idea, they're not
20 changing that.

21 So the only major alteration, and I don't
22 know how major putting a deck on the side of an
23 ugly parking lot is major, but I think
24 aesthetically, if I'm -- if I'm supposed to
25 approve historically, there's nothing historic

1 about that side of the building of Claudio's. So
2 if I'm supposed to look at this aesthetically,
3 because historically there is no anything to
4 Astro -- not AstroTurf, tar.

5 MR. LOFFREDO: Asphalt

6 MEMBER BORRELLI: Asphalt. Thank you.

7 ACTING CHAIR MEI: Right.

8 MEMBER BORRELLI: I think this is a major
9 improvement, and I would rather see planters and
10 plants.

11 And as long as you're within whatever is
12 going to be required from the Building
13 Department, as far as parking and as far as
14 whatever, if I'm to approve this, I see no major
15 alteration on a deck that can always be taken
16 away at any -- at any time. It doesn't seem
17 major to me. It just seems aesthetically more
18 pleasing by far.

19 And historically, there is nothing to
20 decide on historically as a Historic Preservation
21 Committee, because there's nothing -- there's
22 nothing there that's historic. So I'm not
23 quite --

24 MEMBER MC MAHON: I think it's -- I think
25 it's Article 76, is it not?

1 ACTING CHAIR MEI: Yes.

2 MEMBER MC MAHON: And we're talking
3 about --

4 ACTING CHAIR MEI: Right.

5 MEMBER MC MAHON: -- the degree of
6 appropriateness in regards to the neighborhood
7 and neighbors. And since they are -- it's been a
8 commercial wharf and it remains so, I don't think
9 the impact -- the impact has more of a draw in
10 regards to foot traffic and who is drawn to this
11 area.

12 So if sequencing this -- I'm getting
13 confused in regards to sequence in regards to our
14 approval.

15 MEMBER BORRELLI: Right.

16 MEMBER MC MAHON: It's not even a part of
17 this as at this point, because it does have to go
18 before a public hearing?

19 ACTING CHAIR MEI: I think the motion was
20 whether we, as a Board, believe that this
21 application, as it is, is a major alteration, new
22 construction, and if so, then our -- Chapter 76
23 says we need to hold a hearing to allow the
24 public to comment on that. And so that was what
25 the motion was. It depends on the Board's

1 decision about whether it constitutes a major
2 alteration.

3 MEMBER MC MAHON: Okay.

4 MR. LOFFREDO: If I could just -- from what
5 I'm hearing, if I could comment. I understand
6 the public, you know, we want the public in
7 Greenport to have an opinion either way, to
8 praise or not praise, as you pointed out. But I
9 also think that we are going before the Planning
10 Commission as well, and I think from a public
11 perception, for the layman who doesn't understand
12 the idiosyncrasies with what's happening between
13 the Historic Commission and the Building
14 Department or the Planning Commission, I think if
15 there's going to be any public opposition, it's
16 going to happen at the same time. I know we're
17 on the -- we're supposed to be on the calendar
18 for the next hearing as well --

19 MEMBER BORRELLI: For the Planning Board.

20 MR. LOFFREDO: -- for the Planning Board.
21 So, I mean, I think if the public is going to
22 complain about a deck, or increased seating, or
23 parking, or garbage, or whatever, it's probably
24 all going to come at once.

25 ACTING CHAIR MEI: I understand. I

1 understand why you would be saying that and I
2 understand your position. The public hearings,
3 there is a provision for two public hearings, you
4 know, whatever the Planning Board does, and in
5 the Historic Preservation Commission, because
6 what you would be talking about would be slightly
7 different, right?

8 MR. LOFFREDO: Of course, of course.

9 ACTING CHAIR MEI: It would be the
10 character of the neighborhood. So, obviously,
11 it -- we can make a motion. I think it remains
12 to be seen if it would be pass or not. There's
13 only four of us, so I guess I'd have to ask what
14 would happen.

15 MR. PROKOP: So I think there's a couple of
16 things that I heard that I would just want --
17 Paul, would you like to comment first?

18 ADMINISTRATOR PALLAS: Well, just to be
19 clear, the major alteration talks doesn't talk
20 about which wall it is. It really is about the
21 landmark itself, or the historic -- a piece of
22 the Historic District. So it -- you know, from
23 my perspective, without telling -- you know,
24 saying -- I don't really have an opinion, that's
25 for you guys, but this is -- if it's me, it's

1 changing the appearance of the structure. I
2 mean, I don't see how you can get around -- away
3 from that. I don't --

4 MR. PROKOP: And I wanted to say, I --
5 we -- the way that we've treated these projects
6 in the past, not this project, but other
7 projects, is that the -- a property cannot be
8 divided by one part of the property isn't
9 historic and another is. There's a portion of
10 the property that's in the Historic District,
11 apparently, there's a portion that's not. But I
12 believe that all of the -- the rest of the
13 project that's on the property, if that impacts
14 the Historic District, whether or not it actually
15 is an impact is up to you to decide. But I
16 believe that it can't be ruled out just because
17 it's on the same property, but it's outside the
18 district.

19 MEMBER DOHERTY: And the other thing that
20 we would have considered as the HPC would have
21 been the doors, but we have no plans for the
22 doors. I mean, I believe you in good faith that
23 they'll be, you know, customized, but I don't
24 know what they look like, I don't know what
25 they're made of, I don't know what color they

1 are, I don't know if they really fit with the old
2 building.

3 MEMBER MC MAHON: This is the door, okay?

4 MEMBER DOHERTY: I know, but usually, when
5 people come before us, we see a picture of the
6 door.

7 MEMBER MC MAHON: All right.

8 MR. PROKOP: So there's a couple -- I just
9 wanted to say to you, most respectfully, there's
10 a couple of impediments, from my observation,
11 just from the procedural standpoint of view. The
12 first is the authorization that I mentioned.
13 Somebody has said that it probably exists in the
14 file and it just didn't make its way to the HPC.
15 But, typically, you are required to bring samples
16 of the actual -- the discussion now about the
17 doors, I mean, typically you're able -- you're
18 required to bring actual samples of what
19 something's going to look like or a rendering
20 with color and materials and things like that.

21 So what we've done -- what the Board has
22 done in recent applications, kind of over my mild
23 objection, is that we've accepted like, you know,
24 online printouts of, you know, models from
25 different manufacturers and things like that. I

1 don't know that that would be accepted. These
2 are going to be custom-made doors, so it won't
3 be --

4 MR. BROWN: Yes.

5 MR. PROKOP: It will be different. But
6 there is a requirement that you provide samples,
7 or, you know, something that they can -- they can
8 review, whether -- that's only my opinion about
9 the procedure. It's up to the Board what they
10 want to do with the application and the opinion.

11 MR. BROWN: I can certainly do it. It
12 would just be another rendition of the drawing
13 that's already been presented, perhaps drawn
14 larger. In terms of the detailing, you know, I
15 can describe all of that on a drawing as well.
16 It is exactly what you see on the existing
17 windows on that wall.

18 MR. PROKOP: Are these doors made to model
19 the window, is that what it is? The effect of
20 the window, is that what it is?

21 MR. BROWN: Yes, it would be detailed
22 exactly as the window is.

23 MEMBER MC MAHON: So it's a 12-light wood
24 door.

25 MEMBER BORRELLI: Yes.

1 MEMBER MC MAHON: True divided-light.

2 MR. BROWN: With the muntins exactly like
3 the muntins in the windows.

4 MEMBER MC MAHON: Okay. I mean, at some
5 point, sometimes, and I understand the Board
6 Members' concern, but we do have to take it upon
7 ourselves to understand everything without going
8 through -- I mean, this is a lot of detail. I
9 understand the concerns. If -- I think this is
10 almost a moot point if we're supposed to be
11 moving on to a public hearing --

12 ACTING CHAIR MEI: So I think that's a --

13 MEMBER MC MAHON: -- which is not my --
14 which is not my feelings. I respect my Board
15 Members and --

16 ACTING CHAIR MEI: So I think that's a --
17 Dennis, that's a perfect segue. I think that
18 we're at a point that I'd like to suggest that we
19 make a motion for the Board to determine whether
20 there should be a public hearing and --

21 MR. PROKOP: I think there was a motion
22 to -- excuse me. Respectfully, I think there was
23 a motion to determine that this was a major
24 alteration and to hold a public hearing, and it
25 was seconded, is what technically happened --

1 ACTING CHAIR MEI: Okay.

2 MR. PROKOP: -- 10 or 15 minutes ago. So
3 what --

4 ACTING CHAIR MEI: Right. So we did that
5 already.

6 MR. PROKOP: Really, I would call a vote
7 on it.

8 ACTING CHAIR MEI: Okay. So that means
9 that we're having a public hearing. That means
10 that we don't vote on this until the next time.

11 MEMBER MC MAHON: I don't remember
12 voting --

13 MR. PROKOP: Vote on whether or not --

14 MEMBER MC MAHON: -- on a public hearing.

15 MR. PROKOP: Vote on the motion.

16 MEMBER BORRELLI: Can I just pause for one
17 second and just say that the doors on the pizza
18 shop that you have drawn here are the original
19 doors?

20 MR. LOFFREDO: Yes. We're not touching the
21 facade.

22 MR. BROWN: We're not touching them.

23 MEMBER BORRELLI: You're not touching
24 those?

25 MR. LOFFREDO: We're not touching those.

1 MEMBER BORRELLI: And then the door that
2 goes to the left of it is an original door?

3 MR. BROWN: Yes. On the east side of the
4 building, all the doors are --

5 MEMBER BORRELLI: Okay.

6 MR. BROWN: -- left as is.

7 MEMBER BORRELLI: And then the original
8 doors under the awning, the two double doors,
9 those are staying the same?

10 MR. BROWN: Yes.

11 MR. LOFFREDO: It's exactly the same.

12 MEMBER BORRELLI: Because none of these
13 doors are matching.

14 MEMBER MC MAHON: No, it probably wouldn't be.

15 MR. BROWN: No, they --

16 MEMBER MC MAHON: Replaced over time.

17 MEMBER BORRELLI: Yeah. So it's -- so if I
18 only had one thing to say, maybe if you could
19 just -- the type of door -- you know, just --
20 well, I understand what you described what
21 they're going to be. If we just knew what they
22 were made out of, you know, just -- I mean, and
23 if they are imitating this, I mean, it does kind
24 of fit --

25 MR. BROWN: Yeah. And as the existing

1 windows --

2 MEMBER BORRELLI: -- because everything
3 else is a mishmosh.

4 MR. BROWN: As the existing windows on the
5 south wall, painted wood with glass.

6 MEMBER BORRELLI: Right. Okay.

7 ACTING CHAIR MEI: Okay. So I think where
8 we are, are there anymore questions or comments?
9 I think -- correct me if I'm wrong, but I think
10 what we have to do is to vote whether or not to
11 have a public hearing --

12 MR. PROKOP: Yes.

13 ACTING CHAIR MEI: -- that this is a major
14 alteration. And so, you know --

15 MEMBER BORRELLI: I'm still -- I'm still
16 confused. Maybe this is for Joe. I'm not sure,
17 but why the Historic Preservation Committee is
18 going to decide on a public hearing or not when
19 the Board, if this is -- usually comes up in the
20 Board meeting, right, where they do a public
21 hearing or not?

22 ADMINISTRATOR PALLAS: No. The code itself
23 directs you to hold public hearings for major
24 alterations, this body to hold public hearings.
25 And if this body is holding a hearing, this body

1 has to vote to hold the hearing. Procedurally,
2 that's how that works.

3 MEMBER BORRELLI: Okay.

4 ADMINISTRATOR PALLAS: Because no other
5 Board can direct you to hold a hearing, right?

6 MR. PROKOP: Yes, that's correct.

7 ADMINISTRATOR PALLAS: So you have to --
8 you have to make -- you have to make that vote to
9 hold a hearing.

10 MEMBER MC MAHON: I'm not in favor at this
11 point of a public hearing, because I'm looking at
12 the impact of that side, and that I don't
13 consider it a major alteration. That's strictly
14 coming from a contractor's point of view.

15 ACTING CHAIR MEI: Okay.

16 MEMBER MC MAHON: It's a deck and it's
17 outside seating. If you're starting to go back
18 into that whole area and tackle that whole side
19 in regards to all the windows, and pulling all
20 the -- that whole side of the building apart,
21 and, again, that's from a contractor's point of
22 view.

23 ACTING CHAIR MEI: Yeah. So I think, so --

24 MEMBER MC MAHON: The roof changes have
25 not -- you know, there's no roof changes, there's

1 no siding. There's -- it's a deck and it's a
2 seating area.

3 ACTING CHAIR MEI: So we have one Board
4 member with a nay. Roselle?

5 MEMBER BORRELLI: I'm looking at it as I
6 don't -- I mean, it might change the view. It's
7 going to change the view of the asphalt parking
8 lot to something that's going to be better, I
9 think, aesthetically pleasing to the eye. I like
10 the idea of the planters. I like the fact that
11 there's no roof on it. I like the fact that it's
12 almost not even structurally a structure, it's
13 just a deck, I mean.

14 ACTING CHAIR MEI: So your vote is?

15 MEMBER BORRELLI: So I'm voting -- I think
16 I'm voting with Dennis.

17 ACTING CHAIR MEI: Nay?

18 MEMBER BORRELLI: Nay.

19 ACTING CHAIR MEI: Okay.

20 MEMBER DOHERTY: Okay. And I am voting for
21 a public hearing. The changes may be for the
22 better and aesthetically very wonderful, but it
23 is an iconic landmark in Greenport, and I believe
24 they are major changes to what we have now.

25 ACTING CHAIR MEI: And I vote for a public

1 hearing as well.

2 MR. PROKOP: All right. So the motion --
3 because it's two to two, the motion for a public
4 hearing is -- becomes what's called a nonaction,
5 where the Board did not vote to hold a public
6 hearing, because there's no -- there wasn't at
7 least three votes in favor of a public hearing.

8 If you -- you could now have a vote to
9 table the application to the next meeting, so
10 that some of the things that you requested could
11 be provided, or you could vote on the
12 application.

13 I want to caution you about voting on the
14 application tonight, and suggest that you
15 consider waiting until you have a full Board.
16 The reason why is because if you have a motion on
17 the application tonight, two of the members have
18 already expressed concerns, and if you have a
19 motion to approve the application and it failed,
20 it's two to two or it fails, it may be
21 considered -- it's either -- it's either a
22 nonaction or may actually be considered a denial.
23 And I don't want the Board to put that -- the
24 applicant in that position if it's going to end
25 up being two to two. So if you sense it's going

1 to be two to two --

2 MEMBER BORRELLI: Why don't we table it
3 until then -- until Steve gets back?

4 MEMBER MC MAHON: That's what we're saying,
5 we're going to table it.

6 ACTING CHAIR MEI: Yeah. So you want to
7 make a motion?

8 MEMBER BORRELLI: Right? Make a motion to
9 table.

10 MEMBER MC MAHON: And I don't want to be
11 responsible. I don't want to cause the
12 applicants any undue. I stand by what I said,
13 and that's fine. And I understand --

14 MEMBER BORRELLI: Well, I stand by what I
15 said, but --

16 MEMBER MC MAHON: And I understand my Board
17 Members. And if it's going to be an issue, then
18 I suggest that we would table this and then --

19 ACTING CHAIR MEI: Okay. So we make a
20 motion to table it?

21 MEMBER BORRELLI: I think that's the best
22 thing.

23 MEMBER MC MAHON: We should make a motion,
24 then, to table it.

25 MEMBER BORRELLI: Yeah.

1 MEMBER MC MAHON: I don't want to see
2 anything come up.

3 ACTING CHAIR MEI: Okay. Second the
4 motion.

5 MEMBER BORRELLI: All in favor?

6 ACTING CHAIR MEI: All in favor?

7 MEMBER BORRELLI: I say aye.

8 MEMBER MC MAHON: Aye.

9 ACTING CHAIR MEI: Aye.

10 MEMBER DOHERTY: Aye.

11 ACTING CHAIR MEI: So the application is
12 tabled at this point.

13 MEMBER MC MAHON: Express what you were
14 going to say.

15 MR. LOFFREDO: Well, in hearing what you
16 were talking about, and, again, just being a
17 complete layman, but I do have people I have to
18 report back to and tell them what happened
19 tonight.

20 So my understanding is by tabling this now,
21 it will go onto the next hearing, where we'll
22 present additional details that you've requested,
23 rightfully so. But, at that time, you could
24 again request a public hearing, which would push
25 it to March.

1 ACTING CHAIR MEI: No, this is -- you --

2 MR. LOFFREDO: I just want to understand
3 procedurally what's going to happen at this
4 point.

5 MR. PROKOP: Yeah, just a second, I'm
6 sorry.

7 MR. LOFFREDO: I'd almost rather throw
8 myself under the bus and say just go for the
9 public hearing.

10 MR. PROKOP: Okay. So the -- I wanted --
11 there's a suggestion. We want to have -- the
12 whole purpose of this would be to put it over so
13 we have five people here, hopefully. And we're
14 trying to figure out people -- whether people are
15 going to be available or not available. So we
16 already have an issue. So it looks like the
17 Board may need to vote to have it -- the meeting
18 earlier than it would normally be, if you would
19 like to consider this in February, which would be
20 prior to February 12th. So how does the Board
21 feel about that, having --

22 MEMBER BORRELLI: That's fine.

23 MR. PROKOP: -- having a public hearing?

24 MEMBER MC MAHON: I think we should, yes.

25 MEMBER BORRELLI: That's fine.

1 MEMBER MC MAHON: I think we should --

2 MEMBER BORRELLI: Not delay.

3 ACTING CHAIR MEI: We shouldn't have to --

4 MEMBER BORRELLI: At least you'd have an
5 answer.

6 ACTING CHAIR MEI: Yeah.

7 MEMBER BORRELLI: You know.

8 MR. PROKOP: So why don't -- so why don't
9 you decide now. Between the four of you, among
10 the four of you, why don't you decide the date
11 that you want to have the next meeting?

12 MR. BROWN: Would that be a public hearing?

13 MR. PROKOP: It's going to be a public
14 hearing.

15 MEMBER DOHERTY: So this would have to
16 be --

17 MEMBER MC MAHON: Is it a public hearing or
18 is it -- is it just our meeting?

19 MEMBER BORRELLI: Well, it's a public
20 hearing if we -- if we didn't vote on it?

21 MR. PROKOP: Oh, I'm sorry, I apologize.
22 I'm sorry. It's a meeting. I'm sorry. Thank
23 you.

24 MR. BROWN: It's a meeting.

25 MEMBER MC MAHON: We're trying to get --

1 MR. PROKOP: Thanks, Bob, for bringing
2 that -- asking that question. You're right, it's
3 not --

4 MR. BROWN: But still at which you could
5 decide to have a public hearing in March.

6 MR. PROKOP: It's a meeting, right, sorry.

7 MEMBER DOHERTY: So you think February 10th
8 will be --

9 ADMINISTRATOR PALLAS: No, I can't.

10 MEMBER MC MAHON: And this is off? I don't
11 know if this is --

12 MEMBER DOHERTY: Or the first week in
13 February.

14 MEMBER BORRELLI: Could we do it in January
15 still, January 30th, I mean?

16 MEMBER DOHERTY: What is the first meeting
17 in February?

18 ACTING CHAIR MEI: Are you --

19 MS. AURICHIO: The first week in February
20 is the Planning Board. The first week is the
21 Planning Board.

22 MR. PROKOP: Meet like at 3 o'clock or
23 something, so we can't be --

24 MS. AURICHIO: They meet at 4.

25 ADMINISTRATOR PALLAS: You want it earlier

1 than the 10th?

2 MEMBER DOHERTY: We could yeah, yes.

3 ACTING CHAIR MEI: Right.

4 MR. PROKOP: We have to give
5 notification -- it's 10 days notice, so okay.

6 ADMINISTRATOR PALLAS: It's just an agenda,
7 it's just an agenda.

8 ACTING CHAIR MEI: So, Roselle, you said
9 January? So what's -- we could have it in
10 January, is that what you're saying?

11 MR. PROKOP: You could have it -- we need
12 10 days notice, and the date -- it's going to go
13 in the paper next Thursday, so 10 days after next
14 Thursday. After the 23rd, so it has to be --

15 ACTING CHAIR MEI: So it has not --

16 MR. PROKOP: February, starting
17 February 2nd you can have the --

18 ADMINISTRATOR PALLAS: Yeah.

19 ACTING CHAIR MEI: Okay.

20 ADMINISTRATOR PALLAS: The week of the 3rd
21 is possible.

22 ACTING CHAIR MEI: Okay. So --

23 MEMBER DOHERTY: So the week of
24 February 3rd, are you free?

25 MEMBER BORRELLI: I am.

1 ACTING CHAIR MEI: Yeah.

2 MEMBER MC MAHON: I will make myself free,
3 yes.

4 ACTING CHAIR MEI: Are we --

5 MEMBER DOHERTY: Any particular day is
6 good?

7 MEMBER BORRELLI: I'm good, whatever.

8 MEMBER DOHERTY: Okay. My schedule is
9 open.

10 MEMBER MC MAHON: Whatever you decide.

11 MEMBER BORRELLI: Wednesday, the 5th.

12 ACTING CHAIR MEI: Right.

13 MEMBER BORRELLI: Monday, the 3rd, it
14 doesn't matter.

15 ACTING CHAIR MEI: Okay. So is there any
16 conflict with Joe, because you should be here?

17 MR. PROKOP: I'm okay.

18 ACTING CHAIR MEI: You're okay?

19 MR. PROKOP: I should be okay.

20 MEMBER DOHERTY: Monday, the 3rd?

21 MR. PROKOP: Yes.

22 MEMBER DOHERTY: Monday the 3rd?

23 ACTING CHAIR MEI: So, shall we make a
24 motion that the next meeting will be held Monday,
25 February 3rd, at 5 p.m. at the Firehouse?

1 MEMBER MC MAHON: I will second that
2 motion.

3 ACTING CHAIR MEI: All in favor?

4 MEMBER DOHERTY: Aye.

5 MEMBER BORRELLI: Aye.

6 MEMBER MC MAHON: Aye.

7 ACTING CHAIR MEI: Okay.

8 ADMINISTRATOR PALLAS: Just for clarity for
9 staff, is that an additional meeting.

10 MS. AURICHIO: Or is that --

11 ADMINISTRATOR PALLAS: Or is that instead
12 of the 20th?

13 ACTING CHAIR MEI: I'm thinking it's
14 instead of.

15 MEMBER BORRELLI: Maybe, if we have enough.

16 MR. PROKOP: Yeah.

17 ACTING CHAIR MEI: Is that?

18 MEMBER BORRELLI: I mean --

19 MR. PROKOP: Because we're going to be
20 missing half, we're going to be missing half --
21 two members of the Board --

22 ACTING CHAIR MEI: Right.

23 MR. PROKOP: -- for the 20th. So why don't
24 we have it as the -- that will be the February
25 meeting. You could always have another meeting

1 if you feel it's necessary.

2 ACTING CHAIR MEI: Okay.

3 MEMBER BORRELLI: Yes.

4 ACTING CHAIR MEI: So that's the February
5 meeting?

6 MEMBER BORRELLI: That's fine.

7 ACTING CHAIR MEI: Thank you very much.

8 MR. BROWN: Just for clarification, this is
9 a meeting, not a hearing?

10 MEMBER MC MAHON: Correct.

11 ACTING CHAIR MEI: Correct, it's --

12 MEMBER DOHERTY: This is a meeting, not a
13 hearing.

14 ACTING CHAIR MEI: Yes.

15 MR. LOFFREDO: So it's still possible, and
16 based on your opinion, it's probably likely that
17 there would be a public hearing after that
18 meeting?

19 ACTING CHAIR MEI: Which is typically on
20 the day of the meeting.

21 MR. LOFFREDO: Oh, okay.

22 ACTING CHAIR MEI: So it would be in the
23 March meeting.

24 MR. LOFFREDO: In the March meeting, okay.
25 Thank you.

1 MR. BROWN: If you so decide.

2 ACTING CHAIR MEI: If we so decide.

3 MEMBER DOHERTY: If we decide.

4 MR. BROWN: Okay. Thank you.

5 MR. LOFFREDO: Thank you very much.

6 MEMBER DOHERTY: Thank you.

7 ACTING CHAIR MEI: Thank you.

8 MR. PROKOP: Could I ask you to just
9 connect with the Building Department, you know,
10 like in the next week or so, just to make sure
11 that everything's in order?

12 MR. BROWN: Absolutely.

13 MR. PROKOP: Please.

14 MR. BROWN: Okay.

15 MR. PROKOP: Thank you.

16 MR. LOFFREDO: Thank you.

17 MR. BROWN: Thank you.

18 ACTING CHAIR MEI: Thank you very much for
19 your time.

20 So the second item on our agenda is
21 423 Main Street, Discussion and possible motion
22 on the application of Kristina Ivy. The
23 applicant seeks approval to replace the existing
24 "Impulse" sign with a new business sign. The
25 SCTM Number is 1001-4.-7-12.

1 You're here to speak to the application?

2 MS. FOX: I am. I am presenting the sign
3 for Kristina Ivy. You should have the notarized
4 note in front of you.

5 ACTING CHAIR MEI: Could you please state
6 your name and your address?

7 MS. FOX: Oh, I'm sorry, I've never done
8 this. Kristian Fox.

9 ACTING CHAIR MEI: And your --

10 MS. FOX: 22 Terry Place, Riverhead.

11 ACTING CHAIR MEI: Okay. Thank you so
12 much.

13 MS. FOX: So she is presenting to replace
14 the current Impulse sign at 423 Main Street with
15 a wood sign, painted white, with gray font, which
16 is in front of you. And the dimensions are
17 19 inches high, 21 inches wide, and that will
18 just replace the current sign. And that's it.

19 ACTING CHAIR MEI: Any questions of Board
20 Members?

21 MEMBER MC MAHON: No. Just as long as it
22 meets the correct amount of inches, which I'm
23 sure. It's replacing the current sign?

24 MS. FOX: Yes.

25 MEMBER MC MAHON: Yeah.

1 MS. FOX: It's replacing the current sign.

2 MEMBER MC MAHON: It's a nice sign.

3 ACTING CHAIR MEI: Okay.

4 MEMBER MC MAHON: I have no problem with it.

5 MEMBER BORRELLI: Yeah.

6 MEMBER MC MAHON: Okay.

7 ACTING CHAIR MEI: So can I have a motion

8 to --

9 MEMBER MC MAHON: I will make a motion to
10 approve the signage.

11 MEMBER BORRELLI: I'll second it.

12 ACTING CHAIR MEI: All in favor?

13 MEMBER DOHERTY: Aye.

14 MEMBER BORRELLI: Aye.

15 MEMBER MC MAHON: Aye.

16 ACTING CHAIR MEI: Aye.

17 MS. FOX: Thank you.

18 ACTING CHAIR MEI: Motion is approved.

19 MS. FOX: Thank you very much.

20 MEMBER MC MAHON: Okay.

21 ACTING CHAIR MEI: Okay. The third agenda
22 item is a motion to accept the minutes of the
23 December 19th meeting.

24 MEMBER MC MAHON: I'll make a motion to
25 accept.

1 ACTING CHAIR MEI: And I think that only
2 the two of you can vote, because --

3 MEMBER BORRELLI: Oh.

4 MEMBER DOHERTY: We weren't there.

5 ACTING CHAIR MEI: We weren't there.

6 MEMBER BORRELLI: And I second that.

7 ACTING CHAIR MEI: All in favor?

8 MEMBER MC MAHON: Aye.

9 MEMBER BORRELLI: Aye.

10 ACTING CHAIR MEI: The motion carried. The
11 meetings are -- the minutes are accepted.

12 Okay. No. 5 is a motion to adjourn the
13 meeting.

14 MR. PROKOP: We already took care of this.

15 MEMBER BORRELLI: And the next meeting, we
16 have to -- the next meeting.

17 ACTING CHAIR MEI: What?

18 ADMINISTRATOR PALLAS: The next meeting is
19 the 3rd, right?

20 ACTING CHAIR MEI: Yes, the next meeting is
21 the 3rd.

22 MEMBER BORRELLI: Our next meeting is on
23 the 3rd. Okay.

24 ACTING CHAIR MEI: Okay?

25 MEMBER BORRELLI: Perfect.

1 ACTING CHAIR MEI: A motion to adjourn?
2 MEMBER DOHERTY: Yeah.
3 ACTING CHAIR MEI: Second.
4 MEMBER MC MAHON: All right.
5 MEMBER BORRELLI: Aye.
6 ACTING CHAIR MEI: All in favor?
7 MEMBER MC MAHON: Aye.
8 MEMBER DOHERTY: Aye.
9 MEMBER BORRELLI: Aye.
10 ACTING CHAIR MEI: Aye.
11 Thank you.
12 (Time Noted: 5:54 p.m.)

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