VILLAGE OF GREENPORT
COUNTY OF SUFFOLK : STATE OF NEW YORK

HISTORIC PRESERVATION COMMISSION
REGULAR SESSION

Third Street Firehouse
Greenport, New York

February 3, 2020
5:00 p.m.

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

JOSEPH PROKOP - VILLAGE ATTORNEY
PAUL PALLAS - VILLAGE ADMINISTRATOR
AMANDA AURICHIO - CLERK TO THE BOARD
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CHAIRMAN BULL: Okay. Ladies and Gentlemen, this is a meeting of the Village of Greenport Historic Preservation Commission. Today is February the 3rd, 2020. It's a little bit after 5 p.m., and we're meeting in the Third Street Fire Station.

The agenda today begins with Item No. 1, which is 111 Main Street. It's a discussion and possible motion on the application of the PWIB Claudio Real Estate LLC. The applicant seeks approval to add new doors and a seating area (a deck) on the south side of Claudio's Restaurant, rearrange doors to the prep kitchen at the Clam Bar, and add a new landscape lighting, awning, and umbrella and planter boxes. The SCTM Number is 1001-5-.4-25, 38.1, 39. I think that's three parcels.

So let's take a look at this. It had come up before at the earlier meeting, so, in respect, I will myself take a look at this. Do we have pictures of how it was before, or how it is now, or just how it's going to be? Is there anyone here to speak for Claudio's.

MR. LOFFREDO: Yeah. Robert's not feeling well, so --
CHAIRMAN BULL: Okay. Tell him to get better.

MR. LOFFREDO: Yeah, I hope so. He's got like bronchitis or something.

CHAIRMAN BULL: Okay.

MR. LOFFREDO: He's not doing too well. So, yes, the -- I don't believe that we -- this is Stephen Loffredo. I represent management at Claudio's. Lara Pizzanelli, our General Manager. Ryan is here from Robert Brown's Office, in case you should have some technical questions which are beyond my pay grade to answer.

CHAIRMAN BULL: Okay.

MR. LOFFREDO: And, yeah, these were the -- this is the additional information that was requested at the last hearing with regard to detail for the doors --

CHAIRMAN BULL: Okay.

MR. LOFFREDO: -- and window treatments, as well as hardware.

CHAIRMAN BULL: Okay.

MR. LOFFREDO: I did want to point out that in your introduction, there was mention of additional doors at the Clam Bar. I don't believe we're changing or reconfiguring or doing
anything with doors at the Clam Bar, specifically, to the best of my knowledge.

CHAIRMAN BULL: Okay.

MR. LOFFREDO: Yeah. There are other things that are happening at the Clam Bar which are internal, but I don't think anything that has to do with the HPC specifically, but yes.

So this is the -- this is what Robert's come up with in terms of answering questions from the last meeting.

CHAIRMAN BULL: Uh-huh.

MR. LOFFREDO: So there are two additional doors that will be on the south side of the main house, and a deck, which you have to enter the restaurant to access. So we're controlling the -- I guess the crowd or the environment and the people. Some nice planters, and also working on umbrellas and an awning, which the fabric, as we mentioned at the last meeting, will be consistent with current awnings and the fabric that we have on the property, either white or blue. I think umbrellas would be white and awning would be blue. Just sort of lovely outdoor deck, as opposed to a parking lot. And, also, I think we're using the same materials that
we used to redo the deck at the waterfront last summer.

CHAIRMAN BULL: Okay. So this is in the area which is formerly where the motorcycle people would park.

MR. LOFFREDO: Precisely.

CHAIRMAN BULL: Okay. Where will they be parking in the future?

MR. LOFFREDO: As they did last summer, we had redirected the motorcycles to the area just south of Preston's, and that was where we had the motorcycles. And, also, we're getting less motorcycles these days.

CHAIRMAN BULL: So this looks like a substantial viewscape change to the front of Claudio's.

MEMBER BORRELLI: To the side.

CHAIRMAN BULL: It's a -- and it's --

MS. PIZZANELLI: To the side of Claudio's, the south side.

CHAIRMAN BULL: Well, it's --

MR. LOFFREDO: The south facing.

CHAIRMAN BULL: Okay, yeah. Well, I was --

MS. PIZZANELLI: Nothing is changing on Main Street at all.
CHAIRMAN BULL: No, understood. But, I mean, still, when I think of Claudio's, I think of the sign, I think of the side, you know, such a beautiful view when you're on the dock, that restaurant.

In a situation, in looking over the code with the Village of Greenport, when you're making this kind of substantial alteration, in this case, it's -- it's not so much that you're altering the building, you're altering the entire appearance of that side of the building and also its functionality there. And in a case like this, we, in the Commission, feel that the public should weigh in on this.

MS. PIZZANELLI: Okay.

CHAIRMAN BULL: And we would like to -- I would say that in this particular case, what we would like to do is to schedule a time before our next meeting, before our next public meeting, just maybe an hour before, and have you kind of take us around to that spot --

MR. LOFFREDO: Sure.

CHAIRMAN BULL: -- and show us a little bit about it, so we could actually see what that looks like and how that would change.
So I would propose that we have a public meeting to discuss this project, to present this project. It's in keeping with the way we have done this sort of thing in the past. And that at 4 p.m., prior to the meeting, members of the Commission would meet with Robert, who will be feeling better by then, we hope.

MR. LOFFREDO: I hope.

CHAIRMAN BULL: And he'll just take us a little bit through that stuff. And if you could bring some of the materials that you have here, so that we could see that in context, that would be perfect.

MR. LOFFREDO: That would be our pleasure.

CHAIRMAN BULL: Yeah.

MR. LOFFREDO: We'd love to have you come down and we'll walk you through it.

CHAIRMAN BULL: That would be great.

MR. LOFFREDO: Yeah.

CHAIRMAN BULL: So I make that motion. Does anybody second it?

MEMBER DOHERTY: Second.

CHAIRMAN BULL: All in favor?

MEMBER MEI: Aye.

MEMBER DOHERTY: Aye.
MEMBER BORRELLI: Aye.


MR. LOFFREDO: There you go. Any other questions you have? I know you were not here at the last meeting. Any?

CHAIRMAN BULL: Oh, yes, question.

MEMBER DOHERTY: I did want to make a comment.

MR. LOFFREDO: Yes.

MEMBER DOHERTY: I wanted to thank you very much for the care and detail that you went into in developing these plans that we looked over earlier today. So I wanted to thank you very much for that.

MR. LOFFREDO: Thank you. It's our pleasure. Thank you.

MS. PIZZANELLI: You're welcome.

MEMBER DOHERTY: Steve.

CHAIRMAN BULL: Yes.

MEMBER DOHERTY: We need to get a motion to schedule a public hearing.

MR. BULL: Good. Okay. I now make a motion to schedule a public hearing at the next meeting of the Historic Preservation Commission.

So the next meeting we're looking at is on
March 19th. Does that work for members of the Commission?

MEMBER DOHERTY: Yes.
MEMBER MEI: Yes.

CHAIRMAN BULL: Does that work for you?
MEMBER BORRELLI: Yes.

CHAIRMAN BULL: Take a look.
MEMBER BORRELLI: What day is it of the week?

CHAIRMAN BULL: That would be our usual.

ADMINISTRATOR PALLAS: Thursday
MEMBER BORRELLI: Oh, a Thursday?

CHAIRMAN BULL: Thursday.

MEMBER BORRELLI: Okay. Actually, I won't be here.

CHAIRMAN BULL: You won't be here. Well, three of us will be here, and we'll get Dennis here.

MEMBER BORRELLI: Okay. All right.

CHAIRMAN BULL: And maybe you could share some of our thoughts, if you --

MEMBER BORRELLI: Sure.

CHAIRMAN BULL: You know, that would be nice.

So I made the motion. Anyone want to
second it?

MEMBER MEI: Second the motion.

CHAIRMAN BULL: All in favor?

MEMBER MEI: Aye.

MEMBER DOHERTY: Aye.

MEMBER BORRELLI: Aye.

CHAIRMAN BULL: Aye.

Okay. So we will have a public meeting, and then we will also -- did I -- I didn't make a motion for the 4 p.m. visit. Do I need to make a motion on that?

ATTORNEY PROKOP: Excuse me?

MEMBER MEI: I think you did.

ADMINISTRATOR PALLAS: You should.

MEMBER DOHERTY: You did.

MR. BULL: I did, I thought.

MEMBER MEI: Yeah.

CHAIRMAN BULL: Okay, good. Okay. So we have those two items covered with Item No. 1.

MR. PROKOP: So there'll be a public meeting on this application at 4 p.m. on March 19th?

MEMBER DOHERTY: No, 5 p.m.

CHAIRMAN BULL: No, 5 p.m. 4 p.m. the HPC will go there and take a --
MR. PROKOP: Oh, the site visit. Public meeting site visit at 4 p.m.

CHAIRMAN BULL: Yep.

ATTORNEY PROKOP: And then at 5 p.m., there'll be a public hearing on this application.

CHAIRMAN BULL: Correct. Thank you.

MR. PROKOP: And then the public meeting will follow.

MEMBER DOHERTY: Yes.

MEMBER MEI: Yes.

CHAIRMAN BULL: Yes.

ATTORNEY PROKOP: Thank you.

MEMBER MEI: Right.

ATTORNEY PROKOP: The regular meeting would follow.

CHAIRMAN BULL: The regular meeting will follow, yes. Thank you for that clarification.

MR. PROKOP: For myself, just to make sure I got it straight. Thank you.

CHAIRMAN BULL: No, we have it for the record.

There is a -- another item came up today with regards to -- I had a meeting today with Andrew, who is the owner of the Auditorium in Greenport, New York, and I was asked to follow up
with -- the Auditorium is listed as one of the
more -- most important buildings on Long Island
to be saved or to be preserved. It was
originally introduced to bring culture to
Greenport a long time ago. Sarah Bernhardt
actually performed there, and many other
notables.

It's in amazing shape. I suggest you all
just take a look at it, if you're not familiar
with the structure itself, inside or out. The
fly space is totally preserved. They even have
the limelight bins on the floor, so you can --
you can go that far in your reconstruction.

Anyway, Sarah was concerned, because we
weren't getting a lot of action on the sites that
had been created, to see if there would be some
way that with the involvement of outside parties,
we could figure out a way to help the owner and
help Greenport preserve that important landmark.

So I gave Sarah Kautz a call, and she's
with the Long Island Preservation Society, who
actually posted the listing for this building.
And she came up with the idea that we would,
hopefully in March or April, we would have a
public workshop on the tax advantages of actually
getting involved in a project of this kind.

   Greenport is in a unique position, at least
the Historic Preservation District, because we
are a CLG. And that means that people who have a
residency here or who have a business in this
area, when they want to make an improvement or a
change, they can actually benefit from tax
advantages.

   Tax advantages are surprisingly hard for me
to understand. I don't quite understand how a
tax advantage works, but, apparently, it's a
motivator to investors to do -- you know, to do
the kind of work that would be required to
restore the Auditorium to its original purpose,
you know, with all the other work that would have
to be done.

   So we're contacting people in Upstate New
York who have done before, or two years ago, when
we had -- I think it was two years ago, when we
had a similar workshop to this one, who will come
in and talk to us. I'm trying to schedule that.

   So, hopefully, at our next meeting, I'll
have an announcement of a coalition of interested
people, where a person who understands these tax
advantages will make a presentation to the
businesses who own -- you know, to anyone who's
interested in this project, but -- or in any
project concerning a commercial development, or
restoration, or family home restoration in the
Historic District, and bring some explanation to
the advantages, the tax advantages of doing so to
maintain, to maintain that structure. So expect
to get an invitation on that.

And that was a great meeting I had with
Andrew there to get him kind of on board. And
it's going to serve as kind of a perfect case for
people to understand how a tax advantage would
work on one particular structure. So we use his
structure as an example of the benefits. So that
worked out pretty well. That's my report on
that.

As the Chairperson, is there anyone in the
audience who would like to talk about something
that's important to them that they feel that the
HPC should think about?

(No Response)

CHAIRMAN BULL: The silence is deafening.

(Laughter)

CHAIRMAN BULL: That's good. So we'll move
on to Item No. 2, motion to accept the minutes of
the January 16th, 2020 meeting.

MEMBER MEI: I make a motion to accept the minutes.

CHAIRMAN BULL: All in favor?

MEMBER BORRELLI: Aye.

MEMBER DOHERTY: Aye.

MEMBER MEI: Aye.

CHAIRMAN BULL: Item No. 3, motion to schedule the next HPC meeting for 5 p.m. on March 19th, 2020 at the Third Street Fire Station. We've already talked about the 4 p.m. beforehand, and that will be a meeting that will follow the public meeting, all at the same time.

Is there a motion to accept that?

MEMBER DOHERTY: Second.

MEMBER BORRELLI: Yes.

CHAIRMAN BULL: All in favor?

MEMBER BORRELLI: Aye.

MEMBER MEI: Aye.

CHAIRMAN BULL: Oh, well.

MEMBER DOHERTY: Aye.

CHAIRMAN BULL: Let's have a motion to adjourn and everyone to agree. Thank you very much.

MR. LOFFREDO: Thank you.
MEMBER DOHERTY: Thank you.
MEMBER MEI: Thank you.
(Whereupon, the meeting was adjourned at 5:17 p.m.)
CERTIFICATION

STATE OF NEW YORK )
) SS:
COUNTY OF SUFFOLK )

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

THAT, the above and foregoing contains a true and correct transcription of the proceedings taken on February 3, 2020.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 7th day of February, 2020.

______________________________
Lucia Braaten

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