VILLAGE OF GREENPORT
COUNTY OF SUFFOLK : STATE OF NEW YORK

HISTORICAL PRESERVATION COMMISSION
REGULAR SESSION

Old Schoolhouse
Greenport, New York
May 6, 2019
5:00 p.m.

STEPHEN M. BULL - CHAIRMAN
DENNIS MC MAHON - MEMBER
LORI MEI - MEMBER
KAREN DOHERTY - MEMBER

JOSEPH PROKOP - Village Attorney
KRISTINA LINGG - Clerk to the Board

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(The meeting was called to order at 5:00 p.m.)

CHAIRMAN BULL: Good evening, Ladies and Gentlemen. This is the May 6th meeting of the Historic Preservation Commission. My name is Stephen Bull, and I'm the Chairperson. And on my right, I present --

MEMBER MC MAHON: Dennis McMahon.

CHAIRMAN BULL: And on my left.

MEMBER MEI: Lori Mei.

MEMBER DOHERTY: Karen Doherty.

CHAIRMAN BULL: Now, Lori and Karen have just joined this organization -- this Commission, and it's with great delight that we have them on board to help us out. We had two members that went on to other phases of their paths, but we're very excited about having them on board.

But let's get right down to business with Item No. 1, which is at 142 Main Street. It's the Discussion and possible motion of the application of Lillian E. Stachtiaris. I hope I got that close. The applicant proposes new signage on the property located at 142 Main Street. The SCTM number is 1001-5.-3-16. Is the applicant in the house?
MR. BOTROS: (Raised hand)

CHAIRMAN BULL: Please introduce yourself.

MR. BOTROS: Hi. My name is Sam. I'm the owner of Signarama, and we are taking care of the signs.

MS. BRAATEN: Can you just give your last name, please.

MR. BOTROS: Botros. B, as in boy,

O-T-R-O-S, as in Sam.

CHAIRMAN BULL: Can you give us your address, also?

MR. BOTROS: To my store?

CHAIRMAN BULL: Yes, that would be fine.

MR. BOTROS: 721 East Main Street,

Riverhead, 11901.

CHAIRMAN BULL: So if we look at the application for Certificate of Appropriateness, we will see the sign specifications themselves.

MR. BOTROS: Yes.

CHAIRMAN BULL: And it's my understanding this is going on an ice cream store that's already there, right, as a --

MR. BOTROS: It just opened last week,

the 1st.

CHAIRMAN BULL: First week, yeah.
MR. BOTROS: Actually, they're open. It used to be ice cream before, yes.

CHAIRMAN BULL: And just so that I'm clear about the signage, I was a little confused at the -- at the beginning, when I was looking at the gray matter behind this sign. That actually is transparent.

MR. BOTROS: Just the window.

CHAIRMAN BULL: This is just the window, it's just the window.

MR. BOTROS: This is just the window, yeah.

MEMBER MC MAHON: There you go.

CHAIRMAN BULL: Okay. So, in looking at that, we often like to cite the approval criteria of the Village of Greenport, which is found in our code, 76.6, where it talks about the properties which contribute to the character of the Historic District shall be retained, or with the character, or with their historic features altered as little as possible. So this is just one example of, I think, where the character and the design is in keeping with the signage that we see in other parts of Greenport.

MEMBER MC MAHON: Yes, it is.

CHAIRMAN BULL: Would you agree?
MEMBER MC MAHON: Yes.

MEMBER MEI: Yes.

MEMBER DOHERTY: Yes.

MEMBER MC MAHON: Very nice.

CHAIRMAN BULL: So I make a motion that your sign specifications, as presented to us, should be given a Certificate of Appropriateness.

MR. BOTROS: Awesome, great.

CHAIRMAN BULL: All in favor?

MEMBER MC MAHON: Aye.

MEMBER MEI: Aye.

MEMBER DOHERTY: Aye.

CHAIRMAN BULL: Thank you.

MR. BOTROS: Thank you very much.

CHAIRMAN BULL: Yup.

MR. BOTROS: Have a great day.

MEMBER MC MAHON: Thank you.

CHAIRMAN BULL: Okay. Next Item on the agenda is Item No. 2, 611 Main Street. The discussion and possible application of the Stirling Rental, LLC. The applicant proposes the demolition and reconstruction of an exterior wall, as well as replacement windows for the property located at 611 Main Street; SCTM #1001-2.-6-47.
Is the applicant in the house?

MR. EBELING: Yes, sir.

CHAIRMAN BULL: Would you, please, come up
and address us, and tell us your name, your
address, and give us a little information,
background on this, please.

MR. EBELING: I surely will. My name is
John Ebeling. I am a managing member of Stirling
Rentals, LLC, as is my wife, Barbara, over there.
Address is 145 Schooner Drive, Southold,

Now the first gentleman who was up here had
a very short and sweet thing.

(Laughter)

MR. EBELING: This isn't going to be short,
and it probably isn't going to be sweet. Either
you're going to be happy with what has been done,
or I'm going to go to jail at the end of it.

(Laughter)

CHAIRMAN BULL: Well, I hope it's not that
extreme.

MR. EBELING: I hope it's not.

CHAIRMAN BULL: It won't be that extreme.

MEMBER MC MAHON: No, I know where
you're at.
CHAIRMAN BULL: Unhappiness is about as much as --

MR. EBELING: Okay.

MEMBER MC MAHON: That's good.

MR. EBELING: First, please, let me ask that you, you did get the package that I submitted with the permit with many, many photographs? Yes, I see you're looking at it.

CHAIRMAN BULL: Yes.

MR. PROKOP: Can I get a copy?

MR. EBELING: All right. Let's go back five or six months. These apartments have been rented for the past -- actually, for the past 40 years. Barbara and I have been renting them for 20 or 25 years.

CHAIRMAN BULL: Talk into the microphone so we can --

MR. EBELING: Oh, I'm sorry.

CHAIRMAN BULL: -- hear you very carefully.

Thank you.

MR. EBELING: So we've been renting these apartments for about 25 years, and Apartment C, which is -- Apartment C, which is the one that had the rotting wall, was occupied by Mr. and Mrs. Osman (phonetic) for the past five years,
wonderful tenants, love them.

CHAIRMAN BULL: Uh-huh.

MR. EBELING: Back in December, Mr. Osman (phonetic) contacted me, he said, "John," he said, "You know, we really have a problem here." We had carpenter ants in the past, and I've had them exterminated, they came back." And he said, "It's worse than that." He said, "The walls are just flexing, the windows are rotten, there's water coming in. We're starting to get a little mold. It's really bad. It's not a good situation to live in and I really think it's a danger."

So I go up and look at it, and for real, you could push on the wall back and forth. So I said, "All right. Let me see what I can do with this," and I brought in Mr. Rick Weber. Rick's the builder. I said, "Rick, could you take a look at this? Can we replace these windows? What can we do?" And he looked at it and said, "John," he said, "this whole wall, this is rotten, it has to be reframed." And he said, "And what's worse, the wall is framed over a Yankee gutter. There is no support, which is why it's flexing." It's not over the supporting
member of the porch down below. It was a repair, it had to be done.

The tenants are unhappy, they're complaining. There's water damage in the house. I had to protect my property, I have to protect my tenants, and I said, "Can we do this?" I said to Mr. Weber, "Can we do it?" He says, "Yeah. Three or four weeks, we can knock this whole thing out, it's really a very simple repair. Reframe it, windows, done."

So on January 6th, no permit. We think we're doing the repair. January 6th we began this, and moving like gangbusters. Everything was good, and then we had a visit from the Code Enforcement Officer. Looked at it, said, "Oh, no, no, no, you can't do this, you need a permit." And I said to Mr. Morris, "We really have a situation here. This is" -- "it's dangerous. The house is falling apart. It has to be fixed, it is a repair." "No, you need a permit." Stop Work Order, we stopped.

From January 6th -- I take that back. From January 15th through April 14th, didn't do a thing, nothing, it sat there. Sort of bundled, bundled it up and buttoned it up as well as we
could, but we still had the water damage, the whole thing. You know, it's just not tight, has to be done.

Now I have to enlist the services of an architect, an engineer, spend money, get it all approved and stamped, etcetera, etcetera, for a job that Mr. Weber has done a thousand times. He could do this blindfolded.

(Laughter)

MR. EBELING: But, finally, we got it all done. We got the permit. We applied for a permit. Had the engineer's drawing, the architect's drawing, everything's wonderful. And then on, eh, April 12th, so now several months later we applied for a building permit, and at the time -- is it Kristina?

MS. LINGG: Yes.

MR. EBELING: Kristina. I think Kristina was the woman who dealt with this at the office, and she said, "Well, I have bad news for you. I think there may not be a Historical Preservation Committee meeting in May," because of whatever was going on, there are no members left. And I says -- so that could have delayed it yet another month.
So Mr. Weber and I spoke and said, "Ah, this is not good." I have to get this done. The tenant -- I'm losing rent money, too. I mean, finally, I worked out a deal with these people, they're not in there. They can't even occupy the apartment, because nothing's there, nothing to -- everybody's nuts. I'm not getting rent money. I've got to pay engineers, I've got to pay carpenters, I've got to pay for permits, blah, blah, blah, blah, blah.

So, finally, we start working on it on April 15th, on a Monday. So we lost like three months of work, but on April 15th, we started. Today, it's done, which I know is not what you want to hear, but I had to do this. I had to protect my property. I had to make a livable space for the tenant, who's been paying me rent for five years. It is done.

Now what I -- what I would like to show you are some photographs of what it looks like now. The windows were replaced with Andersen 400s. I have four copies of this. This is what it looked like before, before the repair. If you'll look at the next picture, this is what it looks like now.
CHAIRMAN BULL: Well, it's regrettable that you weren't able to meet with the Historic Preservation Commission in advance of this work. There are two -- well, there's one obvious issue that I have with this, in looking at it, because I think -- I understand your story. I read your narrative in your letter, and I looked at what it was like before, when it was resting on the very edge of the Yankee gutter, and then I looked at it with the quality of work that was going into placing it on the foundation, you know, the wall post underneath. But it -- it's un-- there -- I have a problem in that you did not preserve the Yankee gutter, period.

MR. EBELING: I --

CHAIRMAN BULL: It could have been preserved, if that had been -- a Yankee gutter is a part of Greenport and a part of the Greenport construction that is classic. You know about the Yankee gutter?

MR. EBELING: And I do, and there are Yankee gutters throughout the rest of the --

MR. WEBER: Can I chime in on that?

MR. EBELING: Yes, please.

MR. WEBER: Can I weigh in on this? If you
look at the building --

CHAIRMAN BULL: You have to go there. Please, introduce yourself there.

MR. WEBER: My name is Rick Weber. I'm President of East End Woodworking and Design, LLC.

CHAIRMAN BULL: Uh-huh.

MR. WEBER: If you look at the building and the roof line above the windows that were existing, and that are there now.

CHAIRMAN BULL: Yes.

MR. WEBER: Okay. There's a gutter there that's been there for 50 years.

CHAIRMAN BULL: Yes, I see it in this picture, Image No. 8.

MR. WEBER: Right. And what we're going to do is we're going to put that gutter back.

CHAIRMAN BULL: Yes.

MR. WEBER: So that would be back the way it was.

CHAIRMAN BULL: Yes.

MR. WEBER: You only have 7 feet of 12 inches of Yankee gutter. If we were to replace it, it wouldn't really catch any water.

All the gutter is -- the gutter at the roof line
above the windows is taking all the window -- the
water from all the roofing. So I thought
about putting --

CHAIRMAN BULL: But in this -- yeah.
Forgive me for interrupting, but it looks to me
like in this image that the Yankee gutter goes
down that window, around that line of windows; is
that true?

MR. WEBER: Right, correct.

CHAIRMAN BULL: Did it go down that line of
windows?

MR. WEBER: Correct. But all the water
from the roof above is -- has been for 50 years
been caught by a gutter above the windows on the
roof line.

MEMBER MC MAHON: Image No. 2?

CHAIRMAN BULL: I see it. Yes, I see it
right here in this picture, yeah.

MR. WEBER: So it never had a Yankee gutter
for 50 years.

MEMBER MC MAHON: Oh, I see what you're
talking about, yeah.

MR. WEBER: So if we were to put the Yankee
gutter back in, it actually wouldn't catch any
water, but anything that would go against the
building and down.

MEMBER MC MAHON: The Yankee gutter --

MR. WEBER: It's all --

MEMBER MC MAHON: I'm sorry for interrupting.

MR. WEBER: It hadn't been in place for over 50 years.

MEMBER MC MAHON: The Yankee gutter is included -- is just on the outcropping?

CHAIRMAN BULL: It was covered up. You see the construction they did --

MR. WEBER: They built a wall on top of the gutter.

MEMBER MC MAHON: The Yankee gutter is the only -- yeah.

MR. EBELING: Can I say a word about the --

MEMBER MC MAHON: The Yankee gutter was here.

CHAIRMAN BULL: Yup. And, basically, I'm not even sure that that structure was there originally. It might have been built over that porch roof or --

MC MAHON: No, it's just --

MR. EBELING: That's what I'd like to say.

That structure, the porch, the rotten porch was
built on top of the existing first --

MR. WEBER: Yankee gutter.

MEMBER MC MAHON: It's typically --

MR. EBELING: There was simply a porch there, nothing above it.

MEMBER MC MAHON: It's a typical Greenport condition.

MR. EBELING: And 75 years ago, someone said, "Gee."

MR. WEBER: Okay. Let him --

CHAIRMAN BULL: Yeah.

MR. WEBER: Let him talk.

MEMBER MC MAHON: It's just badly done years ago, okay? So I just have to interject here a little bit.

CHAIRMAN BULL: Please.

MEMBER MC MAHON: So they've corrected the structural aspect of what --

MR. WEBER: Yeah.

MEMBER MC MAHON: -- in regards to this --

MR. WEBER: We built the wall underneath the beam.

MEMBER MC MAHON: -- situation. You put the wall back to carry the structure.

MR. WEBER: Yes.
MEMBER MC MAHON: I get it. Okay. And I think what now --

CHAIRMAN BULL: I understand that, yeah.

MEMBER MC MAHON: -- is the understanding, is that the concern is that the Yankee gutter aspect of it was not put back, but it is now a shed, it's a shed type of little --

CHAIRMAN BULL: Here it is.

MEMBER MC MAHON: It's a shelf. It's a shelf.

CHAIRMAN BULL: Yeah.

MR. WEBER: It's 14 inches of roof.

MEMBER MC MAHON: Yeah. I mean, you know --

MR. WEBER: And if you look at the existing front half --

MEMBER MC MAHON: Yeah, I understand it. And with my colleagues, we -- the reason we have four people here, that we don't always agree with everything.

CHAIRMAN BULL: Correct.

MEMBER MC MAHON: There's a certain amount of practicality in that regard. Yankee gutters are the first thing to kill a house, and as we all know. And I've lived here and done these
houses.

This is not the -- again, had this been a part of an application, we would have asked perhaps that you had flattened this profile, instead of made it a -- you understand what I'm saying?

MR. WEBER: I understand, but if you look at the --

MEMBER MC MAHON: Increase the fascia board in order to -- because that looks like a -- that's a very steep -- that's almost 12 pitch. We might have asked you for a three.

MR. WEBER: Okay. But if you look at the construction and the design of the front half of that house --

MEMBER MC MAHON: Yes.

MR. WEBER: -- which was probably the original building from day one, back in the early 1900s --

MEMBER MC MAHON: Yeah, yeah.

MR. WEBER: -- it has returns that match what I did.

MEMBER MC MAHON: Well, that's -- yes, that's nice.

MR. WEBER: So I --
MEMBER MC MAHON: At the very end. I get it, yes.

MR. WEBER: You know, so to put a flat there versus the --

MEMBER MC MAHON: Not necessarily would have even asked you for a flat, but maybe asked you for a less of a pitch.

MR. WEBER: Right.

MEMBER MC MAHON: We get it. I mean, do you understand what I'm saying?

MEMBER MEI: (Nodded yes)

CHAIRMAN BULL: Well --

MEMBER MC MAHON: This was a little bit more. This is a done deal at this point, so we have to go back to is -- are the windows something that we would have approved of?

CHAIRMAN BULL: I don't know. I don't know.

MR. WEBER: The windows are the --

MEMBER MC MAHON: Anderson 400 --

MR. WEBER: The windows are the same size.

MEMBER MC MAHON: Yes.

MR. WEBER: We replaced them as close as we could get to match. In fact, we lined up the windows with the beams in the porch --
MEMBER MC MAHON: Well, that makes a good --

MR. WEBER: -- to carry the load.

MEMBER MC MAHON: We get it, yeah.

MR. WEBER: And it wasn't --

MEMBER MC MAHON: Or I get it.

MR. WEBER: They -- what they did was -- it might have been like a walk-out porch with no roof.

MEMBER MC MAHON: Uh-huh.

MR. WEBER: And 50 years ago, what they did was they put a knee wall and probably screens.

MEMBER MC MAHON: Yeah, it's --

MR. WEBER: And then the roof. So when they put the windows in, they built a wall on top of a wall, so there was no load-bearing continuous beam from the floor to the rafters.

MEMBER MC MAHON: Yeah. We get the structural end of it, or whatever.

MR. WEBER: Yeah.

MEMBER MC MAHON: We understand you did the right deal. We have -- we were overlooked in this.

CHAIRMAN BULL: Yes, but I still --

MEMBER MC MAHON: Yes.
CHAIRMAN BULL: If we take a look at this photograph here, which the photograph of the finished work, we'll see that there are Yankee gutters, working, working Yankee gutters on the -- on the rest of the house.

MEMBER MC MAHON: Correct.

CHAIRMAN BULL: And what happened here is, is that, one, you point out they're not Yankee gutters anymore. And even though they wouldn't have taken much water, it wouldn't have had to use as much work as the ones that you talk about.

MEMBER MC MAHON: Yes, yes, it is.

CHAIRMAN BULL: Can sometimes be problematic. But it's very clear that in the pudding, when you put this roofing down, instead of returning to the Yankee gutters, when you made a decision to continue the work, when we had a meeting coming up and we have new members, it's annoying to me.

(Laughter)

MR. EBELING: And I apologize for that.

CHAIRMAN BULL: Well, apologies I'm not sure are going to work.

MR. EBELING: Well, but understand my position. I've got a house -- we've been waiting
for four months to get this done, and it's --
it's really been absurd. This was a simple
project, and to be jumping through hoops to try
to please everyone. Look at that. Is it out of
class? That doesn't look good in the
Historic District?

    CHAIRMAN BULL: Yes.

    MR. EBELING: I think it looks good.

    MR. PROKOP: Can I just --

    MR. EBELING: I just think it looks really

good.

    MR. PROKOP: Can I interject something?

    CHAIRMAN BULL: Yes, please.

    MEMBER MC MAHON: Yeah, because --

    MR. PROKOP: So --

    MEMBER MC MAHON: Yeah, we're getting out

of context here.

    MR. PROKOP: The -- what actually happened
here is, and what you -- what's been referred to
as jumping hoops, what it actually was -- excuse
me. What actually happened here was when the
Building Department noticed that the work was
undertaken without a permit, work which clearly
needed a permit -- and, basically, all of these
pictures that you provided us is of really not of
any historical work or exterior work that was
done on the house, but basically establishes all
of the structural work that you did on the house
without a permit. We -- the Village issued a
Stop Work Order and you decided to continue
working anyway. And what happened --

MR. EBELING: We continued -- wait, excuse me. We cont --

MR. PROKOP: What actually happened was --
what actually happened was you were -- you were
told very early in the process, I think as early
as January, that you needed to come in with
plans, and you just decided not to, that you
wanted to proceed.

MR. EBELING: No, sir that is not true.

MR. WEBER: That's not true.

MR. EBELING: We came in with plans.

MR. PROKOP: And you brought in plans that
were not sufficient, because they -- if I'm
not -- if I'm mistaken on this point, please
correct me. Did you bring in plans originally
that were not stamped or not certified?

MR. EBELING: No.

MR. WEBER: No, we -- I visited the
Building Department, and I just was curious, and
I found out that we did have to proceed through an architect and an engineer, and we went right ahead and did that, and that took some time.

MR. EBELING: And that is what took time. And on April 12th, or I think was April 12th, we submitted to the Village of Greenport the architect's plans, stamped by an engineer, the whole thing, so we did, but it took time.

MR. PROKOP: But that was -- what took time was what you should have done in 2018, and you did that in the face of a -- of a Stop Work Order.

And I just wanted to ask you, who actually drew these plans, the plans that you have stamped by Mr. Condon, is it?

MR. WEBER: Yes.

MR. EBELING: Eileen Wingate.

MR. PROKOP: Okay. And --

CHAIRMAN BULL: John Condon's an engineer.

MR. PROKOP: Right. So, as far as this Board is concerned, basic -- normally, the process is that people come here before they start work in anticipation of getting a building permit, and they provide samples of what they would like to have, have done, or what they
propose to do, so the Board can look them over. And this Board actually cooperates very readily with applicants. But what you're asking the Board to do tonight is to look at your finished product, and that basically your finished product is the sample, with some exceptions, because I think the windows really aren't clear. I know there's been discussion about the gutter, but I don't know, though, that the windows aren't clear.

The other thing that I wanted to ask you was, as far as this building, whatever -- is this a second home, or this is a barn?

MR. EBELING: No, it's a garage at the end of the driveway, and it was simply put in originally just to show you we're trying to do the right thing.

MR. PROKOP: This, is this a finished photograph, Photograph 13?

MR. EBELING: Yes. It's been that way for years and years and years, yes.

MR. PROKOP: Okay. So this --

MR. EBELING: And that's what it looked like.

MR. PROKOP: This is what it looked like,
what you said it looked like years and years and years. So this is what it looked like?

MR. EBELING: Yeah, yeah.

MR. PROKOP: So you now have different garage doors, right? The windows -- the size of the windows and their location are different, if I'm not mistaken. Now what happened to the roof?

MR. EBELING: What happened to the roof?

MR. PROKOP: Was the angle of the roof increased?

MR. EBELING: No.

MR. WEBER: No.

MR. EBELING: It's just the photograph.

No.

MR. PROKOP: And what's now -- in the prior photograph, it looks like there's storage inside. And now what is the use of the inside of the barn?

MR. EBELING: Storage.

MR. WEBER: Same as it used to be.

MR. PROKOP: And -- okay.

MR. WEBER: Nothing has changed, except we --

MR. PROKOP: And the doors --

MR. WEBER: We replaced the doors and it
was painted.

MR. PROKOP: The doors that were changed, what is the composition of these doors? What are -- what are these doors made of?

MR. WEBER: Cedar.

MR. PROKOP: And the -- you're -- this -- I'm sorry. I don't want to -- I have to be careful what I say, but the -- whatever you had to say about this emergency work that you needed to do to save your tenants, etcetera, why did that carry over to the storage barn?

MR. EBELING: It didn't.

MR. WEBER: That's been done.

MR. EBELING: That's been done five or ten years ago. I just -- I included those photographs simply to try to show you what we're trying do. This is what we did with the barn. We're trying to make things better, that's all. That has nothing to do with what's going on now.

MR. WEBER: That has nothing to do with --

MR. EBELING: It was done years and years and years ago.

MR. WEBER: -- the work that's being done now, and that's been like that for ten years.

MR. PROKOP: So the work is -- as of today,
what's the status of the work, as of this afternoon?

MR. WEBER: Ready for paint.

MR. EBELING: It's complete.

CHAIRMAN BULL: So I have a question.

MR. EBELING: It's got new clapboard on the outside, there's Andersen 400 windows in there, the -- it --

MR. WEBER: It's tenant-ready.

MR. EBELING: Yeah. I've got to get my tenant back in there.

CHAIRMAN BULL: Understood. So I have a question. And I feel your pain, okay, but I still have another question. Were you aware that your building was in the Historic District?

MR. EBELING: Yes.

CHAIRMAN BULL: Were you aware of the fact that you needed a Certificate of Appropriateness before you started construction?

MR. EBELING: Well, no, because, honestly, as I said earlier, I really thought this was a repair that we were doing. We were changing nothing, except we're putting a wall --

MR. WEBER: Making it better and safer.

MR. EBELING: We're putting a wall over a
header instead of over a gutter.

CHAIRMAN BULL: Yeah, but, clearly, as you were exploring this project, it became more than a simple repair. It became something that --

MR. WEBER: It was an emergency repair.

MR. EBELING: Yeah.

CHAIRMAN BULL: Exactly. But, still, it was more than a simple repair, which was an emergency repair. And the quality of the work is outstanding, so that's not the issue here. The issue is, is now the -- in the final drawing, we -- I mean, the final photograph we have, or photographs, we don't -- we have -- there's just no -- the slope of the roof that you decided to put in, which didn't get a Certificate of Appropriateness from us, which decided that it, you know, was done as an emergency in your best effort. You can't excuse that just by saying, "Well, the rain wouldn't fall on it." That's not going to work.

MR. EBELING: Well, you know, the purpose --

MR. WEBER: Okay.

MR. EBELING: May I just -- the purpose of the Yankee gutter, the purpose of any gutter is
to collect the water that comes off the roof, and
then send it off somewhere else. This is --

CHAIRMAN BULL: Yeah, but what's
the other -- what's the other purpose? What's
the other purpose of a Yankee gutter?

MR. WEBER: Well --

MR. EBELING: That's the only purpose of a
Yankee gutter.

CHAIRMAN BULL: No, no. It's a purpose of
having an overhang that's long enough or wide
enough so that when leaves collect on the Yankee
gutter, they will blow away, so you won't have to
clean your gutters all the time. That's okay.
Please.

MR. WEBER: Well, I just want to touch on
one thing. The Yankee gutter was existing from
when there was nothing there. There wasn't --
there wasn't this facade with windows --

CHAIRMAN BULL: I agree.

MR. WEBER: -- on the side.

CHAIRMAN BULL: I agree, there was another
roof there that finished at the Yankee gutter,
the same way the roofs on the main building
finish at the Yankee gutter now.

MR. WEBER: Right. And then the Yankee
gutter did its purpose.

CHAIRMAN BULL: Then they -- it did its purpose then.

MR. WEBER: Right. And then --

CHAIRMAN BULL: And then --

MR. WEBER: -- somebody went and built all this on top of it --

CHAIRMAN BULL: Yup.

MR. WEBER: -- which made it useless, whether you moved it back a foot, because they put a roof up here.

CHAIRMAN BULL: Yeah, but we're not about that.

MR. WEBER: Okay. If there's an issue --

CHAIRMAN BULL: We're about -- we're about the look of it at the finished product.

MR. WEBER: If there's an issue, then we will -- you can send us in the right direction on that little 12-inch piece of roofing and that can be changed.

CHAIRMAN BULL: Can you change it back to its Yankee gutter?

MR. WEBER: There's no use for it, though.

CHAIRMAN BULL: It doesn't matter that there's a use, it's an eyeline thing. So it
would still function as a Yankee gutter if it's -- if you've been able to leave it there.

    MRS. EBELING: It wasn't there. It was underneath the wall.
    MR. WEBER: It hadn't been there for fifty --
    CHAIRMAN BULL: No, no, but it does. It appears here in a photograph.
    MRS. EBELING: The rest of the house has Yankee gutters.
    CHAIRMAN BULL: I know. And now the -- this particular view, all of a sudden, it doesn't look like it's character in the neighborhood. See, in this photograph here, look. In this photograph here --
    MS. LINGG: I'm sorry. Can you speak up at the podium?
    CHAIRMAN BULL: In this photograph here, we see that you've gone to the stage of putting on the protective coating, you know, paper under here prior to being able to put up the siding. Fine. And we could see a Yankee gutter here, which could very easily have been flashed in place and put in place, and the -- and if this had been --
MEMBER MC MAHON: And restored.

CHAIRMAN BULL: And restored, as it -- as it should have been restored, but that didn't happen.

MEMBER MC MAHON: Had we seen that picture, we probably would have suggested to you to redo that. Even though, you know what, I've done this before, whereas it doesn't turn into a Yankee gutter again, but has a slight three pitch on it, which just delivers the water over the edge, but it still has the fascia and the wrap-around appearance of a Yankee gutter, okay? So that band of 12-pitch roofing is something that we would have approached. Now we have to get back to the rest, whatever, and the side.

CHAIRMAN BULL: Right.

MEMBER MC MAHON: This -- it went past us, and it should have never gone past us. We understand emergencies. I have water coming in my own roof, all right?

MR. WEBER: I understand.

MEMBER MC MAHON: And I'm a builder, all right? It's the --

MR. WEBER: Yup.
MEMBER MC MAHON: You could make this --

MR. PROKOP: I just wanted to mention one other thing, if I could. The only -- going through the file, I have the office file. Going through it, this one photograph is the only sample of what we have as the exterior of the house, unless I'm mistaken. Photograph 2?

CHAIRMAN BULL: Oh, the original?

MR. PROKOP: Yeah. There were two sides of the house that were worked on, and at least two sides, and this is the only --

CHAIRMAN BULL: Let me look through the photographs.

MR. WEBER: Well, there's one from probably 1938, which --

MR. PROKOP: What about the finished -- what about what you did or how you -- how you propose to finish the house, do you have any samples of anything?

MR. WEBER: It should be in the plans that were submitted from Eileen Wingate, and stamped.

CHAIRMAN BULL: Picture No. 1 and Picture No. 2 shows the before exterior.

MR. WEBER: I believe that Picture No. 1 --

MR. PROKOP: There's no samples of siding?
CHAIRMAN BULL: There's no -- there are no samples of siding.

MR. PROKOP: And you only have on the -- on the -- Ms. Wingate's plans are -- you're only showing one side of the house, but there was two sides of the house that were worked on, wasn't there?

MR. EBELING: No.

MR. PROKOP: On the exterior?

MR. WEBER: No.

MR. PROKOP: Then what is -- what is this? What was done, and isn't this another side of the house?

MR. WEBER: There is a section in there that shows where there's an egress window that was installed, if you look at the footprint plan.

MR. PROKOP: But there's tar -- there's tar paper going around the other side of the house.

CHAIRMAN BULL: That's the end of that.

MR. WEBER: That's the end of the house.

CHAIRMAN BULL: That's the end of that, what was the addition made many years ago. So here on the -- Joe.

MR. PROKOP: Yes.

CHAIRMAN BULL: Here, on the elevation,
this is a return wall.

MR. PROKOP: Okay.

CHAIRMAN BULL: And that's what you're seeing in Image No. 8, is a portion of the return wall.

MR. WEBER: And if you look at Picture No. 1, which is very, very old, that was -- that was when they probably did the work and put the wall on the Yankee gutter.

CHAIRMAN BULL: Right, exactly so. But that --

MR. WEBER: So they eliminated it back in the late '30s.

CHAIRMAN BULL: Yeah, but that was, of course, before our time, and -- I mean, before we had a Commission. The thing is, is that you had ample opportunity, because we've had regular monthly meetings every month, we haven't skipped a month, and to bring this up, to bring us -- to give us some samples during that time period in which you needed, because there's no argument about the work in terms of the quality of the engineering drawings and stuff, except that it doesn't meet the Certificate of Appropriateness standards. I don't -- at this stage, I'm at a
loss, except --

MEMBER MC MAHON: No. We understand the windows are appropriate, we always accept one-over-ones, they're a part of our thing. I'm sure that's cedar siding on it.

MR. EBELING: Yes, it is all, it's all cedar siding.

MEMBER MC MAHON: It is acceptable, and it's white, no argument. It's sequencing that is out of -- out of check here, and I'm not sure how --

CHAIRMAN BULL: Yeah, because they had one-over-ones before.

MEMBER MC MAHON: Yeah, yeah.

CHAIRMAN BULL: So that's -- there's no argument about that.

MEMBER MC MAHON: The Andersen 400 series is acceptable. Any VERSATEX or any kind of trim is acceptable. You know, the cedar siding painted, everything is acceptable. Again, it's -- this happened in --

MR. PROKOP: I don't think you have enough information to make a --

CHAIRMAN BULL: So I think we don't have enough information to make a decision. So I
suggest that we table this application at the moment, because it clearly doesn't meet the needs of a Certificate of Appropriateness, and it was done when there was ample opportunity to come before this Commission for review, and it didn't happen. We didn't get materials, we didn't have a chance to look at the plans. So --

MR. WEBER: We didn't have plans at the time. We were just trying to fix an emergency.

MR. EBELING: It took us -- we had to round up an architect to get Ms. Wingate to do it.

MEMBER MC MAHON: Understood. We understand that.

MR. EBELING: We had to get an engineer.

MEMBER MC MAHON: We understand all that.

MR. EBELING: If I had had it earlier, I would have brought it in earlier. On April 12th, I came with the plans with the engineer's stamp.

CHAIRMAN BULL: But we don't need a full set of plans in some cases, especially in the case of an emergency. You could have come in. Your work here, which was done up, I believe up to the point where you had to get a set of plans from Condon, right, is -- look at this, this is quality work.
MR. EBELING: Yes, it is. We stopped work on January 14th. For three months, we did nothing. We did absolutely nothing for three months. We followed --

MR. WEBER: Except go back and replace the tar paper that kept blowing off --

CHAIRMAN BULL: Yeah. Exactly, yeah.

MR. WEBER: -- and going in the road.

MR. EBELING: And then --

MEMBER MC MAHON: What happened to the meeting that was supposed to happen here, though, is all we're asking.

MR. WEBER: We weren't --

MEMBER MC MAHON: You weren't fully informed --

MR. EBELING: No, no.

MEMBER MC MAHON: -- that you should come before the Board --

MR. EBELING: Not -- not aware of it.

MEMBER MC MAHON: -- because you're in the Historical District?

MR. EBELING: And it's when we applied for the permit --

MEMBER MC MAHON: Okay.

MR. EBELING: -- that we talked -- they had
MEMBER MC MAHON: And at that point, at that point --

MR. EBELING: -- you have to go to the Historic Commission first, etcetera, etcetera.

MEMBER MC MAHON: Eileen, Eileen Wingate was your what?

MR. EBELING: Yeah, she drew up the plans.

MEMBER MC MAHON: And she was the --

MR. EBELING: And Ms. Wingate did say --

MEMBER MC MAHON: She was the person who did the plans. She also was in charge of the Building Department at that time. Could somebody then explain to me --

MR. WEBER: No, she wasn't.

MR. EBELING: No.

MR. WEBER: No. We hired her --

MEMBER MC MAHON: Was she still in the Building Department at that point?

MR. WEBER: No. We hired her after the Stop Work Order.

MEMBER MC MAHON: Okay. And at what point did -- and what position was she in, in regards to the Village of Greenport?

MR. WEBER: Nothing.
MR. EBELING: No position at all.
MEMBER MC MAHON: She was not --
MR. WEBER: Nothing.
MRS. EBELING: No.
MEMBER MC MAHON: -- the Building Inspector at the time?
MR. WEBER: Nothing.
MR. EBELING: Heavens no.
MEMBER MC MAHON: Okay. So now we have a -- we have a lapse here, my friends.
CHAIRMAN BULL: Yes, we do.
MEMBER MC MAHON: We have --
CHAIRMAN BULL: Yes, we do.
MEMBER MC MAHON: -- no Building Inspector.
We have somebody who worked as a Building Inspector drawing you plans, who should have clearly, though, told you that you were to come before this Board before you proceeded any further.
MR. WEBER: What we --
MR. EBELING: She did tell us.
MR. WEBER: No, we hired her. She did. We hired her --
MEMBER MC MAHON: So there was a lapse.
Okay. I'm sorry, and I don't mean to interrupt
you guys, and I'm not -- I'm not going to beat
you up here.

MR. WEBER: No, we weren't aware of the --
MEMBER MC MAHON: Yeah.

MR. WEBER: Until we hired her.
MEMBER MC MAHON: Right. But, at that
point, she should have -- she obviously would
have advised you that you have to come before
this Board.

MR. WEBER: She did.
MR. EBELING: And she did.

MR. WEBER: She did.
MEMBER MC MAHON: And what happened in that
time frame?

MR. WEBER: We needed the plans to --
MR. EBELING: Yes.

MR. WEBER: -- to come to the Board.
MEMBER MC MAHON: Okay. After you got --
MR. EBELING: Yes. I'll give you the
plans --

MR. WEBER: So we got the plans --

MR. PROKOP: The mistake that you're --
excuse me, I apologize. I don't mean to talk
over you, but I just want to correct something so
we don't keep repeating it.
MEMBER MC MAHON: Yes.

MR. PROKOP: You don't need certified plans to come this Board, you need certified plans for a building permit. The correct process, and Mr. Bull will correct me, please, if I'm wrong, the correct process is to come to this Board with renderings and samples.

MEMBER MC MAHON: Correct.

MR. PROKOP: And then -- and then after this board signs off on the renderings and samples, then you get your plans, or meanwhile get your plans, and then present them.

MR. EBELING: Well, that I guess we were --

MR. WEBER: We weren't aware of --

MR. EBELING: We were not aware of it.

MR. PROKOP: You know, we've been meeting every month, we've been here.

MR. WEBER: No, we weren't aware of that. You didn't advise us. We were advised by Eileen Wingate when we hired her.

MR. PROKOP: Okay.

MR. WEBER: And she did not say that we should go to you prior to submitting plans for a permit.

MEMBER MC MAHON: Well, even if you had
then --

MR. WEBER: If she -- if she was an employee of the Village, then she should have told us, so we -- who is at fault? You know, we're just doing what she recommended.

MR. PROKOP: Well, it's all online. You know, as you proceed with this project or other projects, you're well -- you know, just go online, and all the things we're talking about are there.

MR. WEBER: Well, we took her --

MEMBER MC MAHON: All right. So, sir --

CHAIRMAN BULL: So I make a --

MR. WEBER: So I paid her --

CHAIRMAN BULL: Yeah.

MR. WEBER: -- to advise us of what needed to be done, and we're just following what she said.

CHAIRMAN BULL: So understood. But now we understand now all the circumstances that are around this particular issue, right, so we don't need to really go over them anymore. We understand who all the players are, and now we have these -- the finished product that we didn't have any control over. But we should have had a
say in the Certificate of Appropriateness, and I think you might agree with that.

MR. WEBER: Okay. So what do you suggest we do now?

CHAIRMAN BULL: I suggest what we do now is that we table this and think about it, all sides think about it, because this is -- we can't give you a Certificate of -- I don't feel comfortable giving you a Certificate of Appropriateness at this moment --

MR. WEBER: Okay.

CHAIRMAN BULL: -- because of the fact that it does not meet the very clear guidelines, and with those other Yankee gutters so apparent on that same side of the -- on the same -- just right there next to it. It's just basically -- it's not right.

MR. WEBER: Okay.

CHAIRMAN BULL: So I make a motion that we table this matter to at least the next meeting.

MEMBER MC MAHON: I'll second it.

CHAIRMAN BULL: All in favor?

MEMBER MEI: Aye.

MEMBER DOHERTY: Aye.

CHAIRMAN BULL: Aye.
MEMBER MC MAHON: Aye.

CHAIRMAN BULL: Okay. Thank you for your time.

MR. WEBER: Thank you.

CHAIRMAN BULL: Item No. 3, 527 Main Street. Discussion and possible motion on the application of Joann and Robert Hamilton, Jr.

The applicants propose the replacement of a slate roof, as well as repair and/or replace the Yankee gutter on the property located at 527 Main Street.

MR. HAMILTON: I'm Robert Hamilton, Jr. My wife's sitting there, Joan.

Yeah, we have the Yankee gutters, slate roof, and I like them, but they're old and they're wore out, and the slate is literally falling apart. If you touch them, they crumble in your fingers. We have a bit of a problem with a few leaks when it blows really hard and rains. And so we've decided that we have to do something to save the house, and it's take the slate off and repair wherever necessary the gutters, and then replace -- I have a sample here.

MRS. HAMILTON: I can't believe how heavy it is.
MR. HAMILTON: See, we're going to use this color, which is pretty close to the slate, and it looks like this. And if you go back, I mean, you could see that it looks -- it looks like the slate roof.

CHAIRMAN BULL: Could you show that to the cameras, please, for --

MR. HAMILTON: Where's the camera?

CHAIRMAN BULL: Right back there.

MR. HAMILTON: Oh, sorry.

CHAIRMAN BULL: For our audience.

(Laughter)

CHAIRMAN BULL: We do have an audience, by the way.

MR. HAMILTON: It does from a distance look like the slate shingles. I was advised that replacing the slate would be extremely, extremely --

MRS. HAMILTON: Bob, it shows on the back, too.

MR. HAMILTON: Oh, sorry. In the back shows a --

MRS. HAMILTON: The picture.

MR. HAMILTON: A distant shot. So we're trying to absolutely keep the character of the
house. We want to keep the Yankee gutters. They're very functional. We just want to repair it. I have a few leaks here and there I've been chasing, trying to correct, and you think you got them, and then it blows 30 miles an hour and you find another one, so --

MEMBER MC MAHON: Right.

MR. HAMILTON: -- we just want to repair the house, what sticks around for another hundred years.

MEMBER MC MAHON: There you go.

CHAIRMAN BULL: Well, there's no construction detail here. Are you -- I'm asking, are you going to be -- they're going to continue to work and function as Yankee gutters?

MR. HAMILTON: Oh, yes, absolutely.

CHAIRMAN BULL: Okay.

MR. HAMILTON: Absolutely. We just -- we're not going to remove them. We just -- after they take off the roofing, they're just going to -- anyplace that needs to get repaired will be repaired, and then they will be re-coated with -- I believe it's on the list, EDM roofing.

MEMBER MC MAHON: EPDM?

MR. HAMILTON: EDM? I --
MEMBER MC MAHON: Yes, that's a -- yes, that's --

MR. HAMILTON: They're going to -- they're going to re-flash --

MEMBER MC MAHON: It's a rubber roof, and that's the most practical and the most lovely thing to use.

CHAIRMAN BULL: For the Yankee gutters?

MEMBER MC MAHON: For the Yankee gutters.

CHAIRMAN BULL: Yes, it's excellent stuff.

MEMBER MC MAHON: Yes. No, that's -- you never come back to that, so that's a -- it's a great product.

MR. HAMILTON: They're going to re-flash, you know --

MEMBER MC MAHON: Yes.

MR. HAMILTON: -- put all the waterproofing underneath with --

MEMBER MC MAHON: Correct.

MR. HAMILTON: -- the shingles.

MEMBER MC MAHON: Uh-huh.

MR. HAMILTON: Then the new shingles with the Yankee gutters will be relined --

MEMBER MC MAHON: Correct.

MR. HAMILTON: -- and be functional.
MEMBER MC MAHON: Right.

CHAIRMAN BULL: So are you doing the roof above where the shingling is at the same time?

MR. HAMILTON: Wait a minute. I have to --

CHAIRMAN BULL: So I understand. I think your request is for this shingling here.

MR. HAMILTON: Yes.

CHAIRMAN BULL: And for this Yankee gutter here.

MR. HAMILTON: Yes.

CHAIRMAN BULL: So are you going to do the roof above that throughout?

MR. HAMILTON: No, that roof is -- that roof is fine.

CHAIRMAN BULL: That roof is fine?

MR. HAMILTON: Yes, that roof is fine.

That was replaced 10 or so years ago, and that you have -- some of the trim has to be replaced.

CHAIRMAN BULL: Sure.

MEMBER MC MAHON: Right.

MR. HAMILTON: On the edge.

CHAIRMAN BULL: Sure, yeah.

MEMBER MC MAHON: It's always an old house.

CHAIRMAN BULL: Yeah.
MEMBER MC MAHON: You got an old house.

MR. HAMILTON: Some of the trim, as you see around the windows, some of the trim on the edges --

CHAIRMAN BULL: Sure.

MR. HAMILTON: -- has to be replaced.

CHAIRMAN BULL: Sure.

MR. HAMILTON: But we're going to try to maintain as close to possible as what's there.

MEMBER MC MAHON: Sure.

CHAIRMAN BULL: So the thing is, is that I know this house, or at least I've seen this house.

MEMBER MC MAHON: Yes, I'm very familiar with it.

CHAIRMAN BULL: It's one of the more beloved houses in Greenport. And, you know, we have the approvals, criteria here of the Code 76. But the slate shingles look perfect in this photograph.

MR. HAMILTON: That's --

MRS. HAMILTON: They're not.

MEMBER MC MAHON: Yeah.

CHAIRMAN BULL: No, I understand that. But they --
MR. HAMILTON: But if you get up close to them --
CHAIRMAN BULL: Uh-huh.
MR. HAMILTON: -- you can actually put your finger into them and scratch it and it will disintegrate.
CHAIRMAN BULL: Hmm.
MEMBER MC MAHON: I replaced a slate roof around the corner --
CHAIRMAN BULL: Uh-huh.
MEMBER MC MAHON: -- from them.
CHAIRMAN BULL: Yes.
MEMBER MC MAHON: And I actually did the restoration on this house right next door.
MRS. HAMILTON: Yeah, next to it.
MEMBER MC MAHON: And I, as a contractor, am very aware of the fragility of this particular product. You cannot budge this product and have it come off clean. You would have to start from top to bottom to remove it in the first place.
Then, at that point, when you're ready to do your Yankee gutters, it has to come up underneath three or four rows --
CHAIRMAN BULL: Understood, yeah. I know how that -- yeah.
MEMBER MC MAHON: -- of these shingles --
MR. HAMILTON: Yes, yes.
MEMBER MC MAHON: -- in order to --
CHAIRMAN BULL: I've done similar
renovations on my own house, so I understand it, yeah.
MEMBER MC MAHON: There you go. I think we're all on the same page here.
CHAIRMAN BULL: We're all on the same page.
It's a question of whether or not we could convince you to put slate back.
MRS. HAMILTON: Uh, you want to give us a --
MR. HAMILTON: Unless I -- unless I win the lottery, I --
MEMBER MC MAHON: Yeah.
MRS. HAMILTON: Yes.
MR. HAMILTON: My wife is retired and I work part time.
MEMBER MC MAHON: Yeah.
CHAIRMAN BULL: Okay, okay, okay. So I noticed on the -- on the existing that there is this decorative element.
MR. HAMILTON: I put that on there myself.
CHAIRMAN BULL: You painted that on?
MR. HAMILTON: Yeah.

CHAIRMAN BULL: Oh.

MR. HAMILTON: It's painted many years ago.

CHAIRMAN BULL: That's beautiful.

MEMBER MC MAHON: Nice.

CHAIRMAN BULL: That really works.

(Laughter)

MR. HAMILTON: And if I --

CHAIRMAN BULL: Hey, you sold me on that.

I mean, I'm going like, hey, we got to get that.

MR. HAMILTON: That's just paint. And if I can with these, I'll do the same thing.

CHAIRMAN BULL: Hmm. Hmm.

MR. HAMILTON: But that's just paint.

That's just the slates that were painted. I had a bright idea many years ago that --

CHAIRMAN BULL: I love your bright ideas.

MR. HAMILTON: It looked -- it looked nice.

CHAIRMAN BULL: Yeah, it's nice.

MR. HAMILTON: We've owned the house for quite a few years.

CHAIRMAN BULL: So the rest of the siding on the house looks like it's asbestos; is that correct?

MEMBER MC MAHON: Uh-huh.
MR. HAMILTON: It is. We bought it that way.

CHAIRMAN BULL: Yes, I understand. Luckily, I didn't have that on my house.

So anybody have any comments?

MEMBER MC MAHON: It's an old house, it's a lovely old house. It demands a lot of work. And we understand that we're all under certain constraints in regards to what we can actually put into our homes that we love, but not all the time can we do the absolute right thing, which would, of course, be the slate. I think from 30 feet down, I think that's an appropriate attempt to maintain the look and the feel of what was there. That's my personal opinion.

MR. HAMILTON: I don't want anymore damage to happen.

MEMBER MC MAHON: Yeah, yeah.

CHAIRMAN BULL: Understood.

MR. HAMILTON: Some of the slate is actually falling off the back, the west side of the house.

CHAIRMAN BULL: Oh, there have been, okay. That --

MR. HAMILTON: They literally fell off, and
I had to put shingles in and --

CHAIRMAN BULL: Understood. So I'd like to have some of our new members of the -- of our Commission say a few words. What do you think?

MEMBER MEI: I think that this applicant is making a good-faith attempt to keep the character of the house and abide by the Historic Preservation guidelines. All things being equal, everybody would love to replace it with slate, but I think it's a viable alternative, and I would vote to approve it.

CHAIRMAN BULL: And?

MEMBER DOHERTY: I really don't have anything to add to the three of you.

CHAIRMAN BULL: Okay. So, again, we are going to touch base with the code itself, which talks about the importance of the maintenance and compatibility in the general design and character within this property and with regards to the other properties nearby. So you can find that in 76-6, and B, Paragraph 1, where it talks a little bit about this.

And it goes on to talk about 2, which is the scale of the proposed alteration, and, in this case, it's not new construction, but it's --
you know, it's repair construction. And this to me appeals to -- depicts to be the -- to meet that criteria.

Also, if you read 3, at 3 it talks about the texture, materials and color. And we find out, to me at least, that the texture of the product that you're suggesting and the materials, although it's not exactly the same, is in keeping with what is there already.

I'd love to see -- personally, I'd love to see, not you necessarily, back on the roof coloring, those slates, but if you could choose something, that would be interesting on that.

But the -- but in Paragraph 5, it talks about the importance of the historic, architectural and other features that are significant to the property, and the applicant is, to my mind, making an attempt to do that. Is there anyone in the house that would like to say anything on this matter? Anyone else?

(No Response)

CHAIRMAN BULL: Then I make a motion that we approve the application of the applicant for a Certificate of Appropriateness within the
constraints of the work that are outlined in this application.

MEMBER MC MAHON: And I will second it.

CHAIRMAN BULL: Are we all in favor?

MEMBER MC MAHON: Aye.

MEMBER MEI: Aye.

MEMBER DOHERTY: Aye.

CHAIRMAN BULL: Aye.

Okay. Well, thank you so much for your time, and great work.

MR. HAMILTON: Thank you so much.

CHAIRMAN BULL: Yeah.

MRS. HAMILTON: Can I ask a question?

MEMBER MC MAHON: Yes.

CHAIRMAN BULL: Sure.

MRS. HAMILTON: When do -- when do we get the certificate, or whatever?

MS. LINGG: I'll speak with you regarding --

MRS. HAMILTON: What?

MS. LINGG: I'll speak with you tomorrow regarding it.

MRS. HAMILTON: Okay.

MR. HAMILTON: Now we have to pray for no rain.
MEMBER MC MAHON: Yeah.
CHAIRMAN BULL: Oh, yeah.
MEMBER MC MAHON: That's a good one.
CHAIRMAN BULL: Well, that's going to be a short prayer right now. I think we could do more rain tomorrow, but yeah.
MR. HAMILTON: We're anxious to get it done.
CHAIRMAN BULL: Yeah.
MEMBER MC MAHON: Yeah.
MR. HAMILTON: But the weather is --
CHAIRMAN BULL: Yes.
MR. HAMILTON: -- not cooperating with anybody.
CHAIRMAN BULL: Nobody, no. The farmers I think are little happy, though.
MR. HAMILTON: Yeah.
CHAIRMAN BULL: Give it to them.
MR. HAMILTON: Thank you very much.
MEMBER MC MAHON: All right. Thanks, guys.
CHAIRMAN BULL: Thank you.
MEMBER MC MAHON: Thank you for being so thorough.
CHAIRMAN BULL: Yeah.
MR. HAMILTON: Well, we tried. We knew we
had to come here and said we're going to get
everything in line and --

MEMBER MC MAHON: Thank you.

CHAIRMAN BULL: You did a wonderful job.

MEMBER MC MAHON: Thank you.

MRS. HAMILTON: Thank you.

MEMBER MEI: We appreciate that. Thank you.

MR. HAMILTON: Thank you. Right here. Did a good job.

(Laughter)

MRS. HAMILTON: Bye.

CHAIRMAN BULL: Okay. Item No. 4, continued discussion and possible motion of the Board to begin the development of appropriate policies for specific Historic Preservation Commission criteria on such commonly considered items as: Windows, doors, and fences in the Historic District. And I think we're going to add siding to that.

MEMBER MC MAHON: Yes.

CHAIRMAN BULL: So I had the opportunity to meet with Lori and Karen. This was a project that I proposed before, and it's had several attempts to get started, one which is we started
to come up with a guide of the fences of Greenport, and what are some of the ones that have been successful, and then we also have actually some examples of what haven't been successful in Greenport.

And we've talked about the importance of when a person comes before us to ask for a Certificate of Appropriateness for their fence, that we get to see what some of the other fences are like surrounding the property on both sides, which would make it easier for us to make such a determination.

So Lori and Karen have agreed to take on this assignment from me; is that correct?

MEMBER MEI: That is correct.

MEMBER DOHERTY: That's correct.

CHAIRMAN BULL: So this is -- it's going to be my pleasure to delegate this responsibility to our newest members. And I ask that at the next meeting, they might come up with an outline of their plan of action.

We're going to get some materials to them. For instance, we have this wonderful old brochure, which is "Greenport House, Homeowners Guide to Historic Preservation." So we'll --
Kristina will make a copy of this for them.

And we have -- I have some other links to send you that pertain to what other places on Long Island have done in terms of developing their guide to -- so this, I imagine, maybe would be first released as a PDF, and then we might make printed versions.

But it does come to another question, which I'm not sure, I don't have the answer to right now, which is as I don't believe that the Historic Preservation Commission actually has a website URL associated with the Village of Greenport, where people could download this guide if we had one; is that correct? Does anybody know the answer to that?

MS. LINGG: If you're asking if we could upload it to the website, that's possible. I'm not sure.

CHAIRMAN BULL: I'm asking if we could have a special web page address, you know, forward slash "Historic Preservation Commission", where the resources we collect would reside there.

MS. LINGG: I'd -- that's something I'd have to speak with the Clerk's Office about.

CHAIRMAN BULL: Okay. So I would like to
put that as a request, so as we go forward, we
make it very easy for people to find these kinds
of guides that will help them. And they can find
out even more about the Historic Preservation
Commission, and how -- the history of it. And
they can find out that actually we are on the --
Department of the Interior designated, as well as
the New York State, you know, Historic District.
So we have -- we have a history of this, and we
have a responsibility to remain -- to maintain
the appropriateness of the decisions we make here
at the Commission. So I look forward to your
work.

    MEMBER MEI: Okay. Thank you.
    MEMBER DOHERTY: Thank you.
    CHAIRMAN BULL: So I make a motion that we
    let Lori and Karen take over.
    MEMBER MC MAHON: There you go. So moved.
    CHAIRMAN BULL: All in favor?
    MEMBER MC MAHON: Aye.
    MEMBER MEI: Aye.
    MEMBER DOHERTY: Aye.
    MEMBER MEI: Let me simply say that, you
know, we are very interested in -- I'll speak for
myself -- in working on this. One of the first things and one of the reasons that I think it's important to do a plan of action is because it's important to speak to the people in the Historic District, people of Greenport. It's important to look at what's come before. And we would propose to make a plan that would make this, whatever we do, something that is right and important for Greenport.

So we're going to look at a number of resources, we're going to talk to a number of people. Our intention is, as Chairman Bull was suggesting, to have something that people, just at the beginning of a project, would be able to download. It would be something that the -- that the office could direct people who come into, and, therefore, it would be a happier situation for both people coming before the Commission and Commission members.

CHAIRMAN BULL: Okay. Item No. 5, a Discussion and possible motion of the Board to pursue efforts to expand the Village of Greenport Historic District.

So I have a couple of things to report on that. One is that Channel 12 News was here last
week and they did a news story on the Greenport Auditorium, which I think is supposed to air on Tuesday night, which is about historic buildings on Long Island. And this auditorium was recently named one of the important buildings on Long Island that needs to be saved this year. And so that was an effort that was put forth by this Historic Preservation Commission to ask -- to get this -- to get this forward, and it went forward.

On another item, I was talking to the SHPO, which is the New York State organization to which the Historic Preservation Commission gives yearly notes, or a document that has to do with the work that we do throughout the year, and because we had made an application to them for a review of all of -- a high level review of all of the buildings and of the entire town of the Village of Greenport to kind of understand -- there have been some changes made in the Historic District guidelines, so we might be able to bring in individual buildings that are not in the Historic District, but identify those. But I'm interested also in the character of Greenport and how that can be captured, since there is a history to that as well. So they're going to do a recognizance
level survey.

I thought -- he informed me that we should be hearing whether or not we've gotten this grant or not fairly soon, so that work can begin on that this summer, with the deadline of October next year for the deliverable.

So those are the two elements that I have on that.

MEMBER MC MAHON: Duly noted.

CHAIRMAN BULL: Duly noted. Here we go.

Item No. 6, motion to accept the minutes of April 1st, 2019. I guess --

MEMBER MC MAHON: I can make --

CHAIRMAN BULL: You can make that motion?

MEMBER MC MAHON: I will make that motion.

CHAIRMAN BULL: Okay. All in favor?

MEMBER MC MAHON: Aye.

CHAIRMAN BULL: And aye. I don't believe you were here, so --

MEMBER MEI: Right.

CHAIRMAN BULL: -- we got two ayes on that one.

MEMBER MC MAHON: That's fine.

CHAIRMAN BULL: Motion to approve the minutes of the March 4th, 2019 meeting. Again,
neither of you were here.

MEMBER MC MAHON: Right. And I'll second that.

CHAIRMAN BULL: But I recommend you read them, if you would.

MEMBER MEI: Absolutely.

MEMBER DOHERTY: Okay.

CHAIRMAN BULL: And then --

MEMBER MC MAHON: I will second that.

CHAIRMAN BULL: And you'll second that motion. So the two of us will vote aye.

MR. PROKOP: You just need to re-vote on these two when we have three members that will vote yes.

CHAIRMAN BULL: Okay.

MR. PROKOP: You need three -- you need three votes to pass it, so --

CHAIRMAN BULL: Okay, good. So Item No. 6 and Item No. 7 will require three members to vote on those. That is a correction.

Item No. 8 is a motion to schedule the next HPC meeting at 5 p.m. on June 3rd, at this very same Third Street Fire Station. All in favor?

MEMBER MC MAHON: Aye.

MEMBER MEI: Aye.
MEMBER DOHERTY: Aye.

CHAIRMAN BULL: And now Item No. 9, one of my favorites, motion to adjourn. Whoops, not quite.

MS. WIESEHAHN: Is anyone in the audience allowed to speak?

CHAIRMAN BULL: Yes, please.

MS. WIESEHAHN: I guess I'm losing my voice.

(Siren Sounded)

MS. WIESEHAHN: Oh.

MEMBER MC MAHON: That's a little button we push.

(Laughter)

MS. WIESEHAHN: Oh, it says, "Do not move."

CHAIRMAN BULL: I used to work as a soundman back in the days in motion picture production. I know how annoying these noises could be. You really got to let it go down, otherwise it will be -- dominate your words, and you wouldn't want our stenographer to miss any of them. So, please, tell us who you are.

MS. WIESEHAHN: Ruth -- excuse me. Ruth Wiesehahn.

CHAIRMAN BULL: And your address, please.
MS. WIESEHAHN: 320 Carpenter Street.

CHAIRMAN BULL: Yes, please.

MS. WIESEHAHN: So my concern is, because I live in the Historic District on a -- excuse me -- bordering on the commercial, which is American Beech and the auditorium furniture store. And I see that now American Beech wants to make even more space for people to mingle after -- when they can't get a reservation to -- you know, to eat. And I don't understand why, as a village in the Historic District, we can't have more compassion for the residents that border on commercial.

And I feel like the Village is really participating and encouraging commercial restaurants, hotels, bars, which is fine, but it also needs to consider the residents in the Historic District. And I don't know. I'm sure this isn't the right time to bring it up, but I have a concern.

MEMBER MC MAHON: No, it's duly noted and -- but you know what, too, that's probably more of a Zoning Board issue than -- right? I mean --

MS. WIESEHAHN: I don't know.
MEMBER MC MAHON: -- we are a Historical Preservation Commission. I understand what you're saying, because we're neighbors. And, yeah, I mean, any encroachment on your space is -- you know, that's very personal. But, again, we are -- we are --

MS. WIESEHAHN: But I think we should get as much importance as commercial.

MEMBER MC MAHON: Yeah, absolutely,

CHAIRMAN BULL: So I'd like to ladder onto my colleague's statement. As the Historic, you know, Preservation Commission, there is actually a rich history in Greenport where we've had times of boom and times of bust. And in times of boom, we had a lot of people in the streets, and they were noisy, too, when there were fishermen coming off the fishing boats. And there were times, of course before my time, when there were other crowds of people. And if you look at some of the images you have in the cinema here in town, you'll see just mobs of people there in front of the cinema for an opening.

So I think that we are not here able to address perhaps your need, but we're sensitive, I
am sensitive to your need. But I'm also excited, because this is an opportunity where Greenport is growing, and the people who participate in coming here and to -- and to meet and for the Trustees have a chance to direct that flow, which has always been a mixture of commercial and residential.

MEMBER MC MAHON: The problem, I think the problem being, and I sympathize with Ruth, is that in a lot of cases, Carpenter Street, because I had two houses on Carpenter Street that I developed as my children were growing up, is that we were on the back end of Main Street, and so we were treated as the back end of Main Street. And so that is something that is only starting to turn around, starting at the shipyard, whereas Gelato had turned their situation around and became a commercial space, but it was tastefully done.

We just have to be careful in regards to what we can do for you after it's gone through the proper channels, and that, again, being the Zoning Board of Appeals. But, yes, anything we could do in regards to how it should look and what could be done to improve, yeah.
MS. WIESEHAHN: Were you consulted on the American Beech expansion?

MEMBER MC MAHON: We --

CHAIRMAN BULL: We have voted many times on their -- not so much on their expansion, but on their development of their space as terms of --

MEMBER MC MAHON: Currently, within the confines of what was Stirling's.

MS. WIESEHAHN: Yeah.

MEMBER MC MAHON: Nothing facing you or Carpenter Street.

MS. WIESEHAHN: But like, for example, that --

CHAIRMAN BULL: Well, we did have one thing on Carpenter Street, when we had them remove that --

MEMBER MC MAHON: Yeah, we tried to improve what would look like some horrible attempt to ventilate.

CHAIRMAN BULL: Steampunk.

MS. WIESEHAHN: I tried to get them to clean up the back, because their kitchen and all their -- they would bring out tables and work in the summertime chopping food --

MEMBER MC MAHON: Yeah.
MS. WIESEHAHN: -- outside on the street.

MEMBER MC MAHON: Yeah.

MS. WIESEHAHN: And the garbage.

CHAIRMAN BULL: Yeah.

MS. WIESEHAHN: And the Village, when I came to them, they said, "No, we can't" -- "We can't do anything about it."

MEMBER MC MAHON: Well, that's a code --

CHAIRMAN BULL: Call the Board of Health.

MEMBER MC MAHON: That is a code issue.

MS. WIESEHAHN: And he painted the fence black, and then the kitchen door is filthy. And I said, "Well, can't" -- he said, "Does that bother you, that that" -- you know, and I said, "Yes, it does bother me." And, "Well, I'll paint it." He never did. If you would look at that back door of that kitchen, which I walk by every single day, and I don't know how the people right behind there can put up with it, it's absolutely an eyesore. And that the people that are staying at American Beech and paying a fortune to spend the night there, if they went around the corner and looked at the kitchen and the garbage, I wouldn't even want to say there for $50 a night.

CHAIRMAN BULL: Hmm. Write a letter to the
editor and make sure this is known, that -- I think that you have a very -- you have every right to have that side of the building made presentable to passerbys. So it's -- but it's not something that we can, you know --

MS. WIESEHAHN: I mean, that whole Stirling Square, or whatever it's called, that is the Historic District.

CHAIRMAN BULL: Yes.

MS. WIESEHAHN: And he put that dress shop in there. That has no historic -- they took, what, glass on the front? I mean, they didn't -- they didn't go to any historic code.

CHAIRMAN BULL: But Greenport has had -- many times, when they've had different kinds of businesses that are there, I mean, we had butcher shops, we had more corner grocery stores. We've had -- so I'm not sure that -- I think that your first argument, which is about the presentation of the building, as far as facing Carpenter Street, is a very real concern.

For Lori and Karen's interest, perhaps, and edification, Carpenter Street was the Main Street in Greenport --

MS. WIESEHAHN: I know, I know.
CHAIRMAN BULL: -- back in the day. It was a dirt street. And the guys would go to work at the shipyards along that street. And Main Street was constructed, because Carpenter Street was just too narrow. And then -- but, anyway --

MEMBER MC MAHON: For your concern -- and I'm sorry to cut you off.

CHAIRMAN BULL: Yeah.

MEMBER MC MAHON: It's just -- it's out of our hands. But, you know what, it's always -- to have it written down, it's always nice to have something made note of. So --

MS. WIESEHAHN: But I think that the one -- the one place that has the Italian or Spanish -- you know, that restaurant, okay, they kept the character of Stirling Square. But on the inside, he put in a whole contemporary looking dress store.

MEMBER MC MAHON: Yeah.

MS. WIESEHAHN: And then all those lights hanging across all the time, and tents out there, and green neon focusing on the wall, is that historic? I mean, come on.

MEMBER MC MAHON: No, that's --

MS. WIESEHAHN: You have no control over
that? It's ugly as sin.

MEMBER MC MAHON: That's real questionable, and I can't answer that.

CHAIRMAN BULL: I can't answer the question of what --

MS. WIESEHAHN: Is that appropriate? Is that --

CHAIRMAN BULL: How the use of the space within the square itself within their developed property, I'm not -- I need to get more clarification on what kind of -- how we can limit that private --

MEMBER MC MAHON: Yeah, because we --

CHAIRMAN BULL: -- commercial use.

MEMBER MC MAHON: We deal with streetscapes, but, again, you see that from the street.

MS. WIESEHAHN: Yes.

CHAIRMAN BULL: Yeah.

MEMBER MC MAHON: So it's a point, point well made. I just don't have the answer, and I'm not sure how that --

MR. PROKOP: We can review it in the office.

CHAIRMAN BULL: So we'll review that point.
MR. PROKOP: We'll go through -- we'll go through it in the office and see what you're talking about.

CHAIRMAN BULL: Yeah. So I think you're bringing up some very important issues, and I'd like to hear what the office has to say about it.

MS. WIESEHAHN: Thank you for your time.

CHAIRMAN BULL: Thank you for your time.

Now I neglected the public. So before I adjourn this meeting -- oh, yes, please.

MR. CORWIN: My name is David Corwin, I live on Main Street.

I realize this is not really the proper place to address the issues the last speaker addressed, but I totally have to agree with what she said.

If you come in the Planning Board and you say, "I want a restaurant," "I want a bar," or whatever, you got it, just do it. If you own a house on the street, Main Street, Carpenter Street, from what I see, you're a piece of dirt, we don't even want you here. We want business, business, business. I'm sorry. I'm a single homeowner and that's what I want. If you're not going to address it here, where do you start to
address it?

And as far as that American Beech goes, though you don't have much to do with it, when they built that, and Mr. Prokop was sitting in the audience, trying to get from the Planning Board -- I guess he was sitting up there at the table, and the Building Inspector at that time was shepherding it through to just get it done, get it done. There was no consideration given to the right way or the wrong way.

If you look at the Village Code, it says the commercial property has to contain all rainwater on the property. So what did they do at American Beech? They pitched that area that the last speaker was talking about from the property down to the road, so the water would flow into the road. And you would go by there, we're saying two years now, every time you'd go by there, at 9:30 in the morning, the guy took the bucket from slopping the floors and the slop ran down that tilted concrete to the gutter, and there was a puddle there, stinky puddle that just sat there and sat there and sat there. I complained. I don't know if anybody did anything. I haven't been keeping track of it.
lately.

But it's an insult. If you're living on Carpenter Street, it's insulting the way American Beech, and other places, too, it's just not American Beech. Go down Adams Street here and see what they're doing, the way they treat the property, the way the people across the street from me treated the Village property when they wanted to fix their driveway.

The Board of Trustees doesn't care. It's got four businessmen and a school teacher. Had a new member. Hopefully, he's going to make some changes. But I've got to tell you, it's just not right to own a home in Greenport and be treated the way I've been treated, Ruth's been treated, and other people are treated.

Thank you for the opportunity to vent.

MEMBER MC MAHON: Certainly. Again, again, not our jurisdiction, but always nice to have it on -- noted, okay, so that it's in the minutes, it's been recorded. Everybody's, you know, concerns are in our -- in our minutes.

CHAIRMAN BULL: And it's been documented on television.

MEMBER MC MAHON: Correct.
CHAIRMAN BULL: So these are important considerations. And I think, again, it's a matter that I think the office should address. And Joe will take this to the office, I believe, and I will take it to the office, and we'll see, because it's -- people need to, you know, look after their own places. It's just not something, you know, that they can sort of walk away and abuse that privilege of being able to make money in the Town. There's nothing wrong in that, but -- oh, I think we have someone else from the public.

MS. BRENNAN: Cynthia Brennan on First Street.

Just listening to this conversation, I'm new to the neighborhood, to Greenport, and both a homeowner and I've been a small business owner in an historic town in the past. So, you know, listening, but I kind of understand there's like two sides, or more than two sides to the conversation. But I am confused a bit by saying that you don't have jurisdiction in this, because, specifically, this area that you were talking about is within the Historic District, if I'm correct. Is that --
MEMBER MC MAHON: Correct, yes.

CHAIRMAN BULL: It is within the Historic District, yes.

MS. BRENNAN: So just because it's also commercial, does that not mean that the Historic Preservation Commission doesn't also have some sort of consideration or --

CHAIRMAN BULL: We have a say over -- it's an interesting presentation that's being made here that I had not considered before, or maybe others haven't considered, whether or not we have some influence over the operation of commercial establishments and how they affect the neighborhood, both the viewscape and the soundscape, and, of course, whether or not it's even healthy, you know, the Board of Health-scape.

MS. BRENNAN: Right.

CHAIRMAN BULL: So these are important issues, yeah.

MS. BRENNAN: So thinking about, yes, you developing guidelines for windows, doors, fences, etcetera, perhaps there is also a guideline that comes into the historic area of the Commercial District that is specific to -- you know,
obviously, it's a different operational and
considerations, residential versus commercial
business operations. Maybe there needs to be
guidelines that are distinct. You know, I'm
not -- again, I've been a small business owner.
Not to make things too onerous, but, I mean,
obviously, there is some tension between the
two --

MEMBER MC MAHON: Understood, understood.

MS. BRENNAN: -- items.

MEMBER MC MAHON: And it's all -- it's a
great point, it's a great point. We -- when
American Beech was being developed, we were given
the opportunity to evaluate what they were
presenting in front of us in regards to
architectural details, and then there became an
issue in regards to the back, of course, again,
Carpenter Street end, where the pipes and the
venting just were a mess, and they did
readdress it.

We -- our hands are tied a little bit in
that regard, because we are not -- you know,
there is -- there are different Boards to address
each and every one of these situations. So --

MS. BRENNAN: Yeah.
MEMBER MC MAHON: -- not that we're not concerned, but yes. I mean, again, it's usually architecturally that we're -- is our concern. Not that we're not concerned about what takes place in regards to how these businesses are operated, and/or if there's certain things that should be addressed in regards to their operations.

MS. BRENNAN: Yeah.

MEMBER MC MAHON: Okay?

MS. BRENNAN: And I am neutral.

MEMBER MC MAHON: Yeah. I mean, no.

MS. BRENNAN: As I said, I'm new, so I'm really just listening to sort of -- or came to sort of understand sort of the role that Historic Preservation exists, and what sort of new things you may be developing.

MEMBER MC MAHON: Yeah.

MS. BRENNAN: I'm just interested.

MEMBER MC MAHON: Yeah.

MS. BRENNAN: So these were -- those were just two senses, I think.

MEMBER MC MAHON: I think, yes, we are concerned with streetscapes, but I think a little bit more concern might be the back end of those
streetscapes that our neighbors -- are front yards to our neighbors.

MS. BRENNAN: Yeah. And, as he said, I mean, operationally.

MEMBER MC MAHON: Yeah, and that's -- yeah.

MS. BRENNAN: I mean, I have a food business, so --

MEMBER MC MAHON: Yeah.

MS. BRENNAN: -- you have deliveries --

MEMBER MC MAHON: Yeah.

MS. BRENNAN: -- and all sort of back end things that happen. So if there is --

MEMBER MC MAHON: You know what happens, yeah.

CHAIRMAN BULL: Yeah.

MEMBER MC MAHON: You know, a business has to be run, and it does have to be run. And we are in a village.

MS. BRENNAN: Right.

MEMBER MC MAHON: You know, we do have to consider, you know, if you want a quiet life, you don't move into the middle of the Village.

MS. BRENNAN: It's probably not the best place to be, right.

MEMBER MC MAHON: But those of us who have
been here for quite some time do not want to be
abused as well.

MS. BRENNAN: Well, thank you.

MEMBER MC MAHON: So there you have it.

CHAIRMAN BULL: Is there anyone else who
would like to address us from the audience?

(No Response)

CHAIRMAN BULL: Well, then this brings us
to our adjournment. Are we all in favor?

MEMBER MC MAHON: Aye.

MEMBER MEI: Aye.

MEMBER DOHERTY: Aye.

CHAIRMAN BULL: Thank you, everyone, for
your time tonight.

(The meeting was adjourned at 6:17 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 May 6, 2019.

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 18th day of May, 2019.

Lucia Braaten

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