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VILLAGE OF GREENPORT

COUNTY OF SUFFOLK : STATE OF NEW YORK

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HISTORICAL PRESERVATION COMMISSION

REGULAR SESSION

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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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1 (The meeting was called to order at
2 5:00 p.m.)

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

8 MEMBER MC MAHON: Dennis McMahon.

9 CHAIRMAN BULL: And on my left.

10 MEMBER MEI: Lori Mei.

11 MEMBER DOHERTY: Karen Doherty.

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

18 But let's get right down to business with
19 Item No. 1, which is at 142 Main Street.

20 It's the Discussion and possible motion of the
21 application of Lillian E. Stachtiaris. I hope I
22 got that close. The applicant proposes new
23 signage on the property located at 142 Main
24 Street. The SCTM number is 1001-5.-3-16. Is the
25 applicant in the house?

1 MR. BOTROS: (Raised hand)

2 CHAIRMAN BULL: Please introduce yourself.

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

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

8 MR. BOTROS: Botros. B, as in boy,
9 O-T-R-O-S, as in Sam.

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

12 MR. BOTROS: To my store?

13 CHAIRMAN BULL: Yes, that would be fine.

14 MR. BOTROS: 721 East Main Street,
15 Riverhead, 11901.

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

19 MR. BOTROS: Yes.

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

23 MR. BOTROS: It just opened last week,
24 the 1st.

25 CHAIRMAN BULL: First week, yeah.

1 MR. BOTROS: Actually, they're open. It
2 used to be ice cream before, yes.

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

8 MR. BOTROS: Just the window.

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

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

12 MEMBER MC MAHON: There you go.

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

24 MEMBER MC MAHON: Yes, it is.

25 CHAIRMAN BULL: Would you agree?

1 MEMBER MC MAHON: Yes.

2 MEMBER MEI: Yes.

3 MEMBER DOHERTY: Yes.

4 MEMBER MC MAHON: Very nice.

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

8 MR. BOTROS: Awesome, great.

9 CHAIRMAN BULL: All in favor?

10 MEMBER MC MAHON: Aye.

11 MEMBER MEI: Aye.

12 MEMBER DOHERTY: Aye.

13 CHAIRMAN BULL: Thank you.

14 MR. BOTROS: Thank you very much.

15 CHAIRMAN BULL: Yup.

16 MR. BOTROS: Have a great day.

17 MEMBER MC MAHON: Thank you.

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

1 Is the applicant in the house?

2 MR. EBELING: Yes, sir.

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

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

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

14 *(Laughter)*

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

19 *(Laughter)*

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

22 MR. EBELING: I hope it's not.

23 CHAIRMAN BULL: It won't be that extreme.

24 MEMBER MC MAHON: No, I know where
25 you're at.

1 CHAIRMAN BULL: Unhappiness is about as
2 much as --

3 MR. EBELING: Okay.

4 MEMBER MC MAHON: That's good.

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

9 CHAIRMAN BULL: Yes.

10 MR. PROKOP: Can I get a copy?

11 MR. EBELING: All right. Let's go back
12 five or six months. These apartments have been
13 rented for the past -- actually, for the past 40
14 years. Barbara and I have been renting them for
15 20 or 25 years.

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

18 MR. EBELING: Oh, I'm sorry.

19 CHAIRMAN BULL: -- hear you very carefully.
20 Thank you.

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

1 wonderful tenants, love them.

2 CHAIRMAN BULL: Uh-huh.

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

14 So I go up and look at it, and for real,
15 you could push on the wall back and forth. So I
16 said, "All right. Let me see what I can do with
17 this," and I brought in Mr. Rick Weber. Rick's
18 the builder. I said, "Rick, could you take a
19 look at this? Can we replace these windows?
20 What can we do?" And he looked at it and said,
21 "John," he said, "this whole wall, this is
22 rotten, it has to be reframed." And he said,
23 "And what's worse, the wall is framed over a
24 Yankee gutter. There is no support, which is why
25 it's flexing." It's not over the supporting

1 member of the porch down below. It was a repair,
2 it had to be done.

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

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

22 From January 6th -- I take that back. From
23 January 15th through April 14th, didn't do a
24 thing, nothing, it sat there. Sort of bundled,
25 bundled it up and buttoned it up as well as we

1 could, but we still had the water damage, the
2 whole thing. You know, it's just not tight, has
3 to be done.

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

9 (Laughter)

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

17 MS. LINGG: Yes.

18 MR. EBELING: Kristina. I think Kristina
19 was the woman who dealt with this at the office,
20 and she said, "Well, I have bad news for you. I
21 think there may not be a Historical Preservation
22 Committee meeting in May," because of whatever
23 was going on, there are no members left. And I
24 says -- so that could have delayed it yet another
25 month.

1 So Mr. Weber and I spoke and said, "Ah,
2 this is not good." I have to get this done. The
3 tenant -- I'm losing rent money, too. I mean,
4 finally, I worked out a deal with these people,
5 they're not in there. They can't even occupy the
6 apartment, because nothing's there, nothing to --
7 everybody's nuts. I'm not getting rent money.
8 I've got to pay engineers, I've got to pay
9 carpenters, I've got to pay for permits, blah,
10 blah, blah, blah, blah.

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

19 Now what I -- what I would like to show you
20 are some photographs of what it looks like now.
21 The windows were replaced with Andersen 400s. I
22 have four copies of this. This is what it looked
23 like before, before the repair. If you'll look
24 at the next picture, this is what it looks likes
25 now.

1 CHAIRMAN BULL: Well, it's regrettable that
2 you weren't able to meet with the Historic
3 Preservation Commission in advance of this work.
4 There are two -- well, there's one obvious issue
5 that I have with this, in looking at it, because
6 I think -- I understand your story. I read your
7 narrative in your letter, and I looked at what it
8 was like before, when it was resting on the very
9 edge of the Yankee gutter, and then I looked at
10 it with the quality of work that was going into
11 placing it on the foundation, you know, the wall
12 post underneath. But it -- it's un-- there -- I
13 have a problem in that you did not preserve the
14 Yankee gutter, period.

15 MR. EBELING: I --

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

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

23 MR. WEBER: Can I chime in on that?

24 MR. EBELING: Yes, please.

25 MR. WEBER: Can I weigh in on this? If you

1 look at the building --

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

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

7 CHAIRMAN BULL: Uh-huh.

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

11 CHAIRMAN BULL: Yes.

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

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

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

18 CHAIRMAN BULL: Yes.

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

21 CHAIRMAN BULL: Yes.

22 MR. WEBER: You only have 7 feet of
23 12 inches of Yankee gutter. If we were to
24 replace it, it wouldn't really catch any water.
25 All the gutter is -- the gutter at the roof line

1 above the windows is taking all the window -- the
2 water from all the roofing. So I thought
3 about putting --

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

9 MR. WEBER: Right, correct.

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

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

16 MEMBER MC MAHON: Image No. 2?

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

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

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

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

1 building and down.

2 MEMBER MC MAHON: The Yankee gutter --

3 MR. WEBER: It's all --

4 MEMBER MC MAHON: I'm sorry for
5 interrupting.

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

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

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

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

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

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

17 MEMBER MC MAHON: The Yankee gutter was
18 here.

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

23 MC MAHON: No, it's just --

24 MR. EBELING: That's what I'd like to say.
25 That structure, the porch, the rotten porch was

1 built on top of the existing first --

2 MR. WEBER: Yankee gutter.

3 MEMBER MC MAHON: It's typically --

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

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

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

10 MR. WEBER: Okay. Let him --

11 CHAIRMAN BULL: Yeah.

12 MR. WEBER: Let him talk.

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

16 CHAIRMAN BULL: Please.

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

19 MR. WEBER: Yeah.

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

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

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

25 MR. WEBER: Yes.

1 MEMBER MC MAHON: I get it. Okay. And I
2 think what now --

3 CHAIRMAN BULL: I understand that, yeah.

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

8 CHAIRMAN BULL: Here it is.

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

11 CHAIRMAN BULL: Yeah.

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

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

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

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

21 CHAIRMAN BULL: Correct.

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

1 houses.

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

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

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

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

16 MEMBER MC MAHON: Yes.

17 MR. WEBER: -- which was probably the
18 original building from day one, back in the early
19 1900s --

20 MEMBER MC MAHON: Yeah, yeah.

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

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

25 MR. WEBER: So I --

1 MEMBER MC MAHON: At the very end. I get
2 it, yes.

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

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

8 MR. WEBER: Right.

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

11 MEMBER MEI: (Nodded yes)

12 CHAIRMAN BULL: Well --

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

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

19 MR. WEBER: The windows are the --

20 MEMBER MC MAHON: Anderson 400 --

21 MR. WEBER: The windows are the same size.

22 MEMBER MC MAHON: Yes.

23 MR. WEBER: We replaced them as close as we
24 could get to match. In fact, we lined up the
25 windows with the beams in the porch --

1 MEMBER MC MAHON: Well, that makes a
2 good --

3 MR. WEBER: -- to carry the load.

4 MEMBER MC MAHON: We get it, yeah.

5 MR. WEBER: And it wasn't --

6 MEMBER MC MAHON: Or I get it.

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

10 MEMBER MC MAHON: Uh-huh.

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

13 MEMBER MC MAHON: Yeah, it's --

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

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

20 MR. WEBER: Yeah.

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

24 CHAIRMAN BULL: Yes, but I still --

25 MEMBER MC MAHON: Yes.

1 CHAIRMAN BULL: If we take a look at this
2 photograph here, which the photograph of the
3 finished work, we'll see that there are Yankee
4 gutters, working, working Yankee gutters on
5 the -- on the rest of the house.

6 MEMBER MC MAHON: Correct.

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

12 MEMBER MC MAHON: Yes, yes, it is.

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

20 (Laughter)

21 MR. EBELING: And I apologize for that.

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

24 MR. EBELING: Well, but understand my
25 position. I've got a house -- we've been waiting

1 for four months to get this done, and it's --
2 it's really been absurd. This was a simple
3 project, and to be jumping through hoops to try
4 to please everyone. Look at that. Is it out of
5 character? That doesn't look good in the
6 Historic District?

7 CHAIRMAN BULL: Yes.

8 MR. EBELING: I think it looks good.

9 MR. PROKOP: Can I just --

10 MR. EBELING: I just think it looks really
11 good.

12 MR. PROKOP: Can I interject something?

13 CHAIRMAN BULL: Yes, please.

14 MEMBER MC MAHON: Yeah, because --

15 MR. PROKOP: So --

16 MEMBER MC MAHON: Yeah, we're getting out
17 of context here.

18 MR. PROKOP: The -- what actually happened
19 here is, and what you -- what's been referred to
20 as jumping hoops, what it actually was -- excuse
21 me. What actually happened here was when the
22 Building Department noticed that the work was
23 undertaken without a permit, work which clearly
24 needed a permit -- and, basically, all of these
25 pictures that you provided us is of really not of

1 any historical work or exterior work that was
2 done on the house, but basically establishes all
3 of the structural work that you did on the house
4 without a permit. We -- the Village issued a
5 Stop Work Order and you decided to continue
6 working anyway. And what happened --

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

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

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

16 MR. WEBER: That's not true.

17 MR. EBELING: We came in with plans.

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

23 MR. EBELING: No.

24 MR. WEBER: No, we -- I visited the
25 Building Department, and I just was curious, and

1 I found out that we did have to proceed through
2 an architect and an engineer, and we went right
3 ahead and did that, and that took some time.

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

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

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

16 MR. WEBER: Yes.

17 MR. EBELING: Eileen Wingate.

18 MR. PROKOP: Okay. And --

19 CHAIRMAN BULL: John Condon's an engineer.

20 MR. PROKOP: Right. So, as far as this
21 Board is concerned, basic -- normally, the
22 process is that people come here before they
23 start work in anticipation of getting a building
24 permit, and they provide samples of what they
25 would like to have, have done, or what they

1 propose to do, so the Board can look them over.
2 And this Board actually cooperates very readily
3 with applicants. But what you're asking the
4 Board to do tonight is to look at your finished
5 product, and that basically your finished product
6 is the sample, with some exceptions, because I
7 think the windows really aren't clear. I know
8 there's been discussion about the gutter, but I
9 don't know, though, that the windows aren't
10 clear.

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

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

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

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

22 MR. PROKOP: Okay. So this --

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

25 MR. PROKOP: This is what it looked like,

1 what you said it looked like years and years and
2 years. So this is what it looked like?

3 MR. EBELING: Yeah, yeah.

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

8 MR. EBELING: What happened to the roof?

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

11 MR. EBELING: No.

12 MR. WEBER: No.

13 MR. EBELING: It's just the photograph.

14 No.

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

19 MR. EBELING: Storage.

20 MR. WEBER: Same as it used to be.

21 MR. PROKOP: And -- okay.

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

24 MR. PROKOP: And the doors --

25 MR. WEBER: We replaced the doors and it

1 was painted.

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

5 MR. WEBER: Cedar.

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

12 MR. EBELING: It didn't.

13 MR. WEBER: That's been done.

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

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

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

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

25 MR. PROKOP: So the work is -- as of today,

1 what's the status of the work, as of this
2 afternoon?

3 MR. WEBER: Ready for paint.

4 MR. EBELING: It's complete.

5 CHAIRMAN BULL: So I have a question.

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

9 MR. WEBER: It's tenant-ready.

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

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

16 MR. EBELING: Yes.

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

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

24 MR. WEBER: Making it better and safer.

25 MR. EBELING: We're putting a wall over a

1 header instead of over a gutter.

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

5 MR. WEBER: It was an emergency repair.

6 MR. EBELING: Yeah.

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

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

23 MR. WEBER: Okay.

24 MR. EBELING: May I just -- the purpose of
25 the Yankee gutter, the purpose of any gutter is

1 to collect the water that comes off the roof, and
2 then send it off somewhere else. This is --

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

6 MR. WEBER: Well --

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

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

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

19 CHAIRMAN BULL: I agree.

20 MR. WEBER: -- on the side.

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

25 MR. WEBER: Right. And then the Yankee

1 gutter did its purpose.

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

4 MR. WEBER: Right. And then --

5 CHAIRMAN BULL: And then --

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

8 CHAIRMAN BULL: Yup.

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

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

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

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

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

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

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

24 CHAIRMAN BULL: It doesn't matter that
25 there's a use, it's an eyeline thing. So it

1 would still function as a Yankee gutter if
2 it's -- if you've been able to leave it there.

3 MRS. EBELING: It wasn't there. It was
4 underneath the wall.

5 MR. WEBER: It hadn't been there for
6 fifty --

7 CHAIRMAN BULL: No, no, but it does. It
8 appears here in a photograph.

9 MRS. EBELING: The rest of the house has
10 Yankee gutters.

11 CHAIRMAN BULL: I know. And now the --
12 this particular view, all of a sudden, it doesn't
13 look like it's character in the neighborhood.
14 See, in this photograph here, look. In this
15 photograph here --

16 MS. LINGG: I'm sorry. Can you speak up at
17 the podium?

18 CHAIRMAN BULL: In this photograph here, we
19 see that you've gone to the stage of putting on
20 the protective coating, you know, paper under
21 here prior to being able to put up the siding.
22 Fine. And we could see a Yankee gutter here,
23 which could very easily have been flashed in
24 place and put in place, and the -- and if this
25 had been --

1 MEMBER MC MAHON: And restored.

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

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

16 CHAIRMAN BULL: Right.

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

21 MR. WEBER: I understand.

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

24 MR. WEBER: Yup.

25

1 MEMBER MC MAHON: You could make this --

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

8 CHAIRMAN BULL: Oh, the original?

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

12 CHAIRMAN BULL: Let me look through the
13 photographs.

14 MR. WEBER: Well, there's one from probably
15 1938, which --

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

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

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

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

25 MR. PROKOP: There's no samples of siding?

1 CHAIRMAN BULL: There's no -- there are no
2 samples of siding.

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

8 MR. EBELING: No.

9 MR. PROKOP: On the exterior?

10 MR. WEBER: No.

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

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

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

19 CHAIRMAN BULL: That's the end of that.

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

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

24 MR. PROKOP: Yes.

25 CHAIRMAN BULL: Here, on the elevation,

1 this is a return wall.

2 MR. PROKOP: Okay.

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

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

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

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

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

1 loss, except --

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

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

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

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

14 MEMBER MC MAHON: Yeah, yeah.

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

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

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

24 CHAIRMAN BULL: So I think we don't have
25 enough information to make a decision. So I

1 suggest that we table this application at the
2 moment, because it clearly doesn't meet the needs
3 of a Certificate of Appropriateness, and it was
4 done when there was ample opportunity to come
5 before this Commission for review, and it didn't
6 happen. We didn't get materials, we didn't have
7 a chance to look at the plans. So --

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

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

12 MEMBER MC MAHON: Understood. We
13 understand that.

14 MR. EBELING: We had to get an engineer.

15 MEMBER MC MAHON: We understand all that.

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

19 CHAIRMAN BULL: But we don't need a full
20 set of plans in some cases, especially in the
21 case of an emergency. You could have come in.
22 Your work here, which was done up, I believe up
23 to the point where you had to get a set of plans
24 from Condon, right, is -- look at this, this is
25 quality work.

1 MR. EBELING: Yes, it is. We stopped work
2 on January 14th. For three months, we did
3 nothing. We did absolutely nothing for three
4 months. We followed --

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

7 CHAIRMAN BULL: Yeah. Exactly, yeah.

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

9 MR. EBELING: And then --

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

13 MR. WEBER: We weren't --

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

16 MR. EBELING: No, no.

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

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

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

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

24 MEMBER MC MAHON: Okay.

25 MR. EBELING: -- that we talked -- they had

1 said --

2 MEMBER MC MAHON: And at that point, at
3 that point --

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

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

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

9 MEMBER MC MAHON: And she was the --

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

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

15 MR. WEBER: No, she wasn't.

16 MR. EBELING: No.

17 MR. WEBER: No. We hired her --

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

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

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

25 MR. WEBER: Nothing.

1 MR. EBELING: No position at all.

2 MEMBER MC MAHON: She was not --

3 MR. WEBER: Nothing.

4 MRS. EBELING: No.

5 MEMBER MC MAHON: -- the Building Inspector
6 at the time?

7 MR. WEBER: Nothing.

8 MR. EBELING: Heavens no.

9 MEMBER MC MAHON: Okay. So now we have
10 a -- we have a lapse here, my friends.

11 CHAIRMAN BULL: Yes, we do.

12 MEMBER MC MAHON: We have --

13 CHAIRMAN BULL: Yes, we do.

14 MEMBER MC MAHON: -- no Building Inspector.
15 We have somebody who worked as a Building
16 Inspector drawing you plans, who should have
17 clearly, though, told you that you were to come
18 before this Board before you proceeded any
19 further.

20 MR. WEBER: What we --

21 MR. EBELING: She did tell us.

22 MR. WEBER: No, we hired her. She did. We
23 hired her --

24 MEMBER MC MAHON: So there was a lapse.

25 Okay. I'm sorry, and I don't mean to interrupt

1 you guys, and I'm not -- I'm not going to beat
2 you up here.

3 MR. WEBER: No, we weren't aware of the --

4 MEMBER MC MAHON: Yeah.

5 MR. WEBER: Until we hired her.

6 MEMBER MC MAHON: Right. But, at that
7 point, she should have -- she obviously would
8 have advised you that you have to come before
9 this Board.

10 MR. WEBER: She did.

11 MR. EBELING: And she did.

12 MR. WEBER: She did.

13 MEMBER MC MAHON: And what happened in that
14 time frame?

15 MR. WEBER: We needed the plans to --

16 MR. EBELING: Yes.

17 MR. WEBER: -- to come to the Board.

18 MEMBER MC MAHON: Okay. After you got --

19 MR. EBELING: Yes. I'll give you the
20 plans --

21 MR. WEBER: So we got the plans --

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

1 MEMBER MC MAHON: Yes.

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

8 MEMBER MC MAHON: Correct.

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

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

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

15 MR. EBELING: We were not aware of it.

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

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

21 MR. PROKOP: Okay.

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

25 MEMBER MC MAHON: Well, even if you had

1 then --

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

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

11 MR. WEBER: Well, we took her --

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

13 CHAIRMAN BULL: So I make a --

14 MR. WEBER: So I paid her --

15 CHAIRMAN BULL: Yeah.

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

19 CHAIRMAN BULL: So understood. But now we
20 understand now all the circumstances that are
21 around this particular issue, right, so we don't
22 need to really go over them anymore. We
23 understand who all the players are, and now we
24 have these -- the finished product that we didn't
25 have any control over. But we should have had a

1 say in the Certificate of Appropriateness, and I
2 think you might agree with that.

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

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

11 MR. WEBER: Okay.

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

18 MR. WEBER: Okay.

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

21 MEMBER MC MAHON: I'll second it.

22 CHAIRMAN BULL: All in favor?

23 MEMBER MEI: Aye.

24 MEMBER DOHERTY: Aye.

25 CHAIRMAN BULL: Aye.

1 MEMBER MC MAHON: Aye.

2 CHAIRMAN BULL: Okay. Thank you for your
3 time.

4 MR. WEBER: Thank you.

5 CHAIRMAN BULL: Item No. 3, 527 Main
6 Street. Discussion and possible motion on the
7 application of Joann and Robert Hamilton, Jr.
8 The applicants propose the replacement of a slate
9 roof, as well as repair and/or replace the Yankee
10 gutter on the property located at 527 Main
11 Street.

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

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

24 MRS. HAMILTON: I can't believe how heavy
25 it is.

1 MR. HAMILTON: See, we're going to use this
2 color, which is pretty close to the slate, and it
3 looks like this. And if you go back, I mean, you
4 could see that it looks -- it looks like the
5 slate roof.

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

8 MR. HAMILTON: Where's the camera?

9 CHAIRMAN BULL: Right back there.

10 MR. HAMILTON: Oh, sorry.

11 CHAIRMAN BULL: For our audience.

12 (Laughter)

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

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

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

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

23 MRS. HAMILTON: The picture.

24 MR. HAMILTON: A distant shot. So we're
25 trying to absolutely keep the character of the

1 house. We want to keep the Yankee gutters.
2 They're very functional. We just want to repair
3 it. I have a few leaks here and there I've been
4 chasing, trying to correct, and you think you got
5 them, and then it blows 30 miles an hour and you
6 find another one, so --

7 MEMBER MC MAHON: Right.

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

11 MEMBER MC MAHON: There you go.

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

16 MR. HAMILTON: Oh, yes, absolutely.

17 CHAIRMAN BULL: Okay.

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

24 MEMBER MC MAHON: EPDM?

25 MR. HAMILTON: EDM? I --

1 MEMBER MC MAHON: Yes, that's a -- yes,
2 that's --

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

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

8 CHAIRMAN BULL: For the Yankee gutters?

9 MEMBER MC MAHON: For the Yankee gutters.

10 CHAIRMAN BULL: Yes, it's excellent stuff.

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

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

16 MEMBER MC MAHON: Yes.

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

19 MEMBER MC MAHON: Correct.

20 MR. HAMILTON: -- the shingles.

21 MEMBER MC MAHON: Uh-huh.

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

24 MEMBER MC MAHON: Correct.

25 MR. HAMILTON: -- and be functional.

1 MEMBER MC MAHON: Right.

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

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

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

7 MR. HAMILTON: Yes.

8 CHAIRMAN BULL: And for this Yankee gutter
9 here.

10 MR. HAMILTON: Yes.

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

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

15 CHAIRMAN BULL: That roof is fine?

16 MR. HAMILTON: Yes, that roof is fine.
17 That was replaced 10 or so years ago, and
18 that you have -- some of the trim has to be
19 replaced.

20 CHAIRMAN BULL: Sure.

21 MEMBER MC MAHON: Right.

22 MR. HAMILTON: On the edge.

23 CHAIRMAN BULL: Sure, yeah.

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

25 CHAIRMAN BULL: Yeah.

1 MEMBER MC MAHON: You got an old house.

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

5 CHAIRMAN BULL: Sure.

6 MR. HAMILTON: -- has to be replaced.

7 CHAIRMAN BULL: Sure.

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

10 MEMBER MC MAHON: Sure.

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

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

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

21 MR. HAMILTON: That's --

22 MRS. HAMILTON: They're not.

23 MEMBER MC MAHON: Yeah.

24 CHAIRMAN BULL: No, I understand that. But
25 they --

1 MR. HAMILTON: But if you get up close to
2 them --

3 CHAIRMAN BULL: Uh-huh.

4 MR. HAMILTON: -- you can actually put your
5 finger into them and scratch it and it will
6 disintegrate.

7 CHAIRMAN BULL: Hmm.

8 MEMBER MC MAHON: I replaced a slate roof
9 around the corner --

10 CHAIRMAN BULL: Uh-huh.

11 MEMBER MC MAHON: -- from them.

12 CHAIRMAN BULL: Yes.

13 MEMBER MC MAHON: And I actually did the
14 restoration on this house right next door.

15 MRS. HAMILTON: Yeah, next to it.

16 MEMBER MC MAHON: And I, as a contractor,
17 am very aware of the fragility of this particular
18 product. You cannot budge this product and have
19 it come off clean. You would have to start from
20 top to bottom to remove it in the first place.
21 Then, at that point, when you're ready to do your
22 Yankee gutters, it has to come up underneath
23 three or four rows --

24 CHAIRMAN BULL: Understood, yeah. I know
25 how that -- yeah.

1 MEMBER MC MAHON: -- of these shingles --

2 MR. HAMILTON: Yes, yes.

3 MEMBER MC MAHON: -- in order to --

4 CHAIRMAN BULL: I've done similar
5 renovations on my own house, so I understand it,
6 yeah.

7 MEMBER MC MAHON: There you go. I think
8 we're all on the same page here.

9 CHAIRMAN BULL: We're all on the same page.
10 It's a question of whether or not we could
11 convince you to put slate back.

12 MRS. HAMILTON: Uh, you want to give us
13 a --

14 MR. HAMILTON: Unless I -- unless I win the
15 lottery, I --

16 MEMBER MC MAHON: Yeah.

17 MRS. HAMILTON: Yes.

18 MR. HAMILTON: My wife is retired and I
19 work part time.

20 MEMBER MC MAHON: Yeah.

21 CHAIRMAN BULL: Okay, okay, okay. So I
22 noticed on the -- on the existing that there is
23 this decorative element.

24 MR. HAMILTON: I put that on there myself.

25 CHAIRMAN BULL: You painted that on?

1 MR. HAMILTON: Yeah.

2 CHAIRMAN BULL: Oh.

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

4 CHAIRMAN BULL: That's beautiful.

5 MEMBER MC MAHON: Nice.

6 CHAIRMAN BULL: That really works.

7 (Laughter)

8 MR. HAMILTON: And if I --

9 CHAIRMAN BULL: Hey, you sold me on that.

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

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

13 CHAIRMAN BULL: Hmm. Hmm.

14 MR. HAMILTON: But that's just paint.

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

17 CHAIRMAN BULL: I love your bright ideas.

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

19 CHAIRMAN BULL: Yeah, it's nice.

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

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

25 MEMBER MC MAHON: Uh-huh.

1 MR. HAMILTON: It is. We bought it that
2 way.

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

5 So anybody have any comments?

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

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

18 MEMBER MC MAHON: Yeah, yeah.

19 CHAIRMAN BULL: Understood.

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

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

25 MR. HAMILTON: They literally fell off, and

1 I had to put shingles in and --

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

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

12 CHAIRMAN BULL: And?

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

15 CHAIRMAN BULL: Okay. So, again, we are
16 going to touch base with the code itself, which
17 talks about the importance of the maintenance and
18 compatibility in the general design and character
19 within this property and with regards to the
20 other properties nearby. So you can find that in
21 76-6, and B, Paragraph 1, where it talks a little
22 bit about this.

23 And it goes on to talk about 2, which is
24 the scale of the proposed alteration, and, in
25 this case, it's not new construction, but it's --

1 you know, it's repair construction. And this to
2 me appeals to -- depicts to be the -- to meet
3 that criteria.

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

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

14 But the -- but in Paragraph 5, it talks
15 about the importance of the historic,
16 architectural and other features that are
17 significant to the property, and the applicant
18 is, to my mind, making an attempt to do that.

19 Is there anyone in the house that would
20 like to say anything on this matter? Anyone
21 else?

22 (No Response)

23 CHAIRMAN BULL: Then I make a motion that
24 we approve the application of the applicant for a
25 Certificate of Appropriateness within the

1 constraints of the work that are outlined in this
2 application.

3 MEMBER MC MAHON: And I will second it.

4 CHAIRMAN BULL: Are we all in favor?

5 MEMBER MC MAHON: Aye.

6 MEMBER MEI: Aye.

7 MEMBER DOHERTY: Aye.

8 CHAIRMAN BULL: Aye.

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

11 MR. HAMILTON: Thank you so much.

12 CHAIRMAN BULL: Yeah.

13 MRS. HAMILTON: Can I ask a question?

14 MEMBER MC MAHON: Yes.

15 CHAIRMAN BULL: Sure.

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

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

20 MRS. HAMILTON: What?

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

23 MRS. HAMILTON: Okay.

24 MR. HAMILTON: Now we have to pray for no
25 rain.

1 MEMBER MC MAHON: Yeah.

2 CHAIRMAN BULL: Oh, yeah.

3 MEMBER MC MAHON: That's a good one.

4 CHAIRMAN BULL: Well, that's going to be a
5 short prayer right now. I think we could do more
6 rain tomorrow, but yeah.

7 MR. HAMILTON: We're anxious to get it
8 done.

9 CHAIRMAN BULL: Yeah.

10 MEMBER MC MAHON: Yeah.

11 MR. HAMILTON: But the weather is --

12 CHAIRMAN BULL: Yes.

13 MR. HAMILTON: -- not cooperating with
14 anybody.

15 CHAIRMAN BULL: Nobody, no. The farmers I
16 think are little happy, though.

17 MR. HAMILTON: Yeah.

18 CHAIRMAN BULL: Give it to them.

19 MR. HAMILTON: Thank you very much.

20 MEMBER MC MAHON: All right. Thanks, guys.

21 CHAIRMAN BULL: Thank you.

22 MEMBER MC MAHON: Thank you for being so
23 thorough.

24 CHAIRMAN BULL: Yeah.

25 MR. HAMILTON: Well, we tried. We knew we

1 had to come here and said we're going to get
2 everything in line and --

3 MEMBER MC MAHON: Thank you.

4 CHAIRMAN BULL: You did a wonderful job.

5 MEMBER MC MAHON: Thank you.

6 MRS. HAMILTON: Thank you.

7 MEMBER MEI: We appreciate that. Thank
8 you.

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

11 (Laughter)

12 MRS. HAMILTON: Bye.

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

21 MEMBER MC MAHON: Yes.

22 CHAIRMAN BULL: So I had the opportunity to
23 meet with Lori and Karen. This was a project
24 that I proposed before, and it's had several
25 attempts to get started, one which is we started

1 to come up with a guide of the fences of
2 Greenport, and what are some of the ones that
3 have been successful, and then we also have
4 actually some examples of what haven't been
5 successful in Greenport.

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

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

15 MEMBER MEI: That is correct.

16 MEMBER DOHERTY: That's correct.

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

22 We're going to get some materials to them.
23 For instance, we have this wonderful old
24 brochure, which is "Greenport House, Homeowners
25 Guide to Historic Preservation." So we'll --

1 Kristina will make a copy of this for them.

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

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

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

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

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

25 CHAIRMAN BULL: Okay. So I would like to

1 put that as a request, so as we go forward, we
2 make it very easy for people to find these kinds
3 of guides that will help them. And they can find
4 out even more about the Historic Preservation
5 Commission, and how -- the history of it. And
6 they can find out that actually we are on the --
7 Department of the Interior designated, as well as
8 the New York State, you know, Historic District.
9 So we have -- we have a history of this, and we
10 have a responsibility to remain -- to maintain
11 the appropriateness of the decisions we make here
12 at the Commission. So I look forward to your
13 work.

14 MEMBER MEI: Okay. Thank you.

15 MEMBER DOHERTY: Thank you.

16 CHAIRMAN BULL: So I make a motion that we
17 let Lori and Karen take over.

18 MEMBER MC MAHON: There you go. So moved.

19 CHAIRMAN BULL: All in favor?

20 MEMBER MC MAHON: Aye.

21 MEMBER MEI: Aye.

22 MEMBER DOHERTY: Aye.

23 CHAIRMAN BULL: Aye. Okay.

24 MEMBER MEI: Let me simply say that, you
25 know, we are very interested in -- I'll speak for

1 myself -- in working on this. One of the first
2 things and one of the reasons that I think it's
3 important to do a plan of action is because it's
4 important to speak to the people in the Historic
5 District, people of Greenport. It's important to
6 look at what's come before. And we would propose
7 to make a plan that would make this, whatever we
8 do, something that is right and important for
9 Greenport.

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

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

24 So I have a couple of things to report on
25 that. One is that Channel 12 News was here last

1 week and they did a news story on the Greenport
2 Auditorium, which I think is supposed to air on
3 Tuesday night, which is about historic buildings
4 on Long Island. And this auditorium was recently
5 named one of the important buildings on Long
6 Island that needs to be saved this year. And so
7 that was an effort that was put forth by this
8 Historic Preservation Commission to ask -- to get
9 this -- to get this forward, and it went forward.

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

1 level survey.

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

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

9 MEMBER MC MAHON: Duly noted.

10 CHAIRMAN BULL: Duly noted. Here we go.

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

13 MEMBER MC MAHON: I can make --

14 CHAIRMAN BULL: You can make that motion?

15 MEMBER MC MAHON: I will make that motion.

16 CHAIRMAN BULL: Okay. All in favor?

17 MEMBER MC MAHON: Aye.

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

20 MEMBER MEI: Right.

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

23 MEMBER MC MAHON: That's fine.

24 CHAIRMAN BULL: Motion to approve the
25 minutes of the March 4th, 2019 meeting. Again,

1 neither of you were here.

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

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

6 MEMBER MEI: Absolutely.

7 MEMBER DOHERTY: Okay.

8 CHAIRMAN BULL: And then --

9 MEMBER MC MAHON: I will second that.

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

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

15 CHAIRMAN BULL: Okay.

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

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

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

24 MEMBER MC MAHON: Aye.

25 MEMBER MEI: Aye.

1 MEMBER DOHERTY: Aye.

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

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

7 CHAIRMAN BULL: Yes, please.

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

10 (Siren Sounded)

11 MS. WIESEHAHN: Oh.

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

14 (Laughter)

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

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

23 MS. WIESEHAHN: Ruth -- excuse me. Ruth
24 Wieseahn.

25 CHAIRMAN BULL: And your address, please.

1 MS. WIESEHAHN: 320 Carpenter Street.

2 CHAIRMAN BULL: Yes, please.

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

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

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

25 MS. WIESEHAHN: I don't know.

1 MEMBER MC MAHON: -- we are a Historical
2 Preservation Commission. I understand what
3 you're saying, because we're neighbors. And,
4 yeah, I mean, any encroachment on your space
5 is -- you know, that's very personal. But,
6 again, we are -- we are --

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

9 MEMBER MC MAHON: Yeah, absolutely,
10 absolutely.

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

24 So I think that we are not here able to
25 address perhaps your need, but we're sensitive, I

1 am sensitive to your need. But I'm also excited,
2 because this is an opportunity where Greenport is
3 growing, and the people who participate in coming
4 here and to -- and to meet and for the Trustees
5 have a chance to direct that flow, which has
6 always been a mixture of commercial and
7 residential.

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

20 We just have to be careful in regards to
21 what we can do for you after it's gone through
22 the proper channels, and that, again, being the
23 Zoning Board of Appeals. But, yes, anything we
24 could do in regards to how it should look and
25 what could be done to improve, yeah.

1 MS. WIESEHAHN: Were you consulted on the
2 American Beech expansion?

3 MEMBER MC MAHON: We --

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

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

9 MS. WIESEHAHN: Yeah.

10 MEMBER MC MAHON: Nothing facing you or
11 Carpenter Street.

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

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

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

20 CHAIRMAN BULL: Steampunk.

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

25 MEMBER MC MAHON: Yeah.

1 MS. WIESEHAHN: -- outside on the street.

2 MEMBER MC MAHON: Yeah.

3 MS. WIESEHAHN: And the garbage.

4 CHAIRMAN BULL: Yeah.

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

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

9 CHAIRMAN BULL: Call the Board of Health.

10 MEMBER MC MAHON: That is a code issue.

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

25 CHAIRMAN BULL: Hmm. Write a letter to the

1 editor and make sure this is known, that -- I
2 think that you have a very -- you have every
3 right to have that side of the building made
4 presentable to passerbys. So it's -- but it's
5 not something that we can, you know --

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

9 CHAIRMAN BULL: Yes.

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

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

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

25 MS. WIESEHAHN: I know, I know.

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

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

8 CHAIRMAN BULL: Yeah.

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

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

19 MEMBER MC MAHON: Yeah.

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

24 MEMBER MC MAHON: No, that's --

25 MS. WIESEHAHN: You have no control over

1 that? It's ugly as sin.

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

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

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

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

13 MEMBER MC MAHON: Yeah, because we --

14 CHAIRMAN BULL: -- commercial use.

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

18 MS. WIESEHAHN: Yes.

19 CHAIRMAN BULL: Yeah.

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

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

25 CHAIRMAN BULL: So we'll review that point.

1 MR. PROKOP: We'll go through -- we'll go
2 through it in the office and see what you're
3 talking about.

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

7 MS. WIESEHAHN: Thank you for your time.

8 CHAIRMAN BULL: Thank you for your time.

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

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

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

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

1 address it?

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

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

1 lately.

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

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

17 Thank you for the opportunity to vent.

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

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

25 MEMBER MC MAHON: Correct.

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

13 MS. BRENNAN: Cynthia Brennan on First
14 Street.

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

1 MEMBER MC MAHON: Correct, yes.

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

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

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

18 MS. BRENNAN: Right.

19 CHAIRMAN BULL: So these are important
20 issues, yeah.

21 MS. BRENNAN: So thinking about, yes, you
22 developing guidelines for windows, doors, fences,
23 etcetera, perhaps there is also a guideline that
24 comes into the historic area of the Commercial
25 District that is specific to -- you know,

1 obviously, it's a different operational and
2 considerations, residential versus commercial
3 business operations. Maybe there needs to be
4 guidelines that are distinct. You know, I'm
5 not -- again, I've been a small business owner.
6 Not to make things too onerous, but, I mean,
7 obviously, there is some tension between the
8 two --

9 MEMBER MC MAHON: Understood, understood.

10 MS. BRENNAN: -- items.

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

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

25 MS. BRENNAN: Yeah.

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

9 MS. BRENNAN: Yeah.

10 MEMBER MC MAHON: Okay?

11 MS. BRENNAN: And I am neutral.

12 MEMBER MC MAHON: Yeah. I mean, no.

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

18 MEMBER MC MAHON: Yeah.

19 MS. BRENNAN: I'm just interested.

20 MEMBER MC MAHON: Yeah.

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

23 MEMBER MC MAHON: I think, yes, we are
24 concerned with streetscapes, but I think a little
25 bit more concern might be the back end of those

1 streetscapes that our neighbors -- are front
2 yards to our neighbors.

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

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

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

8 MEMBER MC MAHON: Yeah.

9 MS. BRENNAN: -- you have deliveries --

10 MEMBER MC MAHON: Yeah.

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

13 MEMBER MC MAHON: You know what happens,
14 yeah.

15 CHAIRMAN BULL: Yeah.

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

19 MS. BRENNAN: Right.

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

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

25 MEMBER MC MAHON: But those of us who have

1 been here for quite some time do not want to be
2 abused as well.

3 MS. BRENNAN: Well, thank you.

4 MEMBER MC MAHON: So there you have it.

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

7 (No Response)

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

10 MEMBER MC MAHON: Aye.

11 MEMBER MEI: Aye.

12 MEMBER DOHERTY: Aye.

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

15 (The meeting was adjourned at 6:17 p.m.)

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

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

Lucia Braaten

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