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

Third Street Firehouse  
Greenport, New York

October 1, 2018  
5:07 p.m.

- Before:
- STEPHEN M. BULL - Chairman
  - DENNIS McMAHON - Member
  - SUSAN WETSELL - Member
  - CAROLINE WALOSKI - Member
  - ROSELLE BORRELLI - Member
  
  - KRISTINA LINGG - Building Department Clerk

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I N D E X

ITEM	PAGE
ITEM 1 - 138 BAY AVENUE	3-8
ITEM 2 - 714 MAIN STREET	8-24
ITEM 3 - DISCUSSION AND POSSIBLE MOTION OF THE BOARD TO BEGIN THE DEVELOPMENT OF APPROPRIATE POLICIES	24-47
ITEM 4 - DISCUSSION AND POSSIBLE MOTION OF THE BOARD TO NOMINATE THE GREENPORT AUDITORIUM	47-52
ITEM 5 - MOTION TO ACCEPT MINUTES AUGUST 6, 2018	52
ITEM 6 - MOTION TO APPROVE MINUTES JULY 9, 2018	52
ITEM 7 - MOTION TO SCHEDULE NEXT HPC MEETING	52-53
ITEM 8 - MOTION TO ADJOURN	53

1                   CHAIRMAN BULL: Hello. This is  
2                   the meeting of October the 1st at --  
3                   starting just slightly after 5:00 p.m. of  
4                   the Village of Greenport Historic  
5                   Preservation Commission. I am Stephen  
6                   Bull and I am the Chairperson. And to my  
7                   right.

8                   MEMBER WETSELL: Susan Wetsell.

9                   MEMBER McMAHON: Dennis McMahon.

10                  MEMBER WALOSKI: Caroline Waloski.

11                  MEMBER BORRELLI: Roselle

12                  Borrelli.

13                  CHAIRMAN BULL: So we are all  
14                  present and excited to work on tonight's  
15                  agenda.

16                  The first item is 138 Bay Avenue.  
17                  Discussion and possible motion on the  
18                  application of Cameron Brien. Thank you.

19                  The applicant proposes exterior  
20                  renovations to include sidings, windows  
21                  and trim; for the property located at 138  
22                  Bay Avenue. SCTM# 1001-5-2-18.1.

23                  Is the applicant in the house?

24                  MR. BRIEN: I am.

25                  CHAIRMAN BULL: Please go to the

1 podium and tell us about who you are and  
2 where you are from. That is to say what  
3 is your local address or anywhere. And  
4 then what is your story?

5 MR. BRIEN: I am Cameron Brien. I  
6 reside in Manhattan and I own the property  
7 at 138 Bay. We bought the home in the  
8 beginning of 2017. We did some interior  
9 work to the home. And this year we would  
10 like to do some exterior -- oh, there we  
11 go -- do some exterior work to remediate  
12 some issues with the home.

13 The property itself, the siding  
14 right now is fairly rotten. It is wood  
15 siding and it was actually hidden  
16 underneath vinyl siding that we removed to  
17 check what was going on. We found a large  
18 amount of rot and from what we can  
19 ascertain the way that the home was  
20 originally modified, rather than to put on  
21 new clapboard or to fix it they just put  
22 vinyl siding over it. So the rot -- at  
23 this point we propose putting wood siding  
24 on the home rather than -- than vinyl.  
25 And we are going to make some -- hopefully

1           some changes to upgrade the insulation and  
2           then replace the windows.

3                        So I will hand it over for one  
4           second to our architect.

5                        MR. SCHWARTZ:  Marc Schwartz.  I  
6           am Cutchogue architect.  I was brought in  
7           to just try to help out the permit  
8           situation here.  What the intent is -- we  
9           gave you some samples to replace in-kind  
10          the windows, the same style.  The two  
11          divided lights, two over two windows,  
12          double hung, historic sill, flat casing to  
13          match what was there.  And the wood --  
14          cedar shingles, pre-stained shingle.  So  
15          pretty much replace in-kind and upgrade --  
16          certainly upgrade the look and upgrade the  
17          siding.

18                       CHAIRMAN BULL:  So the cedar  
19          shingles will be five inches to the --

20                       MR. SCHWARTZ:  That sounds about  
21          right.

22                       MEMBER McMAHON.  That varies.  
23          That varies according to where your  
24          windows hit.  Sometimes you expand the --  
25          but that is the general idea.

1 MR. SCHWARTZ: Yeah, but I don't  
2 think it will be more than five. Maybe  
3 four and a half. Somewhere in that range.

4 MEMBER McMAHON: Right. Right.  
5 Yeah. You try to hit a window. You try  
6 to hit the window perfect and then expand  
7 or contract.

8 CHAIRMAN BULL: I do that all the  
9 time. Its an issue. Sometimes I do and  
10 sometimes I don't.

11 MEMBER McMAHON: Just looking over  
12 the window schedule and whatever, it  
13 appears to be everything we love to see.  
14 True divided light with a spacer. And  
15 that is exactly where we head with this.  
16 So that is all good.

17 Anything to say about whatever  
18 else, it is a pre-dipped shingle, most  
19 likely.

20 CHAIRMAN BULL: So we got an  
21 asbestos report. Is that -- that isn't  
22 really our concern.

23 MR. BRIEN: We had a professional  
24 abatement company come and remove that in  
25 August I believe, July. There wasn't much

1 left on the building but from what we can  
2 tell it had been covered up by the vinyl.  
3 So we had that removed. So from a prepper  
4 prospective we are all ready to do work.

5 CHAIRMAN BULL: Good. Okay.

6 Well, I make a motion that we --  
7 because we are working with these  
8 guidelines in the Village of Greenport, we  
9 have this approval criteria. And that is  
10 part of our code 76-6. And the properties  
11 when they are being renovated often need  
12 to contribute to the character of the  
13 Historic District. And your restoration  
14 of it in-kind by putting cedar shake on it  
15 will be within keeping with that and the  
16 replacement of the windows in the same  
17 way. And you are maintaining the general  
18 design and character of the building. And  
19 so that is also something that is within  
20 the code that is important.

21 So I make a motion that we approve  
22 the application for Certificate of  
23 Appropriateness for the property at 138  
24 Bay Avenue.

25 Anyone to second?

1 MEMBER WETSELL: I'll second.  
2 CHAIRMAN BULL: All in favor?  
3 MEMBER McMAHON: Aye.  
4 MEMBER WALOSKI: Aye. You're in  
5 business.  
6 CHAIRMAN BULL: You're in  
7 business.  
8 MR. BRIEN: Thank you very much.  
9 MEMBER McMAHON: Get busy.  
10 CHAIRMAN BULL: Thank you.  
11 MEMBER WALOSKI: Somebody is  
12 leaving --  
13 CHAIRMAN BULL: Welcome to the  
14 neighborhood.  
15 MR. BRIEN: Thank you.  
16 CHAIRMAN BULL: Okay. So Item  
17 number 2 at 714 Main Street. Discussion  
18 and possible motion on the application of  
19 the Townsend Manor. The applicant  
20 proposes the removal and replacement of  
21 the existing porch located at 714 Main  
22 Street. SCTM# 1001-2-3-10.  
23 MEMBER WALOSKI: Exactly what of  
24 the existing porch are they removing?  
25 CHAIRMAN BULL: The architect is



1 not here. So --

2 MEMBER WALOSKI: I would need to  
3 see any of this filigree.

4 CHAIRMAN BULL: Well, the  
5 statement that was made by the architect  
6 is that, removal and replacement of  
7 existing wood porch. And on the submitted  
8 photographs, if you look at those you will  
9 see, south side of building, existing  
10 condition of deck and patio. Proposing to  
11 replace in-kind.

12 So I take that to mean that every  
13 piece of Gingerbread or what we see will  
14 be there when this work is finished.

15 MEMBER McMAHON: Yeah. I don't  
16 even think they are touching that. I  
17 think they are pointing out and they have  
18 circled in their drawing -- do you have a  
19 circle?

20 CHAIRMAN BULL: Yes. I think that  
21 is the other item you want to look at.

22 MEMBER McMAHON: They have blown  
23 it up to show the rot and everything.

24 CHAIRMAN BULL: No. I think what  
25 they are showing us in this particular

1 image here is they have two entrances  
2 which have steps.

3 MEMBER McMAHON: Right.

4 CHAIRMAN BULL: They are going to  
5 remove one entirely.

6 MEMBER McMAHON: Right.

7 CHAIRMAN BULL: And that is this  
8 one.

9 MEMBER McMAHON: Yes. Which is in  
10 terrible condition.

11 CHAIRMAN BULL: This one. And  
12 then they are going to -- well, do  
13 whatever porch work needs to be done on  
14 the other one. I don't think that -- in  
15 my opinion that the removal of one of  
16 those is going to change the character of  
17 that porch.

18 MEMBER McMAHON: No. It is going  
19 to clean it up. I mean they have been  
20 very good about approaching us on  
21 everything they do there.

22 CHAIRMAN BULL: Yep.

23 MEMBER McMAHON: They have been  
24 before us probably three times maybe  
25 total. And they just bring to our

1 attention because it is such a massive  
2 project. And it is several buildings  
3 actually and -- that they shout out us to  
4 us every time that they, you know, do a  
5 little bit more work.

6 CHAIRMAN BULL: Yes. It is  
7 certainly an important --

8 MEMBER McMAHON: I can't imagine  
9 that they are touching anything above.

10 CHAIRMAN BULL: Yes.

11 MEMBER WETSELL: I hope not.

12 MEMBER McMAHON: No. They would  
13 never. They would never do that.

14 MEMBER WETSELL: It would be very  
15 hard to replicate.

16 MEMBER McMAHON: They would never  
17 do that. I just know them.

18 CHAIRMAN BULL: Okay.

19 MEMBER McMAHON: They have been  
20 very good about -- yeah.

21 CHAIRMAN BULL: Yes.

22 MEMBER McMAHON: So it is circled  
23 and then it is blown up on the next page.

24 CHAIRMAN BULL: Yep.

25 MEMBER McMAHON: To show you

1 exactly the rot and the issues in front.

2 CHAIRMAN BULL: I am a little  
3 confused by this. Actually I don't think  
4 I walked this site. This piece they have  
5 got circled, this doesn't even connect to  
6 the porch. It just goes over the roots of  
7 that tree. Is that right? I mean you can  
8 see that there is a fence that goes  
9 across. There is no even entrance.

10 MEMBER WALOSKI: Yeah. It looks  
11 -- there isn't any entrance there.

12 CHAIRMAN BULL: What is that?

13 MEMBER McMAHON: It is a porch to  
14 a porch.

15 MEMBER WALOSKI: But there is no  
16 entry.

17 CHAIRMAN BULL: There is no entry  
18 available.

19 MEMBER McMAHON: There is a door.  
20 There is a door behind the circle with a  
21 porch lamp above.

22 MEMBER WETSELL: Right, but you  
23 can't get to it from these steps.

24 CHAIRMAN BULL: But the top  
25 platform does not connect.

1                   MEMBER McMAHON: Do you see the  
2 second set of rails back inside?

3                   MEMBER WETSELL: Yes.

4                   CHAIRMAN BULL: I don't see one  
5 connecting -- I don't see rails from this  
6 thing connecting to the porch.

7                   MEMBER WETSELL: This one. This  
8 one he is referring to.

9                   CHAIRMAN BULL: Yes. That  
10 actually takes you to a higher --

11                   MEMBER McMAHON: Excuse me. The  
12 caption reads, circled area existing is to  
13 be removed and replaced with nothing.

14                   CHAIRMAN BULL: Yes. That is very  
15 clear what that is. Okay.

16                   MEMBER BORRELLI: I also see, if  
17 you look at the drawing here because here  
18 there is one thing I dislike. I mean it  
19 is just a matter of aesthetics, but that  
20 wrought iron railing on that wooden  
21 Gingerbread porch. It seems that it says  
22 here, proposed wooden handrails. So that  
23 is really nice that they are going to put  
24 wood back.

25                   MEMBER McMAHON: Yeah. Because

1           that didn't belong.

2                   MEMBER BORRELLI: Right.

3                   MEMBER WALOSKI: You see how it is  
4           strapped on?

5                   MEMBER WETSELL: Do you see, they  
6           have --

7                   MEMBER McMAHON: Yeah. I believe  
8           --

9                   MEMBER WETSELL: I hope they are  
10          not taking --

11                   MEMBER McMAHON: No. They would  
12          never touch that. They couldn't. They  
13          can't.

14                   MEMBER WALOSKI: We have to make  
15          sure in our language that they don't touch  
16          that.

17                   MEMBER McMAHON: Make it clear.

18                   CHAIRMAN BULL: Should we postpone  
19          this to a time when they can come back?

20                   MEMBER McMAHON: Well I think we  
21          can pass it and we can just mention that  
22          none of the Gingerbread or any of the  
23          other -- any of the patch materials are in  
24          this project.

25                   MEMBER WALOSKI: We can say --

1                   MEMBER McMAHON:  Nothing to be  
2                   removed --

3                   MEMBER WALOSKI:  The thing to be  
4                   removed is that little thing that is going  
5                   over the tree.

6                   MEMBER McMAHON:  Yes.

7                   CHAIRMAN BULL:  Yes.  Well you can  
8                   see in this porch floor plan that that  
9                   thing that goes up over the tree's roots  
10                  does not even appear anymore.  It is gone.

11                  MEMBER McMAHON:  We do have to  
12                  read on.  It says existing root structure  
13                  to remain existing, existing columns to  
14                  remain, repair as necessary.  So I think  
15                  we are looking at a rail, a rail and a  
16                  porch system is all we are looking to  
17                  replace.  36 inch wooden handrail to code.

18                  So that is where they are headed  
19                  with the project.  But we can certainly  
20                  put it in our notes that --

21                  MEMBER WALOSKI:  The drawings  
22                  don't show.

23                  MEMBER McMAHON:  No.  And it is a  
24                  lot to draw.

25                  CHAIRMAN BULL:  Yes.  Where are

1 the minions when you need them? They are  
2 doing something else too.

3 If you look here on this drawing  
4 here. It is a closer view. This set of  
5 stairs has been removed on the plan. You  
6 know they are actually going to close the  
7 porch in that direction and leave the  
8 stairs on the other side as working.

9 MEMBER BORRELLI: Although I do  
10 see stairs over there on the side. Do you  
11 see the bottom rise, 6 and 1/2. You can  
12 see them on the bottom south elevation.

13 CHAIRMAN BULL: Yeah. Yeah.  
14 Yeah.

15 MEMBER WETSELL: There are stairs  
16 here.

17 MEMBER McMAHON: There are two  
18 sets of stairs.

19 CHAIRMAN BULL: There is plenty of  
20 stairs. I just note --

21 MEMBER WALOSKI: I don't  
22 understand that. How -- where is --

23 MEMBER McMAHON: There are two  
24 different elevations on that deck --

25 CHAIRMAN BULL: Yeah.



1                   MEMBER McMAHON:  -- is what you  
2                   have.

3                   CHAIRMAN BULL:  Right.  That is  
4                   correct.  You have kind of an upper deck.

5                   MEMBER WETSELL:  This also looks  
6                   like it is not going anywhere.

7                   CHAIRMAN BULL:  No.

8                   MEMBER WALOSKI:  It doesn't look  
9                   like it is going anywhere.  Yeah.

10                  CHAIRMAN BULL:  That is an  
11                  interesting question.

12                  MEMBER WETSELL:  Maybe we should  
13                  --

14                  MEMBER WALOSKI:  I think we should  
15                  --

16                  MEMBER McMAHON:  Well, you have to  
17                  look at -- we have to have the ability to  
18                  examine the drawings in front of us and  
19                  understand them.  I think our concern  
20                  really is the aesthetics that we need to  
21                  remain.  Elevations of the deck are really  
22                  not of importance to us.  They are not  
23                  changing anything.  They are removing and  
24                  they are replacing.  You know what I'm  
25                  saying?

1                   MEMBER WALOSKI:  Is there -- yeah,  
2                   but there is -- on this drawing here it  
3                   looks like steps that are going to  
4                   nowhere.

5                   CHAIRMAN BULL:  Yes, I have to --

6                   MEMBER McMAHON:  It is an  
7                   elevation change.  That is all we are  
8                   looking at.

9                   CHAIRMAN BULL:  No.  I think this  
10                  is a little bit of a confusion.

11                  MEMBER WALOSKI:  It is.

12                  CHAIRMAN BULL:  The steps are  
13                  being moved here on this side.  And there  
14                  is steps that have been added here on this  
15                  side.  And if we look at -- I mean for  
16                  instance, this elevation change -- you see  
17                  here this elevation on this part of the  
18                  porch here looks equal to this elevation  
19                  here.

20                  MEMBER WETSELL:  It looks as  
21                  though this railing isn't -- is going to  
22                  be farther forward but it doesn't show it.  
23                  It doesn't show on the drawing.

24                  CHAIRMAN BULL:  So I think that --  
25                  I make a motion that we --

1                   MEMBER McMAHON:  You are looking  
2                   at the second set --  
3                   MEMBER BORRELLI:  Can I -- can I  
4                   MEMBER McMAHON:  -- of rails.  
5                   CHAIRMAN BULL:  No.  No.  When I  
6                   am looking at this end --  
7                   MEMBER McMAHON:  In this drawing  
8                   here this rail here is this rail here.  
9                   This set here is this set here.  See those  
10                  are different.  You are looking through  
11                  the drawing.  
12                  CHAIRMAN BULL:  Right.  
13                  MEMBER McMAHON:  Okay.  
14                  MEMBER WETSELL:  It is hard to  
15                  tell the perspective here.  
16                  MEMBER McMAHON:  Right.  
17                  MEMBER WETSELL:  This set here is  
18                  this set.  
19                  MEMBER McMAHON:  Correct.  
20                  MEMBER WETSELL:  And the other set  
21                  is farther down.  
22                  MEMBER McMAHON:  That is correct.  
23                  And that is the breaking point there.  
24                  That is that set.  This is an elevation  
25                  change going into the building.  There is

1 the door.

2 MEMBER WALOSKI: Oh, I see.

3 MEMBER McMAHON: Okay.

4 MEMBER WALOSKI: I see it. It  
5 sticks out.

6 MEMBER McMAHON: Correct.

7 MEMBER WALOSKI: This sticks out.

8 MEMBER WETSELL: So --

9 MEMBER McMAHON: Yeah. There is  
10 nothing changing here. They are removing  
11 this ugly piece of steps in front. You  
12 have an entryway onto the porch. Then you  
13 have an entryway from this elevation,  
14 which is the low elevation, the skinny  
15 elevation, up into this little porch area  
16 to your extreme right where the entry door  
17 is. Okay? So that is three steps going  
18 to the upper porch. Three steps down to  
19 the main porch. Two -- one, two -- two  
20 entryways up to the main porch and a third  
21 going up to the upper elevation and then  
22 an elevation from the lower porch up to  
23 the extreme porch to the right.

24 MEMBER WALOSKI: You have to look  
25 at the bird's eye view.

1 MEMBER McMAHON: Yeah. Yeah.

2 MEMBER BORRELLI: Can I just say  
3 something? Can I just say something?

4 MEMBER McMAHON: Yes.

5 MEMBER BORRELLI: If you look at  
6 the last page that says column section and  
7 porch section. The way it is written --  
8 and just because it is the Townsend Manor  
9 and I would get a little nervous but it  
10 says if we were to approve this -- and I  
11 understand all the take the steps away and  
12 whatever -- if we were to say, okay, we  
13 approve it, they can say -- it says right  
14 here, existing roof structure to remain.  
15 Existing columns to remain. Repair as  
16 necessary. Wooden handrail to code.  
17 Okay, everything looks great, but nowhere  
18 does it say -- it says they are going to  
19 remain the columns but nowhere does it  
20 take into consideration the gingerbread or  
21 all the details.

22 MEMBER McMAHON: We will put that  
23 in our --

24 MEMBER BORRELLI: If I approved it  
25 that way I would be scared.

1                   MEMBER McMAHON:  Yeah.  No.  No.  
2                   we just -- we mention it.  We simply  
3                   mention --  
4                   MEMBER BORRELLI:  Yeah.  Just  
5                   leave the gingerbread.  
6                   MEMBER McMAHON:  They are not out  
7                   to pull the wood over our eyes.  
8                   MEMBER BORRELLI:  Exactly.  
9                   MEMBER McMAHON:  They are very  
10                  touchy about their building.  
11                  MEMBER BORRELLI:  If they would  
12                  just say --  
13                  MS. LINGG:  You can't talk over  
14                  each other.  The stenographer can't get  
15                  everything.  
16                  MEMBER McMAHON:  Sorry.  
17                  MEMBER BORRELLI:  Just say that  
18                  they are going to leave the gingerbread  
19                  and its fine.  
20                  MEMBER WETSELL:  Yeah.  
21                  MEMBER BORRELLI:  But it doesn't  
22                  say that anywhere.  
23                  MEMBER WETSELL:  No, it doesn't.  
24                  MEMBER McMAHON:  Let's approve it  
25                  according to the plan in regards to the

1 Gingerbread and everything and decorative  
2 details that obviously will not be  
3 touched.

4 CHAIRMAN BULL: Okay. So in  
5 looking again at the approval criteria of  
6 76-6 this building, this structure has  
7 important character which we find in the  
8 Gingerbread, in the development of the  
9 columns and the treatment around the porch  
10 itself, you know underneath the eaves of  
11 the building. And I make a motion that in  
12 this particular case we give a Certificate  
13 of Appropriateness on the condition that  
14 the columns remain as is in the  
15 photographs that has been supplied. That  
16 the Gingerbread remains as is in the  
17 photographs supplied and all other porch  
18 decoration above the actual porch level  
19 itself.

20 MEMBER BORRELLI: Perfect.

21 MEMBER WALOSKI: Makes sense.

22 CHAIRMAN BULL: So if I -- so a  
23 Certificate of Appropriateness on the  
24 condition that they are just replacing the  
25 porch and they are removing some existing

1 set of stairs that are not actively a part  
2 of the porch --

3 MEMBER McMAHON: Correct.

4 CHAIRMAN BULL: It would be  
5 something that I feel that we make a  
6 motion to approve in a Certificate of  
7 Appropriateness.

8 MEMBER McMAHON: I will second it.

9 CHAIRMAN BULL: All in favor?

10 MEMBER WETSELL: Aye.

11 MEMBER BORRELLI: Aye.

12 MEMBER WALOSKI: Aye.

13 CHAIRMAN BULL: Aye.

14 Okay. Thank you.

15 MEMBER McMAHON: You can see what  
16 they are talking about.

17 CHAIRMAN BULL: Let's move on.

18 MEMBER WETSELL: Its beautiful.

19 CHAIRMAN BULL: How did I do?

20 MEMBER WALOSKI: You did good.

21 CHAIRMAN BULL: I did good?

22 Now Item Number 3: Discussion and  
23 possible motion of the Board to begin the  
24 development of appropriate policies for  
25 specific Historic Preservation Commission



1 criteria on such commonly considered items  
2 as: Windows, doors and fences in this  
3 Historic District.

4 So, I came up with this notion  
5 after a visit to Nantucket where they  
6 spend a lot of time on these issues. And  
7 also because in many of the applications  
8 that are made before this Board they talk  
9 about fences. They talk about windows.  
10 My goal is to provide for the Building  
11 Department a guide to what else is going  
12 on in Greenport, in the Historic District.  
13 And that this guide would suggest the  
14 kinds of development or the kind of  
15 materials that can be used or applications  
16 of materials to create the windows, the  
17 doors and the fences.

18 So my first -- this is not  
19 something that we will act on tonight but  
20 this is sort of the beginning of that  
21 discussion. So to that end, I toured the  
22 Village of Greenport and took a number of  
23 photographs of -- and just to start on the  
24 fences. I have in these photos some  
25 fences which I felt were appropriate. So

1 I share with you this photograph of -- I  
2 didn't print everyone a photograph because  
3 I think we can share. On this photo that  
4 you are looking at now you will see  
5 actually three fences at work at the same  
6 time. You see a rail fence, a fence on  
7 this porch and then you see a fence in the  
8 distance. One of the things I will ask  
9 you to notice about these fences and the  
10 fences in Greenport and I am going to  
11 continue to present -- is the fences have  
12 a lot of openness to them. They set the  
13 boundary, which is appropriate to how  
14 fences are supposed to serve neighbors.  
15 But they also create a sense of openness  
16 in the -- in allowing it to both  
17 appreciate the architecture of what is  
18 behind the fence. But also to kind of  
19 talk a little bit about the spirit of  
20 community of Greenport itself, which is  
21 welcoming.

22 So this is one example of a fence  
23 that I think if we put appropriately in a  
24 guideline we can talk about how all of  
25 these are working together in harmony so

1           that these two houses can sort of  
2           connected and this would be the kind of  
3           appropriate fence that a person or a  
4           developer or homeowner could consider. So  
5           that would be that first item that I would  
6           show you as an example.

7                         This item here, this next one is  
8           another fence in the Historic District.  
9           And you can see in this particular fence  
10          here that the -- that it is a very simple  
11          fence. Again, you see the openness. And  
12          you see just a little bit of the design  
13          there to give the fence some character.  
14          So this I would consider to be another  
15          fence.

16                        Here is an example of a fence that  
17          is not working, in my estimation. There  
18          is no openness.

19                        MEMBER WALOSKI: You mean the part  
20          to the left?

21                        CHAIRMAN BULL: The part to the  
22          left does not work with the part to the  
23          right. There is no consideration of the  
24          fact that these two will connect. Plus if  
25          you look in greater detail --

1                   MEMBER WETSELL: Is that two  
2                   different properties?

3                   CHAIRMAN BULL: Two different  
4                   properties. If you look in greater detail  
5                   you will see the fence on the left is  
6                   actually starting to collapse in the  
7                   background. Now that is something -- of  
8                   course in the design of a fence and  
9                   maintenance of a fence. And I think that  
10                  might be something we should also discuss  
11                  that one of the criteria should be -- or  
12                  can it be -- that the owner needs to  
13                  maintain a fence if they put a fence in  
14                  place.

15                  MEMBER McMAHON: Is that stockade  
16                  part of a dumpster cover up?

17                  MEMBER BORRELLI: That's what I'm  
18                  saying.

19                  CHAIRMAN BULL: It is part of a  
20                  dumpster cover up.

21                  MEMBER BORRELLI: What you need to  
22                  ask is: What is behind the fence?

23                  CHAIRMAN BULL: Can you guess what  
24                  is behind this fence? What they did here,  
25                  I believe, is they put paint over a fence

1           that was already looking pretty shabby.  
2           And you can see that there are parts of  
3           the fence that are falling apart.

4                       MEMBER BORRELLI:  Yeah, but Steve,  
5           if it is a stockade fence on the front of  
6           something and it is hiding a dumpster on a  
7           commercial property or ugly things behind  
8           it, I might not have an issue with a  
9           stockade fence.

10                      CHAIRMAN BULL:  Well, that is what  
11           I want to have this discussion go into.

12                      MEMBER WALOSKI:  I agree.

13                      CHAIRMAN BULL:  I think that there  
14           are other options --

15                      MEMBER BORRELLI:  It is prettier  
16           to hide it.

17                      CHAIRMAN BULL:  -- to having a  
18           simple stockade fence.  There are fences  
19           that can look like this on the front,  
20           right.  And then they can have a parallel  
21           set of other elements right behind it on  
22           the other side.  So it both has a -- with  
23           a kind of --

24                      MEMBER McMAHON:  A facade.

25                      CHAIRMAN BULL:  A facade, but it

1 is also working in keeping with this other  
2 fence. This fence is clashing.

3 MEMBER WETSELL: Is that higher  
4 than the --

5 CHAIRMAN BULL: That fence is  
6 higher than the allowed fence and it is on  
7 Carpenter Street. So that -- so -- but we  
8 need to provide businesses and homeowners  
9 with some direction --

10 MEMBER WETSELL: Yes.

11 CHAIRMAN BULL: -- in order to  
12 give them solutions that -- because when  
13 you have a fence that is a little bit more  
14 open the homeowner almost automatically  
15 has an obligation to maintain what is on  
16 the other side of the fence rather than  
17 fall to ruin or hiding things. It creates  
18 a more sanitary condition, if nothing  
19 else. So this would be an example that we  
20 could publish, this is what we don't want  
21 to do going forward.

22 Here is a fence, another fence.  
23 It is a nice example of three different  
24 fence types. We have this fence here. We  
25 have this rail fence which is -- it that a

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MEMBER McMAHON: The Arbor.

MEMBER WETSELL: The arbor.

CHAIRMAN BULL: Arbor and it has its own kind of fencing.

MEMBER WETSELL: And it is all on one property, right?

CHAIRMAN BULL: It is all one property. But the thing that is interesting about this one is that this is one property and because of the way it was developed over time it integrates three fences very well, in my opinion.

MEMBER WALOSKI: It is very Victorian in nature.

CHAIRMAN BULL: Yeah. So here is my next item that I would like to show you is this fence here. And the thing about this fence here is that it is actually on the end of a hard packed driveway. These, by the way, are all street views. Which is important for our consideration. And so by creating again that openness but having that grid there they secure both the privacy -- which they have also added

1 to with some planting behind it. Yet they  
2 suggest a certain amount of openness. It  
3 is not as if they are trying to hide  
4 anything. So this I would say would be  
5 another good example.

6 Here is another example of a fence  
7 in Greenport, in the Historic District.  
8 And the thing that is interesting to note  
9 here that again it has this entranceway  
10 here. And it is right next to a chain  
11 link fence. And they are not clashing at  
12 this point. I don't think we are talking  
13 about using chain link fences as a  
14 solution to -- in the creation of the  
15 neighborhood, but this particular fence is  
16 in the style of this. This could be -- it  
17 is not a requirement, as I understand it,  
18 that a person has to have a three foot  
19 high fence in the front and a five foot  
20 high fence in the back. It is just those  
21 are the maximum. So this kind of  
22 guidelines as to what looks nice and could  
23 be presented to homeowners and developers.

24 MEMBER WETSELL: This is my house.

25 CHAIRMAN BULL: And similarly this



1 is a house that has a very nice fence.

2 MEMBER WETSELL: I know it well.

3 CHAIRMAN BULL: And notice the  
4 integration of the two fences. The fence  
5 here and the fence on the porch. So this  
6 is another good example of integration of  
7 fences in Greenport in the development of  
8 a property and preservation of a property  
9 that we like.

10 In this image you see two fences.  
11 You see the fence in the background, which  
12 to my eye is clearly a modern open lattice  
13 work fence. And a fence in the foreground  
14 which is a more traditional stake fence.  
15 And the fence in the back looks to be five  
16 feet tall. And yet it presents a very  
17 welcoming street view with a tree and some  
18 plantings behind it. So this would be  
19 another example of it -- to put in a  
20 booklet and with arrows saying why this  
21 works and why this would be something to  
22 consider for the homeowner.

23 Here is another person who has  
24 similarly put in a single fence here, but  
25 because of the nature of the planting and

1           also by the way there is a second fence on  
2           the porch here itself -- is a more modern  
3           fence which looks almost five feet. Maybe  
4           it is four. It is hard to tell. It is a  
5           more modern fence but both provides a  
6           sense of welcomeness. It also serves as a  
7           gait to give privacy and lack of access to  
8           -- for strangers to the rest of the house.

9                         So given the nature of Greenport  
10           and the Historic District, I think these  
11           are the kinds of fences that we could put  
12           in a guide.

13                         And here is another fence.

14                         MEMBER WETSELL: Do you know that  
15           fence?

16                         MEMBER McMAHON: Yes.

17                         CHAIRMAN BULL: Now here is an  
18           example of a more modern -- looks more  
19           than five feet tall fence. Which to my  
20           eye is sort of working because of the way  
21           it is weathered. It has the lattice work  
22           on top of the -- of -- which allow for at  
23           least a sense of the openness that the  
24           bottom is taking away because the fencing  
25           material is so closely spaced. So these

1           would be notes about what would work and  
2           what doesn't work.  Maybe we do show this  
3           or this will be -- serve as some of our  
4           criteria for evaluating so this would be a  
5           guide for people coming in who would put  
6           these fences in.

7                         Here is another fence or two  
8           fences actually.  There is one behind the  
9           car.  And there is one here along the  
10          side.  Now this side fence is a fence that  
11          is of a kind of which we often approve to  
12          divide two properties.  And the back one  
13          is just a simple -- looks like a very  
14          simple stockade fence.  Totally stockade  
15          fence.  This is a solution that is used  
16          here but I think that it is a little bit  
17          more consideration -- a more nuanced  
18          approach could have been made rather than  
19          this least expensive approach.

20                        And I understand that for the  
21          homeowner money is an object in the  
22          development of their property but the  
23          appearance and the street view to the  
24          visitor, which like to wander around is  
25          also important.

1                   Here is another example of a more  
2                   modern constructed fence of the kind that  
3                   we like to approve. I am not particularly  
4                   excited about the lack of privacy that  
5                   comes from the choice of materials but the  
6                   owner or the developer clearly made some  
7                   attempt to make it a little bit  
8                   interesting. A little bit architectural.  
9                   A little bit thought out and it still has  
10                  a bit of that openness at the top. So  
11                  this would be one for our consideration  
12                  that we might say in a certain case -- and  
13                  you can see that is in the Historic  
14                  District.

15                  Now here are two photographs of  
16                  the integration of two properties. You  
17                  can see in this view the house is blue.  
18                  And in this it is this cream colored house  
19                  behind it. And they have two different  
20                  approaches to the stockade fence. And  
21                  they are -- they don't seem to be done  
22                  with any consideration of one fence  
23                  connected to the other. They lack the  
24                  openness. The fence in front of the three  
25                  foot --

1 MEMBER WETSELL: It is terrible

2 CHAIRMAN BULL: -- looks not to be  
3 three foot but it is actually inside out  
4 you might say.

5 MEMBER WETSELL: Yeah. It is  
6 facing the wrong direction.

7 MEMBER BORRELLI: That is because  
8 they have -- they used to have huge like  
9 arborvitaes in the front. So it was done  
10 on purpose with the good side in because  
11 you didn't see the bad side out because it  
12 was covered with huge bushes that were  
13 over like eight -- eight, ten feet high of  
14 arborvitaes. But they are going to take  
15 that fence down. And they want to bring  
16 the fence up to the front. And I think we  
17 did approve the wrought iron fence for  
18 that already.

19 CHAIRMAN BULL: Okay.

20 MEMBER BORRELLI: They are going  
21 to have a wrought iron fence brought out  
22 to where the rubble -- not the rubble, but  
23 where the little stones are.

24 CHAIRMAN BULL: So I bring this up  
25 as an example where when I think we are

1           considering fences going forward we also  
2           want to consider how they connect to the  
3           fences of other properties that are right  
4           next door. Because diversity is not a  
5           problem in my mind. Because I have showed  
6           you examples where you could have a number  
7           of different kind of fences at the same  
8           time. So in the case of this image here  
9           of these two images here, this  
10          entranceway, which is clearly another kind  
11          of fencing material and -- you know there  
12          is kind of a lot going on here which is a  
13          little uncomfortable to look at or I  
14          think, To my eye, Especially given we are  
15          trying to maintain a certain look in the  
16          Historic District.

17                    I now show you another fence here  
18                    which we all agreed on. Which is the --  
19                    that of the subject property which is  
20                    associated with the church. And I find  
21                    that this minimal fence that was there and  
22                    is still there -- I think we could have  
23                    proposed perhaps or they could have -- we  
24                    could have asked them to consider other  
25                    possibilities, shown them other -- because

1 the person who is the owner of this  
2 property when he purchased it -- I am not  
3 exactly sure -- I know -- I believe we  
4 approved this fence but I don't know who  
5 put it forward.

6 MEMBER BORRELLI: Olinkowicz.

7 CHAIRMAN BULL: Yes. This should  
8 be a fence or something that we should be  
9 perhaps a little bit more careful about in  
10 the future in terms of -- I know that the  
11 developer had the need to be able to clear  
12 to find the edges of the property. And I  
13 know that the owner clearly wants to  
14 develop the property but I think that we  
15 might think of other possible interim  
16 solutions that would both serve the need  
17 to show the separation line of the  
18 property but also add value to the  
19 property and for the look to people who  
20 pass by.

21 MEMBER BORRELLI: I think once the  
22 house is built you are not going to see --  
23 you know you are not going to see the  
24 whole back of the fence. And --

25 MEMBER WALOSKI: And they will

1 have plantings.

2 MEMBER BORRELLI: Yeah. I am sure

3 --

4 CHAIRMAN BULL: Well, one of the  
5 things it talks about in the criteria of  
6 the Historic District is -- we don't spend  
7 much time on it nor I am -- we should  
8 figure out what that -- that is why I  
9 think we should have Joe Prokop working  
10 with us in the development of these ideas.  
11 That we are also responsible for the  
12 backside of the property, for the inside.  
13 Even though it is not a street view we  
14 need to take that into consideration.  
15 Even though someone is going to come in  
16 and do some sort of, you know, development  
17 of that landscape the people on the  
18 backside, you know, it is also the  
19 backside to somebody else's house.

20 MEMBER McMAHON: Yeah. Being on  
21 the other side of it I probably wouldn't  
22 object to it but I think this fence was  
23 clearly put up to define that property.

24 CHAIRMAN BULL: So if that is the  
25 case we want to help define the look or



1 the feeling of the openness of the  
2 community. So we can respect the need for  
3 the owner -- this is sort of a  
4 demonstration of the maximum that would be  
5 needed in order to meet the owner's desire  
6 to sell the property, to make the property  
7 saleable. And it doesn't really fit our  
8 needs.

9 MEMBER McMAHON: No. I get it.  
10 But again if you do -- when you do put a  
11 house in there I wouldn't doubt that they  
12 would on each side yard connect the  
13 fences. So that fence -- if they have an  
14 animal or kids or that sort of thing that  
15 that would be exactly the sort of thing  
16 that they would want.

17 CHAIRMAN BULL: There is ways --

18 MEMBER McMAHON: Yeah. There is  
19 different styles.

20 CHAIRMAN BULL: Unless it is a  
21 small rabbit you don't want to have you  
22 know gaps between your --

23 MEMBER McMAHON: For me it is a  
24 little inhibitive --

25 CHAIRMAN BULL: Yeah.

1                   MEMBER McMAHON: In regards to a  
2 breeze or something. To each their own.  
3 Our criteria says that we want it to be  
4 wood. We want it to be a plank that is  
5 actually a fairly nice design when done  
6 properly. It doesn't have decorative  
7 caps.

8                   MEMBER WALOSKI: I have --

9                   MEMBER McMAHON: -- too much to  
10 make it look appropriate.

11                  CHAIRMAN BULL: But we have  
12 criteria that is appropriate to the  
13 neighborhood. What happens is -- what is  
14 happening here I believe -- is we are  
15 changing the definition of what the  
16 neighborhood is about in our choice of  
17 materials. You don't see that in Colonial  
18 Williamsburg. You don't see that in --

19                  MEMBER McMAHON: That is something  
20 --

21                  CHAIRMAN BULL: It is something  
22 that I think we should think about as part  
23 of our mandate to preserve the Historic  
24 District and also preserve the character.

25                  MEMBER BORRELLI: Have you only

1 brought wooden fences?

2 CHAIRMAN BULL: I did not bring  
3 steel. Iron fences are another to  
4 discuss.

5 MEMBER BORRELLI: Historically we  
6 should be talking about wrought iron  
7 fences.

8 CHAIRMAN BULL: Yes, but I am  
9 talking about this now because this is a  
10 little --

11 MEMBER McMAHON: Yeah. You can't  
12 ask somebody to do that.

13 MEMBER WETSELL: If he just put  
14 little --

15 MEMBER WALOSKI: He has --

16 MEMBER WETSELL: -- it would  
17 improve it greatly.

18 MEMBER BORRELLI: -- it on the  
19 other side.

20 CHAIRMAN BULL: It would have  
21 helped.

22 So here is the next candidate. In  
23 this next image, in this next candidate,  
24 you see that they took a use of materials  
25 in creating horizontal members of this

1 fence and in their choice of materials  
2 they left a certain amount of openness.  
3 And the choice of materials actually gives  
4 it kind of a modern appearance. It goes  
5 very well with the siding of the house.  
6 So in this case I would be on -- myself  
7 personally I would be a little bit on the  
8 fence to say that I would not approve this  
9 fence because it has what I deemed to be  
10 the openness. It has a tiny little bit of  
11 openness and it has thoughtful  
12 consideration about how it integrates with  
13 the house. So I think --

14 MEMBER WETSELL: But it doesn't  
15 have too much thought or consideration of  
16 how it integrates with the age of the  
17 house.

18 CHAIRMAN BULL: That may be so.  
19 So this would be a fence that would  
20 provoke more discussion and consideration  
21 on our part as to why we would want to  
22 give a Certificate of Appropriateness to  
23 this.

24 MEMBER McMAHON: Yeah. I mean I  
25 think you have to be open minded in

1            regards to some sort of a contemporary  
2            feel with traditional material.

3                    CHAIRMAN BULL: I agree with you.

4                    MEMBER McMAHON: It is a clean  
5            look. Not everything has to have a  
6            million pieces and a finial on top.

7                    CHAIRMAN BULL: I agree with you.

8                    MEMBER McMAHON: This could have  
9            used that extra going over but I totally  
10          agree with that look. I love that.

11                   MEMBER BORRELLI: I was going to  
12          say it looks like shiplap to me, shiplap  
13          fence in a beachy environment.

14                   CHAIRMAN BULL: So this is an  
15          example that we would need to have to give  
16          people because it has some people on this  
17          committee excited. So that may work for a  
18          majority of them and it is an option.

19                   Then here I have for you -- I see  
20          I am missing an image but that is alright.  
21          And again I highlighted a particular area  
22          that is next to a car. Because here is  
23          again to me an example of an old designed  
24          fence that is weathering very well. That  
25          is to say that most of the paint is gone

1 in the background. Yet it looks very well  
2 with another fence that you know it seems  
3 to be on the same property -- a much more  
4 affordable fence and it works together as  
5 a good choice of fence or fencing, fencing  
6 material that doesn't restrict the owner  
7 to have to recreate something that has far  
8 more ornamentation and cost to construct  
9 and maintain that is otherwise needed.

10 So that is my beginning. What I  
11 would like to do is take these and provide  
12 a little more bit of a mark up and show  
13 them -- you know, continue this discussion  
14 and as -- I think windows will be easier  
15 to work with because we have already some  
16 guidance there in some materials that have  
17 already been suggested. And then we have  
18 the other item which is also here to do  
19 with doors.

20 MEMBER WETSELL: That's good.

21 CHAIRMAN BULL: We have kind of an  
22 understanding of what doors are to us and  
23 what our needs are.

24 MEMBER WETSELL: That is  
25 important.

1                   CHAIRMAN BULL: But these are the  
2                   three things that come to my mind. So  
3                   that is my report.

4                   MEMBER BORRELLI: Very nicely  
5                   done.

6                   MEMBER McMAHON: Very good report.

7                   CHAIRMAN BULL: So motion to  
8                   continue the discussion.

9                   MEMBER WALOSKI: Yes.

10                  MEMBER BORRELLI: Yes.

11                  MEMBER WALOSKI: I second the  
12                  motion.

13                  CHAIRMAN BULL: Okay. All in  
14                  favor?

15                  MEMBER WETSELL: Aye.

16                  MEMBER WALOSKI: Aye.

17                  MEMBER BORRELLI: Nicely done,  
18                  Steve.

19                  CHAIRMAN BULL: Thank you.

20                  Now we move on to item number 4.  
21                  discussion and possible motion of the  
22                  Board to nominate the Greenport Auditorium  
23                  to the Preservation Long Island's 2019  
24                  Endangered Historic Places Program.

25                  I passed both of you this

1 application that we made last year on --  
2 this is about the auditorium. And we did  
3 not get approval last year from the State  
4 Society on this auditorium. So I was  
5 approached by the Long Island people to  
6 just basically take the same application  
7 and put it in for the auditorium with very  
8 little changes to the application. You  
9 know because it is a new form, but the  
10 principles of the application are the  
11 same.

12 I approached the owner of the  
13 auditorium about this to see if he  
14 continued to have some interest in this.  
15 And he acknowledged that he did have  
16 interest in it. He would welcome hearing  
17 sensible solutions to -- to hopefully  
18 maintain that structure.

19 MEMBER WALOSKI: Isn't that --  
20 that is Andy. Isn't it owned by he and  
21 his sister and they don't really see eye  
22 to eye.

23 CHAIRMAN BULL: No.

24 MEMBER WALOSKI: No?

25 CHAIRMAN BULL: No.



1                   MEMBER WALOSKI: This is the  
2                   auditorium?

3                   CHAIRMAN BULL: It is the  
4                   auditorium but it is owned, as I  
5                   understand it by two brothers.

6                   MEMBER WALOSKI: Oh, I thought --

7                   CHAIRMAN BULL: Andrew.

8                   MEMBER WALOSKI: Yeah, but there  
9                   is a sister also.

10                  CHAIRMAN BULL: I don't know about  
11                  the sister. He has never talked to me  
12                  about the sister. I have only been  
13                  talking to --

14                  MEMBER WALOSKI: She is a writer  
15                  and I spoke to her. I know she still owns  
16                  a portion of it but she is -- she has a  
17                  different view than Andy about the  
18                  building.

19                  CHAIRMAN BULL: Okay, but that  
20                  doesn't change our focus, I think.

21                  MEMBER WALOSKI: No. No. It may  
22                  be more complicated than you think.

23                  CHAIRMAN BULL: Well, that was one  
24                  of the questions that Andrew brought to  
25                  me, well, what exactly is this going to do

1           for me? And it is a very good question.  
2           And I said to him in a way it is a little  
3           bit like a listing, a real estate listing.  
4           In this case what happens is the listing  
5           goes out to all the people on Long Island  
6           who might be inspired by the listing and  
7           might be able to give him an approach to  
8           preserving this building, which is in the  
9           interest of this commission and give him  
10          an exit strategy to a business that he  
11          understands that he has which has changed  
12          for him. It is -- people do their  
13          shopping elsewhere. He provided a vital  
14          service to the community in terms of  
15          carpeting and the floor coverings and the  
16          ottomans and the furnitures and beddings  
17          that he provided. But that world has  
18          changed a little bit. I think he needs or  
19          he is excited about getting -- not  
20          excited. He is interested to find out if  
21          an offer can come forward. And I said to  
22          him I thought this was a good way to  
23          present the challenge to the general  
24          public.

25                           MEMBER WALOSKI: Have you spoken

1 to some of the people who were trying to  
2 buy it from him previously in the past?

3 CHAIRMAN BULL: No. It is not my  
4 interest to do so.

5 MEMBER WALOSKI: Okay. John  
6 Costello at one point had tried to  
7 purchase the building to restore it and  
8 offered him another space. This is all  
9 hearsay. This is what people have been  
10 telling me. Because I wasn't here at the  
11 time. He had offered Andy another space  
12 somewhere on Route 48 and Andy turned it  
13 down.

14 CHAIRMAN BULL: Yes. I don't  
15 think Andy wants to be in the business of  
16 selling furniture anymore. But he is -- I  
17 only would like the approval of this.

18 MEMBER WALOSKI: Oh, I would  
19 definitely approve it.

20 CHAIRMAN BULL: To -- for me to  
21 fill out the application and submit it --

22 MEMBER WETSELL: Absolutely.

23 CHAIRMAN BULL: -- on behalf of  
24 the Historic Preservation Commission.

25 MEMBER WALOSKI: Absolutely.

1 CHAIRMAN BULL: Does anyone want  
2 to second the motion?

3 MEMBER BORRELLI: I second the  
4 motion.

5 CHAIRMAN BULL: All in favor?

6 MEMBER WETSELL: Aye.

7 MEMBER WALOSKI: Aye.

8 MEMBER BORRELLI: Aye.

9 CHAIRMAN BULL: Aye. Okay. So  
10 that is the end of number 4.

11 Item number 5 motion to accept the  
12 minutes of the August 6th, 2018 meeting.

13 All in favor?

14 MEMBER McMAHON: Aye.

15 MEMBER WETSELL: Aye.

16 MEMBER WALOSKI: Aye.

17 MEMBER BORRELLI: Aye.

18 CHAIRMAN BULL: Item number 6,  
19 motion to approve the minutes of the July  
20 9th, 2018 meeting.

21 MEMBER McMAHON: I'll second that.

22 CHAIRMAN BULL: All in favor?

23 MEMBER WETSELL: Aye.

24 MEMBER WALOSKI: Aye.

25 MEMBER BORRELLI: Aye.

1                   CHAIRMAN BULL: Motion to schedule  
2                   the next HPC meeting on November the 5th,  
3                   2018 at the Third Street Fire Station  
4                   where we now reside.

5                   MEMBER McMAHON: I'll second that.

6                   CHAIRMAN BULL: All in favor?

7                   MEMBER WETSELL: Aye.

8                   MEMBER WALOSKI: Aye.

9                   CHAIRMAN BULL: Item number 8  
10                  motion to adjourn.

11                  MEMBER WALOSKI: Thank you.

12                  CHAIRMAN BULL: Thank you.

13                  MEMBER McMAHON: Aye.

14                  (Whereupon, the meeting was  
15                  adjourned at 5:54 p.m.)

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

STATE OF NEW YORK  
COUNTY OF SUFFOLK

I, Barbara D. Schultz, a Notary  
Public within and for the State of New  
York, do hereby certify:

The witness whose deposition is  
hereinbefore set forth, was duly sworn by  
me and that such deposition is a true  
record of the testimony given by such  
witness.

I further certify that I am not  
related to any of the parties to this  
action by blood or marriage; and that I am  
not in any way interested in the outcome  
of this matter.

IN WITNESS WHEREOF, I have here  
unto set my hand.



---

Barbara D. Schultz