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VILLAGE OF GREENPORT

COUNTY OF SUFFOLK : STATE OF NEW YORK

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HISTORIC PRESERVATION COMMISSION

REGULAR MEETING

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Third Street Firehouse

Greenport, New York 11944

December 19, 2024

5:00 p.m.

BEFORE:

JANICE CLAUDIO - ACTING CHAIRPERSON

ROSELLE BORELLI - MEMBER

DENNIS MCMAHON - MEMBER

MICHAEL NOONE - CLERK TO THE BOARDS

2 CHAIRPERSON CLAUDIO: Good

3 evening. Welcome to the
4 December 19th Historic
5 Preservation Commission Meeting.
6 We have kind of a lot to talk
7 about, so we'll get going.

8 I'd like to make a motion to --
9 first I would like to have an
10 introduction from our Board
11 members. I'm Janice Claudio,
12 acting chair.

13 MEMBER BORELLI: Roselle

14 Borelli.

15 MEMBER MC MAHON: Dennis

16 McMahan.

17 CHAIRPERSON CLAUDIO: So I'd

18 like to make a motion to accept
19 and approve the minutes of
20 November 21, 2024.

21 MEMBER BORELLI: I'll second.

22 CHAIRPERSON CLAUDIO: All in
23 favor?

24 MEMBER BORELLI: Aye.

25 MEMBER MC MAHON: Aye.

2 CHAIRPERSON CLAUDIO: We have
3 a quorum.

4 MEMBER BORELLI: Small.

5 CHAIRPERSON CLAUDIO: Yeah.
6 I'd like to make the motion to
7 schedule the next Historic
8 Preservation Commission Meeting
9 for 5:00, Thursday, January 16,
10 2025, at the Station One
11 Firehouse, Third and South
12 Streets, Greenport. Do I have a
13 second?

14 MEMBER BORELLI: I'll second.

15 CHAIRPERSON CLAUDIO: All in
16 favor?

17 MEMBER BORELLI: Aye.

18 MEMBER MC MAHON: Aye.

19 CHAIRPERSON CLAUDIO: So
20 approved.

21 Okay, we have Item Number 3,
22 which is 320 Carpenter Street.
23 It's a discussion and possible
24 motion on the application of Ruth
25 Shank. The applicant proposes to

2 remove an existing blacktop
3 driveway and replace with wood
4 porte-cochere/carport. Paint will
5 be Benjamin Moore, distant gray
6 and roof will be standing
7 seam/gray. Ground base will be
8 gravel and/or brick stone. Ruth,
9 will you take us through that at
10 our --

11 MS. SHANK: Sure.

12 CHAIRPERSON CLAUDIO: --
13 podium to be so official. If you
14 would identify yourself, please
15 for the record.

16 MS. SHANK: Ruth Shank, 320
17 Carpenter Street. So, yes, I am
18 proposing a carport per the
19 porte-cochere for my driveway,
20 which would consist of removing
21 the existing blacktop, which was a
22 two-car space with a one-car
23 space, and I'm going to use the
24 remaining part for greenery/garden.
25 And you have the drawings, I

2 assume?

3 CHAIRPERSON CLAUDIO:

4 (Nodding.)

5 MS. SHANK: Okay. So I want
6 to use -- for the driveway, I
7 don't think I'll be using gravel.
8 So I wanted to show you, I did
9 something like this for a client,
10 which is either just a brick
11 pathway, because I have a lot of
12 brick around my house as I do now,
13 or possibly I've been looking into
14 using stone in this area. It
15 won't be solid. It won't be a
16 solid.

17 So, and then the sides, I
18 mentioned to Janice, the paint
19 colors are distant gray, which is
20 basically my favorite white. And
21 the roof, I think we're going to
22 put in a beadboard ceiling and
23 that is blue veil.

24 CHAIRPERSON CLAUDIO:

25 Beadboard open?

2 MS. SHANK: Yeah, it's going
3 to be open the at top and, yo
4 know, the rafters won't be showing
5 in other words. And then for the
6 roof, as you said, standing seam,
7 which this is the example. I'm
8 not sure how one looks.

9 MEMBER MC MAHON: It's fine.
10 We understand.

11 MS. SHANK: Oh, here's the
12 color. Because the pitch of the
13 roof is so low, I can't use wood
14 shingles.

15 MEMBER MC MAHON: No, you
16 can't.

17 MS. SHANK: So I was trying
18 to match the wood shingles with
19 the standing seam and this is the
20 color, beige/bronze (indicating).
21 And I think, is there other -- did
22 you have any questions?

23 MEMBER MC MAHON: I don't
24 really. I know that her house is
25 storybook.

2 MEMBER BORELLI: I was going
3 to say, it's going to look
4 beautiful, Ruth.

5 MEMBER MC MAHON: And if she
6 has two extra feet on one end of
7 that garage, it will be planted, I
8 promise you, and they'll be
9 flowers and everything else
10 hanging off of it.

11 MS. SHANK: Oh, yes. Maybe
12 some side -- I mean, you have this
13 picture, right, with my --

14 MEMBER BORELLI: Yeah.

15 CHAIRPERSON CLAUDIO: Yes, we
16 do.

17 MS. SHANK: So maybe some
18 lattice. It won't be totally
19 enclosed. Maybe some roses,
20 whatever, I don't know, climbing
21 something.

22 CHAIRPERSON CLAUDIO: We'll
23 wait. All righty, so -- Roselle?

24 MEMBER BORELLI: I think it's
25 going to look great. Beautiful,

2 beautiful.

3 CHAIRPERSON CLAUDIO: I think
4 it's going to look great as well.

5 It's beautiful.

6 MS. SHANK: Thank you.

7 CHAIRPERSON CLAUDIO: So our
8 Commission is only voting on the
9 work that you've described in your
10 application received by the
11 Village and any other changes or
12 new projects that you wish to
13 make, you will have to come back
14 in front of the HPC again. We
15 will issue a Certificate of
16 Appropriateness, C of A, and thank
17 you.

18 MS. SHANK: Okay, thank you.

19 CHAIRPERSON CLAUDIO: Very
20 good.

21 So Item Number 4, Central
22 Avenue. Discussion and possible
23 motion on the application of Jack
24 LaChapelle.

25 MEMBER MC MAHON: Excuse me,

2 Chair, are we not supposed to vote
3 on and approve?

4 CHAIRPERSON CLAUDIO: Oh, I
5 guess formally we should.

6 MEMBER MC MAHON: Yes, we
7 should.

8 CHAIRPERSON CLAUDIO: Thank
9 you, Dennis.

10 MEMBER MC MAHON: Yes.

11 CHAIRPERSON CLAUDIO: So I
12 make a motion that we approve Ruth
13 Shank's 320 Carpenter Street
14 application. Do I have a second?

15 MEMBER BORELLI: I'll second.

16 CHAIRPERSON CLAUDIO: All in
17 favor?

18 MEMBER BORELLI: Aye.

19 MEMBER MC MAHON: All in
20 favor, aye.

21 CHAIRPERSON CLAUDIO: Aye.
22 Okay, so now that Certificate of
23 Appropriateness. All right, good.

24 MEMBER MC MAHON: There we
25 go.

2 CHAIRPERSON CLAUDIO: This is
3 my first meeting as chair.

4 MEMBER MC MAHON: This is
5 good. You're doing great.

6 CHAIRPERSON CLAUDIO: Okay.
7 So on behalf of identify Idanes
8 Sanchez. Applicant proposes
9 extensive renovation to the
10 interior and exterior of an
11 existing two-story house, which
12 dates to 1870. Applicant wishes
13 to preserve those features and
14 proportions of the house that
15 convey the historic and architectural
16 values of its original construction.

17 Work includes demolition of
18 non-historic, one-story kitchen
19 addition at rear of house, rear
20 deck, and non-historic garage at
21 rear of house. Construction of
22 proposed new deck in approximate
23 footprint of existing. A new
24 garden shed also proposed to be
25 conducted.

2 Select materials to be used

3 including:

4 Siding: GAF WeatherSide Profile
5 9 fiber-cement shingle. Hardie
6 Plank fiber cement siding.

7 Roof: Naturally colored cedar
8 shake.

9 Trim, siding and shutters:
10 Sherwin Williams SW Natural Tan
11 7567, satin.

12 Windows: Anderson E-series with
13 Finelight Grilles in the color
14 white.

15 Doors: Anderson 400 series.

16 Hi.

17 MR. LA CHAPELLE: Hi.

18 CHAIRPERSON CLAUDIO: Can you
19 take us through your -- well,
20 please, introduce yourself.

21 MR. LA CHAPELLE: Yes. Jake
22 LaChapelle. So everything --

23 CHAIRPERSON CLAUDIO: And you
24 represent the applicant.

25 MR. LA CHAPELLE: I am the

2 architect. I represent the
3 applicant, Danny Sanchez, Idanes
4 Sanchez.

5 CHAIRPERSON CLAUDIO: And
6 will you be the builder in this?

7 MR. LA CHAPELLE: I'm sorry?

8 CHAIRPERSON CLAUDIO: Will
9 you be in charge of building?

10 MR. LA CHAPELLE: No. I'm
11 the architect. We'll select the
12 builder.

13 CHAIRPERSON CLAUDIO: Okay.

14 MR. LA CHAPELLE: So
15 everything you said there is
16 correct with a couple of changes.
17 I'm sure you're familiar with the
18 house. It's in the inventory
19 built in 1870. It's two stories
20 with a full basement on the
21 original house, and then there's
22 that poorly built, poorly
23 maintained kitchen addition out
24 the back, and then a small covered
25 deck out the back, a non-historic

2 garage at the end of the driveway
3 and. As you said, we're
4 demolishing those three items.

5 Since I submitted this package,
6 we spoke with neighbors and
7 decided to not rebuild that rear
8 deck, but do a patio at grade. So
9 that's changed, number one.

10 In addition -- oh, in my
11 package, I said that we'd use
12 E-series Anderson windows. In
13 fact, we're using 400 series
14 because the profiles will match
15 better. And then I'm not sure
16 where it came from, but in the
17 write-up, I just noticed in the
18 agenda it says that we're
19 replacing roof with cedar shake.
20 I'm sure my client would be
21 disappointed if I promised you
22 that. We're replacing asphalt
23 shingles with asphalt shingles.

24 Aside from that, I don't think
25 there's anything else to add.

2 I'll just open it to your
3 questions. I mean, we're trying
4 to create an addition on the back
5 of this house that respects the
6 house, works within the context of
7 the neighborhood, and sorts out
8 some of the planning problems
9 inside the house.

10 This house didn't have a
11 bathroom on the second floor, of
12 course, when it was built, so when
13 they put one in, we were left with
14 a 23 1/4-inch wide hallway, some
15 bathrooms or bedrooms that are
16 undersized and then a bathroom
17 that's sort of non-functional the
18 size it is, so we're extending out
19 the back there on top of the
20 kitchen rebuild.

21 CHAIRPERSON CLAUDIO: Do you
22 want to show us your samples?

23 MR. LA CHAPELLE: What's
24 that?

25 CHAIRPERSON CLAUDIO: Do you

2 want to show us your samples?

3 MR. LA CHAPELLE: Sure

4 (handing).

5 MEMBER MC MAHON: Understood.

6 MR. LA CHAPELLE: So all

7 materials you know.

8 MEMBER MC MAHON: Yeah. I

9 mean, it replicates the asbestos

10 siding that's on there.

11 MR. LA CHAPELLE: That's right.

12 MEMBER MC MAHON: It's good.

13 It's all good. And trying to --

14 the neighbor across the street did

15 the same thing and painted out the

16 asbestos, sharpened everything up.

17 It looks nice. So it's, you know,

18 it's all you can do without

19 getting into it super deep.

20 MR. LA CHAPELLE: That's the

21 idea.

22 MEMBER MC MAHON: Also I'm a

23 neighbor and I've done the houses

24 us on each side of it.

25 MR. LA CHAPELLE: Okay.

2 MEMBER MC MAHON: So kind of
3 surrounded the projects and they
4 were good friend and apparently
5 great neighbors and friends. Yes,
6 it needs all of these done.
7 Everything needs to disappear.
8 Nothing was original. The garage
9 is a mess. The back portion of
10 the house, everything you
11 described, as being a contractor
12 should be -- should just disappear.

13 MR. LA CHAPELLE: Yes.

14 MEMBER MC MAHON: And be
15 properly addressed. So I totally
16 understand the project.

17 MEMBER BORELLI: I'm still
18 questioning the project. So I
19 have a couple of questions.

20 MR. LA CHAPELLE: Yes.

21 MEMBER BORELLI: So all of
22 these building things that you're
23 using, it's like a Hardie Board,
24 right, it's not asbestos?

25 MR. LA CHAPELLE: That's

2 right.

3 MEMBER BORELLI: But you're
4 using that because you're keeping
5 the asbestos on the front and the
6 sides?

7 MR. LA CHAPELLE: So the
8 shingle that's on the existing
9 house is going to stay as
10 possible.

11 MEMBER BORELLI: Okay.

12 MR. LA CHAPELLE: Of course,
13 we're taking off a --

14 MEMBER MC MAHON: Yes. I'm
15 sorry.

16 MR. LA CHAPELLE: Go ahead.

17 MEMBER MC MAHON: I believe
18 it's the spray asbestos.

19 MR. LA CHAPELLE: I'm sorry?

20 MEMBER MC MAHON: I believe
21 it's the sample from the left.

22 MR. LA CHAPELLE: That's
23 right. So the big tile there,
24 that's the replacement GAF product
25 that's a cement tile. It's

2 commonly used for replacement of
3 these old cement tiles. We're not
4 pulling off all the cement
5 asbestos tiles, but we're going to
6 have to cut into the building to
7 do this addition, so we're going
8 to have to replace tiles around
9 it. There are cracked tiles on
10 the existing house that will need
11 to be replaced.

12 MEMBER BORELLI: Okay.

13 CHAIRPERSON CLAUDIO: So
14 you're leaving the asbestos tiles
15 undisturbed?

16 MR. LA CHAPELLE: Yep, yep,
17 that's right.

18 MEMBER BORELLI: You're just
19 painting them?

20 MR. LA CHAPELLE: We're just
21 painting them, that's right, yep.

22 MEMBER BORELLI: Second
23 question.

24 MR. LA CHAPELLE: Yes.

25 MEMBER BORELLI: The

2 shutters.

3 MR. LA CHAPELLE: Yes.

4 MEMBER BORELLI: Are they
5 staying the plastic shutters that
6 are there and you're just painting
7 them or how is that working?

8 MR. LA CHAPELLE: As of last
9 week, we agreed to -- the owner
10 and I discussed getting rid of
11 them and finding new ones.

12 MEMBER BORELLI: Okay.

13 MR. LA CHAPELLE: So we will
14 be replacing the shutters. It's
15 not in the proposal here, but
16 certainly they have to go.

17 MEMBER BORELLI: Okay.
18 Because it does say stuff about
19 shutters.

20 MR. LA CHAPELLE: They're
21 plastic.

22 MEMBER BORELLI: That's why I
23 was like, are they keeping the
24 shutters or --

25 MEMBER MC MAHON: Well, when

2 the house burnt down next door,
3 half of them melted.

4 MR. LA CHAPELLE: Ah, well,
5 and the other half are, they're
6 just plastic and they're cracking
7 and are unusable.

8 MEMBER MC MAHON: Yeah, it
9 would be a bad thing to put back
10 on the house regardless.

11 MEMBER BORELLI: Right.

12 CHAIRPERSON CLAUDIO: So an
13 architect on this historic
14 house -- and thank you for your
15 nod at Historic trying to document
16 all that, it was good to see --
17 you're working with the shutter
18 concept. Would you move them into
19 the interior of -- like make them
20 historic versus this vinyl adhered
21 on the outside of the very small
22 casing? I mean, would it not be
23 more appropriate to expand your
24 casings around those windows and
25 leave the shutters off?

2 MR. LA CHAPELLE: The
3 limitation that I'm faced with is
4 that if we're not replacing the
5 shingles, then any correction of
6 bad trim work that they did 80
7 years ago is really difficult
8 because then the scope expands and
9 I'm replacing shingles all around
10 the building.

11 So my hope is that we can keep
12 the casing or the trim profiles
13 that are there, replace them where
14 necessary in kind, and then we're
15 going to replace the shutters
16 altogether with, I don't know,
17 historically accurate replicas. I
18 don't know what that is yet,
19 but...

20 MEMBER MC MAHON:

21 Understanding just on a
22 contractor's -- yeah, to start
23 pulling these windows apart, I
24 mean, they're old windows.
25 They're going to have sash

2 weights, they're going to have a
3 lot of things. If you start
4 pulling trims off those, there's
5 just going to be nothing left.

6 CHAIRPERSON CLAUDIO: Were
7 those windows that old? They
8 don't look that old.

9 MEMBER MC MAHON: They're
10 going to be a hard shift. They
11 don't have to be that old to have
12 that. I mean, you know, every --
13 my mom's house -- anything from
14 the 40's, probably, up or
15 whatever --

16 MEMBER BORELLI: I actually
17 have a question about those
18 windows.

19 MR. LA CHAPELLE: Yes.

20 MEMBER BORELLI: So I have a
21 photo where the windows are two
22 over two, and these, to me, look
23 like some kind of replacements, I
24 don't know what year replacement.
25 But are you replacing any of the

2 windows in the front or on the
3 sides because I was going to
4 suggest should you decide to do
5 that, wouldn't it be nice to put
6 two over twos again --

7 MR. LA CHAPELLE: Yes.

8 MEMBER BORELLI: -- as the
9 original farmhouse is kind of a
10 farmhouse-type thing but with
11 Greenport vernacular.

12 MR. LA CHAPELLE: Yep.

13 MEMBER BORELLI: That's what
14 I would -- I would do two over
15 two.

16 MR. LA CHAPELLE: It would
17 seem like the vernacular would
18 push us towards that. The
19 historic -- the report for the
20 Historic District mentions that in
21 1984 they were two over two, but
22 we don't know, you know, whether
23 that was --

24 MEMBER BORELLI: Yes. I
25 mean, this was a 1977 photo and

2 they're two or over twos.

3 MR. LA CHAPELLE: Yep. We're
4 not replacing -- we're trying to
5 retain windows where we can on the
6 existing house. And so if we
7 start replacing some of them with
8 different divisions, then we run
9 into problems.

10 So unless -- yeah, so the plan
11 right now is to not start dividing
12 them up, not do two over twos,
13 but, in fact, do the -- replicate
14 what's there.

15 MEMBER MC MAHON: I'm sorry,
16 what is there? I'm sorry --

17 MR. LA CHAPELLE: It's mostly
18 just double hung. It's just
19 double hungs with --

20 MEMBER BORELLI: A double
21 hung open --

22 MEMBER MC MAHON: They're
23 single pane?

24 MR. LA CHAPELLE: Yep, single
25 and --

2 MEMBER MC MAHON: Yeah. I
3 mean, if you do decide, again,
4 being in the neighborhood and my
5 house having -- since 1847, I have
6 five different window designs
7 that.

8 MR. LA CHAPELLE: Right, right.

9 MEMBER MC MAHON: I'd choose
10 the two over two. If you should
11 decide or need to come to code,
12 because you are going to probably
13 going over 50 percent on the
14 inside perhaps; are you not?

15 MR. LA CHAPELLE: We'll see,
16 yeah.

17 MEMBER MC MAHON: That's up
18 to you guys.

19 MR. LA CHAPELLE: It's a
20 possibility.

21 MEMBER MC MAHON: That's an
22 energy code issue.

23 MR. LA CHAPELLE: Yep.

24 MEMBER MC MAHON: And if you
25 want to -- me, I maintained my

2 storm windows and put single pane
3 in and only replaced one really
4 large window, but there are
5 options in that regard. Sometimes
6 it's better to go upgrade in a 400
7 series that's a thermal pane or
8 whatever.

9 If you replace windows, they
10 will be thorough thermal pane, you
11 can get rid of the aluminum
12 windows situation. So it's always
13 nice, but we cannot ask them to go
14 to that expense if they're not
15 ready to.

16 CHAIRPERSON CLAUDIO: Right.

17 MEMBER MC MAHON: It's just
18 what they're putting in front of
19 us and that's what it is.

20 CHAIRPERSON CLAUDIO: They're
21 expressing an interest in historic
22 values.

23 MEMBER MC MAHON: Yes,
24 absolutely. Yes, yes.

25 CHAIRPERSON CLAUDIO: And the

2 windows, as presented, could
3 really benefit from a two over
4 two --

5 MEMBER MC MAHON: Yes.

6 CHAIRPERSON CLAUDIO: -- from
7 the larger casings, from the
8 elimination of the shutters. It
9 would be a game changer to the
10 house and the historic values of
11 the house.

12 MR. LA CHAPELLE: Agreed,
13 yeah.

14 MEMBER MC MAHON: Understood,
15 understood, but, again, I have
16 that same combination of everyone
17 going the man probably in my
18 own -- yes, that you should switch
19 up, it's an insert though. It's
20 not -- it does not include the
21 casing, the original casing around
22 the windows.

23 This casing, as it exists, is a
24 traditional casing, so it doesn't
25 have to be five inches wide. A

2 narrow casing around the window
3 this age is typical as any.

4 So if you should change up the
5 windows, it would be nice if you
6 would consider a more appropriate
7 window, something that has a two
8 divided -- of course, it's going
9 to be necessary and it may be a
10 selection of two over two or
11 something similar that would
12 divide it.

13 MR. LA CHAPELLE: I think
14 it's fair to say that if we, for
15 any reason, end up replacing all
16 the windows, that we'd go with a
17 window like that.

18 CHAIRPERSON CLAUDIO: Or the
19 windows in the front. I mean, it
20 doesn't have to be an all or
21 nothing. It can be, as Dennis is
22 saying, it's the traditional way
23 that renovations are done in
24 Greenport.

25 MR. LA CHAPELLE: I think

2 they replaced the windows on the
3 front of the house more recently
4 than some of the others. So we're
5 trying to make the best of a
6 mish-mash of different windows.

7 MEMBER BORELLI: Well, that's
8 to my point. I'm thinking, if
9 you're going to make the best of a
10 mish-mash, on the first floor
11 center window to the right of the
12 door is missing trim. Like, I
13 think it would improve it like a
14 huge amount if you just put some
15 white facia over the top of the
16 window and around it in a square
17 just like the rest of the windows
18 are. Of course I'm no fan of the
19 shutters, but if you just did on
20 that front piece, new shutters,
21 which might not be too bad, and
22 just put trim on that three window
23 on the bottom and shutters, I
24 think it would just be a huge
25 improvement. And then go ahead

2 and do the back, you know,
3 whatever you've got going on back
4 there, which is a lot I'm
5 assuming, right?

6 MR. LA CHAPELLE: Yeah.

7 MEMBER BORELLI: You're
8 putting on a whole like --

9 MEMBER MC MAHON: The
10 addition is going on the backside
11 of the house, yeah.

12 MEMBER BORELLI: Exactly.
13 And the back we don't see that
14 much, so I mean, while it is
15 important, like we can help the
16 front a decent amount, I think,
17 with not too much.

18 CHAIRPERSON CLAUDIO: I would
19 like to the not approve your
20 shutters until we understand what
21 they are.

22 MR. LA CHAPELLE: Do you want
23 a product?

24 CHAIRPERSON CLAUDIO: Yeah, I
25 do.

2 MR. LA CHAPELLE: What's
3 going to help?

4 MEMBER MC MAHON: Where is
5 the description?

6 MR. LA CHAPELLE: I don't
7 have a description of the shutters
8 in there, which, I think, is what
9 you're highlighting.

10 CHAIRPERSON CLAUDIO: You
11 have discussed with your client
12 the more historic kind of -- this
13 kind of shutter just...

14 MR. LA CHAPELLE: Is there a
15 preferred replacement? I've
16 looked at an Azek product shutter
17 that I haven't gotten a sample
18 yet, so I don't know if I like it.

19 MEMBER MC MAHON: Azek
20 products are approved by us, so if
21 can you come up with a sample of
22 that. Most shutters, even on new
23 houses and things that are
24 approved by us, are not actually
25 functioning shutters as these are

2 not. Any real shutter has real
3 shutter hardware and kicks out
4 from the house and hangs and is
5 pinned back. These are not --

6 MEMBER BORELLI: Or even just
7 remove them. It might just look
8 better without fake shutters and
9 just put the facia on thick, you
10 know, the trim around the windows
11 thick and then you don't need the
12 shutters.

13 MR. LA CHAPELLE: And the
14 Commission would be open to that,
15 getting rid of the shutters
16 altogether?

17 MEMBER BORELLI: Yeah. I
18 mean, that's another option. You
19 know, if you got good windows and
20 you're making them look pretty and
21 you've got facia around it, you
22 got trim, beef up the trim and
23 forget the shutters.

24 MR. LA CHAPELLE: Yeah.

25 MEMBER BORELLI: You know? I

2 don't know, I mean --

3 CHAIRPERSON CLAUDIO: Put the
4 two by two on it.

5 MEMBER BORELLI: For
6 hurricanes and stuff, I don't
7 know.

8 MEMBER MC MAHON: Without us
9 getting into designing the house.

10 CHAIRPERSON CLAUDIO: Right.

11 MEMBER BORELLI: Yeah.

12 CHAIRPERSON CLAUDIO: Well, I
13 want to talk a bit about the
14 portico with the metal railing and
15 the -- where are you going with
16 that? What is it going to look
17 like?

18 MR. LA CHAPELLE: It's being
19 rehabilitated. We're scraping and
20 repainting the railing that's
21 there.

22 CHAIRPERSON CLAUDIO: So
23 you're going keep the metal
24 railing?

25 MR. LA CHAPELLE: That's the

2 intention and then it's a brick
3 stoop and that's going to get
4 repointed (sic), but it's not in
5 too terrible shape. And then
6 we're replacing the roof and, you
7 know, scraping and painting the
8 columns and the trim and the roof
9 overhang.

10 CHAIRPERSON CLAUDIO: And
11 these side rails, you see all of
12 this coming back to what it looks
13 like now?

14 MR. LA CHAPELLE: I'm sorry?

15 CHAIRPERSON CLAUDIO: The two
16 step down -- one, two, three steps
17 with the straight boards and the
18 -- you're going to replace it
19 as it's shown.

20 MR. LA CHAPELLE: Yes, yes.
21 We have no intention of changing
22 it from what we see right now.

23 CHAIRPERSON CLAUDIO: So we
24 would be open to a more historic
25 view of this. I mean, it might be

2 a time to kind of go back to a
3 more traditional looking railing
4 set there. Roselle, that's your
5 expertise.

6 MEMBER BORELLI: Yeah, I'm
7 wondering about that little --
8 that porch with the awning. I was
9 confused about.

10 MR. LA CHAPELLE: The side
11 porch?

12 MEMBER BORELLI: Yeah. I
13 read somewhere, I think, that it
14 was either staying or coming down
15 and I couldn't remember.

16 MR. LA CHAPELLE: It's
17 staying.

18 MEMBER BORELLI: It's
19 staying?

20 MR. LA CHAPELLE: It's also
21 being rehabilitated.

22 MEMBER BORELLI: Okay, but
23 it's being rebuilt.

24 MR. LA CHAPELLE: Yes. It is
25 being rebuilt exactly as it is

2 right now.

3 CHAIRPERSON CLAUDIO: The
4 stoop as well?

5 MR. LA CHAPELLE: Yes.

6 MEMBER BORELLI: Okay.

7 CHAIRPERSON CLAUDIO: Do you
8 have thoughts on the entryway?

9 MEMBER BORELLI: (Perusing)
10 I mean, I just think, you know,
11 I'm starting to love my idea about
12 like forget the shutters because
13 even the house next door has
14 beautiful trim without shutters
15 too. You know, so maybe like
16 spend the money somewhere else and
17 you know and don't -- I mean,
18 that's just my opinion, you know?

19 MR. LA CHAPELLE: Yep.

20 MEMBER BORELLI: Whatever the
21 owner would like to do, but maybe
22 it's a better spent elsewhere, you
23 know. And the front door is real
24 pretty. I'm sure that's original.
25 The inside of the storm door.

2 MR. LA CHAPELLE: The front
3 door --

4 MEMBER BORELLI: That glass.

5 MR. LA CHAPELLE: The front
6 door is going to be restored a
7 well.

8 MEMBER BORELLI: That's very
9 clean.

10 CHAIRPERSON CLAUDIO: You
11 showed a sample of a --

12 MR. LA CHAPELLE: That's for
13 the rear door.

14 CHAIRPERSON CLAUDIO: That's
15 for the rear door.

16 MR. LA CHAPELLE: Yeah.

17 MEMBER BORELLI: Right. And
18 that's awful nice. And I don't
19 know, I mean, the fence is going
20 to have to be fixed because you're
21 on the property of the neighbor I
22 think, correct?

23 MR. LA CHAPELLE: On the west
24 side?

25 MEMBER MC MAHON: Correct, yes.

2 MEMBER BORELLI: Yeah.

3 MEMBER MC MAHON: Fence as
4 like, that's all. I am getting
5 the input, which I think is stated
6 in a letter --

7 MEMBER BORELLI: Yes, yes.

8 MR. LA CHAPELLE: Yes.

9 MEMBER MC MAHON: And I'm not
10 quite sure that the shutter
11 conversation is a part of that as
12 well.

13 MR. LA CHAPELLE: Yeah.

14 MEMBER MC MAHON: Only
15 because I've had conversations
16 being all neighbors.

17 MR. LA CHAPELLE: Yeah, right.

18 MEMBER MC MAHON: Not as a
19 Board member, but as a neighbor.

20 MR. LA CHAPELLE: I'm sure --
21 so, yeah, the owners and neighbors
22 can discuss that fence and I'm
23 sure whatever solution they come
24 up with is going to be probably
25 replicating that existing --

2 MEMBER MC MAHON: Yes, I
3 think it's an as like, as like
4 fence. And she worked hard. She
5 actually built the fence, the
6 continuation and replacement,
7 herself, so I know that's personal
8 and very a touching item.

9 MR. LA CHAPELLE: Sure?

10 MEMBER MC MAHON: That's just
11 a gesture, that's all.

12 MEMBER BORELLI: So are we
13 approving part of the front door,
14 is that in the plan? The front
15 door, are we approving anything
16 done to that?

17 MR. LA CHAPELLE: No, THE
18 front door gets scraped and
19 painting. It's not being
20 replaced.

21 MEMBER BORELLI: Okay.

22 CHAIRPERSON CLAUDIO: Your
23 application states on the
24 foundation you're going to use
25 stucco and it says something about

2 the similarity of the foundation,
3 but you have a ballast stone and a
4 brick foundation.

5 MR. LA CHAPELLE: Yes.

6 CHAIRPERSON CLAUDIO: So am I
7 confused with how stucco works
8 with that?

9 MEMBER MC MAHON: No, it's an
10 application over. You'll see on
11 the front porch there's a block
12 foundation underneath the front
13 porch. Stucco would clean it up
14 so that it doesn't look like block
15 foundation.

16 CHAIRPERSON CLAUDIO: That's
17 what were getting.

18 MR. LA CHAPELLE: Yes.

19 MEMBER MC MAHON: Anything
20 else that I can see -- and it's
21 very, very little. There's
22 probably ten feet on one side, the
23 porch itself, and everything else
24 will be, it looks like, untouched.

25 MR. LA CHAPELLE: That's

2 correct.

3 MEMBER MC MAHON: So that's
4 pretty straight forward.

5 MR. LA CHAPELLE: I think
6 those are blocked-in openings or
7 else it's part of the porch, the
8 front porch.

9 MEMBER MC MAHON: Yeah, yeah.
10 It's all block work and stucco
11 would be lovely. It's applying
12 more over the existing.

13 MEMBER BORELLI: That's what
14 I was saying. What's going on on
15 the front door, you know? Maybe
16 we can open it.

17 MR. LA CHAPELLE: I couldn't
18 hear you.

19 MEMBER BORELLI: Another
20 quick question. Can you just
21 explain what colors are going
22 where?

23 MR. LA CHAPELLE: Yeah, of
24 course.

25 MEMBER BORELLI: Is the gray

2 the whole base? The whole house
3 is going to be in gray, the trim
4 is out in white or how is this
5 working?

6 MR. LA CHAPELLE: So the
7 existing house has these shingles
8 and the color that you see on the --

9 MEMBER BORELLI: -- the
10 yellow?

11 MR. LA CHAPELLE: --
12 left-hand side there, which is a
13 -- it's called alabaster, is white
14 color.

15 MEMBER BORELLI: So it's
16 white. Okay.

17 MR. LA CHAPELLE: It's the
18 white color. That's the entire
19 front house.

20 MEMBER BORELLI: Perfect.

21 MR. LA CHAPELLE: Trim, on
22 the entire front -- or let me call
23 it the existing house. Trim is
24 that first piece you see there,
25 which is natural tan, I believe,

2 is the trim name.

3 MEMBER BORELLI: Okay.

4 MR. LA CHAPELLE: Then the
5 addition will be, instead of the
6 shingle, it's going to be Hardie
7 Plank. That will be the natural
8 tan color or a Hardie color that's
9 very similar that I have in my bag
10 here that you see if you -- it
11 will be a price decision.

12 MEMBER BORELLI: Right.

13 MR. LA CHAPELLE: And then
14 the trim there is also a natural
15 tan. You also see a black color
16 there. I believe it's called
17 black magic and that will be the
18 front door.

19 MEMBER BORELLI: Perfect.

20 MR. LA CHAPELLE: That's the
21 proposed front door. And then the
22 garden shed is that greyed out
23 wood product right there.

24 MEMBER BORELLI: And the
25 pretty blueish gray asbestos

2 looking thing.

3 MR. LA CHAPELLE: That's just
4 I didn't paint the whole shingle.

5 MEMBER BORELLI: Oh, that's
6 so pretty. I thought the color
7 was, you know, a mix of those two
8 greys and whites.

9 MR. LA CHAPELLE: Yep.

10 MEMBER BORELLI: Okay. So
11 the Hardie board that like with
12 white ivory with wood grain going
13 through it is going to be the
14 addition?

15 MR. LA CHAPELLE: That's
16 right.

17 MEMBER BORELLI: So that sort
18 of imitates clapboard, right?

19 MEMBER MC MAHON: That's the
20 idea.

21 MEMBER BORELLI: Right. So
22 the white asbestos shingle we're
23 doing because we're not taking the
24 asbestos shingles off.

25 MR. LA CHAPELLE: Yes.

2 MEMBER BORELLI: So why are
3 using that at all? Why not do the
4 Hardie board -- like if the
5 original house is clapboard, and
6 obviously the original house is
7 clapboard, why put an addition on
8 in a clapboard and then put the
9 asbestos shingle imitations? I
10 don't get the logic.

11 MR. LA CHAPELLE: On the
12 existing house there are some
13 shingles that are cracked, they
14 just need to be replaced. If
15 we're not going to replace all the
16 shingles on the existing house,
17 then there's some that just need
18 be replaced.

19 MEMBER BORELLI: Right.

20 MR. LA CHAPELLE: Call it
21 five, ten percent, I haven't
22 quantified it.

23 MEMBER BORELLI: Okay.

24 MEMBER MC MAHON: That's
25 first sample.

2 MR. LA CHAPELLE: And that's
3 the big sample there --

4 MEMBER BORELLI: Right.

5 MR. LA CHAPELLE: -- with
6 those. And then at the back of
7 the house where we're going to be
8 cutting --

9 MEMBER BORELLI: Putting the
10 extension.

11 MR. LA CHAPELLE: -- cutting
12 into the back of the house to plug
13 in this addition, there will be
14 all the shingle around that,
15 probably that entire facade that
16 needs to be -- well, at least, the
17 boarder need to be -- the shingles
18 need to be replaced where it
19 intersects with the Hardie Plank
20 coming into it.

21 MEMBER BORELLI: Okay.

22 MR. LA CHAPELLE: So that's
23 where we're using shingle. We're
24 not using shingle on the addition.

25 MEMBER BORELLI: Okay.

2 MR. LA CHAPPLE: Because we'd
3 like it to --

4 MEMBER BORELLI: Eventually.

5 MR. LA CHAPELLE: -- read as
6 this non-historic artifact.

7 MEMBER BORELLI: Okay.

8 MEMBER MC MAHON: Well, every
9 house in Greenport apparently has
10 an addition.

11 MEMBER BORELLI: Exactly.

12 MR. LA CHAPELLE: Yep.

13 MEMBER MC MAHON: It went
14 from what was expensive and what
15 was affordable, and it changed up
16 as soon as hit the streetscape and
17 you turn the corner, it might be
18 planking and then switch the
19 shingles.

20 MR. LA CHAPELLE: Shingles on
21 the side. Does that answer your
22 question?

23 MEMBER BORELLI: I think so,
24 yeah. No, I thought the idea was
25 if you're going to use that Hardie

2 Board clapboard to imitate
3 clapboard, then it's because in
4 the future you're assuming --
5 you're taking off the asbestos and
6 going to put real clapboard I
7 thought.

8 MR. LA CHAPELLE: I follow,
9 yeah.

10 MEMBER BORELLI: Okay, just
11 wondering. And then I'm just
12 concerned about front door
13 entrance. Like, I -- are you
14 doing anything with the railings,
15 the entryway, those white things
16 that are not matching the posts
17 and then you got wrought iron?

18 MR. LA CHAPELLE: It wasn't
19 planned. We hadn't planned to
20 replace those. The plan is to
21 scrape them, and paint them, and
22 leave them in place.

23 MEMBER BORELLI: Okay.

24 MR. LA CHAPELLE: I believe
25 they're code complaint from the

2 couple measurements I took.

3 MEMBER BORELLI: I'm sure.

4 CHAIRPERSON CLAUDIO: You're
5 on such an old street while the
6 building is 1870 and the mixed
7 messages there, I think, would
8 really benefit the houses with a
9 simple rebuilding of the columns
10 or some attention to it.

11 MR. LA CHAPELLE: Yeah, I
12 take your point. I can't commit
13 to spending more money there, but
14 certainly we'll talk about it.

15 MEMBER MC MAHON: I mean,
16 those are simple fixes, you know?

17 CHAIRPERSON CLAUDIO: They're
18 simple fixes, yeah, and they can
19 make a big visual difference.

20 MEMBER MC MAHON: It's what
21 can happen, but, again, we have to
22 concentrate on what's being
23 presented and what we're approving
24 and I believe we have gotten
25 through this (indicating). And is

2 there anything else we need to?

3 CHAIRPERSON CLAUDIO: Do we
4 want to read the letter from the
5 neighbor into the record?

6 CLERK NOONE: Yes, yes.
7 Right at this point, do we have
8 any stipulations on this
9 application?

10 MEMBER MC MAHON: Yeah, let's
11 -- we should probably separate
12 this and summarize, approve, and
13 read.

14 CLERK NOONE: Because we
15 talked about fascia trim, we
16 talked about shutters.

17 CHAIRPERSON CLAUDIO: The
18 shutters I don't really -- so what
19 do we want to say about the
20 entranceway?

21 MEMBER MC MAHON: The
22 shutters could come or go. If
23 they're approved and they're an
24 AZEK product and they want to give
25 us a sample of it. I'm with them,

2 my house had shutters on it as did
3 many --

4 CHAIRPERSON CLAUDIO: But
5 compact.

6 MEMBER MC MAHON: It
7 becomes -- you know, they became
8 obsolete. And what happens is
9 these shutters -- and if you look
10 at them, the shutter's actually
11 supposed to -- when closed and
12 operable, it's supposed to be the
13 size of the window. None of this
14 is. It's all just --

15 MEMBER BORELLI: Fake.

16 MEMBER MC MAHON: -- for
17 show. So I wouldn't push that.
18 And, again, the house, I agree
19 that shutter or not. But if you
20 should decide to put it, it is a
21 lovely accent in some cases, but
22 it should be appropriate to the
23 window and look like it belongs
24 and perhaps even on real hardware
25 if you want to talk shutters.

2 If you're agreeing that it could
3 be deleted, then that's fine as
4 well. If they should decide to
5 put shutters on --

6 MEMBER BORELLI: To come
7 back.

8 MEMBER MC MAHON: -- approved
9 material.

10 MR. LA CHAPELLE: Is it
11 feasible to move forward with the
12 shutters removed and then if we're
13 going to replace them with
14 something, then come back with
15 that?

16 MEMBER BORELLI: That's an
17 option too.

18 MEMBER MC MAHON: Yes, I
19 believe that is --

20 CHAIRPERSON CLAUDIO: I think
21 that that's good.

22 CLERK NOONE: Okay, so right
23 now the application doesn't
24 mention the shutters, so we don't
25 have to address that.

2 MR. LA CHAPELLE: It doesn't.

3 MEMBER MC MAHON: That's
4 fine. Thank you very much, Mike.

5 CLERK NOONE: And then the
6 other point was the fascia trim.
7 That was also brought up.

8 MEMBER MC MAHON: Everything
9 has been approved in regards to
10 its color.

11 MEMBER BORELLI: Yes.

12 MEMBER MC MAHON: Okay, and
13 we're not asking them to change
14 facia or trim.

15 MEMBER BORELLI: No.

16 MEMBER MC MAHON: That's not
17 part of the application and should
18 not be part of it.

19 MR. LA CHAPELLE: But the
20 point is heard.

21 MEMBER BORELLI: The colors
22 are beautiful.

23 MR. LA CHAPELLE: Thank you.

24 CHAIRPERSON CLAUDIO: I do
25 think it's fair though to

2 recommend the addition of the
3 fascia for the consistency of the
4 look and to add to the --

5 MEMBER MC MAHON: In regards
6 to the triple window, you're
7 talking about any casing above the
8 triple window in the front?

9 MEMBER BORELLI: Yes, yep.

10 MEMBER MC MAHON: To match
11 the existing trim.

12 MR. LA CHAPELLE: Yep.

13 MEMBER MC MAHON: Okay,
14 that's it because I understand
15 what you're saying.

16 CHAIRPERSON CLAUDIO: Yes.
17 Mike, is it fair to make a
18 recommendation? It's not a
19 subject too, but that there's a
20 revisit of the entrance of the
21 house?

22 CLERK NOONE: I mean, that's
23 a recommendation you can make, but
24 unless you're going to stipulate
25 it, it doesn't go on the

2 Certificate of Appropriateness.

3 So that's something you can
4 recommend to the applicant, but on
5 the Certificate of Appropriateness
6 right at this point, it would just
7 be as presented.

8 MEMBER MC MAHON: As
9 presented is where we're rolling
10 with this and then if they should --

11 CLERK NOONE: If they decide
12 to come back, if they want to add
13 shutters, they'd have to come back.

14 MEMBER MC MAHON: Correct.

15 CLERK NOONE: Just for the
16 shutters.

17 CHAIRPERSON CLAUDIO: Do we
18 want to approve the entranceway as
19 shown with this mixed of materials?

20 MEMBER MC MAHON: As shown.
21 As shown. Because if that's just
22 something that needs to be
23 addressed, it could go to metal
24 railings or it could go to a
25 baluster and --

2 CHAIRPERSON CLAUDIO: This is
3 not an historic presentation as it
4 stands. It's something that does
5 not add to the character of the
6 home or the --

7 MEMBER MC MAHON: Yeah, I get
8 it. Yeah, we have a mix of a
9 metal rail and a wood rail.

10 CHAIRPERSON CLAUDIO: And a
11 third column and a wood rail and a
12 break and a --

13 MEMBER MC MAHON: Yeah, those
14 columns are great. They're
15 actually a turn and they're
16 probably very, very close to what
17 I have on my house itself.

18 MR. LA CHAPELLE: And I think
19 they're in decent enough condition
20 that it they can be scraped and
21 painted and kept.

22 MEMBER MC MAHON: Those are
23 fine, but I understand what we're
24 saying. The rails were probably
25 added for code and to get people

2 up and down those steps. Is there
3 anything that you would consider
4 to make those two -- that railing
5 system match?

6 MR. LA CHAPELLE: Right, but
7 -- all can I do is --

8 MEMBER MC MAHON: Top to
9 bottom.

10 MR. LA CHAPELLE: That would
11 be my preference. All I can do is
12 talk to the owner and advise him
13 that that's the right thing to do.

14 CHAIRPERSON CLAUDIO: I
15 would.

16 MR. LA CHAPELLE: I think
17 we'll end up going that way, but I
18 can't promise it right now or I
19 can't commit to it.

20 MEMBER BORELLI: The addition
21 on the porch there, the porch is
22 going to have railings also?

23 MR. LA CHAPELLE: Say it
24 again. I'm sorry?

25 MEMBER BORELLI: Are you

2 going to put railings on the porch --

3 CHAIRPERSON CLAUDIO: Porch
4 entrance.

5 MEMBER BORELLI: -- where the
6 awning is? Is anything going to
7 happen there or does it just stay
8 the way it is?

9 MR. LA CHAPELLE: It's going
10 to stay the way it is. Oh, I'm
11 sorry, the stoop at the --

12 MEMBER BORELLI: This
13 entrance here where the awning is
14 (indicating). The stoop, yes, I
15 didn't hear you.

16 MR. LA CHAPELLE: Good
17 question.

18 MEMBER BORELLI: Because if
19 you're going to do railings, like
20 don't put in a third or a fourth,
21 you know, because we've got have
22 iron and we've got 1970 railings,
23 we've got Victorian columns. And
24 so like, if we could just like
25 decide on a timeframe would be

2 good and then just try to match it
3 all, something.

4 MEMBER MC MAHON: To code,
5 that's -- it's not necessary.

6 MR. LA CHAPELLE: Right now
7 we don't have a railing included
8 in the filing set.

9 MEMBER MC MAHON: To code,
10 the porch is okay without a
11 railing. I always prefer one
12 depending on how the door opens.
13 When the door swings against the
14 house, the railing does no good
15 mounted to the house. You can see
16 in the front you have three steps
17 or three risers and that requires,
18 to code, to have a railing. It
19 would be nice if the railing, as
20 we just discussed, if that was all
21 put together in something similar.

22 CHAIRPERSON CLAUDIO: Yes.

23 MEMBER BORELLI: Yes. And
24 then -- I mean, I don't know that
25 this is -- are we discussing the

2 front door tonight? Are we
3 discussing the front door?

4 CHAIRPERSON CLAUDIO: Is part
5 of your application?

6 MR. LA CHAPELLE: The
7 application, though it may not be
8 explicit in the writing there, the
9 color is included in the report
10 for the scraping and the
11 repainting the front door.

12 MEMBER BORELLI: So I think
13 the scraping and painting of the
14 front door is going to make that
15 front door pop. It's going to be
16 beautiful in that dark color
17 against the white/eggy color of
18 the house. I think it's going be
19 spectacular. What is going to
20 kind of mess it up is the storm
21 door that has that break right
22 down the middle of the beautiful
23 diamond, you know, stuff on the
24 original front door. That's
25 beautiful. And they sort of

2 just -- either maybe, if they
3 replaced the front door, do a full
4 glass so that you can see that
5 color come through.

6 And then if I could suggest, you
7 have an original front door that's
8 got like little columns on both
9 sides with the sidelights. Those
10 column that are in there they're
11 sort of recessed, but they're
12 popped out a little bit.

13 MR. LA CHAPELLE: Yep.

14 MEMBER BORELLI: I don't --
15 you know, color is like very
16 personal thing and God knows in my
17 house, but whatever. So I would
18 possibly introduce a non-offensive
19 third color, whatever they could
20 possibly decide on, using
21 something, you know, even a gray,
22 to just maybe they could pop those
23 little columns out, you know, that
24 are stuck in that front door,
25 which is a really pretty feature,

2 but it's lost because you don't
3 see it. But once that door gets
4 painted that blackish color, it's
5 going to be beautiful.

6 MR. LA CHAPELLE: So can we,
7 I suppose, stipulate that if the
8 storm door is replaced that we go
9 with a fully glazed --

10 MEMBER BORELLI: I mean, you
11 would want to see your
12 beautiful front door. I would.

13 MEMBER MC MAHON: It's a full
14 view. The description is a full
15 view storm door.

16 MEMBER BORELLI: Yes. Or no
17 door, but that's not...

18 MR. LA CHAPELLE: Or none.
19 We'll see.

20 MEMBER BORELLI: That's -- I
21 don't even want to say that. But
22 you know, it's just going to be
23 really pretty. It's a very pretty
24 front door. The glass is just, it
25 was really done nicely, old.

2 MEMBER MC MAHON: All right,
3 so moving forward.

4 MEMBER BORELLI: Yes, moving
5 forward.

6 CHAIRPERSON CLAUDIO: Are we
7 leaving the front door with all
8 these elements alone and approving
9 it?

10 MEMBER MC MAHON: Yeah,
11 that's as is, because those are
12 things that need to be addressed
13 down the line and it doesn't have
14 a lot to do with what we're trying
15 to get --

16 CHAIRPERSON CLAUDIO: We have
17 your assurance that these are
18 recommendations to keep in keeping
19 with the neighborhood and the, you
20 know, enhancements that aren't
21 expensive.

22 MR. LA CHAPELLE: I've noted
23 your comments about the casing on
24 the triple window, your
25 recommendation --

2 MEMBER MC MAHON: And head
3 casing only, I believe.

4 MR. LA CHAPELLE: Oh, head
5 casing, right, above -- yeah. The
6 recommendation regarding
7 consistency for the railings and
8 potential railing at that porch,
9 the side porch stair. Neither of
10 those I'm making a commitment on,
11 but I'm carrying this over to the
12 owner.

13 MEMBER BORELLI: Can I just
14 make one more stipulation on the
15 window? Sorry to be so --

16 MR. LA CHAPELLE: A
17 recommendation or --

18 MEMBER BORELLI: A
19 recommendation or -- yeah. No
20 stipulation, a recommendation.

21 MR. LA CHAPELLE: Yeah.

22 MEMBER BORELLI: Okay. So if
23 we're going do just the heading
24 over the top of the window, like a
25 -- whatever, not a piedmont

2 Monday, but -- anyway a fascia over
3 the trim -- a trim, a fake trim
4 over the center window, then you
5 have to make a decision about your
6 shutters. Because if you're going
7 take the shutters off, you got to
8 take that trim to go all the way
9 around like all other windows have
10 it.

11 But if you're going to keep the
12 shutters, then I guess you don't
13 -- only do like what Dennis said,
14 put it over the top. So maybe
15 decide what to do with the
16 shutters before you do the
17 trimming because maybe it would
18 look -- it you're not going to
19 make the shutters true and they're
20 not going to cover the windows,
21 then maybe you don't need those
22 shutters because their just --

23 MEMBER MC MAHON: They're an
24 accent.

25 MEMBER BORELLI: Exactly.

2 And then you can put the trim, but
3 the has got to go all the way
4 around like they do on the other
5 windows.

6 MEMBER MC MAHON: All right,
7 we're getting into the design
8 thing that we really don't need to
9 address because we understand that
10 the shutters are an accent and
11 they're not true shutters.

12 CHAIRPERSON CLAUDIO: Right.

13 MEMBER MC MAHON: We've
14 already discussed the fact that
15 it's not necessary to include the
16 shutters. Have -- if they are
17 included, they'll come to us with
18 a sample, okay. I got a feeling
19 that they could probably disappear
20 and it wouldn't hurt anybody's
21 feelings.

22 CHAIRPERSON CLAUDIO: All
23 right, in the interest of time, we
24 have two important topics to go
25 further with.

2 CLERK NOONE: Do you still
3 want me to read the letter?

4 MEMBER BORELLI: Yes.

5 CHAIRPERSON CLAUDIO: Prior
6 to voting, I think that it would
7 be good, yes.

8 CLERK NOONE: Okay. This is
9 a letter from Loraine Kreaahling
10 and Ronald Fried of 157 Central
11 Avenue.

12 Dear Commission Members,

13 My husband Ron Fried and I
14 regret that we are unable to
15 attend the HPC meeting on
16 Thursday, December 19th. We are
17 grateful to the new owner Danny
18 Sanchez and his architect Jake
19 LaChapelle for reaching out to us
20 and discussing their plans for 151
21 Central Avenue, next door to our
22 home at 157 Central. The plans
23 are for a new two-story addition
24 that will occupy the space now
25 occupied by the non-historic,

2 single-story kitchen. This will
3 require the demolition of the old
4 kitchen. Plans also include the
5 demo of the 1970 garage, which is
6 built on our shared property line
7 and a bit on our property line if
8 the truth be told.

9 As both structures are sheathed
10 in asbestos shingles, we have
11 asked and received assurance from
12 Jake and Danny that state-required
13 asbestos containment measures will
14 be used in the demolition process.
15 We have seen these measures fudged
16 elsewhere in town, so we want to
17 highlight this concern.

18 As far as protecting and
19 ensuring the house's historic
20 detailing and it's conformity with
21 the Historic District, removing
22 the garage will newly expose the
23 backyard to the street. This
24 includes the new whitewashed cedar
25 picket fence that we replaced last

2 year between the properties. New
3 fencing will be needed in place of
4 the barrier, the garage now
5 provided between properties. We
6 request that this fencing, though
7 taller, will still conform to the
8 hand-built slat fencing, which
9 already exists, including on the
10 driveway and what is now behind
11 the garage. Deer also become a
12 problem if there is no longer a
13 barrier between the street and the
14 backyard. So we were hoping that
15 this too will be addressed and
16 similar appropriate fencing.

17 This house has received almost
18 no maintenance over the last two
19 decades. Existing windows and
20 front door are not likely to be
21 historic. Concerns that may be of
22 interest to the HPC are the
23 deteriorating state of the window
24 trim and vinyl shutters, which
25 current plans call for sanding and

2 refinishing. We are grateful to
3 see new Mills awning fabric called
4 for on the side porch where the
5 current awning is covered with
6 asphalt from the deteriorating
7 roof shingle's runoff.

8 Although we appreciate the new
9 owners' efforts to bring this
10 property back to life, we are also
11 grateful to HPC members who give
12 generously of their time and the
13 work you do to help preserve
14 Greenport Village's architectural
15 heritage.

16 With best regards, Lorraine
17 Kreauling and Ronald Fried.

18 CHAIRPERSON CLAUDIO: Jake,
19 do you have copy of that letter?

20 MR. LA CHAPELLE: I don't.

21 CHAIRPERSON CLAUDIO: Well,
22 we'll give you that. Do you hear
23 anything there that can not be
24 satisfied or part of your plans?

25 MR. LA CHAPELLE: No, I can't

2 make any guarantees on enforcement
3 of state laws in regards to asbestos.

4 MEMBER MC MAHON: He's the
5 architect, meaning he's not going
6 to --

7 MR. LA CHAPELLE: I'm not
8 doing abatement.

9 MEMBER MC MAHON: Understood.
10 It was a fence. The fence was her
11 primary concern in this letter.
12 Also the asbestos, the removing of
13 the asbestos, which, for all
14 purposes, basically, is removed,
15 put in plastic bags and carted
16 away. It's not a vacuum sealed
17 house. You know, it's not a
18 curtain.

19 It's not like you would --
20 there's a lot of houses that are
21 being done right now that are
22 supposed to have led content and
23 containment and it's not being
24 dealt with as it should be.

25 But in this case, I've removed

2 myself and done many a projects
3 keeping as you are the existing
4 asbestos and whatever removal is,
5 when it's taken off in full
6 shingle form and placed in a
7 dumpster and/or according to
8 whatever the states that relates,
9 then that's the way they should
10 roll. This is not in his
11 application. This is what is
12 going have to be dealt with in
13 regards to the building permit and
14 overseen by building department.

15 CHAIRPERSON CLAUDIO: So you
16 are satisfied?

17 MEMBER MC MAHON: I'm
18 satisfied with what's going to
19 happen. She's more concerned with
20 the fence. The removal of
21 asbestos has to be taken care of
22 when it is dealt with and that is
23 by the contractor.

24 CHAIRPERSON CLAUDIO: All right.

25 MEMBER MC MAHON: It has

2 nothing to do with this
3 application.

4 CHAIRPERSON CLAUDIO: So are
5 we ready to make a motion?

6 MEMBER MC MAHON: We're ready
7 to make a motion.

8 CHAIRPERSON CLAUDIO: So I'll
9 make a motion that we approve the
10 application with the caveats that --

11 CLERK NOONE: Well, it's just
12 recommendations, nothing is
13 stipulated.

14 MEMBER MC MAHON: Right.

15 CHAIRPERSON CLAUDIO: Okay.

16 CLERK NOONE: So it's an
17 as-is approval.

18 MEMBER MC MAHON: Correct.

19 CLERK NOONE: Okay.

20 CHAIRPERSON CLAUDIO: Do I
21 have a second?

22 MS. SHANK: Is anyone allowed
23 to speak?

24 MEMBER MC MAHON: Yes. I
25 don't know how that works, but

2 yes.

3 MS. SHANK: I can speak?

4 MEMBER MC MAHON: You can
5 speak, sure. Thank you.

6 MS. SHANK: Ruth Shank, 320
7 Carpenter Street. My only comment
8 is if the shutters are not
9 historically correct, then it
10 should be just no.

11 MEMBER MC MAHON: Yeah.

12 MS. SHANK: Why put something
13 back that's, even like more vinyl
14 or more something else that isn't
15 going to fit the windows like it
16 should? And I feel like it should
17 just be no. You can't have the
18 shutters unless you make them right.

19 MEMBER MC MAHON: Yeah, I
20 mean there's a lot of things,
21 window boxes and shutters and
22 these sort of things are meant to
23 just be accents. And then
24 there's -- I could probably count
25 on a hand, or maybe not even, any

2 workable shutters.

3 MS. SHANK: I know what a
4 workable shutter is. And even
5 mine, even though they have the
6 right hardwood, they don't fit the
7 windows right.

8 MEMBER MC MAHON: Yeah,
9 they're screwed to the side of the
10 house.

11 MS. SHANK: They've been
12 there 75 years, 80 years. But
13 just I feel like some things that
14 are not correct, should just be
15 said no flat out and I'm sorry.
16 Because you bought an historic
17 house in an historic district and
18 you can't hodgepodge it and put
19 good money after bad.

20 MEMBER MC MAHON: It's an
21 excellent point. It's an
22 excellent point because, again, it
23 is an accent and it's not --

24 MS. SHANK: It's not the
25 right accent for that house.

2 MEMBER MC MAHON: Yeah, I
3 mean it's -- yeah, it's absolutely --

4 MS. SHANK: That's my -- I
5 mean --

6 MEMBER MC MAHON: -- understood.

7 MS. SHANK: And sometimes
8 things -- it's better to do it
9 right than to do it over.

10 MEMBER MC MAHON: Yeah. I
11 think they'd be extremely happy to
12 save the money. I think that's a
13 very good point.

14 CHAIRPERSON CLAUDIO: All
15 right, we must come to a
16 conclusion.

17 MEMBER MC MAHON: Okay, but
18 that was a good point. Thank you,
19 Ruth. And it's understood, okay.
20 And that goes along with what
21 we're saying, I'm quite sure the
22 architect and the homeowner would
23 negate the shutters that started
24 if they must. But if they come
25 before us and...

2 CHAIRPERSON CLAUDIO: I'm for
3 approving the house without the
4 shutters frankly.

5 MEMBER BORELLI: Yes.

6 CHAIRPERSON CLAUDIO: But I
7 don't wish to --

8 MEMBER MC MAHON: Understood,
9 okay.

10 MR. LA CHAPELLE: That's
11 fine.

12 MEMBER MC MAHON: I think
13 they'll really appreciate it.

14 CHAIRPERSON CLAUDIO: All
15 right. So, Mike, we're going to
16 approve them without the shutters
17 okay?

18 CLERK NOONE: No stipulations
19 as-is presented in the
20 application.

21 MEMBER MC MAHON: That's
22 correct.

23 CHAIRPERSON CLAUDIO: The
24 application has a stipulation that
25 they're going to redo the

2 shutters.

3 CLERK NOONE: No, I don't
4 think -- no, the shutters aren't
5 mentioned in the application.

6 CHAIRPERSON CLAUDIO: No, I
7 believe that they are.

8 MEMBER BORELLI: I think the
9 shutters are. That's why I got
10 the idea.

11 CHAIRPERSON CLAUDIO: I mean,
12 I just --

13 MEMBER BORELLI: Windows
14 including storms, screen sash, and
15 shutters.

16 CLERK NOONE: Okay, without
17 shutters.

18 CHAIRPERSON CLAUDIO: Okay.
19 So I make a motion that we approve
20 the application as presented
21 without the shutters. Do I have a
22 second?

23 MEMBER BORELLI: I'll second.

24 CHAIRPERSON CLAUDIO: All in
25 favor?

2 MEMBER BORELLI: Aye.

3 MEMBER MC MAHON: Aye.

4 CHAIRPERSON CLAUDIO: Jake,
5 were running out of the time, and
6 I want to, very briefly, tell you
7 something that I feel is quite
8 important to the homeowners, which
9 is that their home, as being in
10 the Historic District, has a
11 possibility of receiving a tax
12 credit for their renovation work.
13 They seem to be a prime candidate
14 for that.

15 It would be a 20 percent New
16 York State tax credit. It's an
17 application process. I have
18 brought you some information and
19 if there is any interest, we would
20 like to help that process forward
21 as the first that we're aware of
22 in Greenport to take advantage of
23 this and we would give expert
24 assistance.

25 So I do believe there's a strong

2 possibility or likelihood that we
3 can help the cost of the project
4 and reduce it by 20 percent.

5 MR. LA CHAPELLE: That's
6 fantastic. I appreciate your
7 offer.

8 CHAIRPERSON CLAUDIO: So this
9 information would help with that.
10 I welcome the homeowner to reach
11 out to us. I think it's a
12 shoe-in. So I'd like to give you
13 this (handing).

14 All right, moving along because
15 we are running really low on time.
16 The information on this is
17 particularly here on the second
18 page. There's an outline of the
19 advantages, and here's the letter
20 from the homeowner.

21 CLERK NOONE: And, Jake, let
22 me give you this too.

23 CHAIRPERSON CLAUDIO: It's in
24 that packet.

25 CLERK NOONE: Oh, perfect.

2 MR. LA CHAPELLE: That's the
3 letter?

4 CHAIRPERSON CLAUDIO: Yes.
5 All right, we have a big,
6 important topic here in Item
7 Number 5. The Commission
8 discussion regarding a Board of
9 Trustee resolution on the proposed
10 inclusion of Sandy Beach to the
11 Greenport Historic District.

12 We -- there has an been a
13 resolution that has been
14 distributed to the Board members.
15 I would like to have a motion and
16 vote on the submitting of this
17 resolution to the Village
18 trustees. We -- I welcome
19 discussion on the topic.

20 MEMBER MC MAHON: I'm in
21 favor.

22 CHAIRPERSON CLAUDIO: As --

23 MEMBER MC MAHON: Forward
24 this we don't need to beat it up
25 right now. I just say move on.

2 CHAIRPERSON CLAUDIO:

3 Roselle?

4 MEMBER BORELLI: I'm, I mean,
5 in favor of anything that we can
6 do to help some historic homes. I
7 worry that the homes actually
8 don't look that historic anymore.
9 So I'm wondering with the
10 additions that the people do and
11 with the things they have done to
12 improve their homes, are we -- are
13 those particular people going to
14 actually listen or would be
15 interested in what the Historic
16 Commission is going to actually
17 say on their homes? Because a lot
18 of them have been altered to the
19 point where they don't look like
20 little scallop shacks anymore. So
21 I'm not quite sure.

22 And I still have the question
23 about the public streets and the
24 private streets. Because I don't
25 understand, if it is a private

2 community and one is not allowed
3 to access it, what is the
4 advantage for them to want to be
5 in historic community if there's
6 no one going down there to look at
7 anything that's really historic?
8 So those are my concerns.

9 CHAIRPERSON CLAUDIO: Okay.
10 So we can discuss those concerns
11 briefly or we can discuss them at
12 another occasion.

13 MEMBER MC MAHON: Another
14 time because we are running out of
15 time.

16 MEMBER BORELLI: Yes.

17 MEMBER MC MAHON: Let's move
18 forward and agree that this should
19 be passed on and --

20 CHAIRPERSON CLAUDIO: And
21 we'll go from there.

22 MEMBER MC MAHON: -- and go
23 from there.

24 CLERK NOONE: So this is
25 tabled?

2 CHAIRPERSON CLAUDIO: This
3 is --

4 CLERK NOONE: Tabled.

5 CHAIRPERSON CLAUDIO: --
6 making a motion to approve it.

7 CLERK NOONE: Okay, good.
8 All right.

9 MEMBER MC MAHON: That's it.
10 That's what I was talking about.

11 CHAIRPERSON CLAUDIO: And
12 looking for a second.

13 MEMBER MC MAHON: That's it.
14 I'll give it a second.

15 CHAIRPERSON CLAUDIO: All in
16 favor?

17 MEMBER BORELLI: Aye.

18 MEMBER MC MAHON: Aye.

19 CHAIRPERSON CLAUDIO: Okay.
20 All right, Item Number 6 is a
21 happy item. We are -- I'd like to
22 discuss a seminar to be held that
23 would teach the how-to manual to
24 go after these tax credits for
25 both residences and for commercial

2 property owners within the
3 Historic District. And that
4 seminar would be taught by Robert
5 Harper. It would be at the
6 library and open to all Historic
7 Districts, not just Greenport. It
8 would be open to Orient and East
9 Marion and any Historic District.
10 It is a state and national program
11 that we wish to make much more
12 awareness about and hopefully we
13 make Greenport a common element of
14 our Historic District.

15 So I'd like the HPC to be the
16 sponsor of this program just from
17 a poster point of view, promotion
18 point of view. And so I'm making
19 a motion that the HPC sponsor the
20 Historic Tax Credit for
21 Renovations within our Greenport
22 Historic District.

23 MEMBER BORELLI: I just --

24 MEMBER MC MAHON: Second.

25 MEMBER BORELLI: I also would

2 just like to add that there are
3 two homes that I know or two
4 owners that I know that actually
5 have applied for these tax credits
6 and have used them I believe. One
7 is my across the street neighbor
8 and the other one is Foot, Walter.
9 Water Foot in the old Claudio
10 house on Broad, he did a
11 tremendous amount of work and a
12 tremendous amount of restoration
13 on his Southold office as well
14 behind the court buildings. And
15 he's really familiar with anything
16 about tax credits, window credits,
17 blah, blah, blah, blah, blah. And
18 Don Whist across the street and
19 Dave also have done it as well.

20 CHAIRPERSON CLAUDIO: Dave
21 Capelle?

22 MEMBER BORELLI: David -- no.
23 David Murray.

24 AUDIENCE MEMBER: And he's
25 getting these credits, so it's

2 impressive.

3 MEMBER BORELLI: Yeah.

4 AUDIENCE MEMBER: It's not
5 fun for the contractor, but that's
6 okay.

7 CHAIRPERSON CLAUDIO: In the
8 application process?

9 AUDIENCE MEMBER: No, it's
10 pretty easy for him. It's
11 definitely worth doing.

12 CHAIRPERSON CLAUDIO: All
13 right. So I'm making a motion
14 that we are the sponsor of this
15 seminar. It's February 1st.

16 MEMBER BORELLI: I'll second.

17 CHAIRPERSON CLAUDIO: Okay
18 all in favor?

19 MEMBER BORELLI: Aye.

20 MEMBER MC MAHON: Aye.

21 MEMBER BORELLI: And when is
22 the class going to be?

23 CHAIRPERSON CLAUDIO: It's
24 February 1st, 3:00 at the library.

25 MEMBER BORELLI: Okay,

2 wonderful. I will be there.

3 CHAIRPERSON CLAUDIO: All
4 right. I think we'll move over
5 Item Number 7 and at our January
6 meeting we will elect a vice
7 chair. We'll do a little
8 procedural things about our date
9 of election to the Historic
10 Committee. Items that are
11 outlined in Chapter 76, that will
12 be our meeting for that.

13 MEMBER BORELLI: Perfect.

14 CHAIRPERSON CLAUDIO: Do I
15 have a motion to adjourn?

16 MEMBER BORELLI: I will make
17 a motion to adjourn.

18 CHAIRPERSON CLAUDIO: All in
19 favor?

20 MEMBER BORELLI: Aye.

21 MEMBER MC MAHON: Aye.

22 (Whereupon, the meeting was
23 concluded at 5:59 p.m.)
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C E R T I F I C A T I O N

I, REBECCA WOOD, a Shorthand Reporter and Notary Public in and for the State of New York, do hereby certify:

THAT the above and foregoing contains a true and correct transcription of the proceedings.

I further certify that I am not related, either by blood or marriage, to any of the parties in this action; and

THAT I am in no way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand this 27th day of December, 2024.



REBECCA WOOD