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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

July 17, 2025

5:00 p.m.

BEFORE:

JANICE CLAUDIO - CHAIRPERSON

ROSELLE BORRELLI - MEMBER

FRANCES WALTON - MEMBER

DENNIS MCMAHON - MEMBER

LISA GILLOOLY - MEMBER

MICHAEL NOONE - CLERK TO THE BOARDS

ROBERT HARPER - HISTORICAL ADVISOR

2 CHAIRPERSON CLAUDIO: It is  
3 July 17, 2025 at the Station One  
4 Firehouse.

5 MEMBER WALTON: And it's 5:00.

6 CHAIRPERSON CLAUDIO: It is  
7 5:00 and we are ready to go.

8 Item Number 1, do I have a  
9 motion to accept the minutes of  
10 June 18, 2025, our Regular Meeting?

11 MEMBER WALTON: So moved.

12 CHAIRPERSON CLAUDIO: Second?

13 MEMBER MCMAHON: Second.

14 CHAIRMAN FARLEY: All in favor?

15 MEMBER MCMAHON: Aye.

16 MEMBER WALTON: Aye.

17 CHAIRPERSON CLAUDIO: Aye.

18 MEMBER BORRELLI: Aye.

19 MEMBER GILLOOLY: Aye.

20 CHAIRPERSON CLAUDIO: Item  
21 Number 2, motion to schedule the  
22 next Historic Preservation  
23 Commission Meeting for 5:00 on  
24 Thursday, August 21, 2025 at  
25 Station One Firehouse, Third and

2 South Streets, Greenport, New  
3 York. Do I have a second?

4 MEMBER BORRELLI: Second.

5 CHAIRPERSON CLAUDIO: All in  
6 favor?

7 MEMBER MCMAHON: Aye.

8 MEMBER WALTON: Aye.

9 CHAIRPERSON CLAUDIO: Aye.

10 MEMBER BORRELLI: Aye.

11 MEMBER GILLOOLY: Aye.

12 CHAIRPERSON CLAUDIO: Okay.

13 Item Number 3, 409 through 423  
14 Main Street. Discussion and  
15 possible motion regarding the  
16 application of Greenport Main,  
17 LLC. Applicant proposes to remove  
18 and replace in kind existing  
19 damaged and cracked stucco. The  
20 stucco is pre-painted to match the  
21 color of the building and will be  
22 made with Dirt Pick-Up Resistance  
23 (DPUR), which provides high  
24 resistance to accumulation of  
25 dirt, mold and pollutants.

2 Suffolk County Tax Map Number  
3 1001-4-7-12. Do we have someone  
4 representing the -- please come to  
5 the podium. State your name and  
6 address.

7 MR. SANDOVAL: My name is  
8 Jorge Sandoval.

9 CHAIRPERSON CLAUDIO: For the  
10 -- where's our stenographer?

11 MR. SANDOVAL: First time  
12 here.

13 MEMBER WALTON: Where is our  
14 stenographer?

15 CHAIRPERSON CLAUDIO: Well,  
16 welcome.

17 MR. SANDOVAL: So my name his  
18 Jorge Sandoval. I represent  
19 4 Seasons Sandoval Landscaping and  
20 my partner over there, Axel, he is  
21 the carpenter. And we have a  
22 sample of how we're going to  
23 rebuild the whole stucco again.  
24 So if you guys want to see it?

25 CHAIRPERSON CLAUDIO: Sure.

2 MR. SANDOVAL: (Handing.)

3 MEMBER WALTON: These are the  
4 molds for layers that you talk  
5 about in your description.

6 MR. SANDOVAL: Exactly. So  
7 this molding right here, the metal  
8 one, goes around the windows, and  
9 then we got to take out all of the  
10 wood, the plywood, and then  
11 replace the whole thing. And then  
12 we're going install the tissel  
13 (phonetic) and then this one also  
14 we pour it on the tissel. But  
15 before that, we're going to  
16 install the plywood and then the  
17 paper, all right? And then we got  
18 to match the same stucco, which,  
19 you know, is the -- we're going to  
20 do the same one over there.

21 MEMBER BORRELLI: Good.

22 MEMBER GILLOOLY: All good.

23 MEMBER BORRELLI: Jorge? You  
24 said Jorge, right?

25 MR. SANDOVAL: Jorge.

2 MEMBER BORRELLI: Quick  
3 question. What's like a -- what  
4 is behind -- if you do all these  
5 layers, right? What's the  
6 original layers? It's stucco over  
7 wood or what is it?

8 MR. SANDOVAL: It's stucco  
9 over wood. So this stuff is old,  
10 so we got to cut where it's all  
11 cracked and then take everything  
12 out and then we got to see what is  
13 inside.

14 MEMBER WALTON: Is water  
15 leaking in --

16 MR. SANDOVAL: Right now, no.

17 MEMBER WALTON: -- or you  
18 don't know?

19 MR. SANDOVAL: No, it's not  
20 leaking. But it's cracking so it  
21 might, you know, get worse later on.

22 MEMBER WALTON: Okay. It  
23 seems pretty straight forward.

24 CHAIRPERSON CLAUDIO: Is it  
25 three sides of the building?

2 MEMBER WALTON: The stucco.

3 MR. SANDOVAL: Only one side.

4 CHAIRPERSON CLAUDIO: The  
5 alleyway or the front?

6 MR. SANDOVAL: It's the left.  
7 You know where the entrance with  
8 the -- going to the back, it's  
9 that entrance right there.

10 CHAIRPERSON CLAUDIO: So  
11 you're only doing the south side  
12 of the building?

13 MR. SANDOVAL: Yes, and then  
14 we're doing the front as well, but  
15 the only -- pieces are cracked as  
16 well.

17 CHAIRPERSON CLAUDIO: I'm  
18 sorry, I didn't understand.  
19 You're going to be doing the front  
20 as well?

21 MR. SANDOVAL: The front. We  
22 have about nine cracks in there,  
23 so we have to cut it and then we  
24 do the stucco back again.

25 CHAIRPERSON CLAUDIO: So it

2 will be a piecemeal kind of thing  
3 versus doing the entire facade; do  
4 I understand that correctly?

5 MR. SANDOVAL: Yes.

6 CHAIRPERSON CLAUDIO: So in  
7 looking at your building now,  
8 there is some piecework that's  
9 done and there's a color variance.  
10 This is an unpainted product that  
11 you're using?

12 MR. SANDOVAL: Yes. The  
13 company Parex, we're going to take  
14 a sample over there and they have  
15 got to do a color match and then  
16 the color match, it has to be  
17 spread with the stucco on top of  
18 the pouring and tissel.

19 So we got to do is this first  
20 and then 20 minutes later we got  
21 to aerate it and do the stucco  
22 because it has to stick to the  
23 first layer.

24 MEMBER WALTON: There's one  
25 piece on the alleyway, if you're

2 facing the building on the left  
3 hand side, where the stucco  
4 doesn't seem to match.

5 MR. SANDOVAL: Yeah, I don't  
6 know who did that piece, but I  
7 mean, it doesn't even match at  
8 all. The other thing with this  
9 one is it's going to be more  
10 bright, you know, because it's  
11 fresh paint. The one that has the  
12 building now is faded.

13 CHAIRPERSON CLAUDIO: The  
14 front side.

15 MR. SANDOVAL: The front side.

16 CHAIRPERSON CLAUDIO: The  
17 east side.

18 MR. SANDOVAL: Exactly.

19 CHAIRPERSON CLAUDIO: So  
20 you've done this work before?

21 MR. SANDOVAL: Yes.

22 CHAIRPERSON CLAUDIO: Do you  
23 anticipate that there will be a  
24 uniformity in the color when  
25 you're done with your work?

2 MR. SANDOVAL: Well, it will  
3 be, but it will take a couple  
4 years to real match the whole one  
5 because like I say, it's faded  
6 already because the sun, you know,  
7 hits it and it starts fading. But  
8 we were telling the building, you  
9 know, the owner that they should  
10 could do the whole painting, but  
11 they want to go first with that  
12 piece that is cracked.

13 MEMBER MCMAHON: Yeah, so  
14 you're going to do all the repair  
15 work first.

16 MR. SANDOVAL: Yes.

17 MEMBER MCMAHON: You're going  
18 to match it as well best as you  
19 can and then see what times  
20 reveals and if the -- it's easy  
21 enough to paint over something  
22 after the repairs are done.

23 MR. SANDOVAL: Yes. It's  
24 much easier.

25 MEMBER MCMAHON: So I'm quite

2 sure it's going to look like a  
3 patch job.

4 MR. SANDOVAL: Exactly.

5 MEMBER MCMAHON: As nice as  
6 you can do it, it will still look  
7 like a patch job.

8 MR. SANDOVAL: Exactly.

9 MEMBER MCMAHON: So I think  
10 that's the proper way to go. I  
11 mean, you let it cure. You let it  
12 do it's thing. It's never going  
13 to match properly unless it's  
14 probably painted in kind --

15 MR. SANDOVAL: Exactly.

16 MEMBER MCMAHON: -- after all  
17 the repairs are done. It's not a  
18 good idea to just piecemeal it  
19 expect it to match.

20 MR. SANDOVAL: Yes, yeah.

21 MEMBER MCMAHON: So I think  
22 you're going about it the right  
23 way. I think when you talk about  
24 what you're doing, get it done. I  
25 think that it makes sense to the

2 homeowner --

3 (Whereupon, there was a pause in  
4 the audio proceedings.

5 CHAIRPERSON CLAUDIO: --

6 double hung windows to replicate  
7 existing windows; proposes outdoor  
8 shower and patio entrance. Key  
9 materials to be used are:

10 Exterior paint; Sherwin-Williams  
11 America's Heritage Paint, SW005,  
12 Pure White.

13 Windows; Anderson 400 Series,  
14 tilt-wash, double hung America  
15 Farmhouse Style, Anderson A-Series  
16 Awning Window;

17 Roof; ATAS Metal Scan Roof  
18 System, Brite Red;

19 Exterior shingle door; Thermatru  
20 Wood Fiberglass Exterior Door;

21 Classic Craft Artissa  
22 Collection, painted Alpine White;  
23 Suffolk County Tax Map number  
24 1001-4-7-2.1. Hi.

25 MR. PORTILLO: Hi. Good afternoon.

2 CHAIRPERSON CLAUDIO: Just  
3 state your name and address for  
4 the record.

5 MR. PORTILLO: Sure. Anthony  
6 Portillo; AMP Architecture; 10200  
7 Main Road, Mattituck, New York  
8 11952. Hi, Board.

9 CHAIRPERSON CLAUDIO: Hi. So  
10 just tell us about your project.

11 MR. PORTILLO: Sure. So this  
12 is a barn that is in pretty bad  
13 structurally and we're looking to  
14 restore it in kind. One of the --  
15 one of the actions is to elevate  
16 the barn because the current barn  
17 is pretty close to grade and I  
18 think that's what's created some  
19 of the rot over time, so we don't  
20 want that to happen after the  
21 restoration.

22 So we are elevating the  
23 building, redoing the foundation  
24 and the floor system. So that is  
25 the reason that we are proposing

2 that patio or deck in the front  
3 because now the barn will be 1  
4 foot, 2 inches off grade, so we  
5 need access to it.

6 The other thing that's, I guess,  
7 added to or proposed here that's  
8 not part of the original structure  
9 is the shower. And our goal is to  
10 basically match it to the barn  
11 with color and the siding.

12 Believe it or not, the siding is  
13 in pretty good shape. I think  
14 we're probably going to end up  
15 just taking pieces off where  
16 needed. We don't want to take the  
17 siding off. Obviously, you know,  
18 they'll put in new windows. We'll  
19 have to do something there. We'll  
20 re-trim around the windows and  
21 match, again, what's there. So  
22 we're going to try to salvage as  
23 much of that as we can.

24 The roof is in pretty bad shape,  
25 so we plan on removing it and

2 using the Tego tile and going back  
3 with the same color that was  
4 original to the barn, that bright  
5 fire engine red, I guess you can  
6 call it.

7 So that's our proposal. Just  
8 another note, we did -- oh, I'm  
9 sorry, the barn doors. The wood  
10 doors we would build, so they're  
11 not going to be something we  
12 purchase. So we want to build  
13 them to sort of match. The barn  
14 doors, the larger barn doors that  
15 are going to be on gliders will  
16 have doors behind them like patio  
17 doors. So you won't really see  
18 them. They're just there more  
19 for, let's say insulation and air  
20 sealant in a sense.

21 They want to use this as like a  
22 studio basically. The current  
23 owner is a film producer and  
24 that's kind of the main goal here  
25 for them.

2 Last note is we did go to zoning  
3 because of the proximity to the  
4 property lines. We also had to  
5 legalize a few other things,  
6 the -- what do they call it? They  
7 don't call it legalize, but  
8 something else. Bring it into  
9 conformance, I think that's what  
10 they said. So we've already kind  
11 of been through all those steps,  
12 so now we're here. All right?

13 CHAIRPERSON CLAUDIO: So who  
14 is your contractor that's doing  
15 the jacking up of the barn?

16 MR. PORTILLO: Marcon  
17 Development will be the contractor  
18 on the project.

19 CHAIRPERSON CLAUDIO: Have  
20 you had an engineer in the barn to  
21 take a look at the structural  
22 integrity? I mean, you said the  
23 siding was in good shape. Do you  
24 feel like you've taken a good look  
25 at the survivability of the

2 jacking it up?

3 MR. PORTILLO: Yeah, so I'm  
4 not an engineer, I'm an architect,  
5 but I've done, I would say three  
6 to four hundred lifts in my  
7 professional history and the lift  
8 here would be a ledger lift. So  
9 essentially what we would do is we  
10 run a ledger around the building  
11 and then we would slide our steel  
12 beams and lift it that way.

13 So a normal lift would you try  
14 to get underneath the floor joists  
15 and that's not what we're going to  
16 be doing here. This is going to  
17 be kind of like a -- it's called a  
18 leger lift, but that would be the  
19 way to do it. I believe the  
20 structure is strong enough.

21 Maybe once we kind of get into  
22 the project -- I work very closely  
23 with Marcon. I will be on site  
24 during construction. Once we get  
25 into it, we might be doing a

2 little bit of framing where we  
3 need to, but I've lifted some  
4 really old buildings and that  
5 would be our approach to the lift.  
6 Marcon has probably done 100 plus  
7 elevations as well, so they're  
8 very experienced with this. They  
9 usually use Browning as their  
10 lifting contractor.

11 MEMBER MCMAHON: I know  
12 everybody.

13 (Laughter.)

14 MR. PORTILLO: So that's who  
15 will be doing the actual leg  
16 lifting part, but the owner or  
17 Marcon, Dan Marra, has been very  
18 involved in lifts.

19 MEMBER MCMAHON: Browning --  
20 I'm sorry.

21 MR. PORTILLO: No, go ahead.

22 MEMBER MCMAHON: They did the  
23 last large lift on Main. The  
24 first thing that goes on any old  
25 structure, you get up underneath

2 it and you drop all the sills. I  
3 can tell you that right now. And  
4 then you frame back down to the  
5 sills, you got a viable product,  
6 you're ready to cut the foundation  
7 down, you lower it, and you're done.

8 MR. PORTILLO: That's correct.

9 MEMBER MCMAHON: Whatever  
10 lower elevation repairs need to be  
11 done, you get that done and it's  
12 pretty straight forward situation.

13 MR. PORTILLO: Yeah. The  
14 good part of this, obviously,  
15 we'll be able to meet all the  
16 wind, the wind codes and sheer  
17 connections. So, you know, we'll  
18 be bolting ourselves and strapping  
19 our building back to the new  
20 foundation, so I think it's a very  
21 secure scenario.

22 CHAIRPERSON CLAUDIO: So just  
23 to complete my thought, Anthony.

24 MR. PORTILLO: Sure.

25 CHAIRPERSON CLAUDIO: It's

2 important to know -- we love these  
3 old barns. We just love them.  
4 But if there's any structural  
5 problem that you encounter that  
6 requires any kind of demolition,  
7 you must get back to us as fast as  
8 you can.

9 MR. PORTILLO: Of course.

10 CHAIRPERSON CLAUDIO: It will  
11 also effect your ZBA approvals --

12 MR. PORTILLO: Of course.

13 CHAIRPERSON CLAUDIO: -- as  
14 you know.

15 MR. PORTILLO: Of course.

16 CHAIRPERSON CLAUDIO: So I  
17 just wanted to be clear.

18 MR. PORTILLO: So my analysis  
19 has a lot to do with the plumbness  
20 of the walls and the squareness of  
21 what's there. It's a very plum,  
22 square building, you know, so I  
23 think -- and normally because of  
24 the shape of the building, those  
25 types of buildings seem to be

2 structurally sound on their own.

3 You know, they seem to not move as  
4 much.

5 So I think it was constructed  
6 well. Obviously the poor  
7 construction part was the floor  
8 and it being basically in the  
9 dirt, which that's what, I think,  
10 over time has created the rot.  
11 So, but I understand and we will  
12 definitely stay noticed to that.

13 CHAIRPERSON CLAUDIO: You're  
14 putting a slab in; did you say that?

15 MR. PORTILLO: So we're proposing  
16 a crawl space actually and floor  
17 joists.

18 MEMBER BORRELLI: How old do  
19 you think the building is?

20 MR. PORTILLO: From our research --  
21 so I think the original building  
22 is the larger portion.

23 MEMBER BORRELLI: Right.

24 MR. PORTILLO: And then there  
25 was an add on. And I think we

2 were around 1860's. Let me see if  
3 I have it here.

4 MEMBER WALTON: So not old.

5 MR. PORTILLO: And I think  
6 that addition was like early  
7 1900's. That's what I remember.  
8 I don't know if I have that  
9 actually, that documentation.

10 MEMBER BORRELLI: And I just  
11 have a question about the roofing.

12 MR. PORTILLO: Sure.

13 MEMBER BORRELLI: What is  
14 that? It's not Spanish tile roof.  
15 It's not clay tile, right?

16 MR. PORTILLO: No it's -- no,  
17 it's actually one of your  
18 approved -- on your approved list.

19 MEMBER BORRELLI: No, not  
20 that it's not approved, I just  
21 want to know what it is actually --

22 MR. PORTILLO: Oh, I brought  
23 a (handing).

24 MEMBER BORRELLI: Oh, so it's  
25 like Spanish tile, but it's not --

2 MR. PORTILLO: It lays like  
3 that, but it's not clay.

4 MEMBER BORRELLI: It's like  
5 Hardie Board or something.

6 MR. PORTILLO: It's cement I  
7 think.

8 MEMBER BORRELLI: Cement board.

9 MR. PORTILLO: Yeah, it's  
10 like a --

11 MEMBER WALTON: This says  
12 metal scan.

13 MR. PORTILLO: Here?

14 MEMBER WALTON: Yeah, metal.

15 MR. PORTILLO: Oh, it's  
16 metal, yes. I was trying to get a  
17 sample. They didn't get it in time.

18 MEMBER MCMAHON: That's right  
19 up our alley though. I mean, the  
20 stamped metal roofs, all this  
21 engrained work. It's very nice.  
22 It looks great by the way. The  
23 whole package, your whole  
24 presentation looks great. The  
25 doors, the sliders, I like the

2 fact that there's a thermal unit  
3 behind that door just to create  
4 some sort of a, you know, an  
5 energy package down the line  
6 however it's being used since  
7 we're not privy to that, it  
8 doesn't matter to us, but it looks  
9 great.

10 MEMBER WALTON: I had a  
11 couple of minor questions.

12 MR. PORTILLO: Sure.

13 MEMBER WALTON: One is  
14 curiosity, the cupola is there an  
15 existing cupola or is that being  
16 added? We couldn't see.

17 MR. PORTILLO: No, ma'am.  
18 That is existing.

19 MEMBER WALTON: That's  
20 existing. So are you --

21 MR. PORTILLO: We'd like it  
22 to --

23 MEMBER WALTON: Repair it?

24 MR. PORTILLO: -- bring it  
25 back, yeah.

2 MEMBER WALTON: Bring it  
3 back, yeah. Okay.

4 MEMBER GILLOOLY: Is that the  
5 existing?

6 MR. PORTILLO: That's the  
7 existing photo of the building.

8 MEMBER WALTON: This is  
9 behind the house, so we couldn't  
10 actually see it. We like to go --  
11 and the doors, you mention that  
12 existing corbel and barn door to  
13 be restored, but I thought you --

14 MR. PORTILLO: So the problem  
15 is those like are pretty rotten at  
16 the bottom. So Dan this that we  
17 can take them off and maybe fix  
18 them. But regardless, whatever,  
19 it's going be the same door.

20 MEMBER WALTON: If it has to  
21 be replaced, it will be in kind.

22 MR. PORTILLO: Yeah, it will  
23 be the same. Yeah, it will be  
24 built in wood and painted, but  
25 we'd like to try to take the doors

2 and fix where the rot is. Similar  
3 to the siding, it seems like a lot  
4 of the rot is really at the base  
5 of the building and the rest of it  
6 seems to be pretty -- yeah, pretty  
7 well maintained.

8 MEMBER WALTON: That's what  
9 happened.

10 MR. PORTILLO: They kept  
11 painting it over time.

12 (Laughter.)

13 MEMBER WALTON: By the bottom  
14 is all sort of --

15 MR. PORTILLO: Yeah.

16 MEMBER WALTON: And the  
17 lighting, the windows are Anderson?

18 MR. PORTILLO: Yeah.

19 MEMBER WALTON: Six over six  
20 or four over four, and are they  
21 two divided, two divided light or  
22 are they --

23 MR. PORTILLO: So they're  
24 not. Those Anderson windows are  
25 going to be simulated, but they're

2 not like the snap-on's. They're  
3 simulated in the sense that  
4 they're on both sides.

5 MEMBER MCMAHON: It's the one  
6 we approved. It's the 400 Series.

7 MR. PORTILLO: 400 Series,  
8 right.

9 MEMBER MCMAHON: The true  
10 divided light aspect of it is  
11 really not -- it is, but it isn't.

12 MEMBER WALTON: It is, but it  
13 isn't because it doesn't go all  
14 the way through the glass.

15 MR. PORTILLO: Yeah.

16 MEMBER MCMAHON: That's correct.

17 MEMBER WALTON: Yeah, yeah  
18 got it.

19 MEMBER MCMAHON: It appears --

20 MR. PORTILLO: And I think  
21 it's probably too, more thermally  
22 sound when you don't have a true  
23 divided light.

24 MEMBER WALTON: It is.

25 MR. PORTILLO: You know,

2 because the older windows were  
3 usually like single pane and not  
4 much of a U-value.

5 MEMBER WALTON: If fact, I  
6 think you can get energy credits  
7 -- you can't get it for two  
8 divided light --

9 MR. PORTILLO: That's right.

10 MEMBER WALTON: -- for  
11 exactly that reason.

12 MR. PORTILLO: That's the  
13 reason.

14 MEMBER WALTON: Yeah. And  
15 then one other thing, I think then  
16 I'll stop. I was curious are  
17 these like, what are these?  
18 Because it looks like you've got  
19 three different light types going  
20 on? The barn door, you know, the  
21 old --

22 MEMBER MCMAHON: Porch.

23 MEMBER WALTON: -- barn  
24 lights, the globes, and then a --

25 MR. PORTILLO: Right. So

2 actually --

3 MEMBER WALTON: What are these?

4 MR. PORTILLO: They're sconces.

5 MEMBER WALTON: They're sconces.

6 MR. PORTILLO: You see

7 they're on the building? We were

8 hoping to use those and put them

9 here.

10 MEMBER WALTON: I see. So...

11 MR. PORTILLO: If not, we

12 were going to have to buy one

13 or --

14 MEMBER WALTON: So you're

15 going to have three different

16 types of fixtures?

17 MR. PORTILLO: Yeah. I mean,

18 if the Board -- like I like this

19 one just because it's original.

20 MEMBER WALTON: Original.

21 MR. PORTILLO: Again, I don't

22 know if it was from the 50's. But

23 when it comes to storing, it's

24 like what happens -- you know,

25 like what happens throughout years

2 kind of makes it part of it. So  
3 if you wanted, I could just use  
4 these here.

5 MEMBER MCMAHON: Well, that's  
6 what happens. This is an add on.  
7 And what happens with an add on is  
8 things change. So sometimes  
9 sticking with the obvious, you  
10 know, historical change is a part  
11 of that whole process as well.

12 MR. PORTILLO: Yeah, and I  
13 was -- I thought they were  
14 actually unique. But maybe the  
15 ones -- instead of the lanterns  
16 and we can use those same sconces.

17 MEMBER WALTON: Yeah, I mean,  
18 that would seem to make it more  
19 cohesive, but it's not a deal  
20 breaker.

21 MR. PORTILLO: But I actually  
22 think it makes sense, so...

23 MEMBER WALTON: Yeah.

24 MR. PORTILLO: I will make  
25 that change.

2 CHAIRPERSON CLAUDIO:

3 Anything else, Frances?

4 MEMBER WALTON: I think that

5 was it.

6 CLERK NOONE: So basically

7 all exterior lamps to be --

8 CHAIRPERSON CLAUDIO:

9 Consistent with --

10 CLERK NOONE: Uniform.

11 CHAIRPERSON CLAUDIO: -- uniform.

12 MR. PORTILLO: Well, can we

13 keep the goosenecks as presented

14 and just the sconces by the doors

15 would match the --

16 MEMBER WALTON: Yeah, I mean,

17 because those are barn -- you

18 know, the style of it. That is

19 sort of consistent with what you

20 might have seen.

21 MR. PORTILLO: Right.

22 MEMBER WALTON: But, you

23 know, again, just for some

24 consistency across.

25 MR. PORTILLO: Yeah, no, the

2 ones -- yes, I got it. For sure.

3 CLERK NOONE: So just the  
4 sconces by the door are uniform.

5 MR. PORTILLO: We are going  
6 to change the ones that are  
7 lantern style to the ones that are  
8 shown on the sides of the windows  
9 at the front.

10 CLERK NOONE: What is it  
11 Shelton?

12 MR. PORTILLO: They're like a  
13 lantern style that we --

14 CLERK NOONE: No, no, no.  
15 Shelton, is that what it's called;  
16 Shelton?

17 MR. PORTILLO: Shelton are  
18 the ones that are at the windows.  
19 I can also provided an updated  
20 rendering if the Board needs just  
21 changing those.

22 CHAIRPERSON CLAUDIO: Do we  
23 want that Frances? I think we  
24 don't need that.

25 MEMBER WALTON: Yeah.

2 MEMBER MCMAHON: I'll tell  
3 you what also, in consideration is  
4 this light pollution. You have to  
5 consider what you're putting on  
6 the house and that's exactly what  
7 I'm saying, if you're real happy  
8 with the gooseneck, all those  
9 other ones, whether they all match  
10 or not, this doesn't make a  
11 difference to me, but I think we  
12 should consider the fact that  
13 there are in a downward situation.

14 MEMBER WALTON: -- and keep  
15 those.

16 MEMBER MCMAHON: Yeah, yeah.

17 MR. PORTILLO: Right, just --

18 MEMBER WALTON: Just to be  
19 clear?

20 MR. PORTILLO: Just be clear.  
21 So these two, I'm going to match  
22 them here, and then I'm going to  
23 keep the gooseneck here.

24 MEMBER WALTON: Right, yes.

25 CLERK NOONE: So, Anthony,

2 that's two lights --

3 MR. PORTILLO: And those are  
4 all actually down light.

5 CLERK NOONE: So, Anthony,  
6 that's two lights by the door  
7 which are going to be Shelton?

8 MR. PORTILLO: Correct.

9 MEMBER GILLOOLY: My  
10 questions are answered.

11 CHAIRPERSON CLAUDIO: Your  
12 questions are answered? Robert?

13 HISTORICAL ADVISOR HARPER: Yeah,  
14 just a couple of things. Is this  
15 a post and beam barn?

16 MR. PORTILLO: It is, yes.

17 HISTORICAL ADVISOR HARPER: But  
18 not the accessory that was put on?

19 MR. PORTILLO: The accessory  
20 has a stud wall framed, but it is  
21 timber. It's not a -- it's not  
22 like a Doug fir; it's not like a  
23 milled; it's not like a Curran  
24 like sawn timber. It's rough-sawn  
25 lumbar, but it's not post beam on

2 the newer portion, but they do  
3 have the cross members between the  
4 posts.

5 HISTORICAL ADVISOR HARPER: The  
6 sliding barn door, in the  
7 photograph of the current, it  
8 looks like that door doesn't open  
9 all the way; is that correct?

10 MR. PORTILLO: The existing  
11 one?

12 HISTORICAL ADVISOR HARPER: Yeah.

13 MR. PORTILLO: Yeah, well, I  
14 mean, it's just not really -- it's  
15 very hard to open, yes.

16 HISTORICAL ADVISOR HARPER: But  
17 it looks like it bumps into where  
18 the addition was put on.

19 MR. PORTILLO: So the rail we  
20 put on will stop it. If you look  
21 at our floor plan -- do you guys  
22 have the floor plan? We provided  
23 it.

24 MEMBER BORRELLI: Yeah, we  
25 have it.

2 MR. PORTILLO: So the active  
3 door will be the one to the left.  
4 So when you open the barn door,  
5 you'll be able to open the door  
6 and enter.

7 HISTORICAL ADVISOR HARPER: Because  
8 this looks like it only opens partially.

9 MR. PORTILLO: Right, but  
10 like the proposed we have a --  
11 we're putting in like French doors,  
12 so the active door will open.

13 HISTORICAL ADVISOR HARPER: Swing  
14 open?

15 MR. PORTILLO: It opens in.  
16 So you could open both. But the  
17 active one will be the left door.  
18 So when the barn door opens you  
19 can enter the building.

20 HISTORICAL ADVISOR HARPER: And  
21 one more thing. On your  
22 rendering, you're showing what  
23 looks to me like horizontal maybe  
24 clapboards or shingles. You  
25 mentioned about the siding.

2 Originally, a barn like this, or I  
3 think it's a carriage house  
4 actually, would have had vertical  
5 board siding. Is there any  
6 evidence of that?

7 MR. PORTILLO: I provided the  
8 existing photos. Oh, are you  
9 saying like is there any evidence  
10 of vertical siding?

11 MEMBER BORRELLI: Board and  
12 batten.

13 HISTORICAL ADVISOR HARPER:  
14 Traditionally. Yeah, or board and  
15 batten.

16 MR. PORTILLO: Yeah, I mean,  
17 what you can see on the outside is  
18 what's in the photo there. I  
19 mean, I guess maybe if they did  
20 cover it at one point, maybe it  
21 was a horizontal, you know, -- not  
22 veger (phonetic) or something  
23 along those lines. We didn't  
24 start peeling the siding off, so I  
25 don't know.

2 I mean, I don't have any  
3 interior photos, but I do recall  
4 that I thought it was just more  
5 the sheathing, you know, because  
6 old sheathing is usually, you  
7 know, boards.

8 HISTORICAL ADVISOR HARPER:  
9 Well, you can see from the inside.

10 MR. PORTILLO: Yeah, it  
11 looked like they had boards on the  
12 inside, which I assumed to be, you  
13 know, sheathing for the building.

14 HISTORICAL ADVISOR HARPER: Well,  
15 you wouldn't really sheath the barn.

16 MR. PORTILLO: Yeah, no, right.  
17 So, yeah, I mean, it is a possibility.  
18 I'd have to look the at inside  
19 photos. I don't recall to be  
20 honest with you.

21 HISTORICAL ADVISOR HARPER: But  
22 you're doing horizontal.

23 MR. PORTILLO: Well, I was  
24 going to -- the siding, like I  
25 said, it was in pretty good shape.

2 So we were assuming to try to just  
3 leave it and replace it where we  
4 need to, you know? I didn't want  
5 to take the skin off the building  
6 if I didn't have to.

7 CHAIRPERSON CLAUDIO: Any  
8 other questions?

9 (No response.)

10 CHAIRPERSON CLAUDIO: Okay.  
11 I'd like to make a motion that we  
12 approve the application of 432  
13 First Street as written.

14 MEMBER WALTON: I'll second.

15 CHAIRPERSON CLAUDIO: All in  
16 favor?

17 MEMBER MCMAHON: Aye.

18 MEMBER WALTON: Aye.

19 CHAIRPERSON CLAUDIO: Aye.

20 MEMBER BORRELLI: Aye.

21 MEMBER GILLOOLY: Aye.

22 MR. PORTILLO: Thank you,  
23 Board.

24 CHAIRPERSON CLAUDIO:  
25 Anthony, I have one small thing

2 that probably is not relevant, but  
3 I think it's of such a value that  
4 I want to say it.

5 MR. PORTILLO: Okay.

6 CHAIRPERSON CLAUDIO: There  
7 is a New York State tax credit for  
8 barn restoration. It's a  
9 25 percent tax credit for the  
10 amount of the work. So I'm going  
11 to give you this.

12 MR. PORTILLO: Okay, great.

13 CHAIRPERSON CLAUDIO: I don't  
14 know much about it. I haven't  
15 been involved in one, but I do  
16 know that it has to have an  
17 agricultural element to it and  
18 this might not be that part, but  
19 this -- I'm giving you the contact  
20 information and these people are  
21 super helpful --

22 MR. PORTILLO: Thank you.

23 CHAIRPERSON CLAUDIO: -- and  
24 do nothing, but help you if they  
25 can.

2 MR. PORTILLO: Yeah, that's  
3 great. Thank you very much.

4 CHAIRPERSON CLAUDIO: So it's  
5 worth a phone call or an e-mail.

6 MR. PORTILLO: Thank you.

7 CHAIRPERSON CLAUDIO: All  
8 right, thank you.

9 MR. PORTILLO: Thank you for  
10 your time and enjoy your evening.

11 CHAIRPERSON CLAUDIO: It's a  
12 wonderful project.

13 MR. PORTILLO: Thank you very  
14 much. We look forward to it.

15 MEMBER MCMAHON: It looks great.

16 CHAIRPERSON CLAUDIO: Okay,  
17 next item Number 5; 140 Main  
18 Street discussion and possible  
19 motion regarding the application  
20 of Robert I Brown, RA on behalf of  
21 Mark and Patty Carlos. The  
22 applicant proposes to add a second  
23 an third floor to the building  
24 over existing retail space and  
25 create two new apartments,

2 approximately 1100 square feet  
3 each. New construction of upper  
4 floors to match existing lower  
5 floors in kind. Key materials to  
6 be used:

7 Exterior siding Hardie-Board  
8 Cementitious Clapboard Siding  
9 painted to match lower existing  
10 color and windows are Anderson 400  
11 Single-Hung. Suffolk County Tax  
12 Map number 1001-5-3-18. Hi.

13 MR. BROWN: Hi. Robert  
14 Brown, architect.

15 CHAIRPERSON CLAUDIO: And  
16 address please.

17 MR. BROWN: Oh 205 Bay  
18 Avenue, Greenport. I just have  
19 some samples here to give you.  
20 This is Hardie Board. We will be  
21 using the smooth, not the textured.

22 Let's see, photo of the 400  
23 Series windows, photo of the  
24 existing, and a couple of colors.

25 CHAIRPERSON CLAUDIO: And

2 these match what is there?

3 MR. BROWN: They match the...  
4 We've had a preliminary discussion  
5 with this Board several months  
6 ago. So I believe you understand  
7 what we're trying to do. If you  
8 have any questions at all, I'd be  
9 happy to try to answer.

10 CHAIRPERSON CLAUDIO: Who  
11 would like to start?

12 MEMBER MCMAHON: I remember  
13 this application, so I think we  
14 thought, at the time, that it was  
15 going to be a nice addition to  
16 this whole corner of the block  
17 here.

18 MEMBER BORRELLI: Robert, I  
19 just had a couple questions.

20 MR. BROWN: Sure.

21 MEMBER BORRELLI: I mean, I  
22 don't know, but -- so I was  
23 looking at the -- I kept looking  
24 at the diagrams, you know, let's  
25 say the last page, right? And I

2 love the way that the building on  
3 the left is going to match the  
4 windows on the building on the  
5 right, the lintels and the tops  
6 and then the bottoms.

7 MR. BROWN: Yes.

8 MEMBER BORRELLI: And I love  
9 the way that you put the panels on  
10 the bottom to imitate what  
11 Angela's got going on down on the  
12 bottom, right? So that all looks  
13 great.

14 And then I got to the top two  
15 windows and I was thinking -- two  
16 things I thought. I mean, this  
17 has nothing to do -- I have no  
18 idea what the inside's going to  
19 look like and the dimensions and  
20 the sizes. I thought bring the  
21 two top windows down to the level  
22 of the other windows, make them  
23 the same size as the building on  
24 the right.

25 And then I thought why do that

2 because the building on the right  
3 is a separate building and we  
4 don't need them to match the  
5 windows exactly as the building on  
6 the right. And then my second  
7 thought was, okay, so leave the  
8 windows where they are, but then  
9 put the little panels that are on  
10 the second floor, up to the third  
11 floor just to even the panels out.

12 You know, I thought about that  
13 too. So I was thinking which one  
14 would look better, but I don't  
15 really have a vision to imagine  
16 what it might look like.

17 MR. BROWN: Interesting  
18 thoughts.

19 MEMBER MCMAHON: If I can  
20 interject, a very common thing in  
21 regards to upper windows, in this  
22 situation especially, they end  
23 themselves up into the freeze board.

24 MEMBER BORRELLI: Right.

25 MEMBER MCMAHON: That's the

2 detail, so it's a --

3 MR. BROWN: Common.

4 MEMBER MCMAHON: -- and very  
5 practical. Plus what happens up  
6 top is there's the possibility of  
7 the height of the windowsill being  
8 too close.

9 MEMBER BORRELLI: Right,  
10 that's why I was thinking about  
11 the little panels on the --

12 MR. BROWN: Well, from my  
13 experience, the higher you go with  
14 windows, the more simple the  
15 detailing gets.

16 MEMBER BORRELLI: Okay.

17 MR. BROWN: And also the  
18 height is a function of the floor  
19 level --

20 MEMBER BORRELLI: Right.

21 MR. BROWN: -- inside.

22 MEMBER BORRELLI: And then I  
23 was looking at the original photo  
24 and it didn't really have the  
25 little things, so I was like,

2 okay, maybe I'm not sure, you  
3 know? So I sort of kind of left  
4 my ideas in the sky I guess.

5 MR. BROWN: Fair enough.

6 MEMBER BORRELLI: But I just  
7 want to add that I'm like, I don't  
8 know what my other colleagues  
9 think, but I for one am going to  
10 be thrilled to see that. I think  
11 it's just going to really make it  
12 look beautiful on the corner.

13 MR. BROWN: Thank you.

14 MEMBER BORRELLI: Because it  
15 didn't ever make sense to me the  
16 flat roofed corner, you know? And  
17 make to see it be put back to the  
18 way it used to look and matched  
19 and I'll really excited to see it.  
20 I think it's going really excited  
21 to see it. I think it's going to  
22 be just beautiful. Really, really  
23 nice.

24 MR. BROWN: Well, it's hard  
25 base on the photo we have to match

2 exactly what was there.

3 MEMBER BORRELLI: Right.

4 MR. BROWN: But we wanted to  
5 evoke that feeling.

6 MEMBER MCMAHON: The feeling  
7 for it. Because, of, course  
8 you've got the side eves coming  
9 out --

10 MR. BROWN: Right.

11 MEMBER BORRELLI: -- which  
12 isn't exactly, but whatever, you  
13 know, it's still beautiful.

14 MR. BROWN: Thank you. Thank  
15 you.

16 CHAIRPERSON CLAUDIO: Just I  
17 have a point of clarity and I know  
18 the answer, but I'm going to ask  
19 it anyway. On the second story on  
20 the north view that is a little  
21 built out patio that you've  
22 created under the top little  
23 patio.

24 MR. BROWN: Well, actually  
25 that's a falls impression. It's

2 flush with the wall, but there's a  
3 recess in the floor plan to allow  
4 a step-out balcony.

5 CHAIRPERSON CLAUDIO: Okay.  
6 So it's flush with the wall and  
7 there's a recess in the building.  
8 Okay, and on top?

9 MR. BROWN: The same.

10 CHAIRPERSON CLAUDIO: The  
11 same?

12 MR. BROWN: Yeah.

13 CHAIRPERSON CLAUDIO: You  
14 just did it visually?

15 MR. BROWN: Yeah, just try to  
16 give it a three-dimensional feel.

17 CHAIRPERSON CLAUDIO: Okay. I  
18 didn't have an understanding of it.

19 MEMBER WALTON: That also  
20 caught my eye, what looks like  
21 half windows, but it's a balcony  
22 window.

23 MR. BROWN: Yeah.

24 MEMBER WALTON: But I was  
25 curious about the use of sort of

2 black metal railing on the third  
3 level versus wood, you know, what  
4 appears to be a different material  
5 on the second floor. What the  
6 thinking is there?

7 MR. BROWN: Well, the issue  
8 is the existing parapet wall will  
9 continue across and that becomes  
10 the railing as it were, the guard  
11 rail for the lower balcony. The  
12 upper balcony doesn't have  
13 anything like that. So I just  
14 felt the simplest way -- if I  
15 tried to emulate the parapet on  
16 the third floor, in my opinion, it  
17 would just look out of place.

18 MEMBER WALTON: It would look  
19 fussy.

20 MR. BROWN: Yeah, exactly.

21 MEMBER MCMAHON: It's a  
22 little more transparent as well.

23 MR. BROWN: Yes. Lighten the  
24 appearance rather than a bulky wall.

25 MEMBER MCMAHON: That's too

2 blocky.

3 CHAIRPERSON CLAUDIO: Anyone?

4 MEMBER MCMAHON: That's  
5 pretty much what I wanted to here.

6 CHAIRPERSON CLAUDIO: Lisa?

7 MEMBER GILLOOLY: My  
8 questions are answered.

9 CHAIRPERSON CLAUDIO: Robert?

10 HISTORICAL ADVISOR HARPER: I  
11 just did a little digging into the  
12 history of this as to why you had  
13 this discrepancy between the two.  
14 It seems there was a fire in 1940  
15 that burned down the original  
16 structure and then it was replaced  
17 by a one story structure.

18 This is just a little historical  
19 tidbit that I found also. It used  
20 to be called Little Wall Street  
21 was the nickname for East Front  
22 Street at the turn of the century  
23 due to its narrow dimensions and  
24 the predominant three-story  
25 buildings, as well as a heavy

2 concentration of wheeling and  
3 dealing merchants.

4 (Laughter.)

5 HISTORICAL ADVISOR HARPER:  
6 Interesting history.

7 MR. BROWN: Very interesting,  
8 yes.

9 AUDIENCE MEMBER: Wheeling  
10 and dealing merchants.

11 CHAIRPERSON CLAUDIO: It  
12 still exists.

13 (Laughter.)

14 CHAIRPERSON CLAUDIO: All  
15 right, so I would like to make a  
16 motion that we approve the  
17 application of 140 Main Street as  
18 presented.

19 MEMBER WALTON: So moved.

20 MEMBER BORRELLI: Second.

21 CHAIRPERSON CLAUDIO: All in  
22 favor?

23 MEMBER MCMAHON: Aye.

24 MEMBER WALTON: Aye.

25 CHAIRPERSON CLAUDIO: Aye.

2 MEMBER BORRELLI: Aye.

3 MEMBER GILLOOLY: Aye.

4 CHAIRPERSON CLAUDIO: Before  
5 I let you go though, I want to  
6 tell you that I believe your work  
7 is very eligible for commercial  
8 task credits, up to 50 percent of  
9 your renovation expense. And we  
10 have a packet from a presentation  
11 that we made in early February  
12 about that. I think, if I were  
13 you, I would pursue it.

14 MR. BROWN: Absolutely.

15 CHAIRPERSON CLAUDIO: It  
16 could be a significant element for  
17 you; 50 percent, it's, you know.  
18 Also Francis Stern of SHPO is our  
19 Greenport. She's Suffolk County.  
20 She is more the residential tax  
21 credit expert, but she knows  
22 Greenport and is really an  
23 advocate for us. So I'm giving  
24 her information to you as well. I  
25 might start there to just see what

2 she has to say, but, again, I  
3 think this is worth pursuing.

4 MR. BROWN: Sure. Thank you  
5 very much.

6 AUDIENCE MEMBER: Thank you.

7 CHAIRPERSON CLAUDIO: All  
8 righty. So, moving on on our  
9 agenda.

10 MR. BROWN: Thank you.

11 CHAIRPERSON CLAUDIO: Thank  
12 you, it's a nice plan. Good luck.  
13 It looks great, two apartments.

14 (In audible.)

15 CHAIRPERSON CLAUDIO: Yeah.  
16 All right, so here is our  
17 catchall. Commission discussion  
18 of current Historic Preservation  
19 Commission issues, Item Number 6.

20 So I have a few items. I would  
21 like to put into the record that  
22 on Wednesday, July 9th, we had a  
23 Zoom call with Francis Stern from  
24 SHPO and it was a training session  
25 and some of us were able to

2 participate with visual and some  
3 on the phone and some not at all,  
4 but we did have a training session  
5 on that day.

6 My next item number is Tara  
7 Cubie who is Preservation Long  
8 Island had been scheduled to give  
9 a talk about the benefits of local  
10 historic districts. She has had  
11 some personal issues come up and  
12 we have moved that presentation to  
13 August 21st at Village Hall to  
14 their Village Board Meeting. So  
15 we will be an agenda item on  
16 August 21st. It would be great if  
17 you could come as well.

18 I think -- my plan is to support  
19 Tara completely and maybe just  
20 summarize what we have been up to  
21 since we were last at a Village  
22 Board Meeting. So a very small  
23 presentation, introduce Tara, and  
24 move on.

25 So next I would like to bring to

2 everyone's attention that North  
3 Fork Welding has recently acquired  
4 a new piece of equipment and there  
5 is a possibility that plaques can  
6 be made with using this new piece  
7 of equipment and we might be able  
8 to save some expense doing this.  
9 We don't know, we're beginning the  
10 discussion, but it seems like a  
11 possibility and it's pretty  
12 exciting.

13 There has been a proposal about  
14 what a plaque design might appear  
15 like and I'm putting that out now.  
16 It would -- the dimensions, again,  
17 we need to work -- it's actually  
18 Joey Schoenstein who is the expert  
19 with this new piece of equipment.  
20 We have to meet, but I thought we  
21 should discuss this as a group  
22 before moving on in that regard.

23 But the concept is is to have a  
24 unified plaque that could be on  
25 residences, commercial buildings,

2 and possibly then be adopted for  
3 street signage. Also, if we had a  
4 particularly historic property or  
5 homeowner or commercial entity  
6 that wanted to talk more about  
7 their building, the element could  
8 be incorporated into a larger  
9 plaque.

10 So we're going for uniformity.  
11 There's been two-word suggestions,  
12 and they're just suggestions. If  
13 anybody is a better wordsmith,  
14 that would be great. The one that  
15 is preferred to me is -- would  
16 read, with the Village logo of the  
17 ship at the top, National State  
18 and Local Registers of Historic  
19 Places, Greenport Village 1838.  
20 And I questioned whether saying  
21 Local Registers, I know it's not  
22 technically correct, but whether  
23 it's acceptable.

24 So the question is out to Fran  
25 Stern, whether she would find that

2 acceptable words. And then I  
3 think because plaques can cause  
4 problems, I think it would be good  
5 if we come to some kind of  
6 conclusion and have the Village  
7 attorney just take a look at the  
8 words.

9 If those words are not  
10 acceptable, I think then we would  
11 possibly say National and State  
12 Registers of Historic Places,  
13 Greenport Village Historic  
14 District. That is accurate.

15 MEMBER MCMAHON: That's it.

16 CHAIRPERSON CLAUDIO: Yeah.

17 MEMBER MCMAHON: Don't muddle  
18 it.

19 CHAIRPERSON CLAUDIO: Don't  
20 muddle it?

21 MEMBER BORRELLI: Or I would  
22 even consider Historic Places,  
23 Greenport Village, 1838 with the  
24 both -- with the ship.

25 CHAIRPERSON CLAUDIO: Putting

2 1838 with the ship?

3 MEMBER BORRELLI: Yeah, and  
4 starting it by saying Historic  
5 Places, Greenport Village 1838.

6 CHAIRPERSON CLAUDIO: So --  
7 but we have to kind of work that  
8 if we -- the local district is not  
9 a register. So by using that  
10 terminology on this second one,  
11 National State and Local Registers,  
12 it is muddled a bit. It's not  
13 completely accurate and perhaps  
14 that's not acceptable. Maybe  
15 that's just -- so then we would  
16 wordsmith the second one. I love  
17 the 1838 too. Establish is a big  
18 word on a sign. I'm more than  
19 open, I'd welcome further work on  
20 wording.

21 I think the program is great I  
22 think the color needs to be worked  
23 out. Maybe we could -- maybe  
24 there's black metal or blue metal  
25 that we could use as a base and we

2 could -- you know, silver is a  
3 better color for tarnishing than  
4 gold. We have to get with the  
5 experts and hammer this out, but  
6 we need to have a plan and that's  
7 what this is an attempt to do.

8 MEMBER BORRELLI: I think the  
9 metal would be bronze and it would  
10 age the best and hold up the  
11 longest, I'm assuming, but I don't  
12 know. I don't know expert on  
13 that. And I just love the crown  
14 on the Lee Jackson thing. I know  
15 it's just me personally. I know  
16 you want the boat and everything,  
17 but I was wondering about  
18 Greenport's boat. Like on the  
19 Village of Greenport on the  
20 website, we have the ship, right?

21 CHAIRPERSON CLAUDIO: Yeah.

22 MEMBER BORRELLI: And I'm  
23 wondering is that because we  
24 always had a ship for the Village  
25 of Greenport or did somebody, at

2 some point, make the ship for the  
3 Village of Greenport or --

4 CHAIRPERSON CLAUDIO: It's  
5 been as long as I can remember.  
6 It kind of, I think, melts.

7 MEMBER BORRELLI: Yes, I like  
8 it.

9 CHAIRPERSON CLAUDIO: My  
10 preference would be to leave that  
11 alone. I should recognize, and I  
12 apologize, that Lisa Gillooly has  
13 been working on this and has  
14 thought through plaques and  
15 different areas and is very much  
16 on this project.

17 MEMBER GILLOOLY: I am and --

18 CHAIRPERSON CLAUDIO: Would  
19 you like to?

20 MEMBER GILLOOLY: No, I was  
21 more researching what other  
22 people -- what other Villages have  
23 done with regard to plaques and  
24 how they do them and how they pay  
25 for them. And some do coordinate

2 their efforts with their local  
3 historic society to try to get  
4 funding, you know, collaborate on  
5 funding. But I mean, those are  
6 sort of -- I wasn't involved in  
7 this design. I love the design  
8 and I think it's, you know, a nice  
9 start.

10 MEMBER BORRELLI: I'm also  
11 looking at the Village of  
12 Greenport, I kind of like that the  
13 way it is. If it said Village of  
14 Greenport Established 1838 with  
15 the big ship and we somewhere  
16 Historic District, like Historic  
17 on the left and District on the  
18 right, and then we have everything  
19 maybe.

20 CHAIRPERSON CLAUDIO: That's  
21 a good idea.

22 MEMBER BORRELLI: And the  
23 ship is beautiful.

24 MEMBER MCMAHON: Take that --

25 CHAIRPERSON CLAUDIO: Well,

2 we want to say the National  
3 Register, State Register. I mean,  
4 that's the --

5 (Whereupon, there was  
6 crosstalk.)

7 MEMBER MCMAHON: -- underneath.

8 MEMBER BORRELLI: -- on the  
9 bottom of it that says it.

10 CHAIRPERSON CLAUDIO: I do  
11 want to tell you with this meeting  
12 with Tara Cubie this morning that  
13 she very much said that it is very  
14 hard, harder these days, to get on  
15 the National and State Registers  
16 and she really tips her hat to our  
17 being on those registers. It is  
18 very significant.

19 And she also said, which is very  
20 encouraging to me, that because  
21 it's become so much harder to get  
22 on those registers, some areas are  
23 starting with their local  
24 districts as we are. And, you  
25 know, I kind of thought that, you

2 know, the carrots come in the  
3 historic and national and the  
4 state and we were kind of  
5 reversing thing a little bit.

6 She said that's not true. The  
7 local district, if we can capture  
8 that, we can have a better  
9 argument for the National and the  
10 State Registers. So that was very  
11 encouraging to me. She's great.  
12 We're going to love her speaking.

13 Okay, moving right along, I and  
14 Francis have worked really hard on  
15 this application for the  
16 Certificate of Appropriateness.  
17 We have made significant changes  
18 that, I think, are important. You  
19 know, removed color from the  
20 residential application. We have  
21 made awnings and signage part of a  
22 minor application, that's a pretty  
23 big change. We have created major  
24 and minor categories.

25 The major difference of the

2 minor application at this moment,  
3 if that makes any sense, is that  
4 it's one photograph. You don't  
5 have to attend the HPC unless you  
6 want to.

7 We cannot, unfortunately --  
8 we've discussed lowering the price  
9 of the application. It's about  
10 \$1,000 for the Village. There are  
11 fixed costs in these applications  
12 with the videographer and the  
13 stenographer. There was a  
14 reluctance to consider that. I do  
15 hope as we move forward in  
16 expanding the district, that we  
17 would make the minor application  
18 less expensive would be my goal.

19 I really would ask that we do  
20 this as best as we can. And I  
21 know it's testy, but you don't  
22 have a great deal of -- if you  
23 feel like -- everyone should read  
24 this with whatever level of  
25 sophistication you have and make

2 sure that we're capturing it  
3 correctly. Because it's a fairly  
4 big concept.

5 This minor, like the biggest  
6 thing is that we're calling it  
7 replacement in kind. And then in  
8 this last go around that I just  
9 sent you, those are just examples  
10 of what replacement in kind might  
11 be. Because clearly if you had no  
12 materials that we detail much  
13 further on the second page, all  
14 those things would be here to. So  
15 it's a silly way to run the  
16 application, so we made the  
17 statement that these are frequent  
18 examples; fences, roofs -- thank  
19 you, Roselle -- leaders, gutters.

20 Roselle made the point that I  
21 can't answer, which is what if  
22 it's a casement window and that  
23 was be replaced? Would that just  
24 be something we would go along  
25 with? And because the timing is

2 short, I would ask you to think  
3 about that and to --

4 MEMBER MCMAHON: Well, when  
5 you're talking about expanding the  
6 district as well, you're going to  
7 have a lot of --

8 CHAIRPERSON CLAUDIO: Of  
9 casement windows.

10 MEMBER MCMAHON: -- of  
11 casement windows and things that  
12 are practical.

13 MEMBER BORRELLI: Sliding  
14 doors.

15 MEMBER MCMAHON: If you can  
16 ask for it to be in kind and  
17 perhaps include just saying --

18 CHAIRPERSON CLAUDIO: So we  
19 could make an exception. Under  
20 windows we could say, as also said  
21 here like with fences across the  
22 front of the property, chain-link,  
23 we could say exception to  
24 casements as a minor application.

25 MEMBER MCMAHON: Yes, I would

2 think that would be appropriate.

3 MEMBER GILLOOLY: I have a  
4 question. Is this minor  
5 application going to happen even  
6 if the Historic District doesn't  
7 get expanded?

8 CHAIRPERSON CLAUDIO: Yes.

9 MEMBER GILLOOLY: It's part  
10 of -- okay.

11 CHAIRPERSON CLAUDIO: It's  
12 part of our simplification work.

13 MEMBER WALTON: And it's the  
14 first step to making the whole  
15 process more manageable should the  
16 district be expand. So it is our  
17 intention that these would happen  
18 regardless of whether -- because  
19 the only part that was maybe  
20 contingent on the expansion is the  
21 reduction.

22 CHAIRPERSON CLAUDIO: And the  
23 fee.

24 MEMBER WALTON: And the fee.

25 CHAIRPERSON CLAUDIO: I think

2 people have said what if the Board  
3 changes. I think by changing the  
4 application and the frequently  
5 asked questions, we kind of  
6 memorialized our thinking, which,  
7 I think, is important. It's just  
8 another step too to run the  
9 committee correctly I feel, but  
10 also as a legacy thing for the  
11 committee.

12 Robert, I hope that we'll have  
13 the time to maybe -- anyone who  
14 wants to get together to take the  
15 time on this further, I would  
16 welcome that. So our next step  
17 would be to kind of find agreement  
18 that we all think it's as good as  
19 it's going to get with the skill  
20 set that we have, send it to Brian  
21 Stolar and ask him to bless it,  
22 send it to Fran Stern and ask her  
23 to bless it.

24 We would then professionally  
25 typeset it, just for ease of

2 application. I think there are  
3 some things that we can could to  
4 make it easier. And then we would  
5 send it to the Village Board for  
6 their comment, and the heads of  
7 the ZBA and planning, and then we  
8 would go live. That's the plan.  
9 Okay? So please take some time  
10 and take a look at it.

11 All right that's all I have.  
12 Anybody like to add anything else?  
13 I know I always have the comments.

14 MEMBER WALTON: The only  
15 comment that I might have on that  
16 timeline is maybe before we spend  
17 the money to professionally  
18 typeset it, we should get input  
19 from everyone.

20 CHAIRPERSON CLAUDIO: From?

21 MEMBER WALTON: From the --  
22 you know, share it with the  
23 trustees.

24 CHAIRPERSON CLAUDIO: Well,  
25 they come first.

2 MEMBER WALTON: They don't  
3 come before we --

4 CHAIRPERSON CLAUDIO: No, I  
5 kind of was going to give them a  
6 finished product.

7 MEMBER WALTON: But then we  
8 would -- if the work changes, we  
9 have to --

10 MEMBER MCMAHON: Yeah, we can  
11 tweak it from there. It's not  
12 going to be a one-stop thing.

13 CHAIRPERSON CLAUDIO: No,  
14 it's not a one-stop thing.

15 MEMBER WALTON: Right, so --

16 CHAIRPERSON CLAUDIO: We have  
17 read this thing 100 times if we  
18 have read it once, Frances and I.  
19 I mean, we've really beat this  
20 thing up.

21 MEMBER WALTON: And Mike  
22 helped.

23 CHAIRPERSON CLAUDIO: Mike  
24 absolutely helped. Mike had some  
25 very nice changes. Thank you,

2 Mike. And George, the vendor, was  
3 very -- met with us twice. So  
4 we've invested resources in  
5 thinking of this.

6 All right, I make a motion to  
7 adjourn. Do I have a second?

8 MEMBER BORRELLI: I'll  
9 second.

10 CHAIRPERSON CLAUDIO: All in  
11 favor?

12 MEMBER MCMAHON: Aye.

13 MEMBER WALTON: Aye.

14 CHAIRPERSON CLAUDIO: Aye.

15 MEMBER BORRELLI: Aye.

16 MEMBER GILLOOLY: Aye.

17 CHAIRPERSON CLAUDIO: We're  
18 out.

19 (Whereupon, the Historic  
20 Preservation Meeting concluded.)

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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 30th day of July, 2025.

  
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REBECCA WOOD