

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

August 21, 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 BOARD

ROBERT HARPER - HISTORICAL ADVISOR

1
2 CHAIRPERSON CLAUDIO: It is
3 September 21, 2025 at Station One
4 Firehouse. First off, let me
5 introduce myself. I am Janice
6 Claudio, Chair of the HPC and would
7 the Board introduce yourselves.

8 Dennis McMahon.

9 Francis Walton.

10 Roselle Borrelli.

11 Lisa Gillooly.

12 We also have an historic expert
13 that is a resource for both the
14 community and the board, Robert
15 Harper, who is not yet here but we do
16 anticipate him soon.

17 Item No. 1, I have motion to
18 accept the minutes of July 17th, 2025
19 regular meeting. So moved. Second?

20 MEMBER WALTON: Second.

21 CHAIRPERSON CLAUDIO: All in
22 favor?

23 MEMBER MCMAHON: Aye.

24 MEMBER WALTON: Aye.

25 CHAIRPERSON CLAUDIO: Aye.

1 MEMBER BORRELLI: Aye.

2 MEMBER GILLOOLY: Aye.

3 CHAIRPERSON CLAUDIO: Item No. 2,
4 motion to schedule the next Historic
5 Preservation Commission meeting for
6 5:00 p.m. on Thursday, September 18,
7 2025 at Station One Firehouse, Third &
8 South Streets, Greenport, NY. Do I
9 have a second?

10 MEMBER BORRELLI: I'll second.

11 CHAIRPERSON CLAUDIO: All in
12 favor?

13 MEMBER MCMAHON: Aye.

14 MEMBER WALTON: Aye.

15 CHAIRPERSON CLAUDIO: Aye.

16 MEMBER BORRELLI: Aye.

17 MEMBER GILLOOLY: Aye.

18 CHAIRPERSON CLAUDIO: Item No. 3,
19 111 Main Street. Discussion and
20 possible motion regarding the
21 application of PWIB Claudio Real
22 Estate LLC, DBA Charlie Boy. The
23 applicant seeks approval for two
24 installed flame-retardant canvas
25 awnings. SCTM #1001-5-4-38.1. Do we

1 have someone to speak to the motion?

2 Okay. Okay. So we do not have a
3 representative at this time.

4 CLERK NOONE: I sent a reminder to
5 all the applicants. Did you -- you
6 should have gotten one. I sent a
7 reminder to all the applicants
8 including the applicants lawyer who
9 said he'd be here. I actually spoke
10 to him on the phone in addition.

11 CHAIRPERSON CLAUDIO: So, you know
12 what let's postpone Items 3 and 4 and
13 we'll come back to them.

14 Item No. 5, 746 Main Street.
15 Discussion and possible motion
16 regarding the application of William
17 Wei (Greenleaf Solar) on behalf of
18 Wayne Turett. Applicant proposes
19 installing roof mounted solar panels,
20 10.725 kw size. SCTM#1001-2-3-8.2.

21 Do we have someone to represent
22 them?

23 MS. WOLF: Yes.

24 CHAIRPERSON CLAUDIO: So please
25 step up to the podium and the mike,

1 and introduce yourself.

2 MS. WOLF: Hi, my name is Mikayla
3 Wolf. I'm with Greenleaf Solar. I am
4 here to talk about the proposed solar
5 system on Mr. Turett's home. It is a
6 flag-lot, all the way set back, that's
7 not visible from the street as it is.
8 And along both sides there's trees
9 that heavily block the home's view
10 from the panels itself. On the east
11 most side there is sun flare modules
12 that are a stick-on that go between
13 the seams and go flush with the roof,
14 and just like totally blend in. And
15 then on the west side there is our C
16 modules that are clamped down to the
17 ridge with an S5 clamp, and they only
18 stick about 3 to 4 inches off the roof
19 total, with the rail and panels. I
20 have, if you guys want to see, a plan
21 set that shows everything and I also
22 have some pictures that give an idea.
23 Do you want me to come up there and --

24 CHAIRPERSON CLAUDIO: Is it
25 supplemental to what you've given us

1 in the application?

2 MS. WOLF: Um. That is, yes, but
3 this is also some ideas. I don't know
4 if you've seen these?

5 MEMBER WALTON: No, we haven't.

6 MS. WOLF: This just gives you an
7 idea of how they look. This is the
8 stick-on ones. They blend in with the
9 roof. I also have the panel itself,
10 if you guys want to see it.

11 CHAIRPERSON CLAUDIO: Let's see.
12 I think we're good.

13 MEMBER WALTON: I just have a
14 question as to why you're using
15 different panels on different parts of
16 the roof?

17 MR. TURETT: If I could -- I'm
18 Wayne Turett.

19 CHAIRPERSON CLAUDIO: Sure, come
20 on up. You just have to state your
21 name.

22 MR. TURETT: Hi, I'm Wayne Turett.
23 I'm actually the owner and the
24 architect of the house and although I
25 always wanted to have solar panels I

1 didn't want to have, you know, the
2 typical 3 foot by 2 foot sitting on
3 top of my standing roof. So, until
4 still these panels came out, which
5 actually sit between the seams, I
6 decided I didn't want to do it. The
7 reason why we're using a different one
8 on the other side is because of
9 esthetics. I'm using a panel that's
10 not quite as efficient on the visible
11 side. On the less visible side I'm
12 using something more efficient.

13 MEMBER WALTON: When you say,
14 visible, which side is that to you
15 from your perspective.

16 MR. TURETT: Yeah, from my
17 perspective it's the side from the
18 parking lot of Townsend Manor.

19 MEMBER WALTON: On the east side.

20 MR. TURETT: Yeah.

21 MEMBER WALTON: So you're using
22 what you consider to be is more
23 esthetically pleasing panels there.

24 MS. WOLF: It's lower than the
25 ridges of the roof. They sit totally

1 flat on the roof. The panels are
2 literally super thin.

3 MR. TURETT: There's some photos I
4 have -- from the advertisement, which
5 shows a standard seam roof with the
6 panels on them.

7 MEMBER WALTON: Gotcha.

8 MS. WOLF: This is the panel
9 itself. This is how thin it is and
10 you can see it sits lower than the
11 seams of the roof and they stick on.
12 (Showing a sample.)

13 MEMBER WALTON: Got it.

14 CHAIRPERSON CLAUDIO: That's wow.

15 MR. TURETT: It's all about
16 esthetics for me so that's why I
17 waited all this time to do it. This
18 is a fairly new product.

19 MEMBER WALTON: Like you said,
20 it's less efficient.

21 MR. TURETT: It's a little less
22 efficient than having these panels
23 glommed onto your roof.

24 MS. WOLF: That's why he did it on
25 the west side we did the more

1 efficient panels but even on the west
2 side -- the east side is very even not
3 visible to see even from the parking
4 lot because the trees cover that side
5 of the house as it is. The west side
6 also has trees but that doesn't really
7 face anything. The east side is the
8 more facing -- more of a view.

9 MEMBER WALTON: You can sort of
10 peak back there so I know what you're
11 talking about.

12 MR. TURETT: Even in the winter
13 the other side isn't that visible when
14 all the leaves are off the tree, but
15 the side facing the parking lot is
16 more visible. So I though
17 esthetically --

18 MEMBER WALTON: Yes, and even from
19 the main street, the side facing the
20 parking lot is more visible.

21 MS. WOLF: The only thing that can
22 be seen is the east side from the
23 parking lot. This house is so setback
24 in the flag-lot that you can't see it
25 from the street at all.

1 CHAIRPERSON CLAUDIO: So in
2 walking down your driveway you have a
3 gable -- nothing is in that part of
4 the house; is that correct?

5 MR. TURETT: It's only on the
6 sloped parts of the roof.

7 MS. WOLF: The front of the house
8 is just the peak that you see and the
9 east and west is on the side of the
10 house. There's nothing very visible
11 at all.

12 CHAIRPERSON CLAUDIO: Any further
13 questions?

14 MEMBER WALTON: How much less
15 efficient are they?

16 MR. TURETT: You have to ask her.

17 MS. WOLF: They are quite a bit
18 less efficient. Each consumption is
19 very mindful. There is a Slim Fit and
20 a Slim Fit XT because the XTs go on
21 top and the Slim Fits go on the bottom
22 underneath. They stick on the roof
23 but they all go in line flush. Those
24 are 65 each watts. The RNCs on the
25 other side are 460 watts. So they are

1 a bit less that is why there are so
2 many on the east side and you can see
3 they are esthetically pleasing so it
4 doesn't matter how many they just kind
5 of blend into the roof in general. So
6 we do have to make up quite a bit
7 because of the 65 watt each.

8 MR. TURETT: They are a little
9 darker than the color of my roof but I
10 think that they'll still work pretty
11 good.

12 MS. WOLF: They blend in very
13 nicely.

14 MEMBER WALTON: I appreciate your
15 efforts to have it blend in.

16 MR. TURETT: You know I work the
17 knowledge. I designed the house with
18 the historic committee in mind to
19 begin with so.

20 MEMBER WALTON: Sorry, Bill I cut
21 you off.

22 MEMBER MCMAHON: No, that was
23 good. I actually appreciate the
24 esthetic aspect of it and also it's
25 good for the environment.

1 MS. WOLF: It's esthetically
2 pleasing as it can be.

3 CHAIRPERSON CLAUDIO: Okay. Thank
4 you. I would like to make a note that
5 our commission is only voting on the
6 work described in your application.
7 Any other changes please come back and
8 discuss them with us. I would like to
9 make a motion to approve this
10 application and issue a certificate of
11 appropriateness as the application is
12 in keeping with the criteria of
13 Greenport Village Chapter 76.

14 Do I have a second?

15 MEMBER WALTON: Second.

16 CHAIRPERSON CLAUDIO: All in
17 favor?

18 MEMBER MCMAHON: Aye.

19 MEMBER WALTON: Aye.

20 CHAIRPERSON CLAUDIO: Aye.

21 MEMBER BORRELLI: Aye.

22 MEMBER GILLOOLY: Aye.

23 CHAIRPERSON CLAUDIO: So moved.
24 Thank you.

25 MS. WOLF: Thank you very much.

1 MR. TURETT: Thank you.

2 CHAIRPERSON CLAUDIO: Item No. 6,
3 628 Carpenter Street. Discussion and
4 possible motion regarding the
5 application of Gregg & Karen Rivara.
6 Applicants propose to remove and
7 replace in kind existing room,
8 shingles, and skylights on the single
9 story black portion of the house.
10 Applicants also propose adding solar
11 panels on the south facing roof on
12 house and garage. Materials to be
13 used: Skylights, Velux Skylights with
14 Solar Shade. Roof: GAF Timberline
15 HDZ, Gray. SCTM#1001-3-4-22.

16 Do we have a representative?

17 MR. UELLEND AHL: Yes, you do. My
18 name is Frank Uellendahl. 123 Central
19 Avenue in Greenport. I'm an architect
20 but my friends, I should say, they're
21 not my clients really. Gregg & Karen
22 are out of town. They're on vacation
23 so they asked me to represent them.
24 So I was at the house and obviously
25 they are not going with the super

1 duper, wonderful thin line solar
2 panel. It's more of a traditional
3 panel that we're used to but when I
4 was sitting in Jan's chair ten years
5 ago we approved solar panels across
6 the street, on Carpenter Street so i
7 think the panels as designed are not
8 visible from the street, possibly the
9 front portion of the main house. So
10 there is a one story addition towards
11 the back that needs to be reroofed and
12 I have -- I mean basically they put in
13 new shingles on the main house last
14 year so they're basically going with
15 the same type, Timberline Shingle.
16 There are three skylights that are not
17 really operational. They are
18 operational but they are leaking.
19 It's the old type of skylight that is
20 pivoting in the center and they are
21 going to remove them and replace them
22 with Velux. One of them facing north
23 and two facing south and all south
24 facing roofs will then be -- solar
25 panels will be installed on south

1 facing roofs. So if you have any
2 questions I'll try to answer them as
3 well as I can.

4 MEMBER WALTON: Thank you, Frank.
5 I just have one quick question. In
6 the drawing it looks like is there --
7 so are they proposing solar panels --
8 is that solar panel there or is it
9 just on the south facing roof?

10 MR. UELLEND AHL: May I approach?

11 MEMBER WALTON: Please.

12 MR. UELLEND AHL: Are you looking
13 at the same drawing, yes. So this is
14 the main house, two stories. And this
15 is the garage, and this is the one
16 story addition those white --

17 MEMBER WALTON: This is just the
18 roof line.

19 MR. UELLEND AHL: This is the front
20 of the house.

21 MEMBER WALTON: Right, but there
22 is no solar panels here?

23 MR. UELLEND AHL: No, no, no. Only
24 the south facing side, yes.

25 MEMBER WALTON: Okay. Thank you.

1 CHAIRPERSON CLAUDIO: Are there
2 any other questions.

3 MEMBER WALTON: I'm familiar with
4 the house. I don't believe the panels
5 will be visible from the street.

6 MR. UELLEND AHL: No. I totally
7 agree.

8 MEMBER WALTON: And their matching
9 roofs.

10 MR. UELLEND AHL: Right. It's an
11 improvement.

12 CHAIRPERSON CLAUDIO: Frank, just
13 really for curiosity. The elevation
14 on the solar panels, do you know how
15 tall they are above the roof. Are
16 they diagonally sloped, are they flat?

17 MR. UELLEND AHL: As far as I know
18 and, you know, the specifications they
19 are sitting flat on the roof, yes.
20 No, they are not tilted up.

21 CHAIRPERSON CLAUDIO: Great. Okay.
22 So if there are no further questions I
23 would just like to remind you that we
24 are only voting on work that was
25 presented here today. Any other

1 changes to the project we wish you'd
2 come back again before the HPC. I
3 make a motion to approve this
4 application and issue a certificate of
5 appropriateness as the application is
6 in keeping with the criteria of
7 Greenport Village Chapter 76. Do I
8 have second to the motion?

9 MEMBER MCMAHON: 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: Thank you.

18 MR. UELLENDahl: Thank you very
19 much. I will relay that to my
20 clients.

21 MR. NOONE: Janice, the applicant
22 for 111 Main Street. The applicant's
23 attorney is here. He comes from the
24 Southfork so he probably got caught-up
25 in traffic.

1 CHAIRPERSON CLAUDIO: Okay.

2 Great.

3 MR. BOURQUIN: Good afternoon
4 Board Members. John Bourquin, of
5 GreenbergTraurig in Bridgehampton.
6 Thank you for hearing me tonight. I
7 apologize for my lateness, there was a
8 backup on the north ferry.

9 CHAIRPERSON CLAUDIO: Hi, welcome.
10 I just want to say that we are now
11 discussing Item No. 3, which is the
12 awnings for Charlie Boy.

13 MR. BOURQUIN: Correct, yes. I
14 can lead with either one.

15 CHAIRPERSON CLAUDIO: No, I read
16 that earlier when you weren't present
17 so I'm not going to read it again but
18 that is the one we're focusing on
19 first.

20 MR. BOURQUIN: Excellent. So as
21 you mentioned the first of the two
22 applications that I have on tonight is
23 for Charlie Boy. This is the pizza,
24 Italian style restaurant within the
25 Claudio's complex that fronts on Main

1 Street opposite Prestons as shown in
2 the color photographs submitting in my
3 application. The sign in question is
4 a standard style awning. The sign
5 itself a canvas cover of the awning.
6 The awning skeleton has been there
7 since at least 2018. The sign is a
8 dark red color cap made of a flame
9 resistant canvas with a very simple
10 lettering, just reading Charlie Boy.
11 Those two words. Dark red color,
12 flame resistant canvas and there is a
13 matching awning with the same color
14 and font size located at the rear or
15 west of the premises.

16 CHAIRPERSON CLAUDIO: Okay. I
17 would just like the comission to note
18 that this awning is in place and we
19 are doing a back look at this for a
20 certificate of appropriateness. I
21 will not vote in this particular
22 application. Are there comments to be
23 made before we call for a motion on
24 this item number.

25 MEMBER WALTON: I would like just

1 like to ask why this is coming to us
2 after the fact.

3 MR. BOURQUIN: It is my
4 understanding that the new owners of
5 the Claudio's complex, not being
6 native to the area, didn't know the
7 correct procedures for how to go about
8 getting a certificate of
9 appropriateness. Hence, that is why
10 they engaged my office and myself to
11 make sure that everything was
12 copacetic and to bring everything into
13 compliance.

14 MEMBER WALTON: How long have they
15 owned the property?

16 MR. BOURQUIN: I do not know.

17 MEMBER WALTON: I believe it's
18 several years, which I think would
19 have given them sufficient time to
20 become familiar with the processes of
21 The Village. I would also like to
22 note that I'm the liaison to the
23 Planning Board. I sit on both the
24 Planning Board for The Village as well
25 as HPC. And as such I am aware of the

1 fact that we do not have updated site
2 plans.

3 MR. BOURQUIN: You'll have them by
4 hopefully the end of next week.

5 MEMBER WALTON: We heard that last
6 year too. So while that's not
7 directly pertinent to this particular
8 application I would like to note it
9 for the record. And I look forward to
10 -- as I think the Village does look
11 forward to seeing those updated site
12 plans.

13 MR. BOURQUIN: Absolutely and
14 while not germane to this I'm only
15 waiting for one more document to have
16 a full resubmission. And I'm in
17 contact with Mr. Stoller, your boards
18 attorney.

19 MEMBER WALTON: I also believe
20 that you had not, until recently,
21 applied for the entertainment permits,
22 which also come before the planning
23 board.

24 MR. BOURQUIN: Those were applied
25 for -- I want to say two months ago

1 without hazarding a guess.

2 MEMBER WALTON: But they have not
3 been approved by the planning board.
4 They have not come before the planning
5 board so, that's also for the record.

6 CHAIRPERSON CLAUDIO: Thank you
7 Francis. Do we move to a motion.

8 MEMBER BORRELLI: Can I ask a
9 question?

10 CHAIRPERSON CLAUDIO: Of course.

11 MEMBER BORRELLI: Um, two
12 questions. So the fact is Charlie
13 Boy, the pizza place, that was
14 Claudio's Pizza that's associated with
15 Claudio's. Are they renting from
16 Claudio's? Is it a separate entity
17 that's doing this, then the people
18 that owned the other part of
19 Claudio's?

20 MR. BOURQUIN: To my understanding
21 without knowing the entire, you know,
22 working in the business that -- I
23 wouldn't use the word rent but I would
24 use either partners, for lack of
25 better terms. People within the

1 family of Claudio's restaurant who are
2 operating this genre of restaurant,
3 the Italian pizza side as well as the
4 well know seafood restaurant
5 operation.

6 MEMBER BORRELLI: So my second
7 question then becomes if it is a pizza
8 place and you want it to attract
9 people that wanted to buy pizza I'm
10 wondering about this -- I don't really
11 like the awning thing at all. I mean,
12 I don't like what they did. I don't
13 get just Charlie Boy plain and two
14 little, you know, letters and then
15 next under it. And then it's like if
16 it's pizza why is it like a burgundy
17 type of -- it's just, If I might say
18 boring, and also it's not calling it a
19 pizza place. If I was opening a pizza
20 place I think I would put something
21 that maybe said pizza on it or I'm not
22 exactly sure but I don't know, I don't
23 know what it's there doing.

24 CHAIRPERSON CLAUDIO: Thanks
25 Roselle.

1 MEMBER WALTON: Yes, I was
2 thinking this awning is for the
3 restaurant not for the pizza place; is
4 that correct?

5 MEMBER BORRELLI: Right.

6 MR. BOURQUIN: It's the Italian
7 restaurant maybe I misspoke and called
8 it the pizza place but I know it's
9 that style of restaurant.

10 MEMBER WALTON: Okay. A couple
11 doors over there's a pizza place.

12 MEMBER BORRELLI: It's a pizza
13 place.

14 MR. BOURQUIN: The one that's like
15 several doors north that I can
16 picture. I'm sorry. I didn't mean to
17 confuse the board with that. This is
18 the right property, yes.

19 MEMBER WALTON: This is the
20 restaurant and it's there now.

21 MEMBER BORRELLI: It's been there
22 for a while.

23 MR. BOURQUIN: The awning itself
24 and the framework has been there since
25 at least 2018.

1 MEMBER BORRELLI: Right, and this
2 has been there for a while now.

3 MS. WALTON: Since the beginning
4 of the season.

5 CHAIRPERSON CLAUDIO: Okay. Let's
6 move on. We have a lot of topics.
7 Any other questions?

8 MEMBER WALTON: No questions.

9 CHAIRPERSON CLAUDIO: So I would
10 like to note that our commission is
11 just voting on this awning as it is
12 presented here. Any other changes or
13 new projects you must come back before
14 the HPC. I hope that's clear. I make
15 a motion to approve this application
16 and issue a certificate of
17 appropriateness as the application is
18 in keeping with the criteria of
19 Greenport Village Chapter 76. I am
20 just making a motion and withdrawing.

21 MEMBER WALTON: Do you want us to
22 make it? I'll make the motion.

23 MEMBER MCMAHON: I'll second it.

24 MEMBER WALTON: Dennis seconds.

25 All in favor?

1 MEMBER MCMAHON: Aye.

2 MEMBER WALTON: Aye.

3 MEMBER BORRELLI: Aye.

4 MEMBER GILLOOLY: Aye.

5 MR. BOURQUIN: I'm sorry, I didn't
6 get the count there.

7 CHAIRPERSON CLAUDIO: Four.

8 MR. BOURQUIN: That's 4, excellent
9 thank you.

10 CHAIRPERSON CLAUDIO: Three is the
11 requirement for a board. Item No. 4,
12 111 Main Street. Discussion and
13 possible motion regarding the
14 application of PWIB Claudio Real
15 Estate LLC DBA Common Country East.
16 Applicant seeks approval for an
17 installed sign. SCTM#1001-5-4-38.1.

18 Before we begin the discussion I
19 just want to note that the sign is
20 over the pole sign. The sign as it is
21 over 35 square feet, which according
22 to the ZBA Code 150-15-I-1 is in
23 excess of permitted size and so would
24 need a ZBA variance. The matter
25 should be discussed with our building

1 inspector. So whatever motion we
2 decide on, it would be subject to
3 discussion with our building
4 inspector.

5 MR. BOURQUIN: Understood.

6 CHAIRPERSON CLAUDIO: So I'd like
7 to open that and then withdraw from
8 the discussion.

9 MEMBER WALTON: I have the same
10 comments that I had about the prior
11 application so I'm not going to repeat
12 them.

13 CHAIRPERSON CLAUDIO: So do you
14 want to move it?

15 MEMBER WALTON: So I don't know if
16 anybody has any other comments.

17 MEMBER MCMAHON: No, it's a simple
18 font. I have no problem with it.

19 MEMBER BORRELLI: No comments.

20 MEMBER WALTON: It does from an
21 esthetic standpoint look sort of out
22 of proportion to the property and the
23 fencing in front of it but that matter
24 as our Chair has pointed out is a
25 Zoning Board matter or Building

1 Department matter I should say. So I
2 guess I will -- if nobody has any
3 other comments or -- I'll make a
4 motion --

5 MEMBER BORRELLI: I mean, I think
6 I would just say that, you know, just
7 stick to what the code says. If the
8 code gives you a size for a sign then
9 stick to it. If you're not going to
10 stick to it and just go over the code
11 then whatever the next process is and
12 whomever it is you need to appear
13 before I say do it. Because if one
14 person steps out of line then what's
15 to stop, you know, every other
16 business owner or why would the other
17 business owner be, you know, offended
18 or whatever it is, you know. Maybe
19 they'd like to draw in more business,
20 maybe they want bigger signs, so then
21 we might as well just have Coney
22 Island.

23 MR. BOURQUIN: Oh, I understand
24 you concerns. If the sign is in fact
25 -- I only heard this was larger that

1 the signs your allowed -- apparently
2 allowed under the code relatively
3 recently. If the sign is oversized
4 I'm going to counsel my client to
5 either go to the ZBA and I can walk
6 him through that, or we can just get a
7 simpler sign, a smaller sign. To that
8 end I might ask if the Board is okay
9 with some sort of language that, if in
10 fact the sign does need to be smaller
11 we approve the same concept at a
12 smaller dimension.

13 MEMBER MCMAHON: Yes.

14 MEMBER BORRELLI: I think we can
15 do that.

16 MR. BOURQUIN: Rather than have to
17 go to -- I doubt that we will go to
18 the ZBA, in all candor, rather than
19 just shrink the sign.

20 MEMBER WALTON: I don't think that
21 would be hard to do. To shrinking.

22 Okay. Anything else? Lisa?

23 MEMBER GILLOOLY: I agree with
24 shrinking the sign.

25 MEMBER WALTON: Okay. So then I

1 guess since our Chair is recusing
2 herself I will make a motion subject
3 to approve the sign subject to
4 compliance with the local code either
5 by getting a variance or by
6 downsizing, shrinking the sign to be
7 in compliance. And I guess we would
8 appreciate some, I guess,
9 communication with the Village and
10 Mike Noone, who is representing them.

11 MR. NOONE: Right, that would be
12 the Building Inspector at the Building
13 Department. They make determinations
14 on signs.

15 MEMBER WALTON: So, I make that
16 ineloquent motion. Do I have a
17 second?

18 MEMBER MCMAHON: It's understood.
19 Yes, I'll second.

20 MEMBER WALTON: All in favor?

21 MEMBER MCMAHON: Aye.

22 MEMBER WALTON: Aye.

23 MEMBER BORRELLI: Aye.

24 MEMBER GILLOOLY: Aye.

25 CHAIRPERSON CLAUDIO: Mike, you're

1 good with the contingency?

2 MR. NOONE: Yeah, conditioned on
3 compliance with code.

4 CHAIRPERSON CLAUDIO: Thank you.

5 MR. BOURQUIN: Thank you very much
6 for your time.

7 CHAIRPERSON CLAUDIO: Moving onto
8 item No. 7, 130 Bay Avenue.
9 Discussion and possible motion
10 regarding the application of Alsou
11 Saunders on behalf of 130 Bay Property
12 LLC. Applicant proposes exterior
13 alterations including; new sliding and
14 windows, new front door, remove second
15 front door, remove existing partial
16 roof over patio and replace with full
17 roof over deck, remove and replace
18 east side covered deck, remove Bilko
19 cellar doors, remove chimney, remove
20 multiple windows, new siding and
21 windows, and relocate A/C condenser to
22 the west side nook. Please refer to
23 elevations for complete plan details.
24 Key materials to be used: Windows:
25 Andersen 400 series, white, simulated

1 true divided lights. Siding: Nuclear
2 18" Shaker Shingles, Worldly Gray.
3 Front door: Thermatru Flush Glazed,
4 Simulated True divided lights, door
5 and grilles factory finish, sienna
6 bronze. Roof: GAF Timbertex
7 shingles, pewter gray. Gutters:
8 White Dugagutter, round downspouts.
9 Trim: Versatex PVC Frieze Board trim.
10 SCTM#1001-5-2-19.1.

11 Thank you. If you would introduce
12 yourself and your role in the project.

13 MS. WAGNER-NEBBIA: I'm the
14 architect. Michelle Wagner Nebbia.
15 57 West Rollstone Avenue, West
16 Sayville, New York.

17 CHAIRPERSON CLAUDIO: Thank you
18 Michelle.

19 MS. SAUNDERS: I'm Alsou Saunders,
20 the owner of the property and I'll
21 just say that Michelle is going to
22 make this house beautiful. It'll be
23 really pretty, I promise.

24 MS. WAGNER-NEBBIA: She's
25 wonderful to work for. It's our

1 second project together.

2 MS. SAUNDERS: It's our first with
3 a historical house, so.

4 CHAIRPERSON CLAUDIO: So just tell
5 us a little bit about the project.
6 Your description is pretty complete.
7 Your application is very complete,
8 thank you.

9 MS. WAGNER-NEBBIA: So I'm sure
10 you're familiar with the house. It's
11 in a very visible location. It's a
12 lot of inappropriate things that have
13 been done to this beautiful old
14 farmhouse over the years and we're
15 fixing a lot of those things and
16 trying to make it look like an old
17 house again. So especially in the
18 front there's like a retractable
19 awning that somebody put on the front.
20 The front portico is not original to
21 the house. The railings on the front
22 and this brick patio in the front
23 seems to be maybe from the 50's, maybe
24 after the World War II. So all of
25 those things are coming off and at

1 some point a lot of the windows were
2 removed and covered.

3 So at least we want to fix the
4 front of the house. So there's a
5 window missing, you know, these
6 Victorian farmhouses are painfully
7 small and there was three windows
8 across the second floor. We're going
9 to put back -- there's a little
10 bathroom in the corner of the house up
11 there so we are going to -- we're
12 moving all the fixtures around in the
13 bathroom just so we can put that
14 window back. The left side of the
15 house also has a lot of windows
16 removed. I'm guessing that -- it
17 seems to me that this house was on a
18 double lot and the house next door,
19 which is setback, used to be the
20 garage and the somebody split the lot.
21 So this house only has a one foot side
22 yard and I think that because of that
23 they removed most of the windows for
24 privacy sake, I think, because they're
25 like right on top of each other.

1 We're not really looking to change
2 that. We are adding a couple windows
3 towards the back -- the sides that
4 have a little bit more open space.

5 The backside of the house for
6 privacy reasons we're going to pretty
7 much leave that. We have samples of
8 all the finishes which are specified
9 on the drawings. These are the same
10 materials. We haven't modified
11 anything. That's about it. Thank
12 you.

13 CHAIRPERSON CLAUDIO: Just one
14 last thought. The detached garage, is
15 that a project for another day or?

16 MS. WAGNER-NEBBIA: Yes, the
17 detached garage will remain as is for
18 now.

19 CHAIRPERSON CLAUDIO: Who would
20 like to start?

21 MEMBER MCMAHON: It's very well
22 thought out and appreciate the
23 explanation of all the materials and
24 everything your using. It is a
25 beautiful house and look forward to

1 seeing it come to. Seems like a lot
2 of the windows are two over two, which
3 are really a plus and overall would
4 like to see it come in.

5 MS. WAGNER-NEBBIA: I'm excited to
6 see it too. It's like saving an old
7 house.

8 MEMBER MCMAHON: Right.

9 CHAIRPERSON CLAUDIO: You've got
10 the right group here. Francis, any
11 thoughts?

12 MEMBER WALTON: Two over two or
13 two over one?

14 MEMBER MCMAHON: Two over one,
15 yes.

16 MEMBER WALTON: It'S just I want
17 to make sure.

18 MEMBER MCMAHON: My house has all
19 of them.

20 MEMBER WALTON: So, I know this is
21 sort of a minor point but your
22 relocating the A/C condenser from the
23 back of the house to the side.

24 MS. WAGNER-NEBBIA: Right, so
25 right now there's like a little nook.

1 MEMBER WALTON: Yes, I can see it.

2 MS. WAGNER-NEBBIA: Yeah, so you
3 really can't see it from the street.
4 So it's behind this piece back here
5 behind these bushes is where we're
6 gonna put the A/C unit.

7 MEMBER WALTON: And so from the
8 neighbors perspective will there be
9 some screening in the front of that so
10 you wont see it from the street?

11 MS. WAGNER-NEBBIA: Right, we
12 might be able to fit because we have
13 about six feet from the house to the
14 property line. That house is right
15 there so, and we can fit something.

16 MEMBER WALTON: Is there any,
17 like, windows opposite? I'm just
18 concerned for the neighbors.

19 MS. WAGNER-NEBBIA: Are there any
20 windows on the first floor or just the
21 second floor?

22 MEMBER WALTON: So they're not
23 looking out at it.

24 MS. SAUNDERS: It's a very weird
25 house and they have, like, windows

1 around on top.

2 MEMBER WALTON: So they might be
3 looking down but they won't be looking
4 out.

5 MS. WAGNER-NEBBIA: Are they
6 awning windows on the second floor?

7 MS. SAUNDERS: No, I don't know.

8 MS. WAGNER: No, no they're short
9 high windows.

10 MS. SAUNDERS: On the second floor
11 -- oh you mean the big ones, yeah
12 they're short.

13 MS. WAGNER-NEBBIA: Yeah, short
14 because they were there to protect
15 their privacy, I think.

16 MEMBER WALTON: Right, I would
17 just ask if the neighbors -- just
18 check to and make sure there's no
19 visual impact by moving it over to
20 that side. And you're removing the
21 front -- the little steps on -- to the
22 right of the main steps.

23 MS. WAGNER-NEBBIA: That secondary
24 entrance is really unnecessary and so
25 we're going to put a window here

1 instead and take out the stoop. Those
2 bricks are in need of repair. It's
3 falling apart and this part of the
4 foundation requires a little bit of
5 work.

6 MEMBER WALTON: Is it original?

7 MS. WAGNER-NEBBIA: The original
8 foundation of the is dry laid stacked
9 granite. And what they did in some
10 areas you see that they cemented it
11 together but, you know, they used a
12 very sandy mix so over the years it's
13 disintegrated. The house is in really
14 good shape considering it's sitting on
15 a pile of rocks, but it seems to be
16 stable. It hasn't moved in, you know,
17 a hundred years or plus or minus
18 years. And so we're going to be
19 taking -- somebody added bricks on the
20 outside of the granite here and we're
21 going to take all that off and it's
22 actually -- bricks are sticking out
23 past the face of the house. It's like
24 a ledge and because they built it out
25 past the face of the siding the water

1 gets in behind the brick and it
2 freezes and it's all popping off
3 anyway. So we're going to take all
4 the off and go back down to the
5 original granite, we're going to
6 reappoint it, clean it up and make it
7 look a little bit nicer, but I think
8 that's one of the cooler things about
9 this old house is the granite. The
10 granite foundation very good so we're
11 going try and show that. You should
12 be able to see a little bit of that
13 from the street.

14 And then we have the porch but
15 we're going to get rid of this
16 bluestone brick. It was more of a
17 50's thing and we're going to do wood
18 on the porch.

19 MEMBER WALTON: On the porch, so
20 your extending that --

21 MS. WAGNER-NEBBIA: To a
22 traditional porch on the front of the
23 house.

24 MEMBER WALTON: Where right now
25 it's just over those stairs.

1 MS. WAGNER-NEBBIA: And we're
2 going to put, like, brick piers and
3 like a wood framed deck, something
4 that's more appropriate.

5 MEMBER WALTON: And this -- that's
6 where the door is now and is going to
7 be a window. And are you residing the
8 house -- this is probably in here --
9 are you residing the whole house?

10 MS. WAGNER-NEBBIA: Yes, new
11 insulation, siding, windows. The
12 outside skin's going to be redone.

13 It's easy working for somebody
14 that understands.

15 MS. SAUNDERS: And Greg at RBS is
16 very helpful.

17 MEMBER WALTON: Yes, he's very
18 helpful.

19 MS. GILLOOLY: Is it hearty,
20 shingles?

21 MS. BORRELLI: It's shingles.

22 MS. WAGNER-NEBBIA: It's made to
23 look like wood but needs less
24 maintenance, and it comes already
25 pre-finished. But this is the color.

1 CHAIRPERSON CLAUDIO: Okay.

2 Moving on?

3 MEMBER BORRELLI: We're good.

4 Thank you.

5 MEMBER MCMAHON: You're taking out
6 all the wood paneling that we put in
7 four years ago. They removed all the
8 trim and had us put in --

9 MEMBER GILLOOLY: I just have a
10 question about these post covers
11 within the first text. There's four
12 posts now when there were two, right?

13 MS. WAGNER-NEBBIA: Right now
14 there's just like a little portico and
15 it's got like a little piece in front
16 of it, that's coming out and we're
17 doing a porch that's would be more
18 appropriate for the time period.
19 Where what they used to do is this
20 would be set in a foot, this would be
21 set in a foot and this would typically
22 have a hip roof. So we're going back
23 to -- I live in West Sayville, I've
24 done dozens of homes in South
25 Sayville, which is all built out, late

1 1800's, turn of century and I wanted
2 to do something which is more
3 appropriate to the time period.

4 MEMBER GILLOOLY: Now is the
5 Versatex wrap white?

6 MS. WAGNER-NEBBIA: Yes, so all
7 the trim is white.

8 MEMBER GILLOOLY: And that's that
9 white that Versatex the same exact
10 white?

11 MS. WAGNER-NEBBIA: Yes.

12 MEMBER GILLOOLY: Okay.

13 CHAIRPERSON CLAUDIO: Okay.
14 Roselle?

15 MEMBER BORRELLI: I Have a
16 question. Before you said that the
17 front door, the front portico you
18 don't think is original.

19 MS. WAGNER-NEBBIA: The portico?
20 No, I don't.

21 MEMBER BORRELLI: Okay. Do you
22 have any proof of it -- do you see?

23 MS. WAGNER-NEBBIA: No.

24 MEMBER MCMAHON: I can attest that
25 it's not original.

1 MS. WAGNER-NEBBIA: I can tell
2 just by looking at it. If it was
3 original it would have a pediment
4 shape, you know, the trim would go all
5 the way around and extended. There
6 would be like a gable overhang on it.
7 Underneath it would have a little more
8 trim.

9 MEMBER BORRELLI: I'm just
10 wondering about, did you come across
11 or did you have to take anything off
12 to figure out the roof line on the new
13 porch that you're putting in?

14 MS. WAGNER-NEBBIA: What do you
15 mean?

16 MEMBER BORRELLI: You're putting
17 in a new porch, right?

18 MS. WAGNER-NEBBIA: Yes.

19 MEMBER BORRELLI: You're putting
20 in a porch that doesn't exist, right?

21 MS. WAGNER-NEBBIA: Yes.

22 MEMBER BORRELLI: I'm just
23 wondering if when you take the stuff
24 off -- because I think possibly if
25 this is going to be a pitched roof,

1 right?

2 MS. WAGNER-NEBBIA: Yes.

3 MEMBER BORRELLI: And not a flat
4 roof to take over to cover --

5 MS. WAGNER-NEBBIA: It's
6 three-ways. So it's a hip roof which
7 is typical for this style of house.

8 MEMBER BORRELLI: Um, sort of
9 because typical here in Greenport is
10 these type of windows with a flat
11 porch roof, pretty much.

12 MS. WAGNER-NEBBIA: Oh, really?

13 MEMBER BORRELLI: Yeah. A lot of
14 farmhouses that we have here. And I
15 was also just looking -- so the front
16 door is coming down -- the front
17 windows are coming down to meet the
18 front door?

19 MS. WAGNER-NEBBIA: That's how big
20 those windows are now and I'm matching
21 the size of the existing windows.
22 They're very tall.

23 MEMBER BORRELLI: So they're not
24 going to actually hit the floor of the
25 porch?

1 MS. WAGNER-NEBBIA: Oh, no. No,
2 oh, no, no. We're trying to replace
3 them with windows that are the same
4 size that are there. They're over six
5 feet tall.

6 MEMBER BORRELLI: Um, and the
7 other thing I have a question about
8 are the gutters.

9 MS. WAGNER-NEBBIA: Yeah, the
10 gutters. Dugagutter is a wonderful
11 product that I discovered in trying to
12 do this house. There's a cut sheet in
13 the packet. It is the thing that I
14 felt was the closest to historical
15 profile. It's extruded alluminum.
16 It's got round downspouts and that's
17 the gutter.

18 MEMBER BORRELLI: See, it looks
19 like a piece of crown molding. So
20 right now does the house have like,
21 what they call, a Yankee gutter?

22 MS. WAGNER-NEBBIA: Yankee gutters
23 and they cause damage inside the walls
24 of your house.

25 MEMBER BORRELLI: Right, so you're

1 not replacing the soffits on the old
2 house. What you're doing is adding
3 some kind of new type of gutter that's
4 I've never seen.

5 MS. WAGNER-NEBBIA: Right, what
6 we're going to do is we're going to
7 keep the shape of the overhang and
8 what we're going to do it cover the
9 Yankee gutters so the water doesn't go
10 down there anymore and I'm going to
11 put these instead. That is now the
12 gutter and it's going to wrap around
13 this and it's going to look like a big
14 piece of crown molding. I picked it
15 because it has been used in a lot of
16 historical homes and it's almost
17 imperceptible, you know, because it
18 looks like a piece of trim.

19 MEMBER WALTON: It looks really
20 nice.

21 MS. WAGNER-NEBBIA: I was really
22 happy to find it and I knew that
23 getting rid of the Yankee gutters
24 would be an issue with the historic
25 board because it is a unique feature

1 on these old houses but it's very
2 impractical to maintain and get them
3 not to leak. You're dumping water
4 down your framing of the house.

5 MEMBER BORRELLI: Not really.

6 MS. WAGNER-NEBBIA: Well, it's
7 kind of outside.

8 MEMBER BORRELLI: When they were
9 built they were like exceptional and
10 mine were like over a 160 some years
11 old and they're still there. So they
12 work very well but I don't know. I'm
13 kind of stuck on the gutters. I've
14 never actually seen it and I've seen
15 how they're doing it because I
16 actually got on their website to check
17 it out. So, the only thing I think is
18 -- I'm still unsure of about exactly
19 how it's working and where it's going
20 to be cut into my Yankee gutters
21 because I don't see how it's coming
22 through the soffit.

23 MS. WAGNER-NEBBIA: It's put on
24 the outside of the overhang.

25 MEMBER BORRELLI: Right, and

1 you're actually adding molding -- what
2 would be considered molding to the old
3 house.

4 MS. WAGNER-NEBBIA: It's put on
5 the outside of the molding.

6 MEMBER BORRELLI: Right, so you're
7 changing -- you're putting a piece of
8 molding onto the front facia of the
9 house.

10 MS. WAGNER-NEBBIA: Right, because
11 right now there's a piece of crown
12 molding there which will be replaced
13 with a gutter that looks like a piece
14 of crown molding. To give it a
15 similar look.

16 MEMBER MCMAHON: Right, a profile.

17 MS. WAGNER-NEBBIA: Right,
18 because, you know, you can't put
19 gutters on any of these old houses
20 because they have crown molding that
21 prevents you. So you have to take
22 that crown molding off to allow for a
23 flat facia and then mount the
24 Dugagutter because it looks like a
25 piece of crown molding. And that's

1 what they did on all these other
2 houses.

3 MEMBER WALTON: I did have one
4 other question which I forgot to ask
5 earlier, apologies. I believe that
6 you are removing a chimney, did I see
7 that somewhere or is that?

8 MS. WAGNER-NEBBIA: Yeah, the
9 chimney -- in the middle of the house
10 -- right, there's no fireplace so
11 there still is remnants of what was a
12 fireplace in the first floor but it
13 was abandoned and they put, like,
14 ductwork in that space instead. But
15 the chimney is still there. It's a
16 non-functional chimney.

17 MEMBER WALTON: Okay.

18 MS. WAGNER-NEBBIA: They never
19 finished taking it out of the house.
20 It's also still in the basement but it
21 doesn't go anywhere.

22 MEMBER WALTON: Oh, I couldn't
23 quite picture where it was on the
24 house and it's -- must be on the other
25 side.

1 MS. WAGNER-NEBBIA: Oh.

2 MEMBER WALTON: Yeah, that's not
3 going to look -- yeah.

4 (Simultaneous cross talk.)

5 MEMBER BORRELLI: I would just
6 like for the record add in that your
7 architect -- they are saying that the
8 initial construction between 1890 and
9 1897, and that works for me because
10 they're saying the architect is
11 Charles Corwin. That's a big name out
12 here. So Corwin was one of the bigger
13 architects, I believe that he also
14 Corwin built the --

15 MR. HARPER: The auditorium.

16 MEMBER BORRELLI: -- the
17 auditorium. Exactly. He knew what he
18 was doing. He was a great architect
19 and also that the builder was Captain
20 Abraham Mitchell. I never heard that.
21 He came from Shelter Island so it
22 could be possible and that there was a
23 family named the Griffings that lived
24 in that house for 50 years.

25 MEMBER WALTON: Have you received

1 this page?

2 MS. SAUNDERS: No.

3 MEMBER BORRELLI: You can have
4 this. I'll give it to you. It has
5 some of my notes on the back.

6 MS. WAGNER-NEBBIA: Did you find
7 any pictures of th original house?

8 MEMBER BORRELLI: Well, I don't
9 know how original is if you're all
10 saying that that portico is not
11 original it could be from the 70's
12 that's when these were done.

13 (Simultaneous cross talk.)

14 CHAIRPERSON CLAUDIO: Just moving
15 us along because we have to. Robert,
16 do you -- did you do any work --
17 Robert is our historical expert. He
18 advises our client particularly at
19 this juncture where you're creating.

20 MR. HARPER: I'm just going to
21 comment on architectural features that
22 either were there or I think were
23 there. First of all the porch was
24 added in 1964. The original one was
25 taken away by the '38 hurricane. And

1 I think to Roselle's point if you're
2 putting on the clapboard you'll
3 probably see vestiges of the framing
4 of the old porch. Now the clapboards
5 you're putting on you said, "7 inch
6 exposure." Typically a house of that
7 era would have between 4 and 1/2 inch
8 and 5 and a 1/2 inch exposure. That's
9 a very wide exposure for a house like
10 that.

11 MS. WAGNER-NEBBIA: I don't know
12 if they make it in that size. We
13 could probably find out.

14 MEMBER MCMAHON: Yeah, the Hardy
15 blank (sic), yes. It's made to look
16 -- to replicate.

17 MS. WAGNER-NEBBIA: Yes, instead
18 of using 7 inches as a shingle he says
19 historically it would be more correct
20 if we use something closer to 5.

21 MR. HARPER: Usually about 5 is
22 typical. The gable at one point was
23 projected from the rest of the house
24 and was separated by a trim piece that
25 went across the bottom. And it would

1 have had scalloped shingles on it.

2 The window there -- Roselle you had
3 the National Register application --
4 was listed as a notable feature, the
5 scallop gable, the -- they call it a
6 gothic attic window but it's not
7 gothic, but it's a very decorative
8 window, and solid brackets and an
9 Italian roof line. I would question
10 why you would want to remove something
11 that's an original historic feature?

12 MS. WAGNER-NEBBIA: That's what my
13 client wanted.

14 MR. HARPER: Okay. Well, that was
15 part of the house and part is part of
16 what on the survey they thought was
17 notable.

18 MS. SAUNDERS: Looks like -- it's
19 modern times.

20 MR. HARPER: That was there in
21 1977 and I think attics like that used
22 to almost always have windows. One
23 the points that was made I think it
24 should be two over two windows rather
25 than two over one, which is rather

1 unusual combination for a Victorian
2 house. Let me think, the columns, 8
3 by 8 which is a rather chunky column
4 and square. Typically a house like
5 this would have had turned columns and
6 I think they would just be
7 proportionate and be a whole lot
8 better. What else did I see -- if you
9 want to see the picture of the house
10 from 1977 you'll see that that gable
11 is projecting from the house right
12 there. And those are going to be
13 scalloped.

14 MS. WAGNER-NEBBIA: Yeah, it's
15 going to be the same as it is now.
16 It's going to stay that way.

17 MR. HARPER: Well it's going to be
18 flat.

19 MS. WAGNER-NEBBIA: No, no it's
20 going to stay like that.

21 MR. HARPER: Okay. Your drawing
22 does not show the molding.

23 MS. WAGNER-NEBBIA: Well, if you
24 look at the floor plan it shows 12
25 inch curbing. We're not touching the

1 overhang.

2 MR. HARPER: I'm talking here.

3 MS. WAGNER-NEBBIA: Oh, that's
4 just a piece of trim. Oh, that's a
5 piece of trim on the face of the
6 house.

7 MR. HARPER: I think it's
8 projecting from what it appears to
9 separate the scallops.

10 MS. WAGNER-NEBBIA: Yeah, um
11 there's a -- it's like a piece of trim
12 on the face of the house and then they
13 put vertical siding where it used to
14 be scalloped.

15 MR. HARPER: Yeah, that picture
16 seems to show it projecting too. I'm
17 only commenting on what I think was
18 historically accurate. There are also
19 several Charles Corwin's.

20 MS. WAGNER-NEBBIA: It's like the
21 overhang that goes in and it's like a
22 piece of, like a wide piece of trim.

23 MR. HARPER: Can you pass that
24 around.

25 MS. WAGNER-NEBBIA: We weren't

1 going to change that.

2 MR. HARPER: In your drawing you
3 didn't have anything.

4 MS. WAGNER-NEBBIA: Like a flat
5 wide piece of trim.

6 CHAIRPERSON CLAUDIO: Robert's
7 comments are meant to be guiding and
8 helpful and authentic to the period.
9 You can avail yourself of his
10 expertise if he is a resource for you
11 that you want to include. That is
12 what we're trying to do here is just
13 give you ideas that might add to your
14 project. I will say that from my set
15 of comments I think the house looks
16 great and that you're doing a nice
17 thing for the block.

18 MEMBER WALTON: It looks great.

19 CHAIRPERSON CLAUDIO: So I would
20 like to make a motion. Are we -- very
21 good. I would like to note that our
22 commission is only voting on the work
23 described in your application. Any
24 other changes to the project that you
25 wish to make you'll have to come back

1 in front of the HPC again. I make a
2 motion to approve this application and
3 issue a certificate of appropriateness
4 as the application is in keeping with
5 the criteria in Greenport Village
6 Chapter 76.

7 MEMBER WALTON: I'll second it.

8 CHAIRPERSON CLAUDIO: All in
9 favor?

10 MEMBER MCMAHON: Aye.

11 MEMBER WALTON: Aye.

12 CHAIRPERSON CLAUDIO: Aye.

13 MEMBER BORRELLI: Aye.

14 MEMBER GILLOOLY: Aye.

15 CHAIRPERSON CLAUDIO: I just want
16 the board to note that Alsou has been
17 give the minutes from -- that is
18 Robert's presentation that was made on
19 February 1st for tax credits for
20 historic properties. With the COA
21 you'll now be eligible for that and I
22 hope that you avail yourself of it and
23 again, I hope that you avail
24 yourselves of the expertise. Take
25 what you wish.

1 MS. WAGNER-NEBBIA: Thank you.

2 CHAIRPERSON CLAUDIO: All right.

3 We have -- we can decide not to hear
4 this or to hear it, a question was
5 made to Mike Noone earlier in the week
6 on our Chase Bank application that has
7 been before us twice. As it was told
8 as for the question I had hoped we
9 could make a decision about it or we
10 need more time or do not wish to
11 approach it in this fast manner I am
12 fine with postponing it but they are
13 now in the second phase of the project
14 of the Greenport exterior branch
15 refresh. "As part of phase two we are
16 replacing the wood door accessing the
17 second floor and the radiant window in
18 the attic." I think we can all see
19 that in our minds. "The wood door and
20 transom is in production as wood, is
21 it possible to make the window" --
22 this is a key window -- "in alluminum
23 PBS to match all the other windows in
24 the building?" They're asking for a
25 substitution of materials here. "It

1 will make maintenance easier and the
2 lead time is half of wood, can you
3 please advise if the Historic Society"
4 they don't mean that "will approve of
5 the radiant window being alluminum?"

6 MEMBER WALTON: It will still
7 match in the way that they describe or
8 design but in a different material.

9 CHAIRPERSON CLAUDIO: The historic
10 material is wood and the requested
11 replacement is alluminum. No, is it
12 possible to make the winter in
13 alluminum PBS to match all the other
14 windows in the building.

15 MEMBER WALTON: That could be
16 interpreted. So either they're all
17 alluminum and matching or matching in
18 the design.

19 CHAIRPERSON CLAUDIO: No, not
20 matching, it's a key window.

21 MEMBER WALTON: No, no, no, I
22 understand. I'm just saying that
23 particular wording could mean more
24 than one thing. So I'm just not clear
25 what they're proposing.

1 CHAIRPERSON CLAUDIO: Mike, as
2 representative is that the best to
3 your understanding.

4 MR. NOONE: Yeah, I forwarded it
5 to you. I thought you's understand it
6 better because it looks to me that
7 it's just the window.

8 CHAIRPERSON CLAUDIO: The dominant
9 featured window.

10 MEMBER MCMAHON: To match the
11 others in kind, so I think we're
12 heading down the right track.

13 CHAIRPERSON CLAUDIO: Wood is of
14 course historic. They're asking for a
15 substitution.

16 MEMBER MCMAHON: They're asking
17 for a substitution and at that height
18 and maintenance and everything else it
19 makes perfect sense.

20 MEMBER WALTON: Yes, and I guess
21 my only point is if all the others are
22 wood does it look different? If all
23 the others are alluminum already then
24 it's not going to look different.
25 Your not going to notice. So that's

1 the was the only point I was trying to
2 make.

3 CHAIRPERSON CLAUDIO: So, Mike can
4 we go back and say we're fine with
5 replacement from wood to alluminum as
6 long as our understanding is that the
7 other windows are also alluminum?

8 MR. NOONE: Yes.

9 CHAIRPERSON CLAUDIO: Robert, are
10 you okay with that?

11 MR. HARPER: It's not historically
12 accurate.

13 MEMBER WALTON: Yes, we
14 understand.

15 CHAIRPERSON CLAUDIO: We
16 understand.

17 MEMBER BORRELLI: As long is it
18 looks -- they're all same design,
19 right. They're following the same
20 design, it's that starburst window?

21 CHAIRPERSON CLAUDIO: Yes.

22 MEMBER BORRELLI: I don't think
23 you'll be able to notice it front eh
24 street.

25 CHAIRPERSON CLAUDIO: If there is

1 a further question at all please bring
2 them back.

3 MR. NOONE: Right, for example if
4 not all windows are alluminum you'll
5 probably want a further discussion.

6 CHAIRPERSON CLAUDIO: Bring them
7 back.

8 MR. NOONE: Okay.

9 CHAIRPERSON CLAUDIO: Item No. 8,
10 we have five minute and four items so
11 this could be great. We had a
12 discussion and possible motion to
13 establish a new Historic Preservation
14 Commission "Minor Application"
15 category, we've spoken about this, and
16 discussion and motion to petition the
17 Village Board of Trustees to establish
18 the fee for "Minor Applications" at
19 \$50.00.

20 Background on this the application
21 fee of \$100 for projects under
22 \$250,000. Minor applications will be
23 simple applications. When we get to
24 the point of putting in place our new
25 application, which is a bit of time

1 down the road but we would like to
2 petition the board as we feel it's in
3 keeping with the concept of "Minor",
4 flexibility and responding to public
5 concerns. So I'd like to just poll
6 the board to see if the board is in
7 favor of the \$50 new fee category.
8 Lisa?

9 MEMBER GILLOOLY: I just have one
10 question. If it doesn't get into a
11 major/minor category would the fee
12 still hold, like in other words if we
13 don't have a major/minor category
14 would the fee stay the same.

15 CHAIRPERSON CLAUDIO: Yes.

16 MEMBER GILLOOLY: So, yes. I
17 approve.

18 CHAIRPERSON CLAUDIO: Roselle?

19 MEMBER BORRELLI: I do to.

20 CHAIRPERSON CLAUDIO: Francis?

21 MEMBER WALTON: You already know
22 mine, yes.

23 CHAIRPERSON CLAUDIO: Dennis?

24 MEMBER MCMAHON: Yes.

25 MEMBER WALTON: And I just want to

1 make one other point, which is
2 eventually items in that, assuming
3 that we adopt or springboard that
4 major/minor -- the applications in the
5 major/minor category might be handled
6 on an administrative level as opposed
7 to needing full board review. So
8 that's sort of also part of the
9 consideration of the framework.

10 CHAIRPERSON CLAUDIO: That might
11 require an ordinance change and
12 writing to Chapter 76, requires
13 consultants, requires money.

14 MEMBER WALTON: Which is why we're
15 not going there now, but it's part of
16 the rational depending on where we're
17 at with the application fee.

18 CHAIRPERSON CLAUDIO: So I have
19 sent to all of you the revised
20 application. I haven't any feedback.
21 I would like to take that as a close
22 from the board and to send the revised
23 application to Fred Stern. I have
24 been asked and will attempt to lay out
25 specific criteria for an automatic

1 trigger to a public hearing on an
2 application. You will have a chance
3 to see this all again but I believe
4 that our oversight by Fred Stern is
5 due. We need it to get there and get
6 this looked at.

7 MEMBER WALTON: I'm in support.

8 CHAIRPERSON: I want to remind you
9 tonight that out TUBI is going to be
10 presented to Village Board and if you
11 can make it, please be there.

12 And last but not least Lisa and I
13 have been trying to work on a concept
14 of some kind of historic signage. We
15 have priced out tin signs, which are
16 very reasonable at approximately \$12.
17 We did talk to North Fork Welding and
18 we had hopes that a piece of equipment
19 might allow us to keep this in
20 Greenport Village. Our design does
21 not allow for the use of that piece of
22 equipment. We went to a different
23 sign maker who suggested a black
24 acrylic product that can stand up to
25 the weather in a very long standing

1 way. I have is a sample of it and I
2 would like you to e-mail me your
3 thoughts on the design and honestly,
4 Lisa and I need some guidance on a
5 program on the sign. This part of our
6 project we're a little faced with
7 challenge and a little overcome at the
8 moment. So if we could have your
9 feedback it would be awesome.

10 I'll pass these around. They are
11 black acrylic. As I say, one is a
12 half inch, one is a quarter inch.
13 They could be adhered with
14 double-sided tape. They could be
15 drilled at the same price. They
16 depend on quantity as to pricing.
17 You're looking at anything from \$27
18 per sign for the quarter inch to \$31
19 per sign for the half inch. That's
20 all we really have time for. We would
21 really appreciate feedback here.

22 I think the open meetings law and
23 the ability to form a committee of us
24 is a little bit challenging on this
25 particular project. Lisa and I had

1 the idea of reaching out to the
2 Sterling Historical Society and asking
3 for their help in forming a committee
4 and perhaps a program. That idea is
5 afoot. Lisa, do you have anything
6 else?

7 MEMBER GILLOOLY: I'm open for
8 sign material. It could be a wood --
9 the prototype could be wood, it could
10 be bronze. There's big jumps in
11 pricing for that. A hand painted wood
12 sign. What do you think would be
13 appropriate to put on a beautiful
14 historic restoration?

15 MEMBER BORRELLI: I like the way
16 it looks.

17 CHAIRPERSON CLAUDIO: All right.
18 I'd like to make a motion to close the
19 meeting.

20 MEMBER WALTON: Second.

21 CHAIRPERSON CLAUDIO: All in
22 favor?

23 MEMBER MCMAHON: Aye.

24 MEMBER WALTON: Aye.

25 CHAIRPERSON CLAUDIO: Aye.

1 MEMBER BORRELLI: Aye.

2 MEMBER GILLOOLY: Aye.

3 CHAIRPERSON CLAUDIO: Okay.

4 Thanks everybody.

5 (Meeting was closed.)

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C E R T I F I C A T E.

STATE OF NEW YORK)

:ss

COUNTY OF SUFFOLK)

I, GLORIA ROSANTE, a Notary Public
in and for the State of New York, do
hereby certify:

That this transcript is a true
record of the testimony given.

I further certify that I am not
related to any of the parties by blood
or marriage; and that I am in no way
interested in the outcome of this
matter.

IN WITNESS WHEREOF, I have
hereunto set my hand in SEPTEMBER OF
2025.

GLORIA ROSANTE

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