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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

September 18, 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: Okay,
3 I'd like to call the meeting to
4 order. It is 5:04, September 18,
5 2025. So our Item Number 1 is a
6 motion to schedule the next
7 Historic Preservation Commission
8 Meeting for 5:00 on Thursday,
9 October 16, 2025, at Station One
10 Firehouse, Third and South Streets,
11 Greenport. Do I have a second?

12 MEMBER BORRELLI: I'll second.

13 MEMBER WALTON: I just would
14 like to note that I will not be
15 present for that meeting.

16 CHAIRPERSON CLAUDIO: Okay.
17 All in favor?

18 MEMBER MCMAHON: Aye.

19 MEMBER WALTON: Aye.

20 CHAIRPERSON CLAUDIO: Aye.

21 MEMBER BORRELLI: Aye.

22 MEMBER GILLOOLY: Aye.

23 CHAIRPERSON CLAUDIO: All
24 right. I would like to back up
25 and introduce ourselves to you.

2 MEMBER MC MAHON: Dennis McMahon.

3 MEMBER WALTON: Francis Walton.

4 CHAIRPERSON CLAUDIO: Janice

5 Claudio.

6 MEMBER BORRELLI: Roselle Borrelli.

7 MEMBER GILLOOLY: Lisa Gillooly.

8 CHAIRPERSON CLAUDIO: And

9 Robert Harper is our adviser who
10 advises the commission.

11 HISTORICAL ADVISOR HARPER: That's
12 a good word.

13 CHAIRPERSON CLAUDIO: So we did
14 have another item on our consulting
15 about windows that was cancelled.
16 The discussion applicants did not
17 make the Jitney, so we're going to
18 put that off to next month.

19 Item Number 2 is 634 Carpenter
20 Street; discussion and possible
21 motion on the application of
22 Cynthia Cannel and Rainer Gross.

23 Applicant proposes to demolish
24 the rear one-sorry portion of the
25 house and build a new one-story

2 addition to match existing house.
3 Applicant also proposes to
4 demolish and rebuild the existing
5 covered porch facing the south
6 side yard.

7 Windows are Marvin ultimate.

8 Siding is Hardie Plank Smooth.

9 Siding paint is Benjamin Moore
10 Redwood ES-20, Aura Extension
11 Satin -- Stain, Satin finish.

12 New addition roofing, GAF
13 Asphalt Timberline, Oyster Grey.

14 New porch roofing, Newcastle
15 Metal, Pre-Weathered Galvalume.

16 It is Suffolk County Tax Map
17 1001-3-4-20.1.

18 So here we ask you to come up to
19 the podium and introduce yourselves
20 and tell us about the application.

21 MS. DE CONCILIIIS: Hi, I'm
22 Marina de Conciliis on behalf of
23 Cynthia Cannel and Rainer Gross.
24 I'm of Kramer and de Conciliis
25 Architecture and we would like to

2 present this project for your
3 consideration.

4 It is, as you just mentioned,
5 the proposed demolition of the
6 rear one-story portion of the
7 house and porch and replacing it
8 with a similar one-story addition
9 and porch. And all the materials
10 are, as you mentioned, and I have
11 brought some samples if you would
12 like to see.

13 CHAIRPERSON CLAUDIO: Okay,
14 very good. So I'd like to ask
15 Robert to tell us what you see
16 about this historic home and I
17 believe you have the CRIS report?

18 HISTORICAL ADVISOR HARPER: I
19 do, yes. First of all, I was
20 hoping you were going to do the
21 other house first because they're
22 both Greek Revivals and I was
23 really excited about 750. But
24 anyway, this is a Greek Revival
25 house. In Greenport these came

2 probably somewhere around 1830 and
3 they were popular probably up to
4 about 1860. I think this
5 particular house is probably
6 1850's from what I could see, and
7 I did visit the site as the owners
8 know.

9 What you see on those homes
10 typically is classical Greek
11 proportions, symmetrical facade,
12 which this has aside from the
13 addition on the side. You see the
14 returns on the eaves, which are
15 very typical in both this and 750
16 Main Street have.

17 You'll see lots of columns or
18 pilasters on houses like this.
19 This has a particularly lovely
20 entryway with sidelights, which is
21 also typical. The type of windows
22 from that era a would have been
23 six-over-six windows, I think
24 would you agree, right, Marina?

25 MS. DE CONCILIIS: Yes.

2 HISTORICAL ADVISOR HARPER: And
3 sometimes you'll see dental
4 moldings, little teeth on the top,
5 which, again -- I have to stop
6 mentioning 750. That has a lot of
7 those kinds of details. And
8 they're usually three bays wide,
9 which is, again, this.

10 I did a lot of looking about the
11 addition on the side. It says in
12 the CRIS report that the L-section
13 was added between 1890 and 1897.
14 There was either an attempt to
15 match the demonstration of the
16 original part because it does have
17 the six-over-six windows and they
18 seem to be in proportion with the
19 ones on the front.

20 Then they said the rear section
21 was added somewhere between 1897
22 and 1909, probably based on the
23 maps of that era. So all of these
24 additions are also -- they're old.
25 The roof pitch is typical also of

2 what you would see on a Greek
3 Revival house. The things that
4 they consider notable features of
5 the building were the Greek Revival
6 doorway and the six-over-six windows.

7 They say the construction is
8 circa 1850. I would say based on
9 the maps, it's probably just pre-1858,
10 but 1850 is probably a good date.
11 So it's a lovely, unassuming Greek
12 Revival house.

13 MS. DE CONCILIIS: It's
14 beautiful and we're, by the way,
15 not touching the front portion of
16 the house, I just want to be clear.

17 HISTORICAL ADVISOR HARPER: Yes,
18 they made that clear.

19 MS. CANNEL: I learned a lot.
20 Thank you.

21 CHAIRPERSON CLAUDIO: We'll
22 give you that CRIS report.

23 MEMBER WALTON: You mentioned
24 that you did have some materials.

25 MS. DE CONCILIIS: Sure.

2 MEMBER WALTON: If you would
3 share those, that would be great.

4 MS. DE CONCILIIS: So, again,
5 with the existing house has
6 asphalt on it and we would like to
7 put this one on the -- let me get
8 the metal. This is the for the
9 standing seam portion of the
10 porch, so we've got that.

11 MEMBER GILLOOLY: On this porch?

12 MS. DE CONCILIIS: Yes.

13 MEMBER WALTON: And that matches
14 the --

15 MS. DE CONCILIIS: The existing.

16 MEMBER WALTON: -- materials
17 on the front part of the house?

18 MS. DE CONCILIIS: The front
19 part is, I think, a slightly darker
20 gray, but it's also old, so I'm
21 not sure.

22 MEMBER WALTON: Yeah.

23 MS. DE CONCILIIS: And then
24 the siding, I didn't have a piece
25 of the Hardie clapboard. I'm sure

2 you're all familiar with this, but
3 we are matching the existing house
4 stain. So this is the material
5 and it will be smooth, not the one
6 with the -- and these are exactly
7 matching what's on the house now.
8 So this is the stain. And the
9 windows are going to be, as we
10 mentioned, the Marvin Ultimate.

11 THE REPORTER: I'm sorry, if
12 you could speak up a little.

13 MS. DE CONCILIIS: I'm sorry.
14 The windows are going to match the
15 existing windows, which are the
16 Marvin Ultimate Wood Clad in this
17 dark green color.

18 MEMBER WALTON: It matches
19 what's on the --

20 MS. DE CONCILIIS: It's exactly
21 what's on the house now, which is
22 exactly why we're choosing that.

23 HISTORICAL ADVISOR HARPER: That?

24 MS. DE CONCILIIS: Yes, that one.

25 CHAIRPERSON CLAUDIO: Okay, would

2 you like to start off, Frances?

3 MEMBER WALTON: Okay, so I am --
4 since the extension at the back of
5 the house that is, from what I
6 understand, is being demolished.

7 MS. DE CONCILIIIS: Yes.

8 MEMBER WALTON: I would like
9 to understand since it, in and of
10 itself, is around 100 years old or
11 more, I'd like to understand why
12 you would demolish it as opposed
13 to restore it.

14 MS. DE CONCILIIIS: It has to
15 do with the fact that it's
16 structurally a little wobbly let's
17 say. The foundation is -- I don't
18 know if you can call it such.
19 There is a crawl space sort of,
20 but it doesn't go down deep enough
21 for frost and there's all kinds of
22 leaks and it just seemed better to
23 start afresh.

24 MEMBER WALTON: Does it actually
25 have a foundation or is it --

2 MS. DE CONCILIIS: I couldn't
3 really tell. We went in. I could
4 see there's was some part of this
5 bit over here has a crawl, but I
6 really can't tell you what's under
7 there. And you guys have had
8 issues with --

9 MR. GROSS: Well, we've had a
10 lot of road and stone --

11 MS. DE CONCILIIS: Right.

12 MR. GROSS: And we had a lot
13 of the plumbing is --

14 MS. CANNEL: The pluming kind
15 of threads under the porch because
16 you can't really get under the
17 actual structure, as we had been
18 told. So and I --

19 MS. DE CONCILIIS: It just
20 seemed --

21 MEMBER MC MAHON: Yeah.

22 MS. DE CONCILIIS: And the
23 other thing I wanted to mention is
24 the existing porch it's not even
25 six feet. To get under there, Ron

2 is very tall. So that was another
3 concern really, not hitting your
4 head as you come around. And this
5 is just what you would see from
6 the road, so you probably --

7 MEMBER WALTON: Yeah.

8 MS. DE CONCILIIIS: So we're
9 really trying to keep the idea of
10 what's there. We are coming out a
11 little farther because were going
12 through all this trouble and they
13 would like a bigger kitchen. Oh,
14 and then I brought the proposed
15 exterior sconces as well.

16 MEMBER WALTON: Yeah, it's
17 hard to know without -- I mean, I
18 can appreciate a structure being
19 unstable, lacking a foundation and
20 needing to address that, having
21 been through that myself. It's a
22 little unclear to me how essential
23 it is. You know, whether or not
24 it could be renovated. I'm --

25 MS. DE CONCILIIIS: We --

2 actually, our first idea was to
3 lift it and pour a new foundation
4 and then set it back down. But
5 it's actually not so easy to lift
6 just one portion of the house
7 because it tucks under the eave of
8 the existing house. So at that
9 point, we didn't want to touch
10 this portion at all. So that's
11 when it became apparent that it
12 was easier, so we --

13 MEMBER MC MAHON: Yeah, I
14 mean, there's a practical aspect
15 to it as well.

16 MS. DE CONCILIIS: Exactly.

17 MEMBER MC MAHON: Just the
18 foundations, these are usually
19 stacked and the mortar is usually
20 a very lime-based mortar, which
21 you can sometimes scratch out with
22 your finger, so I understand.

23 MS. DE CONCILIIS: And also
24 we can insulate this properly and
25 create a nice inclusion.

2 MEMBER MC MAHON: Yeah.

3 MEMBER WALTON: Also I noticed
4 reference to sliding doors.

5 MS. DE CONCILIIS: Just at
6 the back, yes, which wouldn't be
7 visible from the street.

8 MEMBER WALTON: These are the
9 very back?

10 MS. DE CONCILIIS: The very
11 back, yeah.

12 MEMBER WALTON: Obviously not
13 very historic.

14 MS. DE CONCILIIS: Not
15 historic, but no one would see it
16 from the rear and we'd like to
17 take advantage of the beautiful
18 backyard and light. Everything
19 else we're trying to keep quite
20 small and regular and proportional.

21 MEMBER WALTON: And the window
22 treatment, so is that just the single
23 pane?

24 MEMBER MC MAHON: Are these
25 casements?

2 MS. DE CONCILIIS: Those are
3 so those small, yes.

4 MEMBER MC MAHON: Those are
5 casements?

6 MS. DE CONCILIIS: Yes.

7 MEMBER WALTON: But they're
8 just single pane?

9 MEMBER MC MAHON: Yes.

10 MS. DE CONCILIIS: Let me just --

11 MEMBER WALTON: So the rest
12 of the house you have these
13 beautiful six over six?

14 MS. DE CONCILIIS: Correct,
15 and we're not really touching
16 those. We felt that since the
17 rear portion was built at a
18 different time, we just wanted to
19 give a nod to what was there. And
20 I don't believe this one was a six
21 over six.

22 MEMBER WALTON: Well, this looks
23 like these were six over six.

24 MS. DE CONCILIIS: Oh, you're
25 right. Okay, so those three were

2 in the back.

3 (Whereupon, there was
4 inaudible conversation.)

5 THE REPORTER: I am not
6 hearing you very well.

7 CHAIRPERSON CLAUDIO: Yeah, sorry.

8 MS. DE CONCILIIS: I'm sorry.
9 We're discussing the windows style
10 and what was there to begin with.

11 CHAIRPERSON CLAUDIO: What
12 you're proposing to demolish has
13 three six-over-six windows.

14 MS. DE CONCILIIS: Correct,
15 right. We felt that this portion
16 of the house is not as old and it
17 felt -- it's just a different
18 feeling altogether. So we wanted
19 to -- we're speaking to the
20 existing in terms of keeping the
21 proportion of what was there and
22 the pitch of the roof and the
23 materials and the finishes, but we
24 wanted to push it slightly and
25 simplify it at the back end. So

2 these are just two little tiny
3 windows over the sink. If you
4 feel they should have muntins, but
5 we thought they looked nice, just
6 to address that they're -- they're
7 new, they're different.

8 MEMBER WALTON: And here
9 you're proposing two over two?

10 MS. DE CONCILIIIS: Yes,
11 again, to simplify and just to
12 make it clear that this portion is
13 built at a different time.

14 MEMBER WALTON: So, Robert,
15 for early 1900's, what would you
16 typically see?

17 HISTORICAL ADVISOR HARPER: There
18 could be a wide variety at that
19 point because the size of the
20 glass was now -- the smaller the
21 panes usually were the older ones.
22 So at that point in history you
23 might see something that's just a
24 simple one-over-one window.

25 Two-over-two's kind of stayed

2 around for quite a while, and you
3 might also see something where
4 there's six-over-one, kind of in a
5 Colonial Revival style.

6 And the existing windows, that I
7 got a very close look at them on
8 the back part, they looked very
9 old to me and they are six-over-six.

10 MEMBER WALTON: Yeah, you can
11 see that they're being proposed to be --

12 HISTORICAL ADVISOR HARPER: Very
13 nice glass in them, which I hope
14 gets saved somehow.

15 MEMBER WALTON: Yeah.

16 CHAIRPERSON CLAUDIO: The
17 casement window is --

18 HISTORICAL ADVISOR HARPER: Not --

19 CHAIRPERSON CLAUDIO: For --
20 I mean, the house is 1850. The
21 addition is 19 -- what did you say?

22 MEMBER WALTON: Late 1800's,
23 early 1900's.

24 HISTORICAL ADVISOR HARPER: 1909
25 or something was the --

2 MEMBER WALTON: A range, you
3 gave a range.

4 HISTORICAL ADVISOR HARPER: Yeah.

5 MEMBER WALTON: 1890 something to --

6 DEFENSE ATTY one: The L was
7 added between 1890 and 1897,
8 probably determined by the maps.
9 And then the rear addition was
10 added the between 1897 and 1909.

11 MEMBER WALTON: Yeah, that's
12 right.

13 HISTORICAL ADVISOR HARPER: So
14 it's kind of a transitional period
15 as far as what windows would be at
16 that time.

17 MS. DE CONCILIIS: Again, we
18 weren't trying reproduce it exactly.
19 We're trying to keep the essence
20 of it.

21 CHAIRPERSON CLAUDIO: Well, a
22 casement, if you have
23 six-casements in the proposal --

24 MS. DE CONCILIIS: Two; two
25 in the kitchen.

2 CHAIRPERSON CLAUDIO: Four
3 elsewhere. You have six casement
4 windows in your plan.

5 MS. DE CONCILIIS: I don't
6 doubt you. I'm just trying. So
7 one of those casements is the
8 building department asked us to
9 add as an egress windows and we're
10 trying to keep within the existing
11 opening and the double hung's, as
12 you guys know, need a much wider
13 one. So that's one of the them.
14 It has to open this way or you
15 can't make it a casement egress
16 window. So that's the one that's
17 over here, this one. These are
18 the same size and six-over-six,
19 but to be egress as the building
20 department asked.

21 MEMBER BORRELLI: Is it a
22 bedroom?

23 MS. DE CONCILIIS: It is a
24 bedroom.

25 CHAIRPERSON CLAUDIO: So this

2 six-over-six is a casement window?

3 MS. DE CONCILIIIS: Well, no
4 currently, it's not an egress and
5 it's a double hung six-over-six
6 and we're keeping the size and
7 keeping six-over-six, but it just
8 opens differently because of the
9 egress. I didn't want the --

10 CHAIRPERSON CLAUDIO: I'm
11 doing the visual. So you've got a
12 true divided --

13 MS. DE CONCILIIIS: So the
14 Marvin Ultimate, the closest thing
15 you can get a simulated divided
16 like with spacer, however. So if
17 you look in, you will see some of
18 it, but they aren't actually six
19 pieces.

20 CHAIRPERSON CLAUDIO: Okay,
21 but it's not a snap-in grid.

22 MS. DE CONCILIIIS: Yeah.

23 MEMBER WALTON: So my
24 extension from that same period
25 had six-over-six windows.

2 MS. DE CONCILIIS: Oh.

3 MEMBER WALTON: Which I
4 replaced with the six-over-six
5 because I wasn't able to keep it,
6 but that would be, you know, another
7 example of -- right on Central
8 Avenue right around the corner
9 from you where we did -- you know,
10 we stuck with the original -- what
11 was on the original part of the
12 house, which was six-over-six.

13 MS. DE CONCILIIS: The divided
14 lights?

15 MEMBER WALTON: Well, they
16 were true divided lights for sure.

17 MS. DE CONCILIIS: Yes.

18 CHAIRPERSON CLAUDIO: The other
19 casements on the back of the house
20 here, could they be six-over-six?

21 MS. DE CONCILIIS: We were
22 hoping they didn't need to be
23 because they're so tiny. If we
24 make them six-over-six, it would
25 be --

2 MEMBER MC MAHON: It would be
3 way too divided.

4 MS. DE CONCILIIS: There's not
5 much glass left.

6 MEMBER WALTON: Which is why
7 you went with the two-over-two.

8 MS. DE CONCILIIS: That's
9 correct. That's correct. And,
10 again, it was just an homage to --

11 CHAIRPERSON CLAUDIO: What is
12 two-over-two, these here?

13 MS. DE CONCILIIS: Here, yeah.

14 CHAIRPERSON CLAUDIO: They
15 look like -- I don't see that.

16 MS. DE CONCILIIS: No, these
17 are the little -- this would be.

18 CHAIRPERSON CLAUDIO: This is
19 just one panel of glass.

20 MS. DE CONCILIIS: These are
21 just little tiny -- yes, just one
22 panel of glass.

23 CHAIRPERSON CLAUDIO: And
24 this is the true -- the back where
25 we have the six -- we're going --

2 the proposal is three -- four
3 casement windows; do I have it
4 right? Yes. Three, these
5 casements, and then A is --

6 MS. DE CONCILIIIS: Then
7 there's one over here. You know,
8 that's on the backside, you don't
9 see that. And then there's one
10 that it doesn't look like a
11 casement, but it is there. I
12 think that's it actually.

13 MEMBER WALTON: Are these
14 four- or six-over-six, and this
15 looks larger than --

16 MS. DE CONCILIIIS: It is
17 because we're going, you know,
18 through the trouble of building
19 something now and with higher
20 actual eight-foot ceilings instead
21 of the less than seven feet. So
22 that was the reason for that.

23 MEMBER WALTON: But there you
24 could fit a six-over-six.

25 MS. DE CONCILIIIS: We could

2 and, you know, if that's a --

3 MEMBER MC MAHON: Yeah, and,
4 again, my house, like many others,
5 and I always bring this up, is
6 that I've got five different types
7 of windows on my house.

8 MS. DE CONCILIIIS: Well, there
9 you go.

10 MEMBER MC MAHON: And the
11 house next door that we were
12 supposed to have this discussion
13 about has got the same thing.
14 It's got six-over-one and then the
15 majority are all one-over-ones,
16 which replicate what this casement
17 kind of looks like.

18 But again, sometimes you have to
19 give a little respect to the fact
20 that this is an obvious addition.

21 MS. DE CONCILIIIS: Yes,
22 that's exactly --

23 MEMBER MC MAHON: If it's an
24 obvious addition, you kind of hold
25 true to what, you know, the feel

2 was going to be.

3 MEMBER WALTON: Yeah.

4 MEMBER MC MAHON: And so I
5 get it. And then also you want to
6 be practical in regards to that
7 you jacked it up and you made it
8 so that you're not hitting your
9 head when you walk out the back
10 door on this lovely porch.

11 MEMBER WALTON: This chimney
12 what was that.

13 MS. DE CONCILIIS: That was a
14 not very attractive. Where's
15 those existing photographs? I'm
16 sorry, I don't know where those
17 got passed.

18 MEMBER GILLOOLY: Oh, I have
19 them.

20 CHAIRPERSON CLAUDIO: We have
21 them here.

22 MEMBER MC MAHON: We got them.

23 MS. DE CONCILIIS: Oh, you have
24 them. Okay.

25 MEMBER MC MAHON: So what was

2 it, just a block?

3 MS. DE CONCILIIIS: So it was
4 just a little.

5 MEMBER WALTON: Right in the
6 middle was like a cook stove do
7 you think?

8 MS. DE CONCILIIIS: I imagine
9 so. I don't really -- it's not in
10 use now and I don't --

11 MEMBER WALTON: It's not
12 connected to anything?

13 MS. DE CONCILIIIS: No.

14 MEMBER WALTON: Yeah, that
15 was a cook stove.

16 (Inaudible.)

17 MEMBER WALTON: And then the
18 mud room was probably half kitchen.

19 MS. DE CONCILIIIS: Yeah, it's
20 hard to tell and it's so low.
21 This one we're keeping as is.

22 CHAIRPERSON CLAUDIO: So of
23 your six-casements, you have two
24 that are six-over-six's and then
25 you have three that are the same

2 size in the back and they're just
3 one piece of glass and then --

4 MS. DE CONCILIIIS: Right.

5 This is one piece of glass, one
6 piece, one piece, and then this
7 instead should be two-over-two.

8 CHAIRPERSON CLAUDIO: Right
9 two over -- it looks like two
10 over...

11 MS. DE CONCILIIIS: Oh, perhaps
12 that is -- I'll check that.

13 CHAIRPERSON CLAUDIO: Okay.

14 MS. DE CONCILIIIS: But that
15 should be the same as these back
16 here. Sometimes the line goes
17 missing.

18 CHAIRPERSON CLAUDIO: So
19 here's the other, the B.

20 MS. DE CONCILIIIS: That's the
21 other -- the B are the little tiny
22 ones with one single pane of glass.

23 CHAIRPERSON CLAUDIO: Okay,
24 thank you. Roselle, what is your
25 thought on casements?

2 MEMBER BORRELLI: Regarding
3 the windows, I don't necessarily
4 need, on the new build, I don't
5 need them to be six-over-six. I
6 also think maybe it breaks it up a
7 little bit. The two-over-two I
8 really -- I like.

9 MS. DE CONCILIIS: Thank you.

10 MEMBER BORRELLI: I like
11 that. I think it -- I don't know.
12 And the fact that you did put the
13 height. So I understand that the
14 size of the window is now out of
15 proportion to the new. So I get
16 that. So if you stick to the
17 two-over-two, I think that's a
18 good look for, you know, for what
19 the house is.

20 The only thing that I wonder
21 about and, again, it's not on our
22 front state, you know, but
23 backsliding door, I might have
24 opted for French doors with the
25 divided, you know, the Marvin's that

2 have the divided, not the true
3 divided, but the divided glass. It
4 might make it look a little more --
5 because right now it looks -- to
6 me it looks out of place. But,
7 you know, I understand if you want
8 to see your garden, I get that.
9 But I just think that it would
10 look more cohesive as French doors.

11 MS. DE CONCILIIIS: The ones
12 that open in make most of the
13 kitchen unusable.

14 MS. CANNEL: It was a matter
15 of space and I was concerned about
16 that. You know, opening in we'd
17 lose a lot of kitchen and opening
18 out, we lose a lot of --

19 MEMBER WALTON: Outdoor.

20 MS. CANNEL: Yeah.

21 MEMBER BORRELLI: I have
22 two-over-two --

23 MS. CANNEL: I understand
24 what you're saying.

25 MEMBER BORRELLI: -- French

2 doors that opens out off my
3 kitchen for that reason. Yeah, it
4 opens out, you know, out of the
5 kitchen. But I mean, that, you
6 know, I don't know. I get it why
7 it's not. But I do appreciate the
8 two-over-two's, I think they're
9 okay, you know, considering that
10 it's a new build. And I do
11 understand the size. The casement
12 though, the little one, I don't
13 know, it kind of seems a little
14 out of place. Maybe make it a
15 two-over-two, you know, just to
16 sort of -- the whole thing is a
17 little more cohesive?

18 MS. DE CONCILIIIS: I think,
19 unfortunately, is that one quarter
20 of the two-over-two was one
21 quarter of that window on it's
22 own. It was meant just to be a
23 little porthole for air and one is
24 located above the sink and one is --

25 MEMBER WALTON: Right. I guess

2 on the drawings they look a little
3 larger.

4 MS. DE CONCILIIS: Because we're
5 trying to use stock sizes, but yeah.

6 MEMBER WALTON: On the sliding
7 door there's no -- they're just
8 single panel.

9 MS. DE CONCILIIS: There wasn't
10 because we wanted unobstructed
11 view and it was on the back where
12 no one can see from the road, but
13 if you want us to add some
14 muntins, we certainly could.

15 MEMBER MC MAHON: No. I have
16 the same thing on the back of my
17 kitchen with the six-over-six's on
18 all my windows and I regret it. I
19 can't see and I can't clean them,
20 so I would have preferred to go to
21 the two-over-two.

22 And the fact that this is on the
23 backside of the house and really
24 you want to take advantage of your
25 yard, I totally get it. I totally

2 get it.

3 MEMBER BORRELLI: I do like
4 the metal roof on the porch too,
5 that's going too look sharp.

6 MEMBER MC MAHON: I love that,
7 yeah.

8 MEMBER BORRELLI: I like the
9 elevation. They fixed the height
10 of it. It looks a little squashy
11 in the photo.

12 MS. DE CONCILIIS: Well, it's --

13 MEMBER BORRELLI: Yeah, it will
14 help it to look a little bit --
15 that's really nice.

16 CHAIRPERSON CLAUDIO: What
17 about the plain columns?

18 MEMBER BORRELLI: I mean, if
19 you wanted to restore to -- but it
20 is what's there. So it is...

21 MEMBER WALTON: It is -- I
22 guess there are columns.

23 MEMBER BORRELLI: Yeah.

24 MS. DE CONCILIIS: We're trying
25 to staying true to the feeling of

2 it. It's a very simple.

3 MEMBER BORRELLI: I mean,
4 it's a Greek Revival, but we're
5 not going to put Corinthians or,
6 you know, Ionic, Doric and
7 whatever, so I get it. You know,
8 I think, I like it, I don't know.

9 And it's not a big view from
10 what we're seeing. So as long as
11 the front of the house is
12 beautiful in itself --

13 MS. DE CONCILIIS: Untouched.

14 MEMBER BORRELLI: -- the way
15 it is. Exactly. That's, I would
16 think, the most important. And
17 what we can see, I like the
18 two-over-two windows. I think
19 that's going to be good. So I
20 don't know.

21 CHAIRPERSON CLAUDIO: Lisa?

22 MEMBER GILLOOLY: No, I think
23 you kept the integrity of the
24 front of the house. I agree with
25 everything I've heard. I just

2 have one question about the roof
3 height. Is it a lot higher, the
4 roof height on the back part?

5 MEMBER BORRELLI: No. It's
6 this much. Whatever that is, I
7 don't know.

8 MS. DE CONCILIIS: This is on
9 this line. The blue dash lines
10 are what's there now. So you can
11 see it's probably -- it's really
12 hard to tell because I don't
13 really know what that is. It's
14 probably like eight inches higher
15 or something.

16 MEMBER BORRELLI: Under a foot.

17 MS. DE CONCILIIS: The height
18 needed to be a little higher so
19 that we could get an eight foot
20 ceiling?

21 MEMBER WALTON: Does it still
22 tuck under?

23 MS. DE CONCILIIS: It does.
24 I just tucks under. In fact, I
25 have a note somewhere. I had it

2 anyway. It must tuck under this
3 existing roof.

4 MEMBER GILLOOLY: And also
5 the egress window that you
6 mentioned, I'm just curious, do
7 you know why you need an egress?

8 MS. DE CONCILIIS: Because
9 it's a bedroom up there and
10 doesn't have an egress now.

11 MEMBER BORRELLI: It's this one.

12 MEMBER MC MAHON: No, this
13 one down here.

14 MS. DE CONCILIIS: This is
15 the only little window is on this
16 side and then this is the window
17 on this side. So that was really
18 the only way to make this an egress.

19 MEMBER WALTON: Okay, great.

20 MEMBER GILLOOLY: And how
21 much longer is the house about,
22 just curious?

23 MS. DE CONCILIIS: So the
24 oldest is this part. So this is
25 the main portion and then there's

2 a little extension, which comes to
3 there.

4 MEMBER BORRELLI: And that's
5 not the prettiest part of the
6 house. So I think by fixing this,
7 you've gained a lot. You've
8 improved on that look. I think
9 that's nice.

10 MEMBER GILLOOLY: And I just
11 mention that I have seen French
12 siding doors. They make French
13 sliding doors. Like I guess it's
14 just the --

15 MS. DE CONCILIIIS: French doors.

16 MEMBER GILLOOLY: No, there's
17 ones that look like French doors,
18 but they slide.

19 MS. DE CONCILIIIS: Oh, okay.

20 MEMBER WALTON: I didn't know
21 that either.

22 CHAIRPERSON CLAUDIO: The
23 trim on the new windows, does it
24 match the front of the house?

25 MS. DE CONCILIIIS: Yes, it

2 matches. Well, so there's
3 different trim in different
4 places. We are mating the trim
5 that was on this portion of the
6 house and which is on some of the
7 back windows here. So it's a flat
8 three and a half inch by three
9 quarter, I believe. There's a
10 little drawing. I'm sorry, I'm
11 trying to answer -- I'm trying to
12 scale how much further that is.

13 MEMBER BORRELLI: You can
14 kind of see from the blue line on
15 the --

16 MS. DE CONCILIIS: Yeah.

17 MEMBER BORRELLI: Yeah, yeah.
18 I think it's a good use -- because
19 you can see there that little
20 thing, it's kind of like what is
21 that. Now it's sort of -- it goes
22 away and becomes more streamlined.
23 Although it looks like an outhouse
24 that was attached to an extension.
25 I don't know, possibly.

2 MEMBER MC MAHON: Alright, indoor
3 plumbing.

4 MEMBER BORRELLI: Or a broom
5 closet attached to the back of it.

6 MS. DE CONCILIIS: Oh, it's a
7 pantry now.

8 MEMBER BORRELLI: Oh, a
9 pantry. There, now that works.

10 MS. DE CONCILIIS: But you
11 can't get in the pantry.

12 MEMBER BORRELLI: Yeah. And
13 I just had a question for Robert
14 if I could. Does it say the
15 original owner on it? On that
16 map, does it say who the person is?

17 HISTORICAL ADVISOR HARPER: The
18 owner at that time --

19 MEMBER BORRELLI: No. On the
20 second page in the back possibly.

21 MEMBER WALTON: A list of --

22 HISTORICAL ADVISOR HARPER: I'm
23 not seeing it.

24 MEMBER BORRELLI: And on that
25 map -- I should've pulled it. I

2 didn't pull it, but on the front
3 is there a little piece of map, is
4 it telling the original owner on
5 thank there.

6 HISTORICAL ADVISOR HARPER: Oh,
7 good thought. Yes, M-E Tobin,
8 T-O-B-I-N, is the original owner.

9 MS. DE CONCILIIS: Did you know?

10 MR. GROSS: No, I didn't
11 know.

12 MEMBER BORRELLI: Well,
13 because most of the carpenters
14 lived on Carpenter Street. And it
15 didn't necessarily mean that they
16 were house carpenters. Most of
17 them were ship carpenters.

18 MS. CANNEL: Yeah.

19 MR. GROSS: Right, we assumed
20 that.

21 MEMBER BORRELLI: I mean, a
22 lot on the whaling ships, you
23 know? But they did house
24 carpentry as well, but most of
25 them worked on the ships and they

2 all lived on Carpenter Street.

3 MR. GROSS: And they probably
4 all built their own house too.

5 MEMBER BORRELLI: Yeah. And
6 if you look up the census, most of
7 those last names you'll see listed
8 are carpenters in Greenport at the
9 time and they're all on Carpenter
10 Street. Fun facts.

11 MR. GROSS: Makes sense.

12 CHAIRPERSON CLAUDIO: Okay,
13 have we vetted this? Anyone have
14 any other thoughts or comments?

15 (No response.)

16 CHAIRPERSON CLAUDIO: All
17 right, I would like to make a
18 motion that we approve the
19 application as submitted. We are
20 just approving the items that are
21 here. Any changes that may come
22 up, please come back to us.

23 MS. DE CONCILIIS: Of course.

24 CHAIRPERSON CLAUDIO: But do
25 I have a second on the motion?

2 MEMBER MC MAHON: Second.

3 MEMBER BORRELLI: I'll second.

4 CHAIRPERSON CLAUDIO: All in

5 favor?

6 MEMBER MCMAHON: Aye.

7 MEMBER WALTON: Aye.

8 CHAIRPERSON CLAUDIO: Aye.

9 MEMBER BORRELLI: Aye.

10 MEMBER GILLOOLY: Aye.

11 CHAIRPERSON CLAUDIO: Motion

12 carries. So, COA. Once you have

13 that, you are eligible, because

14 you're in the Historic District

15 and on the National Register, to

16 work on receiving a 20 percent tax

17 credit.

18 MS. CANNEL: Yes.

19 MR. GROSS: Oh, wonderful.

20 CHAIRPERSON CLAUDIO: And the

21 idea of it, just historically, is

22 that sometimes historic renovations

23 might cost more in trying for

24 authenticity or preservation and

25 this is a way to give the homeowner

2 back moneys that they are
3 investing in their home. So it's
4 a wonderful program.

5 MS. CANNEL: Does it need to
6 be filed within a certain timeframe?

7 CHAIRPERSON CLAUDIO: It has
8 to be done before work begins.

9 MS. CANNEL: Oh, okay.

10 CHAIRPERSON CLAUDIO: And you
11 need a COA to move forward. I'm
12 not sure about the casements, but
13 that is not our purview. They
14 will advise you on that.

15 MS. CANNEL: Okay.

16 CHAIRPERSON CLAUDIO: But, you
17 know, 20 percent is good. So this
18 is all the information about that.

19 MS. CANNEL: That's great.
20 Thank you very much.

21 HISTORICAL ADVISOR HARPER: And
22 this is the National Register report.

23 MS. CANNEL: Oh, thank you.

24 MR. GROSS: Thank you very much.

25 CHAIRPERSON CLAUDIO: All right,

2 good luck. Good project.

3 MS. CANNEL: Thank you very much.

4 MR. GROSS: Thank you very much.

5 CLERK NOONE: So I'll be in
6 touch about the C of A. Did you
7 want to pick it up? Someone has
8 to pick it up and sign it.

9 MS. DE CONCILIIS: Yes, we
10 can pick it up.

11 CLERK NOONE: Okay, I'll CC
12 you as well.

13 MS. DE CONCILIIS: When would
14 that be ready?

15 CLERK NOONE: We'll get it
16 next week at the latest, early
17 next week at the latest.

18 MS. DE CONCILIIS: Okay, thank you.

19 CHAIRPERSON CLAUDIO: All
20 right, Item Number 3 is Commission
21 discussion regarding the 2026
22 meeting schedule. And this is a
23 thought to move our meeting to the
24 second Thursday of the month at
25 5:00. Trying to accommodate the

2 working schedule. The intent is
3 that we would not be boxed in on
4 the one hour time.

5 MEMBER BORRELLI: Oh, that's
6 a good idea. So the second Thursday?

7 CHAIRPERSON CLAUDIO: The
8 second Thursday of the month.

9 MEMBER BORRELLI: I vote yes.

10 MEMBER GILLOOLY: Does it
11 mean our meetings could go longer?

12 CHAIRPERSON CLAUDIO: Longer.

13 MEMBER MC MAHON: Oh, no.

14 (Laughter.)

15 CHAIRPERSON CLAUDIO: Dennis
16 votes no.

17 HISTORICAL ADVISOR HARPER: Strike
18 that.

19 MEMBER GILLOOLY: Sure, yes.

20 CHAIRPERSON CLAUDIO: It's
21 just I feel the pressure of that
22 6:00. Is just so --

23 MEMBER MC MAHON: Yeah, they're
24 all ganging up at the door and
25 scratching at the door.

2 CHAIRPERSON CLAUDIO: All of that.

3 MEMBER BORRELLI: Oh, no, get out.

4 CHAIRPERSON CLAUDIO: So, Frances,
5 any thoughts?

6 MEMBER WALTON: Yeah, it may
7 make attendance more challenging,
8 but I'm in favor of not having a
9 hard deadline and a hard stop at
10 6:00. If this is the best way to
11 accomplish that, then --

12 CHAIRPERSON CLAUDIO: We could
13 change the time. I mean, we could
14 meet at 4:00 on the third Thursday.

15 MEMBER WALTON: Well, I'm not
16 -- I don't object to --

17 CHAIRPERSON CLAUDIO: Yeah, I
18 mean, that's an option.

19 CLERK NOONE: I will say that
20 when the Planning Board did their
21 survey, one of the issues they had
22 was a 4:00 start because people
23 work.

24 MEMBER MC MAHON: Yes.

25 CLERK NOONE: So, I mean,

2 5:00, considering it's historically
3 been 5:00.

4 MEMBER WALTON: Yeah.

5 MEMBER MC MAHON: Half an hour.

6 MEMBER WALTON: I'm fine with it.

7 MEMBER BORRELLI: I'm good with
8 4:30. You know, I could get out
9 by 4:30.

10 CHAIRPERSON CLAUDIO: It's
11 still the idea of the hard stop.

12 MEMBER WALTON: Yeah. It's
13 really, that's the main issue, yeah.

14 CHAIRPERSON CLAUDIO: Alright,
15 so we --

16 MEMBER BORRELLI: I vote yes.

17 CHAIRPERSON CLAUDIO: I'll
18 make the motion. Second.

19 MEMBER BORRELLI: Aye.

20 CHAIRPERSON CLAUDIO: Aye,
21 all in favor?

22 MEMBER WALTON: Aye.

23 CLERK NOONE: And that's a
24 5:00 start.

25 CHAIRPERSON CLAUDIO: 5:00,

2 the second Thursday.

3 MEMBER WALTON: When would we
4 implement this?

5 CLERK NOONE: Beginning of
6 next year, the 2026 schedule.

7 MEMBER WALTON: Yeah, okay.

8 CHAIRPERSON CLAUDIO: Alright,
9 so Item Number 4 is a Commission
10 discussion on any other current
11 Historic Preservation issues.

12 So we really have two big ones.
13 The grant that we spoke a little
14 bit of. Just to recap slightly,
15 there was a survey done in 2020
16 with CLG. We received a grant a
17 survey was done of the entire
18 Village.

19 At that time, Preservation Studios
20 made conclusions and recommendations
21 and they were submitted to SHPO.
22 And a different representative
23 than we have now, our SHPO
24 representative is Jeff Iovannone,
25 but this was Jennifer --

2 HISTORICAL ADVISOR HARPER:

3 Betsworth.

4 CHAIRPERSON CLAUDIO: --

5 Betsworth, came back with expanding
6 the current Core District and
7 creating a new district. So that
8 has been sitting there since 2020.
9 I have learned that grant money,
10 for instance to take Sandy Beach
11 further, would be unlikely because
12 much of the work has been done and
13 we have done nothing further with it.
14 So that we are -- our eligibility
15 for grant money to survey other
16 parts of the Village would likely
17 not happen at this time because
18 we're sitting with two recommendations
19 that we have not acted on.

20 MEMBER WALTON: From whom did
21 you get that information?

22 CHAIRPERSON CLAUDIO: From
23 Preservation Studios, the
24 consultant who did the work and
25 there's -- they've been in

2 business for a number of years and
3 there's nine of them and this is --

4 MEMBER GILLOOLY: What
5 recommendations were not acted on?

6 CHAIRPERSON CLAUDIO: The
7 expansion of the Core District and
8 the creation of the new Southwest
9 District. The Core District is --
10 did I tell you this -- 225
11 properties. The Southwest District
12 is 305. So we would be looking at
13 530 additional properties, if we
14 were successful in the nomination,
15 on the national and state registers.

16 MEMBER WALTON: And a cemetery.

17 CHAIRPERSON CLAUDIO: And a
18 cemetery. Yes, the cemetery is in
19 it. So there -- our ordinance is
20 from 1988. Francis Stern has
21 suggested that we consider
22 rewriting the ordinance. It's a
23 lot. I have been avoiding that
24 discussion, frankly, because it
25 just seems like a big task. We

2 could ask for grant money for that
3 so we could hire the professionals
4 we need to make it work.

5 So the conclusion that kept --
6 the Mayor and I have had so far is
7 that we'd like to go for it all.
8 We'd like to suggest grant for the
9 expansion of the Core District,
10 for the creation of the Southwest
11 District, and grant money to
12 rewrite and update Chapter 76.

13 I think writing it, my -- we're
14 going to discuss this tomorrow at
15 11:00. We have a meeting set up
16 with them. I suggest that we
17 write it in pieces so that maybe
18 we get some of it. But we'll talk
19 to them, they're the expert at it.

20 So -- but this Board would need
21 to pass a resolution recommending
22 that the Village Board consider
23 this grant and the Village Board
24 would have to vote on that grant
25 before we could complete this

2 cycle. It's October 31st is the
3 deadline. Again, we don't know
4 how much money the Certified Local
5 Government has received to grant
6 out, but there's also a concern
7 that grant money has become harder
8 to obtain. This is delayed by --
9 this grant usually roles out in
10 April, so it's been delayed, but
11 it has been made available.

12 In conversation with Francis
13 Stern in the past, she has said we
14 are a prime candidate for this
15 kind of stuff. You know, we have
16 half of the work done and we have
17 old ordinance. So that anecdotal,
18 that comment, but I share it. So
19 can we discuss that? Do we? Oh,
20 John, you can come in. Dennis,
21 how do you feel about this?

22 MEMBER MC MAHON: You know,
23 mixed reviews. I'd like to see it
24 explored further, you know, see
25 what we can come up with.

2 CHAIRPERSON CLAUDIO: What would
3 you like to see further explored?

4 MEMBER MC MAHON: Well, I
5 just, I'm not sure how it is
6 applied, the grant money and how
7 it's being -- how it would be used.

8 CHAIRPERSON CLAUDIO: So in
9 that 2020 survey work there were
10 two recommendations and boundaries
11 were set, specific addresses were
12 identified by green dots if you
13 recall.

14 MEMBER MC MAHON: Right, I
15 remember that, yes.

16 CHAIRPERSON CLAUDIO: And in
17 the information I gave you
18 earlier, you have the Jennifer
19 Betsworth recommendation, yes?

20 MEMBER WALTON: (Indicating.)

21 MEMBER MC MAHON: Yes, I have
22 that, yeah.

23 CHAIRPERSON CLAUDIO: And so
24 it would be further identification
25 of those addresses and the

2 boundaries and updating the survey
3 and taking the work further.

4 There's more detail needed for a
5 nomination. It's become very
6 difficult to get on the National
7 and State Registers now. It is a
8 whole process.

9 Assuming that this work was
10 submitted to SHPO and they
11 approved of it, we would then work
12 with SHPO to notify all of the
13 addresses by certified letter,
14 SHPO would do that mailing. SHPO
15 comes to a public hearing and
16 everyone has the opportunity to
17 speak for and against it. A vote
18 is taken and you have to have a
19 majority to -- is that right?

20 HISTORICAL ADVISOR HARPER: Uh-huh.

21 CHAIRPERSON CLAUDIO: A
22 majority, gets -- wins, whatever.
23 That would be the longer process.

24 MEMBER MC MAHON: Okay.

25 CHAIRPERSON CLAUDIO: We're

2 talking two years from now.

3 MEMBER WALTON: Are any of
4 the -- I'm sorry.

5 MEMBER MC MAHON: No, no,
6 that's was it.

7 MEMBER WALTON: Okay. Are
8 any of the individual properties
9 that were included -- I'm just
10 taking a quick look --

11 CHAIRPERSON CLAUDIO: Identified?

12 MEMBER WALTON: -- that were
13 identified --

14 CHAIRPERSON CLAUDIO: I can
15 look at that.

16 MEMBER WALTON: Are they --
17 would we -- we would be moving
18 forward with the entire packet or
19 just the sections that you
20 identified, the Core District
21 Southwest --

22 CHAIRPERSON CLAUDIO: Well,
23 that is the packet.

24 MEMBER WALTON: That is?

25 CHAIRPERSON CLAUDIO: That is

2 what they recommended.

3 MEMBER WALTON: So this list
4 -- and I haven't, since we just
5 received this a few minutes ago --

6 MEMBER BORRELLI: They also
7 recommend individual properties.

8 MEMBER WALTON: Well, that's
9 what I was asking about.

10 CHAIRPERSON CLAUDIO: Okay.
11 So we -- Robert was the guy who
12 put this together. Thank you ---
13 tried to -- he went and identified
14 every green dot, clicked on it,
15 and pulled the address from the
16 green dot. So we have a list, as
17 best as we are able. It's not a
18 great tool.

19 You know, you're working on a
20 green dot. It's not a great tool,
21 but a list has been made and I can
22 give you that list that we believe
23 identifies every property that was
24 recommended.

25 MEMBER WALTON: Okay, so they

2 would include, there's --

3 CHAIRPERSON CLAUDIO: Right,
4 they have individual --

5 MEMBER WALTON: There's certain
6 properties that are listed --

7 CHAIRPERSON CLAUDIO: Yes.

8 MEMBER WALTON: -- individually?

9 CHAIRPERSON CLAUDIO: Yes.

10 MEMBER WALTON: So it would
11 include those, as well as the
12 districts that you mentioned.

13 CHAIRPERSON CLAUDIO: I can't
14 exactly say that. The Lutheran
15 Church is included in the
16 district, in the --

17 MEMBER BORRELLI: (Inaudible.)

18 CHAIRPERSON CLAUDIO: Fifth
19 Avenue.

20 MEMBER BORRELLI: Saint Agnes --

21 CHAIRPERSON CLAUDIO: The little
22 German.

23 MEMBER BORRELLI: Oh, the German
24 Church, okay. Yeah, yeah, yeah,
25 yeah, that's on 5th and on the

2 other side.

3 CHAIRPERSON CLAUDIO: Yeah, I
4 don't truthfully know exactly how
5 this list figures in. I do not
6 see McCann's Park coming into this
7 discussion. What I see or -- and
8 it's these green dot properties.
9 Yeah, there's a typo in there.

10 MEMBER WALTON: Yeah.

11 CHAIRPERSON CLAUDIO: It's
12 three comments. You'll see it
13 actually. It's a big typo.

14 MEMBER WALTON: Yes. I used
15 to live up there.

16 MEMBER BORRELLI: Question,
17 if we move forward with the grant,
18 to get the grant, and they give
19 you the grant, right, what are
20 those funds to be used for? They
21 have to come with stipulations.

22 CHAIRPERSON CLAUDIO: Right,
23 then Preservations Studios would
24 be hired and they know the
25 nomination process. They would

2 could the work to every one of
3 these properties in the two
4 recommended districts. So they
5 would -- I don't know that
6 nomination process. You need a
7 professional. It is highly
8 recommended by Jeff Iovannone that
9 we have a professional do this.
10 It's unlikely -- maybe Robert
11 could do it, but you need to
12 document, very specifically, in
13 language --

14 MEMBER WALTON: Each property.

15 CHAIRPERSON CLAUDIO: -- each
16 property.

17 MEMBER WALTON: Similar to
18 what's in the CRIS reports that we
19 have, maybe that kind of?

20 HISTORICAL ADVISOR HARPER: This
21 would be more extensive. I don't
22 know if everybody knows, but I was
23 one of three people who got East
24 Marion on the National Register.
25 And literally what we did was we

2 walked to each property and I
3 would write up a description of
4 it, because I was in charge of
5 writing the architectural stuff.
6 But essentially if you have that
7 Preservation Studios things.

8 MEMBER WALTON: It's on the
9 website.

10 HISTORICAL ADVISOR HARPER: This
11 is essentially what you would need
12 is the picture of the house, the
13 date, if you knew the builder or
14 whatever, and why it's significant.

15 And these are very well done
16 except I could only find 12 of
17 them in here. So when you're
18 talking numbers like two hundred
19 and something or three hundred and
20 something.

21 CHAIRPERSON CLAUDIO: 225 and
22 305, so 530.

23 MEMBER WALTON: That's a lot.

24 HISTORICAL ADVISOR HARPER: Yeah.

25 I think East Marion was something

2 like that, somewhere in the 280's
3 I think. But it's a big process
4 and from what I can see in here,
5 they've done a very good job.

6 CHAIRPERSON CLAUDIO: I think
7 they're recognized as a really
8 outstanding consulting group.

9 MEMBER WALTON: And they've
10 done the prior work in the Village --

11 CHAIRPERSON CLAUDIO: And
12 they've done the prior work.

13 MEMBER WALTON: -- and so it
14 makes sense.

15 CHAIRPERSON CLAUDIO: We did,
16 early on -- because the initial
17 idea was to just take the Core
18 District and expand it just
19 because we have so much on our
20 plate. We have -- the Mayor and I
21 have agreed that, go for it all,
22 pick it up. The -- just to give
23 you an idea of pricing, they would
24 charge \$2,500 to do the application
25 itself, the grant writing, and

2 they would charge 28,000 -- it's
3 33,000 all in for the work to
4 expand the 225 properties. So if
5 we add 305 to that, I guess you're
6 looking at, say, 40,000. So it
7 would be -- you know, we'd be
8 asking for pretty big money.
9 Again, I don't know how much money
10 is to be had.

11 MEMBER GILLOOLY: Well, I mean --

12 CHAIRPERSON CLAUDIO: The big
13 house is part of their recommendation.

14 MEMBER GILLOOLY: I think it's
15 a good idea because we're going
16 for a blanket historic and it will
17 only fortify that project.

18 CHAIRPERSON CLAUDIO: Yes,
19 that is clear. In their work, I
20 mean, that was very specifically
21 said. And I think it's important
22 and it hasn't been said enough
23 that these parcels, these 530
24 parcels, have been looked at and
25 determined that they're eligible

2 for more. So we really have a
3 good number of our properties that
4 experts have said are worthy of
5 the highest honor this country has
6 to bestow on a building. So we
7 really are so in the right to
8 take -- to expand our local
9 district to protect these
10 properties because that's the only
11 protection is with Chapter 76.
12 There is no protection in this.
13 There is only --

14 MEMBER WALTON: Carrots.

15 CHAIRPERSON CLAUDIO: -- carrots
16 and recognition.

17 MEMBER WALTON: And the
18 recognition, yeah, but that should
19 be a positive thing for people.

20 CHAIRPERSON CLAUDIO: Right.

21 MEMBER WALTON: And help them
22 understand better what historic
23 preservation is about.

24 CHAIRPERSON CLAUDIO: Is the
25 list of interest to anybody, the

2 specific parcels?

3 MEMBER WALTON: Yes.

4 HISTORICAL ADVISOR HARPER: Janice,
5 could you explain exactly what
6 these green dots meant?

7 CHAIRPERSON CLAUDIO: So that
8 was part of the recommendation by
9 SHPO, is that's correct? That's
10 correct.

11 HISTORICAL ADVISOR HARPER: Yes,
12 yes.

13 CHAIRPERSON CLAUDIO: So they
14 took their -- the map and they
15 drew the -- what -- the boundaries
16 are hard to see exactly, but --

17 HISTORICAL ADVISOR HARPER: But
18 it's based on eligibility. They
19 considered those green dots eligible.

20 CHAIRPERSON CLAUDIO:
21 Eligible. Oh, right. There were
22 green dots that were eligible.
23 There were black dots that were
24 not eligible at all.

25 HISTORICAL ADVISOR HARPER: Those

2 were undetermined. They didn't
3 have enough information.

4 CHAIRPERSON CLAUDIO: Undetermined
5 were black?

6 HISTORICAL ADVISOR HARPER: Yes.

7 CHAIRPERSON CLAUDIO: Yellow were?
8 There were four.

9 HISTORICAL ADVISOR HARPER: Already
10 existing landmarks I think. It
11 might have been the district
12 actually, the existing district
13 was the yellow.

14 CHAIRPERSON CLAUDIO: And
15 then red dots were gone?

16 HISTORICAL ADVISOR HARPER: Destroyed.

17 CHAIRPERSON CLAUDIO: Yes,
18 destroyed, but the vast majority
19 were green dots.

20 HISTORICAL ADVISOR HARPER: Yeah.

21 MEMBER GILLOOLY: And it's a
22 distinction, but there are no
23 teeth in it. So in other words,
24 if you get this honor, it doesn't
25 change anything about your

2 property owner, right, whatever.

3 CHAIRPERSON CLAUDIO: Correct.

4 MEMBER GILLOOLY: Until --

5 CHAIRPERSON CLAUDIO: Until
6 the Chapter's that --

7 MEMBER WALTON: There's an
8 expansion of downtown at the local
9 level.

10 HISTORICAL ADVISOR HARPER: The
11 only protections you have are by
12 the local ordinance. It's
13 honorary, but if you're on the
14 National Register, that also
15 qualifies you for the tax credit
16 program. It can be up to 50 percent
17 for commercial properties and
18 you're talking about including
19 Front Street. That should be a
20 real carrot for them.

21 And then also because the work
22 that's done needs to conform to
23 the Secretary of Interior standards,
24 it ensures that your district is
25 going to be done correctly or to

2 the national standards, which, I
3 think, is a nice way of getting
4 that to happen and giving people a
5 break at the same time. So a lot
6 of advantage to being on the National
7 Register, but preservation is not --

8 MEMBER GILLOOLY: One of them.

9 HISTORICAL ADVISOR HARPER: -- one
10 of them, unfortunately.

11 MEMBER GILLOOLY: It's amazing.
12 I learned that this week. I didn't
13 realize.

14 CHAIRPERSON CLAUDIO: So if
15 -- I am leaving the country on
16 Thursday morning, which is the
17 next Work Session for the Village
18 Board. The --

19 MEMBER WALTON: Tonight is
20 Work Session --

21 CHAIRPERSON CLAUDIO: Right,
22 is the Work Session. The next
23 meeting. So the idea to make this
24 happen and have me available for
25 questions, otherwise we're going

2 to have to nominate -- anyway, the
3 idea was to have a resolution that
4 we send out after the meeting
5 tomorrow with Preservation Studios
6 by the Board, by all of us, to the
7 Village Board to allow this grant
8 to go forward.

9 So it's going to -- it would
10 happen kind of strangely, maybe
11 we'll write it and put it at
12 Village Hall and everybody can
13 sign it.

14 MEMBER WALTON: It's just the
15 grant application. Well, I think
16 we need Brian to draft the
17 resolution. I mean, if we can
18 make -- adopt -- you know, we can
19 propose the wording of it, Brian
20 can then create the resolution, I
21 think, maybe.

22 CHAIRPERSON CLAUDIO: Are we
23 comfortable with that?

24 MEMBER MC MAHON: Yeah.

25 MEMBER WALTON: So to be

2 clear, what we'd be proceeding
3 with is a grant application.

4 CHAIRPERSON CLAUDIO: We'd be
5 proceeding with asking the Village
6 Board --

7 MEMBER GILLOOLY: For a
8 resolution for the grant.

9 CHAIRPERSON CLAUDIO: For us
10 to, yeah, proceed with the grant
11 application.

12 MEMBER WALTON: So it's not
13 we've accepted an application -- I
14 mean, a grant yet or we're
15 proceeding with the work. It's
16 just us telling, informing --

17 CHAIRPERSON CLAUDIO: Preservation
18 Studios.

19 MEMBER WALTON: Yeah. Informing
20 the Trustees that we would like to
21 pursue a grant application that
22 would be -- would help fund work
23 by Preservation Studios to
24 amend the --

25 CHAIRPERSON CLAUDIO: To

2 nominate.

3 MEMBER WALTON: -- to

4 nominate and --

5 CHAIRPERSON CLAUDIO: And
6 rewrite ordinance. To nominate
7 the two districts that were
8 proposed in the 2020 evaluation,
9 the SHPO evaluation.

10 MEMBER WALTON: And to survey
11 them, right?

12 CHAIRPERSON CLAUDIO: Well, the
13 survey has happened. This would
14 be to move them to nomination.

15 MEMBER GILLOOLY: To apply
16 accordingly.

17 MEMBER WALTON: Okay, got it.
18 Yeah. I'm okay with that.

19 CHAIRPERSON CLAUDIO: Dennis?

20 MEMBER MC MAHON: All good, yep.

21 MEMBER BORRELLI: I'm all good.

22 CHAIRPERSON CLAUDIO: All good?
23 Okay.

24 MEMBER WALTON: So do you
25 want an official --

2 MEMBER GILLOOLY: Should we vote?
3 Can we do that?

4 MEMBER WALTON: I think
5 officially --

6 MEMBER GILLOOLY: Yeah, we
7 should vote to ask for a
8 resolution from the Village.

9 MEMBER WALTON: Consistent
10 with what I sloppily outlined just
11 a minute ago.

12 CHAIRPERSON CLAUDIO: So that
13 would be on Mike here in writing --

14 MEMBER WALTON: Well, they'll
15 be minutes. I mean, they'll be a
16 recording of the session Brian can
17 work with.

18 CLERK NOONE: Well, I'm mean,
19 I'm not going to write the outline
20 of the resolution.

21 MEMBER WALTON: No, no, no.
22 We would be asking Brian to create
23 the resolution based on the minutes.

24 CLERK NOONE: That would be
25 fine. Yeah, I'll make sure he

2 knows about it.

3 CHAIRPERSON CLAUDIO: That
4 would be great.

5 MEMBER WALTON: Yeah, we're
6 not asking you to do it.

7 CLERK NOONE: I was going to
8 say, that's a Brian --

9 MEMBER GILLOOLY: Janet, are you
10 going to make a motion for us to --

11 CHAIRPERSON CLAUDIO: Okay,
12 so I am making a motion that we
13 put together a resolution to ask
14 the Village Board to allow us to
15 go after a Certified Local
16 Government grant for the purpose
17 of expanding the Core District, as
18 was detailed in the 2020 SHPO
19 recommendation, to create a
20 Southwest District, as recommended
21 in the SHPO evaluation, and to
22 rework our Chapter 76 ordinance.

23 MEMBER WALTON: And just to
24 make -- may I amend that by just
25 saying to include all the properties

2 that were identified in the --

3 CHAIRPERSON CLAUDIO: Yes.

4 MEMBER WALTON: -- the 2020
5 survey, the 1987 survey, when was
6 that?

7 CHAIRPERSON CLAUDIO: This is 2020.

8 MEMBER WALTON: Yeah, the 2020
9 survey, okay.

10 CHAIRPERSON CLAUDIO: Yes. I
11 think we're looking for the -- what?

12 MEMBER GILLOOLY: We're in a
13 motion. We're in a motion.

14 CHAIRPERSON CLAUDIO: We're in a
15 motion. Let's just go with that
16 and we'll let Brian figure it out.

17 MEMBER GILLOOLY: Second.

18 MEMBER WALTON: I just don't
19 know if you're going to get what
20 you're asking for.

21 CHAIRPERSON CLAUDIO: Yes,
22 well, I think he will. It might
23 be the recommendation by Jennifer
24 Betsworth, it might be the
25 individual properties.

2 MEMBER WALTON: Okay.

3 CHAIRPERSON CLAUDIO: I don't
4 know.

5 MEMBER GILLOOLY: We have,
6 right, the 235 properties and 305
7 properties for a total of
8 530 properties --

9 MEMBER WALTON: And the cemetery.

10 MEMBER GILLOOLY: -- to be
11 identified.

12 MEMBER WALTON: And a cemetery.

13 MEMBER GILLOOLY: And a cemetery.
14 I second.

15 CHAIRPERSON CLAUDIO: Okay,
16 all in favor?

17 MEMBER MCMAHON: Aye.

18 MEMBER WALTON: Aye.

19 CHAIRPERSON CLAUDIO: Aye.

20 MEMBER BORRELLI: Aye.

21 MEMBER GILLOOLY: Aye.

22 CHAIRPERSON CLAUDIO: All
23 right, good job.

24 CLERK NOONE: Motion to
25 adjourn.

2 CHAIRPERSON CLAUDIO: Motion
3 to adjourn.

4 MEMBER BORRELLI: Second.

5 MEMBER MCMAHON: Aye.

6 MEMBER WALTON: All in favor? Aye.

7 CHAIRPERSON CLAUDIO: Aye.

8 MEMBER BORRELLI: Aye.

9 MEMBER GILLOOLY: Aye.

10 (Whereupon, the Historic
11 Preservation Commission Meeting
12 was adjourned.)
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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 2nd day of October, 2025.


REBECCA WOOD