

VILLAGE OF GREENPORT

COUNTY OF SUFFOLK : STATE OF NEW YORK

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HISTORICAL PRESERVATION COMMISSION

REGULAR SESSION

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Old Schoolhouse
Greenport, New York

February 14th, 2019
5:03 p.m.

Before:

STEPHEN M. BULL - Chairman

DENNIS McMAHON - Member

ROSELLE BORRELLI - Member

CAROLINE WALOSKI - Member (Absent)

SUSAN WETSELL - Member (Absent)

KRISTINA LINGG - Clerk to the Board (Absent)

JOSEPH PROKOP - Village Attorney

PAUL J. PALLAS - Village Administrator

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1 CHAIRMAN BULL: Ladies and
2 gentlemen, welcome to the meeting of the Village
3 of Greenport Historic Preservation Commission.

4 We have a number of items on
5 tonight's agenda. It's February 14th, 2019, it's
6 5:00 PM. And we're meeting in the Old Schoolhouse
7 in Greenport, New York.

8 My name is Stephen Bull, and I'm
9 the chairperson. On my right?

10 MEMBER MCMAHON: Dennis McMahon.

11 CHAIRMAN BULL: And --

12 MEMBER BORRELLI: Roselle Borrelli.

13 CHAIRMAN BULL: We have three of us
14 here; we have a quorum. So we're going to get
15 right down to the business at hand.

16 Item Number 1: We have a
17 discussion and possible motion of an application
18 of the Fiedler Gallery, LLC, represented by
19 Morgant Fiedler. The applicant proposes replacing
20 existing windows for the property located at 207
21 Main Street, SCTM# 1001-4-10-19.1.

22 Is the applicant in the house?

23 MS. FIEDLER: I am, yes.

24 CHAIRMAN BULL: Oh, good. Okay.

25 Let's look over the material and then we might ask

1 you a few questions.

2 MS. FIEDLER: All right.

3 CHAIRMAN BULL: So it seems that
4 you have these upstairs windows that are rotted
5 around the frames and they need to be replaced?

6 MS. FIEDLER: Correct.

7 CHAIRMAN BULL: Okay. And then you
8 have a copy of the new window order form
9 specification and a photo of the building with the
10 upstairs windows?

11 MS. FIEDLER: Right.

12 CHAIRMAN BULL: Okay. So I've seen
13 the photo; actually, I looked at my material
14 earlier. And I'm looking at the order form and
15 I'm not certain -- if you could show us what that
16 catalogue number is. Will they have true divides
17 or not? They don't look like two over two; I
18 mean, based on the order.

19 MS. FIEDLER: So these are the
20 actual pictures of what the window will look like
21 upstairs, right here (indicating).

22 CHAIRMAN BULL: Okay. So it's
23 going to be -- are you saying it's going to be --

24 MS. FIEDLER: Same size.

25 CHAIRMAN BULL: But that looks like

1 six over --

2 MEMBER MCMAHON: Six over six?

3 CHAIRMAN BULL: Nine over six?

4 MS. FIEDLER: Correct, yeah. So it
5 will be more --

6 CHAIRMAN BULL: Divides.

7 MS. FIEDLER: -- divides, correct.

8 CHAIRMAN BULL: Will they be true
9 divides? Help me out here, because it looks like
10 they're snap-ins.

11 MEMBER MCMAHON: It's a tilt sash.

12 MS. FIEDLER: They are also going
13 to be painted the same color. The windows -- the
14 trim will be painted the same as currently exists.

15 CHAIRMAN BULL: Good.

16 MEMBER MCMAHON: At the very bottom
17 there --

18 CHAIRMAN BULL: Very bottom? Oh,
19 double hung, full-frame windows. Doesn't say
20 anything about the --

21 MEMBER MCMAHON: Morgant, what
22 we're looking for is the true divided light. Do
23 you understand that?

24 MS. FIEDLER: No.

25 MEMBER MCMAHON: It means these

1 grills and everything have to be individual panes
2 and/or the grillwork is applied inside and out
3 with a separation bar.

4 CHAIRMAN BULL: So it's between the
5 two layers of glass. Are these windows going to
6 be double pane?

7 MS. FIEDLER: I believe so, but I
8 do not -- let's see. You know what, that might
9 not actually be the correct -- what I have on here
10 from the order form from --

11 CHAIRMAN BULL: Because it talks
12 about the 400 series.

13 MS. FIEDLER: It's not the correct
14 one. It's Energy Star certified, says that's to
15 be from the exterior, 400 series.

16 CHAIRMAN BULL: So I'm not sure
17 what insect screens means. Oh, that's insect
18 screens.

19 MS. FIEDLER: That's just the
20 screen.

21 CHAIRMAN BULL: They're not
22 necessarily true divides.

23 MEMBER MCMAHON: I'm still trying
24 to get the --

25 CHAIRMAN BULL: Single pane, right?

1 MEMBER MCMAHON: Sorry. Because
2 this is a high-end series, but this is not the
3 grills.

4 CHAIRMAN BULL: Okay. Are
5 available in a variety of configurations and
6 widths for double-hung. Grill patterns, see page
7 96.

8 MEMBER MCMAHON: More reading than
9 I thought I was going to have to do.

10 CHAIRMAN BULL: Page 96.

11 MEMBER MCMAHON: This is -- here we
12 are.

13 MEMBER BORRELLI: What's the number
14 on there?

15 CHAIRMAN BULL: The Item Part
16 Number is -- let's see -- TW-2456-E.

17 MEMBER MCMAHON: I don't see it in
18 the drawing here.

19 We might have to table this. And I
20 will be more than happy to go to the lumberyard
21 and get through this with you, if you want.

22 MS. FIEDLER: Okay. I mean, it's
23 all through Riverhead Building Supply.

24 MEMBER MCMAHON: That's great,
25 yeah. I'll go to the salesman and just make sure

1 that it's true divided light.

2 MS. FIEDLER: Okay.

3 MEMBER MCMAHON: Do you understand
4 that? Well, you will. And I can also show you
5 samples.

6 MS. FIEDLER: Okay.

7 MEMBER MCMAHON: I just can't tell
8 by this information what we're up against.

9 MS. FIEDLER: Okay.

10 CHAIRMAN BULL: So, you know, in
11 looking at our code, the reason why this has
12 become important to us, and in our conversations
13 with all the applicants, is that we're trying to
14 maintain the appearance and the look and the
15 functionality that was there before. Because the
16 mission of the Historic Preservation, within our
17 code -- do you agree?

18 MEMBER MCMAHON: That's correct.

19 CHAIRMAN BULL: Is that these sort
20 of details need that kind of maintenance. So
21 we're here to assist you in any way we can to
22 help, you know, the applicants meet that criteria.

23 So I propose, since we have another
24 meeting coming right up, that you take advantage
25 of my colleague's generous offer.

1 MS. FIEDLER: Love to.

2 CHAIRMAN BULL: Make sure that you
3 make a small correction to your application so we
4 get exactly the right unit.

5 MEMBER BORRELLI: We also have an
6 old photograph showing Lydia's Antique Store and,
7 I believe, Fiedler's in the same photo. It might
8 show us if -- I think they were two over two, if
9 memory serves me correctly.

10 CHAIRMAN BULL: These are fine,
11 these are two over two.

12 MEMBER BORRELLI: Yeah, two over
13 two, but she has six over twelve, right?

14 CHAIRMAN BULL: Yeah. So that's
15 why I don't think this is the best example.

16 MEMBER BORRELLI: So I'll try to
17 fine -- I think the oldest photo I have showing
18 that store front, and I do believe they're two
19 over twos.

20 CHAIRMAN BULL: Okay. So I make
21 the motion that we table this application until
22 there's more and better details provided.

23 MEMBER BORRELLI: Perfect.

24 MEMBER MCMAHON: I second it.

25 MEMBER BORRELLI: I second it.

1 CHAIRMAN BULL: All in favor?

2 MEMBER MCMAHON: Aye.

3 MEMBER BORRELLI: Aye.

4 CHAIRMAN BULL: Okay. Thank you
5 very much.

6 MS. FIEDLER: Do you have a rough
7 timeframe for this? Just because of the leakage
8 situation.

9 CHAIRMAN BULL: March is coming
10 right up.

11 MS. FIEDLER: Okay. That will be
12 the next date?

13 CHAIRMAN BULL: March 4th. Please
14 come back March 4th.

15 MS. FIEDLER: Okay.

16 CHAIRMAN BULL: I'll return that to
17 you.

18 MS. FIEDLER: Thank you.

19 CHAIRMAN BULL: Moving on. Item
20 Number 2: 413 Main Street, discussion and
21 possible motion on the application of Century 21,
22 Albertson Realty, represented by Thomas Scalia.
23 The applicant proposes a sign for the property
24 located at 413 Main Street, SCTM# 1001-4-7-12.
25 Let's take a look at this application of

1 appropriateness.

2 It says here: To hang a sign on
3 existing bracket of awning in keeping the with the
4 size and location of three other commercial spaces
5 in the building. And the renderings of the sign
6 are hereby provided with this picture here.

7 Is the applicant in the house?

8 MR. SCALIA: I am.

9 CHAIRMAN BULL: Okay. So the one
10 thing I found missing in your application was a
11 picture of the bracket on the side of the building
12 so we have some sort of idea of how it's going to
13 fit.

14 Now, when Paul comes back, or I'll
15 tell the camera now, that when you make an
16 application to us, we need to see the context.
17 It's not enough that we just see the sign. We
18 need to see the context, you know, like, how it
19 was once before. The previous applicant gave us a
20 copy of what that building, you know, what those
21 windows looked like that need to be replaced. We
22 need this also. But, as a result, I went down
23 there today and I took an image of that which I
24 can share with my team here. Let's take a look.
25 I don't mean to stand in the way of progress, but

1 in the future, for all applicants within our
2 hearing, I would like you to please, because I
3 don't want to be a hard-ass about this.

4 There's an existing bracket, I'm
5 now going to show it to you. Here we are.

6 So is this your store?

7 MR. SCALIA: That's the one.

8 CHAIRMAN BULL: That's the one. So
9 here you are. There it is. You can see it's a
10 brand new store. You can see the bracket. You
11 can see the bracket there?

12 MEMBER BORRELLI: Okay. So that's
13 going into -- what was there?

14 MR. SCALIA: I'm sorry?

15 MEMBER BORRELLI: What was there?

16 CHAIRMAN BULL: You can't see what
17 was there. You can see the little brackets. They
18 opened up the store, and we don't know what was
19 inside, but you can see it's in keeping with the
20 logo of the company. And let's take a look at the
21 materials: PVC and vinyl covering, two-sided,
22 templates extended.

23 Again, it's in keeping with the
24 nature of this Historic District that, one, we
25 allow this kind and size of sign to be present and

1 delivered, and it's in keeping with the ones of
2 the neighborhood, and it looks to be matching with
3 the overall style of the building and the canvas.

4 So I see that, to my mind, that
5 this actually meets some of this criteria that we
6 have that we need to observe. Do you agree?

7 MEMBER MCMAHON: I would make a
8 motion to approve.

9 CHAIRMAN BULL: Do you agree?

10 MEMBER BORRELLI: I agree. I
11 second.

12 CHAIRMAN BULL: Okay. All in
13 favor?

14 MEMBER MCMAHON: Aye.

15 MEMBER BORRELLI: Aye.

16 CHAIRMAN BULL: Okay. So your sign
17 for a certificate of appropriateness is approved.

18 MR. SCALIA: Well, thank you very
19 much. That was easy. And I appreciate you taking
20 the picture.

21 CHAIRMAN BULL: Well, it's
22 important that people do it.

23 MR. SCALIA: I would have sprinted
24 over there.

25 CHAIRMAN BULL: In the fading

1 light.

2 Okay. Now, let's move on to Item
3 Number 3: 111 Main Street. Discussion and
4 possible motion on the application of PWIB Claudio
5 Real Estate, LLC. Proposes renovations to both
6 wharfs including signage and awnings to the
7 property located at 111 Main Street, SCTM#
8 1001-5-4-38.1.

9 So now, we're going to see stuff.
10 You brought stuff. Okay. So in front of you we
11 have two things, we have the amended application
12 and we have the application. The -- in looking
13 this over and looking over the plans, and I
14 believe it would be explained to us, the amendment
15 is to make the awnings retractable?

16 MR. BROWN: That's part of it, yes.

17 CHAIRMAN BULL: That's part of it,
18 okay. So let's hear your story.

19 MR. BROWN: I'm Rob Brown,
20 architect for Claudio's. And the intention of the
21 entire project, of which this is a part, is not to
22 make any real changes to the Claudio's property
23 but to enhance it to bring it a little bit up to
24 date, to make it more family friendly.

25 So in terms of the awnings, the

1 original awning was structurally the same as the
2 previous, with the galvanized rods as the
3 substructure and the canvas top. What we are
4 proposing, instead of that, is a more structurally
5 sound aluminum structure, of which this is a
6 piece, which would be powder coated white, which
7 would withstand local winds far more sturdily.
8 And as part of this upgrade, structurally, we're
9 proposing retractible awnings so that the entire
10 awning doesn't have to be taken down and put up
11 any time there's a storm or snow.

12 MEMBER MCMAHON: Sure.

13 MR. BROWN: That's the gist of
14 that. We have pictures here. These are the
15 original awnings.

16 CHAIRMAN BULL: Okay. I want to
17 take a look at that.

18 MR. BROWN: I'm sorry, canopies.
19 The canopies. I want to be correct about this.
20 These are the original canopies.

21 CHAIRMAN BULL: Oh, good. Yeah.

22 MR. BROWN: And that -- and these
23 are renderings of what it would look like.

24 CHAIRMAN BULL: Okay.

25 MR. BROWN: Now, it's hard to see,

1 but the detail here, the structural supports, the
2 verticals, are just galvanized rods. And this
3 shows the aluminum which is not a -- visually, in
4 my opinion at least, a significant visual
5 difference.

6 MEMBER MCMAHON: No, I think they
7 look better.

8 MR. BROWN: Thank you. I think so,
9 too.

10 MEMBER MCMAHON: My time put in at
11 Claudio's is --

12 CHAIRMAN BULL: It looks more
13 like -- well it looks like --

14 MR. BROWN: It's a proper post.

15 CHAIRMAN BULL: -- a proper post
16 for holding up a structure this big.

17 MEMBER MCMAHON: That's correct.

18 MR. LOFFREDO: Same width, same
19 length, same height.

20 MR. BROWN: And these are samples
21 of the fabric of the canvas that would be used.
22 These would have roll-down side flaps that would
23 be partly visible. Same pattern as previously
24 existed. And it would be one of these colors.
25 The midnight navy or -- yeah.

1 MR. LOFFREDO: These are the just
2 different colors.

3 CHAIRMAN BULL: So I was thinking
4 with the, kind of, navy blue, dark blue that we
5 have --

6 MR. BROWN: And that would be a
7 theme throughout the entire property.

8 CHAIRMAN BULL: Okay.

9 MR. BROWN: Now, we're proposing
10 putting a TimberTech decking over the substructure
11 of --

12 CHAIRMAN BULL: Sure. Over -- what
13 do you call it, a dock?

14 MR. BROWN: Yeah. There are dock
15 boards and then this will be over the dock boards.

16 CHAIRMAN BULL: Okay. So very few
17 coins will fall through the slots?

18 MR. MATSUOKA: Not as many as
19 previously.

20 MR. BROWN: Yes.

21 MR. MATSUOKA: Cell phones and
22 wedding rings.

23 MR. LOFFREDO: One of elements is
24 the spacing of the dock -- the existing dock
25 allows for straws and napkins and bottle caps and

1 all the things you don't want to have in the
2 water. So this will allow water to drain, water
3 to come through in the event of high seas, but it
4 won't allow trash to get in the waterways.

5 CHAIRMAN BULL: That's an important
6 consideration. Especially when they're so close
7 together, you want to make sure the water can,
8 indeed, go through, right? But you'll have the
9 awning, in part.

10 Please proceed.

11 MR. BROWN: Not much more to say at
12 this point until I get some questions. But we're
13 proposing a simple logo, just the Claudio's script
14 signage on the face of the canopy.

15 MR. LOFFREDO: Same as existing.

16 Should we talk about the Crabby
17 Jerry's?

18 MR. BROWN: Crabby Jerry's would be
19 traditional awning, same colors.

20 CHAIRMAN BULL: So would Crabby
21 Jerry's also be retractable?

22 MR. LOFFREDO: No. So the idea
23 with Crabby's is the frame is existing and we
24 would re-screen the frame with the same materials
25 but with the white color versus the existing blue.

1 MEMBER MCMAHON: Okay.

2 CHAIRMAN BULL: Okay. So here is,
3 I believe, a plan I'm looking at, it's an
4 elevation. This is the one dated January 22nd.
5 And it's my belief that this is the one that is
6 before the retractable. But the color here and
7 the elevation is about the same.

8 MR. BROWN: That doesn't change.
9 Really, it's the structural elements that are the
10 difference.

11 CHAIRMAN BULL: Right. So as I
12 understand it, this is just one part of your
13 proposal. That is to say, the logo being on the
14 end of the awning, the color, the structural
15 element, but you're going to tell us a little more
16 about this wood railing --

17 MR. BROWN: Yes, we have --

18 CHAIRMAN BULL: -- and some other
19 details?

20 MR. BROWN: It's a -- it's a rail,
21 a guardrail. I'm not sure --

22 MR. MATSUOKA: It's not there but
23 it's on the plans.

24 MR. LOFFREDO: It's an elevation.

25 MR. BROWN: Here is -- I have an

1 image of the rope.

2 CHAIRMAN BULL: Oh, yes. It was a
3 beautiful image of the rope. Here it is. Yes.

4 MR. MATSUOKA: So it's -- it would
5 also be a powder-coated white metal post with a
6 teak -- natural teak railing and a foot railing
7 also for you to rest your foot. And instead of --
8 it would actually have separated ropes between the
9 white posts. This is actually the bar face.

10 CHAIRMAN BULL: This is not the bar
11 face -- oh, but it would be sizeable ropes?

12 MR. BROWN: Yeah.

13 MR. MATSUOKA: It's a light
14 walkway.

15 MR. BROWN: It's a little more
16 sophisticated. This would be the woodwork.

17 CHAIRMAN BULL: That looks like
18 mahogany, but that's a small detail.

19 MEMBER MCMAHON: Yeah, it doesn't
20 matter. It's wood.

21 MEMBER BORRELLI: Just a question.
22 So Claudio's previously took the awnings down in
23 the winter --

24 MR. LOFFREDO: Yes.

25 MEMBER BORRELLI: -- and you want

1 to keep them up all winter long?

2 MR. LOFFREDO: In the winter time
3 what will happen is the top retracts into the
4 center spine.

5 MR. MATSUOKA: And we shrink wrap
6 it.

7 MEMBER BORRELLI: Okay. I was
8 wondering why you want to do that to the canvas.

9 MR. LOFFREDO: Well, it's a
10 necessity when you have aesthetic canopies.

11 MEMBER BORRELLI: To retract them?

12 MR. MATSUOKA: You have to take
13 them off, but since we can retract it and shrink
14 wrap it, we can leave it up.

15 MEMBER BORRELLI: Okay. Right.

16 MR. MATSUOKA: In the event of a
17 serious hurricane coming during the season, you
18 just, boom, we don't have to --

19 MR. LOFFREDO: You can do it from
20 your cell phone. Yeah.

21 MEMBER BORRELLI: And then another
22 question I have regarding the decking. I mean,
23 I'm no engineer, but I'm wondering, before you go
24 and put more weight on top of the pilings, have
25 you guys figured out how much weight those -- from

1 the bottom up of the structure?

2 MR. BROWN: In fact, the reason the
3 dock boards were taken up, and some of you may
4 have noticed that the dock boards have been taken
5 up, was to do a structural analysis. We had our
6 structural engineer look at it. And, in fact, we
7 do have --

8 MEMBER BORRELLI: So it could hold
9 more weight?

10 MR. BROWN: Well, even without that
11 additional decking there was a need for additional
12 support.

13 MEMBER BORRELLI: Plus, the people,
14 you know, Saturday afternoon in the summer,
15 dancing, and I'm just worried.

16 MEMBER MCMAHON: I don't know
17 anything about it.

18 (Laughter).

19 CHAIRMAN BULL: Our focus here is
20 on the design elements that are being presented to
21 us.

22 MEMBER BORRELLI: In good
23 conscience, I was just wondering.

24 MR. BROWN: Yes. So we're trying
25 to be very thorough.

1 CHAIRMAN BULL: Thank you. But
2 we're talking here now. So far what we have heard
3 is: We've heard about the colors, we've heard
4 about the retractable; it seems to be in keeping
5 with the history of the usage of this space and
6 design elements there. There is an improvement
7 here, I believe --

8 MEMBER BORRELLI: Absolutely.

9 CHAIRMAN BULL: -- with these
10 structures here. They're going to be keeping the
11 existing framework at Crabby Jerry's --

12 MR. BROWN: Yes.

13 CHAIRMAN BULL: -- and you're going
14 to incorporate the Claudio's logo as an
15 historic --

16 MR. BROWN: Yes.

17 CHAIRMAN BULL: And now we're
18 talking about, we have some new fencing going in
19 which is going to have this element of the
20 sizeable rope. And then I noticed that there is
21 some exterior work that's being on done on the bar
22 which is now hiding the keg coolers behind.

23 Can you talk to us a little bit
24 about what that's going to look like now that I
25 see this in the elevation?

1 MR. BROWN: It will be built just
2 like the bar, and will be, sort of, bar height --

3 CHAIRMAN BULL: Yeah.

4 MR. BROWN: -- so that the kegs are
5 serviced from the outside. There's an area of
6 dock beyond -- if you can go to the other one.

7 CHAIRMAN BULL: Yeah, I see that.
8 These are the doors that allow you to put the kegs
9 in those --

10 MR. BROWN: Right.

11 CHAIRMAN BULL: -- keg containers.

12 MR. BROWN: Without disturbing the
13 crowd.

14 MEMBER BORRELLI: Right. Will
15 there be more seating?

16 MR. BROWN: The dock is here.

17 CHAIRMAN BULL: Yeah.

18 MR. BROWN: These are the keg
19 coolers.

20 CHAIRMAN BULL: Yeah.

21 MR. BROWN: And from this side,
22 it's --

23 MR. MATSUOKA: It's a bar face. In
24 here, these doors will be skinned with -- I think
25 we're just going to do white -- bead board white

1 to match the rest.

2 MR. LOFFREDO: If you've been to
3 the property before, this was existing but they
4 were sliding-door storage.

5 CHAIRMAN BULL: Okay. So what I'm
6 looking at here is that I'm looking at the site
7 plan, the proposed site plan, and we're looking at
8 the layout of benches and keg refrigerators and we
9 see on this side, we just see benches, and we see
10 that there's a finish on the front of these kegs
11 of which is -- it says here it's a composite
12 decking, cladding type.

13 MR. BROWN: Yeah. HardiePlank or
14 an Azek sort of material that would be painted.

15 CHAIRMAN BULL: Uh-huh. What
16 color?

17 MR. BROWN: That's going to be
18 white.

19 MR. MATSUOKA: Yes, bright white.

20 CHAIRMAN BULL: And then above
21 that, is this going to be the plastic?

22 MR. BROWN: That's meant to
23 represent the side panels.

24 CHAIRMAN BULL: Okay. So I see the
25 side panels, and then I see the blue going up

1 above that, which is retractable.

2 So this seems, to my eye, to be in
3 keeping with the historic nature and use of this
4 particular dock.

5 MR. BROWN: That was the intention.

6 CHAIRMAN BULL: Maritime --
7 maritime colors. It falls within the purview of
8 our committee to grant the certificate of
9 appropriateness both for the color and for the
10 construction and choice of materials. It seems
11 very much in keeping with this important feature
12 of the town.

13 MEMBER MCMAHON: Absolutely.

14 CHAIRMAN BULL: The watering hole.

15 MR. BROWN: That was something we
16 did not want to change.

17 MEMBER BORRELLI: Exactly.

18 CHAIRMAN BULL: Yeah, you don't
19 want to do that.

20 So anyway, the plans -- the site
21 plans in terms of how you're going to handle the
22 bar, that's your business.

23 MR. BROWN: I mean, aside from the
24 different finish, it's essentially the same bar as
25 it was. There's some modifications to the

1 equipment layouts and so forth.

2 MR. PROKOP: Are the areas
3 indicating where the plankings are going to be put
4 down?

5 MEMBER MCMAHON: Everything is
6 going to be skimmed over; is that right?

7 MR. BROWN: Yes.

8 MR. PROKOP: Okay.

9 MR. BROWN: All of this.

10 MEMBER MCMAHON: It's a lot.

11 CHAIRMAN BULL: So if these
12 materials are new, in terms of the planking, it is
13 still in keeping with the rustic appearance.

14 MR. BROWN: Right.

15 CHAIRMAN BULL: I don't know that,
16 as a committee, we need to be constrained that the
17 applicant is forced -- or not forced, but is not
18 required, aesthetically, to use dock timber, for
19 instance, and on top of that they can use other
20 materials anyway. There's been indoor/outdoor
21 carpeting, there's been a lot of other layers on
22 top of the docks underneath.

23 MEMBER MCMAHON: It's for --

24 MEMBER BORRELLI: Save the
25 cellphones.

1 CHAIRMAN BULL: I notice on the
2 original building itself there was the word
3 Claudio's. Or -- oh, no. That was on the end
4 of --

5 MR. LOFFREDO: That's the end, yes.

6 CHAIRMAN BULL: That's the future.
7 But in the past it was on the building.

8 MR. LOFFREDO: It was both,
9 existing --

10 CHAIRMAN BULL: Okay. Very cool.

11 MEMBER BORRELLI: You have to be
12 able to see it from the water on the boats coming
13 in.

14 CHAIRMAN BULL: So I don't have any
15 further questions, do you?

16 MEMBER MCMAHON: No, it was very
17 thorough.

18 CHAIRMAN BULL: So I think that
19 this design, because it is in keeping with the
20 code, which is under our domain, which is why
21 we're meeting, that it is both historically in
22 keeping with the place it's been in generations of
23 operation, that I -- I think -- would you agree
24 that this is --

25 MEMBER BORRELLI: I make a motion

1 to approve.

2 MEMBER MCMAHON: I second it.

3 CHAIRMAN BULL: All in favor?

4 MEMBER BORRELLI: Aye.

5 MEMBER MCMAHON: Aye.

6 CHAIRMAN BULL: Aye.

7 MR. BROWN: Thank you so much for
8 your time.

9 CHAIRMAN BULL: Thank you for the
10 presentation.

11 Okay. The next item we have on
12 this agenda is Item Number 4.

13 MEMBER BORRELLI: Great.

14 CHAIRMAN BULL: Item Number 4 is a
15 continued discussion and possible motion of the
16 Board to begin the development of appropriate
17 policies for specification on Historic
18 Preservation Commission criteria, such as commonly
19 considered items like windows, doors, and fences
20 in the Historic District.

21 This is an activity that still
22 needs to be finished. For instance, today we
23 still should assist our applicants in giving them
24 some guidelines on the choice of these kinds of
25 materials, such as in the previous applicant, they

1 didn't have exactly enough guidance perhaps to do
2 that. So this is going to be a continued
3 discussion.

4 MEMBER MCMAHON: Correct.

5 MEMBER BORRELLI: Okay.

6 CHAIRMAN BULL: Okay. So can I
7 make a motion to --

8 MR. PROKOP: Can I just say
9 something?

10 CHAIRMAN BULL: Yes.

11 MR. PROKOP: I think that the
12 spirit of this is good, but I think that one of
13 the things that we might consider doing since our
14 decisions are really supposed to be made with the
15 criteria of 76.6, that we might also give
16 applicants a copy of that.

17 MEMBER MCMAHON: That would be
18 fine.

19 CHAIRMAN BULL: Very good idea.

20 MR. PROKOP: So when they appear
21 here, they know, sort of, the framework; we know
22 what we're operating on.

23 MEMBER BORRELLI: Good point.

24 CHAIRMAN BULL: Okay. So thank
25 you, Joe. I make a motion that we --

1 MR. PALLAS: If I can make a
2 statement. We can include that with the
3 application itself.

4 MEMBER MCMAHON: Absolutely.

5 MR. PALLAS: I think that's what
6 you mean, Joe.

7 CHAIRMAN BULL: So the idea is:
8 When a person comes to the Village of Greenport to
9 fill out an application, they're given some
10 guidelines, some which we talk about the code,
11 which is 76.6, but some of them, maybe we might
12 give them something more practical in terms of,
13 you know, explaining to them what the dividers
14 actually mean. You know, what --

15 MEMBER MCMAHON: Sure, sure.

16 CHAIRMAN BULL: So we're going
17 to -- I make a motion that we continue this
18 discussion and develop these items.

19 MEMBER MCMAHON: I second it.

20 CHAIRMAN BULL: All in favor?

21 MEMBER BORRELLI: Aye.

22 MEMBER MCMAHON: Aye.

23 CHAIRMAN BULL: Okay. Let's go to
24 Item Number 5: Discussion and possible motion of
25 the Board including efforts to enlarge the Village

1 of Greenport Historic District.

2 Now, this item is, and I requested
3 Joe to give us some assistance here. It's
4 about -- how do we go about if we want to increase
5 the Historic District, what is a part of that
6 process? Because it's not something that we can
7 do.

8 MEMBER MCMAHON: Right.

9 CHAIRMAN BULL: But it's something
10 that we could suggest or it's something that we
11 could create as a plan, but we need to present it
12 to others in order to get their approval and
13 thoughts and input on this. Now, that is state,
14 as I understand it, that could be federal in some
15 cases because this is a federal area, the
16 district, the Department of the Interior. But
17 it's more importantly something that the Village
18 of Greenport has to agree to.

19 So Joe, thank you for this. Can
20 you tell us a little bit?

21 MR. PROKOP: So a little bit -- you
22 summed up part of this, which is that any action
23 on this would, of course, have to be by the Board
24 of Trustees. If this was something you wanted to
25 pursue, you would be making a recommendation to

1 the Board.

2 CHAIRMAN BULL: Yes.

3 MR. PROKOP: It would end up being
4 a recommendation to the Board. The process is
5 that it would get submitted to -- there would be a
6 submission to the State and then if the State
7 approves then we go to the federal government, if
8 we also wanted it to be listed as a federal
9 register.

10 The -- a couple of things about
11 this is that, right now, we have an historic
12 district in place. So if you wanted to have other
13 areas or enlarge it either by selecting other
14 areas or selecting particular buildings, what --
15 there's a determination that you have to make,
16 which is that if you're taking another block of --
17 that you would like to have considered to have the
18 historic determination, another block. If that
19 block that has -- you have to decide if that block
20 the same -- what the criteria are for that block,
21 why you think it should be determined to be
22 historic. So it could be historic but from a
23 different period than the historic district. So
24 if the historic district is the 1800s, say, and
25 you select another block of houses or buildings

1 that block might be historic, but it might be from
2 the 1910s or the 1880s or something. If that's
3 the case, then what you're doing, actually, is you
4 would be selecting a historic designation but it
5 would be for a new district.

6 Each district has to have a
7 consistent -- consistent historic period and also
8 historic characteristics. So if you believe that
9 those two things are in place, then you can expand
10 the district to include other areas in the same
11 district, but if what you want to do is have other
12 areas have a historic designation but they're not
13 from the same time period in general, or they're
14 not of the same characteristics, then you would
15 actually be pursuing a separate district.

16 CHAIRMAN BULL: So if we were to
17 consider that the character of the Village itself,
18 with these many different kinds of buildings that
19 we have because they come from so many different
20 time periods because of the way the Village
21 evolved, can -- and this is a question -- can the
22 Village -- can we at least create that spirit and
23 make that centrally kind of an evolutionary,
24 historic, buildings are of a certain size and
25 developed along a certain way which would allow,

1 of course, for some new construction as long as
2 it's within the framework of the quality of life
3 that the Village has here, or are we totally
4 constrained to have to have buildings of a certain
5 age and style?

6 MR. PROKOP: It's age and
7 characteristics. Each thing would be -- if
8 they're separate characteristics, then there's
9 separate districts.

10 CHAIRMAN BULL: So separate
11 districts is one plan we could follow.

12 MR. PROKOP: Right.

13 CHAIRMAN BULL: But could we also
14 follow -- could the Village of Greenport, the
15 trustees, determine that even though it doesn't
16 meet all State regulations, per se, it could
17 create it's own historic district, just based upon
18 the Village itself? Or would that -- they could
19 just take --

20 MR. PROKOP: It would be up to the
21 trustees. I'm sure you would need a supporting
22 opinion of a historic, you know, historic
23 consultant --

24 CHAIRMAN BULL: Yes.

25 MR. PROKOP: -- or somebody to

1 develop this. It would have to be some kind of
2 recommendation or analysis, unbiased, the same way
3 that it was done with the original district.

4 MEMBER BORRELLI: So what years
5 would we be taking about? 100 years? Because we
6 have some buildings in our historic area that go
7 approximately from 1832 up until at least 1897
8 when the auditorium was built. And it's almost,
9 you know, we've got, like, at least 60, 70, 80,
10 100 years.

11 CHAIRMAN BULL: So when I looked
12 into this in the past, and please correct me about
13 this, one of the things that happened in the past
14 is if you pick a block and too many of the
15 buildings on that block are more recent in their
16 construction, that you can't actually capture that
17 whole block. And that was something that --

18 MR. PROKOP: I think that's right.

19 CHAIRMAN BULL: -- had happened
20 once before. As I understand it, the rules
21 regarding this at the State level have changed a
22 little bit, and that's what we need to find out.
23 In other words, allow for a little bit more
24 leniency in declaring parts of the historic
25 district by having more buildings that might not

1 quite fit that criteria.

2 An area that I'm slightly
3 interested in is I think there's a whole period of
4 architecture which goes in the 20th century, which
5 is almost like cottages.

6 MEMBER MCMAHON: Well the sears
7 cottages are good example of that.

8 CHAIRMAN BULL: Yes.

9 MEMBER BORRELLI: Yes.

10 MEMBER MCMAHON: Which is a style
11 from the, you know, anything from the 30s through
12 the 50s. And remember, it's, you know, we're in
13 2019.

14 CHAIRMAN BULL: Yeah. So if we can
15 consider the -- those within our purview, it seems
16 that that would be something to think about.

17 So my next action -- what is my
18 next action here on this?

19 MR. PROKOP: In my letter I
20 included the criteria. So if you look at the
21 bottom of page 1. There's numbers one, two,
22 three, four. It appears on page 2. So those are
23 basically the criteria that you have to --
24 whatever -- I mean, if it's 1960 or 1860, it will
25 have to meet this criteria, it doesn't really

1 matter.

2 MEMBER BORRELLI: Well, what if
3 it's not -- let's say we don't have it in our
4 Historic Preservation District, but it exists in
5 the Village of Greenport and it is old and
6 historic and it is part of the 1860s, but
7 everything around it is not part of the district.
8 Can we flag that particular -- just concern --

9 MR. PROKOP: Yes.

10 MEMBER BORRELLI: -- ourselves with
11 that particular building?

12 MR. PROKOP: Yes.

13 MEMBER BORRELLI: Like, I don't
14 know how much of Front Street we have, but the
15 meat market which was down here, that's super
16 historic to us. Or across from the ferry, the
17 Mason Ole is super historic to us but not part of
18 our district, right? Not an historic -- I mean,
19 there's plenty of homes down Third Street and down
20 Fifth and they are historic, you know?

21 CHAIRMAN BULL: There's also other
22 a structure down Fifth Street Beech, which is the
23 brick building --

24 MEMBER BORRELLI: Yes.

25 CHAIRMAN BULL: -- which is where

1 the cable runs. That is a historic building
2 within the district. We have other -- my action
3 will be to sort of follow up -- first of all, I
4 need time to read this and to digest this. And I
5 want to thank you very much, Joe, for preparing
6 it.

7 MR. PROKOP: Thank you. I just
8 want to mention, there's about 1/3 of the way down
9 page 2 is the beginning of a quote. So this is
10 from the -- I pulled this off of State handle,
11 basically what this is as an overview. That quote
12 should be enclosed in the top paragraph of page 3.
13 I noticed that I didn't do that.

14 MEMBER BORRELLI: I see it.

15 CHAIRMAN BULL: I see it, yeah.

16 MR. PROKOP: But if you read that,
17 that's basically the gist of what we're talking
18 about. It would probably answer a lot of
19 questions you just had.

20 CHAIRMAN BULL: Okay. So I make a
21 motion that we accept this. And this attorney
22 client/privileged communication which is talking
23 about the issue of the historic -- expansion of
24 the historic district. And we could continue this
25 discussion after we get some information now from

1 the Federal -- I mean, from the State level and
2 will probably require -- this effort will probably
3 require that we get someone in here to write up a
4 survey of our district -- of our -- of the Village
5 so that we have some sort of a determination of
6 criteria.

7 MEMBER MCMAHON: That was a motion?

8 CHAIRMAN BULL: That was a motion.

9 MEMBER MCMAHON: That was a motion
10 and I will second it.

11 CHAIRMAN BULL: Okay. All in
12 favor?

13 MEMBER MCMAHON: Aye.

14 MEMBER BORRELLI: Aye.

15 CHAIRMAN BULL: So the next item on
16 the agenda is the motion to accept the minutes of
17 January 14th, 2019.

18 MEMBER MCMAHON: I'll second that
19 motion.

20 CHAIRMAN BULL: All in favor?

21 MEMBER BORRELLI: Aye.

22 CHAIRMAN BULL: Motion to approve
23 the minutes of the December 3rd, 2018, meeting?

24 MEMBER MCMAHON: I'll make a motion
25 to approve.

1 CHAIRMAN BULL: I'll second.

2 MEMBER BORRELLI: Second.

3 CHAIRMAN BULL: All in favor?

4 MEMBER BORRELLI: All in favor,
5 aye.

6 CHAIRMAN BULL: Now we have a
7 motion on Item 8 to schedule the next meeting at
8 five on March 4th, at the Third Street Fire
9 Station. Does that all work with your schedule?

10 MEMBER BORRELLI: Yes.

11 MEMBER MCMAHON: So far.

12 MEMBER BORRELLI: So far, exactly.

13 CHAIRMAN BULL: All in favor?

14 MEMBER MCMAHON: Aye.

15 MEMBER BORRELLI: Aye.

16 CHAIRMAN BULL: Motion to adjourn?

17 MEMBER BORRELLI: March 4th, yes.

18 CHAIRMAN BULL: Motion to adjourn?

19 MEMBER BORRELLI: Aye.

20 MEMBER MCMAHON: Aye.

21 CHAIRMAN BULL: Thank you very
22 much.

23 (Time noted: 5:47 p.m.)

24

25

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