

1 VILLAGE OF GREENPORT

2 COUNTY OF SUFFOLK : STATE OF NEW YORK

3 -----x

4 HISTORICAL PRESERVATION COMMISSION

5 REGULAR SESSION

6 -----x

7 Third Street Firehouse
8 Greenport, New York

9 June 3rd, 2019
10 5:00 p.m.

11 Before:

12 STEPHEN M. BULL - Chairman

13 DENNIS McMAHON - Member

14 ROSELLE BORRELLI - Member

15 LORI MEI - Member

16 KAREN DOHERTY - Member

17

18

19 KRISTINA LINGG - Clerk to the Board

20 JOSEPH PROKOP - Village Attorney

21 PAUL J. PALLAS - Village Administrator

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1 (The meeting is called to order at
2 5:03 PM).

3 CHAIRMAN BULL: Ladies and
4 gentlemen, this is the Village of Greenport
5 Historic Preservation Commission meeting. Today
6 is June the 3rd, 2019. We're three minutes past
7 the hour, here at the Third Street Fire Station,
8 here in Greenport.

9 My name is Stephen Bull, and I'm
10 the Chairperson.

11 To my right, I present?

12 MEMBER BORRELLI: Roselle Borrelli.

13 CHAIRMAN BULL: And on my left?

14 MEMBER MEI: Lori Mei.

15 MEMBER DOHERTY: Karen Doherty.

16 CHAIRMAN BULL: We have a quorum.

17 We're ready to begin with Item 1,
18 which is 611 Main Street, which is a continued
19 discussion and possible motion on the application
20 of Stirling Rental, LLC. The applicant seeks
21 approval for demolition and reconstruction of an
22 exterior wall and addition of a partial roof, as
23 well as replacement windows which have already
24 been completed. The work has already been
25 completed for the property located at 611 Main

1 Street, SCTM #1001-2-6-47.

2 Is there anyone in the house that
3 will speak for the applicant?

4 MR. EBELING: I'm John Ebeling.

5 CHAIRMAN BULL: Please, John,
6 introduce yourself.

7 MR. EBELING: And I represent
8 Stirling Rentals, LLC. There is not much more
9 that I can add to what we discussed last month,
10 but to reiterate:

11 We had a problem with the
12 construction, water coming in, leaking, rotten
13 roof, rotten windows. And in my mind, it was a
14 repair. I understand, perhaps, it was more than a
15 repair. We did not follow the proper steps. And
16 as far as coming before the Historic Preservation
17 Committee, I didn't -- I really understand what
18 you're trying to do, and I appreciate that. I was
19 remiss. I just thought, I'm going to go in and
20 make it look good, and I think we did. And I
21 really can't add more than that.

22 I did bring along Ms. Eileen
23 Wingate who drew up the plans, and perhaps she can
24 add more to it. I think the objection, Mr. Bull,
25 that you had was the elimination of the Yankee

1 gutter.

2 CHAIRMAN BULL: Correct.

3 MR. EBELING: Which, frankly,
4 really hadn't been there for 70 or 75 years,
5 because the existing porch had been built right
6 over the gutter and it serves no purpose now. And
7 that's where the little roof went in.

8 CHAIRMAN BULL: Exactly. But it
9 does follow the line -- the rest of the lines in
10 the house.

11 MR. EBELING: Yeah. And I think --
12 I have photographs, I don't want to bore you with
13 all this stuff. I think you saw photographs last
14 time. But I have photographs of the finished
15 product as well.

16 CHAIRMAN BULL: Yes.

17 MR. EBELING: And it really does
18 look good, honestly; and I think it's in keeping
19 of the historic nature of that area.

20 And not to pat myself on the back,
21 I have spent more time and more money on that
22 house in the last 25 years. It's not easy to keep
23 a hundred-year-old house going, and I'm trying my
24 best to keep it going. And that's all I'm trying
25 to do.

1 CHAIRMAN BULL: I appreciate that.

2 I think it looks pretty good.

3 MR. EBELING: Thank you.

4 CHAIRMAN BULL: Eileen Wingate, you
5 want to say something?

6 MS. WINGATE: Sure. I thought --

7 CHAIRMAN BULL: Your name, please,
8 and address.

9 MS. WINGATE: Eileen Wingate, Quiet
10 Man Studio. And I'm just here to help John get
11 through some of the language.

12 CHAIRMAN BULL: Thank you.

13 MS. WINGATE: Yankee gutters,
14 historically, are part of the roof assembly, not
15 part of the wall assembly. So in this case, what
16 had happened was, back in the day, somewhere
17 between 70 and 80 years ago, when they built this
18 little porch room above an outside porch in order
19 to maximize their space, they built the wall at
20 the very edge of the Yankee gutter. So basically,
21 what had happened -- and for instance, looking at
22 it afterwards is that there was an empty void
23 below the wall, which, because they never took out
24 the Yankee gutters, what was happening was you
25 have the opportunity to invite water into your

1 structure. The exterior wall was rotting away.

2 Can I help you? Do you have
3 questions?

4 MR. PALLAS: No.

5 MS. WINGATE: Oh, okay.

6 So I just thought I would explain
7 how Yankee gutter systems work. It's an
8 opportunity to -- it's an ancient technique. And
9 the houses that used Yankee gutters had big
10 cornices, usually. But in this particular
11 application, because it had been destroyed so many
12 years ago, this was an appropriate fix to
13 repairing the exterior wall, replacing the
14 windows, and loading up the wall properly. When
15 the wall was on the outside of the gutter, you
16 didn't have a correct construction.

17 So now that the wall is over the
18 header, over -- everything lines up and he should
19 never have problems with his
20 hundred-and-some-odd-year-old house again.

21 CHAIRMAN BULL: So I don't know if
22 other members of the commission are aware?

23 MEMBER DOHERTY: We went back and
24 had a look at the house.

25 CHAIRMAN BULL: Uh-huh, and what

1 was your feeling?

2 MEMBER DOHERTY: My feeling was, as
3 you know, there are a lot of regrets along the way
4 and it's too bad that you didn't consult with the
5 Historic Preservation Commission, again, earlier
6 in the spring, but I believe that you did what you
7 did in good faith.

8 MR. EBELING: Thank you, I did.

9 MEMBER DOHERTY: And to handle the
10 repairs as quickly as you could, and also keep the
11 integrity of the house in tact.

12 So my feeling was, when I went back
13 and looked today, unless you stare at the house
14 and you know the background, you wouldn't notice
15 that the Yankee gutter was gone.

16 MR. EBELING: Thank you very much.

17 MEMBER DOHERTY: So that was
18 your --

19 CHAIRMAN BULL: And your opinion?

20 MEMBER MEI: I think that -- I
21 concur.

22 CHAIRMAN BULL: Okay. So do you
23 know the house?

24 MEMBER BORRELLI: I think I know
25 the house, but I was -- I missed the last meeting

1 so I'm just --

2 CHAIRMAN BULL: Okay.

3 MEMBER BORRELLI: I am fully aware
4 of Yankee gutters and what they do and the
5 function and of the repair.

6 MR. EBELING: May I show you just a
7 couple photographs?

8 MEMBER BORRELLI: Sure.

9 MR. EBELING: Very quickly. We
10 want to paint the house and I don't want to go
11 through this again. I want to talk to you before.
12 This is the house maybe 75 years ago. No Yankee
13 gutters, nothing. And this is the interior
14 construction which is here. Before, these windows
15 were all vinyl, all aluminum rotted, and again, no
16 Yankee gutters, no Yankee gutters. We went ahead
17 into the air, that's what I was talking about.
18 And that's all I wanted to show. It may be this
19 is -- this is from across the street. This is --

20 CHAIRMAN BULL: So --

21 MEMBER BORRELLI: So how would --
22 you want to scoop it like that?

23 CHAIRMAN BULL: Yeah.

24 MR. PALLAS: Excuse me, can you --

25 CHAIRMAN BULL: Let me explain

1 these photographs. The question is: What
2 happened here with this roof on this particular
3 slope, and what happened is that when the
4 building, the new construction, was brought in
5 line with support underneath, the -- yeah, these
6 Yankee gutters remained.

7 MEMBER BORRELI: This was over here
8 but when they did this construction that's here --

9 CHAIRMAN BULL: Well, actually, it
10 was underneath the wall that they took out. And
11 so we didn't have an opportunity to give advice to
12 the -- to the applicant on what would be the
13 proper way to perhaps yield the situation. So in
14 Greenport, in looking around, some people when
15 they put the roofs back on, do it without the
16 Yankee gutter, they put kind of a sliding Yankee,
17 sort of, low angle thingy that actually eliminates
18 the Yankee gutter but it still kind of preserves
19 the flow of the roof line and the cornices.

20 We didn't have the opportunity to
21 even discuss that as a possibility. Instead, we
22 were presented this, but this is the final result.
23 And I'm particularly fond of Yankee gutters,
24 personally and professionally, in our job. But
25 the question is: What are we going to do now

1 because the applicant wishes to move forward?

2 I would propose that, perhaps, I
3 don't know if the applicant has spoken to the
4 builder, if we could lessen, by putting another
5 row of board on it, if we could lessen it by one
6 row of siding so that we would get a more narrow,
7 flatter profile on that, or if that would be out
8 of the question.

9 MR. EBELING: I don't know if it's
10 out of the question, but it seems like at this
11 point, you're imposing a burden on me that perhaps
12 shouldn't be. I don't think that looks bad. I
13 think it's in keeping of the other houses. I
14 could show you photographs on my phone of houses
15 around the village that have exactly the same kind
16 of look.

17 CHAIRMAN BULL: Yes, understood.

18 MR. EBELING: And all we did was --
19 we're trying to make it right.

20 CHAIRMAN BULL: Understood. Let me
21 just try to work this out here with the
22 commission.

23 MEMBER BORRELI: What it looks like
24 to me is that when they did this construction,
25 this room up here, they put it to edge, to the

1 brim of the top of the Yankee gutter, so the only
2 way to -- so we're here to historically make it
3 historic, but are you going to make it historic to
4 the new construction of this room or are you going
5 to make it historic to a Yankee gutter that
6 existed a long time ago, but whoever approved this
7 construction of it is then -- so you're going to
8 restore it the best you can to the what was
9 already there.

10 MEMBER DOHERTY: There's another
11 issue, just because it was constructed that way or
12 you have that option, is that the best way to
13 handle water and storm runoff today or are you
14 going to end up with another rotting roof?

15 CHAIRMAN BULL: Yeah, that's one
16 thing. Part of it was this upper porch was never
17 there when the house was probably constructed, and
18 there was an entrance --

19 (Member McMahon enters).

20 CHAIRMAN BULL: -- here, and then
21 we put this thing on.

22 So Dennis, we're here. We're on
23 611 Main Street.

24 MEMBER BORRELLI: We're discussing
25 Yankee gutters.

1 CHAIRMAN BULL: And we're trying to
2 discuss -- Eileen is here with us and she's talked
3 a little bit about --

4 MS. WINGATE: I might add, I
5 haven't been on the forward roof, the front porch
6 roof. Do you have a photo of that?

7 CHAIRMAN BULL: This roof here?

8 MS. WINGATE: Yes. But I believe
9 that the siding lines line up. So where the front
10 porch has a more shallow roof, it's because of the
11 distance. So I think that's where the contractor
12 determined the pitch, was he was just trying to be
13 consistent front to back, so you can --

14 CHAIRMAN BULL: You can see here,
15 on this porch, see this?

16 MEMBER BORRELI: Yes.

17 CHAIRMAN BULL: And it sort of
18 carries through there and it kind of carries
19 through there.

20 Dennis, do you have an opinion
21 about this?

22 MEMBER MCMAHON: I was shown a
23 couple of comparable roof lines, actually quite a
24 few, in regards to the neighboring buildings. And
25 so I was less put off by it. I thought, perhaps,

1 where we had an issue was with how it proceeded in
2 regards to permitting and then the lack of our
3 being involved.

4 CHAIRMAN BULL: Yeah.

5 MEMBER MCMAHON: As far as what
6 they've come up with and seeing some of the photos
7 from -- and pitch lines, actually most of them are
8 12s on that street and throughout the
9 neighborhood. So it's not in any way offensive,
10 but it's -- it's actually in character. So I
11 mean, that's what we're all about, right?

12 The fact that we got bypassed kind
13 of hurt our feelings a little bit, but I think we
14 if we could get over that, and can agree that that
15 roof line does, in fact, carry through and is in
16 keeping with, then I think --

17 MEMBER BORRELI: Yeah, because the
18 only other option would have been, instead of
19 doing this little roof and fixing that, was bring
20 the whole wall back to where the Yankee gutter
21 started and who's going to do that?

22 MEMBER MCMAHON: It was.

23 MEMBER BORRELI: No, it's to the
24 ridge of the Yankee gutters.

25 CHAIRMAN BULL: Did the

1 construction bring it to the edge of the Yankee
2 gutter? Maybe. We don't know.

3 MEMBER MCMAHON: Yeah.

4 CHAIRMAN BULL: But it's a good
5 point to bring up.

6 So do you care to make a motion,
7 Sir?

8 MEMBER MCMAHON: I will make a
9 motion to --

10 MR. PROKOP: One second.

11 CHAIRMAN BULL: Yes.

12 MR. PROKOP: So Dennis, you said
13 you saw pictures of the surrounding roof lines?
14 Do you have --

15 MEMBER MCMAHON: No, I do not. I
16 was shown that by the contractor who happened to
17 have been in the lumberyard at the same time that
18 I was. And I basically advised him that that was
19 not really what we're all about and how that was
20 going to fly. But I did understand what he was
21 getting at. He was trying to make a point that
22 the surrounding roof lines -- a lot of them were
23 12 pitch, and he showed me pictures. I don't have
24 the pictures, this was just in passing.

25 MR. PROKOP: Okay. Before you have

1 a motion on this, I recommend you discuss the
2 criteria.

3 CHAIRMAN BULL: Ah, the criteria.

4 MEMBER MCMAHON: 76.

5 CHAIRMAN BULL: Yes. So in our
6 code, in the Village of Greenport Code, we have
7 Section 76, I believe it is. I don't have my
8 notes with me. We talk about the importance of
9 renovation or construction, re-construction,
10 that's done in the neighborhood -- in keeping with
11 the neighborhood. And what Dennis was talking
12 about and only speaking to the contractor and what
13 other people have seen in the neighborhood, that
14 this kind of solution to a Yankee gutter is -- is
15 done in Greenport over a period of time but it
16 doesn't violate the aesthetic of other buildings
17 that we see.

18 MEMBER MCMAHON: And it's -- your
19 wording is great because it's a solution, and it's
20 been a solution for many, many years.

21 CHAIRMAN BULL: So in that sense,
22 given the fact that we want these constructions to
23 co-exist in the neighborhood, with that going
24 forward and not -- it's not our job, of course, to
25 create an unnecessary burden for the applicant,

1 especially when they've already made a decision.
2 I think they're already well aware of the issue of
3 not bringing this in good time to our attention,
4 which is just -- it's an important piece of
5 protocol. But the applicant, for many years, has
6 maintained this house and this structure in
7 keeping with the neighborhood, in terms of the
8 details.

9 So Dennis, would you like to make a
10 motion?

11 MEMBER MCMAHON: I would like to
12 make a motion to approve. How should I word it?
13 The re-application?

14 MEMBER BORRELLI: 611 Main Street.

15 MEMBER MCMAHON: That's about it,
16 611 Main Street and to -- as it is built.

17 CHAIRMAN BULL: So they should get
18 their certificate of appropriateness?

19 MEMBER MCMAHON: I think they
20 should get their certificate of appropriateness.

21 MEMBER BORRELI: I'll second that.

22 CHAIRMAN BULL: Okay. All in
23 favor?

24 MEMBER DOHERTY: Aye.

25 MEMBER MEI: Aye.

1 CHAIRMAN BULL: Aye.

2 Thank you.

3 MR. EBELING: Thank you very much
4 for your time and consideration. I do appreciate
5 it.

6 CHAIRMAN BULL: Next item on the
7 agenda: 111 Broad Street. Discussion and
8 possible motion on the application of Christopher
9 and Joan Ripley. The applicant proposes additions
10 to the north and south walls of the dwelling for
11 the property located at 111 Broad Street,
12 SCTM #1001-2-6-38.

13 MEMBER MCMAHON: All right.

14 CHAIRMAN BULL: Who do we have
15 here?

16 MR. UELLEND AHL: My name is Frank
17 Uellendahl, 123 Central Avenue. I'm the
18 architect. And I'm here to speak for the Ripleys
19 who have this nice little home on Broad Street.

20 I don't know if you had the chance
21 to walk or drive by, I just printed out a couple
22 of elevations here. We're dealing with the front,
23 you can see it on the elevations, maybe you want
24 to pass this around, and this is the back
25 elevations. So the -- the applicants would like

1 to create a little bit more curb appeal as far as
2 the front is concerned. It's a very plain
3 building, very symmetrical. And if you walk
4 around Greenport, you always see these, as far as
5 the front porch is concerned, the extended roof
6 with a couple of columns. Walter Foote, for
7 example, has it on his house, basically across the
8 street. And this is what we're trying to do as
9 well here, to give it a little bit more, you know,
10 nicer facade.

11 The major construction actually
12 happens in the back. There is a sun room and an
13 addition -- planned is an addition of the kitchen
14 on the first floor and the sun room is going to be
15 extended by another seven feet to also make room
16 for an extended second floor addition.

17 Christopher Ripley actually is a
18 musician and he plays for the Lone Sharks, and you
19 may know him, but he would like a little studio up
20 there, and the third bedroom upstairs is
21 relatively small. So -- and they love their
22 terrace that they have right now on top of the sun
23 room, so they would like that back. So we're
24 basically putting the terrace on top of the
25 extended kitchen, which also, downstairs, creates

1 a new mud room with a washer/dryer. That's
2 basically the extent of the construction.

3 As far as materials are concerned,
4 the house is, right now, clad in aluminum, you
5 know, vinyl siding. They would like -- since we
6 have this addition in the back, it's now the time
7 to actually change the material and they would
8 like to go with the HardiePlank, which you see a
9 lot of here in the historic district. And there
10 are -- I have a color. They would like to bring
11 it a little bit darker, with black front doors and
12 back doors, and the windows are going to be, of
13 course, white. So it's going to be white, gray,
14 black color combination. Windows are Anderson,
15 we -- as shown in my elevations, we'll have fixed
16 grills on the outside, on the inside with a spacer
17 bar in between. So they look, most -- you know,
18 they look more historical. And the railing up on
19 the second floor will be, you know, probably going
20 to go with PermaCast, some material that doesn't
21 need a lot of maintenance. And I think I gave you
22 a sample of the front door columns, of the front
23 porch. And those will be painted white as well.
24 So I think that's the extent of our project.

25

CHAIRMAN BULL: So --

1 MR. UELLEND AHL: So any additional
2 questions, just let me know.

3 CHAIRMAN BULL: Yes. So this sun
4 room, which is the existing sun room, will be
5 replaced --

6 MR. UELLEND AHL: Correct.

7 CHAIRMAN BULL: -- with a larger
8 sun room?

9 MR. UELLEND AHL: Yes.

10 CHAIRMAN BULL: And then what will
11 be here? This window will be --

12 MR. UELLEND AHL: Yeah. This is
13 going to be eliminated, this is in the current
14 kitchen. And this will be extended out eight
15 feet.

16 CHAIRMAN BULL: So that the new
17 deck will actually be on top of the kitchen --

18 MR. UELLEND AHL: Correct.

19 CHAIRMAN BULL: -- and not where we
20 see it now?

21 MR. UELLEND AHL: Correct. Right.

22 CHAIRMAN BULL: And that's shown in
23 this elevation here?

24 MR. UELLEND AHL: I think I gave you
25 the proposed floor plans. You see the second

1 floor room, the extended room, with the door going
2 out onto the -- the side door going out onto the
3 deck.

4 CHAIRMAN BULL: I don't see the
5 Yankee gutters.

6 MR. UELLEND AHL: There are no
7 Yankee gutters.

8 *(Laughter)*.

9 CHAIRMAN BULL: A little humor.

10 MEMBER BORRELI: When was the house
11 built?

12 MR. UELLEND AHL: I don't know
13 exactly, but I think I was told it was built in
14 the 40s.

15 CHAIRMAN BULL: So am I hearing
16 that you're going to be replacing all of the
17 aluminum siding with hardiboard?

18 MR. UELLEND AHL: Right. Right.

19 CHAIRMAN BULL: All the sides of
20 the house?

21 MR. UELLEND AHL: I mean, now, as
22 you know, once we take off the aluminum siding,
23 who knows what's underneath. So there is a chance
24 that I may come back and say, listen, it's
25 beautiful cedar, but a lot of rot here and there.

1 I mean, this is what we usually face as
2 professionals.

3 CHAIRMAN BULL: Yes.

4 MR. UELLEND AHL: So that might be
5 an option. But as of today, the owners are
6 thinking of HardiePlank, which is a fiber, you
7 know, composite.

8 CHAIRMAN BULL: Any questions?

9 MEMBER DOHERTY: I just have one.
10 I walked by the house.

11 MR. UELLEND AHL: Yes.

12 MEMBER DOHERTY: And I think your
13 plans are excellent.

14 MR. UELLEND AHL: Thank you.

15 MEMBER DOHERTY: I just have one
16 question about the front door.

17 MR. UELLEND AHL: Right.

18 MEMBER DOHERTY: Because that
19 looked like it had the most in terms of detail.

20 MR. UELLEND AHL: Yes, it's a very
21 nice front door. Did you take a photo?

22 MEMBER DOHERTY: I did.

23 MR. UELLEND AHL: It's a wooden
24 door, panel door, with four square lights up on
25 top. And we wanted to preserve this. And I will

1 probably convince -- be able to convince the
2 owners to eliminate the screen door out front, so
3 it's actually going to be right up into our face.

4 MEMBER DOHERTY: Okay.

5 MR. UELLEND AHL: Because nobody
6 really uses the front door in this case, everybody
7 uses the back door.

8 MEMBER BORRELI: Can I just ask a
9 question on the colors?

10 MR. UELLEND AHL: Sure.

11 MEMBER BORRELI: So you said you
12 chose the HardiePlank, and you said you wanted to
13 go darker than that color?

14 MR. UELLEND AHL: No. This is --

15 MEMBER BORRELI: And all the
16 windows are black?

17 MR. UELLEND AHL: Well there are --
18 there are only, as you see on the photo, they have
19 these plastic, you know, shutters, they're fake.
20 I mean, I don't know if they'll be able to -- if
21 we replace them, then they're going to be
22 functional and wood, but that's a question of
23 cost. But as of now, we would actually put those
24 black shutters back up. These are the only four
25 shutters.

1 MEMBER BORRELI: But I mean,
2 HardiePlank that you showed us.

3 MR. UELLEND AHL: Yes.

4 MEMBER BORRELI: They're going
5 darker than that color is what you said?

6 MR. UELLEND AHL: No, no. This is
7 the color.

8 MEMBER BORRELI: Oh, that's the
9 color. Okay.

10 CHAIRMAN BULL: So the house will
11 no longer have a white clapboard-like appearance;
12 is that HardiePlank? Because it will be that
13 gray?

14 MR. UELLEND AHL: Correct.

15 CHAIRMAN BULL: So dark roof?

16 MR. UELLEND AHL: And white trim. I
17 mean, the trim, we now use Versatech as opposed to
18 cedar.

19 CHAIRMAN BULL: Right. Right.

20 MR. UELLEND AHL: So it's going to
21 be white trim, soffits, white columns, white
22 windows, white. So and so it's going to --

23 CHAIRMAN BULL: That's all going to
24 pop off that dark background.

25 MR. UELLEND AHL: Yes. Yes. Across

1 the street, there is a house that is very similar
2 as far as are the color scheme is concerned, also
3 relatively dark gray with white trim.

4 MEMBER BORRELI: The big one with
5 the --

6 MR. UELLEND AHL: Yes.

7 MEMBER BORRELI: Beautiful.

8 CHAIRMAN BULL: Again, thinking
9 about dark coats, this is -- these modest changes,
10 especially the addition of the porch at the front,
11 facing the street is in keeping with the kinds of
12 actual developments that people have done on their
13 houses. Because it used to be just a hard front
14 and then they add porches. So it's in keeping
15 with the neighborhood. I think the color choices
16 and the materials are also in keeping. And I
17 think Frank has described the quality of the
18 windows that are going in that we're seeing.

19 MEMBER BORRELI: Six over six?

20 CHAIRMAN BULL: Six over six.

21 MR. UELLEND AHL: Yeah. And the --
22 there's a sliding door, a new sliding four-panel
23 sliding door facing the garden and the sun room.
24 I actually increased -- I like the larger
25 grillwork for those eight-foot doors.

1 CHAIRMAN BULL: Yes.

2 MR. UELLEND AHL: It's more in
3 keeping, and proportionately, it works better with
4 the double -- the existing double-hung windows,
5 and they are six over six, yes.

6 CHAIRMAN BULL: So I -- if there
7 are no more questions, then I make a motion that
8 we approve the certificate of appropriateness for
9 the application for the additions to the north and
10 south walls of the dwelling for the property
11 located at 111 Broad Street.

12 MEMBER BORRELI: I second that.

13 CHAIRMAN BULL: All in favor?

14 MEMBER MCMAHON: Aye.

15 MEMBER BORRELLI: Aye.

16 MEMBER DOHERTY: Aye.

17 MEMBER MEI: Aye.

18 CHAIRMAN BULL: Thank you very
19 much.

20 MR. UELLEND AHL: Thank you very
21 much. Have a nice evening.

22 CHAIRMAN BULL: Number 3, Item
23 Number 3: 744 Main Street. Discussion and
24 possible motion on the application of Mary
25 Marland. The applicant proposes the placement of

1 a shed in the rear yard for the property located
2 at 744 Main Street, SCTM #1001-2-3-8.1.

3 Is the applicant in the house?

4 (No response).

5 The applicant is not in the house.

6 This came to us at a very last moment as a special
7 request. I don't know if you got the chance to
8 read that e-mail. And she desires -- she has a
9 nice looking house, and she desires to put this
10 rather modern looking shed in the backyard.

11 MEMBER MEI: This is from the
12 street?

13 CHAIRMAN BULL: Yes, even though we
14 have as much responsibility for the back of the
15 structure, when we can, as we do for the front. I
16 don't think that that should necessarily -- I
17 don't think that that should eliminate us from
18 putting in a shed that looks interesting, you
19 know, so I'm not -- I don't think all sheds have
20 to look like old sheds. But I don't know, how
21 does everyone else feel?

22 MEMBER BORRELI: Well, given the
23 look of the houses to the right of it --

24 MEMBER MCMAHON: Yes.

25 MEMBER BORRELLI: -- I mean, it's

1 very modern.

2 MEMBER MCMAHON: It's contemporary.

3 MEMBER BORRELI: Maybe it doesn't
4 exactly match the house to the right, but it
5 matches the house that it's in, so it depends on
6 what you'd like to match.

7 MR. PALLAS: If I may, just for
8 clarification?

9 CHAIRMAN BULL: Yes, please.

10 MR. PALLAS: That house is actually
11 behind, it's not to the right. I think it's a
12 flag lot behind it.

13 CHAIRMAN BULL: Oh, okay.

14 PUBLIC ATTENDANT: There is a shed
15 in the back, isn't it? I'm sorry.

16 MEMBER MCMAHON: Yes, I know the
17 house and I'm familiar with the flag lot. It's a
18 very contemporary house. I actually did a lot of
19 paperwork before they got started on that. It has
20 nothing but contemporary lines to it, despite the
21 fact that it has a gable edge.

22 MEMBER BORRELI: It's kind of the
23 right of way that goes to the back?

24 MEMBER MCMAHON: That's correct.
25 Right. I believe you're right. You know, in

1 certain cases like this, it's not really part of
2 the street scape, and interesting is a good word
3 to explain. Not everything has to be so cookie
4 cutter all the time. I think you've got -- I
5 mean, the Village is a part of change, and some of
6 the things that we talk about in regards to maybe
7 expanding the historical district is the fact that
8 we have to start looking at different structures
9 and there's an evolution involved in regards to
10 neighborhoods and what changes and how they come
11 to be.

12 CHAIRMAN BULL: So I think that is
13 in keeping with our code. And thinking that we
14 do, in Greenport, see a number of houses in
15 various periods, we're not just locked into one
16 period.

17 So does anyone care to make a
18 motion on it even though the applicant isn't here?

19 MEMBER MCMAHON: I'll make a motion
20 to approve this seven-by-seven shed.

21 MEMBER BORRELI: I'll second it.

22 CHAIRMAN BULL: Okay. So the
23 motion is to accept this shed as defined in their
24 application for a certificate of appropriateness.
25 It's not for any other kind of shed but the shed

1 that's here, which is described here as a resin
2 Keter brand seven-by-seven prefab garden shed.

3 All in favor?

4 MEMBER DOHERTY: I have one
5 question.

6 CHAIRMAN BULL: Oh, a question.
7 Okay.

8 MEMBER DOHERTY: Since there's no
9 representative here and the owner is not here to
10 speak, how will we know that this is the actual
11 shed that they do?

12 CHAIRMAN BULL: That's a very good
13 question. How do we know -- so that's -- okay.
14 So we can make it conditional.

15 MEMBER MCMAHON: Yes, exactly. We
16 make a condition that what is presented in front
17 of us today is --

18 MEMBER BORRELI: Approved.

19 MEMBER MCMAHON: -- what is
20 actually done, yeah.

21 CHAIRMAN BULL: Okay. So I amend
22 the motion that we're making that this is a
23 conditional approval of a certificate of
24 appropriateness for a shed as described and
25 presented in their application.

1 MEMBER MEI: I second that motion.

2 CHAIRMAN BULL: All in favor?

3 MEMBER MCMAHON: Aye.

4 MEMBER MEI: Aye.

5 MEMBER DOHERTY: Aye.

6 CHAIRMAN BULL: Okay. Next.

7 Item Number 4: Continued

8 discussion and possible motion of the Board to
9 begin the development of appropriate policies for
10 specific Historic Preservation Commission criteria
11 on such commonly considered items such as:
12 windows, doors, and fences in the Historic
13 District.

14 So here on my left are the two that
15 have taken on this task.

16 MEMBER MEI: We have put together a
17 timeline for a project that starts with
18 interviewing relevant people about the procedures
19 and the guidelines and things that would be
20 helpful. And that will include village officials,
21 it would include homeowners, it would include
22 talking to building -- building owners, and also
23 reviewing guidelines that other villages and
24 municipalities have. Our goal is to really come
25 up with, you know, we also review material that

1 the chairman also had gotten together. We also
2 have a user-friendly guidebook that we can have on
3 the Village website and also give to applicants
4 that would make some distinctions between what's a
5 repair and what's a new construction, to kind of
6 avoid some of the things that have come before us.
7 We also have FAQs, which would be the most common
8 questions in terms of windows and doors and
9 things, scapes, and looking at -- what do you call
10 it -- streetscapes.

11 CHAIRMAN BULL: Streetscapes, yes.

12 MEMBER MEI: And really have a very
13 clear timeline of steps, when you should go where,
14 and we think this will be a really good
15 compilation of things that some people know and
16 some people don't know, and as more and more
17 applications come before the Commission, we think
18 it would be helpful.

19 MEMBER DOHERTY: Just to add to
20 that, there is a need for clarity for people,
21 especially for applicants, so they know what to do
22 and where to go and what examples they can follow.
23 So it doesn't seem arbitrary or based on personal
24 taste, but really specific guidelines that we
25 would use, that other villages in New York use,

1 and then used in New York State.

2 MEMBER MEI: So that's our
3 proposal. We have a timeline set out. We'll give
4 this to the board members to take a look at for
5 specific people that we have talked to, but people
6 in particular that the Board Members are really
7 critical for us to speak to and we would like to
8 hear from you, and any comments on the timeline,
9 based on -- we tried to put together based on
10 conversations with the chair and the also with
11 each other, and we're ready to move forward.

12 CHAIRMAN BULL: So I'm looking at
13 the timeline and I'm very pleased, personally and
14 professionally, with this timeline. But does this
15 mean that perhaps at the next meeting of -- in
16 July, that you could give us a report on some of
17 your factfinding interviews?

18 MEMBER MEI: Yes.

19 MEMBER DOHERTY: Yes.

20 MEMBER MCMAHON: Wonderful.

21 CHAIRMAN BULL: Wonderful. So I
22 make a motion that we approve this plan and we go
23 forward.

24 MEMBER MCMAHON: Sure. Anything
25 makes it easier. It's wonderful.

1 CHAIRMAN BULL: That would help
2 some people who came today.

3 MEMBER MCMAHON: Yes.

4 CHAIRMAN BULL: So anyone want to
5 second it?

6 MEMBER BORRELI: I'll second that.

7 CHAIRMAN BULL: All in favor?

8 MEMBER WHITE: Aye.

9 MEMBER MEI: Aye.

10 MEMBER MCMAHON: Aye.

11 CHAIRMAN BULL: Okay. Item 5 is a
12 discussion and possible motion of the Board to
13 pursue efforts to expand the Village of Greenport
14 Historic District.

15 I have no report to make on this
16 matter. We're still waiting to see if we are
17 going to get the high-level grant that we will be
18 able to look at all of the Village of Greenport.
19 And then -- so there's nothing to report there.

20 Item 6: Discussion and possible
21 motion of the Board to change the day of the
22 Village of Greenport Historic Preservation
23 Commission meeting.

24 It's come to the attention of the
25 Chair that, from time to time, we are unable to

1 have the presence of Paul Pallas, our Village
2 Administrator, at these meetings because he has
3 another obligation on the same day of the month.
4 So I was in discussion with Paul about possible
5 other dates. So we need to see, one, if they work
6 well for us and our schedule; and two, if they
7 work well for Paul; and then three, if they would
8 work well for the Village.

9 Paul, do you have a report?

10 MR. PALLAS: Just -- I appreciate
11 your considering this. The -- what would be
12 convenient, mostly for myself and other staff
13 members, would be the third Thursday of the month,
14 commencing at 5:00 PM. The time would be the
15 same, but instead of the first Monday -- the first
16 Monday of the month, it would be the third
17 Thursday of the month, would be the request.

18 CHAIRMAN BULL: So as I understand
19 it, then this would come before the meeting of
20 the --

21 MR. PALLAS: The work session of
22 the Board of Trustees, correct.

23 CHAIRMAN BULL: So we would need to
24 finish our business promptly.

25 MR. PALLAS: Correct, yes.

1 CHAIRMAN BULL: Unless something --
2 so how does that sound to people?

3 (Affirmative response).

4 MEMBER MCMAHON: Yeah.

5 MEMBER BORRELLI: Yeah.

6 CHAIRMAN BULL: So I make a motion
7 that we try this out.

8 MEMBER BORRELI: So the next
9 meeting then, we would -- what would we do?

10 CHAIRMAN BULL: The next meeting,
11 as I understand it, then would be on the third
12 week of July.

13 MR. PALLAS: Correct.

14 CHAIRMAN BULL: Third Thursday in
15 July.

16 MEMBER BORRELI: The 18th?

17 MEMBER DOHERTY: And the time would
18 be? What time?

19 CHAIRMAN BULL: Same time, 5:00 PM.

20 MEMBER DOHERTY: And what would
21 happen if we run over?

22 MR. PALLAS: I mean, traditionally,
23 this meeting doesn't run that long. If there were
24 any specific issue that, at least in advance, a
25 potential discussion in advance of the meeting

1 with the chairman and it looks like it might need
2 additional time, you could schedule a special
3 meeting for that one topic if you needed more
4 time.

5 MR. PROKOP: Could you change the
6 location also?

7 MR. PALLAS: Yeah. Or the other
8 option would be to change the location. You could
9 have it at the schoolhouse, for example. I may
10 need to leave, but you could continue.

11 MEMBER DOHERTY: Could we start at
12 4:30?

13 MR. PALLAS: That's up to you
14 folks.

15 CHAIRMAN BULL: Yeah. So I think
16 we should leave it as starting at 5:00. I'm in
17 favor of the third week in the month, trying it
18 out. It's a good start.

19 MEMBER BORRELI: Here or the
20 schoolhouse?

21 CHAIRMAN BULL: No, here. And then
22 if a big item comes up then we can either move
23 that time forward or we can have it at the
24 schoolhouse. And if this doesn't work for all
25 parties, we can return to the first Monday of the

1 month.

2 MEMBER DOHERTY: Okay. Sounds

3 good.

4 CHAIRMAN BULL: So I make a motion

5 that we change it according to those rules.

6 MEMBER BORRELI: I second.

7 CHAIRMAN BULL: All in favor?

8 MEMBER DOHERTY: Aye.

9 MEMBER MEI: Aye.

10 MEMBER MCMAHON: Aye.

11 MR. PALLAS: I just want to thank

12 the Board for their consideration. Thank you.

13 CHAIRMAN BULL: You're welcome.

14 Item Number 7: Motion to accept

15 the minutes of the April 1, 2019, and May 6, 2019,

16 meetings.

17 MEMBER MCMAHON: I make a motion to

18 accept.

19 CHAIRMAN BULL: Second?

20 MEMBER BORRELI: Second.

21 CHAIRMAN BULL: All in favor?

22 MEMBER DOHERTY: Aye.

23 MEMBER MEI: Aye.

24 MEMBER MCMAHON: Aye.

25 CHAIRMAN BULL: Okay. Motion to

1 approve the minutes of the March 4, 2019, meeting?

2 MEMBER BORRELI: I make a motion to
3 approve the minutes of the meeting for March 4th.

4 CHAIRMAN BULL: I'll second.

5 All in favor?

6 MEMBER DOHERTY: Aye.

7 MEMBER MEI: Aye.

8 MEMBER MCMAHON: Aye.

9 CHAIRMAN BULL: Item 9: Motion to
10 schedule the next HPC meeting for 5:00 PM on
11 July 18, 2019, in this location, at the Third
12 Street Fire Station. Okay.

13 All in favor?

14 MEMBER DOHERTY: Aye.

15 MEMBER MEI: Aye.

16 MEMBER MCMAHON: Aye.

17 CHAIRMAN BULL: Item 10: Motion to
18 adjourn. Anybody of the public wants to say
19 something? No? Yes?

20 MR. KULSZISKI: Could I say
21 something?

22 CHAIRMAN BULL: Yes, please.

23 MR. KULSZISKI: I'm Charlie
24 Kulsziski, 433 Main Street. People know our house
25 because it mostly usually has two cast iron lions

1 in the front of the house. We have a slate roof,
2 and we've been trying to re-do the Yankee gutter
3 and the dormer trim, but it's taking a -- I'm
4 getting bids between 300- and 500,000, which is
5 just quite a bit of money so I'm sure what I'm
6 going to do with that, if anyone had an idea.

7 Also, we're looking to paint the
8 house, and I have some colors that I've been
9 working with, but if anyone is a colorist and has
10 an idea, we're totally open to suggestions.

11 And then, the last thing I wanted
12 to say is: You're taking talking about
13 guidelines. So our house, next door is some
14 bamboo, so we're having to remove our garden
15 because the bamboo is so far into our very small
16 plot of ground, and it's coming up in our driveway
17 where we may have to start cementing the driveway
18 because of the -- but it would be great to include
19 some kind of -- bamboo is not historic.

20 MEMBER MCMAHON: No.

21 MR. KULSZISKI: And it would be
22 great to either have it eliminated or a moratorium
23 or something on the bamboo.

24 So if anyone knows anything about a
25 contractor? I think I've spoken to most people in

1 town regarding, you have to --

2 CHAIRMAN BULL: I could address the
3 subject of bamboo.

4 MR. KULSZISKI: Yeah.

5 CHAIRMAN BULL: You have to put a
6 vertical wall in.

7 MR. KULSZISKI: Yeah, we've done
8 that.

9 CHAIRMAN BULL: A hole that's
10 five-feet deep at least.

11 MR. KULSZISKI: Okay, we haven't
12 gone five feet.

13 CHAIRMAN BULL: You have to go five
14 feet deep to get underneath the root structure.
15 And you have to run it, you know, basically
16 surround it.

17 MR. KULSZISKI: Yeah.

18 CHAIRMAN BULL: Or at least keep it
19 at bay. Otherwise you could have a concrete
20 driveway and it will come right through.

21 MR. KULSZISKI: Yeah.

22 CHAIRMAN BULL: That's the thing
23 about bamboo, it's good stuff.

24 MR. KULSZISKI: Yeah, our whole
25 garden is being removed. I mean, I was digging

1 out the lilacs and rhododendrons today trying
2 to --

3 CHAIRMAN BULL: Yeah, the only
4 thing that's going to do it is a deep wall.

5 MR. KULSZISKI: Yeah, we're three
6 feet down, and -- but maybe five feet.

7 CHAIRMAN BULL: Well, I've heard --
8 I think there's some literature about it, but it
9 has to be a deep wall.

10 MEMBER MCMAHON: There are
11 different slate products as well that are out.

12 MR. KULSZISKI: They're horrible.

13 MEMBER MCMAHON: There you go. We
14 appreciate your --

15 CHAIRMAN BULL: Thank you for your
16 candor.

17 MR. KULSZISKI: And our slate roof
18 is in perfect condition, but the flashing has to
19 be re-done.

20 MEMBER MCMAHON: You have to remove
21 all those slates on the lower half to run the
22 Yankee gutter and all those flashings underneath
23 and then start.

24 MR. KULSZISKI: Yeah, so.

25 CHAIRMAN BULL: But you can do it,

1 right? You can run a --

2 MEMBER MCMAHON: Yes, you can.

3 CHAIRMAN BULL: It's not
4 impossible. You can run, like, a blade of a
5 hacksaw --

6 MR. KULSZISKI: My father did it,
7 like, 20 years ago on part of the roof. They
8 restored -- it was asphalt and they put in the
9 slate. And they went to Pennsylvania and got the
10 slate, but my dad passed away last year, and my
11 brother, who helped him, is not so into doing it
12 at the moment. But anyway, okay.

13 MR. PROKOP: The things you're
14 talking about, if you want approvals, you need to
15 get an application.

16 MR. KULSZISKI: Yeah, so the color,
17 I would, before I do anything is make an
18 application. I'm pretty close on one color.

19 MEMBER BORRELLI: What color are
20 you thinking?

21 MR. KULSZISKI: Sort of dark blue,
22 on the edge of green, but there's that purple bed
23 and breakfast which is quite a show. And I they
24 think that that house could be quite a show in
25 some maybe color pallet. So I thought if I asked

1 you guys, maybe someone had an idea of a color
2 palette that's not in my direction, and I would --

3 MEMBER BORRELI: Have you ever
4 thought of, like, an old lady -- I don't know what
5 the -- like an old lady peach, like a dusty --

6 MR. KULSZISKI: Ive' been looking
7 at mauve and red and there's a tiny little blue
8 dot. So I've been looking at things to -- in that
9 direction as well.

10 MEMBER BORRELI: How much --

11 MR. PALLAS: I'm sorry. Just to
12 reiterate what the Village Attorney said. Really,
13 you come in with an application --

14 MR. KULSZISKI: Yeah.

15 MR. PALLAS: And they can consider
16 it.

17 MR. KULSZISKI: Yeah, okay.

18 MR. PALLAS: I think that would be
19 the best approach, if you want to come in with
20 some alternatives for the board to consider for
21 the commission to consider, I think that would be
22 the appropriate --

23 CHAIRMAN BULL: I think that's
24 right.

25 MR. PALLAS: -- course of action,

1 as opposed to --

2 CHAIRMAN BULL: Paul is actually
3 addressing the right procedure. I think he makes
4 an additional suggestion, which is that you might
5 bring an alternative color palette that you've
6 considered or you've consulted with others. We're
7 not actually in the position to actually tell you
8 what to do, other than about bamboo, so. So
9 please, you know, that's what this FAQ and these
10 guidelines are going to do. There might even be a
11 portion of the guidelines to provide you with some
12 reference materials for you to look at.

13 MR. KULSZISKI: Thank you all very
14 much.

15 CHAIRMAN BULL: Anyone else care to
16 address the Board?

17 Please.

18 MS. WIESENHAHN: Ruth Wiesenbahn,
19 320 Carpenter Street, Greenport.

20 Pretty much want to reiterate what
21 I said last month: That I can't understand why --
22 you said that this is not in your jurisdiction,
23 the lighting issues with commercial property that
24 abuts a historic residential area.

25 CHAIRMAN BULL: Yes, I remember --

1 MS. WIESENHAHN: Everyone that has
2 driven by American Beech, and I don't want to just
3 keep pointing them out but they're so close to me,
4 they're whole facade is lit up and night with red
5 and green lights. And then the whole interior is
6 lit up with swagging lights, sofas everywhere. I
7 mean, don't they have any sensitivity to a
8 residential historic district? It's ridiculous.
9 I really feel like it's not right. And for you
10 people to say you have no jurisdiction, I mean,
11 what's next? Disco balls and everything else?
12 There's no stopping them.

13 MEMBER MCMAHON: That's a tough
14 question, because it's within the confines of,
15 like, this --

16 MS. WIESENHAHN: It doesn't look
17 historic. I'm sorry.

18 MEMBER MCMAHON: No, I understand
19 what you're saying.

20 CHAIRMAN BULL: It's interesting,
21 but I'm not sure that we have jurisdiction over
22 how people enjoy or utilize or commercialize their
23 spaces. It sounds to me more like a village code
24 issue if it has to do with light pollution, or it
25 has to do with noise pollution, or it has to do

1 with sound pollution. Greenport --

2 MS. WIESENHAHN: I mean there's
3 nothing to keep the character of an historic
4 district?

5 CHAIRMAN BULL: Well, during its
6 heyday, when Greenport was the focus of
7 bootlegging, it was a noisy town. So it doesn't,
8 you know, that's just as an example. But it is --
9 have you notified your --

10 MR. WIESENHAHN: Well they didn't
11 have an historic district then, so.

12 CHAIRMAN BULL: Well, no, but it
13 became historic district after that. So maybe
14 Joe, do you have any words of advice on this?

15 MR. PROKOP: Well, our purview --
16 this Board's purview is triggered by a building
17 permit. So there isn't one now for the lighting,
18 but there was one originally which passed through
19 the Planning Board that could have been something
20 that was considered at the Planning Board.
21 Possibly, you know, I don't know exactly what
22 you're talking about, but generally, this Board's
23 review is triggered by a building permit
24 application, that's what the Code says.

25 If you -- have you made -- other

1 than coming here, have you made any kind of a
2 request about this.

3 MS. WIESENHAHN: I think I
4 mentioned last time, I came into the Village
5 complaining about the dirty area in the back and
6 the fence that was falling down and the general
7 maintenance of the place. And I think that at
8 that time, I was told there was nothing that could
9 be done maybe I could write to the Board of
10 Health.

11 MR. PROKOP: Okay. I could bring
12 your comments to the attention of the attorney for
13 the Planning Board and see if he has any thoughts.

14 MS. WIESENHAHN: I just wanted to
15 see some historic sensitivity, that's all.

16 MEMBER MCMAHON: And it's a
17 question to me too, in regards to when things
18 happen within the confines of that square, where
19 we actually can come into play. I know that the
20 Zoning Board, as far as usage and how they
21 address, you know, each building mand when this it
22 came to American Beech and the cabana and the
23 outside bar and the canvases and that sort of
24 thing, that's where they came to us for approval
25 on materials. And that's was pretty much it,

1 because it was a pre-existing situation.

2 MEMBER BORRELI: But we never had
3 to approve -- they never came to us and said, on
4 the sofas, do we have to se Victorian Elizabethan
5 couches. And, you know, we didn't -- they
6 didn't -- we didn't get involved in any of the
7 decoration or the lights and all or the sofas that
8 they've got all those couches out there, but
9 they're not obviously historic in any way.

10 But I mean, do we really -- as a
11 committee do we have any jurisdiction to say you
12 have to use historic couches?

13 MEMBER DOHERTY: So do we have, on
14 file, their original application to this
15 commission?

16 MEMBER BORRELI: I'm sure.

17 MR. PALLAS: The short answer would
18 be yes.

19 MEMBER DOHERTY: Can I request a
20 copy of that application as a commission member
21 and review it and see if they are in keeping with
22 what they originally filed?

23 MR. PALLAS: Sure.

24 MEMBER DOHERTY: May I do that,
25 Paul?

1 MR. PALLAS: Sure, absolutely.

2 MEMBER DOHERTY: Great. So I'll
3 have a look at the application, I'll review and it
4 and as soon as I can, if you give us your name and
5 telephone number, we'll alert you and report on
6 that in a meeting.

7 MS. WIESENHAHN: Thank you.

8 MEMBER DOHERTY: And the other
9 thing would be: Is there a Code as far as noise
10 and light within the Village that they would have
11 to adhere to?

12 MR. PALLAS: The short answer is
13 yes, it's case by case, but we would review it on
14 a complaint we would certainly review it and see
15 if it violates any of the village codes.

16 MEMBER DOHERTY: Can I request a
17 copy of that, too, as a member of the commission
18 that I would review?

19 MR. PALLAS: A copy of what,
20 specifically?

21 MEMBER DOHERTY: A copy of the
22 noise and the light code.

23 MR. PALLAS: Yeah. It's online
24 those copies, sure.

25 MS. DOHERTY: We'll review that and

1 we'll see.

2 MS. BILFORD-COHEN: My name is
3 Donna Bilford-Cohen, and I also live on Carpenter
4 Street, on the opposite end. And I remember when
5 they wanted a variance to make that -- I think
6 someone wanted something -- it wasn't commercial
7 per se, and I said don't let it start because it's
8 going to, you know, impact the quality of a
9 residential historic area, which, to be honest,
10 when I came to Greenport, it reminded me so much
11 of Providence Town and New England where I come
12 from, and it was just quiet and it just had
13 everything. And I know the rules are different
14 here, historically, than Nantucket, you know, they
15 all have different ones, but I just wanted to
16 mention that I was trying to find out, you know,
17 what it is that is considered historic, is it --
18 and just in terms of when the town did this
19 brilliant thing, they had the woman from the
20 historic -- where you write to get grants -- what
21 the rules and codes are according to the State of
22 New York. So it was fascinating because she was
23 saying, it isn't just the structures per se, it's
24 also your view line. And when you look out across
25 at the neighborhood that it maintains a kind of

1 colonial or whatever period it was. And that
2 doesn't seem to hold. And Ruth has the perfect
3 idea. I know if I had bought Ruth's house and it
4 was, you know, a restaurant it was Greenport, it
5 was little, you know, family or even whatever, but
6 it was quiet, it was low key. And this is more
7 like Miami Beach and flashing lights and loud
8 noise. And the food trucks. The size of the food
9 trucks are bigger than my house. So I'm saying,
10 wow, if I was looking out my little window at that
11 food truck, that is so un- what the neighborhood
12 quality is. It is so out of character. And they
13 stay there. Every morning they park so when I
14 look down, Ruth's adorable house that she puts her
15 heart and soul into, and it couldn't be cuter, and
16 then I'm looking at this giant food truck trying
17 to get around the corner, and its practically
18 taking out half the town. And there's something
19 off about that -- that. Because when I questioned
20 her after the meeting, she said, you know, she
21 definitely -- so maybe we could just write to the
22 State of New York and follow -- especially if
23 we're trying to get grants from them -- what their
24 code is.

25

MEMBER MCMAHON: Well, I just have

1 to speak on behalf of being a resident on
2 Carpenter Street starting from the early 70s, and
3 I have the little mother/daughter that's right in
4 the middle behind what was the old laundry --

5 MS. BILFORD-COHEN: I'm trying to
6 think. Oh, yes. That's adorable. Yeah. Yeah.

7 MEMBER MCMAHON: -- which was
8 Johnson's. Yes. The old laundry.

9 MS. BILFORD-COHEN: Yeah, yeah.

10 MEMBER MCMAHON: Then the next
11 house right down the street, right next door, is
12 one that I revamped also and lived in and raised
13 my family. The part of Carpenter Street that
14 you've got to remember is that we're on the back
15 side of everybody. We have nothing but garages
16 from one end of the street to the other that we
17 look at out of our windows on the --

18 MS. BILFORD-COHEN: No, I --

19 MEMBER MCMAHON: -- east side and
20 we look across. If you go from one end of the
21 street, just think about it in your head, you've
22 got garage, garage, laundry, garage, which was
23 Carol's studio, and then two more. And then the
24 only thing that changes on that street is the
25 little boat house that they put on the end of the

1 street and that was moved there back in the 70s.

2 MS. BILFORD-COHEN: See, I don't
3 feel that -- I mean, when I bought --

4 MEMBER MCMAHON: It also just
5 happens to be a part of the way the village was
6 set up at the time.

7 MS. BILFORD-COHEN: No, no. I
8 understand that. Sag Harbor is the same way.

9 MEMBER MCMAHON: Yes, it is.

10 MS. BILFORD-COHEN: So it's very
11 much the same.

12 MEMBER MCMAHON: Yeah.

13 MS. BILFORD-COHEN: But if you go
14 to Sag Harbor, their codes are so different. You
15 can't even look out. If you see something, like a
16 roof line that is -- you know, I like that about
17 Greenport, they don't make it unbearable, but it's
18 still, you know, when you go there, it's just
19 getting more and more strip. But I'm just
20 speaking of the woman who is speaking for the
21 State of New York. That when you're in the
22 historical -- it is liveable, and you want to make
23 it liveable and affordable and I understand, but
24 what happened to me was, when I bought my house, I
25 bought is because it did feel like a country road.

1 It had no curbs that were high and cement. And
2 then they put those in and it changed the
3 character of my house completely because they
4 changed that but they didn't put any drainage, and
5 its not tilted, so those puddles stay in front of
6 my house for at least three days. I'm infested
7 with mosquitos with all this rain. That the town
8 would do that to Carpenter Street, change the
9 whole character by that. And I understand it
10 makes it easier to plow, but these are the
11 considerations that you have to balance when
12 you're in an historical district. And if you are
13 going to put the curbs, when you have to put the
14 proper -- because when I walk around old
15 Greenport -- and its true, people knew how do
16 things back then. But I was even talking to the
17 men, I'm fascinated by when they have to dig the
18 road up. They were over by the little Irish
19 house, in the parking lot, and there was flooding
20 water in the basement. And they were down there
21 and I go, wow, this is amazing what is going on?
22 And they put some kind of air conditioner, and
23 they don't do it properly and it actually
24 undermines the old building. It's not even
25 structurally safe.

1 That's what I mean. When that he
2 these food trucks come into the neighborhood and
3 there's not enough room, and I know they try to
4 make it bigger and they try to do all these
5 things, but it's -- they're drinking, people go up
6 on the curb. Even the chain link fence on Case
7 Street, it definitely looks like a car went into
8 it.

9 And I was down on the wharf where
10 Claudio's is and this guy drove right into the
11 fire hydrant. I mean, these are major problems.
12 Somebody could be with a kid. Carpenter Street
13 you used to be able to walk down the middle and
14 nobody even went down it. They're encouraging
15 trucks and huge traffic. There's more money to be
16 made with commercial people than us on Carpenter,
17 but that's why historical preservation, I feel, is
18 important. Because you can do that anywhere. But
19 we -- I moved to this town because it is so old.
20 When I stand on a plot, it said, you know, George
21 Washington came here, I feel it, you know. And I
22 think the very thing that people tell me they
23 love, oh, you live in Greenport? We love it
24 there, it's not like all the south fork. You want
25 to maintain that. Because once it becomes too

1 commercial, food, and noise and fine wine and
2 drinking, it's not only dangerous, it's just out
3 of character.

4 I know what you're saying, they
5 used to put a railroad, I read, down Carpenter and
6 it became full of prostitutes and when the men got
7 off the boats, they could spend all their money.
8 But this is just a different kind of thing. There
9 was always one bar like Whiskey Wind where you
10 could get drunk, or the jail, they'd put you in
11 jail. But this was scale to the times. You're
12 taking about a modern phenomenon that is moving
13 into this town and changing the character of
14 people's lives. Because now they're doing these
15 studies that one of the unhealthiest things that
16 happens to you is not to get enough sleep. And
17 one of the primary causes of that is you're in
18 your bedroom, like my neighbor has a spotlight, I
19 could put up black curtains, it's still a light
20 and I can't sleep because these 18th century
21 houses are so, you know, they want it to be right
22 on the street because it was safe.

23 MEMBER BORRELI: Right.

24 MS. BILFORD-COHEN: Now, if a car
25 parks in front of my house they're in my living

1 room and the door wakes me up. I mean, I'm living
2 in a parking lot. So I think you have to make
3 Carpenter residential parking, and you have to
4 make it, because it's so narrow, not appealing for
5 people to use as a Main Street. I mean, we have
6 to maintain the character that it was a little old
7 street very narrow, people had horses, and
8 whatever.

9 CHAIRMAN BULL: So what I think
10 you're talking about is maybe something we should
11 think about as a collaboration between the
12 Planning Commission --

13 MS. BILFORD-COHEN: Yeah.

14 CHAIRMAN BULL: -- and the historic
15 preservation commission where we start to think of
16 those issues that you raise.

17 I was also surprised to see that
18 when the curbs went in we eliminated the whole
19 idea between the boundary between the street and
20 the land that was taking away --

21 MS. BILFORD-COHEN: And the woman
22 from, you know, the State, she said that that's
23 not completely not allowed. So I mean, if you're
24 going to be getting grants, you have to also be in
25 an accordance with them, so --

1 CHAIRMAN BULL: I know, I --

2 MS. BILFORD-COHEN: So we should be
3 more aware of what they actually are. For
4 example, when I bought my house, I bought it
5 because when I was in the living room, I looked
6 out the window, there was a woman who was 90 in
7 her house. It was, like you said, it had a garage
8 with a little driveway for they their car. It was
9 upstairs/downstairs so the sisters could live
10 there, one was at the top. But the garden -- and
11 it was to die for. And I bought it for that
12 garden. But then she died, I never heard about
13 it, it went on the market and then all of a sudden
14 some landlord from out of town has a cheap -- had
15 someone come with a plow and I came home and they
16 bulldozed the whole backyard. It now is a parking
17 lot. And I came and complained about that and
18 they said they had no jurisdiction over that, but
19 when I spoke to the woman from New York she said
20 that's not true. And they did say he had to put
21 some bit of garden back, not just make it cars for
22 renters. And you know what, they made him put in
23 it on the part that belongs to the Town, not on
24 the property, which I still think has to be
25 corrected.

1 CHAIRMAN BULL: What year was this?

2 MS. BILFORD-COHEN: This was a long
3 time ago.

4 CHAIRMAN BULL: Okay.

5 MS. BILFORD-COHEN: But I want to
6 say, I am so thrilled to be back here to see that
7 people seem to really care now.

8 CHAIRMAN BULL: Good. Thank you so
9 much.

10 MS. BILFORD-COHEN: And I love what
11 you're doing with the -- because I was out there
12 today and there was a man there, you know, he's
13 been there forever, but he's fixing his chain link
14 fence. This is the one -- he kind of needs a
15 chain link fence, because these big trucks are
16 coming around the corner and he's got gas tanks a
17 foot from -- if they went into his house, the
18 whole neighborhood would go up. I -- it boggles
19 my mind.

20 MEMBER BORRELI: If I could just
21 address a couple of things: In the early 1800s,
22 1830s, about 1840s, the house that stood by the
23 auditorium there was a home there by Mr. Webb, and
24 it was three stories high and it was a very old,
25 you know, very large home. But it stood as a home

1 with a lot of grass and a big piece of property in
2 the front, and in the back he had his stables, it
3 was a livery, so it was the corner of Center
4 Street -- Center and Main Street, next to Amelio's
5 where the auditorium stands today. Then in the
6 late 1800s, like 1880/1890, the auditorium gets
7 built. The auditorium gets built and becomes,
8 like, the opera place to go. And everybody is now
9 using that in addition, the post office was next
10 to it, and it also had a general store in that
11 auditorium. So I wonder if the people of the
12 1830s to 40s, 50s, 60s, 1860s people are thinking
13 the same thing as you, now --

14 MS. BILFORD-COHEN: And I
15 understand --

16 MEMBER BORRELLI: -- we've got an
17 opera and auditorium in front of us --

18 MS. BILFORD-COHEN: And I
19 understand that, you but you have to also
20 culturally understand what it was like back then,
21 what their priorities were and how far they could
22 take it.

23 MEMBER BORRELLI: What I'm saying is
24 a residential piece of property became an
25 auditorium. So I'm saying --

1 MS. BILFORD-COHEN: There was a lot
2 of light -- but what I'm saying is when science
3 discovers that a lot of light that's always
4 shining in your house and you can't live in the
5 house and you can't sleep, that's different. I
6 mean, that -- because back then people did have
7 consideration for each other or if not they could
8 duke it out.

9 MEMBER BORRELI: Well, what I'm
10 thinking is maybe we could change the confines or
11 add to the confines of the historic preservation
12 committee to, like Dennie said, that square where
13 American Beech is, every building there is
14 historic and we have tried to maintain the look.
15 But as Ruth was saying, the inside confines of it
16 with the sofas and the twinkle lights, and all the
17 other lighting and then the trucks that are
18 involved --

19 MS. BILFORD-COHEN: And that's what
20 the woman from New York said, she said it wasn't
21 just that. She differed with Greenport about
22 that.

23 MEMBER BORRELI: Exactly. So
24 historically, we didn't -- you know, as a historic
25 committee, when American Beech came to us, we

1 didn't actually get into the interior, like Dennis
2 said, the interior living space, you know, so
3 maybe that's something else that we could maybe
4 sort of address as well, you know.

5 MEMBER MCMAHON: That's going to be
6 code defined. We can't start getting into that.

7 MEMBER BORRELLI: I know, the
8 inside confines of a historic square --

9 MS. BILFORD-COHEN: But we're --

10 CHAIRMAN BULL: We appreciate very
11 much the material that you're giving to us in
12 terms of thoughts.

13 MS. BILFORD-COHEN: Thank you.

14 Yeah.

15 CHAIRMAN BULL: And I think I was
16 the one who brought the woman in from New York to
17 speak.

18 MS. BILFORD-COHEN: Oh, she was
19 great.

20 CHAIRMAN BULL: And I want to bring
21 her back this year --

22 MS. BILFORD-COHEN: Oh, I'd love
23 that.

24 CHAIRMAN BULL: So --

25 MS. BILFORD-COHEN: Because I think

1 it would clarify for us how to build these things
2 versus what the Town's laws are and where we're
3 all --

4 CHAIRMAN BULL: Right. So we're
5 very well aware we want to maintain our CLG
6 status, which is a special status that comes with
7 the historic district. So, very mindful of these
8 things, so please come back.

9 MS. BILFORD-COHEN: I'm coming all
10 the time, this is exciting.

11 CHAIRMAN BULL: Okay. So I make a
12 motion that we adjourn tonight's meeting.

13 MEMBER MCMAHON: Second.

14 CHAIRMAN BULL: All in favor?

15 MEMBER DOHERTY: Aye.

16 MEMBER MEI: Aye.

17 MEMBER MCMAHON: Aye.

18 CHAIRMAN BULL: Thank you all very
19 much for showing up.

20 (Proceeding was concluded at 6:10 PM.)

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C E R T I F I C A T I O N

3

4 STATE OF NEW YORK)

5) SS:

6 COUNTY OF SUFFOLK)

7

8 I, SARA GALANTE, a Notary Public in and for the
9 State of New York, do hereby certify:

10 THAT the within transcript is a true record of
11 the proceedings taken on June 3rd, 2019.

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

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

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SARA GALANTE

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