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VILLAGE OF GREENPORT

COUNTY OF SUFFOLK : STATE OF NEW YORK

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HISTORIC PRESERVATION COMMISSION

REGULAR SESSION

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September 16, 2021

Third Street Fire Station

5:00 p.m.

KAREN DOHERTY - CHAIRPERSON

LORI MEI - MEMBER

DENNIS MC MAHON - MEMBER

JANE RATSEY WILLIAMS - MEMBER

ROSELLE BORRELLI - MEMBER

JOSEPH PROKOP - VILLAGE ATTORNEY

AMANDA AURICHIO - CLERK TO THE BOARD

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## INDEX

ITEM	DESCRIPTION	PAGE
1	812 MAIN STREET	3
	Applicant: Gary Short	
2	512 CARPENTER STREET	6
	Applicant: Rebecca Miller and	
	Stephen Morrow	
3	111 MAIN STREET	15
	Applicant: PWIB Claudio's Management	
4	817 MAIN STREET	29
	Applicant: Peter Saitta	
5	630 SECOND STREET	78
	Applicant: Aileen Rosin	
6	Remarks regarding the Guidelines Update.	83
7	Motion to accept and approve the minutes	84
	Of the August 19, 2021 Regular Meeting.	
8	Motion to schedule the next Historic	85
	Preservation Commission meeting for	
	5:00 p.m. on October 21, 2021 at the	
	Third Street Fire Station.	
9	Motion to adjourn.	86

1 (The meeting was called to order at 5 p.m.)

2 CHAIRPERSON DOHERTY: Thank you for  
3 attending the Village of Greenport Historic  
4 Preservation Commission meeting of September 16,  
5 2021 at the Third Street Fire Station. I'm Karen  
6 Doherty and I'm Chairperson of the Historic  
7 Preservation Commission. Would the members of the  
8 Commission please introduce yourself.

9 MEMBER MC MAHON: Dennis McMahon.

10 MEMBER MEI: Lori Mei.

11 MEMBER BORRELLI: Roselle Borrelli.

12 MEMBER WILLIAMS: Jane Ratsey Williams.

13 CHAIRPERSON DOHERTY: We have a quorum.

14 Now we will move to Agenda Item No. 1 - 812  
15 Main Street. Discussion and possible motion on  
16 the application of Gary Short. The applicant  
17 seeks approval to replace the roof on the main  
18 house, and may need to add new plywood. The new  
19 roof color will match the existing roof color on  
20 the porch, front porch. SCTM #1001-2.-2-48.

21 Is the owner or representative present?  
22 Will you please come up to the microphone and  
23 state your name and address for the record, and  
24 describe the project for us.

25 JOSE SALGUERO: I am here for Gary Short.

1 CHAIRPERSON DOHERTY: Can you please take  
2 your mask off while you're speaking? Thank you.

3 JOSE SALGUERO: I'm here for Gary Short. I  
4 am the contractor who's going to do the roof. So  
5 I brought the samples that you guys required.

6 CHAIRPERSON DOHERTY: All right. Any other  
7 information?

8 JOSE SALGUERO: (Shook Head No)

9 CHAIRPERSON DOHERTY: Okay. And the color  
10 of the shingle is what?

11 JOSE SALGUERO: It's slate. That's the  
12 color and that's the type of shingle that we're  
13 going to use.

14 MEMBER MC MAHON: It's architectural in  
15 the -- it's an architectural shingle.

16 JOSE SALGUERO: Yes.

17 MEMBER MC MAHON: And there's really not too  
18 much to talk about aside from the fact that they  
19 want to replace the plywood, which is a concern  
20 for the Village Building Inspector, has nothing to  
21 do with us.

22 So, usually, there was a time when you could  
23 just replace everything you needed to do on a roof  
24 and there was not any issues with it. But there's  
25 been certain amount of concern, I suppose, in

1 regards to the plywood being a structural issue,  
2 which it really should not be, it's just another  
3 sheathing. So, if everything is on the up and up  
4 with the Building Department, then I have  
5 absolutely no problem with it.

6 CHAIRPERSON DOHERTY: Okay. Jane?

7 MEMBER WILLIAMS: I have no questions.

8 Thank you.

9 CHAIRPERSON DOHERTY: Do you -- did anyone  
10 have a question?

11 MEMBER MEI: No.

12 CHAIRPERSON DOHERTY: Okay.

13 MEMBER BORRELLI: I don't.

14 CHAIRPERSON DOHERTY: All right. Thank you.

15 JOSE SALGUERO: I have to keep waiting or --

16 CHAIRPERSON DOHERTY: I'm sorry?

17 JOSE SALGUERO: I have to stay here?

18 MEMBER MC MAHON: Just for one minute.

19 CHAIRPERSON DOHERTY: Well, just for one  
20 minute.

21 JOSE SALGUERO: Okay.

22 (Laughter)

23 CHAIRPERSON DOHERTY: Then you could flee.

24 MEMBER MC MAHON: I have the same idea.

25 CHAIRPERSON DOHERTY: I would like to note,

1 we are only voting on the work described in your  
2 September 7th, 2021 application. For any other  
3 changes or additions, you will need to come before  
4 the HPC again for a Certificate of Appropriateness.  
5 Thank you very much for your attention to this  
6 requirement.

7 I make a motion to approve the application  
8 and issue a Certificate of Appropriateness, as the  
9 application is in keeping with the criteria of  
10 Greenport Village Code Section 76-7. Is there a  
11 second?

12 MEMBER MC MAHON: Second.

13 CHAIRPERSON DOHERTY: All in favor?

14 MEMBER BORRELLI: Aye.

15 MEMBER MC MAHON: Aye.

16 MEMBER MEI: Aye.

17 MEMBER WILLIAMS: Aye.

18 CHAIRPERSON DOHERTY: Aye.

19 Motion carries, application is approved.

20 JOSE SALGUERO: All right. Thank you.

21 CHAIRPERSON DOHERTY: Agenda Item No. 2 -  
22 512 Carpenter Street. Discussion and possible  
23 motion on the application of Rebecca Miller and  
24 Stephen Morrow. The applicants seek approval to  
25 replace a garden shed. SCTM #1001-3.-5-4.1.

1           So, if you would both like to, or one of you  
2 would like to come to the microphone. And if you  
3 can state your name and address for the record.

4           REBECCA MILLER: Hi. Yes, I'm Rebecca  
5 Miller, 512 Carpenter Street, Greenport, New York.  
6 Hi.

7           CHAIRPERSON DOHERTY: Hi.

8           REBECCA MILLER: And Steven Morrow is here,  
9 and I'll reference him if needed.

10          CHAIRPERSON DOHERTY: Okay.

11          REBECCA MILLER: Thanks.

12          CHAIRPERSON DOHERTY: So could you briefly  
13 describe the project for us?

14          REBECCA MILLER: Absolutely. We're  
15 interested in replacing a longstanding sinking  
16 shed in our backyard that is kind of rotten to the  
17 core. It was in existence when we bought the  
18 property some 20 years ago, and we just want to  
19 replace it with actually a building that comes in  
20 off of the line a little bit further.

21          CHAIRPERSON DOHERTY: Right.

22          REBECCA MILLER: And a little bit different  
23 in dimensions, as per the drawings. It's pretty  
24 simple. It's not -- it won't have electricity.  
25 It doesn't have any -- there's no sewer. It's

1 going to be just studs, because it's an historic  
2 shed and --

3 MEMBER MEI: I have a question for you.  
4 There were some plans, and I appreciate that.

5 REBECCA MILLER: Sure.

6 MEMBER MEI: If you could just state -- so  
7 what is the material of the shed?

8 REBECCA MILLER: The material of the shed.  
9 Thank you. I did get some questions in advance --

10 CHAIRPERSON DOHERTY: Right.

11 REBECCA MILLER: -- so I have answers to  
12 them.

13 CHAIRPERSON DOHERTY: Okay.

14 REBECCA MILLER: So it's going to be basic  
15 building materials, standard ones. We're going to  
16 use concrete on the footings. Standard frame  
17 materials, Douglas fir and things like that,  
18 plywood sheathing, and Grade A -- A Grade cedar  
19 clapboards.

20 MEMBER MEI: I think that's very clear,  
21 thank you. And it seems like there are some  
22 windows; is that correct?

23 REBECCA MILLER: Yes, yeah.

24 MEMBER MEI: And what will the windows be?

25 REBECCA MILLER: They will be Andersen. I'm



1 sorry. Andersen aluminum windows.

2 CHAIRPERSON DOHERTY: Okay. And are they  
3 true divided light? True divided light,  
4 meaning --

5 REBECCA MILLER: Yeah, true divided light.

6 MEMBER WILLIAMS: I'm sorry. What was your  
7 question, Karen?

8 CHAIRPERSON DOHERTY: Are they true divided  
9 light.

10 MEMBER WILLIAMS: True divided light, okay.

11 STEPHEN MORROW: Yeah, they have divided  
12 lights. It's insulated. We'll use the same that  
13 we used in the past. There's an insulated gap  
14 between the double pane, and --

15 REBECCA MILLER: Probably overbuilding for a  
16 shed.

17 CHAIRPERSON DOHERTY: Okay.

18 REBECCA MILLER: But, yes, they'll be --

19 MEMBER MC MAHON: Yes, yes.

20 CHAIRPERSON DOHERTY: Okay.

21 MEMBER MC MAHON: True divided.

22 CHAIRPERSON DOHERTY: Okay.

23 MEMBER MC MAHON: That's correct.

24 REBECCA MILLER: Right.

25 MEMBER WILLIAMS: I'm going to -- on the

1 plan that you presented, it calls it a garage.

2 Are you using it as a shed or --

3 REBECCA MILLER: I refer to it -- I refer to  
4 it as a shed. The plans say a garage.

5 MEMBER WILLIAMS: Yeah, this one.

6 REBECCA MILLER: There's no parking, there's  
7 no car in it, no. Nothing will -- nothing but  
8 bikes will be parked in it. It's very much a  
9 shed, yeah.

10 You have a couple of other questions. Shall  
11 I answer them for you?

12 CHAIRPERSON DOHERTY: Yes, please do.

13 REBECCA MILLER: Okay.

14 CHAIRPERSON DOHERTY: Thank you.

15 REBECCA MILLER: Sure. Okay. So we were  
16 asked what paint colors are there. We're matching  
17 the colors of the main house, and so we're using  
18 HC-156 Van Deusen Blue, which is from Benjamin  
19 Moore, on the house.

20 CHAIRPERSON DOHERTY: We like that, that's  
21 our color.

22 (Laughter)

23 REBECCA MILLER: We all know about the  
24 white, too, but white trim --

25 CHAIRPERSON DOHERTY: Okay.

1 REBECCA MILLER: -- Benjamin Moore.

2 CHAIRPERSON DOHERTY: All right.

3 REBECCA MILLER: Any other questions about  
4 paint?

5 CHAIRPERSON DOHERTY: Any other questions?

6 MEMBER MC MAHON: No.

7 CHAIRPERSON DOHERTY: I think -- I think  
8 you've answered it.

9 REBECCA MILLER: Sure. And then there was a  
10 question about whether there would be steps or  
11 masonry by the shed.

12 CHAIRPERSON DOHERTY: Yeah.

13 REBECCA MILLER: The shed will have steps,  
14 it's in the drawing. They're wooden steps along  
15 the north wall of the -- of it. That's -- those  
16 are the only steps. We have an existing brick  
17 patio that was not part of this project. And then  
18 there's no other masonry related to it.

19 CHAIRPERSON DOHERTY: Okay.

20 REBECCA MILLER: You asked about what --  
21 what kind of roof shingles and color, so I brought  
22 an example. We're matching the existing house.  
23 We'll get it as close as we can.

24 CHAIRPERSON DOHERTY: Okay.

25 REBECCA MILLER: This is -- my assistant

1 will help.

2 (Laughter)

3 REBECCA MILLER: This is a GAF Slateline  
4 shingle that's -- this is the color, is a gray  
5 slate.

6 CHAIRPERSON DOHERTY: Okay.

7 REBECCA MILLER: And this is the packaging.

8 CHAIRPERSON DOHERTY: All right.

9 (Laughter)

10 REBECCA MILLER: So, but, yeah, we're really  
11 interested in matching the existing house as  
12 closely -- very sort of closely.

13 MEMBER BORRELLI: Just a question.

14 REBECCA MILLER: Yeah.

15 MEMBER BORRELLI: So it looks like a front  
16 door, and then it has a garage door. Is that over  
17 the little round -- under the little round window?  
18 Is that going to be a garage door?

19 REBECCA MILLER: It's a barn door.

20 MEMBER BORRELLI: It's a barn door.

21 REBECCA MILLER: Yeah. It's a -- it's like  
22 a wooden barn door that it will swing open so you  
23 can slide things in.

24 MEMBER BORRELLI: Oh, okay.

25 MEMBER WILLIAMS: Larger things.

1 MEMBER BORRELLI: Yeah.

2 MEMBER WILLIAMS: Exactly.

3 REBECCA MILLER: Yeah, your bike. You can  
4 climb in without a problem. But it doesn't have  
5 any steps or anything, it will be, you know --

6 CHAIRPERSON DOHERTY: Okay.

7 REBECCA MILLER: Then you asked about the  
8 doors. The doors, that's one of the doors I just  
9 described. The other one is on the north wall,  
10 and those are Andersen inward-swinging French  
11 doors with the divided lights, and that was per  
12 the drawings.

13 CHAIRPERSON DOHERTY: Okay.

14 REBECCA MILLER: And then I was asked  
15 whether there -- about the fence that's in the 3-D  
16 rendering. That is just in the 3-D rendering, the  
17 fence is not part of this project.

18 CHAIRPERSON DOHERTY: Okay.

19 REBECCA MILLER: We do have existing fence  
20 on the property that needs repair, but it's not  
21 part of this.

22 CHAIRPERSON DOHERTY: Okay.

23 REBECCA MILLER: It needs replacement, but  
24 it's not part of this project.

25 CHAIRPERSON DOHERTY: Okay.

1 REBECCA MILLER: We'll be back for it.

2 CHAIRPERSON DOHERTY: All right. Does  
3 anyone have any other questions?

4 MEMBER WILLIAMS: I have no further  
5 questions. Thank you.

6 CHAIRPERSON DOHERTY: Dennis?

7 MEMBER MC MAHON: All good.

8 CHAIRPERSON DOHERTY: Okay. Thank you very much.

9 I would like to note, we are only voting on  
10 the work described in your September 3rd, 2021  
11 application. For any other changes or additions,  
12 you will need to come again before the HPC for a  
13 Certificate of Appropriateness. Thank you very  
14 much for your attention to this requirement.

15 I make a motion to approve the application  
16 and issue a Certificate of Appropriateness, as the  
17 application is in keeping with the criteria of  
18 Greenport Village Code Section 76-7. Is there a  
19 second?

20 MEMBER MEI: Second.

21 CHAIRPERSON DOHERTY: All in favor?

22 MEMBER BORRELLI: Aye.

23 MEMBER MC MAHON: Aye.

24 MEMBER MEI: Aye.

25 MEMBER WILLIAMS: Aye.

1 CHAIRPERSON DOHERTY: Aye.

2 Motion carries, application is approved.

3 REBECCA MILLER: Thank you.

4 CHAIRPERSON DOHERTY: Thank you very much.

5 REBECCA MILLER: Thank you for your time.

6 MEMBER WILLIAMS: Thank you.

7 CHAIRPERSON DOHERTY: Okay. Take care.

8 MEMBER MEI: Thanks for answering the  
9 questions.

10 CHAIRPERSON DOHERTY: Yeah.

11 Agenda Item No. 3, 111 Main Street.

12 Discussion and possible motion on the application  
13 of PWIB Claudio's Management. The applicant seeks  
14 approval to add a temporary "Instagram Wall".  
15 SCTM #1001-5.-4-25, 38.1, 39.

16 Is a representative -- okay. Can you please  
17 state your name and address for the record?

18 STEPHEN LOFFREDO: Stephen Loffredo,  
19 representing Claudio's Management. And Rob Brown  
20 won't be here tonight because of the holiday.

21 CHAIRPERSON DOHERTY: Okay. Did any  
22 Commission members have any questions?

23 MEMBER WILLIAMS: Yes. I'm wondering.  
24 There's a wall already existing there.

25 STEPHEN LOFFREDO: Right. The wall was --

1 the wall was put up --

2 MEMBER WILLIAMS: And it didn't come  
3 before us.

4 STEPHEN LOFFREDO: No, it did not, and I  
5 apologize for that. We never thought that this  
6 would come up as part of the HPC review. When it  
7 was put up, we were in dialogue with the Code  
8 Enforcement Agent, who, when we put the signage  
9 up, told us that if we took the signs down, we  
10 could leave it up until we filed the application,  
11 so we left it up. We did get a violation for the  
12 signs, but that I think has been dealt with. But  
13 we were told that it didn't have to come back down  
14 until this meeting, and Robert put the application  
15 together.

16 MEMBER WILLIAMS: I'm really curious about  
17 this. I think you guys, representing Claudio's,  
18 have made an effort to honor the waterfront, the  
19 Village, come before us for new signs, that sort  
20 of thing. And this plastic, this plastic thing is  
21 not working for me. And that you have a lot of  
22 property there where this Instagram wall could go  
23 that wouldn't be on the historic Main Street.

24 And, I mean, that's my opinion, but I -- you  
25 know, I can get -- I get Instagram, and I get



1 where you want people to do these photos, but I'd  
2 rather see something beautiful there, you know, to  
3 go along with the new seating, and put this  
4 Instagram wall sort of hidden back somewhere else.  
5 Thank you for listening.

6 STEPHEN LOFFREDO: Thank you.

7 CHAIRPERSON DOHERTY: Does anyone else have  
8 any comments?

9 MEMBER BORRELLI: Can you just explain what  
10 it is exactly that you -- this Instagram thing is  
11 going to do?

12 STEPHEN LOFFREDO: Well, it is -- the  
13 intention was to have a floral installation that  
14 is on the east side of the veranda --

15 CHAIRPERSON DOHERTY: Right.

16 STEPHEN LOFFREDO: -- that provides sort of  
17 a trellis opening for people who enter the  
18 veranda, but also had the signage going up. There  
19 was a Claudio's Greenport sign, and there was also  
20 a neon goose, which is our sponsor, Grey Goose.

21 CHAIRPERSON DOHERTY: Right.

22 STEPHEN LOFFREDO: Grey Goose provided all  
23 licenses. And the idea would be that people who  
24 would walk by on the street would be able to stop  
25 and take a picture in front of that sign.

1 CHAIRPERSON DOHERTY: Right.

2 STEPHEN LOFFREDO: Again, once I met with  
3 the Code Enforcement people, they told us that we  
4 had to take the signs down. We did, and the signs  
5 have not been put back up there. It's just the  
6 wall remains. That's why we're waiting for this  
7 application to be heard by HPC.

8 So the idea is that's it's a way -- a way  
9 for people to take pictures. We have had a lot of  
10 compliments on it, a lot of traffic. I understand  
11 your position, that maybe it needs to be located  
12 elsewhere on the property, and we're happy to  
13 listen to your suggestions and to move it, if need  
14 be. It's probably going to come down in the next  
15 couple of days anyway, because the season is  
16 coming to an end. I wouldn't say next couple of  
17 days. It depends on what your ruling is.

18 CHAIRPERSON DOHERTY: Right.

19 STEPHEN LOFFREDO: And probably, it would  
20 come down and not be installed elsewhere on the  
21 property until we prepare the next season and then  
22 we file an application, based on your feedback,  
23 and locate it elsewhere.

24 MEMBER WILLIAMS: I mean, I want you to  
25 understand, I understand the power of Instagram

1 and hash-tagging Claudio's and all of that, but if  
2 it -- if it was made of natural materials with  
3 proper -- you know, with fun signage, rather than  
4 all this plastic, it just -- it just doesn't seem  
5 to have --

6           STEPHEN LOFFREDO: Okay. It has to  
7 withstand the elements, and, you know, we've had  
8 some tough weather this season. So the flowers, I  
9 hate to tell you how much that wall cost to be  
10 installed.

11           MEMBER WILLIAMS: Oh, yeah, I bet.

12           STEPHEN LOFFREDO: It's been very -- and,  
13 actually, we had a company come in to do the work  
14 and we weren't happy with it. We had another  
15 company come in and sort of gradually tone it down  
16 a little bit, and so it's been a learning  
17 experience for us as well. I mean, we had never  
18 dreamed that, you know, it would become a landmark  
19 issue. When we put it up, we thought it was just  
20 going to be something that was temporary, people  
21 would enjoy using it, and at the end of the season  
22 it would come down.

23           MEMBER MEI: I want to say that you've come  
24 before us before many times. We've worked with  
25 you on -- last year on that extension, which

1 turned out to be quite beautiful, you know, and in  
2 keeping with the waterfront in the Historic  
3 District. And so I have to agree with Jane, it  
4 was -- it's jarring to see something so artificial  
5 in that space that you took such care to create,  
6 and you met the criteria in the Historic District.

7           STEPHEN LOFFREDO: Sometimes the creative  
8 vision we have gets a little derailed in the  
9 execution. But I'm curious to know if you think  
10 there would be another location on property that  
11 that type of installation would be more  
12 appropriate, so that when we file an application  
13 for next year --

14           MEMBER MEI: Inside.

15           STEPHEN LOFFREDO: -- it would be more --  
16 inside.

17           MEMBER MEI: Inside.

18           STEPHEN LOFFREDO: Not anywhere outside?

19           MEMBER MEI: Well, my -- that's my personal  
20 opinion.

21           MEMBER BORRELLI: I kind of think it looks a  
22 little -- because you're right on the dock and  
23 you're right at the water, and the whole thing to  
24 me looks like wedding stuff. You know, it looks  
25 like a wedding hall where you're going to have

1 hundreds of people come and take -- it looks like  
2 when the bride and the groom walk into these  
3 really big wedding hall type things. So for me,  
4 keeping with a maritime theme, or keeping with the  
5 water, or sailors, or motorboats, or the dock, the  
6 guys on the dock, whatever, you know, you've got  
7 the restaurant on the dock, too. Maybe more  
8 boat-like? I don't know. But it just -- to me,  
9 it looks like we just hit the wedding theme game  
10 party. It looks like wedding-landia, you know.

11 (Laughter)

12 STEPHEN LOFFREDO: Not our intention. That  
13 was not our intention.

14 MEMBER BORRELLI: Yes.

15 STEPHEN LOFFREDO: Not our intention.

16 MEMBER BORRELLI: The flowers, the -- you  
17 know, it just doesn't look maritime-ish, or it  
18 doesn't look in keeping with the boats, really.  
19 You've got Preston's right across the street,  
20 which has been there forever, and it's just --  
21 it's all about boats and it's all about maritime.  
22 You know, it's not about wedding flowers.

23 STEPHEN LOFFREDO: Understood.

24 MEMBER MC MAHON: I walked --

25 MEMBER BORRELLI: That's it.

1           MEMBER MC MAHON: I did take a -- I took a  
2 spin through it, and I have to agree with the  
3 Board Members, that the canopies and everything  
4 you guys did and everything you've done out there  
5 is outstanding.

6           MEMBER BORRELLI: That is very tasteful.

7           MEMBER MC MAHON: You really nailed it.

8           MEMBER BORRELLI: Yep.

9           MEMBER MC MAHON: I drove through this  
10 afternoon, I thought that there had previously  
11 been a wedding, or some kind of a wedding setup  
12 for -- for a picture, photo session. That's all I  
13 thought about. I just thought it was just so over  
14 the top (Laughter). I got a kick out of it,  
15 because it didn't -- it didn't do anything for the  
16 rest of the -- the beautiful job that you've done.

17           And I also noticed that the plantings are  
18 really on point. Right now, everything in those  
19 planters along the whole lot there in that parking  
20 lot situation looked fantastic. Everything's come  
21 to fruition and it really looks great. And then I  
22 just went, when's the wedding, or when was it, or  
23 what happened? Because that -- again, just it is  
24 a bit much. So I think that if that gets toned  
25 down in any regard, it would probably be really

1 appreciated. But I'm not sure. I don't think  
2 it's appropriate for that spot. It looks like a  
3 wedding setup, and I just thought it's got to be  
4 temporary.

5 MEMBER BORRELLI: And the sail cloth, the  
6 sail cloth above is beautiful. You know, the  
7 sail -- like Dennis said, you hit the mark.

8 MEMBER MC MAHON: Beautiful.

9 MEMBER BORRELLI: Beautiful

10 MEMBER MC MAHON: Everything looks great.

11 MEMBER BORRELLI: The sail cloth on top, it  
12 kind of clashes with the plastic flowers.

13 MEMBER MC MAHON: Everything, the plantings,  
14 again, the whole thing, really nailed it right  
15 now, I think you really did a fantastic job. That  
16 just kind of took my breath away this afternoon,  
17 but it's something.

18 STEPHEN LOFFREDO: So is it the desire of  
19 the Committee to have it removed, we should take  
20 it down?

21 CHAIRPERSON DOHERTY: Well, we have to take  
22 a vote first.

23 STEPHEN LOFFREDO: Of course.

24 CHAIRPERSON DOHERTY: I had something to say.

25 STEPHEN LOFFREDO: I'm just curious, you

1 know, the direction you're going.

2 CHAIRPERSON DOHERTY: So do any of the other  
3 HPC members have any other comments?

4 MEMBER MC MAHON: I'm curious to see what it  
5 would look like without flowers the size of  
6 basketballs, or whatever. I just don't think it's  
7 appropriate. I didn't see to what it is in  
8 regards to its material.

9 MEMBER WILLIAMS: May I ask a question? Are  
10 people allowed to walk between the new dining area  
11 and the dock just to explore?

12 STEPHEN LOFFREDO: The new dining area, I'm  
13 not sure.

14 MEMBER WILLIAMS: Where usually there's a  
15 gentleman looking out for parking. Are they --  
16 can you go between the new dining area outside and  
17 the dock?

18 STEPHEN LOFFREDO: If people want to across  
19 that --

20 MEMBER WILLIAMS: You just walk, if they --  
21 if they wanted to cross over.

22 STEPHEN LOFFREDO: Sure.

23 MEMBER WILLIAMS: Then maybe this could go  
24 on the far side, where it doesn't face a neighbor  
25 on Main Street, and people would be walking by on



1 the path.

2 MEMBER MC MAHON: Is it meant to screen and  
3 create -- a little screen for that dining area is  
4 what it appears to be, right? Is that the idea?

5 STEPHEN LOFFREDO: Well, to your point, it's  
6 two sided.

7 MEMBER MC MAHON: Yeah.

8 STEPHEN LOFFREDO: So the exterior was a  
9 sponsorship from --

10 MEMBER MC MAHON: Yeah.

11 STEPHEN LOFFREDO: -- one of our suppliers,  
12 and then the interior, which is the large roses,  
13 was from a rosé provider that was a different  
14 theme --

15 MEMBER MC MAHON: Yeah, yeah.

16 STEPHEN LOFFREDO: -- that you tend to see  
17 at a lot more bridal shower parties and weddings.

18 MEMBER MC MAHON: I get it. No, I get the  
19 whole thing, you know.

20 STEPHEN LOFFREDO: You know, you get up and  
21 take pictures on it.

22 MEMBER MC MAHON: Right.

23 STEPHEN LOFFREDO: If it doesn't -- at the  
24 end of the day, if it doesn't meet with what you  
25 thinks is appropriate, we can move it or take it

1 down. I mean, we've always -- as you pointed out,  
2 we've always tried to nail it, and have, and this  
3 was probably just a misstep, and maybe just  
4 executed not quite as we had intended it --  
5 intended for it to do.

6 CHAIRPERSON DOHERTY: So I -- so I think  
7 that's a good comment. And with that, I would  
8 like -- are there any final questions before we  
9 vote on this?

10 MEMBER MC MAHON: I would just -- I would  
11 just -- another comment would be, if it's meant to  
12 be an end cap for that dining area, I get that.  
13 That kind of encapsulates that whole space.  
14 There's not anything for anybody to really look  
15 at. They're looking at Preston's storefront and  
16 the turnaround, so I kind of get that as kind of  
17 bringing a little something to that.

18 CHAIRPERSON DOHERTY: But I guess --

19 MEMBER MC MAHON: If that was not your  
20 intention --

21 CHAIRPERSON DOHERTY: I guess I would say  
22 very strongly, though, this decoration is totally  
23 inappropriate for the Historic District.

24 MEMBER MC MAHON: Yeah, yeah, yeah, I get it.

25 STEPHEN LOFFREDO: Understood. Would you

1 ever see something like that being installed down  
2 towards the entrance of the clam bar?

3 CHAIRPERSON DOHERTY: I don't --

4 CHAIRPERSON DOHERTY: Is too far down?

5 CHAIRPERSON DOHERTY: In any part of the  
6 Historic District, I don't see it installed at all.

7 STEPHEN LOFFREDO: Okay, understood.

8 CHAIRPERSON DOHERTY: So I'd like to say we  
9 are -- at this point, I would like to note, we are  
10 only voting on the work described in your  
11 August 17th application.

12 I am going to make a motion that this  
13 application be rejected. However, each Commission  
14 Member needs to vote as she or he sees fit.

15 MEMBER BORRELLI: Can I have --

16 MEMBER MC MAHON: Could I just -- yes.

17 MEMBER WILLIAMS: Karen, can you pull the  
18 microphone closer?

19 CHAIRPERSON DOHERTY: Yeah.

20 MEMBER MEI: Yes.

21 CHAIRPERSON DOHERTY: Okay. I make a  
22 motion -- I'm going to make a motion that this  
23 application be rejected. However, each Commission  
24 Member needs to vote as she or he sees fit.

25 I make a motion to reject this application,

1 and is not in keeping with the criteria of  
2 Greenport Village Code Section 76-7. This  
3 extensive wall decoration is not compatible or  
4 appropriate to the historic character of the  
5 building, street and area. Is there a second?

6 MEMBER MEI: Second.

7 CHAIRPERSON DOHERTY: All in favor of  
8 rejecting this application, say aye.

9 MEMBER MC MAHON: Aye.

10 MEMBER MEI: Aye.

11 MEMBER WILLIAMS: Aye.

12 CHAIRPERSON DOHERTY: Aye.

13 Motion carries, the application is rejected.

14 STEPHEN LOFFREDO: Thank you.

15 CHAIRPERSON DOHERTY: I have a few other  
16 remarks for the record.

17 MEMBER MC MAHON: Could I -- yes, please.

18 CHAIRPERSON DOHERTY: Yeah. I would like to  
19 add several things for the record. This  
20 installation was erected without first coming  
21 before the HPC. This application was submitted to  
22 us after the fact. That is really not permitted,  
23 and please don't do that again.

24 STEPHEN LOFFREDO: Understood.

25 CHAIRPERSON DOHERTY: I would like to

1 request that the owner, PWIB Claudio's Management  
2 remove this Instagram wall prior to the start of  
3 the Maritime Festival tomorrow. It is not in  
4 keeping with the authenticity and dignity of the  
5 Historic District, Greenport Village, and the  
6 iconic Claudio's establishment. Thank you.

7 STEPHEN LOFFREDO: Thank you.

8 MEMBER WILLIAMS: Thank you.

9 CHAIRPERSON DOHERTY: Agenda Item No. 4 -  
10 817 Main Street. Discussion and possible motion  
11 on the application of Peter Saitta. The applicant  
12 seeks approval for the following at the main  
13 house:

- 14 • Painting of the existing shingle  
15 roofs, chimneys, porch ceiling and signpost.
- 16 • Sanding of the existing porch floor  
17 down to natural wood, then staining and sealing.
- 18 • Removal of the front screen door.
- 19 • Staining of the front door and trims.
- 20 • Replacement of the exterior porch  
21 lighting fixtures.
- 22 • Replacement of the attic windows.
- 23 • Replacement of the front sign.

24 The applicant seeks approval for the  
25 following at the converted garage structure:

1           • Replacement of solid garage doors with  
2 garage-style glass doors.

3           • Installment of a new rear door.

4           The applicant seeks approval for new  
5 landscaping in and at the following areas:

6           • New plantings.

7           • New fences.

8           • A new driveway.

9           • New pavers.

10          • An in-ground swimming pool.

11          • A fountain.

12          • Exterior lighting.

13          • A rear porch and deck.

14          SCTM # 1001-2.-1-25. Is the owner or  
15 representative present?

16          OLIVIA LAU: Yes.

17          CHAIRPERSON DOHERTY: Will you please come  
18 to the microphone. State your name and addresses  
19 for the record and describe the project for us.  
20 We have a lot of questions for you.

21          MEMBER WILLIAMS: If I might request, if you  
22 could speak really loudly, because of the  
23 generator.

24          DOUG HOUSTOUN: Absolutely. Doug Houston  
25 from Heitler Houston Architects. Do you want my

1 company address or home address?

2 CHAIRPERSON DOHERTY: Your company address  
3 is fine.

4 MEMBER WILLIAMS: Company address.

5 DOUG HOUSTOUN: 15 West 36th Street,  
6 New York, New York. I have with me Olivia Lau,  
7 who is the Project Manager for this project. We  
8 also have Dan Steigerwald of Designscares, who has  
9 put together a landscape improvements plan. So  
10 all three of us are happy to answer any questions.  
11 I also have large scale drawings, if I could point  
12 to them.

13 CHAIRPERSON DOHERTY: Okay. All right.

14 ATTORNEY PROKOP: Could I ask you before you  
15 start, do you know what zoning district this  
16 is in?

17 DOUG HOUSTOUN: Do I know?

18 ATTORNEY PROKOP: What zoning district this  
19 is in?

20 DOUG HOUSTOUN: Off the top of my head, I  
21 don't.

22 MEMBER MEI: Is he going to describe, or are  
23 we going to ask questions?

24 CHAIRPERSON DOHERTY: Huh?

25 MEMBER MEI: Is he going to describe it, or

1 are we going to ask questions?

2 CHAIRPERSON DOHERTY: Did you want to ask  
3 him any questions?

4 MEMBER MEI: Yes.

5 CHAIRPERSON DOHERTY: While we're waiting to  
6 confirm the zoning --

7 DOUG HOUSTOUN: What?

8 CHAIRPERSON DOHERTY: While we're waiting to  
9 confirm the zoning --

10 DOUG HOUSTOUN: You'd like me to confirm it?

11 CHAIRPERSON DOHERTY: Oh, no, no, no. Some  
12 of the Commission Members have questions for you.

13 DOUG HOUSTOUN: Okay, sure.

14 MEMBER MEI: So you provided a lot of  
15 information and that's great. It's a very  
16 extensive project, so there are still some  
17 questions. The fence that -- the white picket  
18 fence, it was unclear what material that was made  
19 of. Can you tell us what it is?

20 DAN STEIGERWALD: Yeah, I can help you.

21 DOUG HOUSTOUN: I'll defer landscaping to Dan.

22 CHAIRPERSON DOHERTY: Okay.

23 MEMBER MEI: So I guess the question is it's  
24 plastic, it's not wood?

25 DAN STEIGERWALD: It's actually a composite



1 material, AZEK. It's made by Walpole Fence.

2 MEMBER MEI: Okay.

3 DAN STEIGERWALD: That was a very high end  
4 architecturally historically pleasing product,  
5 with black wings.

6 MEMBER MEI: All right. So, typically, we  
7 don't generally approve plastic fences in the  
8 Historic District, so --

9 MEMBER MC MAHON: I knew this --

10 CHAIRPERSON DOHERTY: But --

11 MEMBER MC MAHON: I knew this was going to  
12 come up --

13 CHAIRPERSON DOHERTY: Yeah.

14 MEMBER MC MAHON: -- eventually with our  
15 Board, because AZEK, and VERSATEX, and other  
16 plastic materials --

17 MEMBER MEI: Will you speak into the mic?

18 MEMBER MC MAHON: I'm sorry. Other  
19 materials that are made of not high shiny plastic  
20 materials are accepted in regards to our building.  
21 Our VERSATEX material, which is on our approved  
22 list, is a part of that. I knew that this was  
23 going to come up. AZEK also is a part of our  
24 approved list, but it's never been presented to us  
25 before in regards to fencing material.

1 MEMBER MEI: Okay.

2 MEMBER MC MAHON: So this is a new -- this  
3 is a new --

4 DAN STEIGERWALD: It is --

5 MEMBER MC MAHON: Something that we're -- I  
6 knew we were going to come across.

7 DAN STEIGERWALD: It is a -- actually, it's  
8 a composite, so it's wood metal and plastic  
9 combined. And it is actually factory painted, so  
10 you can't tell it's plastic.

11 JARED LOVELESS: It looks like wood from here.

12 MEMBER MEI: So, Dennis, my question for you  
13 is, in your mind, since it isn't shiny?

14 MEMBER MC MAHON: It's one of those things  
15 that I knew we were going to come across.

16 MEMBER MEI: Okay.

17 MEMBER MC MAHON: And I knew that eventually  
18 we were going to have to go into a fencing  
19 material question.

20 CHAIRPERSON DOHERTY: My feeling on --

21 MEMBER MC MAHON: It is a composite --

22 CHAIRPERSON DOHERTY: Yeah.

23 MEMBER MC MAHON: -- and it is one of the  
24 composites that we approve of.

25 CHAIRPERSON DOHERTY: Yeah.

1 MEMBER MC MAHON: But we've never had it  
2 before the Board in regards to a fencing material.

3 CHAIRPERSON DOHERTY: My feeling is if we  
4 accept it for a house, we can accept it for a  
5 fence.

6 MEMBER BORRELLI: It's my feeling, too. I  
7 actually like it, I think it's good. I think  
8 maintenance is none, and it doesn't look like the  
9 typical vinyl --

10 DAN STEIGERWALD: No.

11 MEMBER BORRELLI: -- at all.

12 DAN STEIGERWALD: At all.

13 MEMBER BORRELLI: It looks almost like wood  
14 to me.

15 DOUG HOUSTOUN: We won't be coming in for a  
16 broken fence.

17 MEMBER MC MAHON: Well --

18 MEMBER BORRELLI: You never know what  
19 happens.

20 MEMBER MEI: And the other fence, the pool  
21 fence?

22 DAN STEIGERWALD: Excuse me?

23 MEMBER MEI: The pool fence, it's called a  
24 4-foot estate fence.

25 DAN STEIGERWALD: Yeah. I'm going to

1 just --

2 MEMBER MEI: And I'm assuming it's metal?

3 DAN STEIGERWALD: This here, in case you  
4 want to touch, feel.

5 MEMBER MEI: Yes, it's okay.

6 CHAIRPERSON DOHERTY: It feels like wood.

7 MEMBER MC MAHON: Because there is a  
8 fence -- there's a fence going up outside the  
9 Historical District right here off of Front, and  
10 it's --

11 MEMBER WILLIAMS: It's big.

12 MEMBER MC MAHON: And it's shiny plastic.

13 MEMBER WILLIAMS: It's all polished, yeah.

14 MEMBER MC MAHON: And that's exactly what  
15 I'm talking about. This, again, it's a dulled  
16 finish, and we would prefer something that is  
17 almost a flat. And if it has to be sprayed, can  
18 this be sprayed, and can it -- or painted?

19 Excuse me.

20 DAN STEIGERWALD: Yeah. Well, it comes  
21 factory stained.

22 MEMBER MC MAHON: Correct.

23 DAN STEIGERWALD: And that's good for a good  
24 10 to 15 years, because a lot of expansion and  
25 contraction. It's steel reinforced interior. And

1 Walpole is pretty much the best in the country for  
2 historic fences.

3 MEMBER WILLIAMS: I have a lot of Walpole  
4 picnic stuff.

5 MEMBER MC MAHON: Yeah.

6 (Laughter)

7 MEMBER WILLIAMS: It's an amazing company,  
8 yeah.

9 MEMBER MC MAHON: Yes.

10 CHAIRPERSON DOHERTY: Okay.

11 DOUG HOUSTOUN: So Walpole did a very good job.

12 MEMBER WILLIAMS: I think our concern is  
13 that several places in the Village recently,  
14 outside of the Historic District, have put up  
15 plastic fences that are white, and they were -- as  
16 everyone knows, they reflect the light, they're  
17 annoying, they annoy the neighbors.

18 DAN STEIGERWALD: They creak.

19 MEMBER WILLIAMS: Everything.

20 DAN STEIGERWALD: Yeah.

21 MEMBER WILLIAMS: And so -- but I agree with  
22 Dennis, that this is a material that is an  
23 upgraded version of the old plastic fences, and  
24 it's something we should really consider.

25 MEMBER MC MAHON: Yeah. I think we have to

1 turn the corner, yeah.

2 MEMBER MEI: I just had a question on it,  
3 that's fine. Thank you.

4 MEMBER MC MAHON: Yeah, we're going to have  
5 to turn the corner eventually, because, like house  
6 painting, it has become extremely expensive. And  
7 we've rolled over to the HardiePlank products and  
8 things that save the homeowners, you know, a  
9 tremendous amount of money. I'm heading down that  
10 road with my mammoth house myself. And Roselle  
11 knows exactly what it takes to maintain anything  
12 like that.

13 A fence gets beat up worse than any of these  
14 products. You know, they get weed-whacked, they  
15 get -- they're subject to constant -- you know,  
16 they're unprotected, they're just out there. So I  
17 knew this was going to come in front of us. I'm  
18 kind of happy to see this product, because I think  
19 it replicates, as best we can, wood. And I think  
20 the average lifespan of wood and its connectors  
21 and it going into the ground is about five to ten  
22 years, if that.

23 MEMBER MEI: Yeah. So I'm satisfied with  
24 the fence. I have one more question.

25 MEMBER WILLIAMS: Along with the same fence

1 or --

2 MEMBER MEI: No.

3 MEMBER WILLIAMS: Oh. On this photo,  
4 there's also the railings going down, the hand  
5 rails. Are those -- is this the same?

6 DAN STEIGERWALD: No, no. That's just for  
7 showing the loose stone, stepping stones and  
8 grass.

9 MEMBER WILLIAMS: It was just for the stone?

10 DAN STEIGERWALD: Yeah.

11 MEMBER WILLIAMS: Okay, thank you.

12 MEMBER MEI: So my -- we've had other  
13 circumstances in the Historic District where  
14 people were going to sand and they came upon  
15 asbestos. So have you looked into -- so you're  
16 sanding shingles, you're sanding -- sanding  
17 various things before you paint. Do you know  
18 whether there's asbestos there or not?

19 DOUG HOUSTOUN: Are you talking about the  
20 earth, sand? I'm sorry.

21 MEMBER MC MAHON: No, no, sanding. Sanding.

22 MEMBER MEI: I'm moving on to another thing.

23 CHAIRPERSON DOHERTY: Okay.

24 MEMBER MEI: So we talked about painting.

25 Okay. So I moved on to another question.

1 DOUG HOUSTOUN: Okay.

2 MEMBER MEI: Totally done with fences. Your  
3 application, you talk about painting the porch,  
4 painting the siding, painting, painting, and you  
5 talked about sanding before. So have you looked  
6 into whether you're going to come across a  
7 situation with asbestos with that?

8 DOUG HOUSTOUN: So I know an asbestos  
9 inspection is part of the requirements for the  
10 Building Department. We were asked for this  
11 meeting to sign an affidavit from the owner, which  
12 we have with us, that he will do that inspection.  
13 I don't today know if there's asbestos in the  
14 siding or any other materials there, but we will  
15 follow the New York State regulations, get the  
16 asbestos test. I would imagine that we would  
17 submit that to the Building Department, the result  
18 of the asbestos test. And the affidavit itself  
19 says that if we find asbestos, we're obligated to  
20 abate it, so we will monitor that.

21 MEMBER MEI: Okay. Thank you.

22 CHAIRPERSON DOHERTY: So can you please  
23 leave tha5 signed application with Amanda tonight?  
24 Thank you.

25 MEMBER WILLIAMS: So this house is in the



1 residential district, and the plans submitted to  
2 us said Peter Saitta residence. But there's  
3 several indications there's an office coming in  
4 here.

5 DOUG HOUSTOUN: Correct.

6 MEMBER WILLIAMS: Do you want to describe  
7 that, please?

8 DOUG HOUSTOUN: Peter Saitta is a  
9 Dermatologist, and so he is looking to convert the  
10 garage structure in the back of the house to a  
11 physician's office, which is permitted, a  
12 permitted use, I think as-of-right, I don't know  
13 the specific term, in that area. So he's  
14 intending to use that as his physician's office  
15 for him as the resident of that house.

16 MEMBER WILLIAMS: And the entrance would be  
17 from the end of the driveway into what's called a  
18 professional parking, correct? The rear yard  
19 setback?

20 DOUG HOUSTOUN: Yeah. So there's -- there's  
21 two curb cuts, if you will, into the property, one  
22 off of Main Street, and then one off of --

23 MEMBER BORRELLI: Webb Street.

24 MEMBER WILLIAMS: Webb Street.

25 DOUG HOUSTOUN: Thank you. And the patient

1 parking would be off of Webb Street.

2 MEMBER WILLIAMS: Right.

3 DOUG HOUSTOUN: And there would be a pathway  
4 down the side property line. Here's the -- here's  
5 the patient parking.

6 MEMBER WILLIAMS: Right.

7 DOUG HOUSTOUN: So there would be a pathway.

8 MEMBER WILLIAMS: Across the top, yeah.

9 DOUG HOUSTOUN: Yep, into the back of the  
10 residence towards the rear of the garage.

11 MEMBER BORRELLI: And all of this has  
12 appeared before some other Board already and is  
13 approved for a physician's office, and for client  
14 parking, and patient parking, and all this has  
15 already been done and approved?

16 DOUG HOUSTOUN: So we -- the suggestion was  
17 to first submit to the Building Department, Greg  
18 Morris. We spoke with Greg Morris. He wanted to  
19 see what the scope of the work was before he  
20 recommended what Boards we'd need to go in front  
21 of. We had talked about meeting a variance for  
22 the conversion. He confirmed it wasn't necessary.  
23 He did say we were in the Historic District, and  
24 so we had to come in front of you guys. As far as  
25 I know from Greg, there's no other Boards we have

1 to go and satisfy.

2 CHAIRPERSON DOHERTY: If you would need a  
3 variance, you would have to go before the Zoning  
4 Board.

5 DOUG HOUSTOUN: If we needed that, yeah, but  
6 we don't. In this case, we wouldn't need one.

7 CHAIRPERSON DOHERTY: Okay. And he  
8 confirmed that you will not need to go before the  
9 Zoning Board for the pool?

10 DOUG HOUSTOUN: I wasn't told I have to go  
11 in front of them, so I'm going to say yes.

12 ATTORNEY PROKOP: So the Building -- the  
13 Building Department, the Building Department  
14 contacted me at 4:55 and told me about this  
15 application, and they said to advise the Board  
16 that there's no -- there's no determination yet as  
17 to whether or not it needs a variance.

18 We had thought that the dentist use was  
19 going to be inside the house. I don't know that  
20 you're allowed to take an accessory structure of  
21 the property and convert that to a professional  
22 use. That's something that we'll look at. And  
23 there's been no determination about the pool,  
24 whether or not the pool needs a variance. And,  
25 however, I was told that the sign was not going to

1 be part of the application, because it was not  
2 legal. And I don't know what sign they're talking  
3 about, but that's what I was told to tell the  
4 Board.

5 CHAIRPERSON DOHERTY: Okay.

6 ATTORNEY PROKOP: And I didn't want to --  
7 you know, they wanted you to deal with the  
8 application, but there was a suggestion that  
9 there's other pieces of the application that have  
10 to be reviewed before a determination could be  
11 made.

12 CHAIRPERSON DOHERTY: Well, I think we  
13 probably for today, to air and be correct, we will  
14 have to take the pool out of consideration. We  
15 will have to take the commercial space out of  
16 consideration, and also the sign out of  
17 consideration. So once that's worked out with the  
18 Village, then you can come back to us for these  
19 three pieces of your application.

20 MEMBER WILLIAMS: I think the issue, if I'm  
21 correct, is that there is an existing sign on  
22 Main Street and that was going to be replaced with  
23 the SINY sign, which is not allowed. And so the  
24 signage would have to be on the professional  
25 driveway, as opposed to on Main Street, and on

1 their property, I believe.

2 DOUG HOUSTOUN: Okay.

3 MEMBER WILLIAMS: But it's something to look  
4 into.

5 DOUG HOUSTOUN: Okay. Your statement about  
6 the sign not being legal, that was about  
7 potentially the new sign not being permitted, not  
8 the old sign was never permitted in the first  
9 place; is that the clarification that you made?  
10 Again --

11 ATTORNEY PROKOP: I was just told -- I was  
12 told to pass along that the sign is not permitted.  
13 I also think that if you had -- if it was a  
14 residence only, you might not have to go to  
15 another Board, depending on whether or not you  
16 need a variance. So because the -- you're making  
17 changes to the -- to the site that are not  
18 residential in -- not accommodating just the  
19 residential use, you probably will have to go to  
20 the Planning Board.

21 DOUG HOUSTOUN: We're absolutely 100% taking  
22 direction from Greg. I'm sorry you got it five  
23 minutes before the meeting now.

24 CHAIRPERSON DOHERTY: Yep.

25 DOUG HOUSTOUN: We're taking direction from

1 Greg. If we have to go to Zoning, we'll go to  
2 Zoning. And if that means that we can't address  
3 those today, that's fine, maybe officially. If  
4 you could unofficially give us some feedback on  
5 those properties. That way, when I come back to  
6 you guys, I can knock it all out in one shot. If  
7 you've got time to do that, I would appreciate  
8 that.

9 CHAIRPERSON DOHERTY: We can -- we can  
10 approve parts of your application today, there'll  
11 just be some parts we can't.

12 DOUG HOUSTOUN: Sure, great.

13 MEMBER BORRELLI: If I could just say a  
14 couple of things. That area that you're talking  
15 about, all those white houses, they used to all be  
16 white, it's called the Murray Hill section of  
17 Greenport.

18 This would be a new concept for me to turn a  
19 historic residence into now a business. The only  
20 place I know that that happens, well, doctors  
21 offices all happened down Manor Place, which is in  
22 front of the hospital. So the only other place I  
23 know of an historic home that's turned into a  
24 business was -- but it's in a commercial area, and  
25 that's the dentist office that was -- that's on --

1 right next to the gas station, next to  
2 Mr. Roberts. There is an old home that is -- that  
3 is a dentist office and that's the only one I  
4 know of.

5 So taking actually in a residential area and  
6 now you want to make it a commercial area, to me  
7 is like a new concept for a -- what was a whaling  
8 home, you know, a whaling captain's home. So  
9 these are captain's homes and now you're going to  
10 turn it into a business. The only business I know  
11 that are approved of in an historic home are the  
12 bed and breakfasts, hence the house diagonal on  
13 the -- diagonal to you guys across the street, or  
14 like the Fordham House, as it was a bed and  
15 breakfast, or the Bartlett House that used to be  
16 Bartlett House in the Village of Greenport as  
17 well.

18 So to me, I would almost be opposed to  
19 running any kind of business in an historic  
20 residence, in also the homes that are so  
21 historically just big, old white homes called the  
22 Murray Hill section of Greenport. So that would  
23 be my personal opinion, what I would think of it.

24 DOUG HOUSTOUN: Yeah. There -- in the  
25 zoning text itself, there are two different

1       classifications of what I think you're considering  
2       commercial property. This is not an independent  
3       office, and, in fact, there are some restrictions  
4       onto the number of employees, onto the square  
5       footage compared to a primary residence. What  
6       establishes this in a different class of what you  
7       would traditionally think of as a commercial  
8       establishment, this is a home office, more or  
9       less. And, again, so he's going to comply with  
10      all of the metrics and restrictions that make this  
11      not a commercial store or commercial office, and  
12      so it is -- it is within a residence, and it's an  
13      accessory use to that residence.

14             I hear your -- I hear your concerns. The  
15      only other thing relating this iconic -- in the  
16      context of historic preservation, is that there  
17      are many, many downtowns in your -- all over the  
18      country where people no longer live in the  
19      historic downtown, and the downtown is almost  
20      exclusively offices, doctor's offices. My mom  
21      worked at one --

22             MEMBER BORRELLI: Right.

23             DOUG HOUSTOUN: -- in Morristown, New  
24      Jersey. And so maybe I disagree that in an  
25      historical district, that offices are out of



1 context. Maybe in Greenport, in that particular  
2 district, a true office would be out of context,  
3 and I could agree with you to that, because the  
4 way the nature of the street is now.

5 MEMBER BORRELLI: Right.

6 DOUG HOUSTOUN: It's not converted to a  
7 commercial district. But, again, this is a  
8 residential use and it's permitted because of the  
9 restrictions of the amount of people and size.

10 MEMBER BORRELLI: It's a home office in a  
11 home where you're going to have patients who are  
12 not part of the home in and out all day long.

13 DOUG HOUSTOUN: That's right, and that's  
14 permitted per your Zoning Code.

15 CHAIRPERSON DOHERTY: Can you please tell us  
16 the hours and days of operation of this business?

17 DOUG HOUSTOUN: I don't have that  
18 information.

19 CHAIRPERSON DOHERTY: Okay. So that would  
20 be helpful to know.

21 DOUG HOUSTOUN: Sure, sure. I'm taking  
22 notes.

23 CHAIRPERSON DOHERTY: That would be one  
24 thing.

25 MEMBER MC MAHON: You know, I understand,

1 coming from a village area over in Southampton,  
2 and that's where we went to -- for a lot of our  
3 medical services, and whatever, and we went to a  
4 lot of home offices, and that's exactly what they  
5 were. They didn't appear -- there was no signage,  
6 per se, you just knew where it was. There might  
7 have been some slight direction as to where to go,  
8 an entry, and that was pretty much it. I don't  
9 have any -- I think we're heading in that  
10 direction anyway. I think we're -- people are  
11 backing out of their offices. I think there's a  
12 little bit more homespun operations.

13 CHAIRPERSON DOHERTY: But the issue is also  
14 the impact, since the rest of the area is  
15 residential.

16 MEMBER MC MAHON: Yeah, on the neighbors.  
17 On the neighbors. On the neighbors, I think --

18 CHAIRPERSON DOHERTY: And when would it be.

19 MEMBER MC MAHON: The point about -- the  
20 point about hours --

21 MEMBER WILLIAMS: Speak into the microphone.

22 MEMBER MC MAHON: -- and that sort of thing  
23 is very well taken.

24 CHAIRPERSON DOHERTY: Yeah.

25 MEMBER MC MAHON: Because, you know,

1 that's -- that's always an issue. I mean, you  
2 know, that's -- that's something, the traffic  
3 coming in and out.

4 CHAIRPERSON DOHERTY: Right.

5 MEMBER MC MAHON: Somebody's sleeping  
6 somewhere else, is not used to hearing those  
7 things. It's a -- so those hours are important, I  
8 think that's a valid question. I don't think the  
9 impact on the neighborhood so much is in that  
10 regard.

11 As to the structural, if it's maintained and  
12 it's painted, it looks like the house, and the  
13 architectural elements are a part of that whole  
14 structure, that we would know from A to B what  
15 it was.

16 MEMBER BORRELLI: I mean, we don't have to  
17 go further than Riverhead to know that, you know,  
18 old mansion houses type things are converted into  
19 law firms all the time.

20 MEMBER MC MAHON: Yeah, yeah.

21 MEMBER BORRELLI: You know, doctor's offices  
22 and law firms, I mean, we get that. But we're  
23 just saying that in Greenport, to date, we don't  
24 have anything like that, and that's not -- that's  
25 in a residential area. Other than the dentist

1 office that's an historic home on Front Street,  
2 that's the only thing that we have so far. You  
3 know, so it's just like not in keeping with what  
4 we've been accustomed to.

5 (Electric Malfunction)

6 MEMBER WILLIAMS: Are we allowed to proceed?

7 CHAIRPERSON DOHERTY: We can proceed.

8 MEMBER MC MAHON: I think what we should --

9 MEMBER BORRELLI: Are you electric?

10 MEMBER WILLIAMS: Hang on a second.

11 LUCIA BRAATEN: I'm on battery.

12 MEMBER BORRELLI: All right.

13 MEMBER MC MAHON: I think -- I think what we  
14 need to do is move on a little bit and just  
15 approve what we can approve, and state what is out  
16 of our hands anyway. In regards to the variances  
17 and stuff like that --

18 MEMBER BORRELLI: Yeah, exactly.

19 MEMBER MC MAHON: -- that's not a part of  
20 our department. So we're here for aesthetic  
21 purposes.

22 CHAIRPERSON DOHERTY: Yes.

23 MEMBER MC MAHON: And I think the fence  
24 presentation and that sort of thing went well, and  
25 I think that's part of something that possibly we

1 will vote to -- we can vote on, excuse me.

2 CHAIRPERSON DOHERTY: Okay.

3 MEMBER MC MAHON: And if there's anything  
4 else you think that is appropriate.

5 CHAIRPERSON DOHERTY: So I just had a few  
6 questions.

7 MEMBER WILLIAMS: May I make a comment? I  
8 would like to say that your plans were beautifully  
9 executed and very, very detailed. You -- they're  
10 beautifully done. But I -- besides the sanding  
11 and painting, and a few things, there were --  
12 obviously, our Board has a lot of questions.

13 DOUG HOUSTOUN: Yes.

14 MEMBER WILLIAMS: This house was built in  
15 1901 by a shipbuilder, H. Fletcher Fordham, and he  
16 had a shipyard, Fordham Shipyard, here in the  
17 Village. And it appears on the 1909 Suffolk  
18 County Atlas map, so it goes way back.

19 DOUG HOUSTOUN: I did look up all this in  
20 the maps for the property.

21 MEMBER WILLIAMS: Thank you.

22 CHAIRPERSON DOHERTY: I just had two  
23 questions. Is your exterior lighting dark sky  
24 friendly?

25 DOUG HOUSTOUN: So the lighting on our front

1 porch is not classified as dark sky friendly.  
2 However, it's under the roof of the front porch.  
3 So the house itself is not illuminating any of  
4 the sky.

5 CHAIRPERSON DOHERTY: Okay. All right. And  
6 then with the storage, proposed storage shed, the  
7 materials, the colors, the materials, so on?

8 DOUG HOUSTOUN: The storage shed has been  
9 removed from the proposed work.

10 CHAIRPERSON DOHERTY: Oh, it is removed?

11 DOUG HOUSTOUN: Yeah, and that would be --  
12 I'll just show you, so we're all clear with one --  
13 well, there's only one, but there was a structure  
14 in the corner of the property in here.

15 MEMBER WILLIAMS: No. 4? Is it No. 4 on  
16 this?

17 DOUG HOUSTOUN: Oh, this is one of the  
18 drawings you're looking at. Yeah, there's no shed  
19 structure being proposed. It was going to be  
20 relocated, right, the one that was over here?

21 DAN STEIGERWALD: Yeah. That's --

22 MEMBER WILLIAMS: Was that for irrigation or  
23 the pool things?

24 DAN STEIGERWALD: Originally, it was for  
25 gardening tools, but he's just going to hire a

1 gardener.

2 MEMBER WILLIAMS: There you go.

3 (Laughter)

4 CHAIRPERSON DOHERTY: Okay.

5 DOUG HOUSTOUN: Yeah.

6 MEMBER BORRELLI: If we're looking down  
7 this -- our agenda here, you're also here to --  
8 for the replacement of attic windows; is that  
9 correct?

10 DOUG HOUSTOUN: (Nodded yes)

11 MEMBER BORRELLI: And what did you intend to  
12 replace them with?

13 MEMBER MEI: It's in one of these things.  
14 Maybe you can point it out.

15 OLIVIA LAU: So the attic windows are at the  
16 front and the back of the house. Right now, they  
17 don't go in line with the historical context and  
18 style of the house. So we intend to replace the  
19 single-hung windows with two picture windows with  
20 Colonial style grilles. And the center window of  
21 the attic would also be still a single-hung  
22 window, but a little more streamlined in terms of  
23 the cast of a Springline arch that is in keeping  
24 with the original profile of the attic window, but  
25 just looks a little cleaner in terms of appearance

1 and function.

2 ATTORNEY PROKOP: What is the attic going to  
3 be used for?

4 OLIVIA LAU: The attic windows?

5 ATTORNEY PROKOP: No, the attic itself, what  
6 would the attic be used for?

7 DOUG HOUSTOUN: Yeah, so the -- according to  
8 the map, this was a 2 1/2 story structure. And  
9 when the Bed and Breakfast moved in, it looks like  
10 they primarily used the attic for storage. When  
11 we submitted our plans to Greg Morris, we didn't  
12 have any intention of using the attic at the time,  
13 and the owner now is looking into finishing the  
14 attic as it historically was when the house was  
15 built in that extra half story. So that attic at  
16 the moment has not been sent into the Building  
17 Department to be finished out, but when it is, it  
18 will be used for a poker room and media room.

19 MEMBER WILLIAMS: It will be used for what,  
20 pardon me?

21 DOUG HOUSTOUN: A poker room and a media  
22 room.

23 ATTORNEY PROKOP: The -- in the first one --  
24 so a one-story framed garage, and then there's  
25 a -- there's a -- so the garage is 20-by-28, and



1           then there's an area of the house, a narrow area  
2           of the house, but beyond that, which is 14 feet by  
3           15 feet, maybe, or something. What's -- how far  
4           into the house is the office going to extend?

5           DOUG HOUSTOUN: The office is going to  
6           occupy the double bays of the garage, and then it  
7           will also occupy that next 14 feet. In that next  
8           14 feet, which is actually a pantry and a  
9           bathroom, that's in between the original house's  
10          kitchen and the garage structure. And so we were  
11          going to be closing off the pantry door, and we're  
12          going to be converting the powder room down there  
13          to be the bathroom for the office, and converting  
14          the pantry to be the pantry for the employees in  
15          the -- whoever is going to be working for the  
16          doctor.

17          MEMBER WILLIAMS: Will you be able to walk  
18          from the house into the office?

19          DOUG HOUSTOUN: No, you'll have to walk  
20          outside if you're going to do that. There's no  
21          internal communication between the office and the  
22          house.

23          MEMBER WILLIAMS: Even for family? Even --

24          DOUG HOUSTOUN: Yes.

25          MEMBER WILLIAMS: Even for family.

1 DOUG HOUSTOUN: There's no communicating  
2 door between them.

3 MEMBER WILLIAMS: Okay.

4 ATTORNEY PROKOP: So I think you need to  
5 slow down, not -- irrespective of this Board, you  
6 know, whatever happens today, but I think you need  
7 to slow down and indicate in these plans  
8 accurately what's going to happen, including the  
9 third floor, and, you know, bring it back to the  
10 Building Department.

11 DOUG HOUSTOUN: Absolutely. The attic -- so  
12 the windows themselves are existing in there.  
13 They're opening on the current storage. So today  
14 we're asking for permission to replace those  
15 windows.

16 MEMBER BORRELLI: Can I just say that --  
17 interrupt you for a second and go back to what  
18 the -- you were saying before about the windows?  
19 You're getting rid of double-hung windows to put  
20 single-pane windows? Can you just repeat what you  
21 said again?

22 OLIVIA LAU: So the existing attic windows,  
23 there's two skinny single-hung windows, and then  
24 the center window seems to be also a single-hung  
25 window with sort of a half moon attached to the

1 top.

2 MEMBER BORRELLI: Right.

3 OLIVIA LAU: And so we are replacing the  
4 existing windows in kind with picture windows,  
5 stationary windows on the side. So they're not  
6 operable, but they will have the decorative  
7 Colonial style grilles. And then the center  
8 window will be replaced with a single, a new  
9 single-hung window, but the top Springline arch  
10 will just be cleaned up so that there's no  
11 obstructing horizontal line between the arch shape  
12 and the rest of the window.

13 MEMBER BORRELLI: Right. My question is are  
14 the windows that are up in the attic, are they the  
15 original windows?

16 OLIVIA LAU: No, they're not. They seem to  
17 be, you know, pretty modern windows that were  
18 installed in the attic. So we are just replacing  
19 them in kind, not changing the size of the windows  
20 themselves. We just want to replace them with  
21 windows that are more keeping in line with the  
22 historical nature of the house --

23 MEMBER BORRELLI: Right.

24 OLIVIA LAU: -- as well as, you know, more  
25 streamlined in terms of aesthetic.

1           MEMBER BORRELLI: I just have a question.  
2 Colonial style window I don't get, because that  
3 would be not in keeping with the style of the  
4 house.

5           MEMBER WILLIAMS: Yeah. This a Queen Anne  
6 house, so --

7           OLIVIA LAU: The interior is Victorian and  
8 Queen Anne. The exterior seems more Colonial  
9 Revival in terms of the shiplap siding and the  
10 really minimal sort of trim along the exterior.

11          MEMBER BORRELLI: I don't know. I'm really  
12 like cautious, as Joe was saying, to even -- I  
13 don't know. I mean, it's just -- it's a major  
14 landmark for the -- for the community and  
15 everything. It's a very old home. And I would  
16 like to know whether you're changing the mode or  
17 the -- you know, you're going from a 1907 type of  
18 house, you want to put Colonial windows, change  
19 the sidelights to fixed, or whatever. I don't  
20 know, I just -- I'm a little cautious.

21          OLIVIA LAU: Right.

22          MEMBER BORRELLI: Like a little concerned --

23          OLIVIA LAU: So this --

24          MEMBER BORRELLI: -- that we're mixing a  
25 bunch of different things that maybe we haven't

1 actually considered or really thought about trying  
2 to keep it in -- you know, we're trying to keep it  
3 as it -- as it was without changing too much of it.

4 OLIVIA LAU: Yes.

5 MEMBER BORRELLI: Right?

6 OLIVIA LAU: Definitely, you know, agree on  
7 wanting to keep the style of the house. Well,  
8 there is existing windows in the back of the house  
9 that have that Colonial style grille. It's in the  
10 sunroom, which --

11 MEMBER BORRELLI: Because I do think that  
12 you said you were taking off two -- you know,  
13 one-over-one windows or two-over windows to put  
14 them single-pane, and that just not match what --  
15 almost all the old homes in Greenport are  
16 two-over-two, you know, or they're not --  
17 certainly not one single-pane windows in any of  
18 the old homes in Greenport. So I'm really like  
19 concerned about what -- and when you show the  
20 rendition and the -- what you're proposing, are  
21 those storm windows that you've got, the bars  
22 across the top, or what are those?

23 OLIVIA LAU: No, those are not storm  
24 windows. So they're decorative grilles that are  
25 in line with the Colonial Revival style.

1           So we do have some supplemental material  
2 specs for the proposed porch lighting and the  
3 attic windows. I can pass this out to you right  
4 now.

5           MEMBER MC MAHON: Thank you.

6           CHAIRPERSON DOHERTY: Thank you.

7           MEMBER WILLIAMS: We can share one. Thank you.

8           OLIVIA LAU: Okay. So if you go to the last  
9 page with the Andersen 100 series picture window,  
10 so this is a standard Andersen product. It's a  
11 stationary picture window.

12          MEMBER BORRELLI: With a sidelight, too.

13          OLIVIA LAU: Yes, exactly. And so that this  
14 is what we're proposing for those attic windows on  
15 the sides.

16          MEMBER WILLIAMS: Can I jump away from the  
17 windows?

18          OLIVIA LAU: Yes, certainly.

19          MEMBER WILLIAMS: Okay. There's an entry  
20 pergola over a brick wall, pergola style. Where  
21 on the property? I'm confused where that is, this  
22 photo.

23          DAN STEIGERWALD: I'll do it. I'm sorry.

24          MEMBER WILLIAMS: Oh, the Landscape  
25 Architect.

1 DOUG HOUSTOUN: I'm going to set up again  
2 here. I'll put it this way.

3 DAN STEIGERWALD: No. I think over the  
4 brick wall is the entrance to the garden. Okay.  
5 So as you enter up the straight driveway, right  
6 now, currently, there's a driveway that runs  
7 through the whole property --

8 MEMBER WILLIAMS: Correct.

9 DAN STEIGERWALD: -- into the back. So our  
10 goal is to cut that driveway off.

11 MEMBER WILLIAMS: Oh, I see, yeah.

12 DAN STEIGERWALD: Right At the head of the  
13 driveway, so to speak, as you're driving up. Near  
14 the house, when you get to the side entrance door,  
15 cut that driveway off, remove it coming down the  
16 middle of the property, leaving the back parking  
17 lot. So at the head of that, I designed a 5-foot  
18 brick wall, with, again, a nice AZEK pergola over  
19 it with climbing roses. So it's going to be -- so  
20 it's going to have a --

21 MEMBER WILLIAMS: So it's the end, it  
22 represents the end of the driveway.

23 DAN STEIGERWALD: Represents the end of the  
24 driveway, and it helps us create some of our pool  
25 enclosure code, because we need to -- you know,

1 encased in the backyard. So --

2 MEMBER WILLIAMS: Sir, where on this plan --  
3 I know where the existing driveway is. Then it's  
4 across from a porch, a walkway, a fountain. How  
5 far down is this?

6 DAN STEIGERWALD: That's at the head of the  
7 driveway where I just discussed. When you drive  
8 up, before you get into that stepping stone, that  
9 parquet garden that I did with the fountain --

10 MEMBER WILLIAMS: Oh, okay. Right where the  
11 shrub is.

12 DAN STEIGERWALD: Yes.

13 DOUG HOUSTOUN: This dark line right here  
14 and --

15 DAN STEIGERWALD: Yes.

16 MEMBER WILLIAMS: I think it's off the --  
17 where it says "Walkway Existing Porch". That's  
18 where the tree is.

19 DAN STEIGERWALD: Do you want me to show  
20 you?

21 MEMBER WILLIAMS: Yes, I would love it,  
22 thank you.

23 DAN STEIGERWALD: Yeah. I'm sorry.

24 MEMBER WILLIAMS: Is this a driveway here?

25 DAN STEIGERWALD: Yeah, this is -- okay, yes.



1 MEMBER WILLIAMS: This is the driveway  
2 coming in.

3 DAN STEIGERWALD: Yes, this is it.

4 MEMBER WILLIAMS: So it would be right  
5 there?

6 DAN STEIGERWALD: Yes.

7 MEMBER WILLIAMS: Thank you.

8 DAN STEIGERWALD: So that's going to be a  
9 typical red brick wall, new stone coping, nice  
10 AZEK pergola on it, and a beautiful custom made  
11 arch gate, again, all by Walpole, and we'll be  
12 doing climbing roses on it.

13 MEMBER WILLIAMS: Thank you.

14 DAN STEIGERWALD: And I brought bricks.

15 (Laughter)

16 MEMBER WILLIAMS: Very good. SAGE bricks,  
17 you'll even get a point extra.

18 CHAIRPERSON DOHERTY: Roselle, if you're not  
19 comfortable with the windows, we could hold it  
20 aside until another future meeting.

21 MEMBER BORRELLI: I'm just -- you know, it's  
22 not -- I don't see the big -- like it's not  
23 showing me the differences to like what is going  
24 on. For instance, on the door, all right, on the  
25 exterior porch door, what is the existing and

1 proposed? I don't -- I don't see really like what  
2 you're proposing a difference to. And is that  
3 going to be a storm door? Are you taking the  
4 storm door away? Is there an original door  
5 behind it?

6 OLIVIA LAU: Yes. So we are proposing to  
7 remove the storm door and keep the existing wood  
8 door that is behind it, and with that existing  
9 wood door, we intend to sand it down and restain it.

10 MEMBER BORRELLI: Okay. So just explain  
11 what "existing" and "proposed" means, then? Is  
12 there an explanation to that in some of the notes  
13 that I missed?

14 OLIVIA LAU: Yes. So -- so existing,  
15 there's an existing storm door, and the wood --

16 MEMBER BORRELLI: I'm talking about like in  
17 particular, like this photo, it says "existing"  
18 and then "proposed", and I'm not quite sure what  
19 the difference is.

20 OLIVIA LAU: So that photo is of the porch,  
21 and what we have in there is just the change in  
22 the porch flooring and the porch ceiling colors.  
23 So that door that you see is actually a side porch  
24 door that we are not altering. So that existing  
25 side door is remaining. What we are proposing is

1 to sand and refinish the floor, the ceiling, paint  
2 that a new color, as well as install new lighting  
3 on the porch.

4 MEMBER BORRELLI: Okay.

5 DOUG HOUSTOUN: So there's some subtleties  
6 here, I mean, that's mainly what we're struggling  
7 with.

8 MEMBER BORRELLI: Right.

9 DOUG HOUSTOUN: So that the red numbers are  
10 intended to describe the code -- the changes here.

11 MEMBER BORRELLI: Right.

12 DOUG HOUSTOUN: And so between -- in this  
13 particular image, there's three primary changes:  
14 9, restrain the porch; 8, painting the porch  
15 ceiling; and 6, replacing the porch light  
16 fixtures. So that's the intent of these two  
17 particular images.

18 MEMBER BORRELLI: Okay.

19 DOUG HOUSTOUN: On the --

20 MEMBER BORRELLI: And the door stays as is?

21 OLIVIA LAU: The side door, yes.

22 MEMBER BORRELLI: So then the change to the  
23 front door is you're taking off the storm door.

24 No, there is no -- yes, there is a storm door.

25 DOUG HOUSTOUN: Yeah, we're taking off the

1 storm door. It's very similar to the one you saw  
2 in that previous porch image.

3 MEMBER BORRELLI: And what are you doing  
4 exactly to the door, the front door?

5 OLIVIA LAU: We intend to sand it and  
6 restain it, as well as the trim that is  
7 surrounding that front door and the sidelights.  
8 We want to sand it down and expose the natural  
9 wood finish.

10 MEMBER BORRELLI: Okay.

11 MEMBER WILLIAMS: Could I ask? Once again,  
12 jumping topics. You presented this, which is the  
13 picture of the old garage.

14 DOUG HOUSTOUN: Yes.

15 MEMBER WILLIAMS: And then you want to put  
16 in windows. Is that to give light to the new  
17 office?

18 OLIVIA LAU: Yes.

19 MEMBER WILLIAMS: So the two cars parked  
20 there are a misconception, correct, that there  
21 will be no parking there?

22 DOUG HOUSTOUN: That's correct, there'll be  
23 no parking there. I didn't know how to Photoshop  
24 it out of that.

25 (Laughter)

1 MEMBER WILLIAMS: Yeah, I wouldn't know  
2 either.

3 DAN STEIGERWALD: That's where the fountain  
4 garden would be.

5 MEMBER WILLIAMS: Yes, that's what I'm  
6 asking. So --

7 DOUG HOUSTOUN: So the glass there is  
8 too old.

9 MEMBER WILLIAMS: Right. So the old -- yes,  
10 the old -- you used to be able to enter the garage  
11 there.

12 OLIVIA LAU: Yes.

13 MEMBER WILLIAMS: Okay.

14 DOUG HOUSTOUN: Lets light into the office,  
15 and then for the patients, lets a view of the  
16 garden outside.

17 MEMBER WILLIAMS: Yeah.

18 MEMBER BORRELLI: Can I just ask, where is  
19 the installment of a new rear door?

20 OLIVIA LAU: Yes. That would be at the back  
21 of the converted garage structure.

22 DOUG HOUSTOUN: So, right now, there's no  
23 current door back here. There was historically.  
24 You can see that in the framing from the inside of  
25 the garage. It wasn't in this particular

1 location, but there was a door on the side of the  
2 garage. In fact, it wasn't a garage when the  
3 house was first built, it was actually the  
4 residence. And then we're proposing to put the  
5 entrance door to the office on this rear facade.  
6 Under the existing arbor --

7 MEMBER BORRELLI: Right.

8 DOUG HOUSTOUN: -- and above the new brick  
9 patio, that is where the patients would arrive at,  
10 under the arbor, and then enter the office through  
11 the rear.

12 MEMBER BORRELLI: Okay. And, I mean, this  
13 is totally out of my realm here as well, but --  
14 and it shouldn't really concern me, but we do  
15 know, we all understand that Webb Street is also  
16 where they're going to be entering and exiting,  
17 and it's also one way. So they come in, they go  
18 in, they come out, and they have to go down Second  
19 Street, I suppose.

20 DOUG HOUSTOUN: Sure.

21 OLIVIA LAU: Yes.

22 MEMBER BORRELLI: The patients.

23 DOUG HOUSTOUN: They've got to follow the  
24 rules of the road.

25 MEMBER BORRELLI: Right, right, right. No,

1 I'm just wondering about the traffic.

2 MEMBER WILLIAMS: In the photo of the  
3 garage, there's an entrance to a basement. Is  
4 that going to stay there?

5 DOUG HOUSTOUN: Like a storm door?

6 MEMBER WILLIAMS: Yeah.

7 DOUG HOUSTOUN: Yeah, there's no plans on  
8 removing that.

9 MEMBER WILLIAMS: Thank you.

10 CHAIRPERSON DOHERTY: Are there any other  
11 comments or questions?

12 MEMBER MC MAHON: No.

13 ATTORNEY PROKOP: I just wanted to say that  
14 if the Board goes ahead with any of these, that  
15 your determination is only with respect to the  
16 architectural features, and not any determination  
17 as to whether the use or the project itself is in  
18 harmony with the neighborhood, because that would  
19 potentially have impacts on the review of other  
20 Boards.

21 CHAIRPERSON DOHERTY: I'm going hold three  
22 elements of this application aside and we will not  
23 vote on them tonight.

24 MEMBER BORRELLI: Can I ask one more  
25 question?

1 CHAIRPERSON DOHERTY: Sure.

2 MEMBER BORRELLI: The painting of the  
3 existing shingle roofs, what does that mean?  
4 You're going paint the shingles, as opposed to --

5 DOUG HOUSTOUN: Replace the roof, yeah. The  
6 owner does intend down the road to replace the  
7 roof, which we'll be back here in front of you,  
8 but the budgetary decision right now was to paint  
9 the roof, which I didn't know was even possible.

10 MEMBER BORRELLI: I didn't. That's why I'm  
11 very curious.

12 DOUG HOUSTOUN: Yes.

13 MEMBER WILLIAMS: Dennis?

14 MEMBER MC MAHON: Yes. No. Yeah, it's -- a  
15 lot of the tin roofs were always painted.

16 MEMBER WILLIAMS: Well, the tin roofs.

17 MEMBER MC MAHON: Sometimes red, and  
18 whatever, and wood roofs, as well, stained, a lot  
19 of times red and green I've seen. My neighbor  
20 right next door to me had a green. Some of the  
21 outcroppings were painted the Kelly green you used  
22 to see on a lot of the old homes. So, yes, it's  
23 not unheard of.

24 MEMBER BORRELLI: But this is just the tar,  
25 the regular --



1 DOUG HOUSTOUN: This is asphalt shingles.

2 MEMBER BORRELLI: Asphalt shingle can be  
3 painted? You're going to paint, right?

4 MEMBER MC MAHON: It can be, yes. Yeah, no  
5 problem.

6 DOUG HOUSTOUN: I started low.

7 MEMBER MC MAHON: There you go.

8 MEMBER BORRELLI: Yeah. It's like a mossy  
9 brown?

10 DOUG HOUSTOUN: Yeah, sage. Sage green,  
11 yeah.

12 MEMBER BORRELLI: I was -- that -- I was  
13 just curious as to how that was. And then just  
14 another -- not a question, but a statement for the  
15 person who designed all of the gardens and all of  
16 the landscaping. I just commend you and  
17 congratulate you, it's spectacular.

18 DAN STEIGERWALD: Oh, thank you.

19 MEMBER BORRELLI: Really, really some of the  
20 best landscaping plans, detailed, beautifully,  
21 beautifully done.

22 DAN STEIGERWALD: I appreciate that.

23 MEMBER BORRELLI: Beautifully done.

24 DAN STEIGERWALD: I put a lot of time in it.  
25 It's a passion.

1           MEMBER BORRELLI: I mean, I don't know what  
2 we had approved. Like I'm so -- I'm a little  
3 overwhelmed like to everything that's going on  
4 right now. And like I said, it's a super  
5 important house, especially for me, and especially  
6 in that area, but I commend you, really.

7           DAN STEIGERWALD: Thank you. I tried to --

8           MEMBER BORRELLI: Congratulations.

9           DAN STEIGERWALD: I tried to pay attention  
10 to its historical value --

11          MEMBER BORRELLI: Beautiful.

12          DAN STEIGERWALD: -- and emanate that to  
13 what --

14          MEMBER BORRELLI: Yeah. And formal --  
15 formally done as well. So it's -- you know, and  
16 it's not like a little English cottage you've got  
17 going on here, not an English cottage garden.

18          DAN STEIGERWALD: Right.

19          MEMBER BORRELLI: You did a very formal,  
20 beautifully designed. I commend you on that.

21          DAN STEIGERWALD: Thank you.

22          MEMBER BORRELLI: Beautiful.

23          DAN STEIGERWALD: Appreciate it.

24          CHAIRPERSON DOHERTY: So I also wanted to  
25 commend the Architect and the Project Manager for

1 all your hard work and effort in the extent --  
2 extensive documents you provided for us, so thank  
3 you very much.

4 OLIVIA LAU: Thank you.

5 CHAIRPERSON DOHERTY: It was excellent.

6 DOUG HOUSTOUN: Thank you.

7 CHAIRPERSON DOHERTY: If there are no other  
8 questions, we'll get ready to vote.

9 MEMBER WILLIAMS: Not now.

10 DOUG HOUSTOUN: Can I ask one question,  
11 since the sign came up? The existing sign there  
12 right now is for a bed and breakfast, which is a  
13 permitted residential use.

14 MEMBER WILLIAMS: Correct.

15 DOUG HOUSTOUN: If you believe me for a  
16 second that the office is also a permitted  
17 residential use, is there any precedent of that  
18 sign being grandfathered in that location?  
19 Because we're not changing residential to  
20 commercial or anything.

21 MEMBER WILLIAMS: I'd have to ask our  
22 Lawyer.

23 ATTORNEY PROKOP: No.

24 DOUG HOUSTOUN: No precedent?

25 ATTORNEY PROKOP: Not that I'm aware of.

1 DOUG HOUSTOUN: No -- is there anything  
2 prohibiting that sign from remaining in place?

3 CHAIRPERSON DOHERTY: You would have to  
4 follow the code in terms of the colors, font,  
5 signage, size and things.

6 MEMBER WILLIAMS: The other thing is it's --  
7 the dermatology is -- office is not the house, and  
8 it's -- you know, if you -- if it was a bed and  
9 breakfast, you walked into the Bed and Breakfast.  
10 You don't -- Mr. Saitta doesn't want people  
11 knocking on his door to check their skin, you  
12 know? So I think it's misleading and it's  
13 inappropriate.

14 DOUG HOUSTOUN: So the approval of that sign  
15 wouldn't be this -- the actual existence and  
16 presence wouldn't be with you guys?

17 CHAIRPERSON DOHERTY: It will -- it's going  
18 to be taken out for tonight, yes.

19 DOUG HOUSTOUN: And then, if it is  
20 permitted, the font style, whether it's permitted,  
21 or whatever, would remain -- would be come back to  
22 you guys for that, right?

23 CHAIRPERSON DOHERTY: You would come back  
24 to us.

25 MEMBER WILLIAMS: And the location.

1 DOUG HOUSTOUN: Yep.

2 MEMBER BORRELLI: Well, tonight we're not  
3 doing it yet, but I think the sign is nice. I  
4 mean, it's keeping in -- you know, in keeping with  
5 what was previously there. But I agree with Jane,  
6 the placement of it should be on Webb Street,  
7 closer to where you're coming and going, and not  
8 right in the middle of a residence, you know, if  
9 it's a residence. But the sign is pretty.

10 CHAIRPERSON DOHERTY: Okay.

11 MEMBER WILLIAMS: Yes. So, once again,  
12 thank you to the Landscaper. I mean, the plans  
13 were very detailed, but there's just a lot of  
14 questions. So thank you.

15 CHAIRPERSON DOHERTY: Okay. I would like to  
16 note, we are only voting on the work described in  
17 your August 31, 2021 application. For any other  
18 changes or additions, you will need to come before  
19 the HPC for a Certificate of Appropriateness.

20 There are three elements I am removing from  
21 our vote tonight for the Certificate of  
22 Appropriateness. One is all the proposed  
23 commercial space, the second is the sign, and the  
24 third is the pool.

25 I make a motion to approve the application

1 and issue a Certificate of Appropriateness, as the  
2 remainder of the application is in keeping with  
3 the criteria of Greenport Village Code Section  
4 76-7. Is there a second?

5 MEMBER MC MAHON: Second.

6 CHAIRPERSON DOHERTY: All in favor?

7 MEMBER BORRELLI: Aye.

8 MEMBER MC MAHON: Aye.

9 MEMBER MEI: Aye.

10 MEMBER WILLIAMS: Aye.

11 CHAIRPERSON DOHERTY: Aye.

12 Motion carries, the remainder of the  
13 application is approved. Thank you very much.

14 DOUG HOUSTOUN: Thank you.

15 OLIVIA LAU: Thank you.

16 CHAIRPERSON DOHERTY: Agenda Item No. 5 -  
17 630 Second Street. Discussion and possible motion  
18 on the application of Aileen Rosin. The applicant  
19 seeks approval of the color and material of the  
20 exterior door, and the color of the asphalt roof  
21 shingles. SCTM #1001-2.-5-23.

22 ATTORNEY PROKOP: Do you have the file?

23 CHAIRPERSON DOHERTY: Thank you, Jared.

24 JARED LOVELESS: Hi.

25 ATTORNEY PROKOP: Do you have the file on

1 this application?

2 CHAIRPERSON DOHERTY: I think you have.

3 MEMBER MEI: Yes.

4 ATTORNEY PROKOP: Pardon?

5 CHAIRPERSON DOHERTY: I think Jared brought  
6 a handout for us with --

7 JARED LOVELESS: Yeah. Do you want it?

8 ATTORNEY PROKOP: Yeah. Do you have it?

9 JARED LOVELESS: Yeah. Jared Loveless.

10 CHAIRPERSON DOHERTY: Right. I just had one  
11 question for you, Jared.

12 JARED LOVELESS: Yes.

13 CHAIRPERSON DOHERTY: What is the color of  
14 the asphalt?

15 JARED LOVELESS: Slate.

16 CHAIRPERSON DOHERTY: Slate.

17 JARED LOVELESS: The same color that Jose had.

18 CHAIRPERSON DOHERTY: Okay. All right.

19 Does anyone have any other questions?

20 MEMBER MEI: You gave a picture of the door,  
21 but it didn't say. Is it wood? Is it --

22 JARED LOVELESS: That particular door is  
23 fiberglass, so you can paint it so it would look  
24 like wood.

25 CHAIRPERSON DOHERTY: Yeah.

1 MEMBER MC MAHON: That's it.

2 CHAIRPERSON DOHERTY: That's it?

3 JARED LOVELESS: And then the colors she  
4 gave were just the colors that were just her  
5 preferences. I don't know if you guys also weigh  
6 in on the color of the front door, but I have it.

7 MEMBER MC MAHON: Perfect.

8 MEMBER BORRELLI: So this is --

9 CHAIRPERSON DOHERTY: That's the front door.

10 MEMBER BORRELLI: Okay. So Light Coastal  
11 Green, Hot Red, Light Teal and Black all on one  
12 door?

13 JARED LOVELESS: No, no, no. I mistakenly  
14 believed that you guys okayed the color.

15 MEMBER BORRELLI: Right.

16 JARED LOVELESS: If you do, then those are  
17 the colors she would like in order of preference,  
18 any one of them.

19 MEMBER WILLIAMS: Oh.

20 CHAIRPERSON DOHERTY: Okay.

21 MEMBER BORRELLI: Oh.

22 JARED LOVELESS: She just wants the door.

23 CHAIRPERSON DOHERTY: Okay.

24 JARED LOVELESS: She'll paint it whatever  
25 color you want.



1 MEMBER BORRELLI: Okay.

2 MEMBER MEI: So the door is going to be --

3 MEMBER WILLIAMS: Have you got a picture of  
4 the house? I'm sorry, I didn't --

5 MEMBER BORRELLI: Do you have the house for  
6 them, what house?

7 JARED LOVELESS: I don't.

8 MEMBER MEI: Here, that's it.

9 CHAIRPERSON DOHERTY: I have the  
10 application, if you need it.

11 MEMBER BORRELLI: Oh, yeah. This is the  
12 house that's behind like Townsend Manor, to the  
13 left of Townsend?

14 JARED LOVELESS: Yeah.

15 MEMBER BORRELLI: By Carlos DeJesus?

16 JARED LOVELESS: This is the -- this is the  
17 original house here. It's got a black door. And  
18 I just have it in the pictures, but also we'd use  
19 white siding, that was on there.

20 CHAIRPERSON DOHERTY: Roselle.

21 MEMBER WILLIAMS: This is the one that Jared  
22 came before us on?

23 MEMBER MEI: Yes.

24 CHAIRPERSON DOHERTY: Yes.

25 MEMBER MC MAHON: Yes.

1 MEMBER WILLIAMS: Thank you. Okay. Thank you.

2 CHAIRPERSON DOHERTY: Yeah. And, basically,  
3 we were only waiting for two more pieces of  
4 information.

5 MEMBER WILLIAMS: Right. Okay.

6 CHAIRPERSON DOHERTY: Okay?

7 MEMBER MC MAHON: That was it.

8 CHAIRPERSON DOHERTY: All right. Any  
9 questions?

10 MEMBER MC MAHON: No, I'm fine.

11 CHAIRPERSON DOHERTY: I think we're done.  
12 Thank you.

13 JARED LOVELESS: All right. So we're good  
14 to go?

15 CHAIRPERSON DOHERTY: Just going to vote on  
16 it now.

17 JARED LOVELESS: Okay.

18 (Laughter)

19 CHAIRPERSON DOHERTY: I would like to note  
20 that we're only voting on the work described in  
21 your March 3rd, 2021 application. For any other  
22 changes or additions, you will need to come again  
23 before the HPC for a Certificate of  
24 Appropriateness. Thank you for your attention to  
25 this requirement.

1           I make a motion to approve the application  
2           and issue a Certificate of Appropriateness, as the  
3           application is in keeping with the criteria of  
4           Greenport Village Code Section 76-7. Is there a  
5           second?

6           MEMBER WILLIAMS: Second.

7           CHAIRPERSON DOHERTY: All in favor?

8           MEMBER BORRELLI: Aye.

9           MEMBER MC MAHON: Aye.

10          MEMBER MEI: Aye.

11          MEMBER WILLIAMS: Aye.

12          CHAIRPERSON DOHERTY: Aye.

13          JARED LOVELESS: All right.

14          CHAIRPERSON DOHERTY: Motion carries,  
15          application is approved.

16          MEMBER WILLIAMS: And thank you for  
17          following up on those questions, we appreciate it.

18          JARED LOVELESS: Thank you, guys.

19          CHAIRPERSON DOHERTY: Okay.

20          JARED LOVELESS: I'll see you later.

21          CHAIRPERSON DOHERTY: Bye-bye.

22          Agenda Item -- I've got so many agendas.

23          Agenda Item No. 6 - Remarks regarding the  
24          Guidelines Update.

25          Two years ago, the HPC prepared and adopted

1 a set of guidelines for homeowners and contractors  
2 to use in the building and renovation in the  
3 Historic District. The Village Trustees approved  
4 the guidelines in the fall of 2019. I would like  
5 to review the Historic District guidelines  
6 annually to see if there is anything we want to  
7 add or revise. For example, I would like to add  
8 something on dark sky lighting in the Historic  
9 District.

10 Could the Commission members think about the  
11 guidelines and bring your suggestions to our  
12 meeting next month? I would like to be able to  
13 forward our recommendations to Village Officials,  
14 and possibly Greenport's Planning Committee, by  
15 the end of the year. Thank you.

16 MEMBER BORRELLI: Thank you.

17 MEMBER WILLIAMS: I think that's a good  
18 thing for us to review on a consistent -- in a  
19 consistent fashion and --

20 MEMBER MC MAHON: Yeah.

21 CHAIRPERSON DOHERTY: Agenda Item No. 7 -  
22 motion to accept and approved the minutes of the  
23 July 15, 2021 meeting. Do I have a second?

24 MEMBER WILLIAMS: Second.

25 CHAIRPERSON DOHERTY: All in favor?

1 MEMBER BORRELLI: Aye.

2 MEMBER MC MAHON: Aye.

3 MEMBER MEI: Aye.

4 MEMBER WILLIAMS: Aye.

5 CHAIRPERSON DOHERTY: Aye.

6 Agenda Item No. 8 - Motion to schedule the  
7 next Historic Preservation Commission meeting for  
8 5 p.m. on October 21, 2021, at the Third Street  
9 Fire Station. Do I have a second?

10 MEMBER MEI: Second.

11 MEMBER MC MAHON: Second.

12 CHAIRPERSON DOHERTY: All in favor?

13 MEMBER BORRELLI: Aye.

14 MEMBER MC MAHON: Aye.

15 MEMBER MEI: Aye.

16 MEMBER WILLIAMS: Aye.

17 CHAIRPERSON DOHERTY: Aye.

18 Before we adjourn, there are no more members  
19 of the public, so we don't have to ask anybody if  
20 they want to speak.

21 MEMBER BORRELLI: Karen.

22 CHAIRPERSON DOHERTY: Yeah.

23 MEMBER BORRELLI: On Item No. 7, it's  
24 written here to approve the August 19th meeting,  
25 but I think you said July something.

1 CHAIRPERSON DOHERTY: Oh, I'm sorry.

2 August 19th meeting.

3 MEMBER BORRELLI: August 19th.

4 CHAIRPERSON DOHERTY: I stand corrected.

5 And then I make a motion to adjourn the  
6 meeting. Do I have a second?

7 MEMBER MC MAHON: Second.

8 MEMBER BORRELLI: Second.

9 CHAIRPERSON DOHERTY: All in favor?

10 MEMBER BORRELLI: Aye.

11 MEMBER MC MAHON: Aye.

12 MEMBER MEI: Aye.

13 MEMBER WILLIAMS: Aye.

14 CHAIRPERSON DOHERTY: Aye.

15 Thank you, everybody.

16 MEMBER BORRELLI: Thank you.

17 (The meeting was adjourned at 6:18 p.m.)

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