

1 VILLAGE OF GREENPORT

2 COUNTY OF SUFFOLK : STATE OF NEW YORK

3 -----x

4 HISTORIC PRESERVATION COMMISSION

5 AGENDA MEETING

6 -----x

7 Station One Firehouse

8 Third & South Streets

9 Greenport, New York 11944

10 May 15th, 2025

11 5:00 p.m.

12

13

14

15 Before:

16

17 JANICE CLAUDIO - CHAIRPERSON

18 DENNIS MCMAHON - MEMBER

19 FRANCES WALTON - MEMBER

20 ROSELLE BORRELLI - MEMBER (ABSENT)

21

22 ALSO PRESENT:

23 MICHAEL NOONE - BOARD CLERK

24 ROBERT HARPER - HISTORIC EXPERT

25

1 CHAIRWOMAN CLAUDIO: The time is
2 5:07 pm, and I would like to call the Historic
3 Preservation Commission meeting to order.

7 Do I have a second?

8 MEMBER MCMAHON: Second.

9 CHAIRWOMAN CLAUDIO: All in favor?

10 (ALL AYES) .

11 Item No. 2, motion to schedule the
12 next Historic Preservation Commission meeting for
13 five o'clock on Wednesday, June 18th, 2025, at
14 Station One Firehouse, Third and South Street,
15 Greenport, New York.

16 Do I have a second?

17 MEMBER WALTON: Second.

18 CHAIRWOMAN CLAUDIO: All in favor?

19 (ALL AYES).

20 And note of course that it's
21 Wednesday, and that Thursday is Juneteenth, and a
22 federal holiday. So Village Hall is closed that
23 day.

24 Item No. 3 is a Commission
25 discussion on current Historic Preservation

1 Commission issues.

2 So, moving to that item, the first
3 thing I would like to do is welcome Robert Harper.
4 He will be joining us, and we have come to an
5 agreement on title of Historic Expert.

6 So Robert will get our, certainly
7 our digital applications.

8 MR. NOONE: Yes. Absolutely.

9 CHAIRWOMAN CLAUDIO: And hopefully
10 we'll be involved in maybe making an application, a
11 hardcopy for Robert, would that be something that
12 could be done? And you would have to pick it up,
13 though.

14 MR. HARPER: Sure. I'm back and forth
15 all the time.

16 MR. NOONE: We'll make a mailbox for
17 you. I generally deliver, most of the members live
18 within two blocks, so I deliver, because that's how
19 it's always been done, which is fine. But we'll
20 make a mailbox for you at Village Hall, and when
21 you come in, they'll show you where it is.

22 We're having a placard made for you
23 as well as Lisa, and that should be ready in a week
24 or so.

25 MEMBER WALTON: Do you need paper

1 copies? Do you want paper copies?

2 MR. NOONE: Hardcopies can always
3 help.

4 MR. HARPER: Yes. My intention is to
5 actually go to each site and take a look and see
6 what I can find out about historically what it
7 might have looked like or what the person wants to
8 do, so I can actually come prepared, if you need my
9 advice.

10 MEMBER WALTON: Right, but just, if
11 you don't need paper, if digital works for you,
12 then --

13 MR. HARPER: Yes, that's fine.

14 MR. NOONE: We'll give you the
15 option. I'll make out, I'm going to asking for six
16 copies or seven copies now, anyway, so there will
17 be a copy for you and it will be in your mailbox.

18 MR. HARPER: Wow, okay.

19 MEMBER WALTON: I was trying to save
20 trees.

21 (Participants laughing).

22 MR. NOONE: And actually, I would ask
23 as we bring in a new application, I would ask for
24 seven copies. Six, four, five and one for the
25 Village.

1 CHAIRWOMAN CLAUDIO: Okay, we'll get
2 there on that.

3 MR. NOONE: Baby steps.

4 CHAIRWOMAN CLAUDIO: Baby steps. All
5 right.

6 MR. HARPER: Do I pay now?

7 (Participants laughing).

8 CHAIRWOMAN CLAUDIO: Dennis, I know
9 you spoke at our library get-together. Do you feel
10 that there is anything further on the materials and
11 substitute discussion, or, with Greg, was that --

12 MEMBER MCMAHON: I mean, it's going
13 to be an ongoing discussion because materials
14 change every day, and what we have not allowed in
15 the past, there might be some leeway, especially
16 when we start to expand our district. There's going
17 to be homes that have vinyl siding or asbestos
18 siding, and they might fall into the category that,
19 it's not that they don't comply or whatever with
20 what that category is, that they are not a part of
21 our discussion, but if somebody is revitalizing
22 their home in the middle of a block that is
23 obviously, you know, post war or something, and has
24 very little distinction that maybe there is some
25 leeway given to that particular person.

1 Also, affordability became an issue.
2 There is nothing out there that is any less
3 expensive than, you know, it is what it is, is what
4 I'm saying. It's the same for me, it's the same for
5 you.

6 I feel badly for anybody who wants
7 to piecemeal their homes, but I get a feeling also
8 in that regard that if nothing needs a permit, say
9 a window repair, the roof, is generally not
10 something that we even consider. And it shouldn't
11 really even come before us.

19 CHAIRWOMAN CLAUDIO: Is Greg -- that
20 was a good, you said expert for us and --

21 MEMBER MCMAHON: Yes, I mean yes. You
22 can walk into Riverhead Building, or anyplace
23 really, and you can go through the different
24 sections, be they windows, doors, and all the
25 synthetic and/or still wood products that are

1 available, and you can price them out or have your
2 contractor deal with it, and you'll see exactly
3 where you are.

4 You know, I have to take the guess
5 work out of it when I approach somebody for an
6 estimate on their home, because you need hard
7 numbers these days. You know, times are tough.
8 People are living check by check. So they need to
9 know exactly, or as close to the penny as they can,
10 so.

11 CHAIRWOMAN CLAUDIO: Thank you, for
12 taking, taking that on.

13 MEMBER MCMAHON: Yes, I mean it's
14 pretty much spelled out. I'm not sure how much
15 further you would like me to take that.

16 CHAIRWOMAN CLAUDIO: I think I would
17 be comfortable with the alternatives, the
18 substitutes and kind of --

19 MEMBER MCMAHON: Yeah, but there's so
20 many.

21 CHAIRWOMAN CLAUDIO: It's
22 overwhelming.

23 MEMBER MCMAHON: It is overwhelming.
24 So I think because, depending on what your product
25 is, excuse me, your project is, whether you want to

1 re-do your roof, pull a window, repair your siding,
2 you're going to have to determine how much you are
3 going to take on, and for yourself or your
4 contractor, will have to present you with a product
5 you are willing to use or are comfortable using,
6 and move ahead.

7 CHAIRWOMAN CLAUDIO: I think your
8 being familiar with them and that expertise is --

9 MEMBER MCMAHON: Yes, I mean, I'm
10 always happy to help somebody in regards to
11 steering them, but basically it's going to be down
12 to Riverhead Lumbar where they walls of all these
13 different products that are available. And it's
14 kind of, it simplifies it. It gives you a real
15 hands-on look at what is available.

16 MEMBER WALTON: I think we were,
17 again, in the context of trying to make the process
18 less intimidating for the applicant, and also to
19 provide guidance. Do you think we might be able to
20 come up with a list of products -- so part of what
21 we have been discussing is simplifying the process
22 if you are replacing in-kind --

23 MEMBER MCMAHON: Yes.

24 MEMBER WALTON: (Continuing) or
25 could, is it be possible, not necessarily

1 overnight, but to come up with a list of materials
2 that we find to be, you know, acceptable, as good
3 as in-kind, or something as part of that
4 streamlining process, is it, even if it's not a
5 complete list, or maybe if it's just guidance to
6 the applicant.

7 MEMBER MCMAHON: I think it's
8 guidance, because again, it's so vast. Depending
9 upon what project you're taking on. You don't want
10 to put a list of 100 products down because it's not
11 going to be helpful.

12 But to be able to steer them in a
13 particular direction is helpful.

14 MEMBER WALTON: I mean, I guess I'm
15 thinking something like, you know, here's a list of
16 siding products or window products, that we find to
17 be in keeping with, you know, the historic nature
18 of the Village. This is not all inclusive, but, you
19 know, just as guidance to them, and to us, perhaps,
20 as we are looking at the applications to determine
21 whether it can go on the, what I call the consent
22 calendar, but the approval calendar, that sort of
23 will shorten the Board process without eliminating
24 oversight. So --

25 CHAIRWOMAN CLAUDIO: Maybe the top

1 five, or try to just narrow it so it's not about --

2 MEMBER MCMAHON: Yeah, I don't want
3 to become a hardie board salesman. All of a sudden
4 I'm working for Marvin Windows or something.

5 MEMBER WALTON: It's just a thought
6 as we go through this --

7 MEMBER MCMAHON: It is, but I
8 think -- and I do want to make it as easy as
9 possible. But I've got a feeling we are steering
10 ourselves towards the more major projects, and kind
11 of trying to help out the people who are not
12 necessarily need to come in and get a permit. They
13 just need to be able to work on their homes. And
14 they want to forego that fee and that sort of
15 thing.

16 I mean, I got into big trouble
17 because I stripped my neighbor's siding on the
18 corner, Ruth's house, my neighbor, but I was
19 putting it back in-kind, and I knew where I was
20 going with it. So it's not so happy, some of the
21 people in charge.

22 No. But, I would be happy, but I get
23 a feeling that if they have an architect and they
24 have a contractor, that they should be pulling
25 those -- pretty much as we have been. You know. If

1 they had a question in regards to what is
2 acceptable, it's possible. We can try. But again,
3 it's pretty vast. It's pretty vast.

4 MEMBER WALTON: Yes, so you are
5 saying not particularly useful to the applicant
6 because they need to be getting that guidance.

7 MEMBER MCMAHON: Right, they need
8 that guidance from some person.

9 CHAIRWOMAN CLAUDIO: It probably
10 would be helpful with windows, because we just
11 pretty much always accept the Andersen or certainly
12 the Marvin, or, I mean, maybe that should be said
13 somewhere. Maybe we can give some pointers

14 MEMBER WALTON: Yes, and again, I
15 was coming at it from the perspective of the
16 streamlining effort.

17 MEMBER MCMAHON: Right. Here's a list
18 of things you can pick from.

19 CHAIRWOMAN CLAUDIO: That we commonly
20 see, and not recommending.

21 MEMBER WALTON: Right. And they go
22 back and then it becomes a minor, you know,
23 something to fix more about, and maybe Robert has
24 some thoughts on that.

25 MR. HARPER: Sure. I was just buying

1 windows today for a client. And I did mention at
2 the meeting, that it was last Saturday, that I
3 worked for organization called Rebuilding Together,
4 and I can get materials free to our client, and the
5 labor free, as long as they qualify.

6 The income level is \$60,000 for one
7 person and \$5,000 for each additional member of
8 family. So if it's a family of three, now we are
9 talking about \$70,000 or below.

10 So if there is a hardship case, I
11 would be happy to look into that for you.

12 I think Dennis would agree with me
13 when I say, with windows, in historic homes,
14 there's two things that are important: Maintaining
15 the size and proportions of the window.

16 When you start putting a smaller
17 window in, and you reframe it, you are really
18 destroying the look of it. And right now there is a
19 number of companies that do make historic-looking
20 windows. There's the Andersen A series, and what is
21 the other series, Dennis --

22 MEMBER MCMAHON: 400 series.

23 MR. HARPER: Yes. You can
24 true-divided lights, you can get grills that
25 imitate the look of it. And I think what is

1 important there is if the house is from a certain
2 era, you would not want to put something that is
3 totally incompatible with that era.

4 For instance, a Queen Anne window
5 has little, tiny panes on the top, a single pane on
6 the bottom and then a bigger main in the middle of
7 the top sash.

8 You wouldn't want to replace that
9 with a Craftsman window or something.

10 So I would say style, historic
11 style, and the proportions of the window are the
12 most important things we should be looking at.

13 MEMBER MCMAHON: Yes, a lot of these
14 companies will build custom, to-fit, those
15 openings, so you don't change any of the trim,
16 interior or exterior, and it's maybe just a little
17 fudge factor that goes around the window to make it
18 fit perfectly.

19 MR. HARPER: Exactly. Now, if you're
20 talking the other end of the spectrum, my own house
21 has Queen Anne windows, and it was the tower that
22 had burned off, and we replaced it, and we wanted
23 an exact duplicate.

24 So we went to a company called Green
25 Mountain Windows, I'm sure you are familiar with

1 them, too, Dennis, in Vermont, and they handcrafted
2 our windows to be exactly what was there. So
3 there's both ends of the spectrum.

4 MEMBER MCMAHON: Yes. And a lot of
5 these folks are looking to get out and, you know,
6 in an inexpensive manner, as we all are.

7 But the true divided-light aspect of
8 it does not necessarily come into play. Again, if
9 you have a storm window, you have aluminum storms,
10 which a lot of these houses do have, myself
11 included, I didn't go through the expense of doing
12 a thermopane custom Marvin window with true divided
13 light. I did the true divided lights, it's a single
14 pane window, because I have an aluminum storm.

15 So that's the, that's what they need
16 to know as well. Okay? So there you just saved
17 yourself, that's probably a \$1,200 difference
18 between the windows. You know, mine probably cost
19 around 12, if I did it as a thermopane it would
20 have doubled the costs. So those are the easy outs,
21 you know.

22 CHAIRWOMAN CLAUDIO: I think it's a
23 message we have to get out to the public that are
24 thinking about this, that we're on your side and
25 have some knowledge.

1 Okay, we better move on, actually.
2 Francis, do you think it's time to
3 talk a little bit about our meeting or should we
4 save that?

5 MEMBER WALTON: No, I mean, we can
6 always repeat it. But we are here, and so --

7 CHAIRWOMAN CLAUDIO: All right. We're
8 making progress on the application and the
9 designation of two categories or buckets of
10 applications, making them easier and hopefully just
11 less intimidating, more welcoming to bring -- Mike
12 was there, and George, our Building Inspector was
13 there, and it was a good meeting. I think we made
14 some real progress.

15 MEMBER WALTON: So, in addition to
16 the sort of major or significant application
17 category and less significant minor, we talked in
18 terms of as-of-right or -- not as-of-right, I'm
19 sorry. Replacement in kind, being the significant
20 or difference between how in-depth an application
21 is and/or needs to be treated.

22 So that's I think an important
23 factor which Mike has helped add to the discussion.
24 Because it makes a lot of sense, I think, just
25 right off the bat, common sense.

1 MEMBER MCMAHON: Yes, of course.

2 MEMBER WALTON: And looking at last
3 year's -- Janice and I both separately went through
4 all of last year's applications to try to make,
5 figure out how many would fall into sort of this
6 major significant category, and how many would fall
7 into the minor category. And in so doing what you
8 realize is a lot of it has to do with replace
9 in-kind versus the magnitude.

10 MEMBER MCMAHON: Right.

11 MEMBER WALTON: (Continuing) and
12 certainly, you know, in our application, things
13 falling into the building section of the
14 application, and would all qualify as major, in our
15 minds, and this is where we believe we are.

16 Some of the items in the building
17 alteration section of the application would be
18 major significant, however if they were being
19 replaced in-kind, then that would take them out of
20 the major significant category.

21 MEMBER MCMAHON: Right. Into a
22 maintenance.

23 MEMBER WALTON: Into a maintenance,
24 essentially a maintenance kind of category.
25 Exactly.

1 CHAIRWOMAN CLAUDIO: Maintenance
2 in-kind, or lose it as --

3 MEMBER MCMAHON: Right.

4 MEMBER WALTON: We think though, to
5 simplify the application, the landscaping section
6 probably does not need to be a separate section.
7 There could be a reference to it as site work,
8 that's still sort of under discussion. So.

13 MEMBER MCMAHON: Yes. What is
14 architectural and what is landscaping, as such,
15 which we really don't want to get into.

16 MEMBER WALTON: Or we certainly don't
17 need to spend a certain amount of time, focus,
18 whatever, with the applicant, you know --

19 MEMBER MCMAHON: Because any type of
20 screening such as if somebody is putting in a
21 tennis court or something like that, is in the
22 code. That is a part of --

23 MR. HARPER: As well as a pool.

24 MEMBER MCMAHON: That's correct.

25 That's all zoning. That's a zoning issue.

1 MR. HARPER: Fencing, as well, the
2 height of the fence, the self-closing doors and
3 gates are all part of it that's out of our --

4 MR. NOONE: Yes. For example, we
5 were talking in the meeting about the privets, and
6 the corner lots have completely different rules for
7 privets than normal, in-between lots, so to speak.

8 CHAIRWOMAN CLAUDIO: For safety
9 reasons.

10 MR. NOONE: Yes. At least in the
11 Village.

12 MEMBER WALTON: And we also talked
13 about trying to make the guidelines, or what do we
14 call them, the checklist, a little simpler on the
15 computer, that it's not a required document, it's
16 there to be helpful. If they don't want to submit
17 it, they don't have to submit it.

18 MEMBER MCMAHON: Tools.

19 MEMBER WALTON: Tools, yes.

20 CHAIRWOMAN CLAUDIO: And we are
21 officially taking the asbestos application out of
22 HPC.

23 MEMBER MCMAHON: Good.

24 MR. NOONE: The reason being, Dennis,
25 is if anything requires the asbestos certification,

1 it's going to require a building permit --

2 MEMBER MCMAHON: That's correct.

3 MR. NOONE: And so they'll have to
4 give that to the Building Department.

5 MEMBER MCMAHON: The Building
6 Department should be in charge of that.

7 CHAIRWOMAN CLAUDIO: So there's some
8 obvious clean-up, there's some obvious -- maybe not
9 so obvious, but some changes we can make that
10 should really streamline the whole thing.

11 MEMBER MCMAHON: That's the idea.

12 CHAIRWOMAN CLAUDIO: Sure.

13 MEMBER WALTON: We also, just one
14 other point that we talked about was not requiring
15 full site plan for certain types of work.

16 MEMBER MCMAHON: Yes. No, the
17 architectural fees are going to be phenomenal. You
18 know, that's going to drive -- that's a
19 cost-driving issue. And if you are making
20 structural changes, you can almost, if you had the
21 ability to do a line drawing and have it stamped.

22 CHAIRWOMAN CLAUDIO: Yes.

23 MEMBER WALTON: And, Robert, if you
24 have any thoughts about anything that we are laying
25 out here, cautionary or otherwise.

1 MR. HARPER: You might have known I
2 was on the Southold Historic Preservation for many
3 years. So a lot of my knowledge is what they would
4 do.

5 They have a, what they call an
6 administrative permit, and if somebody comes in,
7 and it's the kind of work you described, the
8 technical term "de minimis." It's not worthy, it
9 doesn't rise to the occasion of having to go for a
10 certificate of appropriateness.

Nothing in this chapter shall be construed to prevent the ordinary maintenance and repair of any exterior architectural feature or of a landmark property within the historic district, which does not involve a change of design, material, color or outward appearance.

20 So if somebody comes in, that's what
21 they are asking for, you can site Chapter 76-8. And
22 you can call it what you want. In Southold they
23 call it an administrative permit, and they say it
24 is de minimis, which means it doesn't rise to the
25 level of a certificate of appropriateness.

1 MEMBER MCMAHON: That says it all.
2 That's exactly what I was getting at. Exactly what
3 I was getting at.

4 MR. HARPER: The law is actually
5 quite good. Actually very good.

6 CHAIRWOMAN CLAUDIO: Glad to hear
7 it.

8 MEMBER WALTON: So that would be a
9 separate process from the actual application for a
10 certificate of appropriateness.

11 MR. HARPER: Yes. How you would do
12 that, we would have what is called a pre-submission
13 conference. We would make that an option for
14 people, but that might take place when we get an
15 application, you can decide as a group that it's de
16 minimis and it does not require a certificate of
17 appropriateness.

18 I don't know where in the process
19 that would be. In Southold, the HPC comes first in
20 the process of getting a permit, and I know here it
21 comes last. So that would have to be something
22 where I can tell you what they do, but I would not
23 want to make a recommendation one way or the other.

24 CHAIRWOMAN CLAUDIO: I think just
25 maybe making that real, we would probably have to

1 go before the Village Trustees and talk about
2 having a new type of permit. I think, you know.

3 MEMBER WALTON: Yes, well, I would
4 maybe start with Brian and say here is our code, is
5 there anything that would prevent us from doing
6 that, or would it require a code amendment.

7 CHAIRWOMAN CLAUDIO: But thank you,
8 for the idea. I think we'll kick it around some.

9 MEMBER WALTON: Yes, it's sort of an
10 alternative to, or similar to the concept that I
11 was talking about in terms of approving things on
12 what I was calling a consent calendar as it grew.
13 But if they didn't even need to be voted on, that
14 would be even more efficient from the standpoint of
15 the applicant. Because then we could move forward.

16 MEMBER MCMAHON: Yes. Or repairs. I
17 don't really want to hear about it. I've got enough
18 of my own home repairs.

19 CHAIRWOMAN CLAUDIO: Thank you, we'll
20 take that along and talk about it.

21 I have to say that when push comes
22 to shove here, color is back on the agenda. Sorry
23 about that. In really making that a true idea, the
24 idea of releasing oversight on color in the
25 commercial district, just kind of -- I feel once

1 the barn door is open there is no re-closing it,
2 and I'm feeling that if we, I want everybody's
3 input, but if we move more slowly towards this,
4 that it would just be a better approach.

5 MEMBER MCMAHON: You are talking then
6 just commercial?

7 CHAIRWOMAN CLAUDIO: Keeping it on
8 commercial, and, I mean, just releasing the --

9 MEMBER MCMAHON: I would ask them,
10 but I think when you start to expand the district,
11 that is where the real concerns are coming in. Who
12 is going to tell me what color I can paint my house
13 is a real big deal, okay, and I'm with them 100%.
14 You don't want to run into me. More stubborn than
15 most.

16 So, no, I understand. And the
17 commercial area, I mean, that's certainly, that's
18 downtown. But we don't even have Front Street in
19 our district. You know. So it's take care a little
20 bit more.

21 I don't see it as being a problem in
22 the commercial area. And again, it's just room for
23 back and forth. It doesn't mean that we are
24 dictating to you what you can and cannot do. But we
25 would like you to come before the Board if you are

1 in the commercial district, that, I would be open
2 to, at least discussion.

3 Still it's going be a personal, it
4 might be more personal to some people than it is
5 others.

6 CHAIRWOMAN CLAUDIO: Right. Okay,
7 just very quickly, Lisa Gillooly has taken on the
8 looking at plaques to build recognition of our
9 current historic district, and has done some
10 preliminary work on that.

11 Lisa will be at our next meeting,
12 we'll let her address that, but I wanted it on
13 record that Lisa was taking this on. She's got a
14 preliminary estimate of \$150 to \$250 per plaque.
15 She's investigated the benefits of it and she is
16 beginning to frame an argument for it. So that is
17 happening.

24 I want to talk about what we feel we
25 can do to enhance our marketing effort.

3 MEMBER MCMAHON: Not in regards to
4 our putting ourselves out there. I thought perhaps
5 our attaching our information in regards to the
6 utility bills and that sort of thing is good. I
7 mean, any time you can put a word out in the paper,
8 always helps. I'm not sure where else to go.

9 CHAIRWOMAN CLAUDIO: Okay. Frances?

10 MEMBER WALTON: Yes, so what I
11 heard, I heard a couple of things that I think we
12 need to listen to. One of them is that people
13 feel, some people are under the impression that
14 this is being, that we are not listening, that it's
15 a done deal, that the decision has already been
16 made and that this is happening, and we are putting
17 out information without hearing their concerns or
18 their thoughts.

19 And so I heard that at the meeting,
20 and I think that a pause is appropriate, because I
21 don't think we as a Board believe this is a done
22 deal. I think while we see the benefits of it and
23 we would like to see it happen, we also recognize
24 that the public are going to have thoughts and
25 feelings and reactions to it, and so there is no

1 decision that has been made. And I think that we
2 need to make sure that is clear and how we are
3 communicating with people.

4 And I also heard property rights as
5 a concern. And I think that is going to be, I think
6 that the majority of the concerns are going to fall
7 into, under that bucket, which is I don't want to
8 be told what color to paint my house. I don't want
9 to be told when I can put up a new fence. I don't
10 want to be told, you know.

11 So, concerns about property rights,
12 just as a matter of rights, or just as a conceptual
13 matter, but also property rights from the
14 standpoint of fear of it driving costs up. Even
15 just an application, \$100, is not insignificant.

16 And so fear of not wanting to be
17 told what to do, and also fear of it driving
18 additional costs, even though, other than the
19 application fee, we know that that is necessarily
20 the case. They are afraid of administrative
21 timelines.

22 So these are the fears that, you
23 know, I think are out there. We are trying to
24 address the administrative timeline through our
25 streamlining process and to make it simpler for the

1 applicant, and also doable for the Board and the
2 staff in the Village.

3 So we are trying to address those
4 concerns, but I think, you know, that's, I heard
5 that loud and clear.

6 MEMBER MCMAHON: Yes, property rights
7 was something that was kind of the biggest fear
8 factor. But Janice, I think you did a fantastic job
9 of addressing most everything that just was brought
10 up. But again, there is that. It's there. It's
11 there.

12 I mean you, I think you repeated a
13 couple times in regards to some of these issues.
14 And I thought it should have worked in regards to
15 people understanding.

16 It wasn't a tremendous amount of
17 people there, but you hit the nail on the head. I
18 think you addressed each of those concerns. But
19 again, they are there.

20 CHAIRWOMAN CLAUDIO: I'm going to
21 talk about potential marketing ideas and see if
22 everybody thinks they are good. But before I do
23 that, Robert, do you have anything you want to add
24 to the discussion?

25 MR. HARPER: I was at that meeting, I

1 was there also, and I agree, I think you handled
2 things beautifully. I think 80% of the questions
3 that were asked could have been answered had the
4 people read your current Town Code, because they
5 were asking questions that were plainly within the
6 Town Code.

7 When I have people talk to me about
8 property lights, and I do have people talk to me
9 about that, I usually refer them to the New York
10 state universal building code, which is a very,
11 very thick book that tells them precisely what they
12 can and can't do with their house.

13 There are things now that are code,
14 like hurricane straps, the kinds of materials that
15 you can use. You have to have your place inspected
16 for the electrical work before the sheetrock can go
17 up. Your plumbing has to be in certain order.

18 Every aspect of building a house, or
19 remodelling a house, comes under the building
20 codes. So they are always being told what they can
21 and can not do.

22 You can't put up a four-story
23 brownstone on 3rd Street here. It just, the code
24 would not allow it.

25 So I usually refer to them as the

1 Building Code and say these codes were written to
2 make sure that your rights are protected. So the
3 person next door to you doesn't do something
4 foolish. We are all just allowed to do whatever we
5 wanted.

6 I also would like to point out to
7 people they have rights, but there is also a sense
8 of community responsibility. You bought a place
9 here, and some of those houses, Frances, you were
10 telling your house is from 1830. And in all that
11 time period, your house has pretty much been
12 respected and has stayed historic, let's say.

13 MEMBER WALTON: Pretty much.

14 MR. HARPER: Yes, pretty much. Are
15 you going to be the one that -- you used the orange
16 box forms. Are you going to be the owner that
17 takes 170 years of history, or in your case like
18 190 years of history and destroy it.

19 So I would like to say, we don't
20 necessarily own our houses. We borrow them from
21 our children. And that works, so at least they
22 don't hit me.

23 CHAIRWOMAN CLAUDIO: All right. Thank
24 you.

25 So, possibilities for moving

1 forward. I think it would be great if we could find
2 an expert. And I thought of Tara Kubi (sic) to
3 possibly address a community on Long Island that
4 became historic and what happened. I don't know,
5 I'm just going to say Northport, you know,
6 something, do you think that that is a possibility?
7 I know you are familiar with her and her work.

8 MR. HARPER: Yup, Tara is my neighbor
9 is my neighbor, she lives around the corner. She's
10 a wonderful lady. She works for what used to be
11 known as SPLIA, and now is Preservation Long Island
12 is the title now.

13 I think the best place to pick, if
14 you're going to give a model community, would be
15 Cold Spring Harbor, because that is where their
16 headquarters are, and Cold Spring Harbor, if you go
17 down their Main Street, it's absolutely delightful.

18 I know that Tara would come to a
19 meeting and speak as an expert, and if you would
20 like, I can contact her.

21 CHAIRWOMAN CLAUDIO: I think that
22 sounds wonderful. And I think we move toward, I
23 think the idea of the Historic Preservation
24 Commission having an open, public hearing, and
25 presenting perhaps some kind of panel discussion

1 before the public speaks, I think might be, I
2 thought an expert, this is also Lisa Gillooly's
3 idea, and I think it's a good one, so. Okay.

4 We have, when we do move forward,
5 the civic association would probably be in the
6 August timeframe, the ability to address them,
7 which would be kind of a longer pause, but I think
8 we'll know more about that as the civic association
9 begins to form. And their meeting is coming up very
10 shortly. But that is kind of a possibility.

11 The Rotary has invited us to a
12 breakfast meeting at Hellenic on June 10th. I will
13 not be in New York, so it would be if someone else
14 felt comfortable speaking to that. Or July 1st.
15 But I do think the Rotary is a place to speak.
16 Maybe if we are pausing -- I have a balance issue
17 between losing momentum and going too fast. So I
18 would like something to kind of always be going on,
19 I guess.

20 There is the newsletter that
21 Trustee, Lily oversees, and I think we should use
22 that as an avenue.

23 I don't know about the utility bill,
24 again, I mean perhaps that is one and done. One
25 idea. To maybe specifically address property rights

1 or some specific issue. That's all I have on
2 marketing ideas.

10 And I think we all have people that
11 have said things to us that are very positive. But
12 I think we need to kind of plant the seed that
13 there might have to be, it would be great if there
14 were more public expression of positive support of
15 the expansion issue.

21 So maybe think about who would be a
22 good invitation list for that.

23 And that is all the marketing ideas
24 that are afoot at the moment. Any thoughts?

25 MEMBER WALTON: Just one thought is

1 we have a list of people that, a contact list, that
2 we put together in the beginning of this process,
3 that can be the basis of forming these little
4 groups. And some of those people we sort of know
5 where they stand. Some of them less clearly.

6 So I think that was a group of
7 people that we believe we needed input from. So I
8 think it's a good starting place for that matter.

9 CHAIRWOMAN CLAUDIO: But generally
10 speaking, the marketing plan, that sounds okay with
11 everybody?

12 MEMBER WALTON: The other thing that
13 is unclear about the Sterling historic, was the
14 other.

15 CHAIRWOMAN CLAUDIO: Okay, I should
16 probably write this up and, you know, bullet point
17 it and just send it around as the marketing
18 approach, so we don't forget an idea.

22 MEMBER WALTON: I'm not available,
23 SO.

24 CHAIRWOMAN CLAUDIO: All right, so
25 July 1st I'll respond that I'll be there and

1 somebody else.

2 All right, good. Any other thoughts
3 that we -- thank you, for taking the time to come
4 and do just a kind of get together. It's -- all
5 right, thank you, for your first meeting, Robert.

6 MR. HARPER: Well, thank you. I
7 should point out to you though, you have a quorum
8 of people at an informal meeting, and you can
9 correct me if I'm wrong --

10 MEMBER WALTON: Yes, we understand.

11 And that's why we are doing this today, having this
12 discussion in public.

13 MR. HARPER: Yes.

14 MEMBER WALTON: Thank you, for
15 bringing that up.

16 CHAIRWOMAN CLAUDIO: Did everybody
17 see this idea of, just so we distinguish ourselves
18 from the Village Board when we discuss all these
19 things, a logo that would be unique to us in this
20 process.

21 And Robert, that is a window that is
22 on the white line house. Do you know what the name
23 of that type of window is?

24 MR. HARPER: If you show it to me
25 close up, I can tell you. Right now it looks like

1 this big. I know building. It's the one with the
2 slate roof, across from the --

3 CHAIRWOMAN CLAUDIO: Yes.

4 MR. HARPER: One of my favorites.

5 CHAIRWOMAN CLAUDIO: All right, do I
6 have a motion to adjourn?

7 MEMBER WALTON: Yes.

8 CHAIRWOMAN CLAUDIO: All in favor?

9 (ALL AYES) .

10 Thank you, everybody, that's a wrap.

11 (The time noted is 5:52 p.m.)

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

2

3 STATE OF NEW YORK)

4) SS:

5 COUNTY OF SUFFOLK)

6

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

10 THAT the above and foregoing

11 contains a true and correct transcription of the
12 Historic Preservation Commission meeting of May
13 15th, 2025.

14 I further certify that I am not
15 related either by blood or marriage, to any of the
16 parties to this action; and that I am in no way
17 interested in the outcome of this matter.

18 IN WITNESS WHEREOF, I have hereunto
19 set my hand this 15th day of June, 2025.

20

21

22

Wayne Galante

23 WAYNE GALANTE

24

25