

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.

4 The first item is to accept the  
5 Minutes of April 17th, 2025, at our regular  
6 meeting.

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.

12                  If somebody needs to maintain their  
13      home, and they need to do it as inexpensively as  
14      possible, my point again at the meeting was that a  
15      paint job can be just as expensive, and if not more  
16      expensive, with less durability than a synthetic  
17      product that is available. So that was the gist of  
18      my comments, anyway.

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 Lumber where they have 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.

9 And then it's in the site work  
10 category, we'd also be looking at a distinction  
11 between work that is replacing things in-kind, and  
12 work that is --

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.

11                  And just looking here at your law,  
12 76-8, refers to maintenance and repair, and it  
13 says:

14                  Nothing in this chapter shall be  
15 construed to prevent the ordinary maintenance and  
16 repair of any exterior architectural feature or of  
17 a landmark property within the historic district,  
18 which does not involve a change of design,  
19 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.

18 Okay, moving on to our expansion of  
19 the district. I thought we could maybe take a  
20 moment and talk about our Saturday meeting there,  
21 and I do want to propose a pause in our moving  
22 forward to both get further input from the state  
23 and get more of our message out there.

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



1                   So, Dennis, do you have any feedback  
2     from Saturday's meeting?

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.

3 Oh, I think maybe each of us should  
4 think in preparation of we are going to have to  
5 have a group of people who speak when we do go to  
6 either our own public hearing or the Trustee public  
7 hearing, that speak in favor of this. And we  
8 should be thinking of those that we can encourage  
9 to come out and speak their mind.

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.

16 And then perhaps I guess the last  
17 idea, again, a Lisa idea, of each of us putting  
18 together a group of say five people, and we do an  
19 Aldo's coffee kind of thing of private talking,  
20 speaking to issues in an informal setting.

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.

19 All right, what about speaking at  
20 the Rotary, June 10th? Should we wait until July  
21 1st?

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