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VILLAGE OF GREENPORT

COUNTY OF SUFFOLK: STATE OF NEW YORK

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HISTORIC PRESERVATION COMMISSION

REGULAR MEETING

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Third Street Firehouse  
Greenport, New York 11944

February 12, 2026

5:00 p.m.

BEFORE:

JANICE CLAUDIO - CHAIRPERSON

ROSELLE BORRELLI - MEMBER

FRANCES WALTON - MEMBER

LISA GILLOOLY - MEMBER

MICHAEL NOONE - CLERK TO THE BOARD

ROBERT HARPER - HISTORICAL ADVISOR

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2 CHAIRPERSON CLAUDIO: It is  
3 five o'clock and we are going to call the  
4 meeting to order. We will begin with  
5 introducing ourselves. Dennis is excused  
6 with a medical situation.

7 MEMBER WALTON: Francis Walton.

8 CHAIRPERSON CLAUDIO: Janice  
9 Claudio.

10 MEMBER BORRELLI: Roselle Borrelli.

11 MEMBER GILLOOLY: Lisa Gillooly.

12 CHAIRPERSON CLAUDIO: Moving onto  
13 the agenda. Item Number One is a motion  
14 to schedule the next Historic Preservation  
15 Commission meeting for five o'clock,  
16 Thursday, March 12, 2026, at Station One  
17 Firehouse, Third and South Street,  
18 Greenport, New York.

19 Do I have a second?

20 MEMBER BORRELLI: Second.

21 CHAIRPERSON CLAUDIO: All in favor.

22 (Whereupon, there was a unanimous,  
23 affirmative vote of the Board.)

24 CHAIRPERSON CLAUDIO: Motion  
25 carries.

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2 Item Number Two, I think I will  
3 read and maybe we will just talk about it  
4 briefly.

5 Item Number Two: Any matters or  
6 issues relating to historic preservation  
7 in the Village which the public wishes to  
8 bring to the attention of the Commission.

9 So if we don't have a member of the  
10 public here to speak on that, but the  
11 concept is that we will begin our meetings  
12 with an opportunity to have the public  
13 speak if they so desire. It is not public  
14 hearings, which we are going to talk about  
15 in a minute, but it's a public opportunity  
16 for comments.

17 So Francis and I and the mayor and  
18 Brian Stoller, the village attorney,  
19 discussed this and Mike Noone has given us  
20 the wording on this. And I do believe it  
21 brings us in line with the way the Village  
22 Board operates and other bodies. It is  
23 cautioned flagged by Brian that we do  
24 engage in a back and forth in that these  
25 items are not publicly noticed and we are

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2 an official body with a quorum, so that if  
3 we were to debate it without giving the  
4 general public an opportunity to hear  
5 about or have an opportunity to attend or  
6 speak or submit, it wouldn't be acceptable  
7 under the meetings law. So I do think  
8 that being a public body, just allowing  
9 the public to have the opportunity in  
10 front of a camera, have an official  
11 meeting with minutes to speak on topics  
12 that are a concern to them, just makes us  
13 that committee that is doing our public  
14 service, so --

15 MEMBER WALTON: And following on to  
16 that, if we -- if a member of the public  
17 raises an issue that we feel needs further  
18 discussion, we can put it on the agenda  
19 for a future meeting in which case it will  
20 be fully noticed and everyone will be  
21 aware that that discussion will be taking  
22 place, so the people can submit comments  
23 in writing and Mike would distribute  
24 accordingly if they want to follow up  
25 further on anything raised during that

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2 public comment period.

3 CHAIRPERSON CLAUDIO: So any other  
4 comments on this? I think -- should we  
5 kind of vote on it? I don't know if we  
6 should or shouldn't, but we might as well.  
7 It can't hurt. But any other thoughts to  
8 this?

9 MEMBER BORRELLI: So basically we  
10 close out the meeting? Anybody in the  
11 public --

12 CHAIRPERSON CLAUDIO: Like the  
13 Village Board, not the work session, but  
14 like the Village Board meeting works.

15 MEMBER BORRELLI: Okay.

16 CHAIRPERSON CLAUDIO: Good.  
17 Robert, good?

18 MEMBER HARPER: Yeah. They do it  
19 in Southold and I think it's a good thing  
20 to do here.

21 CHAIRPERSON CLAUDIO: Great.

22 So I don't know, it's seems an odd  
23 thing to vote on, but I'm going to make it  
24 a motion to adopt as an ongoing procedure.

25 Do we have a second?

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2 MEMBER GILLOOLY: Second.

3 CHAIRPERSON CLAUDIO: All in favor.

4 (Whereupon, there was a unanimous,  
5 affirmative vote of the Board.)

6 CHAIRPERSON CLAUDIO: All right.

7 Item Number Three: Sandy Beach Road. A  
8 discussion and possible motion regarding  
9 the application of Jeffrey Wachenfeld and  
10 Scott Wachenfeld. Applicants proposed to  
11 remove and replace existing side shingles  
12 in kind using Watkins #1 Red Cedar  
13 Sidewall Shingles. It's Suffolk County  
14 Tax Map 1001-3-3-25.

15 So, Mike, are you representing the  
16 applicant?

17 CLERK NOONE: Well, I don't  
18 represent the applicant, but the applicant  
19 lives in South Jersey and it would be a  
20 hardship to make the trip.

21 CHAIRPERSON CLAUDIO: And we  
22 discussed this and agreed it wasn't --  
23 that you could speak to the application a  
24 little.

25 CLERK NOONE: I mean, I didn't know

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2 I was going to speak -- speak on the  
3 application.

4 Basically he's got a shingled --  
5 he's got a shingled residence and he's  
6 going to replace it with pretty much the  
7 same shingles.

8 MEMBER WALTON: The application  
9 says in kind, so it's --

10 CLERK NOONE: I mean, literally if  
11 you look at the shingles that are up, they  
12 are the weathered version of the shingles  
13 that are presented in the application.

14 CHAIRPERSON CLAUDIO: Exactly.

15 CLERK NOONE: So it's -- it's --

16 MEMBER WALTON: The question I was  
17 going to ask is just whether or not any  
18 windows are --

19 CLERK NOONE: I asked him, he's not  
20 doing any windows, so.

21 MEMBER WALTON: No other frames.

22 CLERK NOONE: Pretty much nothing  
23 else. The shingles are just getting a  
24 little worn and long of tooth.

25 MEMBER WALTON: I took a look and

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2 on one side is a little bit more worn than  
3 the others. But it's actually in better  
4 shape than some of at least one other in  
5 the road there, so I initially had to look  
6 at the address to determine just to see  
7 exactly which one it was. So -- but I  
8 don't have any concerns about replacement  
9 in kind.

10 CLERK NOONE: It's just your  
11 typical Sandy Beach shack.

12 MEMBER WALTON: It seems  
13 appropriate for a cottage.

14 CHAIRPERSON CLAUDIO: Robert,  
15 anyone, any thoughts?

16 MEMBER HARPER: That's not my  
17 particular area of expertise, so no.

18 MEMBER GILLOOLY: I think it kind  
19 of looks great.

20 MEMBER BORRELLI: I was thinking  
21 the same thing, but it depends here,  
22 possibly, if I might ask, how Hardie Board  
23 holds up against the cedar shingle? I  
24 don't know. Just because of the water and  
25 the waves and the salt, if there's an -- I

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2 don't know. I have no idea. I would  
3 possibly ask, but not for the reason  
4 other --

5 CHAIRPERSON CLAUDIO: -- positive  
6 suggestions to the homeowner. I  
7 personally thanked them for coming forward  
8 with this and make a motion that the --  
9 approve the application as submitted.

10 MEMBER WALTON: I'll second it.

11 CHAIRPERSON CLAUDIO: All in favor.

12 (Whereupon, there was a unanimous,  
13 affirmative vote of the Board.)

14 CHAIRPERSON CLAUDIO: So carried.

15 Okay. Item Number Four:  
16 Commission discussion regarding procedure  
17 and protocol for Commission Public  
18 Hearings.

19 So I asked George to come today  
20 because -- do you know everyone? Okay.  
21 George is our building inspector, he and  
22 Renata make up the department and have  
23 done some really wonderful organizational  
24 things. I think your -- different topic.  
25 Anyway, you and I have spoken briefly

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2 about this and you look at applications  
3 and I think walking in tandem with you on  
4 this is important and that's why --  
5 although I didn't speak directly to you  
6 why I asked you here tonight and to meet  
7 the members of the Board and have them  
8 meet you because we are a tandem group in  
9 my view of how we operate, so please add  
10 to the discussion.

11 GEORGE PFRIENDER: The only thing I  
12 think you guys were -- because Brian had  
13 mentioned it, that you were looking more  
14 towards when I get major applications that  
15 you want me to basically say, hey, you  
16 know, this guy is redoing his roof, his  
17 siding, his windows and front porch or  
18 whatever, it's a major application, so  
19 therefore you got to go down that channel  
20 where you tell all your neighbors and all  
21 that.

22 CHAIRPERSON CLAUDIO: We talked  
23 about and hopefully then we will have a  
24 common understanding for a way to move  
25 forward at least initially, whether the

2 procedures are not clearly defined, which  
3 I want to move to next, Chapter 76, but I  
4 think we can establish our own procedures  
5 and at least begin this process of more  
6 frequent public hearings, which HPC has  
7 gotten away from. So if I may, I am going  
8 to step back and just read to you a little  
9 bit of Chapter 76.

10 So one, I'll begin with definitions  
11 and -- on alterations, they are defined  
12 as: *Any act or process that changes one*  
13 *or more of the exterior architectural*  
14 *features of a structure.*

15 Then major alteration is: *Any*  
16 *alteration construction removal or*  
17 *demolition of a landmark or structure,*  
18 *which may significantly impair the*  
19 *historic or architectural appearance or*  
20 *features of the landmark or historic*  
21 *district.* So we have some pretty clear  
22 definitions.

23 So then we go further in Chapter 76  
24 and it says in 76-3 E -- I'm sorry --  
25 76-3F: *The Commission shall have the*

2           *power to -- and this is number 10 -- hold*  
3           *public hearings and review applications*  
4           *for construction, alteration, removal or*  
5           *demolition affecting proposed or*  
6           *designated landmarks or structures within*  
7           *historic districts and issue or deny*  
8           *certificates of appropriateness of such*  
9           *actions. Applicants may be required to*  
10           *submit plans, drawings, elevations,*  
11           *specifications and other information as*  
12           *may be necessary to make decisions.*

13                        So one more specific reference to  
14           major applications. This is -- this is  
15           76-5 E, Number One, and this is: *The*  
16           *Commission shall act to approve, deny, or*  
17           *approve with modifications the application*  
18           *for a certificate of appropriateness*  
19           *within 30 days from receipt of an*  
20           *application completed in accordance with*  
21           *Subsection C herein:*

22                        *One, for applications involving*  
23           *major alterations, the Commission shall*  
24           *hold a public hearing on an application*  
25           *completed in accordance with 76-5C. At*

2           *the hearing, proponents and opponents of*  
3           *the application will be provided the*  
4           *opportunity to present their views.*  
5           *Notice of the public hearing shall be by*  
6           *regular mail to the applicant and to*  
7           *neighboring property owners. Additional*  
8           *notice shall be published at least once in*  
9           *a newspaper of general circulation at*  
10           *least five days prior to the date of the*  
11           *public hearing. In the event that a*  
12           *public hearing is held, the Commission*  
13           *shall act to approve, deny, or approve*  
14           *with modifications the application for a*  
15           *certificate of appropriateness within*  
16           *30 days from the date of the public*  
17           *hearing.*

18           Okay. So there are two things in  
19           this that I want to talk about tonight.  
20           If we establish triggers to public  
21           hearings to guide us all in that regard  
22           and then if we can establish what exactly  
23           will happen for the applicants. Those are  
24           the two things I, ideally, would like to  
25           walk away with tonight.

2           So to start the discussion, in  
3           thinking about this, I think we should  
4           have a percentage change to the exterior  
5           of the building. And I didn't say facade.  
6           I said exterior. The entire building. If  
7           there's more than 50 percent or  
8           55 percent, which was in a seminar that  
9           Francis and I heard that the use of a  
10          55 percent trigger would be a public  
11          hearing. I think all new construction  
12          should be a public hearing. I think  
13          change to a significant historic feature,  
14          regardless of if it's a small percentage  
15          of the property, should trigger a public  
16          hearing. And I think that if the building  
17          inspector, for whatever reasons, I don't  
18          think it has to be clarified as for one,  
19          we should hold a public hearing. So those  
20          are the four triggers that I think we may  
21          be able to start with to move forward on  
22          this. So I'd like to have everybody's  
23          input on this.

24                 Robert, I know you probably have  
25          deep experience in this field, so have we

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2 covered --

3 MEMBER HARPER: I'm not sure. I  
4 know you and I have gone back and forth on  
5 this for quite a bit and I did go back and  
6 forth with the attorney quite a bit. And  
7 I don't agree with the attorney. I think  
8 there is an internal conflict in the  
9 document itself, but you brought up  
10 something that I think you should start  
11 with and that's the definition of major  
12 alteration, to me is subjective and  
13 ambiguous. Who is going to decide what is  
14 is significant or -- is that the word?  
15 Significantly impaired. That I think  
16 needs to be clarified, so it's --

17 CHAIRPERSON CLAUDIO: I think  
18 that's what we are kind of trying to do  
19 here.

20 (Whereupon, there was inaudible,  
21 indecipherable cross-talk amongst the  
22 parties present.)

23 MEMBER HARPER: I agree.

24 And then according to your  
25 definition, which I think is pretty much a

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2 good one, I'd like to kind of toss it  
3 around a little bit. Then that would  
4 trigger a public hearing.

5 CHAIRPERSON CLAUDIO: Yes.

6 MEMBER HARPER: Right now it's just  
7 major alteration that would trigger a  
8 public hearing.

9 CHAIRPERSON CLAUDIO: Yes.

10 MEMBER HARPER: I think we  
11 discussed this, too. But I think many of  
12 the projects since I've been here have  
13 been major alterations. I don't see it  
14 anywhere in here, I may be wrong, but  
15 usually these kinds of documents exclude  
16 anything that's not visible from the  
17 public street. You mentioned the  
18 entire --

19 CHAIRPERSON CLAUDIO: Chapter 76,  
20 which is a bit unusual, and when you go to  
21 the municipalities and read them, it's not  
22 just the street view, it's the -- it's the  
23 entire building.

24 MEMBER HARPER: Okay. And that is  
25 different from most.

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2 MEMBER WALTON: If I might  
3 interject here. One of the things that  
4 might make us a little different than some  
5 of the others in this instance is that the  
6 density of properties is greater. So what  
7 is visible -- so walking down the street,  
8 maybe only the front is visible, but the  
9 house behind yours, you know, it can see  
10 the alterations in the back of the house,  
11 so it might become more relevant. Just  
12 postulating.

13 CHAIRPERSON CLAUDIO: The original  
14 can and water view. I mean, it would be  
15 hard to argue the front of the property on  
16 some of the -- some of the --

17 MEMBER HARPER: Yeah. Right now  
18 I'm kind of looking at the back of things  
19 out the door here. So you're absolutely  
20 right, I think in a village where things  
21 are this close together, that is  
22 applicable.

23 So I think by clarifying the major  
24 alteration issue that would then make the  
25 other part, the third one that you read,

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2 more applicable.

3 CHAIRPERSON CLAUDIO: Right. We  
4 would ideally change the ordinance, but we  
5 cannot do that piecemeal. I think the  
6 ordinance needs to -- it's a little old,  
7 but very good. Everybody who read it in a  
8 state level says good things about it, but  
9 regardless, these will be procedures for  
10 the HPC to follow and they are new for the  
11 HPC and what came before is done. But  
12 going forward, this is how I'd like to  
13 operate. But are those four triggers the  
14 right triggers?

15 MEMBER HARPER: Could you say them  
16 again slowly?

17 CHAIRPERSON CLAUDIO: Yeah.  
18 Fifty percent or fifty-five  
19 percent, I don't know why I'm hung up on  
20 that, but whatever anybody wants. Fifty  
21 percent change to exterior, new  
22 construction, change to a significant  
23 historic feature, and that's regardless of  
24 its percentage of change to the exterior,  
25 and the request by the building inspector.

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2 I think you have -- the building inspector  
3 has the right to call an HPC public  
4 hearing.

5 GEORGE PFRIENDER: The one thing  
6 about that, the guy right before with  
7 Sandy, is replacing all these shingles,  
8 but you got to remember, it's really just  
9 a maintenance thing, but yet you see a  
10 tremendous difference in the house because  
11 all the siding is being replaced, so he  
12 shouldn't have to go --

13 CLERK NOONE: That was going to  
14 be -- to his point, to George's point,  
15 neither George nor myself are historic  
16 experts, that's the Board and Robert. Why  
17 don't you -- why don't all applications  
18 proceed discussion and possible motion  
19 regarding the application of. They come,  
20 we have an application like this where  
21 75 or 80 percent of the exterior is going  
22 to be done and nobody has a problem with  
23 it. You stamp it. But if there's an  
24 application, for example, a property that  
25 you didn't agree with at one time, if an

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2 application comes and you want to discuss  
3 it further and you think it merits public  
4 discussion, you say motion for -- motion  
5 to call a public hearing. And that gives  
6 everyone time, it gives the applicant time  
7 to mail out the mailings.

8 CHAIRPERSON CLAUDIO: That's at the  
9 meeting?

10 CLERK NOONE: In other words,  
11 everyone comes to you first and you guys  
12 decide whether there should be a public  
13 hearing. Not George, not myself. And  
14 that way if you get an application, let's  
15 say it's a major renovation, all of you  
16 are in love with it, then the applicant  
17 doesn't have to wait. You can rubber  
18 stamp and move it along.

19 CHAIRPERSON CLAUDIO: Okay. So a  
20 couple of things. I think it's clear the  
21 way you're laying it out, but I think that  
22 it would add 30 days to the process of  
23 building. And I am sensitive to the cost  
24 of that for the applicant. I really do  
25 not want to delay them. I want to look at

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2 their -- what they are asking for. But my  
3 biggest thing is I don't want to add 30  
4 days and your way adds 30 days, I think  
5 potentially.

6 CLERK NOONE: Well, then the first  
7 thing you'd have to decide is, who is  
8 going to be the arbiter of --

9 CHAIRPERSON CLAUDIO: Honestly, I  
10 do disagree a little bit with you that  
11 you're not a historic expert. You're not,  
12 but you see these applications come  
13 through, as does George, and there is a --  
14 there is a known. Maybe the percentage  
15 change should say excluding repair in  
16 kind.

17 CLERK NOONE: To Sandy Beach?  
18 Seventy-five percent.

19 GEORGE PFRIENDER: Two important  
20 words, duration and renovation that you  
21 shouldn't confuse because that means the  
22 house is not only a renovation, it's just  
23 a renovation. It's to repair and replace.  
24 Where alteration, if the guy, obviously,  
25 the guy puts a second story on or an

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2 extension out back, obviously that thing  
3 has got to come to you, so there's got to  
4 be some way to -- I don't know exactly how  
5 you want to do it, but some --

6 CHAIRPERSON CLAUDIO: In the  
7 municipalities that have a greater budget,  
8 it is your position, not as secretary, but  
9 as secretary as more dedicated to  
10 historic, that typically flags the  
11 applications. That's not how we operate.

12 MEMBER WALTON: Or the Planning  
13 Department.

14 CHAIRPERSON CLAUDIO: If it's big  
15 enough.

16 MEMBER WALTON: If the municipality  
17 is big enough you have the Planning  
18 Department that has staff and play a  
19 greater role in some of those  
20 determinations supporting -- supported by  
21 George.

22 You know, I think to follow on  
23 Mike's point, there are a couple of  
24 triggers that are proposed that are a  
25 little more clearcut than 50 percent

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2 renovation might be something the Building  
3 Department can make a determination on.  
4 New construction might be something the  
5 Building Department can make a  
6 determination on without our weighing in.

7 The third trigger was one I was  
8 going to talk about, but since it seems to  
9 fit in with Mike's point, Mike is making,  
10 significant historic feature have -- I  
11 think if we use that as a trigger, we need  
12 to be clear, both in our own minds, as  
13 well for the public, what is considered a  
14 significant historic feature? That part  
15 might be a little less clear. So that's  
16 something that warrants more, you know,  
17 both potential discussion, but also maybe  
18 more research.

19 And then the final would be a --  
20 would be a fourth determination would be  
21 something where George says, you know,  
22 given the magnitude of this project, I  
23 believe it warrants public hearing. So  
24 it's really just that third trigger that  
25 would raise a question as to in whose

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2 eyes, you know, is historic feature or a  
3 significant historic feature?

4 CHAIRPERSON CLAUDIO: So in worse  
5 case, say we have these procedures and  
6 this application for the replacement  
7 shingles at Sandy Beach comes up, and we  
8 are like -- it's a bad example because  
9 clearly it's a repair -- but this requires  
10 a public hearing. So now we cost the  
11 applicant 30 days in the process, the  
12 burden of the process. We still have that  
13 freedom to, as a Board, to say this should  
14 have the neighbors having an opportunity  
15 to speak to it. That -- that I think the  
16 concept here is that these larger projects  
17 really impact the neighbors, they impact  
18 the street for a long period of time, a  
19 year, a year and a half. And those  
20 neighbors really should be given the  
21 specific heads up that this is happening.  
22 It's in our code, too. But just they  
23 should know that their street is going to  
24 have to have Porta-Potties and  
25 construction, pick up, things, it's a big

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2 deal.

3 CLERK NOONE: Well, the -- right  
4 now the code doesn't say anything about a  
5 placard. There will be no placard  
6 presented. And only adjacent neighbors  
7 would get a mailing.

8 CHAIRPERSON CLAUDIO: That's the  
9 next topic. Once we kind of feel what we  
10 established already, but no, we can have  
11 other procedures. Like we are making the  
12 procedures, so we are making placards.  
13 Placards are important, I think. We are  
14 going to mimic the other committees and  
15 how -- the ZBA, for instance, and their  
16 process. We don't need to establish a  
17 different process. Here, it's one process  
18 and there, it's another. That's a burden  
19 in itself, I feel. I hope that everybody  
20 feels that way. But if we mimic the  
21 process or duplicate the process of other  
22 boards for public hearings, that is what  
23 I'd like to see, what I'd like to propose  
24 as the way forward, but we are still on  
25 Topic A.

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2 CLERK NOONE: Well, Topic A is, who  
3 determines whether or not?

4 MEMBER WALTON: I mean, if it gives  
5 you any comfort, the agenda is always set  
6 in consultation with the Chair of --

7 CHAIRPERSON CLAUDIO: Not always,  
8 but it could be.

9 MEMBER WALTON: Well, the agenda.  
10 The agenda is.

11 CHAIRPERSON CLAUDIO: I don't hear  
12 you as it's always been applying for.

13 MEMBER WALTON: No, no, I  
14 understand.

15 CLERK NOONE: Applications are sent  
16 out to all members at least two weeks  
17 prior to the meeting, so there should be  
18 no surprise on what's going to be on the  
19 agenda.

20 MEMBER WALTON: But in determining  
21 the agenda, at least in terms of the  
22 Planning Board, the Chair weighs in if  
23 there is something else you want added to  
24 the agenda other than an application. So  
25 if there is that consultation about

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2           formulating the agenda, you would go say,  
3           yeah, that's clearly new construction or  
4           that's clearly greater than 50 percent  
5           or -- so it wouldn't be in an isolation  
6           that you, as Village staff, would be  
7           making the determination.

8                   CHAIRPERSON CLAUDIO: That's a good  
9           point.

10                   CLERK NOONE: That's fine. But  
11           logistically also there's a lag time  
12           between placing an article in the  
13           newspaper. It's got to be formulated and  
14           then it's got to be approved and then it  
15           has to be sent to the newspaper, so  
16           there's a lag time.

17                   MEMBER WALTON: We are back to  
18           procedure. I didn't mean to --

19                   CLERK NOONE: In 76 -- there's just  
20           a lot of back stuff that nobody sees  
21           like --

22                   CHAIRPERSON CLAUDIO: The devil is  
23           always in the details.

24                   MEMBER WALTON: I would like to  
25           address the trigger issue and sort of make

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2 sure it's recognized that it wouldn't be a  
3 determination made in isolation.

4 CHAIRPERSON CLAUDIO: I think  
5 that's a good point. I really do. I  
6 think you kind of know it when you see it,  
7 and keeping it moving along.

8 MEMBER GILLOOLY: Just to  
9 piggyback, I think that Francis is correct  
10 that the first two triggers are very  
11 clear, more than 50 percent renovation. I  
12 like the languaging of alteration versus  
13 renovation, I mean in the application, if  
14 that's possible.

15 But the other one that is  
16 ambiguous, the third one about what is  
17 historical structure? I mean, maybe it  
18 won't be a perfect resolution, but if they  
19 came here and we couldn't decide that it  
20 was, can we throw it back to public  
21 hearing for next month?

22 CHAIRPERSON CLAUDIO: Yes, I think  
23 we can.

24 MEMBER GILLOOLY: In other words,  
25 the ones that are clearcut can go right to

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2 public hearing. And the one that might be  
3 a little -- that might be one way and -- I  
4 don't know.

5 CHAIRPERSON CLAUDIO: I think  
6 significant historic feature would be one  
7 that was either in the original  
8 construction of the house or early  
9 renovation of the home.

10 MEMBER GILLOOLY: Just so I  
11 understand, the first stop is the building  
12 office and they send you off.

13 CHAIRPERSON CLAUDIO: They reject  
14 the application because it needs --

15 MEMBER GILLOOLY: It needs this,  
16 this and this before we can give you it.  
17 It might mean it's historic, might be all  
18 three, it might be one of the three.

19 CHAIRPERSON CLAUDIO: Correct.

20 MEMBER GILLOOLY: So I think that  
21 is a good first stop. It does save time.  
22 But then I think it has to be super clear  
23 for anyone to make that determination.

24 GEORGE PFRIENDER: Well, they have  
25 to bring a set of -- they got to bring a

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2 real set of blueprint construction  
3 drawings to help with that determination  
4 to where we are going to be steered. And  
5 then Mike sees them all the time,  
6 sometimes before me.

7 MEMBER WALTON: Can you hear? I  
8 want to make sure the recording can hear  
9 what you're saying. Do you think it -- do  
10 we need the microphone? We need the  
11 microphone.

12 GEORGE PFRIENDER: I stopped by to  
13 say hello and explain --

14 MEMBER WALTON: I don't want to put  
15 you on the spot, but I wanted to make sure  
16 what you're saying can be heard.

17 GEORGE PFRIENDER: I don't know if  
18 it can be heard or not.

19 CHAIRPERSON CLAUDIO: Jay says it's  
20 fine, I think.

21 (George Pfriendr stands at the  
22 podium.)

23 GEORGE PFRIENDER: So then you're  
24 going to have people bring in -- a lot of  
25 people don't bring in a real set of

2 blueprints. They bring in a concept. You  
3 need money to put a real set of  
4 blueprints, but that's where you see the  
5 detail of what is really going on and  
6 that's how we steer and where it's going  
7 to go and what kind of notice of  
8 disapproval it has.

9 But I really wanted to make the  
10 point that, don't scare away the people  
11 with a lot money that are dumping into  
12 these houses. There's very few people, as  
13 you guys all know, I worked in Sag Harbor,  
14 and I'm not trying to make Greenport Sag  
15 Harbor or anything like that, but the  
16 other day it was -- a good thing came up.  
17 I only recently learned that out of 80 or  
18 so permits that I gave out last year  
19 netted \$110,000 for the year. And that  
20 included rental permits, but we -- I did a  
21 house in Sag Harbor that the one permit,  
22 and it's the same percentages, it's the  
23 percentage of the cost of construction,  
24 and that got paid \$107,000 for that one  
25 permit. So you got to realize that what

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2 it shows me is how little I bring in on  
3 permits. Because I got 80 of them that  
4 added up to that, right? So there's very  
5 few people that are dumping a million or  
6 half a million dollars into an old rotted  
7 house that is going to be a beautiful  
8 house when they're done, but don't tie  
9 them up -- don't get them to a point where  
10 they're like, I'm not going to do this. I  
11 got, you know, there's too much time in it  
12 or too much regulations into it, you know.

13 CHAIRPERSON CLAUDIO: Agreed.

14 GEORGE PFRIENDER: Don't scare  
15 people away.

16 CHAIRPERSON CLAUDIO: So to be  
17 clear, are you thinking that public  
18 hearings in the --

19 GEORGE PFRIENDER: I don't know  
20 what. It was just rolling around in my  
21 head. I really don't know the direction  
22 to say, but I'm saying is that, like, you  
23 got to be careful because when you have a  
24 lot of money, you can go do whatever you  
25 want. You don't necessarily have to take

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2 that house that you kind of fell in love  
3 with and now you realize, you know what, I  
4 can go somewhere else. I don't need this.  
5 So I think it's something to take into  
6 consideration if you want the stock of old  
7 homes renovated, you got to have a balance  
8 there.

9 CHAIRPERSON CLAUDIO: Thank you for  
10 that. I think that this Commission tries  
11 very hard to be that type of Commission.  
12 I think it's our philosophy to recognize  
13 investment in our community and it's  
14 important.

15 GEORGE PFRIENDER: Yeah.

16 CHAIRPERSON CLAUDIO: It's  
17 historic, but it's also important the  
18 investment.

19 Okay. So getting back to what our  
20 goal is here, I think we need to have  
21 something kind of clear, just so that if  
22 an applicant might not think it's  
23 arbitrary that we make this decision. I  
24 do feel that there will be very few  
25 applications that are borderline on the

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2 fence, like should this or shouldn't. I  
3 do think most often, if you look at the  
4 24, I think, applications we looked at  
5 last year, I think we could right at this  
6 moment name one that might have been  
7 public hearings.

8 MEMBER GILLOOLY: That is my  
9 question, how many applicants in the last  
10 two years have you read them, and I think  
11 you have, would have ended up in public  
12 hearing situation? Because I think we are  
13 talking about a handful over the course of  
14 a year.

15 CHAIRPERSON CLAUDIO: We are.  
16 Three to five. Three, I would say would  
17 be.

18 MEMBER GILLOOLY: So I don't think  
19 it's like necessarily a huge hardship. I  
20 think it's a good protection and, you  
21 know, to lean and see what we have here  
22 once it gets here is a whole other  
23 subject, but I think having something  
24 clearcut that says, yeah, we are going to  
25 need a public hearing here, here and here,

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2 I don't think that would necessarily be a  
3 deterrent for --

4 MEMBER BORRELLI: I actually don't  
5 have any problems with the triggers  
6 because if you like to use those four, I  
7 think they are probably fine. My only  
8 problem comes in after those. Saying  
9 somebody triggers a trigger and now we  
10 have somebody coming in and we have a  
11 public hearing and we have all these  
12 people sitting here.

13 And for instance, just for  
14 instance, on the man with the shingles and  
15 to George's point about not getting to in  
16 depth, but let's say it wasn't a Sandy  
17 Beach and it's a shingled house and it's a  
18 historic house in the Historic District  
19 and they pull the shingles out and now we  
20 have Clapboard underneath, so once we  
21 trigger a 50 percent of the exterior, are  
22 we then going to have rules about, well,  
23 are we restoring it to its original or is  
24 this just a maintenance issue, just  
25 maintain in kind? Or is it now stuck

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2 because we are actually saying, well,  
3 historically that house is from the 1800s  
4 was done in Clapboard and now it's been  
5 done in shingles, so now are we triggered  
6 to require them to put the Clapboard back  
7 and forget the shingle? Or is he allowed  
8 to restore it in kind? So that's where I  
9 think once we set our triggers, we better  
10 come up with a whole in-depth, detailed  
11 thing if we are going to have public  
12 hearings about exactly what our procedure  
13 is. Because then I figure new  
14 construction in the Historic District.  
15 Okay. That just triggered us, so now we  
16 are involved in the new construction. Are  
17 we to allow, like what I have behind me,  
18 like the Taj Mahal on a very small parcel,  
19 very tall, when all the other houses are  
20 very small in Greenport Village, that like  
21 -- that we missed the ball on a few of  
22 these new constructions. So because they  
23 are new construction, you are in the  
24 Village of Greenport, are we to -- but  
25 there is this one house -- so are we

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2 supposed to make them do it historic?

3 Once these are all triggered --

4 CHAIRPERSON CLAUDIO: All we are  
5 talking is public hearing.

6 MEMBER WALTON: But it's the same  
7 set of criteria and the same set of  
8 judgments and review that we would  
9 undertake now would be applied to these  
10 projects. We are not suggesting that we  
11 are creating a whole different set of  
12 criteria or judgments or determinations.  
13 So we would be following the same, like,  
14 forget the public hearing, of what the  
15 view be --

16 CHAIRPERSON CLAUDIO: That is the  
17 ultimate guide for us, it's Chapter 76,  
18 and that's our job, right?

19 MEMBER GILLOOLY: I think the only  
20 difference is that you are giving a public  
21 hearing to weigh in and be heard the --

22 (Fire alarm going off.)

23 MEMBER GILLOOLY: -- I just think  
24 that this is an opportunity for the public  
25 to weigh in and not feel blindsided that

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2 something that is happening in the  
3 Historic District. I don't think it  
4 changes our criteria for we are making a  
5 determination at all.

6 CHAIRPERSON CLAUDIO: Agreed. That  
7 is the point.

8 MEMBER HARPER: Can I weigh in  
9 again? I know I always mutter the issue  
10 for you.

11 CHAIRPERSON CLAUDIO: I don't know.

12 MEMBER HARPER: How do you  
13 determine what 50 percent of an exterior  
14 is? Do you do it by cost? Do you do it  
15 by how much of a house is covered? Do you  
16 do it by how extensive one small part of  
17 the house is? I think, again, it's  
18 arbitrary. And I think you are going to  
19 run into problems. And I've told you this  
20 before. The more you say, this, this,  
21 this and this, the -- somebody is going to  
22 say, well, I'm going to do that. And it's  
23 not 50 percent, it's 49 percent. I think  
24 what Mike says has an awful lot of  
25 validity. And it is sort of they do it in

2 Southold, not that that's the gold  
3 standard, but you should be the  
4 determining factor on whether something is  
5 significant or not and whether it needs  
6 public hearing. The purpose of the HPC is  
7 to protect the community, correct? And  
8 you are the protectors. The purpose of a  
9 public hearing is to protect the  
10 neighbors. If I see something going up  
11 next door to me, and I did see that at one  
12 point, the house next door, it looked like  
13 they were tearing it down, and right away  
14 I called Town Hall and what are they  
15 doing? It's the people who are around it.  
16 And you had said they are going to be  
17 inconvenienced for a month, two months,  
18 five months. No. If it's an atrocity,  
19 they are going to be looking at that  
20 forever. And you can go around here and  
21 look some of those things you are looking  
22 at forever. So the purpose of the public  
23 hearing is to protect the public, so they  
24 have a chance to weigh in.

25 So I would think the best way to do

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2 it, and this is kind of a hybrid of what  
3 Mike is saying, is when people come in,  
4 the Commission determines whether it needs  
5 to have a public hearing.

6 And I know the 30 days is something  
7 that bothers you. When I did my -- added  
8 the tower to our house in Mattituck, that  
9 took me 18 months to get permission from  
10 the HPC, the Town, and finally because it  
11 was a third story from the fire, New York  
12 State Fire Code, and it took less time to  
13 actually build it than it did to put it  
14 up.

15 CHAIRPERSON CLAUDIO: Being  
16 sensitive to George's point, which we all  
17 are.

18 MEMBER HARPER: If I want to do  
19 something, 30 days is not going to make a  
20 difference to me. And if you are in the  
21 Historic District, you know you're in an  
22 Historic District or you should know, and  
23 there is a certain obligation that comes  
24 along with it, responsibility that comes  
25 along with it to protect the integrity of

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2 the entire district. And as an owner, a  
3 homeowner in an Historic District, I would  
4 never do something without the consent and  
5 the go ahead from my neighbors. And that  
6 is what happened when we had the public  
7 hearing for the tower.

8 CHAIRPERSON CLAUDIO: This will  
9 tell you, we are not doing this for the  
10 good guys, we are doing this for the bad  
11 guys, I mean.

12 MEMBER HARPER: I don't know.

13 CHAIRPERSON CLAUDIO: I hear you.

14 CLERK NOONE: Just to jump in, too.  
15 Of the five or so applications that you  
16 felt required --

17 CHAIRPERSON CLAUDIO: Max. More  
18 like two, three.

19 CLERK NOONE: Okay. Say two,  
20 three. There were probably only two that  
21 you would actually -- there was the  
22 property that actually went over a month  
23 and had two meetings about, which would  
24 have been one of them and there was  
25 another we won't discuss, but we all know.

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2 So I think the better shot is doing the  
3 initial meeting and if you like the  
4 property and you think the plans are good,  
5 that way there is no problems. If there's  
6 questionable -- if there's questionable  
7 proposals, then you can call a public  
8 hearing.

9 CHAIRPERSON CLAUDIO: But we all  
10 agree that it's a major application  
11 because --

12 MEMBER GILLOOLY: Even on new  
13 construction?

14 CLERK NOONE: New construction?  
15 No. That would be a different situation.

16 MEMBER GILLOOLY: And the 50  
17 percent rule?

18 CLERK NOONE: No. Because the 50  
19 percent -- this is more like 85 percent.

20 MEMBER WALTON: Again, to Rob's  
21 point, it depends on how we are measuring.

22 CLERK NOONE: That's why I think it  
23 would be better to introduce the  
24 application first and then call a public  
25 hearing.

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2 MEMBER WALTON: So I do think that  
3 if we put in place triggers that they're,  
4 just as I mentioned on the third proposed  
5 trigger, there would need to be more  
6 description around that. I do think we  
7 have to define what 50 percent means if we  
8 are using that as a trigger.

9 And again, I go back to the  
10 consultation between Mike and the Chair as  
11 to what is going on the agenda. So I  
12 don't think -- I understand not wanting to  
13 be put in the position of having to make  
14 those determinations in isolation, but  
15 there may be instances. And maybe it's  
16 some hybrid of this, which is certain  
17 instances where it's clearly a major  
18 application and needs a public hearing.

19 CHAIRPERSON CLAUDIO: Southampton,  
20 in doing research for this, Southampton  
21 who has a dedicated staff person for  
22 historic, says to the applicant, you can,  
23 you will likely be required to have a  
24 public hearing. I think they do it like  
25 Southold, every application has a public

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2 hearing and are waived. You can begin the  
3 process earlier before the HPC meets,  
4 because this is clearly going -- we -- I  
5 believe -- and Mike this is your voice, I  
6 believe -- or George's -- that this is  
7 going to require public hearing. You can  
8 wait for the HPC to meet and to determine  
9 that this is a major application or you  
10 can, if you need to accelerate the  
11 process, we can move forward now.

12 How do you feel about that?

13 CLERK NOONE: I'll be honest, I  
14 think it's easier -- if we had 24  
15 applications and only two required a  
16 public hearing, why wouldn't we accept --  
17 why wouldn't we have meetings on the 24  
18 applications and the two significant --  
19 let you guys decide what is the important  
20 application? What requires a public  
21 hearing? What you would do is you would  
22 say, we are going to take a step back,  
23 motion to call a public hearing for next  
24 month, we notice it, et cetera. The  
25 neighbors are -- and those two significant

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2 applications, one of which had to be  
3 called the next month anyway, so --

4 CHAIRPERSON CLAUDIO: Which is  
5 rare.

6 CLERK NOONE: Which is rare. But I  
7 mean, both of the two projects that we  
8 speak of, those were major, these were --

9 CHAIRPERSON CLAUDIO: They were  
10 clearly so.

11 CLERK NOONE: -- these were  
12 multi-hundred-thousand-dollar, I mean, if  
13 not close to a million dollar projects,  
14 they are not going to care about an extra  
15 30 days. They get the gap. Like they --  
16 they are in the game.

17 MEMBER WALTON: I'm not sure I  
18 agree with that part of the statement.  
19 They may care or it may just be the  
20 perception. Maybe at the end of the day,  
21 it really doesn't matter about another  
22 30 days, but their perception of  
23 bureaucracy in the Village is out there.  
24 So you know, I -- I don't know why if it  
25 is that evident, why we would add another

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2 30 days to it.

3 CLERK NOONE: Well, there's a good  
4 chance that if they showed up at Village  
5 Hall two weeks ahead of the meeting, they  
6 wouldn't make it to that meeting anyway  
7 because there's a whole -- there's  
8 logistics, as we've talked on, that had to  
9 be done prior to any public hearing. If  
10 you -- in other words, you're missing an  
11 opportunity to green stamp projects and  
12 then there's a catch for one or two  
13 projects that you want to have a public  
14 hearing for, which probably wouldn't be  
15 seen until that time anyway, so there's an  
16 opportunity to actually approve projects  
17 that you would think a public hearing  
18 would be --

19 CHAIRPERSON CLAUDIO: It's the  
20 optics that Francis is talking about and  
21 George somewhat talking about, too, that  
22 we are trying to put out. I hear you.  
23 You have a very valid point. But do you  
24 not agree that might be very evident to  
25 you that a certain application or, George,

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2 that it gets very evident that a public  
3 hearing will be needed? And if that is  
4 the case, then we give that applicant the  
5 opportunity to begin the process of the  
6 procedure.

7 CLERK NOONE: This is not my  
8 decision. This is just my input, but I --

9 CHAIRPERSON CLAUDIO: But that  
10 counts as --

11 MEMBER GILLOOLY: I think the first  
12 two triggers can be identified, cleared  
13 up, made easy, like that house we are all  
14 talking about clearly had more than  
15 50 percent renovation going on. And it  
16 was -- it was obvious, everybody was a  
17 little uncomfortable about it, came and  
18 there wasn't more discussion. So I think  
19 maybe just see.

20 What I don't like about it all  
21 coming to us, it makes us look like the  
22 big drag on the process. Whereas if we  
23 have clean cut criteria, and if it can't  
24 all be clean cut, then make it just the  
25 first two or do something defining the

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2 third where it doesn't end up on us having  
3 to delay it, but it's just automatic, just  
4 like everything else that happens. That  
5 would be a question for our building  
6 inspector, I guess, if that --

7 CHAIRPERSON CLAUDIO: We can always  
8 say this needs more time, but if we can  
9 green light it at this level, at the  
10 applicant level or at the building  
11 inspector level that --

12 MEMBER HARPER: I can give you two  
13 things I think you can just make it  
14 mandatory if there's a public hearing, and  
15 one of them you did mention, new  
16 construction. So -- but you didn't  
17 mention demolition. I think any  
18 application for a demolition permit  
19 requires a public hearing.

20 GEORGE PFRIENDER: Demolition of  
21 what?

22 MEMBER HARPER: Of a historic  
23 structure.

24 MEMBER WALTON: What I think was  
25 meant to be a combined and turned into new

2 construction.

3 MEMBER HARPER: Yes. Also your  
4 attorney was supposed to get back to me on  
5 this and didn't. I was under the  
6 impression -- and by the way, I did this  
7 for eight years with Southold and I never  
8 had an applicant who walked away because  
9 they had to wait 30 days. Never in eight  
10 years. I really think that's not a  
11 distinct possibility.

12 CHAIRPERSON CLAUDIO: So state what  
13 you think the procedure should be.

14 MEMBER HARPER: I think people, as  
15 Mike said, people come in with a project,  
16 if you determine that the neighbors might  
17 object or that it's of a magnitude that  
18 it's going to affect the character of the  
19 district, I would say err on the side of  
20 holding a public hearing. If I was across  
21 the street for some of the projects that  
22 have been approved and I didn't have to  
23 weigh in on it, I would be very, very,  
24 very upset because -- let me ask you this,  
25 all of you, there were several that we now

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2 are saying it should have been part of a  
3 public hearing --

4 CHAIRPERSON CLAUDIO: No, no. It's  
5 water under the bridge.

6 MEMBER HARPER: I'm just asking,  
7 how did that -- of those projects, how  
8 many of those might have had a public  
9 hearing might have changed the outcome of  
10 that project?

11 CHAIRPERSON CLAUDIO: I don't know.

12 MEMBER HARPER: Just hypothetical,  
13 do you think it would have made any  
14 difference to the project if neighbors  
15 came in and raised objections?

16 CHAIRPERSON CLAUDIO: I think we're  
17 still held to the standards when we review  
18 an application and the neighborly input is  
19 just --

20 MEMBER WALTON: Well, I think it's  
21 possible that it could change the  
22 materials used, just as we had made a  
23 recommendation in roof tiles and the  
24 applicant was willing to consider an  
25 alternative. I think it could. I mean,

2 not all applicants, but many applicants  
3 want to live with, you know, in harmony  
4 with their neighbors and take into  
5 consideration concerns and if it doesn't  
6 end up costing them a lot of money or that  
7 it's not seriously contrary to what their  
8 vision was to begin with, they might very  
9 well consider it, so I think it's  
10 possible.

11 MEMBER HARPER: Absolutely.

12 The other thing that I didn't get  
13 an answer from the town attorney is, my  
14 impression was, from my work in Southold,  
15 that the issuance of certificate of  
16 appropriateness is a governmental act that  
17 requires a public hearing, which means  
18 every time you give out a certificate of  
19 appropriateness it would require --

20 CHAIRPERSON CLAUDIO: It doesn't  
21 say it in Chapter 76.

22 MEMBER HARPER: I think it's the  
23 law, and that's what I was told in  
24 Southold, because you're a governmental  
25 body and you're issuing something on

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2 behalf of the Village. When you think  
3 about a variance, all of those are public  
4 hearings, correct? If you're looking for  
5 a variance. I am dealing with one on  
6 Shelter Island right now with 11  
7 variances. They notified 27 neighbors on  
8 this and they are going to be scheduling a  
9 public hearing and I think appropriately.  
10 But he never got back to me on that. And  
11 if that's the case, then you are going to  
12 have to do a lot of public hearings.

13 CHAIRPERSON CLAUDIO: I think one  
14 step forward here. I hear that is a  
15 possibility. In my reading of Chapter 76,  
16 I don't see that. I do think we are  
17 making a stride forward and I'd like to  
18 nail that down.

19 MEMBER HARPER: Sure. Then focus  
20 on those two things: The 50 percent of  
21 the exterior, significant historic  
22 features. I think both of those are  
23 ambiguous and need to be clarified, but I  
24 would say put in construction and  
25 demolition as mandatory public hearings.

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2 CHAIRPERSON CLAUDIO: The word  
3 magnitude that you used I think is  
4 important because it is the magnitude of  
5 what's going on with the application,  
6 which is hard, again, to define. And once  
7 you make a definition, we all learn in  
8 life in making bold plans or what, there's  
9 always a way around it. But bringing it  
10 to this Board and getting an opinion from  
11 the Board does make sense.

12 MEMBER HARPER: I'm trying to  
13 protect -- I'm trying to protect you. And  
14 I've said that to you many times. I don't  
15 want somebody later on to a raise lawsuit  
16 because they weren't informed about the  
17 project that's across the street. And I  
18 think that is a distinct possibility and I  
19 don't want that to happen to you.

20 CHAIRPERSON CLAUDIO: Right.

21 MEMBER WALTON: So is it possible  
22 that the Southold statute reads  
23 differently than Greenport's?

24 MEMBER HARPER: Yeah.  
25 Significantly.

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2 MEMBER WALTON: That might be why  
3 they are required in Southold for all of  
4 them as opposed to here.

5 MEMBER HARPER: I think there is  
6 certain laws that supercede what is in  
7 Town code. I know with the fire code, I  
8 had to go to New York State to get a  
9 reading on the fire code. So I don't  
10 think that Southold Town could say, sure,  
11 you can put on a third story and make it  
12 habitable space and that supercedes the  
13 state. I think it's the other way around.

14 MEMBER WALTON: That's not  
15 historic -- so there are statutory boards  
16 and there are boards that are of a  
17 different nature and the state laws and  
18 how they apply different depending on the  
19 nature of the board, so none of us I think  
20 in this room can answer that exactly, but  
21 I think there could be reasons why there  
22 are differences that wouldn't necessarily  
23 translate into us having public hearings  
24 for 100 percent of. But -- but is there  
25 any harm in moving forward? I think to

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2 Janice's point, while we are getting a  
3 final determination from our counsel on  
4 that, is there any harm in moving forward  
5 with holding some public hearings? So I  
6 think -- I think you would support that in  
7 moving in the right direction.

8 MEMBER HARPER: Of course.

9 MEMBER WALTON: And I do think that  
10 that certainly including demolition is a  
11 no-brainer, absolutely. And I think we  
12 could at least attempt to put some  
13 parameters around what the 50 percent  
14 means to clarify that. I think the third  
15 trigger is something that is some -- is  
16 much harder to put parameters around and  
17 would have to be a consultation and maybe  
18 that drops into Mike's proposed procedure  
19 where, you know, it's determined that --

20 CHAIRPERSON CLAUDIO: Comes to the  
21 Board and the five of us determine.

22 MEMBER WALTON: Yeah. So maybe  
23 just the first two with greater  
24 clarification around what 50 percent means  
25 because that's a very fair point and we

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2 don't want to get sued on that basis  
3 either, nor do we want to change people's  
4 behavior on that basis. We want to be  
5 clear to them and to us, so --

6 MEMBER GILLOOLY: I've seen that  
7 done on dollar value on what a house is  
8 worth and then that way shingles would  
9 never come into that discussion.

10 MEMBER WALTON: And it could be  
11 and/or. It could be. Yeah.

12 CHAIRPERSON CLAUDIO: How do we  
13 move forward here? Do you form a  
14 subcommittee to try to write the bullet  
15 point? Until we get those marshalled, do  
16 we, as a Board, understand as the  
17 secretary and as a building inspector  
18 understand that boarders of magnitude in  
19 these applications or unlike years before  
20 us will now move to a public hearing?  
21 That's -- I want to avoid someone feeling  
22 like we've singled them out. And it is  
23 the bad player, the good neighbor wants  
24 the neighbor out, that bad player is going  
25 to say why me? So that is my thinking in

2 trying to establish criteria to make it  
3 not a subjective decision in any way, but  
4 a clear path.

5 MEMBER WALTON: So I think the only  
6 thing when you say the bullet point, I  
7 think the only thing that would require  
8 bullet point clarification is the first,  
9 which is the 50 percent, right? Because  
10 demolition, new construction is clear,  
11 right?

12 CHAIRPERSON CLAUDIO: And  
13 significant historic feature to the house.

14 MEMBER GILLOOLY: We can do that  
15 one. I think that one should come to us,  
16 but I think those first three are  
17 significant no-brainers to have the public  
18 hearing.

19 MEMBER WALTON: Including  
20 demolition, you mean.

21 MEMBER GILLOOLY: Demolition, yeah.  
22 Demolition, new construction and  
23 definition of the 50 percent rule.

24 MAYOR STUESSI: Which might be  
25 money or versus an actual --

2 MEMBER BORRELLI: I wonder about  
3 the 50 percent exterior, like if it's  
4 coming in and it's 50 percent of the  
5 exterior and it's the back, is that still  
6 relevant to us? Or are we going to take  
7 50 percent of the exterior of the front  
8 only? That's what I mean.

9 (Whereupon, there was inaudible,  
10 indecipherable cross-talk amongst the  
11 parties present.)

12 MEMBER BORRELLI: In the past,  
13 we've only opined on the facade on the  
14 front and the sides that are visible to  
15 the street scape. So now if they are  
16 going to do 50 percent and it's the back,  
17 do we care about that? Or are we going  
18 just do 50 percent of the only facade that  
19 is visible to the street?

20 CHAIRPERSON CLAUDIO: Again, I  
21 think it might be a Board decision in that  
22 if the back of the house is on the water,  
23 if the back of the house is clear to the  
24 neighbor, if we have issued COAs for  
25 porches on back of houses, we have

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2 considered back of houses applications.  
3 Our code is written that way, it  
4 doesn't -- I think we, as a Board, put  
5 more emphasis on street view, but -- so --  
6 okay.

7 So we have two things we feel are  
8 clear, new construction and demolition and  
9 then we need to maybe a dollar value is in  
10 order of magnitude or --

11 MEMBER WALTON: Or some research on  
12 what other towns are doing.

13 CHAIRPERSON CLAUDIO: I mean, the  
14 Southold, Southampton process is everyone  
15 is made a public hearing to and then  
16 waived. A green pass --

17 MEMBER HARPER: Not necessarily,  
18 no. It's something I tried to sell you on  
19 as a presubmission conference, where  
20 somebody can come in and say, this is what  
21 I want. And you can decide, it's, oh,  
22 it's in kind and you don't have to come  
23 before the Commission. Or it could be  
24 something, the term they use in Southold  
25 is de minimis, it doesn't rise to the

2 occasion of a public hearing.

3 But I still feel very strongly that  
4 the Commission should be the ones that are  
5 deciding what is important because you do  
6 that any way when you make a certificate  
7 of appropriateness, you're deciding what  
8 is important.

9 MEMBER WALTON: That's where we  
10 are. I think we are agreeing with you  
11 that would be deciding on historic --  
12 significant historic features what would,  
13 yeah.

14 And maybe we will find that we  
15 can't come up with a satisfactory  
16 definition of what 50 percent is and it  
17 ends up back in that bucket.

18 CHAIRPERSON CLAUDIO: Maybe these  
19 procedures are to guide us, the  
20 Commission. And when a demolition permit  
21 or a new construction application comes  
22 in, maybe we understand that there is an  
23 order of magnitude and we make that  
24 decision and we do delay it, but that's an  
25 internal or -- it's not a public -- I

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2 don't know. It's a guideline for us.

3 MEMBER WALTON: That could be a  
4 discussion between you and Mike to say,  
5 this is coming in and, you know, this  
6 smells to me like or looks to me like a  
7 significant or -- or not de minimis.

8 MEMBER HARPER: De maximus.

9 MEMBER BORRELLI: I was thinking  
10 about the financial thing about putting up  
11 the numbers on a renovation and -- I don't  
12 think I want anybody to know how much I  
13 might be spending on my renovation. Like  
14 if we are not going to do 50 percent of  
15 the exterior, what are you spending, your  
16 total -- I don't think --

17 (Whereupon, there was inaudible,  
18 indecipherable cross-talk amongst the  
19 parties present.)

20 GEORGE PFRIENDER: It's on it.  
21 When you bring in the application to me,  
22 you have to tell me how much money you're  
23 spending on your project potentially.

24 (Whereupon, there was inaudible,  
25 indecipherable cross-talk amongst the

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2 parties present.)

3 GEORGE PFRIENDER: You can FOIL it.

4 MEMBER GILLOOLY: It is public  
5 information.

6 MEMBER WALTON: But we are not  
7 necessarily presenting that as part of our  
8 discussion.

9 MEMBER GILLOOLY: But that can help  
10 you.

11 MEMBER HARPER: That number can  
12 change. As someone who has done many,  
13 many projects, I can spend double what I  
14 thought I was going to spend or less than  
15 what I thought I was going to spend. And,  
16 Roselle, you know that, too, because  
17 you've done some extensive stuff.

18 I just think everything should be  
19 in the hands of the Commission and however  
20 you can work that. I know you have  
21 objected to the presubmission conference  
22 concept, but I think that's the quickest  
23 and easiest way to sort this project from  
24 that project.

25 CHAIRPERSON CLAUDIO: Yeah. I

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2 guess I have because it's another meeting,  
3 it's another obligation on a volunteer  
4 board, it's another expense to the Village  
5 and of the public and I try to, you know,  
6 and for two applications, say three or  
7 four, is it justifiable? I don't know.  
8 And that's where I get stuck.

9 MEMBER WALTON: It is something  
10 that is applicable on the Planning Board  
11 side. You need --

12 (Whereupon, there was inaudible,  
13 indecipherable cross-talk amongst the  
14 parties present.)

15 MEMBER WALTON: No. No. You may  
16 have projects that where a presubmission  
17 conference is appropriate given the  
18 complexity of the project, so it is done  
19 in other -- for other boards.

20 CHAIRPERSON CLAUDIO: At the  
21 request of the applicant?

22 CLERK NOONE: No. They are for  
23 significant applications and conditional  
24 uses primarily.

25 CHAIRPERSON CLAUDIO: How are

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2 significant applications defined?

3 CLERK NOONE: I mean, that would be  
4 new construction. I mean, there's a list  
5 in the code. I don't have the code in  
6 front of me, but --

7 CHAIRPERSON CLAUDIO: The list in  
8 the code would help guide us here?

9 CLERK NOONE: I'd have to see the  
10 code. I don't have it right off the bat.  
11 I just know that they define, there is a  
12 definition for significant applications  
13 and conditional uses, but that's a  
14 precursor. You would have to do a  
15 presubmission conference as a precursor to  
16 submitting a formal application and you  
17 will submit that and then if you have to  
18 see another board, the Zoning Board or  
19 HPC, you would do that in the middle of  
20 the process and then come back to the  
21 Planning Board, so if you're going for a  
22 presubmission conference, you know you are  
23 going to be at least two years into the  
24 process.

25 CHAIRPERSON CLAUDIO: But I think

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2 we can kind of leave it here. We have a  
3 knowledge, we have a building inspector,  
4 that new construction, demolitions are  
5 automatic public hearings for the HPC.  
6 And we are going to consider major  
7 applications for public hearings when they  
8 come before us. I'd just leave it.

9 All right. Mike, could you take us  
10 through the process that other boards use?

11 CLERK NOONE: Generally, the other  
12 two boards, the other two statutory  
13 boards, when they have a public hearing, I  
14 mean, Zoning would be probably most align  
15 to you, they would require notice to be  
16 put into a newspaper ten days ahead of  
17 time and a placard would be produced and  
18 put in front of the property. If it's a  
19 corner property, each sides of the  
20 corners, and then a mailing be of adjacent  
21 properties would be mailed out certified  
22 mail and they would have to produce the  
23 receipts, this stamped receipts from the  
24 post office.

25 CHAIRPERSON CLAUDIO: How do we

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2 feel about that?

3 MEMBER WALTON: I think as I  
4 mentioned, I do think being consistent  
5 with the other processes is helpful.  
6 Certainly to the public. I would think  
7 also to the Village from the perspective  
8 of not having to treat each boards'  
9 process differently, but you know  
10 that's -- I will leave that opinion to  
11 Mike. But I think we have a consistent  
12 process for the public's perspective is  
13 helpful, so --

14 CHAIRPERSON CLAUDIO: Good.

15 Okay. Lisa.

16 MEMBER GILLOOLY: I'm going to make  
17 a motion to -- I'm not going to make it  
18 because I am not going to word it right --  
19 but to do the obvious ones and leave the  
20 others and come back.

21 MEMBER WALTON: And then our  
22 process, I think -- that was the second  
23 part of it Janice wanted to discuss today  
24 once we determined that we are going to  
25 hold public hearings for a certain subset

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2 of these applications, what is the process  
3 that is followed? And Mike just outlined  
4 the process that is used for the ZBA. And  
5 so do we want to follow the same process?

6 MEMBER GILLOOLY: Yeah, I think we  
7 do. I really like to answer that.

8 CLERK NOONE: So the code would  
9 have to be changed.

10 CHAIRPERSON CLAUDIO: No. This is  
11 an administrative process for us. It's  
12 going to be our procedures. We have a  
13 right to change or dictate our procedures  
14 and make our own procedures, so operating  
15 under that, is the power or whatever.

16 CLERK NOONE: My concern is when  
17 people look at the code and they see  
18 76-5E-1, they say, well, I'm only supposed  
19 to send out regular mailings and you have  
20 to put an ad in the newspaper.

21 CHAIRPERSON CLAUDIO: And then we  
22 would say we had this public hearing  
23 meeting on February 12th and this process  
24 was adopted and here is the motion, I  
25 mean --

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2 CLERK NOONE: Okay.

3 MEMBER HARPER: There is something  
4 in the code about being able to make  
5 regulations and procedures, but I don't  
6 know where the line is between the law and  
7 procedure.

8 MEMBER WALTON: Do you have the  
9 language of the code in front of you?

10 CLERK NOONE: Yeah.

11 MEMBER WALTON: Could you read that  
12 section?

13 CLERK NOONE: Well, Janice read it  
14 earlier. For applications involving major  
15 alterations, the Commission shall hold a  
16 public hearing. When an application  
17 completed in accordance with 76-5C, at the  
18 hearing proponents and opponents of the  
19 application would be provided the  
20 opportunity to present their views.  
21 Notice of public hearing shall be by  
22 regular mail -- notice that's not  
23 certified mail, that's the honor system --  
24 to the applicants -- so I guess that would  
25 be the Village sending that out -- to the

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2 applicant and to neighboring property  
3 owners. Additional notice shall be  
4 published at least once in a newspaper of  
5 general circulation at least five days  
6 prior to the date of the public hearing.  
7 In the event that a public hearing is  
8 held, the Commission shall deny or approve  
9 with modifications to the application for  
10 certificate of appropriateness within 30  
11 days from the date of the public hearing.

12 CHAIRPERSON CLAUDIO: Okay.

13 MEMBER WALTON: So the main  
14 difference is -- I'm sorry. The main  
15 differences are time frame?

16 CLERK NOONE: The time frame of the  
17 notice in the newspaper. And also our  
18 treasurer is asking about whether there  
19 will be a separate application fee since a  
20 public notice in the newspaper will eat up  
21 a significant portion of the hundred  
22 dollars that we are charging applicants  
23 right now.

24 CHAIRPERSON CLAUDIO: That's a  
25 different topic, but I do --

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2 CLERK NOONE: But it is a concern  
3 because you know we had one applicant  
4 tonight and a lot of -- we have a  
5 videographer, we have a stenographer, we  
6 have the building inspector here and we  
7 have myself at the very least.

8 CHAIRPERSON CLAUDIO: Right. And  
9 we are trying to be respectful of that.  
10 We have to have the process for a meeting,  
11 but let's -- where I'm come to where you  
12 get that applicant that's saying to you,  
13 why do I have to do this? In Chapter 76,  
14 79-3F, the Commission shall have the power  
15 to adopt its own procedural regulations.  
16 That's what we are trying to do right  
17 here. We are trying to create a set of  
18 procedural regulations. So that lets us  
19 override this 1988 process for the  
20 applicant to align with the Village in the  
21 way that they handle things, which I think  
22 is streamlining it, which should be a goal  
23 of ours.

24 CLERK NOONE: Someone will provide  
25 that for you, right? The new procedures.

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2 CHAIRPERSON CLAUDIO: Well, if they  
3 are the same as the ZBA procedures.

4 CLERK NOONE: Right. But ZBA is  
5 actually in the code for the ZBA, that's  
6 the problem I'm having. It's law and your  
7 procedure, this is the law.

8 MEMBER WALTON: I hear your point.  
9 Is the ZBA process different than the  
10 Planing Board process or any other? Like  
11 the Village process, are they differences  
12 within the --

13 CLERK NOONE: In other words, the  
14 noticing process for the Planning Board is  
15 in the Planning Board procedures. The  
16 noticing process for the ZBA is in the ZBA  
17 procedures.

18 MEMBER WALTON: Understood. That's  
19 not my question. My question is, do those  
20 two differ? Is what is spelled out in ZBA  
21 code and what is spelled out in Planning  
22 Board code differ from each other?

23 CLERK NOONE: I'm just trying to  
24 think whether -- it depends upon the  
25 application. Entertainment permits have a

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2 bit of a different noticing. I mean, it  
3 depends on the application. The Zoning  
4 Board has the same noticing process.  
5 Different applications for Planning Board  
6 have different noticing processes.

7 MEMBER WALTON: It must be  
8 confusing.

9 CLERK NOONE: Yeah. That's what  
10 I'm saying. It's all well and good to  
11 say --

12 MEMBER WALTON: I think we are  
13 trying to simplify and streamline,  
14 simplify.

15 CLERK NOONE: The problem is, this  
16 is what I was saying before, if someone  
17 comes in -- it's going to take an extra  
18 month probably to do a public hearing  
19 mimicking the ZBA anyway because a notice  
20 has to be produced and then a placard, I  
21 have to go to a vendor and get a placard  
22 made, I have to look up all of the  
23 adjacent properties. There's a lot of  
24 little odds and ends that nobody sees  
25 that's behind the curtain.

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2 MEMBER HARPER: So the question  
3 would be, what's the difference between  
4 the ZBA process and the HPC process?

5 (Whereupon, there was inaudible,  
6 indecipherable cross-talk amongst the  
7 parties present.)

8 CLERK NOONE: This is what I am  
9 saying, what the ZBA does and what they  
10 currently do is they have a discussion and  
11 possible motion or a discussion to accept,  
12 I forget how it's phrased right now, but  
13 it's basically accepting the application,  
14 scheduling a public hearing.

15 In other words, they accept the  
16 application first, they discuss it, the  
17 applicant comes to the podium. Any  
18 initial first questions are asked to the  
19 applicant. If everything is okay with the  
20 application, they are not missing  
21 anything, then they schedule a public  
22 hearing for the next month, so it's a  
23 two-month process.

24 CHAIRPERSON CLAUDIO: Every time?

25 CLERK NOONE: Every time.

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2 Sometimes longer than two months.

3 Sometimes many months. The public hearing  
4 can go on and on and on, and then they  
5 have 65 days after the public hearing is  
6 closed to make a decision on the  
7 applications, so I've seen it go on as  
8 long as ten months for a single  
9 application for one variance.

10 CHAIRPERSON CLAUDIO: And there is  
11 a difference of the function of the two  
12 boards, obviously. And there is -- that's  
13 much more a chapter in first the process.  
14 We do not want to slow 24 applications.

15 CLERK NOONE: Well, the point  
16 being, I go back to what I was saying in  
17 the case of the last two years, if we have  
18 25 applications and you green lighted 23,  
19 you would have had public hearings on two.  
20 And they were major projects. Why don't  
21 you just green light the 23 and when you  
22 need to have a public hearing, say, we  
23 need to have a public hearing?

24 CHAIRPERSON CLAUDIO: On those two  
25 applicants.

2  
3 CLERK NOONE: And that way you are  
4 not depending upon, you know, you travel  
5 quite a bit, I'm not able to get ahold of  
6 you, it's up to myself and George and then  
7 we end up at a meeting and you're like,  
8 this should be a public hearing and it's  
9 not a public hearing.

10 MEMBER WALTON: So we are going  
11 back to the other conversations on the  
12 procedure as to what happens once we  
13 determine a public hearing is required,  
14 however it's determined, I think that's  
15 where we were just discussing, so --

16 MEMBER BORRELLI: I have a question  
17 about that meeting that we are going to do  
18 before the meeting, right? What was that  
19 for?

20 (Whereupon, there was inaudible,  
21 indecipherable cross-talk amongst the  
22 parties present.)

23 CLERK NOONE: For presubmission  
24 conference.

25 (Whereupon, there was inaudible,

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2 indecipherable cross-talk amongst the  
3 parties present.)

4 MEMBER BORRELLI: Use that, a  
5 consultation for presubmission to discuss  
6 and then if we move it along we'll move  
7 along, it's fine. If not, it's going to  
8 public hearing, right?

9 CLERK NOONE: I mean, basically you  
10 would be calling -- you'd be calling a  
11 presubmission conference as opposed to  
12 discussion.

13 MEMBER BORRELLI: Exactly.

14 CLERK NOONE: That's --

15 CHAIRPERSON CLAUDIO: Okay. So in  
16 summary, what we are going to do is  
17 operate as we operate, accepting  
18 applications. It would be good if our  
19 building inspector and our secretary who  
20 accepts applications might say to an  
21 applicant, new construction, demolition  
22 and major applications are going to  
23 require a public hearing, which when you  
24 submit this application, the HPC might  
25 decide to do, just so it's like a heads

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2 up. And then you -- I have the heads up,  
3 as Francis is saying, you know, we know  
4 this is coming and then we move on from  
5 there. And we do not intend to issue a  
6 COA when we hear that applicant and we  
7 move forward in a public hearing process  
8 along the lines of the ZBA, with the  
9 placards, with the certified letter, and  
10 the third item.

11 CLERK NOONE: Well, there's the  
12 mailings and the placard and the  
13 newspaper.

14 CHAIRPERSON CLAUDIO: The  
15 publication. Okay, is that --

16 MEMBER BORRELLI: That's good. I  
17 think it sounds good.

18 CHAIRPERSON CLAUDIO: Good. Let's  
19 leave it there. We can change. We got to  
20 start somewhere, right? So this is a good  
21 start and we will go from there. We know  
22 it works.

23 MEMBER WALTON: That was the point  
24 I made on the process relating to public  
25 comment in the beginning, right now we

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2 have sort of the broadest approach to  
3 going back to Item Number Two, we have the  
4 broadest approach to it and come speak on  
5 any topic relating to historic  
6 preservation, not limited to the items on  
7 the agenda. I don't think this will  
8 happen, but that could be, potentially,  
9 become unruly, particularly if people  
10 aren't clear what is specifically in the  
11 purview of HPC versus other village  
12 boards, but so if we can always change the  
13 process if it doesn't end up making sense  
14 doing it the way we proposed to do it, so  
15 the same can go for this.

16 CHAIRPERSON CLAUDIO: So -- and  
17 Item Number Four, we do not have a motion  
18 that we are making. It's a discussion and  
19 the HPC and public meeting trying to be  
20 clear for the public and ourselves as to  
21 how we are going to move forward and we  
22 can leave it there.

23 MEMBER BORRELLI: Modify the  
24 procedures. Moving forward with further  
25 discussion on modifying our procedures,

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2 right?

3 CHAIRPERSON CLAUDIO: When we get  
4 to the day of rewriting the code, we  
5 will -- we will codify it further.

6 All right. So Item Number Five,  
7 Commission discussion on any other current  
8 Historic Preservation Commission.

9 I know you want to talk, I think  
10 we'll do it at the next meeting.

11 So do I have a motion to adjourn.

12 MEMBER BORRELLI: Second that.

13 (Whereupon, there was a unanimous,  
14 affirmative vote of the Board.)

15 CHAIRPERSON CLAUDIO: Thank you  
16 very much.

17 (Whereupon, the Village of  
18 Greenport Historic Preservation Committee  
19 meeting adjourned.)

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CERTIFICATION

I, *Domenica Raynor*, a Shorthand Reporter and Notary Public in and for the State of New York, do hereby certify:

THAT the above and foregoing contains a true and correct transcription of the proceedings.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 12th day of February, 2026.

*Domenica Raynor*  
\_\_\_\_\_  
DOMENICA RAYNOR

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