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VILLAGE OF GREENPORT  
COUNTY OF SUFFOLK : STATE OF NEW YORK  
-----x  
HISTORIC PRESERVATION COMMISSION  
REGULAR SESSION  
-----x

Third Street Firehouse  
Greenport, New York  
  
February 3, 2020  
5:00 p.m.

- STEPHEN M. BULL - CHAIRMAN
- ROSELLE BORRELLI - MEMBER
- KAREN DOHERTY - MEMBER
- LORI MEI - MEMBER
- DENNIS MC MAHON - MEMBER (Absent)
  
- JOSEPH PROKOP - VILLAGE ATTORNEY
- PAUL PALLAS - VILLAGE ADMINISTRATOR
- AMANDA AURICHIO - CLERK TO THE BOARD

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1           CHAIRMAN BULL: Okay. Ladies and  
2           Gentlemen, this is a meeting of the Village of  
3           Greenport Historic Preservation Commission.  
4           Today is February the 3rd, 2020. It's a little  
5           bit after 5 p.m., and we're meeting in the Third  
6           Street Fire Station.

7           The agenda today begins with Item No. 1,  
8           which is 111 Main Street. It's a discussion and  
9           possible motion on the application of the  
10          PWIB Claudio Real Estate LLC. The applicant  
11          seeks approval to add new doors and a seating  
12          area (a deck) on the south side of Claudio's  
13          Restaurant, rearrange doors to the prep kitchen  
14          at the Clam Bar, and add a new landscape  
15          lighting, awning, and umbrella and planter boxes.  
16          The SCTM Number is 1001-5.-4-25, 38.1, 39. I  
17          think that's three parcels.

18          So let's take a look at this. It had come  
19          up before at the earlier meeting, so, in respect,  
20          I will myself take a look at this. Do we have  
21          pictures of how it was before, or how it is now,  
22          or just how it's going to be? Is there anyone  
23          here to speak for Claudio's.

24          MR. LOFFREDO: Yeah. Robert's not feeling  
25          well, so --

1 CHAIRMAN BULL: Okay. Tell him to get  
2 better.

3 MR. LOFFREDO: Yeah, I hope so. He's got  
4 like bronchitis or something.

5 CHAIRMAN BULL: Okay.

6 MR. LOFFREDO: He's not doing too well.  
7 So, yes, the -- I don't believe that we -- this  
8 is Stephen Loffredo. I represent management at  
9 Claudio's. Lara Pizzanelli, our General Manager.  
10 Ryan is here from Robert Brown's Office, in case  
11 you should have some technical questions which  
12 are beyond my pay grade to answer.

13 CHAIRMAN BULL: Okay.

14 MR. LOFFREDO: And, yeah, these were the --  
15 this is the additional information that was  
16 requested at the last hearing with regard to  
17 detail for the doors --

18 CHAIRMAN BULL: Okay.

19 MR. LOFFREDO: -- and window treatments, as  
20 well as hardware.

21 CHAIRMAN BULL: Okay.

22 MR. LOFFREDO: I did want to point out that  
23 in your introduction, there was mention of  
24 additional doors at the Clam Bar. I don't  
25 believe we're changing or reconfiguring or doing

1 anything with doors at the Clam Bar,  
2 specifically, to the best of my knowledge.

3 CHAIRMAN BULL: Okay.

4 MR. LOFFREDO: Yeah. There are other  
5 things that are happening at the Clam Bar which  
6 are internal, but I don't think anything that has  
7 to do with the HPC specifically, but yes.

8 So this is the -- this is what Robert's  
9 come up with in terms of answering questions from  
10 the last meeting.

11 CHAIRMAN BULL: Uh-huh.

12 MR. LOFFREDO: So there are two additional  
13 doors that will be on the south side of the main  
14 house, and a deck, which you have to enter the  
15 restaurant to access. So we're controlling  
16 the -- I guess the crowd or the environment and  
17 the people. Some nice planters, and also working  
18 on umbrellas and an awning, which the fabric, as  
19 we mentioned at the last meeting, will be  
20 consistent with current awnings and the fabric  
21 that we have on the property, either white or  
22 blue. I think umbrellas would be white and  
23 awning would be blue. Just sort of lovely  
24 outdoor deck, as opposed to a parking lot. And,  
25 also, I think we're using the same materials that

1 we used to redo the deck at the waterfront last  
2 summer.

3 CHAIRMAN BULL: Okay. So this is in the  
4 area which is formerly where the motorcycle  
5 people would park.

6 MR. LOFFREDO: Precisely.

7 CHAIRMAN BULL: Okay. Where will they be  
8 parking in the future?

9 MR. LOFFREDO: As they did last summer, we  
10 had redirected the motorcycles to the area just  
11 south of Preston's, and that was where we had the  
12 motorcycles. And, also, we're getting less  
13 motorcycles these days.

14 CHAIRMAN BULL: So this looks like a  
15 substantial viewscape change to the front of  
16 Claudio's.

17 MEMBER BORRELLI: To the side.

18 CHAIRMAN BULL: It's a -- and it's --

19 MS. PIZZANELLI: To the side of Claudio's,  
20 the south side.

21 CHAIRMAN BULL: Well, it's --

22 MR. LOFFREDO: The south facing.

23 CHAIRMAN BULL: Okay, yeah. Well, I was --

24 MS. PIZZANELLI: Nothing is changing on  
25 Main Street at all.

1           CHAIRMAN BULL: No, understood. But, I  
2 mean, still, when I think of Claudio's, I think  
3 of the sign, I think of the side, you know, such  
4 a beautiful view when you're on the dock, that  
5 restaurant.

6           In a situation, in looking over the code  
7 with the Village of Greenport, when you're making  
8 this kind of substantial alteration, in this  
9 case, it's -- it's not so much that you're  
10 altering the building, you're altering the entire  
11 appearance of that side of the building and also  
12 its functionality there. And in a case like  
13 this, we, in the Commission, feel that the public  
14 should weigh in on this.

15          MS. PIZZANELLI: Okay.

16          CHAIRMAN BULL: And we would like to -- I  
17 would say that in this particular case, what we  
18 would like to do is to schedule a time before our  
19 next meeting, before our next public meeting,  
20 just maybe an hour before, and have you kind of  
21 take us around to that spot --

22          MR. LOFFREDO: Sure.

23          CHAIRMAN BULL: -- and show us a little bit  
24 about it, so we could actually see what that  
25 looks like and how that would change.

1           So I would propose that we have a public  
2 meeting to discuss this project, to present this  
3 project. It's in keeping with the way we have  
4 done this sort of thing in the past. And that at  
5 4 p.m., prior to the meeting, members of the  
6 Commission would meet with Robert, who will be  
7 feeling better by then, we hope.

8           MR. LOFFREDO: I hope.

9           CHAIRMAN BULL: And he'll just take us a  
10 little bit through that stuff. And if you could  
11 bring some of the materials that you have here,  
12 so that we could see that in context, that would  
13 be perfect.

14          MR. LOFFREDO: That would be our pleasure.

15          CHAIRMAN BULL: Yeah.

16          MR. LOFFREDO: We'd love to have you come  
17 down and we'll walk you through it.

18          CHAIRMAN BULL: That would be great.

19          MR. LOFFREDO: Yeah.

20          CHAIRMAN BULL: So I make that motion.

21 Does anybody second it?

22          MEMBER DOHERTY: Second.

23          CHAIRMAN BULL: All in favor?

24          MEMBER MEI: Aye.

25          MEMBER DOHERTY: Aye.



1 MEMBER BORRELLI: Aye.

2 MR. BULL: Aye. It passes. Thank you.

3 MR. LOFFREDO: There you go. Any other  
4 questions you have? I know you were not here at  
5 the last meeting. Any?

6 CHAIRMAN BULL: Oh, yes, question.

7 MEMBER DOHERTY: I did want to make a  
8 comment.

9 MR. LOFFREDO: Yes.

10 MEMBER DOHERTY: I wanted to thank you very  
11 much for the care and detail that you went into  
12 in developing these plans that we looked over  
13 earlier today. So I wanted to thank you very  
14 much for that.

15 MR. LOFFREDO: Thank you. It's our  
16 pleasure. Thank you.

17 MS. PIZZANELLI: You're welcome.

18 MEMBER DOHERTY: Steve.

19 CHAIRMAN BULL: Yes.

20 MEMBER DOHERTY: We need to get a motion to  
21 schedule a public hearing.

22 MR. BULL: Good. Okay. I now make a  
23 motion to schedule a public hearing at the next  
24 meeting of the Historic Preservation Commission.  
25 So the next meeting we're looking at is on

1 March 19th. Does that work for members of the  
2 Commission?

3 MEMBER DOHERTY: Yes.

4 MEMBER MEI: Yes.

5 CHAIRMAN BULL: Does that work for you?

6 MEMBER BORRELLI: Yes.

7 CHAIRMAN BULL: Take a look.

8 MEMBER BORRELLI: What day is it of the  
9 week?

10 CHAIRMAN BULL: That would be our usual.

11 ADMINISTRATOR PALLAS: Thursday

12 MEMBER BORRELLI: Oh, a Thursday?

13 CHAIRMAN BULL: Thursday.

14 MEMBER BORRELLI: Okay. Actually, I won't  
15 be here.

16 CHAIRMAN BULL: You won't be here. Well,  
17 three of us will be here, and we'll get Dennis  
18 here.

19 MEMBER BORRELLI: Okay. All right.

20 CHAIRMAN BULL: And maybe you could share  
21 some of our thoughts, if you --

22 MEMBER BORRELLI: Sure.

23 CHAIRMAN BULL: You know, that would be  
24 nice.

25 So I made the motion. Anyone want to

1 second it?

2 MEMBER MEI: Second the motion.

3 CHAIRMAN BULL: All in favor?

4 MEMBER MEI: Aye.

5 MEMBER DOHERTY: Aye.

6 MEMBER BORRELLI: Aye.

7 CHAIRMAN BULL: Aye.

8 Okay. So we will have a public meeting,  
9 and then we will also -- did I -- I didn't make a  
10 motion for the 4 p.m. visit. Do I need to make a  
11 motion on that?

12 ATTORNEY PROKOP: Excuse me?

13 MEMBER MEI: I think you did.

14 ADMINISTRATOR PALLAS: You should.

15 MEMBER DOHERTY: You did.

16 MR. BULL: I did, I thought.

17 MEMBER MEI: Yeah.

18 CHAIRMAN BULL: Okay, good. Okay. So we  
19 have those two items covered with Item No. 1.

20 MR. PROKOP: So there'll be a public  
21 meeting on this application at 4 p.m. on  
22 March 19th?

23 MEMBER DOHERTY: No, 5 p.m.

24 CHAIRMAN BULL: No, 5 p.m. 4 p.m. the HPC  
25 will go there and take a --

1 MR. PROKOP: Oh, the site visit. Public  
2 meeting site visit at 4 p.m.

3 CHAIRMAN BULL: Yep.

4 ATTORNEY PROKOP: And then at 5 p.m.,  
5 there'll be a public hearing on this application.

6 CHAIRMAN BULL: Correct. Thank you.

7 MR. PROKOP: And then the public meeting  
8 will follow.

9 MEMBER DOHERTY: Yes.

10 MEMBER MEI: Yes.

11 CHAIRMAN BULL: Yes.

12 ATTORNEY PROKOP: Thank you.

13 MEMBER MEI: Right.

14 ATTORNEY PROKOP: The regular meeting would  
15 follow.

16 CHAIRMAN BULL: The regular meeting will  
17 follow, yes. Thank you for that clarification.

18 MR. PROKOP: For myself, just to make sure  
19 I got it straight. Thank you.

20 CHAIRMAN BULL: No, we have it for the  
21 record.

22 There is a -- another item came up today  
23 with regards to -- I had a meeting today with  
24 Andrew, who is the owner of the Auditorium in  
25 Greenport, New York, and I was asked to follow up

1 with -- the Auditorium is listed as one of the  
2 more -- most important buildings on Long Island  
3 to be saved or to be preserved. It was  
4 originally introduced to bring culture to  
5 Greenport a long time ago. Sarah Bernhardt  
6 actually performed there, and many other  
7 notables.

8 It's in amazing shape. I suggest you all  
9 just take a look at it, if you're not familiar  
10 with the structure itself, inside or out. The  
11 fly space is totally preserved. They even have  
12 the limelight bins on the floor, so you can --  
13 you can go that far in your reconstruction.

14 Anyway, Sarah was concerned, because we  
15 weren't getting a lot of action on the sites that  
16 had been created, to see if there would be some  
17 way that with the involvement of outside parties,  
18 we could figure out a way to help the owner and  
19 help Greenport preserve that important landmark.

20 So I gave Sarah Kautz a call, and she's  
21 with the Long Island Preservation Society, who  
22 actually posted the listing for this building.  
23 And she came up with the idea that we would,  
24 hopefully in March or April, we would have a  
25 public workshop on the tax advantages of actually

1 getting involved in a project of this kind.

2 Greenport is in a unique position, at least  
3 the Historic Preservation District, because we  
4 are a CLG. And that means that people who have a  
5 residency here or who have a business in this  
6 area, when they want to make an improvement or a  
7 change, they can actually benefit from tax  
8 advantages.

9 Tax advantages are surprisingly hard for me  
10 to understand. I don't quite understand how a  
11 tax advantage works, but, apparently, it's a  
12 motivator to investors to do -- you know, to do  
13 the kind of work that would be required to  
14 restore the Auditorium to its original purpose,  
15 you know, with all the other work that would have  
16 to be done.

17 So we're contacting people in Upstate New  
18 York who have done before, or two years ago, when  
19 we had -- I think it was two years ago, when we  
20 had a similar workshop to this one, who will come  
21 in and talk to us. I'm trying to schedule that.

22 So, hopefully, at our next meeting, I'll  
23 have an announcement of a coalition of interested  
24 people, where a person who understands these tax  
25 advantages will make a presentation to the

1 businesses who own -- you know, to anyone who's  
2 interested in this project, but -- or in any  
3 project concerning a commercial development, or  
4 restoration, or family home restoration in the  
5 Historic District, and bring some explanation to  
6 the advantages, the tax advantages of doing so to  
7 maintain, to maintain that structure. So expect  
8 to get an invitation on that.

9 And that was a great meeting I had with  
10 Andrew there to get him kind of on board. And  
11 it's going to serve as kind of a perfect case for  
12 people to understand how a tax advantage would  
13 work on one particular structure. So we use his  
14 structure as an example of the benefits. So that  
15 worked out pretty well. That's my report on  
16 that.

17 As the Chairperson, is there anyone in the  
18 audience who would like to talk about something  
19 that's important to them that they feel that the  
20 HPC should think about?

21 (No Response)

22 CHAIRMAN BULL: The silence is deafening.

23 (Laughter)

24 CHAIRMAN BULL: That's good. So we'll move  
25 on to Item No. 2, motion to accept the minutes of

1 the January 16th, 2020 meeting.

2 MEMBER MEI: I make a motion to accept the  
3 minutes.

4 CHAIRMAN BULL: All in favor?

5 MEMBER BORRELLI: Aye.

6 MEMBER DOHERTY: Aye.

7 MEMBER MEI: Aye.

8 CHAIRMAN BULL: Item No. 3, motion to  
9 schedule the next HPC meeting for 5 p.m. on  
10 March 19th, 2020 at the Third Street Fire  
11 Station. We've already talked about the 4 p.m.  
12 beforehand, and that will be a meeting that will  
13 follow the public meeting, all at the same time.

14 Is there a motion to accept that?

15 MEMBER DOHERTY: Second.

16 MEMBER BORRELLI: Yes.

17 CHAIRMAN BULL: All in favor?

18 MEMBER BORRELLI: Aye.

19 MEMBER MEI: Aye.

20 CHAIRMAN BULL: Oh, well.

21 MEMBER DOHERTY: Aye.

22 CHAIRMAN BULL: Let's have a motion to  
23 adjourn and everyone to agree. Thank you very  
24 much.

25 MR. LOFFREDO: Thank you.



1 MEMBER DOHERTY: Thank you.

2 MEMBER MEI: Thank you.

3 (Whereupon, the meeting was adjourned  
4 at 5:17 p.m.)

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

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3 STATE OF NEW YORK )

4 ) SS:

5 COUNTY OF SUFFOLK )

6

7 I, LUCIA BRAATEN, a Court Reporter and  
8 Notary Public for and within the State of New  
9 York, do hereby certify:

10 THAT, the above and foregoing contains a  
11 true and correct transcription of the proceedings  
12 taken on February 3, 2020.

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

17 IN WITNESS WHEREOF, I have hereunto set my  
18 hand this 7th day of February, 2020.

19

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Lucia Braaten  
Lucia Braaten

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