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

Third Street Firehouse  
Greenport, New York  

October 5, 2015  
5:00 P.M.  

BEFORE:  

FRANK UELLENDHAL - CHAIRMAN  
ROSELLE BORRELLI - MEMBER  
DENNIS MCMAHON - MEMBER  
CAROLINE WALOSKI - MEMBER  
LUCY CLARK - MEMBER  

EILEEN WINGATE - VILLAGE BUILDING INSPECTOR
CHAIRMAN UELLENDAHL: It’s 5:01. Welcome everyone. This is the October 5, 2015 Regular Meeting of the Historic Preservation. My name is Frank Uellendahl and I am joined by, Lucy Clark, Dennis McMahon and Roselle Borrelli. We’re waiting for Caroline Waloski but we do have a quorum. So we can get started. Two items on the agenda. 

Item No. 1, Discussion and possible motion on an application for a partial exterior renovation project of a one-family dwelling submitted by Greg and Karen Rivera, the owners of the residential property located in the Historic District ay 628 Carpenter Street. The scope of work includes the replacement of cedar siding where necessary, rotted trim, damaged or missing gutters, siding color to match the existing. In addition, the owners wish to replace some windows with Andersen replacement inserts.
We have Gregg Rivara here, the owner. So you were here before, last year.

MR. RIVARA: Yes, sir.

CHAIRMAN UELLENDAHL: Which we approved your garage and it came out beautifully.

MR. RIVARA: We still have not completed the interior. It will be done by the end of the year.

CHAIRMAN UELLENDAHL: So we're now moving on to the main residence, your house?

MR. RIVARA: Yes.

CHAIRMAN UELLENDAHL: You didn't bring any photos --

MR. RIVARA: Yes.

CHAIRMAN UELLENDAHL: Yes, you do.

MR. RIVARA: Most of the issues is rot, and bird nests in the soffits of the front porch.

Just so you know, the previous
owner at closing said this is a very low maintenance property. That’s because she never did anything.

CHAIRMAN UELLENDAL: So I mean, the main focus is on replacement windows; correct?

MR. RIVARA: Actually, not this year probably. What I wanted to do was get everything approved for a certain type of window, if not this Fall. Next year or so we can renovate some at a time.

CHAIRMAN UELLENDAL: Well, we usually keep this open anyway.

MR. RIVARA: That’s what they said.

CHAIRMAN UELLENDAL: So do you want to start with windows or do you want to start with --

MR. RIVARA: Trim.

CHAIRMAN UELLENDAL: Trim.

MR. RIVARA: I got quotes on two contractors to do take care of the front and the side porches.
That’s primarily it. Old wood
gutter has issues as well. I have
some other gutters that have issues
as well and I want to replace them
all. And the fascia behind them,
half round galvanized gutter.
Something more --

CHAIRMAN UELLENDahl: Nicer
than what you see now.

MR. RIVARA: The wood was
probably done in the 80’s.

CHAIRMAN UELLENDahl: Right.

Well, this sounds good to me.
Certain things like repair work
where you have rot doesn't
necessarily require our consent,
but since you're talking about a
larger scope of work, I think this
is the time to address everything.
So then let’s talk about it.

Gutters, there is a wood gutter.
It’s not original. The owner is
proposing something nicer.
Galvanized half round. It’s
certainly appropriate in the
Historic District. And you're also talking about maybe possibly replacing some of the wooden parts, as far as trim is concerned with Versatex?

MR. RIVARA: Correct.

CHAIRMAN UELLENDahl: Which is a compound material that we have been can be painted. Some of the manufactures say it should be painted. There is a certain pain that they recommend. It doesn't have to. It's white.

MR. RIVARA: I think we're going to go off white trim. The garage has got the Hardi Trim, which is pre-painted.

CHAIRMAN UELLENDahl: Right.

MR. RIVARA: I like that better but we will see.

CHAIRMAN UELLENDahl: So that is good. So you're talking about replacing parts of the siding. How do you see this? It has to be replaced with the real
thing?

MR. RIVARA: Right. It’s going to be cedar.

CHAIRMAN UELLENDHAHL: You have to replace in kind of what is there and then you can paint it to match.

MR. RIVARA: Yes.

CHAIRMAN UELLENDHAHL: That was one of my questions.

MR. RIVARA: The big thing is, we're looking at probably -- because I don't want to disturb the trim which some I exquisite and nice and I don't want to destroy that. So I am looking at -- again, it might happen next year or two years from now. The question is, full divided glass?

CHAIRMAN UELLENDHAHL: Yes.

MR. RIVARA: That is required?

CHAIRMAN UELLENDHAHL: Yes.

MR. RIVARA: So Andersen Series 400?
CHAIRMAN UELLENDAL: If you like that detail. You can basically pick what you're suggesting. That's beautiful. I don't have a problem with that. The garage is white windows; correct?

MR. RIVARA: Yes.

CHAIRMAN UELLENDAL: So the windows will be white on the outside?

MR. RIVARA: Yes.

CHAIRMAN UELLENDAL: And full divided glass with a space apart is what we would like to see. Okay. So is there anything else on your agenda?

MEMBER BORRELLI: What year was the house built?

MR. RIVARA: I don't know. I want to say between 1860 and '80. There have been many changes over the years. I think the 80’s. The family that we purchased it from bought the house in 1959. I
believe they have some photos in
the file. They had a chain link
fence at one time. It had -- I
think it might had had at one time
asphalt siding. Like the neighbor
has still.

CHAIRMAN UELLENDahl: You
have, I don't have it in front of
me now, is there grill work in the
windows? It’s six over six?

MR. RIVARA: Correct.

CHAIRMAN UELLENDahl: Okay.
And you want to hold on to the six
over six?

MR. RIVARA: Yes. Like the
garage is.

CHAIRMAN UELLENDahl:
Caroline is joining us. Just in
time to finish up Item No. 1. Are
there any other questions for Greg?

MEMBER MCMahON: You do
still have pictures of porch. You
are going to go with that tongue
and groove material?

MR. RIVARA: Yes.
MEMBER MCMAHON: Okay.

MR. RIVARA: Only in need where it’s required to be repaired.

MEMBER MCMAHON: Okay.

Good. The house has a lot of repair work. You have to start just like you're doing. That’s the way to do it.

MR. RIVARA: And we appreciate some of our neighbors, like on Sterling, have put up Cedar and it’s pretty nice.

CHAIRMAN UELLENDahl: Yes.

Okay. Lucy?

MEMBER WALOSKI: Is this the 714 Main --

CHAIRMAN UELLENDahl: This is Gregg Rivara.

MEMBER BORRELLI: This is 628 Carpenter Street.

MEMBER WALOSKI: Okay.

CHAIRMAN UELLENDahl: We discussed some repair work, which will be siding and replacement windows. They will take care of a
lot of the replacement windows.

You are doing all of them?

MR. RIVARA: Yes.

CHAIRMAN UELLENDAHL: So that may happen next year. The trim is -- we discussed gutters. The owners are suggesting to use wonderful galvanized half round gutters. Beautiful. You know, some of the trim work will be Versatex. It will be painted in an off-white, which the garage and the main roof of the house features. And some small -- siding adjustments. It’s all going to be Cedar.

MEMBER WALOSKI: Sounds good.

CHAIRMAN UELLENDAHL: The windows are full divided, wood work, Andersen.

MEMBER MCMAHON: Or six over six.

MEMBER WALOSKI: This is the full divided lights?
CHAIRMAN UELLENDAL: Yes.

I think we are all satisfied with your presentation. Can we move on?

MR. RIVARA: One other question about siding?

CHAIRMAN UELLENDAL: Yes.

MR. RIVARA: Over time, a lot of the siding is chipping. So it was face nailed everything. So we are going to replace that over time as well. Does the Commission care whether we keep it like some parts are shingled and some are tiled? Does the Commissioner care if it stays that way?

MEMBER MCMAHON: That is the way that it was done for many years. It’s very typical. So it should have it.

CHAIRMAN UELLENDAL: You do have the garage as the two different --

MR. RIVARA: The gable shingles.

CHAIRMAN UELLENDAL: Right.
So it would probably make sense. You want to keep it basically you did it with the garage.

MEMBER McMahan: You know, you pick a style. The reason they did it was a lot of times for, it was cheaper.

Chairman Uelendahl: Yes. Now, since I know there are photos, I will take a look at it. Was it all shingles?

Mr. Rivara: I think. I have to look at the file.

Chairman Uelendahl: I think your house is beautiful and you have it right. Just keep us a little bit in the loop and you don't have to come back for that decision, I don't think. Any other questions?

Member Waloski: I am going to take a look, because I am also on Carpenter Street.

Mr. Rivara: Yes, I know.

Chairman Uelendahl: I make
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1 a motion that we approve Gregg
2 Rivara’s representation to do the
3 required maintenance for gutters,
4 siding and trim work is concerned
5 and also the replacement windows.
6 May I have a second?
7 MEMBER WALOSKI: Second.
8 CHAIRMAN UELLENDahl: All in
9 favor?
10 MEMBER BORRELLI: Aye.
11 MEMBER CLARK: Aye.
12 MEMBER MCMAHON: Aye.
13 MEMBER WALOSKI: Aye.
14 CHAIRMAN UELLENDahl: Aye.
15 All in favor.
16 Okay. Moving right along,
17 Item No. 2, discussion and possible
18 motion on an application submitted
19 by Scott Gonzales, the owner of the
20 Townsend Manor Inn. He is planning
21 to replace 12 existing windows in
22 the restaurant, office and lobby
23 area and two picture windows in the
24 bar area. The proposed windows are
25 matching Andersen double-hung's.
The commercial property is located in the Historic District at 714 Main Street. SCTM# 1001-2-3-10.

Welcome back, Scott.

MR. GONZALES: Hello.

CHAIRMAN UELLENDahl: You were here many years ago.

MR. GONZALES: Yeah.

CHAIRMAN UELLENDahl: And you did some work in the back with an awning and a little patio or terrace.

MR. GONZALES: Yes.

CHAIRMAN UELLENDahl: How did this all work out?

MR. GONZALES: Very well.

CHAIRMAN UELLENDahl: Good.

I am glad to hear it. It’s certainly not visible from the street.

MR. GONZALES: No.

CHAIRMAN UELLENDahl: This time, it’s basically under the main structure. So the windows are not
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1 good anymore?

2 MR. GONZALES: Yeah. From
3 the pictures, the two in the bar,
4 the picture windows are quite
5 rotten. The rest of them, they're
6 not terrible, but it will save some
7 money in fuel.

8 CHAIRMAN UELLENDahl: Yes.
9 MEMBER WALOSKI: Are those
10 the windows on the bar?
11 MR. GONZALES: Yes. There
12 is a lot of rot in those.
13 CHAIRMAN UELLENDahl: These
14 two windows are where?
15 MR. GONZALES: Those two are
16 in the bar facing the marina.
17 CHAIRMAN UELLENDahl:
18 Those are without any grill work.
19 You want to keep them that way
20 without any mullions or
21 grills?
22 MR. GONZALES: Right.
23 MEMBER WALOSKI: And that’s
24 in the back?
25 MR. GONZALES: Yes.
CHAIRMAN UELLENDAHL: Yes.

So I mean, that’s the only thing that was to me, if you wanted to make this a little different. But everything else, it’s one over one’s with grills?

MR. GONZALES: Right.

CHAIRMAN UELLENDAHL: You have six over six’s here.

MR. GONZALES: Yeah. What I wanted to do is match the bottoms with the tops.

CHAIRMAN UELLENDAHL: Yes.

Okay. Fine.

MEMBER BORRELLI: So you want six over six on all of them?

MR. GONZALES: I think so. I haven't looked into Andersen on what the sizes are.

MEMBER BORRELLI: I think in the front the six over six would look great.

MEMBER WALOSKI: Six over six.
MEMBER BORRELLI: These are the originals? These windows?

MR. GONZALES: I doubt they're originals but they're old.

CHAIRMAN UELLENDHAL: So Scott, those windows here are also facing the parking lot; right?

MR. GONZALES: Right. But it’s on, basically this side. So it’s facing the north west side of the building.

CHAIRMAN UELLENDHAL: Are those going to stay two over two’s or are you planning to six over six’s here?

MR. GONZALES: I was going to keep the same as they are.

CHAIRMAN UELLENDHAL: I mean --

MEMBER BORRELLI: You can’t see them.

CHAIRMAN UELLENDHAL: That is why I am asking. I would like you to think about it, but I don't
think our Commission can force you into --

MR. GONZALES: I mean --

CHAIRMAN UELLENDahl: Force you.

MEMBER MCMAHON: You know,
when you're sitting in the restaurant or the bar, you want a clear view of the water. It doesn't bother me.

MEMBER CLARK: I think they should do what they like.

CHAIRMAN UELLENDahl: So basically that's the scope of the work, Scott?

MR. GONZALES: Yes.

CHAIRMAN UELLENDahl: Are there any other questions for Scott?

MEMBER BORRELLI: If the six over six's aren't even the originals then, you can do whatever you want.

CHAIRMAN UELLENDahl: We want you to hold on to the look of
it. So it’s going to be -- what kind of window did you say?

MR. GONZALES: The Andersen.

I don't know what series. I really don't know that much.

CHAIRMAN UELLENDahl: There are tilt and wash. You have to think about --

MR. GONZALES: Probably not going to do the tilt just because of the c.

CHAIRMAN UELLENDahl: They don't have to be. But you have heard us before, we would like to see it have the grill work as what is provided, full divided --

MR. GONZALES: Okay.

CHAIRMAN UELLENDahl: So that is the one thing that is important to us.

MR. GONZALES: I absolutely don't know anything about windows.

CHAIRMAN UELLENDahl: The grill work, it’s the space bar between. Then there are permanent
grills on the outside and the
inside.

MR. GONZALES: Oh really,
okay.

CHAIRMAN UELLENDahl: That’s
important. We really don't want
those fake in between grills.

MR. GONZALES: Okay.

CHAIRMAN UELLENDahl: So we
want that historic look. That’s
important. I will represent the
approval. You understand what I am
saying?

MR. GONZALES: Yes.

MEMBER WALOSKI: And my
recommendation would be six over
six. Just so they look like the
rest of my recommendation. So they
look like the rest of the building.
These are fine as single panels. I
mean, you have not even priced out
any of this?

MR. GONZALES: No.

CHAIRMAN UELLENDahl: Well,
certainly because it’s part of the
same structure that would be my
preference too. As I said before,
you're running a business and you
also want to contain -- I would
like to make that recommendation
because it’s the same type window.

MR. GONZALES: Are we
talking about these or these?
These?

CHAIRMAN UELLENDahl: Yes.

And then leave the picture windows
the way it has to be. Eileen, do
you have a comment?

MS. WINGATE: Which two?

MEMBER WALOSKI: The picture
windows will stay just one pane.

CHAIRMAN UELLENDahl: This
is the new deck here. Right?

MR. GONZALES: That was done
in ’04-'05.

CHAIRMAN UELLENDahl: Okay.

MEMBER WALOSKI: From the
side it looks so much nicer.

MEMBER MCMAHON: Are all
these windows?
MR. GONZALES: No, those are old. The ones that we're replacing now are the only ones that have not been done on that building.

MEMBER WALOSKI: So previously you have put in six over six. So it would be nice to continue with that.

CHAIRMAN UELLENDAL: I totally agree, but --

MEMBER BORRELLI: I say spend your money wisely. Change what you need to do. Change that first. If you are going to keep the six in the front, stay six over six. Don't go changing things. Don't spend the money that way. Keep your heat and energy sufficient.

MEMBER MCMANON: My comment was before, these comments aren't new. So do this. It's by the water, which nobody sees. It's an unobscured view of the window. Yes, we like to see six over six.
But where it’s practical for business savvy and you don't want to have the unobscured view, one over one. Excuse me.

CHAIRMAN UELLENDahl: So I think we heard Lucy’s comment, you basically agree that Scott can replace the windows in kind, six over six, one over one.

MEMBER CLARK: Yes.

MEMBER BORRELLI: Do you have the original photos?

MR. GONZALES: No.

MEMBER BORRELLI: To know what the original windows were?

MR. GONZALES: No. I do know the fire in ’74, they lost a lot of stuff in the fire.

MEMBER WALOSKI: This doesn't even look like the original part of the structure.

MR. GONZALES: It's not. That was added on.

MEMBER WALOSKI: It was added on.
CHAIRMAN UELLENDahl: Well,

it was added on. Someone made the
decision to put one over one. This
also shows a little bit of what was
happening historically to that
structure.

MEMBER BORRELLI: You really
don't know. It might have been.

CHAIRMAN UELLENDahl: So I
think the consensus, Caroline --

MEMBER WALOSKI: My feeling
would be that the windows should be
priced out before a decision is
made. It may not be that much of a
difference.

MEMBER MCMAHON: That
shouldn't be a part of our
decision. Whether they want to
spend the money. It shouldn't be
monetarily, "well, maybe you should
spend the extra $400.00 to get this
done."

MEMBER WALOSKI: You don't
know it's $400.00. It could be
$25.00.
MEMBER MCMAHON: It’s not going to be $25.00. It should not be in the deciding vote and really doesn't matter.

CHAIRMAN UELLENDHAHL: So I hear that Caroline is the minority.

MEMBER WALOSKI: Yes. So I am splitting my vote. I would say yes to the single panels on the big ones and I would say, this is a little premature. If prices were found on what the difference for the windows would be --

CHAIRMAN UELLENDHAHL: So let me ask, obviously the majority of the Board would allow you to do what you're proposing. Would you consider possibly changing those side windows to six over six?

MR. GONZALES: I would take a look at it and see if it would be worth --

CHAIRMAN UELLENDHAHL: We would approve that or would be say, absolutely, no. Stick with one
over one?

MEMBER MCMAHON: We approve it the way that we see it. I think there is a majority of the Board. If he chose to put six over six in there, we're certainly not going to argue that.

CHAIRMAN UELLENDAL: It would make the house, make it a little more conforming. I feel at this point, I can't force you to do this, but we would like you to think about it.

MR. GONZALES: Okay.

MEMBER BORRELLI: You know, the little ornate house around the corner --

MR. GONZALES: Yes.

MEMBER BORRELLI: You know, --

CHAIRMAN UELLENDAL: This is not part of the discussion.

MEMBER BORRELLI: I understand that. I am just going to say, let's spend the money
wisely.

CHAIRMAN UELLENDAHL: May I have a motion unless there is more discussion?

MEMBER WALOSKI: Can I split my motion?

MEMBER CLARK: I am not going to make two motions. I am going to make one motion. I don't know how she is going to do that.

CHAIRMAN UELLENDAHL: So since she is making the motion --

MEMBER CLARK: I make a motion to accept Scott Gonzales application for window replacement as submitted.

MEMBER BORRELLI: I second.

CHAIRMAN UELLENDAHL: All in favor?

MEMBER BORRELLI: Aye.

MEMBER CLARK: Aye.

MEMBER MCMAHON: Aye.

CHAIRMAN UELLENDAHL: Aye.

MEMBER WALOSKI: I am going to abstain.
CHAIRMAN UELLENDHAHL: 4 ayes and 1 abstention.
Thank you.
MR. GONZALES: Thank you.
Item No. 3, motion to approve the minutes of August 3, 2015.
MEMBER BORRELLI: Aye.
CHAIRMAN UELLENDHAHL: I would like --
MEMBER BORRELLI: I would like to make a motion to approve the minutes of the meeting of August 3, 2015.
MEMBER WALOSKI: I second the motion.
CHAIRMAN UELLENDHAHL: All in favor?
MEMBER BORRELLI: Aye.
MEMBER CLARK: Aye.
MEMBER MCMAHON: Aye.
MEMBER WALOSKI: Aye.
CHAIRMAN UELLENDHAHL: Aye.
Motion to accept the minutes of September 14th. Did we receive
them? I was looking.

MS. WINGATE: I have the hardcopy. If the office personnel didn't get them out there --

CHAIRMAN UELLENDahl: Didn't anyone receive them?

MEMBER WALOSKI: I didn't.

CHAIRMAN UELLENDahl: It was a short month. We had the last meeting three weeks ago. I couldn't find them. I get so many emails. We cannot accept them --

MEMBER CLARK: We don't have them to accept.

CHAIRMAN UELLENDahl: So we can not accept the minutes of September 14th but I am sure we will be able to do this next month and maybe accept and approve them the next time.

Item No. 5 motion to schedule the next HPC meeting for November 2nd.
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1 Item No. 6, motion to
2 adjourn at 5:29.
3
4 (Whereupon, the meeting
5 concluded at 5:29 p.m.)
CERTIFICATION

I, Jessica DiLallo, a Notary Public for and within the State of New York, do hereby certify:

THAT, the witness(es) whose testimony is herein before set forth, was duly sworn by me, and,

THAT, the within transcript is a true record of the testimony given by said witness(es).

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

IN WITNESS WHEREOF, I have hereunto set my hand this day, October 17, 2015.

________________________
(Jessica DiLallo)