HPC REGULAR SESSION 6-5-17

VILLAGE OF GREENPORT
COUNTY OF SUFFOLK  STATE OF NEW YORK

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HISTORIC PRESERVATION COMMISSION

REGULAR SESSION

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Third Street Firehouse
Greenport, New York

June 5, 2017
5:08 p.m.

Before:

STEPHEN M. BULL - Chairman

DENNIS McMAHON - Member

SUSAN WETSELL - Member

ROSELLE BORRELLI - Member

EILEEN WINGATE - Village Inspector

KRISTINA LINGG - Building Department Clerk

PAUL PALLAS - Village Administrator
INDEX

Item No. 1 - 624 First Street

Discussion and possible motion of
the application submitted by
James Olinkiewicz. The applicant
is proposing to put up a wood
fence on the lot lines, to create
three conforming lots that were
approved at the May 4, 2017
Planning Board meeting.

SCTM# 1001-2.6-49.1

Page: 6 - 14

Item No. 2 - 624 First Street.

Discussion and possible motion on
the resolution for the demolition
of the rear portion of the former
Methodist church. This was
formerly approved by the HPC on
April 3, 2017

SCTM# 1001-2.6-49.1

Page: 14 - 16
HPC REGULAR SESSION  6-5-17

Item No. 3 - 211 Carpenter Street

Discussion and possible motion of the application submitted by 211 Carpenter Street, LLC represented by agent, David Kapell. This application was previously approved on August 4, 2016. The applicant has since modified the plan and use of the second floor, which requires that the plans be reviewed again. The applicant is proposing to open a tasting room on the first floor, with a lounge and office on the second floor, which was previously approved as an apartment.

SCTM# 1001-4.10-11

Page: 16 - 21

Item No. 4 - 238 Main Street

Discussion and possible motion of the application submitted by Chase Bank, represented by Max Gordon. The applicant needs to
make emergency repairs and is proposing to have a temporary ATM placed in the parking lot during repairs.

SCTM# 1001-4.10-5

Page: 21 - 30

Item No. 5 - 439 First Street

Discussion and possible motion of the application submitted by Justin Bales, represented by Tom Samuels, the architect. The applicant is proposing renovations to both the principle and accessory structures.

SCTM# 1001-4-6-40

Page: 30 -

Item No. 6 - 117 Main Street

Discussion and possible motion of the application submitted by Evan Gappelberg, owner of the Hampton Chocolate Factory. The applicant is proposing to paint the
exterior of the building.

SCTM# 1001-5-4-35.2

Page: 64 - 68

Item No. 7

Discussion with regards to the 2017 CLG Grant.

Page:

Item No. 8

Motion to approve the minutes of the March 6, 2017 and April 3, 2017 meetings.

Page:

Item No. 9

Motion to schedule the next HPC meeting for 5:00 p.m on July 10, 2017 at the Third Street Fire Station.

Page:

Item No. 10

Motion to adjourn.

Page:
CHAIRMAN BULL: Okay. We are live. Thank you ladies and gentleman.

This is a Monday meeting, today on June 5th, of the Historic Preservation Commission. We are going to acknowledge right to left, to my right to left who is here.

MEMBER McMAHON: Dennis McMahon.

MEMBER WETSELL: Susan Wetsell.

CHAIRMAN BULL: Stephen Bull.

MEMBER BORRELLI: Roselle Borrelli.

CHAIRMAN BULL: We are all present and we have got a full agenda tonight. So we are going to go through as much -- first on the agenda:

Item No. 1 - 624 First Street

Discussion and possible motion of the application submitted by James Olinkiewicz. The applicant is proposing to put up a wood fence on the lot lines, to create three conforming lots that were approved at the May 4, 2017
MR. OLINKIEWICZ: Good evening everyone. James Olinkiewicz. 624 First Street. As when we were here talking about the work that we were going to do on the -- on the removal on the back of the church I had expressed interest that I was going to come in with a fence to put on the lot lines and property lines to create a more defined barrier for the three lots and the neighborhood.

It would be four feet high coming back 32 feet and then it would go up to six feet around the rest of the property and between the lots. So it would just divide up the area so it would have a nice effect going through.

We have that option that I have there for you, which is the six foot. And it is made in the four foot model. We could -- if the Board would like, there is a model that has five foot and then a foot of lattice top on it, on the
last foot. Rather than a solid panel.

MEMBER WETSELL: That sounds nice.

MR. OLINKIEWICZ: It is up to the Board on which one they prefer to do. I did not inclose a picture of the lattice one. I only saw one actually yesterday. I said, maybe that might be an idea. I figured I'd give you guys the choice of which one.

CHAIRMAN BULL: So I noticed in the photograph that this fence is on top of what looks like to be a stone wall in this photograph, but in your case the fence is going to be on the ground?

MR. OLINKIEWICZ: Yes. On the ground. On the dirt. Yes. That is just an example of the fence. We also use that same fence in the back of the Meson Ole property if somebody wants to see it personally. It is the same one that goes down the property line there.

It is called the Historic Eisenhower. That is what the company
that sells this.

CHAIRMAN BULL: Was Eisenhower around back in the old days?

MR. OLINKIEWICZ: No. That is the name of the -- that is the name of the fence. It is tunnel roof cedar.

MEMBER McMAHON: This is typically everything we like to see. In regards to whether it has a lattice top or not, in my opinion, it is up to you, at the end of the day. Both, I think, are approved. They both look nice and familiar. I think most of us are with these styles of fence.

Let's move it along. If anybody has anything else to say.

CHAIRMAN BULL: I would. Is there a limit on the height of the fences between property?

MS. WINGATE: Six feet.

CHAIRMAN BULL: I favor a shorter fence myself. I believe fences are necessary to keep from your neighbors but -- you were suggesting a five foot fence?
MR. OLINKIEWICZ: Six foot fence.

CHAIRMAN BULL: A six foot fence with lattice?

MR. OLINKIEWICZ: A six foot fence. Either it would have lattice on the last foot or it would be square block. It would not exceed the height of six feet. For the rear of the property -- the only reason why I would ask for the six foot fence on the rear of the property and around the old church sanctuary area is eventually, it is my belief that there is going to be a swimming pool being applied for in that backyard and the privacy of the people that are going to purchase that. They would like a higher fence.

MEMBER WETSELL: I think the lattice is a little more finished looking, a little nicer looking. Otherwise, it doesn't matter.

MEMBER McMAHON: Again, these are all approved. Again, I make a motion to --
MR. PALLAS: Yes. Just a clarification. Maybe it is me. The fence now that you are proposing is just a T essentially?

MR. OLINKIEWICZ: No. It is going to go around and defining all property lines of all lots.

MR. PALLAS: Including the front?

MR. OLINKIEWICZ: Including the front. It is going to come down 32 feet down the side yard and jump up to six feet the whole rest of the way on each side yard of the sanctuary. The rear of the sanctuary would have a six foot fence. Then going out to First Street it would have six foot coming out on the three lot lines and drop down to four feet. So they would be definitively seen and sketched out.

MEMBER WETSELL: You want to put it in the front of the church sanctuary?

MR. OLINKIEWICZ: No. I am going to leave the church open. All houses are going to be open to the front.
MR. PALLAS: The entire building?

MR. OLINKIEWICZ: On all three of them.

MEMBER McMAHON: Do you understand we are approving this style of fence and Eileen is basically -- that goes back to the Building Department in regards to the height and where it has the drop down.

MS. WINGATE: If you going to do a six foot with lattice on top then you need to make a decision if it is going to have the lattice on top or skip the lattice.

MR. OLINKIEWICZ: The whole thing will be a total of six foot, whether we put the lattice in the six foot or we don't do the lattice and it is a square. It will be no higher than a six foot fence.

MEMBER McMAHON: And where it drops down to the four foot, no. It is not necessary. That is up to you.

CHAIRMAN BULL: As I understand
it there is no four foot portion of this
fence because it is all open facing the
street. Is that correct?

MS. WINGATE: Anything within 30
feet of the front property line needs
four feet, yes.

CHAIRMAN BULL: So the first
portion of the fence is four foot. Then
it jumps to six foot?

MR. OLINKIEWICZ: Correct. And
then open in the front.

MR. PALLAS: So, I'm sorry, the
fence around the remaining church
building, the fence is going to start at
the rear of building and go --

MR. OLINKIEWICZ: No. It is
going to start almost out at the sidewalk
at the front property lines and work its
way back at four feet, the 30 feet. And
at 32 feet it jumps to six feet and
continues all the way down the rest of
the side of the church building.

MR. PALLAS: So you are saying
three sides. You meant the fence is
going to be three sides?

MR. OLINKIEWICZ: Correct. The front facing the road. The road side would not have any fence on any of the properties.

MR. PALLAS: Thank you.

CHAIRMAN BULL: So there was a motion.

MEMBER McMAHON: There was a motion. I was going to make a motion to approve the fences that have been applied for in Item Number 1.

CHAIRMAN BULL: I second the motion. All in favor?

MEMBER WETSELL: Aye.

MEMBER BORRELLI: Aye.

CHAIRMAN BULL: Opposed? You have your fence.

MR. OLINKIEWICZ: Thank you.

CHAIRMAN BULL: Back on the -- item No. 2 - 624 First Street.

Discussion and possible motion on the resolution for the demolition of the rear portion of the former
Methodist church. This was formerly approved by the HPC on April 3, 2017.

SCTM# 1001-2.6-49.1

We just got this written disposition this morning at 11:00 a.m. And so I haven't had a chance to actually read it. At first glance there is at least one error. So I would like to push this off until the next meeting.

I make a motion to push off this -- just the written determination that was made on this -- the verbal decision that we made on the April 3, 2017 meeting.

MEMBER McMAHON: Is this holding you up?

MR. OLINKIEWICZ: No.

CHAIRMAN BULL: It is just a proforma. We want to have a record -- on a matter of this importance we want to have a record which includes photographs, which you will see in this. This is the written determination which is here. I
took some photographs just before we met at that time which clearly points out the parts that were going to be demolished.

MEMBER McMAHON: I second the motion.

CHAIRMAN BULL: All in favor?

MEMBER BORRELLI: Aye.

MEMBER WETSELL: This is to?

CHAIRMAN BULL: To push it off.

MEMBER WETSELL: Oh, to push it off. Sure.

CHAIRMAN BULL: That motion passes.

On to: Item No. 3 - 211 Carpenter Street.

Discussion and possible motion of the application submitted by 211 Carpenter Street, LLC represented by agent, David Kapell. This application was previously approved on August 4, 2016. The applicant has since modified the plan and use of the second floor, which requires that the plans be
reviewed again. The applicant is proposing to open a tasting room on the first floor, with a lounge and office on the second floor, which was previously approved as an apartment.

SCTM# 1001-4.10-11.

MS. TORINO: Hi. I am Gabrielle Torino. I am representing my mom, 211 Carpenter Street. We pretty much got approved last year. We are not really changing anything. We just went to the Planning Board last week to get the approval from apartment to lounge on top. That is really it. There were -- other changes to anything that was prior -- prior approval.

MS. WINGATE: When it went from apartment to lounge they had to provide an extra set of stairs. The architect and I had a conversation as to an exterior set of stairs. So I got it on to the agenda thinking that the road it was on, but then he found a way to get
the stairs onto the interior. So its already been to HPC. I was just crossing the Ts and dotting the Is. There has been a change to a window or two. All very modest, but it was really about the stairs. I was worried.

CHAIRMAN BULL: Basically if it was on the last page of the drawings -- nope, the drawings. You see an elevation on --

MEMBER BORRELLI: Right.

CHAIRMAN BULL: On the page that has the elevations. Here they are.

If you look on the page with the elevations you can see the changes that were made that which I think would be relevant to our discussion. So the front portico doesn't change, right? The sign is still there. Just the two doors are slightly changed.

MS. TORINO: Yes, that is the only change.

CHAIRMAN BULL: The other elevations that are here, they don't
pertain to us, even though they are circled. Is that right, Eileen? Here on the elevation. There are two others. There are five bubbles.

MS. WINGATE: Yes.

CHAIRMAN BULL: It says revised location, elevation.

MS. WINGATE: Yes. This was a window that was changed to a door to accommodate the second set of stairs. It was a door originally. So it is going back to the original design. And this door was removed. So there has been a lot of revisions. That -- both the door and the ramp was originally approved. And the other door was there existing.

CHAIRMAN BULL: Right. And the door on the ramp is associated with wheelchair access.

MS. WINGATE: Yes.

CHAIRMAN BULL: That is where that is. Some of this has been kind of a restoration of an earlier drawing and presentations.
This set of windows on the second floor which looks like a broader expanse of windows, is that also changed? Was there a different set of windows on the second floor?

MS. WINGATE: I don't believe they changed since the approved set. Again, it was really about the stairs and doors.

MS. TORINO: Those windows didn't change. They are double hung. That was required at the last meeting.

CHAIRMAN BULL: The windows are all pretty much are as they were before?

MS. TORINO: Yes.

CHAIRMAN BULL: They are double hung. So we are talking about modest changes on the doorway on the side of the building and then this door on the front.

MS. TORINO: Yes.

CHAIRMAN BULL: Any questions?

MEMBER McMAHON: I can't think of anything.

CHAIRMAN BULL: I make a motion
that we approve this small change that is required. Does anybody want to second?

MEMBER WETSELL: I second.

CHAIRMAN BULL: All in favor?

MEMBER McMAHON: Aye.

MEMBER BORRELLI: Aye.

CHAIRMAN BULL: Next. This is one I like.

Item No. 4 - 238 Main Street

Discussion and possible motion of the application submitted by Chase Bank, represented by Max Gordon. The applicant needs to make emergency repairs and is proposing to have a temporary ATM placed in the parking lot during repairs.

SCTM# 1001-4.10-5

CHASE REPRESENTATIVE: Hi, everybody. I am the project expediter on behalf of Chase Bank and Max Gordon, architects.

The Chase Bank is having a structural issue which needs to be
repaired which we submitted to the
Building Department for the permits for that work. And it is going to put the ATM area out of commission temporarily. There are expecting the work to take about two weeks. However, I would ask for a 30 day approval as we know construction -- they can go long.

We're proposing to put an ATM, it is a portable ATM, in the parking lot. The ATM weighs about 3800 pounds. And there is a 24 hour guard that comes along with the ATM and there is a ramp. It is powered by a the generator which will be located inside the ATM box and cellular service. so there will be no direct connection.

CHAIRMAN BULL: So I have several questions about this. When the guard is -- where does the guard stand when he is there all the time? Where is he positioned? Not inside the bank. Not inside the ATM.

CHASE REPRESENTATIVE: No. He
will sit in the car. He will go into the
bank and come back out of the bank and
sit in the car. He is pretty much needed
to be on the property within vision of
the ATM. But there is no specific -- he
won't be standing directly next to the
ATM in general.

CHAIRMAN BULL: Another question
I have is about the noise level of the
generator outside of the ATM. You have
done this before and it won't disturbing
to the neighbors. Although I don't know
if that is an issue. How about that?

CHASE REPRESENTATIVE: Right. I
know everybody has their own sound
preferences. The ATM is going to be
running at about 66 decibels, which prior
to installation is going to be housing
the ATM room. That is at half load.
That is about the same as having a TV on.
If you are sitting in your living room
and you have your TV on at normal sound
level. That is the sound that it would
have.
CHAIRMAN BULL: And my final question is about the signage on it. I notice in this photograph there is signage on all sides. So I have an issue with the signage because I don't -- because it is really -- it does promote the bank but we didn't get sign permits. Is there anyway that you can you make it without the signage on three sides, but have it obviously an ATM on the front. That would be my only issue.

CHASE REPRESENTATIVE: These are pre-manufactured units. I don't believe -- I believe they come with that signage. It is possible they could put plywood or paint it or put something against it. I would have to check to see if that could be done on the machine. As I said it is the two weeks, hopefully no more than 30 days.

MEMBER McMAHON: Being that this is a temporary thing I think we can kind of overlook our signage issues. If it was going to be there for a year perhaps
that would be an issue. But on a
practicality -- I mean if you have to
look -- if you are looking for the ATM
you should be able to see if from the
back of the property. If you are -- you
will need it on three sides to make it
practical.

CHAIRMAN BULL: There is going to
be a sign on the door where the ATM was
before saying look to the side. I mean
there is going to be humming from the
generator. You don't need all that
signage.

Anybody else?

MEMBER BORRELLI: It is going to
be signage in the parking lot. It is not
signage like on a the residential street
or just, you know. It is a parking lot.

CHAIRMAN BULL: So no other
discussion?

MS. WINGATE: I have a question.
This is the HPC but as Building Inspector
this generator, I would assume is gas
fueled.
CHASE REPRESENTATIVE: It is diesel powered.

MS. WINGATE: It is diesel powered. And somebody will be filling it how often?

CHASE REPRESENTATIVE: I don't know how often honestly it would have to be filled.

MS. WINGATE: So there would be no storage of fuel on site?

CHASE REPRESENTATIVE: No.

MS. WINGATE: Okay.

CHAIRMAN BULL: Now that you crossed that question, the safety in me comes out. Do you have -- do you issue to the Village of Greenport for loss payee in case of an accident involving somebody --

MR. PALLAS: The Village would require insurance to cover that eventuality before a permit would be issues. So we would cover that.

CHAIRMAN BULL: Okay. I will make a motion --
MR. PALLAS: Mr. Chairman, I want to clarify the fuel question.

CHAIRMAN BULL: Sure.

MR. PALLAS: I read the specs and it wasn't clear to me. It has its own fuel storage within a self-contained unit?

CHASE REPRESENTATIVE: I went through the specs too. I thought it did.

CHAIRMAN McMAHON: It has got to have some capacity, otherwise she no good.

CHAIRMAN BULL: No. It is a good question because you look at the picture. It doesn't seem to have a tank built into it. It doesn't seem like a portable generator. A generator which I'm more familiar with. It seems local, doesn't it?

MEMBER McMAHON: Yes. I don't think we need a breakdown in regards to the mechanics of the generator. I'm sure it is self-contained.

CHAIRMAN BULL: I think they have
done this before.

CHASE REPRESENTATIVE: It does say -- it references fuel consumption. So it appears that it is a --

MEMBER McMAHON: It is all self-contained.

CHASE REPRESENTATIVE: Yeah.

MEMBER BORRELLI: I just have one question. It is not a drive-up ATM?

CHASE REPRESENTATIVE: No.

MEMBER BORRELLI: So you have to park and walk over to it?

CHASE REPRESENTATIVE: Yes. It is a walk-up.

MEMBER BORRELLI: That would be a nightmare if it were a pull-up with the parking in Greenport. People coming in and waiting to get out of the parking lot. That could be crazy.

CHAIRMAN BULL: Actually on a historical note, Greenport was the very, very first town -- village where they ever experimented with drive-up ATM machines. And this Chase Bank was where
it happened. Where they put the first one in and -- it is sort of a fun -- forgotten history but that is where the first one was.

MS. WINGATE: They don't have a drive-up one now.

CHAIRMAN BULL: No, they don't.

MS. WINGATE: They have a drive-up window on the side.

CHAIRMAN BULL: It was one of the very first banks that tried that technology. That was a long time ago.

Is there a motion on this?

MEMBER McMAHON: I would like to make a motion to approve.

MEMBER BORRELLI: I second.

CHAIRMAN BULL: Is anyone in favor?

MR. PALLAS: I'm sorry. If you are going to call it temporary I would suggest to put a specific time.

MEMBER McMAHON: It was said two weeks and no more than 30 days.

CHASE REPRESENTATIVE: Yes.
CHAIRMAN BULL: Is the start time not designated?

CHASE REPRESENTATIVE: We need to get construction permits. So I'm not sure of the timing of it.

CHAIRMAN BULL: So the 30 days -- so the motion should include that the 30 days would be monitored by the issuance of the building permit.

CHASE REPRESENTATIVE: Okay.

MEMBER McMAHON: Very good.

CHAIRMAN BULL: The motion has been seconded. All in favor?

MEMBER BORRELLI: Aye.

MEMBER WETSELL: Aye.

CHAIRMAN BULL: I am opposed because of the signage. But that is okay. We have three out of four. It carries. You got it.

CHASE REPRESENTATIVE: Thank you very much.

CHAIRMAN BULL: Item No. 5 - 439 First Street Discussion and possible motion of
the application submitted by
Justin Bales, represented by Tom
Samuels, the architect. The
applicant is proposing
renovations to both the principle
and accessory structures.
SCTM# 1001-4-6-40.

MR. BALES: Good evening. Steve,
I think you and I know each other.
Roselle and I have met before. I just
wanted to introduce myself, Justin Bales.
Tom is actually -- he is my architect.
He is going to go over the details of
what I am trying to do. Generally, the
idea is we are looking to make some minor
updates and do some things like make the
garage a little more comfortable for the
use of my family.

So Tom maybe you can go through
some of the specifics. Again, generally
it is keeping it in the historic
classacter of the home is what we are
trying to do. Clean it up a little bit.

MR. SAMUELS: Tom Samuels. So it
is obviously one of the great old houses. It was covered up with vinyl and aluminum a number of years ago. At that time they unceremoniously removed the trim or a lot of it. Now we did an exploration to see what is underneath there and found so far mostly intact siding and a lot of intact trim. So we are hoping to be able to restore the look of the house to this previous appearance. And I included in the package two photographs taken in 1938 showing the brackets supporting the cornice overhangs.

CHAIRMAN BULL: I would love to see those photos. Do we have them here? I used to own that house. I sold it to Justin.

MR. SAMUELS: Well, you sold it to the right guy because he wants to restore it. You know, we would have, back in the day, seen this as kind of heroic. But now, I guess, in Greenport it is happening and it is great.

He wants to make it look they way
it was. There is color selections in there as well --

CHAIRMAN BULL: I'm having trouble finding the photos.

MR. SAMUELS: There is sort of a dove grey siding, white trim and some accents in a navy blue. So basically, aside from the addition that we are proposing on the second floor covering over an existing first floor. It is basically the exact same form of the house. Just that minor addition for the principle structure that we are proposing which makes the house work a little bit better.

It is a big house with two bathrooms. Which is fine. I know that was appropriate but we are trying to add a bathroom. And that necessitates some addition to the house in order to maintain the same number of bedrooms in the house.

CHAIRMAN BULL: I noticed you are going to be restoring the house -- you
are going to be putting slate back on it?

MR. SAMUELS: That's correct.

CHAIRMAN BULL: Where the slate was previously --

MR. SAMUELS: The roof as well is going to be restored to the original.

CHAIRMAN BULL: I noticed that the existing facia -- is that going to remain or -- it looks from your drawings it is going to be smooth.

MR. SAMUELS: No. That is going to remain.

CHAIRMAN BULL: Oh, it is.

MR. SAMUELS: Yes. It is scale and it doesn't show well enough to justify --

CHAIRMAN BULL: Yeah. This is very exciting. I am pleased to see that you got such great builder involved.

MR. SAMUELS: Yes. Steve Schroeder is also here and doing great work for us.

CHAIRMAN BULL: He did a wonderful job on the adjacent property.
HPC REGULAR SESSION  6-5-17

MR. SAMUELS: There you go.

CHAIRMAN BULL: His quality of work is amazing and his brother is doing painting.

CHAIRMAN BULL: So I was given this sample.

MR. SAMUELS: That is only a new piece. We are really going to try to maintain all the original flatworks, but there are some pieces that are damaged, dried out and kind of curling up.

CHAIRMAN BULL: Yep.

MR. SAMUELS: This stock piece of cedar is very close to what is there. And when installed and painted it would be indistinguishable. We are not sure on the south side of the house which takes the majority of the sun. I'm not sure exactly what we are going to find there. We are hoping to just find enough to justify finding the principle portions of the siding. Otherwise, it will be woven in with the new material.

CHAIRMAN BULL: Okay. So you
will leave as much as you can.

MR. SAMUELS: The philosophy is to try to leave what we can. What is missing, of course, is the brackets, the corbels which held up the roof overhangs. What we have is a sample today. It is not a final sample. It is a work in progress of a corbel. There is a lot of them. We want to put them back to where they were. They were kind of -- you can see in the photograph they are doubled up for the most part. On the front they are tripled. But there is a lot of these things. They probably will not be hollow in this way. There is probably recessed panel on the side as opposed to a completely hollow bracket.

CHAIRMAN BULL: I was looking at this in your drawings. It was looking a little fancier than the kind that sort of indicate --

MR. SAMUELS: Right. I wish we could have found the original corbels because that would give us -- we were
looking at other houses. I agree with you in the case of this one. It would simplify that profile a little. I don't know on my drawings so much, but it would simplify that a little. My drawings were based on a stock item that we found on the Internet. We are going to try to build them all custom. So there is flexibility on the design.

CHAIRMAN BULL: Yes. On your drawings I think that it probably looks most like what I see in the photograph. And they were buying from catalogs in those days.

MR. SAMUELS: Sure. It was early in the day of mass production.

CHAIRMAN BULL: The Sears and Roebucks Catalog had these.

MR. SAMUELS: What was the year of the house? I'm sorry. I don't remember it.

CHAIRMAN BULL: What was it?

MR. BALES: It was 1860s ish.

MR. SAMUELS: So there was stuff
already. There were lumber mills doing stuff with Adirondack lumber.

CHAIRMAN BULL: Yeah.

MR. SAMUELS: Now, there is another notion, before we get to the back building. I mean obviously I am here to answer any questions. I will help figure out what to do here.

There is another notion that would include adding shutters to this house. Of course you don't see it in the original photograph, but it is something that Justin and his wife -- and I have not discouraged because I think shutters add texture, color and detail to the street scape. But we're presenting that as an option for the moment. I think he does favor it. I will let him speak for himself on how much so. But we are interested in what your reaction is as well.

MEMBER McMAHON: I think it is typical of the --

MR. SAMUELS: Louver shutters.
MEMBER McMAHON: The Louver shutters. You know they are necessary. It would be nice if they were operable. This looks like -- the quality of this job is very obvious. You are doing a bang up job.

Yes, but they worked and they also fit the window.

MR. SAMUELS: There were shutters on the house.

CHAIRMAN BULL: There were shutters on the inside.

MR. SAMUELS: On the inside.

CHAIRMAN BULL: They weren't -- I think of this particular style of house there wasn't room for putting shutters on the outside.

MR. SAMUELS: There is a lot of detail there.

MEMBER McMAHON: They overlap. That is never a good look.

CHAIRMAN BULL: One of the things that I was particularly impressed with on this house is that the windows were very
MR. SAMUELS: Yes, they were.

CHAIRMAN BULL: Extremely large for that time period. It is impossible to find the same glass to replace some of those windows. As a result they were really showing it off and they felt like they didn't need shutters.

MR. SAMUELS: Right. That is possible. It seems like an Italian made house. That is the style.

CHAIRMAN BULL: Yes.

MR. SAMUELS: With the big, tall, vertical --

MS. WETSELL: How are you going to make the shutters fit since the window trims --

MR. SAMUELS: It would literally cover over that exterior casing. The casing is elaborated with the scrolls and things. And shutters -- in order to -- they would be matched to the size of the sash and cut it in half. Then the ones that have an arch top, same thing. But
in their permanently -- presumably permanently open position they would cover the trim. That is an issue that we talked about back and forth.

MEMBER WETSELL: That would be an issue with me.

MR. SAMUELS: I understand.

CHAIRMAN BULL: And with the double windows too in the front.

MR. SAMUELS: Yes.

MR. BALES: Just one more on that. We have a sketch here just to kind of show the differential between what is there now and what we were thinking with the shutters. And you know we would have -- they would be operable shutters. They don't -- one of the things with the built out trim is -- the majority of it is above where the shutters would be. So in the open position you would still see the elaborate detail above and on the bottom of the sills. We would lose a little corner of the trim on the side where it holds open. But, you know, I am very
aware of the detail. That is why I enjoy the house so much. I don't want to cover up that, if at all possible. One of the things is because the windows were curved. When the shutters were open you actually curved the top of the shutter out of the way of the trim. So you cover up less because the tops of the windows were curved. So when it is open it would be curved like this (indicating). If that makes sense.

MEMBER BORRELLI: I just want to say a couple of things. On the 1873 map, the house footprint does not exist. Meaning the house does not exist for 1873. So it is post-fab. Also, it is owned initially by George Tuttle but I do believe -- and I am going to have to check my notes -- that I'm pretty sure that it after -- it is obviously after 1873. So it is kind of knocks it out of the Italian sort of thing. It has more of a French with a Montauk kind of roof thing going on there. Which to me it is
an art nouveau kind of house. It has got that sort of curved -- you know, you got that curved thing going on on the roof, in the front especially. Whereas, on the side they have that diamond, the peak, which would have been more -- it is all redone with that Victorian thing. It is also coming into the art nouveau, which is almost a new design, at least for First Street.

Also, your trim with those wings up on the side. It is not really like the dental kind of thing with the thing over the roof. It is sort of unique. It is very unique. And I don't think it lends itself to shutters, at least on the second floor. Because how are you going to put shutters over that kind of trim? That wing trim.

MR. BALES: Okay. We are not a hundred percent sold on this. This is something that we were thinking about. Partially just for the practicality of having shutters.
MEMBER BORRELLI: Also, the shutters I have -- my home was originally built in 1867 without shutters. And then in the '20s they put shutters on the home. They added it as an afterthought or afterwards. And then they were taken down. Obviously, I guess by the 70s it became too work intensive with the shutters. You know, maintain them.

MR. SAMUELS: Yes.

MEMBER BORRELLI: But I do think it is probably difficult to have them, at least on the second floor. And I don't know. It is definitely post 1873, absolutely. I can try to find out exactly when it is. So it is more of a modern home. With the home in front of you, the big home right in front of you not even existing as of 1873 at all. And that I know is kind of early 1900, I think. If that helps in any way. So I do think it is more of a -- it is a curvy -- more of a sexy, art nouveau kind of thing going on in this house. It is kind
of a new thing going on on the block.
Very pretty.

CHAIRMAN BULL: Another thing
about this particular house is actually
the latter part, which I guess where the
kitchen is, was added on.

MEMBER BORRELLI: You can see
that. That is a definite. It is just
beautiful.

MR. BALES: Thank you.

MR. SAMUELS: So there was a
second part to the project which involves
the accessory structure out back which is
currently occupied by a second floor
rental tenant and a garage on the first
floor. And here we have perhaps taken
more liberties by moving windows around
and to a certain extent reconstructing
the detail. It was more simply detailed
anyway of course as a back building barn
or carriage house or whatever it was used
for. We have taken some liberties by
keeping the siding simpler, shingles and
the new windows we are proposing. We are
basically trying to reconstruct that
apartment which now is a jumble of
spaces. Not really very convenient as a
dwelling. It is a little one bedroom.
We are not changing the number of people
living in it. We are trying to
re-imagine it a little bit.

CHAIRMAN BULL: So the entrance
-- so it was a barn.

MR. SAMUELS: It was a barn.

CHAIRMAN BULL: There is a
current overhang of the post that would
allow you to bring in hay I presume.

MR. SAMUELS: That sounds about
right.

CHAIRMAN BULL: And the floors
were thick enough to handle the wagons.
And there was also the entrance for the
horse. The horse was allowed to have --
it had its own window in this barn.
Which will be gone when this becomes no
longer a barn but really a garage with a
continued apartment above.

MR. SAMUELS: That is exactly
right. That is a perfect characterization. But keep the same feeling of it. There are changes.

MEMBER WETSELL: The door is a major change.

MR. SAMUELS: It is. I agree. I would hope that the doors which would presumable be on the street side is what you are referring to.

MS. WINGATE: I have a question. Would you plan to redo the curb cuts?

MR. SAMUELS: Yes.

MS. WINGATE: This doesn't show that.

MR. SAMUELS: These are not fully ready for building permits. Yes that would be required in order to achieve this.

MS. WINGATE: Are you going to give up parking behind the house?

MR. SAMUELS: I am going to let Justin handle that.

MR. BALES: I think the general ides is, you know, having the ability to
access -- or make that building a useable -- a more useable space. I mean having the garage entrance there makes it more modern and usable space. If I have to give up driveway, I could potentially. I prefer not to at this point if I don't have to. I mean that was our intention. The building is not particularly useful for modern times. It is a little bit of a hodgepodge over the years. It is beautiful, but this will make it functional and allow us to update the apartment which I will continue to have as a long term rental there. Without -- there is things like the floor joints are heavily dodged. I need to repair all that stuff in order to continue to have a long term rental. To answer your question --

MS. WINGATE: Theoretically, the Village allows the property to have one curb cut. We are now into a two curb cut situation probably. So I just wanted to know.
MR. BALES: We can talk about it. I would be open to discussion. I mean I am not trying to be unreasonable here.

MS. WINGATE: I just wanted to know.

MR. BALES: Because parking is so precious and it is, you know, between the two structures it is going to be something like, you know, six bedrooms.

MS. WINGATE: So you do have an intention of using the garage for cars?

MR. BALES: For -- yeah. For one car in the garage.

CHAIRMAN BULL: Is it a fold-up garage door?

MR. BALES: The garage door is to be debated. It is just the physical space. I think Tom had drawn in a fold-up garage door. I could do either that or swing open doors or something that looks appropriate. I really -- I grew up around here. I love Greenport. I am trying to keep within the town but make it functional for my family.
MEMBER McMAHON: The roll up doors fits the style.

MEMBER WETSELL: I think that given how beautiful the doors are it would be a shame to replace it with this. This hinged idea --

MR. BALES: I am completely open to that.

MEMBER WETSELL: Using the same hardware perhaps to make it look authentic.

MR. SAMUELS: What I would have to say is that if we used swings doors in this location that is proposed it would literally obstruct the sidewalk. And I don't think -- I mean sliding, by passing doors you are only ever able to get half the door open, but that would be better than swinging doors.

MR. BALES: Yeah. I think that is why we went with overhead doors. I would be happy to have a custom door made that looks appropriate. That is not a problem. I think what Tom and I
discussed at the time -- the concern was like you said we would be blocking the sidewalk.

MEMBER McMAHON: There is a lot of wooden options these days. There is a ton.

MR. SAMUELS: Both stock and custom.

MEMBER McMAHON: You can make them. Every kind of crossbar combination.

MR. SAMUELS: Yes.

MEMBER McMAHON: And panel. There is a lot out there on the market. That is just something that we have to continually evolve.

CHAIRMAN BULL: What happens is we are losing -- in maintaining our commitment to preservation of houses in the Historic District we are losing all feel of that structure being a barn. There is nothing left with this redesign. And so --

MEMBER WETSELL: I think the
doors are essential to that.

CHAIRMAN BULL: To convey that feeling. What is not there and has already been changed is how did the hay get into the second floor, the pillar.

MR. BALES: That was prior to either of us owning the house.

CHAIRMAN BULL: Exactly.

Exactly.

So I understand the reasonableness of creating a structure that is more usable. Certainly with regards to the second floor tenant. Because it was difficult when I had it. The stairs were too steep.

MR. BALES: Yes. Yes.

CHAIRMAN BULL: I would presume that any work that would be done would modify -- would be modified to code.

MR. BALES: Yes.

CHAIRMAN BULL: It has to be brought to code because it is not code compliant. It was not code compliant when I had it.
HPC REGULAR SESSION  6-5-17

MR. BALES: Yes.

CHAIRMAN BULL: I do have issues
with this double curb cut and changing
the entire character of the location by
not reflecting, you know --

MR. BALES: If you could just
imagine -- the curb cut can be discussed.
I am open to a dialog on that.

One of the things that we were
looking to do potentially also, which
might help offset some of that is take
out the hedge. I am not the huge hedge
fan. So we were talking about removing
at least a portion of the house along --
the portion of the hedge along the house
from the front of the street. Just we're
doing all this beautiful work on the
house, having that visible -- probably a
line of hydrangeas or something like that
to, you know, bring back -- so we are not
trying to hide the house. If you could
visualize that in addition to this, you
know, this new curb cut, you know,
potentially -- we can talk about the
other part of the driveway, but I think, you know, it definitely is in keeping within the character of the town. It changes a little bit the design of the building. At this point in its current condition it is going to be, at some point, unrentable if I don't update it.

CHAIRMAN BULL: I understand that part. I see the use of the steel beams and stuff.

MR. BALES: The floor.

CHAIRMAN BULL: The floor needs work, but I still -- I think that -- I could recommend that we could certainly give an okay to the front of the house.

MEMBER WETSELL: Yes.

CHAIRMAN BULL: I think that -- I feel very strongly that you are headed in the right direction there. Meeting the needs of the Historic Preservation Committee and keeping with the other development that is happening. But I am reticent to see this transformation of this second structure and wondered if you
could bring us back further thoughts about how you could accomplish your goals and yet maintain the character of the building.

MR. SAMUELS: That is the two things. The curb cut is clearly an issue, you know. What would you say if it is a structural -- a change in the very use of the building as opposed to the appearance of the building and your preference understandable for a more agricultural style building or barn. Where that form visually could be manipulated in ways to evoke barn more than residence. That is not that hard for me to do.

MR. BALES: That is certainly --

MR. SAMUELS: That is possible, but then there is thing on -- the door on the road is another matter that is beyond appearance really. It is more of a matter of; will you allow that second curb cut?

CHAIRMAN BULL: The idea that you
presented, the sliding doors would give you entrance to the one half, but then the sliding door does suggest barn as opposed to roll-up doors.

MR. SAMUELS: Right.

CHAIRMAN BULL: In a sense getting to accomplish that but then --

MR. BALES: I apologize. I don't think we were talking roll-up doors ever. It was more they are solid doors that are custom wood doors that swing interiorly and --

CHAIRMAN BULL: Okay.

MR. SAMUELS: Or what might make sense too is when they are sliding vertically like closet doors.

MR. BALES: Okay.

MR. SAMUELS: The type that the whole thing opens up. They are kind of old fashioned and they are usually kind of dangerous because they come down hard.

CHAIRMAN BULL: So maybe you could come back to us with another set of plans and with new elevations that would
give us something different. Perhaps something to vote on rather than what we have here, which is -- which is -- well, basically it is a brand new structure.

MR. SAMUELS: Right. We are keeping bits and pieces.

CHAIRMAN BULL: You are keeping bits and pieces but it is a brand new structure, what we are looking at here. You know it is a pretty major --

MR. SAMUELS: It is a major renovation.

CHAIRMAN BULL: It is a major renovation. So --

MR. SAMUELS: With the form of the building. We didn't raise the plates, which are low on the second floor. So it is in kind. But we can work on the look of it for sure. Then Justin will tell me what to do as far as the doors.

MR. BALEs: Do you have any specific concerns other than -- the door style I am open to just about anything
that you are comfortable with.

MR. SAMUELS: More barn like is what I'm hearing.

CHAIRMAN BULL: More barn like.

MEMBER BORRELLI: The doors that go up, modern doors that look like barn doors. You could never tell. They have the hardware that looks like the old barns.

MR. SAMUELS: That is an overhead door.

MR. BALES: The door for the hayloft would be an easy thing.

CHAIRMAN BULL: You could put that in. That could be a touch. I mean you wouldn't necessarily have to have all of these side windows.

MR. SAMUELS: Correct.

CHAIRMAN BULL: That faces into the current driveway there. That could be more suggestive for you know to have a surface there.

MR. SAMUELS: There is an asymmetry there about barns. They are
MEMBER BORRELLI: We are saying barn. It could have been a coach house. It could have been a more wealthier man. In this case, if it were a doctor -- I would have to check. Maybe he wasn't interested in barns. Maybe he had horses but maybe he did it in a coach type of house. It doesn't have to go a beautiful home with the roof and then barn.

MR. BALES: In the historical records, I think, for the town it says that it was a coach --

MEMBER BORRELLI: Yes.

CHAIRMAN BULL: So I suggest that in terms of presentation, maintain its barnness it might be enough to get you going on that.

MEMBER BORRELLI: Can I just retract something I said about the shutters? I just saw this. So now I feel foolish. I see the shutters and how they work against the top of the trim. I didn't see this.
MR. SAMUELS: It actually fits with the curve?

MEMBER BORRELLI: Yes.

MR. BALES: We were very reluctant but then we actually put the drawing up. Part of it is just functionality with the shutters. I like the idea that I can close it for a storm.

CHAIRMAN BULL: So if we are looking at those shutters again, that idea, those would have to be on the -- which ones? The double windows would have to be folded shutters.

MR. BALES: Yes.

CHAIRMAN BULL: So they could unfold.

MR. SAMUELS: On double windows it gets complicated for sure.

MR. BALES: It is -- yeah, it is too big. Otherwise it looks disproportionate. So we were talking full shutters.

CHAIRMAN BULL: I would make a motion to accept the main building as is,
without the shutters. And also that -- a reserve decision on the second building until we have seen some alternative drawings.

MR. SAMUELS: On the shutter issue, could we then come back for an amendment potentially and have you reconsider that another time. We would like to move ahead with the overall thing. The shutters clearly could happen later with your approval or are you saying no?

MEMBER BORRELLI: I think the shutters are -- I mean this is such an amazing project, being so historically correct. It is just incredible. I think the shutters should be your election, whatever you decide. Like the fence you could have the top part lattice or if you don't want lattice. I think shutters are -- I pointed out some of them were done historically and some of them didn't have it. So it was always up to the owners then.
CHAIRMAN BULL: I don't believe we have any evidence that there were ever shutters on those windows. So we would be allowing shutters on a structure that did not have shutters before. So maybe if you came back to us other structures that had --

MR. SAMUELS: Okay. Make a case for it.

CHAIRMAN BULL: Make a case for it. Then I think that we could consider that.

MR. SAMUELS: But for the mean time I understand you are not --

CHAIRMAN BULL: For the mean time --

MR. BALES: We are not in a rush to do it anyway. The shutters are a very easy secondary add-on. So we are happy to come back and discuss that.

CHAIRMAN BULL: So my motion is for the -- as drawn, the main building. The shutters set aside as a reconsideration and a request for more
drawings or sketches on the secondary
building.

MEMBER WETSELL: Second.

MEMBER McMAHON: I will second
that.

CHAIRMAN BULL: All in favor?

MEMBER McMAHON: Aye.

MEMBER WETSELL: Aye.

MEMBER BORRELLI: Aye.

MR. SAMUELS: Thank you.

CHAIRMAN BULL: Thank you.

MR. PALLAS: Mr. Chairman, the
last vote you took you used the word
accept. I am assuming you mean approve
-- approve --

CHAIRMAN BULL: Approve as drawn.

MR. PALLAS: The language you used
was accept. Maybe you just want to amend
that to say approve.

CHAIRMAN BULL: So I make an
amendment to the last motion. There is
an amendment needed for the last motion.
That the approval is as drawn on the
first building. That's all.
All in favor?

MEMBER McMahon: Aye.

MEMBER Borrelli: Aye.

MEMBER Wetsell: Aye.

CHAIRMAN Bull: Moving on. Item No. 6 - 117 Main Street

Discussion and possible motion of the application submitted by Evan Gappelberg, owner of the Hampton Chocolate Factory. The applicant is proposing to paint the exterior of the building.

SCTM# 1001-5-4-35.2

Is the applicant here?

MS. Wingate: The applicant is not here.

CHAIRMAN Bull: I have a couple of questions. Maybe we have to put this off if the applicant is not here.

MS. Wingate: Maybe we have to.

CHAIRMAN Bull: For instance, I see the hook for the sign but I don't see the sign in the photograph.

MS. Wingate: You approved the
sign the last time around.

CHAIRMAN BULL: I know but the

sign is part of the whole decor.

MS. WINGATE: I suppose the photo

imaging may not by his thing.

CHAIRMAN BULL: It says here

paint exterior trim, which is hand

written, but it is not painting the

exterior trim, is it? It is painting the

actual --

MS. WINGATE: The inserts. He

wants to fresh everything.

CHAIRMAN BULL: Freshen up. So

-- and he has submitted a color. I don't

remember. Is that the color he is also

using in the sign?

MEMBER BORRELLI: I don't

remember the sign.

Yes, perfect. Beautiful.

CHAIRMAN BULL: That is good

news. Was he going to put something in

the window on that previous application?

MEMBER BORRELLI: It is just like

this.
CHAIRMAN BULL: Thank you.

MEMBER WETSELL: I think the sign is fine.

MS. WINGATE: We have pictures of the whole building as well.

CHAIRMAN BULL: The air conditioning bothers me.

MS. WINGATE: That --

CHAIRMAN BULL: The neighbor's store, can someone refresh my memory. What is the business next door.

MS. WINGATE: The lingerie shop.

CHAIRMAN BULL: So the lingerie shop will not be doing a paint job because their paint job is okay.

MEMBER WETSELL: What color is the lingerie?

CHAIRMAN BULL: Looks like it is gray. So I have no issue with the color because it is in keeping with the sign.

MEMBER McMAHON: It is not a huge area.

CHAIRMAN BULL: It is not a huge area.
MEMBER McMAHON: Things need to pop once in a while. You are not going to -- a little diversification is probably a good thing once in a while.

MEMBER WETSELL: This reminds me of the photos you see in duplex houses where, you know, one side is you know, done in stone or something and the other side is -- and you look at it and go, whoa. What happened here? Couldn't they have talked to each other? That is what this reminds me of.

CHAIRMAN BULL: Would it be possible in order to disguise the air conditioning unit that we could ask the frame of the unit also be painted so we could hide it a little bit more?

MS. WINGATE: Sure. We could ask. I am sure he would accommodate you.

CHAIRMAN BULL: At least we wouldn't have that as an element of this overall. It stands out and makes it look a little too --

MR. PALLAS: I could depend on
the rest. I don't know.

MEMBER BORRELLI: He could make it red and it would stand out even more.

MR. PALLAS: Yeah.

MEMBER BORRELLI: If you paint it vanilla it would sort of blend. It you paint it red you will have a red box that stands out. Not the filter. Not the filter. The trim.

CHAIRMAN BULL: Okay. Okay. I am glad we are discussing this. I make a motion to approve this paint job.

MEMBER BORRELLI: I second.

MEMBER McMAHON: I third.

CHAIRMAN BULL: All in favor?

MEMBER McMAHON: Aye.

MEMBER BORRELLI: Aye.

CHAIRMAN BULL: Any opposed?

MEMBER WETSELL: Opposed.

CHAIRMAN BULL: We have one opposed. We have three in favor. Paint job is approved.

Now, Item No. 7

Discussion with regards to the
I think we all got the e-mail. We did get a grant and it is for a workshop. I was able to get into the grant gateway. And I was able to put Paul Pallas in as the Village Administrator and grant signee. I haven't -- I even -- I made a call and e-mail to Stan. I got this grant number. You can't find the grant number on that site.

And so we have Sylvia who is in charge of this -- the scheduling of the red schoolhouse which can accommodate about forty people. That is possible for one of the last -- one day in the last two weekends in August. It will either be a Saturday or a Sunday. We have Sunday on hold. I am not sure we can get Saturday. They have other activities there. The money needs to be spent this year. If we delay this and add it to the festival, the Boat Festival, I think we won't have as high an attendance at this
event. So we would make it a special event.

I need to find out who we can get to speak at these events. But it is a workshop about restoration. There has been a request from -- or a suggestion from the New York State Parks Department that we bring in an expert that will talk about how this kind of -- if you have a house in this district and you anticipate -- you get a tax advantage on the -- on all the work that is done on your house. So that person would talk about how -- that seems to be one of the presentations. Windows is another one. How we handle windows. How they should be handled. And I hope to find other -- other people to present on how to use modern tools to do restoration work.

End of discussion. If you will approve my report. Motion to approve my report.

MEMBER WETSELL: Second.

CHAIRMAN BULL: All in favor?
MEMBER BORRELLI: Aye.
MEMBER McMAHON: Aye.
MEMBER WETSELL: Aye.
CHAIRMAN BULL: Okay. Now we have Item No. 8.

Motion to approve the minutes of the March 6, 2017 and April 3, 2017 meetings.

I make a motion to approve those minutes.

MEMBER McMAHON: Second.
CHAIRMAN BULL: All in favor.
MEMBER WETSELL: Aye.
MEMBER BORRELLI: Aye.
MEMBER McMAHON: Aye.
CHAIRMAN BULL: Item No. 9
Motion to schedule the next HPC meeting for 5:00 p.m on July 10, 2017 at the Third Street Fire Station.

MEMBER McMAHON: Second.
CHAIRMAN BULL: All in favor?
MEMBER BORRELLI: Aye.
MEMBER WETSELL: Aye.
MEMBER McMAHON: Aye.

CHAIRMAN BULL: Item No. 10

Motion to adjourn.

MEMBER WETSELL: Second.

CHAIRMAN BULL: All in favor?

MEMBER BORRELLI: Aye.

MEMBER McMAHON: Aye.

MEMBER WETSELL: Aye.

CHAIRMAN BULL: We are adjourned.

(Whereupon, the meeting was adjourned 6:13 p.m.)
CERTIFICATION

STATE OF NEW YORK
COUNTY OF SUFFOLK

I, Barbara D. Schultz, a Notary Public within and for the State of New York, do hereby certify:

That the within proceedings is a true and accurate record of the stenographic notes taken by me.

I further certify that I am not related to any of the parties to this action by blood or marriage; and that I am not in any way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand.

_________________________
Barbara D. Schultz