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HPC REGULAR SESSION 7-10-17

VILLAGE OF GREENPORT

COUNTY OF SUFFOLK STATE OF NEW YORK

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HISTORIC PRESERVATION COMMISSION

REGULAR SESSION

-----X

Third Street Firehouse
Greenport, New York

July 10, 2017
5:05 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

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I N D E X

Item No. 1 - 111 Main Street

Motion to accept the signage application of Jacqueline Tuthill Sarkis, represented by Janice Claudio. This application was also seen before the Planning Board on July 6, 2017.

SCTM# 1001-5-38.1

Page 5 - 7

Item No. 2 - 744 Main Street

Discussion and possible motion on the application submitted by Mary Marland and Milton Jaimes. The applicants are proposing to construct a wood fence on their property, located at 744 Main Street.

SCTM # 1001-2-3-8.1

Page 7 - 10

Item No. 3 - 314 Main Street

Discussion and possible motion on the signage application of the Gallery

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Bar, represented by James Bennett, Agent.
This application was also seen before the
Planning Board on July 6, 2017.

SCTM # 1001-4-7-27

Page 10 - 14

Item No 4 - 624 First Street.

Discussion and possible motion on
the written 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

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Item No. 5

Motion to accept the minutes of
the June 5, 2017 meeting.

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Item No. 6

Motion to schedule the next HPC meeting for 5:00 p.m. on August 7, 2017 at the Third Street Fire Station.

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Item No. 7

Motion to adjourn.

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CHAIRMAN BULL: We have a quorum.
So we are starting the meeting. And it
is 5:03. This is the Village of
Greenport Village Historic Preservation
Commission.

Those that are in attendance at
tonight's meeting, starting with myself,
I am Stephen Bull. To my right is:

MEMBER WETSELL: Susan Wetsell.

MEMBER McMAHON: Dennis McMahon.

CHAIRMAN BULL: So we have a
quorum. We have three people. We are
expecting one more, but we can get right
to business.

Item No. 1 - 111 Main Street
Motion to accept the signage
application of Jacqueline Tuthill Sarkis,
represented by Janice Claudio. This
application was also seen before the
Planning Board on July 6, 2017.

SCTM# 1001-5-38.1

I have a question for Eileen
Wingate. Is the sign already up?

MS. WINGATE: The sign is already

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there. The sign was -- several years ago they had a store front on Front Street in the Galleria Building. So they are just going to reuse the sign. Previously it was not in the Historic District.

MEMBER McMAHON: Well, I don't see nothing wrong with it.

CHAIRMAN BULL: I like it.

MEMBER McMAHON: I like the lettering. I like the color. And its small.

CHAIRMAN BULL: It doesn't quite fit underneath the glass. It is appropriate to the -- to the style of the neighborhood. The question is -- the view. It is a three-quarter view. And I think it is respecting all of the issues that are important to us like its placement in the neighborhood. It is not outrageous. So I make a motion to accept the sign as is.

MEMBER McMAHON: I second it.

CHAIRMAN BULL: All in favor?

MEMBER WETSELL: Aye.

2 MEMBER McMAHON: Aye.

3 CHAIRMAN BULL: Aye.

4 (Whereupon, Roselle Borrelli
5 entered the meeting room.)

6 CHAIRMAN BULL: Introduce
7 yourself.

8 MEMBER BORRELLI: Roselle
9 Borrelli.

10 CHAIRMAN BULL: We now have four
11 in attendance. We are going to move on.

12 Item No. 2 - 744 Main Street.

13 Discussion and possible motion on
14 the application submitted by Mary Marland
15 and Milton Jaimes. The applicants are
16 proposing to construct a wood fence on
17 their property, located at 744 Main
18 Street.

19 SCTM # 1001-2-3-8.1

20 You're Mary?

21 MS. MARLAND: Yes.

22 CHAIRMAN BULL: Hi Mary. Mary
23 has a child resting.

24 MEMBER McMAHON: That is good.
25 Give parents all the room if the world.

2 Well this seems to be the nicer
3 end of the fence lines that we have come
4 against. And I am liking it. I
5 understand the survey. It seems pretty
6 cut and dry.

7 CHAIRMAN BULL: Ms. Wingate, are
8 there any other signs of signage -- I
9 mean --

10 MS. WINGATE: Fences.

11 CHAIRMAN BULL: Yes. Fences of
12 similar line that are depicted?

13 MS. WINGATE: Of this particular
14 wood fence?

15 CHAIRMAN BULL: Yes. Depicted in
16 the photograph?

17 MS. WINGATE: Yes. It is a
18 preferred fence because it is a good
19 neighbor fence.

20 CHAIRMAN BULL: Yes.

21 MS. WINGATE: Which means it
22 doesn't have a bad side.

23 CHAIRMAN BULL: So a good
24 neighbor fence. And the material is
25 cedar. I assume you are going to be

2 painting?

3 MS. MARLAND: Not unless you tell
4 me I have to.

5 MEMBER McMAHON: No. It is a
6 good choice.

7 CHAIRMAN BULL: It is a good
8 choice, the latter, not to paint.

9 MS. MARLAND: Okay.

10 CHAIRMAN BULL: I think.

11 MS. MARLAND: Maintenance.

12 MEMBER McMAHON: The only thing I
13 see it says six inch private fence.

14 MS. MARLAND: I meant six foot.

15 MEMBER McMAHON: It is quite all
16 right.

17 CHAIRMAN BULL: I also saw that.
18 It thought it was very cute.

19 I make a motion to approve the
20 double sided privacy fence, cedar, six
21 foot. It is keeping with other fences
22 that are in Greenport.

23 MEMBER McMAHON: I make a motion
24 to approve.

25 CHAIRMAN BULL: I second.

2 All in favor?

3 MEMBER BORRELLI: Aye.

4 MEMBER WETSELL: Aye.

5 MEMBER McMAHON: Aye.

6 CHAIRMAN BULL: Aye.

7 The next item on the agenda.

8 Item No. 3 - 314 Main Street

9 Discussion and possible motion on
10 the signage application of the Gallery
11 Bar, represented by James Bennett, Agent.
12 This application was also seen before the
13 Planning Board on July 6, 2017.

14 SCTM # 1001-4-7-27

15 MEMBER BORRELLI: That is the old
16 -- the old Petite Crickery.

17 MR. BENNETT: My name is James
18 Bennett. I represent the owner. The
19 owner asked if we can change the color to
20 black. The picture that is shown has a
21 blue door. I don't know why it was blue
22 when they took that picture but it is
23 actually white.

24 So I did -- I figured I bring a
25 little more accurate -- I should have

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made more copies. We want the lettering
and the trim on the sign to be black.

CHAIRMAN BULL: So is it going to
be like a solid white door.

MR. BENNETT: Well, I did that in
photoshop.

CHAIRMAN BULL: Understand.

MR. BENNETT: It is a panel door.
It is a very classic door.

CHAIRMAN BULL: Yes. There are
two panels on each side.

MR. BENNETT: She asked if she
could make it black instead of --

CHAIRMAN BULL: Yes. So the rest
of the building color to remain the same?

MR. BENNETT: Yes.

CHAIRMAN BULL: Which looks like
light blue.

MR. BENNETT: No.

MS. WINGATE: It is all vinyl
siding, isn't it?

MR. BENNETT: Yes. We would like
to change it. She would like to change
it. The owner has spent a lot of money

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renovating the place as is. She wants to not spend anymore if we can avoid it.

CHAIRMAN BULL: So what I'm looking at is a building shot in the shade. Therefore, it has the coloration of the sky, which is blue but it is actually white.

MR. BENNETT: Yes, it is white.

MEMBER McMAHON: Yes. I'm very familiar with this.

MR. BENNETT: Yes.

MEMBER McMAHON: I have seen it. So it is a new sign. I think it is a lovely sign. I like the lettering.

MS. WINGATE: There is no dimensions.

MR. BENNETT: I had that --

MEMBER WETSELL: Six foot two.

MS. WINGATE: Thank you.

MR. BENNETT: That was just a quick --

MEMBER McMAHON: Got you.

CHAIRMAN BULL: I find this to be an attractive sign as well.

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MEMBER BORRELLI: This is just a
-- it could be the photoshop or whatever
and it could be my eyes. It appears that
the G is very, very big and then the E up
in the little bar is very small and not
--

MR. BENNETT: That is somebody's
custom font. Why -- some people think on
the other side of the brain. I don't
think on that side. I don't understand
it either.

CHAIRMAN BULL: The A and the R
are consistent, the same. It draws
attention to the word, gallery.

MR. BENNETT: You have to look
twice.

MEMBER WETSELL: It is just the
style.

MEMBER BORRELLI: I think the
sign is pretty.

MEMBER McMAHON: I make a motion
to approve.

MEMBER BORRELLI: Second.

CHAIRMAN BULL: All in favor?

2 MEMBER McMAHON: Aye.

3 MEMBER WETSELL: Aye.

4 CHAIRMAN BULL: Aye.

5 MEMBER BORRELLI: Aye.

6 MR. BENNETT: Thank you very
7 much.

8 CHAIRMAN BULL: Next, Item No 4 -
9 624 First Street.

10 Discussion and possible motion on
11 the written resolution for the demolition
12 of the rear portion of the former
13 Methodist church. This was formerly
14 approved by the HPC on April 3, 2017.
15 SCTM # 1001-2-6-49.1

16 I will read the findings and
17 written determination now.

18 Village of Greenport, Historic
19 Preservation Commission. Application of
20 James Olinkiewicz for a Certificate of
21 Appropriateness. 625 First Street Former
22 Methodist Church Sanctuary. SCTM:
23 1001-2-6-49.1

24 Findings, Determination and
25 Decision. Background of Application.

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The application by James Olinkiewicz, the applicant, as the contract vendee of the property 625 First Street, for a Certificate of Appropriateness as provided by the Code of the Village of Greenport Section 76-5 for an alteration at the property 625 First Street, which is the site of the former Methodist Church Sanctuary, the Church Sanctuary.

The applicant seeks to keep and restore the 1881 Church Sanctuary and remove the later rear portion of the building. The Church Sanctuary was constructed in 1881 after a fire, and the portion that is proposed to be removed was added in the 20th century, after its initial construction. The area of the Church Sanctuary to be retained and the later additions to be removed are depicted in four photographs dated April 3, 2017 that are attached to and made part of this Decision.

An application for subdivision approval was submitted by the Applicant

1
2 to the Greenport Village Planning Board
3 pursuant to Chapter 118 Subdivisions of
4 the Village Code -- Greenport Village
5 Code. The subdivision application
6 provided for the removal of a portion of
7 the Church Sanctuary in order to reduce
8 the building size on the lot.

9 The application was heard and
10 considered by the Historic Preservation
11 Commission at a public meeting on January
12 9, 2017 and then discussed at a public
13 meeting of the Historic Preservation
14 Commission on February 6, 2017, March 6,
15 2017 and April 3, 2017, and a public
16 hearing on the application was also
17 conducted on March 6, 2017.

18 The Historic Preservation
19 Commission conducted a site visit at the
20 site 625 First Street on January 9, 2017,
21 prior to the January 9, 2017 public
22 meeting. In attendance at the site visit
23 were the applicant, James Olinkiewicz,
24 and the members of the Historic
25 Preservation Commission.

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The matter of the application then came before the Historic Preservation Commission at the January 9, 2017 meeting. The Applicant made a presentation at the meeting and accepted comments from the members of the Commission.

After visiting the location of the Church Sanctuary and based on the presentations by the applicant at the Historic Preservation Commission's regularly scheduled meetings, and the public hearing conducted on March 6, 2017, and after review and consideration of the Village of Greenport file and records on this matter and the responsibilities of the Historic Preservation Commission pursuant to Chapter 76 of the Greenport Village Code, the Village of Greenport Historic Preservation Committee members Stephen Bull, Roselle Borrelli, Dennis McMahon, Caroline Waloski and Susan Wetsell make the following findings and determinations

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regarding the allocation to remove a portion of the structures of the Church Sanctuary and its manse at 625 First Street with the church fronting Main Street. Suffolk County Tax Map: 1001-2-6-49.1

Findings: 1. The removal of the portion of the Church Sanctuary that is in the rear of the building and which was added, is a major alteration as intended by the definition of Major Alteration provided in Section 76-2 of the Greenport Village Code: "Major Alteration: any alteration, construction, removal or demolition of a landmark or structure which may significantly impair the historic and architectural appearance or features of the landmark or historic district." And a public hearing was conducted on the application on March 6, 2017.

2. Overall, the Church Sanctuary will completely retain its historic appearance and the interior rebuilt to

1
2 meet the needs of a single-family
3 residence. By photo-documentation method
4 the applicant will provide the HPC and
5 Building Department with elevations of
6 all sides of the Church Sanctuary with
7 the understanding the every architectural
8 element visible in the photo-elevations
9 will be preserved as is including and not
10 limited to all stain glass windows, two
11 towers with wind vanes, 2 door entrance
12 way.

13 3. The later addition as
14 shown on the survey can be demolished
15 thus requiring the reconstruction of the
16 former West wall and portions of the
17 South corner of the Church Sanctuary to
18 the 19th century style of the entire
19 structure.

20 4. An inventory of all
21 stained-glass windows in the later
22 addition will be photo documented and the
23 documentation will be provided to the HPC
24 and the Building Department. These
25 stained glass windows will be removed and

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placed into the rebuilt West wall of the Church Sanctuary.

5. As the reconstruction of the West wall will now face a large backyard and the Church Sanctuary and the structure becomes a single-family residence the addition of glass windows will be reasonable allowed following the approval of future elevations of the West wall presented to the HPC and the Greenport Village Building Department.

6. By this method all elements of the Church Sanctuary will remain on site.

7. The manse at 625 1st Street will maintain its current appearance in all respects.

8. In order for the Applicant to preserve the historic nature of the remaining structure and property the Applicant must comply with the following conditions:

A. All stained-glass windows and architectural details of the Church

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Sanctuary facing East toward Main Street will be preserved and maintained in place without removal.

B. With regard to the main entrance of the Church Sanctuary, the two entrance doors will remain and be restored as would be appropriate to a 19th century Church Sanctuary.

C. The HPC has no issue with the removal of the handicap access ramp leading to the Church Sanctuary provided the ramp is not required by a State or Local code.

D. All stained-glass windows facing and architectural details of the Church Sanctuary North and South walls of the nave will be preserved and maintained in place without removal.

E. In a case where the clear glass windows and ventilation is required in these stained glass windows, then the portion of the stained-glass window that acknowledges the contributions made by local parishioners: Remembrance Window,

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will be replaced with clear glass and that portion of the stained glass window will be removed and preserved as provided herein.

F. Each Remembrance Window removed will either be reused in the reconstruction of the West wall as previously indicated, or placed in the care of the Sterling Historical Society.

G. With regards to the exterior siding of the Church Sanctuary the applicant may remove and repair and re-install the siding or replace the siding provided the siding or clapboard matches the existing siding or clapboard.

H. The front door shall be preserved and used on site.

9. That the building or structure for which the permit was requested, if erected or altered in accordance with the submitted plan, would be compatible with principles of Chapter 76 of the Greenport Village Code, would not be visually offensive or

1
2 inappropriate by reason of poor quality
3 of exterior design, monotonous similarity
4 or visual discord in relation to the
5 sites or surroundings, would not mar the
6 appearance of the area, would not impair
7 the use, enjoyment and desirability and
8 reduce the values of properties in the
9 area, would not be detrimental to the
10 character of the neighborhood, would not
11 prevent an appropriate development and
12 utilization of the site or of adjacent
13 lands and would not adversely affect the
14 functioning economic stability,
15 prosperity, health, safety and general
16 welfare of the community.

17 10. That it is not feasible to
18 preserve or restore the portion of the
19 building that the Applicant seeks to
20 remove, taking into consideration the
21 economic feasibility of alternatives to
22 the proposal and balancing the interest
23 of the public in preserving the building
24 or structure or portion thereof and the
25 interest of the owner thereof in its

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utilization. In the event that the demolition or removal is approved, the property shall be left in a manner which will be compatible with the existing character of the neighborhood and will have no adverse impact on any adjacent properties within an historic district.

Determinations: The Greenport Village Historic Preservation Commission hereby determines after consideration of the following principles as they apply to the exterior features of the Church Sanctuary and the property and the proposed alteration provided the Applicant complies with the required conditions:

1. That the properties which contribute to the character of the historic district shall be retained, with their historic features altered as little as possible.

2. Any alteration of an existing property shall be compatible with its historic character or with the

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character of the surrounding historic district.

3. New construction shall be compatible with the historic district in which it is located.

4. That with respect to the principle of compatibility:

A. The proposed alteration and removal of a portion of the Church sanctuary is compatible with the general design, character and appropriateness to the property of the proposed alteration or new construction.

B. The scale of the proposed alteration and removal of a portion of the Church is compatible in relation to the property itself, surrounding properties and the neighborhood.

C. The proposed alteration and construction is compatible with the texture, materials and color and their relation to similar features of other properties in the neighborhood.

D. The project and alteration

1
2 is visually compatible with neighboring
3 properties that are in public view,
4 including the proportion of the
5 property's front facade, proportion and
6 arrangement of windows and other openings
7 within the facade, roof shape and the
8 rhythm of spacing of properties on
9 street, including setback.

10 5. The project and alteration
11 respects the importance of the historic,
12 architectural or other features to the
13 significance of the property.

14 6. The project and alteration
15 are compatible with the United State
16 Secretary of the Interior's Standards for
17 Rehabilitation and Guidelines for
18 Rehabilitating Historic Buildings,
19 February 1978 revision.

20 Therefore, the Greenport Historic
21 Preservation commission hereby determines
22 that the application is granted and that
23 a Certificate of Appropriateness shall be
24 issued for the proposed removal of a
25 portion of the rear of the Church

2 Sanctuary as proposed in the plans of
3 Matthew Sherman, P.E., dated July 1,
4 2017.

5 Motion to adopt. I don't have a
6 record here of who made that motion. I
7 believe I made that motion. We had
8 seconded. We had in favor and we had one
9 against. These details will be filled in
10 from our existing records.

11 Date of Determination was made on
12 February 6, 2017. This document will be
13 signed by Stephen Bull, Chairperson
14 Greenport Village Historic Preservation
15 Commission, Village of Greenport, 236
16 Third Street, Greenport, New York 11944.

17 So that is what a written
18 determination sounds like. Do we have
19 any questions or any comments that we
20 want to make?

21 MEMBER McMAHON: This is for the
22 records.

23 CHAIRMAN BULL: This is for the
24 records. This is for the historic
25 records that we did make a determination.

2 So when people come back to look they
3 will look at this when making a
4 determination of such importance.

5 I make a motion to accept.

6 MEMBER McMAHON: I second.

7 CHAIRMAN BULL: All in favor?

8 MEMBER McMAHON: Aye.

9 MEMBER BORRELLI: Aye.

10 MEMBER WETSELL: Aye.

11 CHAIRMAN BULL: Any opposed?

12 MEMBER WETSELL: No.

13 CHAIRMAN BULL: Okay. That is
14 done. Thank you.

15 Motion to accept the minutes of
16 the June 5, 2017 meeting.

17 I make a motion to accept the
18 minutes of that meeting.

19 MEMBER McMAHON: I second.

20 CHAIRMAN BULL: All in favor?

21 MEMBER WETSELL: Aye.

22 MEMBER McMAHON: Aye.

23 MEMBER BORRELLI: Aye.

24 CHAIRMAN BULL: Item No. 6.

25 Motion to schedule the next HPC meeting

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HPC REGULAR SESSION 7-10-17

for 5:00 p.m. on August 7, 2017 at the
Third Street Fire Station in which we
reside. Does that work for everybody?

MEMBER BORRELLI: Yes.

MEMBER WETSELL: Yes.

MEMBER McMAHON: Yes.

CHAIRMAN BULL: Okay. We voted
on that. We agreed on that. I have a
motion to adjourn. Does anyone want to
second that?

MEMBER McMAHON: Second.

CHAIRMAN BULL: That is the end
of that meeting. Thank you.

(Whereupon, the meeting was
adjourned 5:30 p.m.)

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

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:

The witness whose deposition is
hereinbefore set forth, was duly sworn by
me and that such deposition is a true
record of the testimony given by such
witness.

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 here
unto set my hand.



Barbara D. Schultz