

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

HPC AUGUST 7, 2017

VILLAGE OF GREENPORT

COUNTY OF SUFFOLK STATE OF NEW YORK

-----X

HISTORIC PRESERVATION COMMISSION

REGULAR SESSION

-----X

Third Street Firehouse  
Greenport, New York

August 7, 2017  
5:05 p.m.

Before:

STEPHEN M. BULL - Chairman

DENNIS McMAHON - Member

SUSAN WETSELL - Member

CAROLINE WALOSKI - Member

KRISTINA LINGG - Building Department

Clerk

PAUL PALLAS - Village Administrator

I N D E X

Item Number 1 - 528 First Street.

Pages 5 -8

Discussion and possible motion on  
the application submitted by North  
Fork Housing Alliance. The  
applicant is proposing renovations  
to the interior and exterior of the  
property at 528 First Street.

SCTM # 1001-4-3-3

Item Number 2 - 426 First Street.

Pages 8 - 8

Discussion and possible motion on  
the application submitted by North  
Fork Housing Alliance. The  
applicant is proposing renovations  
to the interior and exterior of the  
property at 426 First Street.

SCTM # 1001-4-7-3

Item Number 3 - 439 First Street.

Pages 9 - 22

HPC AUGUST 7, 2017

Discussion and possible motion on the application submitted by Justin Bales, represented by architect, Tom Samuels. The applicant was before the HPC on June 5, 2017, at which time the project was approved. The applicant has made changes to the accessory structure for approval.

SCTM # 1001-4-6-40

Item Number 4 - 161 Central Avenue.

Pages 22 - 26

Discussion and possible motion on the application submitted by Joe and Kate Shanahan. The applicants are proposing interior renovations that would result in the relocation of the historic entry door.

SCTM # 1001-5-2-6

Item Number 5

Pages 26 - 27

Motion to accept the minutes of the July 10, 2017 meeting.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

Item Number 6

Page 27

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

Item Number 7

Pages 27 - 28

Motion to schedule the next HPC  
meeting for 5:00 p.m. for September  
11, 2017 at the Third Street Fire  
Station.

Item Number 8

Page 28

Motion to adjourn.

1 HPC AUGUST 7, 2017

2 CHAIRMAN BULL: Welcome everyone.

3 This the August meeting of the Historic  
4 Preservation Commission. My name is  
5 Stephen Bull. On my left.

6 MEMBER WALOSKI: Caroline  
7 Waloski.

8 CHAIRMAN BULL: And on my right.

9 MEMBER WETSELL: Susan Wetsell.

10 MEMBER McMAHON: Dennis McMahon.

11 CHAIRMAN BULL: We are calling  
12 this session to order. First on the  
13 agenda is item 1: Discussion and  
14 possible motion on the application  
15 submitted by North Fork Housing Alliance.  
16 The applicant is proposing renovations to  
17 the interior and exterior of the property  
18 at 528 First Street. SCTM # 1001-4-3-3.

19 Is there anyone here for the  
20 Housing Alliance?

21 MS. PALMORE: My name is Tanya  
22 Palmore, the Assistant Director for the  
23 North Fork Housing Alliance. And I am  
24 going to start -- we got notice two hours  
25 ago that we had to be here for the

1  
2 meeting tonight. We didn't know it was  
3 scheduled. So the person who prepared  
4 the specifications for each project is  
5 out of town. So we are just asking if we  
6 can table this until the next meeting so  
7 he can be here and answer all of your  
8 questions diligently. Because I may not  
9 be able to answer all -- I am not as  
10 savvy as he is so I may not be able to  
11 answer all of your questions and stuff.

12 CHAIRMAN BULL: Understood. In  
13 looking over this material in advance, I  
14 noticed there is a lot of technical  
15 specifications here which is very useful  
16 when you are giving this job to outside  
17 vendors to contract as a description of  
18 work. But one of the things that we like  
19 to see here in the elevation drawings of  
20 what the project is going to look like at  
21 the end.

22 MS. PALMORE: Okay.

23 CHAIRMAN BULL: I drove by these  
24 locations and took pictures for my own  
25 notations. Let's see how it is going to

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

change in its exterior appearance.

MS. PALMORE: Okay.

CHAIRMAN BULL: To that end, from siding to windows to how the porch is going to be treated. So it would be very useful to see what -- how you are going to finish those.

MS. PALMORE: I will refer that to him. That is why when he comes to the next meeting he will have that. He is not here. I'm sorry.

CHAIRMAN BULL: That is fine. That is completely okay. I notice there was some details on the second item on the agenda, the 426 First Street -- because there is more detail on that building, which is, you know, very exciting to HPC, that we want to remain.

MS. PALMORE: Okay.

CHAIRMAN BULL: I make a motion to table Item Number 1 until our next meeting.

MEMBER McMAHON: I second it.

CHAIRMAN BULL: All in favor?

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

HPC AUGUST 7, 2017

MEMBER WETSELL: Aye.

MEMBER McMAHON: Aye.

MEMBER WALOSKI: Aye.

CHAIRMAN BULL: Let's talk about  
Item Number 2: 426 First Street.  
Discussion and possible motion on the  
application submitted by North Fork  
Housing Alliance. The applicant is  
proposing renovations to the interior and  
exterior of the property at 426 First  
Street. SCTM # 1001-4-7-3.

I make a motion we postpone --  
we will move this to the next meeting to  
discuss, so we can get a little more  
information from the applicant.

Do I have a second on that  
motion?

MEMBER WETSELL: Second.

CHAIRMAN BULL: All in favor?

MEMBER WETSELL: Aye.

MEMBER McMAHON: Aye.

MEMBER WALOSKI: Aye.

CHAIRMAN BULL: Thank you.

MS. PALMORE: Thank you so much.



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

I appreciate it.

CHAIRMAN BULL: Item Number 3:  
439 First Street. Discussion and possible motion on the application submitted by Justin Bales, represented by architect, Tom Samuels. The applicant was before the HPC on June 5, 2017, at which time the project was approved. The applicant has made changes to the accessory structure for approval.

MR. BALES: Yes. I am Justin Bales. We spoke before on the main house. We were talking about the renovations we were doing there. Tom Samuels, my architect, has amended the plans for the accessory structure.

At the time of the last meeting you had asked us to make the accessory structure more barn like in the renovations. Which is what we did, as you can see on the plans.

CHAIRMAN BULL: Okay. So let's take a look at the plans.

MR. BALES: Yes.

1  
2 CHAIRMAN BULL: And we have to  
3 share, by the way.

4 MR. BALES: Basically the main  
5 changes were we removed the three lower  
6 windows on the east side of the building  
7 and replaced it with sliding doors.

8 MR. PALLAS: Where is that on the  
9 sheet?

10 CHAIRMAN BULL: There it is,  
11 right there, sheet number five.

12 MR. BALES: There was also some  
13 concern about the two curb cuts. We  
14 amended the site plan to drop one of the  
15 curb cuts as shown on the site plan.

16 CHAIRMAN BULL: I'm not well  
17 informed on the issue of curb cuts. We  
18 have only one curb cut now; is that  
19 correct?

20 MR. BALES: Yes, there is. For  
21 the driveway.

22 CHAIRMAN BULL: So will there be  
23 another curb cut?

24 MR. BALES: There will not be  
25 another curb cut.

1 HPC AUGUST 7, 2017

2 CHAIRMAN BULL: So the --

3 MR. BALES: The current curb cut  
4 would be removed and we would move it to  
5 the garage, you know, the carriage house  
6 where the new entrance would be. That  
7 would be the curb cut we would have.

8 CHAIRMAN BULL: Okay. So where  
9 it looks like a double set of barn doors  
10 --

11 MR. BALES: Yes.

12 CHAIRMAN BULL: Would be where  
13 the new curb cut --

14 MR. BALES: Yes.

15 CHAIRMAN BULL: This is the part  
16 that is facing the street?

17 MR. BALES: Yes.

18 CHAIRMAN BULL: This part was the  
19 side that had sliding doors there in the  
20 past?

21 MR. BALES: It continues to have  
22 the sliding doors.

23 CHAIRMAN BULL: Will continue to  
24 have sliding doors to give it more of a  
25 barn like feeling.

1 HPC AUGUST 7, 2017

2 MEMBER WALOSKI: Just love it.

3 Yeah.

4 CHAIRMAN BULL: Plus these other  
5 details here gives it a sense of history  
6 that it was once a barn.

7 MR. BALES: Yes.

8 CHAIRMAN BULL: I see that the  
9 hoist for the hay bales is still there.

10 MR. BALES: It is. It is  
11 currently there now. We are just going  
12 to leave it in its current position.

13 MEMBER WETSELL: Good idea.

14 MEMBER WALOSKI: Is that a window  
15 or a vent? Oh, a vent.

16 MR. BALES: That is an existing  
17 vent that is going to remain there.

18 CHAIRMAN BULL: The windows, are  
19 -- those are two over two. They are --  
20 are they going to be Therma-Pane or how  
21 are you --

22 MR. BALES: Maybe Tom can answer  
23 it better for me. But I think our  
24 general plans is the existing windows are  
25 not functioning at this point. They are

1  
2 in need of repairs. So we have to  
3 replace them with some double hung and,  
4 you know, whatever looks appropriate. I  
5 don't know if you have any thoughts on  
6 that, Tom.

7 MR. SAMUELS: Yes. Should I come  
8 up to the --

9 MR. BALES: Sure.

10 MR. SAMUELS: Tom Samuels,  
11 architect, Cutchogue. The windows need  
12 to provide egress for the building code.  
13 And the existing windows do not. So it  
14 makes sense to replace them. Plus, in  
15 this day and age, even though with the  
16 house we have stepped up the original  
17 windows. These are for the most part not  
18 original windows in this building. So we  
19 feel it is appropriate to go to Anderson  
20 Windows. They will be impact resistant  
21 and energy efficient as well.

22 MEMBER McMAHON: True divided  
23 light?

24 MR. SAMUELS: Simulated divided  
25 light. So you have interior and exterior

1 here and there is a spacer bar in  
2  
3 between.

4 MEMBER McMAHON: Okay.

5 MR. SAMUELS: So it looks better.

6 MEMBER McMAHON: We accept that.

7 MR. SAMUELS: True divided light  
8 they tend to be 8 and 3/8 or something  
9 like that. They are really fat. These  
10 look like true divided.

11 MEMBER McMAHON: Okay. Good.

12 CHAIRMAN BULL: That is  
13 acceptable.

14 MEMBER WALOSKI: Yes.

15 CHAIRMAN BULL: So what other  
16 things are we noticing about this?

17 MR. SAMUELS: I think the big  
18 change was really lowering the floor to  
19 the -- getting rid of the parking court  
20 on the property all together. So they  
21 are now going to have double size of the  
22 garden in the back, which is nice. And  
23 that allowed them to lower what was a  
24 higher area and walk straight into this  
25 garage, if it is not be used for cars.

1  
2 If it were used as a space that is a part  
3 of the outside area of the house or  
4 whatever. Then that just changed. Then  
5 we brought the roof line that covers over  
6 the sliding track all the way across  
7 there. We just tried to amplify the  
8 carriage house aspect of this.

9 CHAIRMAN BULL: So the overhang  
10 over the doors, since there is a track,  
11 is there any kind of weather guard over  
12 the top of the track that I don't see?

13 MR. SAMUELS: That is that roof.  
14 That is where we built a little roof.  
15 There is now like a perfectly flat kind  
16 of roof that comes out over it. Which of  
17 course it depends entirely on flashing to  
18 work. So this is actually now a pitch --  
19 a little bit more of a pitched roof so we  
20 can put a gutter there. We can seal the  
21 track. And it is kind of in keeping with  
22 the historical trend.

23 MEMBER WALOSKI: That exists is  
24 some of the house here already.

25 MR. SAMUELS: Yes.

1  
2 MEMBER WALOSKI: I have that on  
3 my barn.

4 MR. SAMUELS: Sure.

5 MR. BALES: What we attempted to  
6 do -- because it is a mish mosh of --  
7 collage of renovations from the last  
8 hundred years. We picked what felt  
9 appropriate for the building. And are  
10 going to have that as the one feature.  
11 With the roof line -- there is a few  
12 different roof lines. A lot of them are  
13 in disrepair. So we just picked  
14 something from what is entailed and what  
15 looks appropriate.

16 CHAIRMAN BULL: So the overhang  
17 of the roof that is over the garage  
18 entranceway and also on the siding, is  
19 that 24"? I don't -- it doesn't really  
20 --

21 MR. SAMUELS: That is an  
22 excellent question. I think it is  
23 probably more 18".

24 MR. BALES: It doesn't need to go  
25 fully 24. I would say it is 18". It is



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

about that big.

CHAIRMAN BULL: So the overhang gets --

MR. SAMUELS: That was not noted, but 18" appears to be the right dimension, approximately.

CHAIRMAN BULL: The siding is going to be?

MR. SAMUELS: Right now it is -- what we've -- we decided to keep the unpainted wood shingle.

MR. BALES: Yeah. So there is layers of siding right now.

MR. SAMUELS: Right.

MR. BALES: So we were intending initially to keep the cedar, which is what is on there right now. Underneath the cedar is actually clapboard. So on the main house when we removed the aluminum we have the original clapboard which was in good enough shape to save most of it. I don't know if you -- you all have been passed the house?

MEMBER WETSELL: Many times.

1 HPC AUGUST 7, 2017

2 CHAIRMAN BULL: Oh, yeah. Yep.

3 MR. BALES: It was worth saving.

4 I don't believe underneath the cedar it  
5 is worth saving. So we probably will  
6 just stick with the cedar siding. If we  
7 have the option we might stick with the  
8 clapboard, but I have to see what the  
9 condition it is.

10 MEMBER McMAHON: Either one is  
11 acceptable by us.

12 CHAIRMAN BULL: Right.

13 MR. SAMUELS: I would say --

14 MEMBER McMAHON: Either way you  
15 guys decide to go.

16 MR. SAMUELS: Okay. Thank you.

17 MEMBER WALOSKI: And it is just  
18 going to be finished naturally?

19 MR. BALES: It would be painted.

20 MEMBER WALOSKI: Painted.

21 MR. BALES: If it is cedar it  
22 would be natural. If it is clapboard we  
23 will paint.

24 MR. SAMUELS: What we do is  
25 install them raw and give them a season

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

or two to weather and then powerwash it lightly so you get an even color to it. So it is not this blotchy look. And then we generally recommend some kind of a sealer over the top of that, but it is not necessary. To get -- to paint it, it is kind of nice. It is a separate look. It doesn't have to match. It is a carriage house as opposed to the main house.

CHAIRMAN BULL: Right.

MR. SAMUELS: In our mind it is appropriate to make the out building look less formal than --

CHAIRMAN BULL: Well.

MEMBER McMAHON: I'm satisfied.

CHAIRMAN BULL: I make a motion --

MR. PALLAS: Excuse me. Just one comment, not to vote on it. I just want to note, as far as the curb cut goes it may require approval. I have to see the relocation of the new one. I am not sure about the relocation. Last time we

1  
2 were talking about two. Now looking at  
3 it we may plead the Planning Board to  
4 look at it.

5 MR. SAMUELS: Okay. We are  
6 coming in for a building permit, which I  
7 think will be next. We will find out the  
8 procedure, whether we need to go planning  
9 before building or --

10 MR. PALLAS: It is planning before  
11 building. We'll let you know. I will  
12 take it a look at it.

13 MR. SAMUELS: Okay.

14 MR. PALLAS: Like I said, we will  
15 let you know.

16 MR. SAMUELS: Thank you so much.

17 MR. BALES: Thank you.

18 CHAIRMAN BULL: I have another  
19 question though. So with the driveway  
20 removed, the old driveway removed and the  
21 large garden, there is a height  
22 restriction on fences; isn't there?

23 MR. PALLAS: Yes.

24 CHAIRMAN BULL: So there is an  
25 existing hedge there. How high is the

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

existing hedge there?

MR. BALES: Too high.

CHAIRMAN BULL: Too high?

MR. BALES: Yes. So --

MEMBER McMAHON: Hedges are not  
our --

CHAIRMAN BULL: Oh, it is not  
considered a fence?

MEMBER McMAHON: I don't believe  
so, no.

MR. BALES: I think my point is  
--

MR. PALLAS: It is.

MEMBER McMAHON: It is?

MR. PALLAS: Yes.

MR. BALES: It is going to get  
cut. The hedge along the street side is  
likely going to be removed once the  
siding is done.

CHAIRMAN BULL: Okay.

MR. BALES: We were using it to  
hedge the privacy while we were doing the  
siding. And then we are likely going  
wrap the house in hydrangeas. Which will

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

be much lower.

MEMBER WETSELL: That would be nice.

CHAIRMAN BULL: I remember the hydrangeas.

MR. BALES: Yes.

CHAIRMAN BULL: I make the motion that we approve this new design on this accessory building.

MS. WALOSKI: I second the motion.

CHAIRMAN BULL: All in favor?

MEMBER WETSELL: Aye.

MEMBER McMAHON: Aye.

MEMBER WALOSKI: Aye.

MR. SAMUELS: Thank you very much.

MR. BALES: Thank you.

CHAIRMAN BULL: Item number 4: 161 Central Avenue. Discussion and possible motion on the application submitted by Joe and Kate Shanahan. The applicants are proposing interior renovations that would result in the

relocation of the historic entry door.

SCTM # 1001-5-2-6.

And whom do we have the pleasure  
of?

MR. UELLANDAHL: My name is Frank  
Uellandahl, U-E-L-L-A-N-D-A-H-L, 123  
Central Avenue. I am here to present the  
owners. Well, it is the front door. It  
is a beautiful historic door which we  
want to save. The project is really an  
interior alteration, the project. We are  
opening up the first floor to a certain  
extent.

Right now we are walking into --  
as you see on the plans. I don't know if  
you have the plans. It is a foyer that  
is relatively enclosed. Everyone has to  
walk through the living room to get into  
the dining and kitchen area. And we are  
going to take that brick fireplace which  
is part of that front foyer, which is  
really not of any use and it is not being  
used. We are taking this out, opening  
this up and going straight into the new

1  
2 enlarged kitchen which opens up the house  
3 to the garden.

4 The reason we are here basically  
5 -- there are not other changes on the  
6 exterior facing the street or visible  
7 from Central Avenue other than the door  
8 which we would like to move over to the  
9 other side of the that recessed porch  
10 area so we can reverse the staircase in  
11 order to make the second floor more  
12 usable. The staircase is not to code.  
13 It is not really anything really special  
14 but it is a low railing and we're going  
15 to put in a new staircase.

16 MEMBER WETSELL: You are going to  
17 use the existing front door?

18 MR UELLANDAHL: Yes. The  
19 existing front door is beautiful. It is  
20 a four foot wide door and it has like --  
21 similar floor, original windows. They  
22 are like 25 over 1, 5 X 5 over 1. And  
23 the entrance door is diagonal and we are  
24 going to move it an inch on the other  
25 side so it swings into the right



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

direction.

MEMBER WETSELL: And the door trim --

MR. UELLANDAHL: The trim, everything will remain the same. So there are no other changes. It is cedar and we're going to just basically repair where the doors is going to be moved.

MEMBER WALOSKI: The steps are going to remain where they are?

MR. UELLANDAHL: Yes. Yes.

MEMBER WETSELL: That's good.

CHAIRMAN BULL: I'm a little confused. It looks like the door is already there.

MR. UELLANDAHL: It is difficult to see on that photo because this is a recessed porch and it is dark and it is painted.

MEMBER WALOSKI: So it just moved?

MR. UELLANDAHL: This is the existing photo.

MEMBER WETSELL: It moves from

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

here to there.

CHAIRMAN BULL: Got it.

MEMBER WETSELL: Not far.

CHAIRMAN BULL: Not far.

MEMBER McMAHON. I think he has  
been on the hot seat long enough.

CHAIRMAN BULL: I think so too.  
I can't think of anything else.

MEMBER McMAHON: I think it is  
pretty self-explanatory. I am very  
familiar with the house.

MR. UELLANDAHL: Well Susan lives  
right next door and Dennis is a few  
houses further down.

CHAIRMAN BULL: I make a motion to  
approve the door.

MEMBER McMAHON: I second it.

CHAIRMAN BULL: All in favor?

MEMBER WETSELL: Aye.

MEMBER McMAHON: Aye.

MEMBER WALOSKI: Aye.

MR. UELLANDAHL: Thank you very  
much. It is good to see you all.

MEMBER McMAHON: Thank you,

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

Frank.

CHAIRMAN BULL: Item number 5:  
Motion to accept the minutes of the July  
10, 2017 meeting.

MEMBER McMAHON: Motion to  
accept.

CHAIRMAN BULL: Aye.

MEMBER WETSELL: Aye.

MEMBER WALOSKI: Aye.

CHAIRMAN BULL: Item number 6:  
Motion to accept the minutes of the June  
5, 2017 meeting.

That is going back in time.

MEMBER McMAHON: I make a motion  
to accept.

MEMBER WETSELL: I second.

CHAIRMAN BULL: All in favor?

MEMBER WETSELL: Aye.

MEMBER McMAHON: Aye.

MEMBER WALOSKI: Aye.

CHAIRMAN BULL: Item number 7:  
Motion to schedule the next HPC meeting  
for 5:00 p.m. for September 11, 2017 at  
the Third Street Fire Station.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

HPC AUGUST 7, 2017

MEMBER McMAHON: Second.

CHAIRMAN BULL: All in favor?

MEMBER WETSELL: Aye.

MEMBER McMAHON: Aye.

MEMBER WALOSKI: Aye.

CHAIRMAN BULL: Motion to  
adjourn.

All in favor?

MEMBER WETSELL: Aye.

MEMBER McMAHON: Aye.

MEMBER WALOSKI: Aye.

(Hearing concluded: 5:37 p.m.)

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:

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 here  
unto set my hand.



---

Barbara D. Schultz