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

February 5, 2017
5:08 p.m.

Before:

STEPHEN BULL - CHAIRMAN
DENNIS McMAHON - MEMBER
SUSAN WETSELL - MEMBER
CAROLINE WALOSKI - MEMBER
ROSELLE BORRELLI - MEMBER

KRISTINA LINGG - BUILDING CLERK

FLYNN STENOGRAPHY & TRANSCRIPTION SERVICE
(631)727-1107
ITEM NO. 1 - 426 Second Street
Discussion and possible motion on the application submitted by Joe Pirecca.
The applicant is proposing the placement of a fully-constructed single-family home at 426 Second Street.
SCTM# 1001-2-2-34. 1

ITEM NO. 2 -
Motion to accept the minutes of the January 8, 2018 meeting.

ITEM NO. 3
Motion to approve the minutes of the November 6, 2017 meeting.

ITEM NO. 4
Motion to schedule the next HPC meeting for 5:00 p.m. on March 5, 2018 at the Third Street Fire Station.
ITEM NO. 5

Motion to adjourn.

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CHAIRMAN BULL: Okay. This meeting of the Village of Greenport Historic Preservation Commission is now happening. It is February 5, 2018. And I am going to introduce the members of the Board that are here. There may be another joining us. To my right.

MEMBER WETSELL: Susan Wetsell.

CHAIRMAN BULL: I am Stephen Bull.

MEMBER WALOSKI: Caroline Waloski.

MEMBER BORRELLI: Roselle Borelli.

CHAIRMAN BULL: And the first item we have on the agenda is item number 1, 426 Second Street. Discussion and possible motion on the application submitted by Joe Pirecca. Did I say that correctly?

MR. PIRECCA: Pirecca.

CHAIRMAN BULL: Pirecca. The applicant is proposing the placement of a fully-constructed single-family home at 426 Second Street. SCTM # 1001-4-2-34.1.

This was brought up to us last -- at the last meeting. And it was tabled because we were missing some items that
we needed to see that would give us a better understanding of what the house would look like when it is fully finished. We now have a plan with the detailed elevation. And we have -- I see on this plan we have windows that are four over four. And I see that from the original application that the windows were one over one. No. They are now two over two. On the original application they were one over one. Thank you for making that accommodation.

So, we have a couple of questions about this. In general it looks pretty good. Can you please come up there and tell us about how you are going to surface the exterior wall. What is the raw material you are going to be using on the wall?

MS. PIRECCA: The siding?

CHAIRMAN BULL: The siding. And announce yourself and your address.

MS. PIRECCA: Hi. I am Kim Pirecca. This is Joe Pirecca.

So I have -- did you receive this
CHAIRMAN BULL: Yes.

MS. PIRECCA: -- with all the detailed information?

CHAIRMAN BULL: Yep. That is what we are working from.

MS. PIRECCA: So the windows are going to be Silver lined by Anderson. It is going to be two over two now instead of the original one over one. The front door is going to be Craftsman. And that is a mason light -- masonite, two light, insulated Craftsman style front door. Also masonite vinyl patio side door. The big window on the top. The siding is going to be real cedar. And I brought samples.

CHAIRMAN BULL: So is that going to be cedar shingles?

MR. PIRECCA: Yes.

CHAIRMAN BULL: Okay. So we have a member also joining in. Sign in. We are listening to our very first item on the agenda. Our only item.

MEMBER McMAHON: Okay.
CHAIRMAN BULL: Dennis, if you could sign in for the camera.

MEMBER McMAHON: Yes. Dennis McMahon.


MS. PIRECCA: So the whole house will be the cedar shake. There is going to be a cedar porch with front stairs, with cedar railing. Those are going to be Craftsman columns. The porch will be built with pressure treated lumbar.

There will be a covered porch roof to be built with traditional non-pressure treated lumbar where it is not exposed to weather. The ceiling of the porch is going to be finished in white solid soffit material. The porch and the stairs will be stained. The roof will be GAF timberline HG architectural shingles in a soft oyster grey. And I also have that.

CHAIRMAN BULL: Oh, good.

MS. PIRECCA: Like I said last week we are going to use natural stone for the
driveway. And there will be a stone
walkway in the front of the house and a
stone patio in the backyard.

CHAIRMAN BULL: Okay. So I have a
few questions. One question is I noticed
in the last page of this you have this
Silver line series patio door. What does
that go on this plan or does it?

MEMBER McMAHON: It is a sliding
door.

CHAIRMAN BULL: It is a sliding
door? I don't see a sliding door in the
drawing.

MS. PIRECCA: You know, I mixed
that up with something different. You
can just take that out.

CHAIRMAN BULL: Okay.

MS. PIRECCA: Just eliminate that.

CHAIRMAN BULL: Okay. So these
final two pages are not --

MS. PIRECCA: Sorry about that.

MEMBER WALOSKI: So the Silver line
is out? That is not part of this?

CHAIRMAN BULL: Yes. You have some
specifications there. Oh, did you get
MEMBER WALOSKI: Yes.

CHAIRMAN BULL: So the last two pages, those are not under consideration. It stops at. You don't even have it. So you are lucky. Just a few have it.

Okay. So that was one question I had. I noticed in the original application you had shutters. You are not doing shutters anymore?

MS. PIRECCA: No. We noticed that most of the houses in the area most of the house do not have shutters. And because the house is narrow I thought it would look -- it would look to busy in the front. The windows are pretty large. It just would kind of cover all of the cedar shake and I didn't think it would look right. So I had them take them off.

CHAIRMAN BULL: Does anyone else have questions?

MEMBER McMAHON: No. It seems like you did your homework.

CHAIRMAN BULL: So in considering the issuance of Certificate of
Appropriateness for this kind of construction we would like to reference our code which is our guidelines for the Historic Preservation Commission. And some of the things we like to consider are in Section 76A1, which is that the property contribute to the character of the Historic District. And I believe that meets that criteria. It is not an alteration to an existing property. So that is not an issue here. It is new construction though, that is A3, and that it is compatible with the Historic District. And that is to my mind or from what I see, works.

Then we talk about the general design and B, the general design and the appropriateness of the property. And the scale and the texture of the materials and colors, which is in 3. And the visual compatibility of neighboring properties. And now it maintains the importance of the historic and architectural features of this area. And I believe it conforms to all of that. So
it meets -- to my mind it meets the
specification of the United States
Secretary of the Interior standards for
guidelines regarding historic buildings.
So I propose that we accept the
application as presented on the plans.
Not on your original application, but
with the modifications that you made here
on these plans, which are dated January
29th.

MEMBER WALOSKI: So the new plans
are this, without the shutters and adding
this little round window there?

CHAIRMAN BULL: Yes. So this is
what they had before, last time. And
then now you can see this is the January
29th plan.

MEMBER WETSELL: I have one
question. Do you happen to know the
total height of the house? I am just
curious.

CHAIRMAN BULL: It is 24 feet, 2
inches and 7/8 off of the grade.

MEMBER WETSELL: Okay. Thank you.

CHAIRMAN BULL: So I made a motion.
MR. MURRAY: Hold on. Excuse me for a minute. Is there public comment?

CHAIRMAN BULL: Oh, yes. Come to the podium, please. Give public comment. Yes. Thank you for bringing that subject up.

MR. MURRAY: Hi. My name is David Murray. I live at 332 Fifth Avenue. I am not here to bash you. I am a contractor also. There are a couple of things that are on this plan that I can make sure I can do in the future that I wasn't aware that I could do. I am working on a couple of projects. That is why I am discussing it. One being the Silver lined windows. I was always told we couldn't use those.

CHAIRMAN BULL: Ah, good point. Are these windows with the true line?

MEMBER McMAHON: True divided light.

CHAIRMAN BULL: True divided line or do you have pop in Anderson things that you put in the windows that create that division line? Do you know?
MR. MURRAY: I can help answer that.

CHAIRMAN BULL: Please.

MR. MURRAY: Please don't take this the wrong way. I am building a house right behind you guys. So we are going to be on good terms. The Silver lined windows, they were purchased by Anderson a few years ago. And they are the vinyl window that has either the grills in between the glass. So that is an option for the Silver line. That is what I always thought we weren't allowed to use in the Historic District.

MEMBER McMAHON: If it appears to be true divided light and it is not a snap in grill and it is applied on the outside and the inside and that bar is what gives it that feeling that is true divided light, that is accepted.

MR. MURRAY: Right. That is accepted. But I don't think the Silver line gives you that option. I could be wrong in case they changed it. But I don't think they do.
CHAIRMAN BULL: Do you understand the distinction between snap in grills and a window that has the line between the glass? It is a piece of material.

MR. PIRECCA: I thought that is what it was. We brought it up the last time too. And there was no objection.

MEMBER McMAHON: I thought we went through that. If it is and appears --

MR. MURRAY: I don't think Silver line gives you that option.

CHAIRMAN BULL: It says here that grills are sealed within the glass for easy cleaning.

MR. MURRAY: That is in between the glass.

CHAIRMAN BULL: That would be acceptable.

MR. McMAHON: That is acceptable.

MR. MURRAY: You allow the in between the glass?

MR. McMAHON: Yes.

CHAIRMAN BULL: The most important point in adding it to the specifications is that -- it is according to the
material that you gave us and the
text materials say that the grill is sealed
within the glass for easy cleaning.

MEMBER McMAHON: Even the Mullion,
some of the Mullion models -- if you
break that glass you have to replace the
whole entire thing. They are not
independent. They just appear to be.
That is what we want. That bar. That is
very important. That gives it the look
of the true divide.

MR. MURRAY: No. What you guys
want are the exterior and interior --

MEMBER McMAHON: Correct.

MR. MURRAY: What that is saying is
that is in between the glass.

MEMBER WETSELL: So it is not a
real bar.

MR. MURRAY: It is not a real bar.

MEMBER McMAHON: Now I'm confused
with that.

MR. MURRAY: You are thinking -- no
offense you are not thinking --

MEMBER WALOSKI: It is not
acceptable. The true divided where it is
on the outside of the glass.

MEMBER McMAHON: Outside and inside and has a spacer bar.

MEMBER WALOSKI: Right.

MEMBER McMAHON: That is what I thought we were going for. I haven't used them so. I don't know.

MEMBER WETSELL: Thank you for bringing that up.

MR. MURRAY: Which Anderson has in their 200 or 400 series. The Silver line series is the one in between the glass.

MEMBER McMAHON: We are going to have to clarify that. If you want to make those changes or --

MR. PIRECCA: Do we have to come back or can we --

MEMBER McMAHON: You can just change the windows.

CHAIRMAN BULL: We will specify in this meeting so you won't have to come back.

MS. LINGG: If I may, you can approve with the condition that the windows are --
CHAIRMAN BULL: Exactly.

MR. MURRAY: I am not going to recommend that you tell them to come back. One other thing is --

MEMBER BORRELLI: Just getting back to the windows. Maybe I missed something, you changed it from six over six to two over two?

MEMBER WALOSKI: It is one over one.

CHAIRMAN BULL: It is one over one here. And in these drawings it is two over two.

MR. PIRECCA: That was your recommendation.

MS. PIRECCA: It was six. Then when I hired an architect and really looked at the drawing and made suggestions, he suggested in the area it is more traditional.

MEMBER McMAHON: That is correct. We just have to clarify that those grills are interior and exterior and there is a divider.

MR. MURRAY: It is just a different
series in Anderson. That is an easy one.
The other is the porch ceiling product which it is a solid soffit but is it a vinyl soffit? Because I have been stopped on a project using vinyl soffit before.

MEMBER McMAHON: Well it is getting sketchy out there now. We approve vinyl products. All the corner boards, all the Versitex. All of those are products are acceptable.

MR. MURRAY: They are a solid PVC?
MEMBER McMAHON: Yes, solid. Not the -- we are familiar with it being contractors but it a solid V joint or beaded product.

MR. MURRAY: Right. So which one is specified here?

CHAIRMAN BULL: It seems what is specified here is a -- what it says a vinyl covered --
MEMBER WETSELL: Ceiling of covered porch white solid soffit material. It doesn't really say.
MEMBER McMAHON: White solid soffit
CHAIRMAN BULL: So it is white solid soffit material.
MEMBER McMAHON: Well, it is solid. Whoever's product it is.
MR. MURRAY: Which is Azek or Versitex?
MEMBER McMAHON: Correct.

CHAIRMAN BULL: So you are on point that it is a solid soffit material. It is you know a thick piece of plastic. A real dimension plastic.
MR. MURRAY: Are window casings specified?
CHAIRMAN BULL: Window casing? You mean such as the window detailing that we have here?
MEMBER WETSELL: The trim.
CHAIRMAN BULL: The trim. It says we approve these plans. That would be -- I see it here on the plans in the two over two. I don't see it on the sides. I don't see this little detail over the window.
MR. MURRAY: Not over the window.
Around the window.

CHAIRMAN BULL: Around the window.

MEMBER McMAHON: Square is at trim.

MR. MURRAY: Okay. Perfect.

MEMBER McMAHON: Okay. That's cool. That is approved.

CHAIRMAN BULL: Window and door trim. I am so glad you brought these -- so, I made an amendment to my previous proposal to accept. And that is that what we specified that the windows are not as shown there in the Silver lined. But that they have a true divide with both an interior and exterior trim --

MEMBER WETSELL: Mullion.

CHAIRMAN BULL: Mullion. Anyone want to second that?

MEMBER McMAHON: I will second that.

MR. PIRECCA: Can you write that down?

MEMBER McMAHON: Yeah. We will take care of that for you.

CHAIRMAN BULL: All in favor?

MEMBER McMAHON: Aye.
MEMBER WETSELL: Aye.
MEMBER WALOSKI: Aye.
MEMBER BORRELLI: Aye.
CHAIRMAN BULL: Okay. Thank you very much. This meeting will be over in a minute. So we will give that to you before we leave.

Okay. Motion to accept the minutes of the January 8, 2018 meeting.
MEMBER McMAHON: Okay.
CHAIRMAN BULL: All in favor?
MEMBER McMAHON: Aye.
MEMBER WETSELL: Aye.
MEMBER WALOSKI: Aye.
MEMBER BORRELLI: Aye.
CHAIRMAN BULL: Motion to approve the minutes of November 6th, 2017 meeting.
MEMBER BORRELLI: Second.
CHAIRMAN BULL: All in favor?
MEMBER McMAHON: Aye.
MEMBER WETSELL: Aye.
MEMBER WALOSKI: Aye.
MEMBER BORRELLI: Aye.
CHAIRMAN BULL: Motion to schedule FLYNN STENOGRAPHY & TRANSCRIPTION SERVICE (631)727-1107
the next HPC meeting for 5:00 p.m. on
March 5th, 2018 at the Third Street Fire
Station. Is that acceptable.

   MEMBER WETSELL: Yes.

CHAIRMAN BULL: All in favor?

MEMBER McMAHON: Aye.
MEMBER WETSELL: Aye.
MEMBER WALOSKI: Aye.
MEMBER BORRELLI: Aye.

CHAIRMAN BULL: Motion to adjourn.

All in favor?

MEMBER McMAHON: Aye.
MEMBER WETSELL: Aye.
MEMBER WALOSKI: Aye.
MEMBER BORRELLI: Aye.

CHAIRMAN BULL: This meeting is
adjourned. Thank you.

(The meeting was adjourned at 5:20 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:

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 hereunto set my hand.

____________________
Barbara D. Schultz

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