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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 4, 2018  
5:08 p.m.

Before:

STEPHEN M. BULL - Chairman

DENNIS McMAHON - Member

SUSAN WETSELL - Member

CAROLINE WALOSKI - Member (absent)

ROSELLE BORRELLI - Member

JOSEPH PROKOP - Village Attorney

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1                   CHAIRMAN BULL: Ladies and  
2                   Gentlemen we are starting the June 4  
3                   meeting, 2018. The Village of Greenport  
4                   Historic Preservation Commission.

5                   I am calling this meeting to order.  
6                   My name is Stephen Bull. I am the  
7                   chairperson and on my right.

8                   MEMBER WETSELL: Susan Wetsell.

9                   MEMBER McMAHON: Dennis McMahon.

10                  MEMBER BORRELLI: Roselle Borrelli.

11                  CHAIRMAN BULL: So we have a quorum.  
12                  The first item on the agenda is motion to  
13                  accept the minutes of May 7th, 2018. I  
14                  have not seen those minutes posted on the  
15                  website. So I think we will need to,  
16                  move that item to the next meeting.

17                  All in favor?

18                  MEMBER McMAHON: Aye.

19                  MEMBER WETSELL: Aye.

20                  MEMBER BORRELLI: Aye.

21                  CHAIRMAN BULL: Any opposed? No.  
22                  Motion carries.

23                  Next item number 2: Motion to  
24                  accept the minutes of the April 2, 2018  
25                  meeting. I looked at those minutes. Do

1 we have an approval for those minutes?

2 MEMBER BORRELLI: I make a motion  
3 to approve.

4 CHAIRMAN BULL: I second.

5 All in favor?

6 MEMBER McMAHON: Aye.

7 MEMBER WETSELL: Aye.

8 CHAIRMAN BULL: Accepted. Item  
9 number 3 is a motion to Schedule the next  
10 HPC meeting for 5:00 p.m. on July 2, 2018  
11 at the Third Street Fire Station.

12 That date is acceptable to me. How  
13 is the rest --

14 MEMBER McMAHON: It is good for me  
15 so far.

16 MEMBER BORRELLI: Good for me so  
17 far.

18 CHAIRMAN BULL: So the next meeting  
19 will be on 5:00 p.m.

20 All in favor?

21 MEMBER McMAHON: Aye.

22 MEMBER WETSELL: Aye.

23 MEMBER BORRELLI: Aye.

24 CHAIRMAN BULL: Item number 4. 409  
25 Main Street. Discussion and possible

1 motion on the application submitted by  
2 J&J Impact Hospitality, LLC. The  
3 applicant is before the HPC for sign  
4 approval for the property located at 409  
5 Main Street. The application is  
6 currently before the Planning Board for  
7 site plan review. SCTM:1001-4-7-12.

8 MEMBER McMAHON: It looks very  
9 basic.

10 CHAIRMAN BULL: So it has been  
11 brought to my attention --

12 MEMBER BORRELLI: Is the owner  
13 here?

14 MR. O'BRIEN: Yes.

15 CHAIRMAN BULL: Oh, please.

16 MR. O'BRIEN: Hello. My name is  
17 John O'Brien. My wife, Jessica, and I are  
18 the applicants. We live at 424 Fourth  
19 Street here in Greenport.

20 CHAIRMAN BULL: So the sign is on  
21 an existing wall mounted bracket with  
22 chains. And it meets the landlord size  
23 and mounting restrictions. It is on  
24 plywood, thick green plywood, matte  
25 finish, letter font. Looks pretty good

1 to me.

2 An issue has come up, which I was  
3 not aware of until just today. Joe can  
4 you comment on the size of the sign as  
5 according to the code? We don't want you  
6 to be bounced around.

7 MR. O'BRIEN: Thank you.

8 CHAIRMAN BULL: The sign, I think  
9 to me in terms of our -- our abilities on  
10 this it meets the criteria of the code  
11 76-6 approval criteria. Which includes  
12 that the properties of the sign  
13 contribute to the character of the  
14 Historic District. And that those will  
15 be retained with their historic features.  
16 So it is a hanging sign. That is  
17 something we see here. And the general  
18 design and character is appropriate and  
19 the font. Well, although it is a little  
20 modern, it is appropriate.

21 MR. O'BRIEN: Thank you.

22 CHAIRMAN BULL: That is all good.

23 So for the Certificate of  
24 Appropriateness which is why we are here.

25 MR. O'BRIEN: Yes.

1                   CHAIRMAN BULL: I am going to say  
2                   that in my opinion is pretty good. But  
3                   we do have -- I don't want you to be  
4                   jerked around.

5                   MR. O'BRIEN: Thank you.

6                   CHAIRMAN BULL: So we might need to  
7                   have a little discussion about the actual  
8                   square inches of the sign.

9                   MR. PROKOP: I think each side --  
10                  on a two sided sign I think each sign is  
11                  limited to two square feet. So if you  
12                  think that everything else for the sign  
13                  is okay it would still -- the size of the  
14                  sign would have to be reduced.

15                  CHAIRMAN BULL: So what that means  
16                  is that either you maintain the same  
17                  shape and you make it slightly smaller so  
18                  that it meets that criteria which is two  
19                  square feet. It is a double sided sign.

20                  MR. O'BRIEN: So can I ask a  
21                  question?

22                  CHAIRMAN BULL: Yes.

23                  MR. O'BRIEN: If we just put it on  
24                  one side --

25                  AUDIENCE MEMBER: Make it smaller.

1 MR. O'BRIEN: Make it smaller?

2 Okay. We'll agree to make it smaller.

3 CHAIRMAN BULL: Okay. You can crop  
4 a little bit off the top and the bottom  
5 perhaps to get to that goal.

6 So I make a motion that we approve  
7 this sign within the constraints of the  
8 two square feet rule per side of the sign  
9 in order for you to have the sign  
10 immediately without you having to go  
11 before the Zoning, the ZBA Board.

12 MR. O'BRIEN: Thank you so much.

13 CHAIRMAN BULL: And anybody want to  
14 second that?

15 MEMBER BORRELLI: I'll second it.

16 CHAIRMAN BULL: All in favor?

17 MEMBER McMAHON: Aye.

18 MEMBER WETSELL: Aye.

19 CHAIRMAN BULL: Okay. You have  
20 your sign.

21 MR. O'BRIEN: Thank you all so  
22 much. Have a great day.

23 MR. PROKOP: You just need to  
24 submit -- when you change the plans, when  
25 you change the size of the sign just get



1 another depiction of the sign and submit  
2 it to the Village so we can look at it  
3 quickly before you put it up. You don't  
4 have to come before the HPC again. Just  
5 let the Building Department see it again.

6 CHAIRMAN BULL: It will be attached  
7 to this form.

8 MR. O'BRIEN: Okay.

9 MEMBER BORRELLI: Can I just ask  
10 you what the restaurant -- what it is  
11 going to be?

12 MR. O'BRIEN: Yes. My wife is a  
13 chef and we are going to have a seafood  
14 forward type of restaurant, fine dining.  
15 Small but cozy.

16 MEMBER BORRELLI: When are you  
17 opening? Do you know?

18 MR. O'BRIEN: We are in the  
19 process. We go to the Planning Board  
20 Thursday for the next stage. Thank you  
21 very much.

22 MEMBER BORRELLI: Good luck.

23 CHAIRMAN BULL: You are welcome.

24 MEMBER McMAHON: Good luck.

25 CHAIRMAN BULL: Okay. Item number

1           5, discussion and possible motion on the  
2           application submitted by Fisher Signs &  
3           Shirts. The applicant is before the HPC  
4           for sign approval for the property  
5           located at 413 Main Street. SCTM #  
6           1001-4-7-12.

7                     Is the applicant in the house? So  
8           okay, let's take a look at the sign, the  
9           application.

10                    MEMBER McMAHON: It says the same  
11           size.

12                    CHAIRMAN BULL: Yep, but in this  
13           case it still exceeds the sign. This  
14           could be a chance for us to get that sign  
15           to the proper size.

16                    So, Joe, may I ask your opinion  
17           about something? Since the applicant is  
18           not here is this something we should  
19           table until the next meeting, asking the  
20           applicant to attend?

21                    MR. PROKOP: Normally if the  
22           applicant is not here you would table --  
23           especially if you are going to request a  
24           change. Yes.

25                    CHAIRMAN BULL: Okay. So I make a

1 motion that we table this particular  
2 application. Notify the applicant of the  
3 limitation on the sign size so that they  
4 are better prepared for when they come  
5 before us next time or they revise their  
6 application accordingly.

7 Anybody want to second that?

8 MEMBER McMAHON: Is it two sided?

9 CHAIRMAN BULL: I think it is.

10 MR. PROKOP: Yeah. It says double  
11 sided.

12 MEMBER BORRELLI: It says double  
13 sided hanging sign.

14 MEMBER McMAHON: Very good then.

15 MEMBER WETSELL: I second.

16 CHAIRMAN BULL: Okay. We have a  
17 second.

18 All in favor?

19 MEMBER McMAHON: Aye.

20 MEMBER WETSELL: Aye.

21 MEMBER BORRELLI: Aye.

22 CHAIRMAN BULL: Thank you. Next  
23 item on the agenda is Item Number 6,  
24 Discussion and possible motion on the  
25 application submitted by Joel Daly

1 General Contracting. The applicant is  
2 before the HPC for approval of repairs  
3 already completed on the roof for the  
4 property located at 636 Second Street.  
5 SCTM #: 1001-2-5-21.

6 And each one of you has a piece of  
7 the roof as evidence of the work. I  
8 asked for that to be submitted. And in  
9 your packet you will see a image of -- it  
10 is a Google street view of the roof. I  
11 went and visited the site. That is the  
12 roof before it was done. And I have the  
13 picture of the house on my cell phone if  
14 you would like to see it with this roof,  
15 but it looks substantially the same.

16 MEMBER McMAHON: Yes.

17 CHAIRMAN BULL: Do you want to make  
18 a motion on this one?

19 MEMBER McMAHON: I will make a  
20 motion to approve the already completed  
21 roof.

22 CHAIRMAN BULL: Yes.

23 AUDIENCE MEMBER: I have a  
24 question. What color is that? And do  
25 you know the name and model number?

1 CHAIRMAN BULL: That is a good  
2 question.

3 MEMBER McMAHON: It is an  
4 Architectural. And I'm not sure --

5 MEMBER WETSELL: Virginia Slate and  
6 Timberline. That is all it says.

7 CHAIRMAN BULL: Yes. Stripped  
8 asphalt and wood shingles. Well, 45%  
9 resheets with plywood. Architectural  
10 shingles to match, existing Virginia  
11 Slate by Timberline.

12 AUDIENCE MEMBER: Thank you.

13 CHAIRMAN BULL: So do we have a  
14 motion to accept.

15 MEMBER McMAHON: We do have a  
16 motion to accept.

17 CHAIRMAN BULL: I second the  
18 motion.

19 All in favor?

20 MEMBER WETSELL: Aye.

21 MEMBER BORRELLI: Aye.

22 CHAIRMAN BULL: Okay. This one  
23 gets it Certificate of Appropriateness.  
24 On Item Number 7, 500 Main Street.  
25 Discussion and possible motion on the

1 application submitted by Holly Cato. The  
2 application is before the HPC for  
3 approval to construct a wooden fence at  
4 the property located at 500 Main Street,  
5 SCTM # 1001.4.3.35.1.

6 Is the applicant here?

7 MS. CATO: The applicant is here.

8 CHAIRMAN BULL: Please tell us  
9 about your fence.

10 MS. CATO: My old fence is falling  
11 apart. And I would like to replace it.  
12 You have a photo of the kind of fence.  
13 It is just on Park Street and Carpenter.

14 Holly Cato, C-A-T-O.

15 Joel Daly is going to do it.

16 CHAIRMAN BULL: So the question I  
17 have, you are going to have an inside  
18 mesh? Is that a two inch mesh or do you  
19 know what the --

20 MS. CATO: I don't know. I guess  
21 whatever is most typical. I just want to  
22 keep my Spaniel in and rodents out.

23 CHAIRMAN BULL: Good luck on that.

24 MEMBER WETSELL: Its a lot of room  
25 for a dog.

1                   CHAIRMAN BULL:  And it will be  
2 painted white, the fence?

3                   MS. CATO:  Yes.

4                   CHAIRMAN BULL:  But we don't know  
5 if the mesh will be white or galvanized  
6 or something.

7                   MS. CATO:  I would imagine it would  
8 be a black or -- I think it is more -- of  
9 a plastic material.  I would have to talk  
10 to Joel about it.

11                  MEMBER WETSELL:  Is it deer  
12 fencing?

13                  MS. CATO:  I don't want it to be  
14 noticeable, if that is part of the  
15 question.

16                  CHAIRMAN BULL:  That is part of the  
17 question, yes.

18                  MEMBER WETSELL:  The vinyl deer  
19 fencing is almost invisible.  That is why  
20 I am asking.

21                  MS. CATO:  That is the kind I had  
22 in mind that I thought I would.

23                  CHAIRMAN BULL:  I make a motion we  
24 approve a fence as the applicant has  
25 presented it with the inside mesh made

1 more invisible. And with the height  
2 which is accordance with the Village and  
3 also meets our approval criteria. If we  
4 look at the approval criteria we will see  
5 that the scale of this proposed change is  
6 similar to what was there once before, as  
7 in the neighborhood. And it is in the  
8 character of the neighborhood to have  
9 this kind of fence. It kind of, I think,  
10 lends both a city -- not a city, but a  
11 village feel, a town feel and yet a  
12 little reminds us of our roots in  
13 agriculture.

14 I make a motion that we grant the  
15 Certificate of Appropriateness.

16 MEMBER McMAHON: I second.

17 All in favor?

18 MEMBER McMAHON: Aye.

19 MEMBER WETSELL: Aye.

20 MEMBER BORRELLI: Aye.

21 CHAIRMAN BULL: Finally, on the  
22 agenda, we have Item Number 8, motion to  
23 adjourn. Anybody want to second.

24 MEMBER McMAHON: I will second.

25 CHAIRMAN BULL: All in favor?



1 MEMBER McMAHON: Aye.

2 MEMBER WETSELL: Aye.

3 MEMBER BORRELLI: Aye.

4 CHAIRMAN BULL: We are adjourned.

5 Thank you very much.

6 (Time noted: 5:21)

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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:

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