VILLAGE OF GREENPORT
COUNTY OF SUFFOLK  STATE OF NEW YORK

HISTORIC PRESERVATION COMMISSION
REGULAR SESSION

Third Street Firehouse
Greenport, New York

August 6, 2018
5:00 p.m.

Before:
STEPHEN M. BULL - Chairman
DENNIS McMAHON - Member
SUSAN WETSELL - Member
CAROLINE WALOSKI - Member
ROSELLE BORRELLI - Member

KRISTINA LINGG - Building Department Clerk
JOSEPH W. PROKOP - Village Attorney
INDEX

ITEM NO. 1 - 768 Main Street
Discussion and possible motion
Pages 3 - 7

ITEM NO. 2 - 411 First Street
Discussion and possible motion
Pages 8 - 28

ITEM NO. 3
Accept minutes of July 9, 2018
Page 28

ITEM NO. 4
Approve minutes of May 7, 2018; May 18, 2018 and June 4, 2018
Page 28 - 29

ITEM NO. 5
Motion to schedule next HPC meeting
Page 29

ITEM NO. 6
Motion to adjourn
Pages 29 - 30
CHAIRMAN BULL: Okay. You may be hearing fire engines going out of the fire station in the background but we are now opening the Village of Greenport Historic Preservation Commission meeting of August the 6th at 5 p.m. at the Third Street Fire Station in Greenport.

My name is Stephen Bull and I am the chairperson here. On my right I have.

MEMBER WETSELL: Susan Wetsell.

CHAIRMAN BULL: And on my left.

MEMBER WALOSKI: Caroline Waloski.

MEMBER BORRELLI: Roselle Borrelli.

MR. PROKOP: Joseph Prokop.

CHAIRMAN BULL: So we have a quorum of four of our five individuals. And we are waiting for one who may show up but I think we can get right down to business.

The first item on tonight's agenda is Item No. 1 - 768 Main Street. Discussion and possible motion on the application submitted by Holy Trinity Episcopal Church, represented by Rev. Roger Joslin. The representative is before the HPC for approval to paint the front door of the
property located at 768 Main Street. SCTM number 1001-2-3-5.

Roger?

MEMBER WALOSKI: Is that something that we even have jurisdiction over? The color of paint of the door?

CHAIRMAN BULL: We do have jurisdiction. The HPC does have jurisdiction over the color of paint. In other words, it would probably be historically be inappropriate for us to paint a front door -- for us to give permission for someone to paint a front door bright red, orange.

MEMBER WALOSKI: Really?

CHAIRMAN BULL: Yeah. Some historic preservation commissions have color charts that they advise people on.

MEMBER WALOSKI: But red doors are historic and so are blue doors.

CHAIRMAN BULL: Yes, but I said bright orange. In this case we have a color which is called Lake Shore. And we have a photograph of the front door. I think that the color would cause the door to look
great.

MEMBER WALOSKI: I think it looks lovely. And it is a historic Wedgwood blue.

MEMBER WETSELL: I have a question.

CHAIRMAN BULL: Please, go to the stand.

MEMBER WETSELL: Are we talking about --

MEMBER WALOSKI: Oh, you want him to present?

CHAIRMAN BULL: Yes. So Reverend Joslin, would you go to the stand, please. Identify yourself and then answer a few questions. Thank you.

REVEREND JOSLIN: Roger Joslin. I am the Rector at Holy Trinity Episcopal Church here in Greenport. And I live in the rectory -- right next door to the rectory. The rectory is what we are talking about, painting the front door.

CHAIRMAN BULL: Good.

MEMBER WETSELL: My question is: Are you talking about painting the door or the door and everything around it?

REVEREND JOSLIN: No. Just the door
itself.

MEMBER WETSELL: Okay. That is a huge difference.

REVEREND JOSLIN: The idea is to kind of have a little pop. The white around it is nice. There is a nice -- what do you call -- traceries, glass traceries around the front of the door that is really quite lovely. The color will give it some snap.

CHAIRMAN BULL: So in looking at the approval criteria, this meets much of the criteria of our code which is 76-6 on the approval criteria. The alteration, in this case of color, is compatible with the Historic District and with the character of the surrounding other residences and places within in the Historic District. And it contributes to the character of the building, I believe.

So I make a make a motion that we -- on this application that we approve the application for the Certificate of Appropriateness of this color paint as described. Go ahead. Everybody second.

MEMBER WETSELL: I second.
MEMBER WALOSKI: I say yea.

CHAIRMAN BULL: All in favor?

MEMBER WALOSKI: Yea.

MEMBER WETSELL: Aye.

MEMBER BORRELLI: Aye.

MEMBER WALOSKI: Aye.

CHAIRMAN BULL: Thank you very much.

REVEREND JOSLIN: Thank you very much.

CHAIRMAN BULL: Okay. The second item on tonight's agenda is --

MEMBER WALOSKI: I would just like to --

CHAIRMAN BULL: Yes.

MEMBER WALOSKI: Maybe we should do this after the meeting. I just want to get some things about color resolved because there are buildings that are right on Main Street that have been painted strange colors. Like all of Stirling Square has colors that are not historic.

MEMBER WETSELL: All of Stirling Square is totally not historic.

CHAIRMAN BULL: Okay. So let's table that discussion until the end and take it off the record.
MEMBER WALOSKI: Yeah.
Off-the-record. That is off-the-record.

CHAIRMAN BULL: Okay. Item number 2
on the agenda. 411 First Street.
Discussion and possible motion on the
application submitted by Kirk Services,
LLC., represented by David Murray. The
representative is before the HPC for
approval of exterior renovations on the
property located at 411 First Street. SCTM
number 1001-4-6-35.

MR. MURRAY: Hello Members of the
Board. Thanks for having me here tonight.
I am actually going to give you guys some
samples before we start, if that is all
right.

MEMBER WALOSKI: Okay.

MEMBER BORRELLI: Thank you.

MEMBER WALOSKI: That's lots of stuff.

MR. MURRAY: So what I have handed you
is a brochure of the roof, the color that we
are going to discuss. The color swatches
are of the siding color that we're going to
discuss. And the other brochure is just a
brochure of the James Hardie product, which
we are proposing for the exterior.

   The house now is fully wrapped in

vinyl siding. The house has some old
details. The house does have Yankee gutters
which we are proposing to rebuild and trim
them out like -- they are actually Integral
gutters actually, but we call them Yankee
gutters up here.

   Hey Dennis.

MEMBER WETSELL: Hi Dennis.

MEMBER McMAHON: Hi. How are you?

MR. MURRAY: So when the demolition of
the exterior occurs there is going to be two
layers of asphalt roof that is on there that
is going to be taken down. And a cedar roof
which is underneath that as well. The
construction is going to propose --
preparing for an asphalt roof which is in
the Timberline brochure. We are doing the
color slate. Kirk LLC is also Sparking
Point. We are going to keep the colors --

MEMBER WALOSKI: Is that the
Williamsburg Slate?

MR. MURRAY: No. There is one called
Slate.
MEMBER WALOSKI: Just slate?

MR. MURRAY: If you go to page five, I believe.

MEMBER WALOSKI: This one?

MR. MURRAY: Yeah, that one. Is that page five?

CHAIRMAN BULL: Yes. Slate.

MR. MURRAY: Yes.

CHAIRMAN BULL: Yep.

MR. MURRAY: It is similar to the color that they have on their establishment in Southold. So that is the color of the asphalt roof that we are proposing. And the James Hardie that we are proposing, the color swatches that -- Dennis, I am sorry. I didn't have enough. Right next to you.

MEMBER McMAHON: Oh, got you. I'm familiar. Yes.

MR. MURRAY: The light is the light grey. In the paperwork you will see there is a typo in the paperwork. We labeled it white mist for the siding color. It is actually light mist. It is the light grey. In the paperwork that we filled out, we made a mistake on that. We are going to do a
five inch exposure to the siding. And we
are going to do the smooth product. Not the
textured product. It works out a lot
better.

CHAIRMAN BULL: Is that that Hardie
Board with the white already added to it or
are you going to be painting on top of it?

MR. MURRAY: It comes pre-finished,
that color.

CHAIRMAN BULL: Great.

MR. MURRAY: But that is how Hardie is
sold. A lot of times you end up doing
another coat at the end.

CHAIRMAN BULL: Yeah.

MR. MURRAY: Depending on the
installation.

All the trim work we are going to be
trying to duplicate what we believe is under
the aluminium siding now. There is some
details of the facia board and Yankee
gutters that call out for a lot of Versatex
trim. On top of the facia board we are
going to be doing a Versatex break.
Underneath the soffit we are going to be
using the three inch crowns.
So we are going to be putting a lot of crowns and some rakes and trim work into this project. Yankee gutters will be lined with EPDM rubber roofing. Which you won't see but they will work like they are supposed to work.

CHAIRMAN BULL: It will still be a Yankee gutter?

MR. MURRAY: Yes. Generally when we removed the many layers that is in the Yankee gutter now we end up pretty much having to reframe it out and remake the trough for the water.

CHAIRMAN BULL: Right.

MR. MURRAY: So that is all -- that is all anticipated. The windows that we are going to use -- there is going to be all new windows and doors. We are using the Anderson 400 series with the simulated divided lights, two over two grill pattern. That is what is in the house now.

MEMBER WETSELL: Is that acceptable?

MEMBER McMAHON: Yes. That is what we use. Yes.

CHAIRMAN BULL: So it is not the true
MEMBER McMAHON: It is what we consider true divided light because of the bar that exists between two panes of glass.

CHAIRMAN BULL: Great. Yep.

MR. MURRAY: And the exterior of the trim it is going to -- going to have a historic sill that Versatex makes, 5 quarter by 4 and then we are going to cap the top of the Rams crown on top to give it -- we don't know if that is what is underneath it now but that is what we are going to do. It is a nice detail.

CHAIRMAN BULL: So you are going to have a mahogany porch I notice? And a mahogany railings and --

MR. MURRAY: Yes. The mahogany railings are going to be double stacked 2 X 4 mahogany. And when they are screwed into the post they are going to be extremely strong. So there is not going to be any type of play in these -- in this type of rail system. That is going to be left natural, the mahogany.

The posts are going to be -- right now...
the posts are not historically correct to
the house. Nothing really on the house is.
I think they added those posts back in the
'60s or '70s. So we are going to take a 4 X
4. We are going to wrap it in Versatex. On
our detail, Versatex has a cap for the post
and also we are going to create a base with
a 1 X 8 and a coat of moulding on top of
that. The detail that the window is on
shows the post detail.

CHAIRMAN BULL: So the post won't be
tapered?

MR. MURRAY: Correct. Now on some of
the elevations you will notice that there
are some signage. This is not a sign
approval for the Historic Board. I am not
looking for sign approval. Because that has
not been established with them, what their
exact sign is going to be. I put that on
there for Planning Board purposes when we
were involved with the Planning Board. So I
am not trying to get the sign approved at
this time. I figured during construction
they can deal with that later.

There is an existing old door that is
going to get reused on the right side front
elevation. It is about the only thing that
is going to be saved of the house. It is
about the only thing that is old. Inside
there is a few things. But as far as
outside goes --

CHAIRMAN BULL: Does that existing
door lead both to the second floor apartment
as well as to the tasting room?

MR. MURRAY: No. It is only going up
to the second floor apartment. That is the
entrance -- I mean there is a way but it is
always going to be closed off.

CHAIRMAN BULL: Got it. I saw that on
the plan.

MEMBER WALOSKI: What is the existing
door? Is it this?

CHAIRMAN BULL: No. It is here.

MEMBER WALOSKI: Okay. Okay. All
right. Thank you. Its fine.

CHAIRMAN BULL: So I was there today.
Just taking a look around because I used to
have a house on the block. I know the
house. I like the house. And I like the
general nature of the project. And I asked
for the Village to supply us with a site
plan. One of the things I noticed in the
site plan and in your application is there
is going to be some areas which you are
planing to have this fencing. And you have
an entrance on the fencing. But there is
also a part where you have down -- what is
the existing driveway you have a shed or --
not a shed, but you have an enclosure which
will hold a dumpster. But I haven't seen --

MR. MURRAY: You haven't seen the
fence around it, have you?

CHAIRMAN BULL: I have. I saw it
today.

MR. MURRAY: No. You haven't seen
what we proposed. I totally forgot to bring
it.

CHAIRMAN BULL: Yeah. So I need to
see what you proposed for that. It is an
odd thing, but in Greenport I find that the
treatment of the not so wonderful areas such
as the hide and store -- it is the kind of
thing you need in order to have a business.

MR. MURRAY: Right.

CHAIRMAN BULL: Is underplayed and
often looks not so great.

MR. MURRAY: Right.

CHAIRMAN BULL: And I noticed that on one side of that -- to the property you have this -- this fencing. But on the opposite side, which is where it is adjacent to -- what is it, 1 South?

MR. MURRAY: Correct. First and South.

CHAIRMAN BULL: First and South. Where it is adjacent to First and South there is a -- it is leaning this way half way down the block. Well, maybe it is this way. I'm not sure. But it is a raggedy old fence.

MR. MURRAY: Are you talking about the metal fence?

CHAIRMAN BULL: No. We will get to the metal fence in just a moment. No I am talking about the one between First and South and that property. Which I notice on your site plan -- which for some reason I don't have in front of me -- it is not clear what it is going to be. What that fence is going to be that is going to separate those
two properties if there is going to be a
fence there at all.

MR. MURRAY: I don't mind saying -- we
put this fence for you to look at what we
were thinking about doing in the front.

CHAIRMAN BULL: Right.

MR. MURRAY: The whole side on First
and South -- I don't want to say they are
going together on doing something for the
dumpster area, but I actually had this wood
fence that I totally forgot to bring for
that fenced in area. That fence that is
dividing it is going to get taken down.

CHAIRMAN BULL: Okay.

MR. MURRAY: Okay?

CHAIRMAN BULL: Yep.

MR. MURRAY: That one gets taken down.

This fence that we have proposed possibly is
going to go on all four sides of this whole
property.

CHAIRMAN BULL: So inside the property
you will have this other fencing which
separates the customer area from the
driveway and from the proposed wooden fence?

MR. MURRAY: Around the dumpster.
CHAIRMAN BULL: That is from your neighbor to the north?

MR. MURRAY: The neighbor to the north --

CHAIRMAN BULL: You know has that driveway there.

MR. MURRAY: Yes. Right.

CHAIRMAN BULL: It looks like the chain link fence is in the wrong place.

MR. MURRAY: That is not this property's fence.

CHAIRMAN BULL: Right.

MR. MURRAY: That is Joe's fence next door.

CHAIRMAN BULL: Joe's fence on that side, right. But it actually -- when I took a photograph of it it actually kind of like looks like it -- it kind of like goes straight into the window, the overhang window.

MR. MURRAY: Can I show you some pictures?

CHAIRMAN BULL: Yes.

MR. MURRAY: This fence here is getting removed.
CHAIRMAN BULL: Yes.

MR. MURRAY: This fence here is not their fence.

CHAIRMAN BULL: Is it First and South's fence or is it going to be your fence?

MR. MURRAY: This is -- this is -- this is going --

CHAIRMAN BULL: This little fence is there now, I think.

MR. MURRAY: Right. That little wood fence. That is dividing these two properties.

CHAIRMAN BULL: Yeah. And it only runs about this far. It is not to the street.

MR. MURRAY: It is not really determined whose fence that is.

CHAIRMAN BULL: Understood.

MR. MURRAY: We are taking this one out, this one out. And we want to propose doing that iron fence in the front.

CHAIRMAN BULL: Yes.

MR. MURRAY: And an entrance here and probably an entrance here.
CHAIRMAN BULL: Yes.

MR. MURRAY: And the driveway is staying -- we are going to do a nice little fence around this area.

CHAIRMAN BULL: Yes.

MR. MURRAY: They are actually talking to First and South.

CHAIRMAN BULL: That sounds like a plan.

MR. MURRAY: I can't propose that. That is what they are talking about.

MEMBER WALOSKI: That would be great.

MR. MURRAY: I can't propose that.

MEMBER WETSELL: So what are you putting in the back?

MR. MURRAY: Back here?

MEMBER BORRELLI: It is stockade I guess right now?

MR. MURRAY: Back here -- we are going to do a ten foot arborvitae buffer.

MEMBER WETSELL: That is a good idea.

MR. MURRAY: This fence is not figured out.

MEMBER WETSELL: If there was ever a place for a buffer that is it. Is this
where Joe's building is?

CHAIRMAN BULL: No. Joe's is here.

MEMBER WETSELL: Okay.

CHAIRMAN BULL: So I guess one of the things I would like to have seen because so much of this application is -- looks very nice.

MEMBER WALOSKI: Yeah. It looks really good.

CHAIRMAN BULL: I particularly want to know how this is going to look. And I think sometimes just looking at even materials doesn't convey how it is going to look over time. This particular issue came up with the approval of the library area, around there. They also had a similar issue of having to enclose some place. That one turned out rather well.

I am concerned about this one. I guess in keeping with the nature of what we are trying to do in the Historic District that it doesn't actually stand out against all of the work that you are going to be doing here. I mean this piece here could become -- I don't know what to call it.
Well, I'll call it an eyesore to the project.

MR. MURRAY: Without a doubt. That has been one of the concerns with this whole site plan process. And the design is how is this going to look. How are you even going to keep people from looking at it?

CHAIRMAN BULL: Yep.

MR. MURRAY: That is part of the idea with the landscaping. Making the driveway look nice. But I do not have something to show you other than the material. It is a moot point. I need to get that picture shown to you. But that is easy.

MEMBER McMAHON: It will be an improvement.

MR. MURRAY: It will be a really nice improvement.

MEMBER WALOSKI: Should we have him come back on that fence or just go ahead with it?

CHAIRMAN BULL: So this is where I defer to my legal counsel on my left. So in a situation like this we can give a certificate of appropriateness for some of
this but because there is this issue of the 
fencing that has not been resolved? Can we 
make it conditional to the approval of the 
fenced dumpster area?

MR. PROKOP: You can make it subject 
to an approval -- right. An approval for 
the fenced dumpster area that gets approved 
by the Board. Excuse me. A plan proposed 
for the fence dumpster area that is approved 
by the Board. It would be subject to that.

CHAIRMAN BULL: Okay.

MR. PROKOP: As long as you are 
accepting everything else.

MEMBER WALOSKI: So that could be a 
separate issue?

MR. PROKOP: Well, you need to have -- 
it could be a separate issue but you need to 
have some -- when it is going to be 
introduced? In other words, I don't think 
you could let the project go without that 
being also -- also addressed.

MEMBER WALOSKI: So we couldn't vote 
to have them move forward with construction 
on the main --

MR. PROKOP: When do you -- excuse me.
Dave, when do you think you will have the fence resolved?

MR. MURRAY: Oh, I can have that resolved for your next meeting.

MEMBER McMAHON: That's fine. Everything else is so well spelled out in regards to the house. I think that they should move forward, the whole project. That is very minimal. And the idea that they are putting in as much as they are into that house they are not going to want to look at an eyesore. And, yes, if Dave is willing to come back and give us just an idea of what that actually means, I think we should approve everything that he has put before us in regards to all of these nice details that are drawn and all spelled out. And that we just listen to what he has to say in regards to that building before it gets -- or that fenced in area.

CHAIRMAN BULL: Okay. Good. So I think that I would propose a conditional approval of all of the work that is here described that you will be doing to the building itself. I guess I forgot to ask if
you are going to be pulling out some of
these trees. Are you going to be pulling
out -- I don't know if that is something
that we even have control over.

MEMBER McMAHON: No.

CHAIRMAN BULL: Okay. The conditional
approval of everything as drawn here. And
the condition is that there is the fenced
dumpster area, somehow this treatment of the
edge between the properties of First and
South and also the treatment of the areas
between Joe's lot 36 to the north and this
property too because as you look down there
it is all very --

MEMBER McMAHON: And whether he has
any control over it whatsoever. Because if
that is on the neighbor's property --

MEMBER WALOSKI: Yeah. The fence
doesn't even belong to -- the fence belongs
to the neighbor.

MEMBER McMAHON: That is exactly what
I'm saying. It can't be a part of our --
anything we say. It would be nice if it
could be resolved and maybe they could do a
joint effort to clean things up.
CHAIRMAN BULL: We need to hear on this condition on what the status of that possibility is. Right now it is an issue. It is not quite resolved. We don't actually have a landscape plan. We don't have an sketches.

MEMBER McMAHON: Well, at some point it would be a fence in front of a fence.

CHAIRMAN BULL: That could be.

MEMBER McMAHON: That is not a good condition to have because debris tends to build up in those situations. But perhaps again, if it is not on his property we can't really speak out.

CHAIRMAN BULL: We will address the issue which is under the control -- which is shown on the --

MEMBER McMAHON: The arborvitae and such.

CHAIRMAN BULL: Right. So that would be the granting of the Certificate of Appropriateness of this project with that. Do I hear a second?

MEMBER McMAHON: I will second it.

MEMBER WALOSKI: I approve.
CHAIRMAN BULL: All in favor?
MEMBER McMAHON: Aye.
MEMBER WETSELL: Aye.
MEMBER WALOSKI: Aye.
MEMBER BORRELLI: Aye.
MR. MURRAY: Thank you very much. I will make sure you are happy with that.
MEMBER McMAHON: I am sure it will be.
CHAIRMAN BULL: Yes.
Moving on to the next item. Motion to accept the minutes of the July 9, 2018 meeting.
MEMBER McMAHON: I will second.
CHAIRMAN BULL: All in favor?
MEMBER McMAHON: Aye.
MEMBER WETSELL: Aye.
MEMBER BORRELLI: Aye.
CHAIRMAN BULL: Next item, motion to approve the minutes of the May 7, 2018, May 18, 2018 and June 4, 2018 meetings.
MEMBER McMAHON: I will make a motion to accept.
MEMBER WALOSKI: I second.
CHAIRMAN BULL: All in favor?
MEMBER McMAHON: Aye.
MEMBER WETSELL: Aye.

MEMBER WALOSKI: Aye.

MEMBER BORRELLI: Aye.

CHAIRMAN BULL: Motion to schedule the next HPC meeting for 5:00 p.m. on September 10th.

MEMBER McMAHON: So far so good.

CHAIRMAN BULL: All in favor?

MEMBER McMAHON: Aye.

MEMBER WETSELL: Aye.

MEMBER WALOSKI: Aye.

MEMBER BORRELLI: Aye.

CHAIRMAN BULL: Item number 6, motion to adjourn.

MEMBER WALOSKI: I make a motion to adjourn.

MEMBER McMAHON: We are all good.

MEMBER BORRELLI: September 10th not -- oh, that is Labor Day.

CHAIRMAN BULL: Okay.

MEMBER WETSELL: I am not going to be here September 10th, but I am sure you will go on without me.

CHAIRMAN BULL: We'll try.

MEMBER WETSELL: Okay.
(Meeting adjourned: 5:29 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 here unto set my hand.

_________________________
Barbara D. Schultz