

1 VILLAGE OF GREENPORT

2 COUNTY OF SUFFOLK : STATE OF NEW YORK

3 -----x

4 HISTORIC PRESERVATION COMMISSION

5 REGULAR SESSION

6 -----x

7 Third Street Fire Station  
8 Greenport, New York

9 March 4th, 2019  
10 5:00 p.m.

11 Before:

12 STEPHEN M. BULL - Chairman

13 DENNIS McMAHON - Member

14 ROSELLE BORRELLI - Member

15 CAROLINE WALOSKI - Member (Absent)

16 SUSAN WETSELL - Member

17

18

19 KRISTINA LINGG - Clerk to the Board

20 JOSEPH PROKOP - Village Attorney

21 PAUL J. PALLAS - Village Administrator

22

23

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25

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1 CHAIRMAN BULL: Good evening. This  
2 is a meeting of the Village of Greenport Historic  
3 Preservation Commission. And today is March 4th,  
4 2019, and the time is 5:00 PM. We're meeting at  
5 the Third Street Fire Station here in Greenport.

6 My name is Stephen Bull, I'm the  
7 Chairperson.

8 On my right is?

9 MEMBER WETSELL: Susan Wetsell.

10 MEMBER MCMAHON: Dennis McMahon.

11 MEMBER BORRELLI: Roselle Borrelli.

12 CHAIRMAN BULL: So there's four of  
13 us out of the five, and so we have a quorum for  
14 tonight.

15 We have several items on the  
16 agenda. Item No. 1 is that of 621 Second Street.

17 A public hearing for the  
18 application of Troy Poteet. The applicant  
19 possesses to demolish a portion of the dwelling on  
20 the property located at 621 Second Street, the  
21 SCTM# is 1001-2-5-15.

22 So there was a -- today, there was  
23 a -- the members went to go out and do a site  
24 visit. So I was there and did a site visit as  
25 well as the -- as another member of my team went

1       there to see the site. And these photographs,  
2       which are attached to the application, give a  
3       pretty good view of what the -- what the site is  
4       like.

5                       The application was here before us  
6       once before. And in their application, we --  
7       because of the nature of this large -- because of  
8       the nature of this demolition, which is a  
9       substantial change to the property itself in the  
10      Historic District, we created this opportunity for  
11      a public hearing to hear others and how they would  
12      respond to the demolition.

13                      The -- on the application, I think  
14      it says -- or it did say, that the hope of the  
15      applicant is to restore that part of the building,  
16      but rebuild, I guess, would be a better way to do  
17      it. So within the guidelines of the Village, it  
18      happens that sometimes pieces of the property are  
19      such that they should be demolished because  
20      they're unsafe, one piece could have been built  
21      onto another and onto another and onto another, as  
22      often happens in buildings in the Historic  
23      District. And if we look at the photographs here,  
24      we can see that's exactly what happened here.

25                      So the applicant, after the --

1 after hearing the public's reaction to the request  
2 for demolition, and with the understanding of --  
3 that they're going to want to present plans for  
4 rebuilding of a structure on the back of that  
5 property, that's the focus of this meeting.

6 So I think we should first open  
7 this to a public hearing. If anyone has anything  
8 to say about this property, please go to the mic,  
9 tell us your name and address and what your  
10 thoughts are about this applicant's request.

11 Well, it's a silent public.

12 (Laughter).

13 MEMBER MCMAHON: Everybody's good  
14 with it.

15 CHAIRMAN BULL: Everybody's is good  
16 with it.

17 So is the applicant here in the  
18 house?

19 MR. POTEET: Yes.

20 CHAIRMAN BULL: Please.

21 MR. POTEET: Hello. I'm Troy  
22 Poteet, 621 Second Street.

23 CHAIRMAN BULL: So tell us what's  
24 going on, Troy.

25 MR. POTEET: I would like to -- the

1 house has been added on, like you described, and  
2 foundations are improper and that sort of thing,  
3 and it's leaking and this, that, and the other.

4 So I'd like to tear off the one  
5 section and go up two stories. And then that  
6 would be where the variance would probably be  
7 needed because I would be close to the property  
8 line. But I'd like to keep the cornice and all  
9 the lines, you know, in sync with everything else  
10 that's already existing. And then in the back,  
11 where the new kitchen would be, shift that off the  
12 property line, per code. That's pretty much it.

13 CHAIRMAN BULL: So your restoration  
14 would be in keeping with the provisions of the  
15 Historic Preservation Commission when they were --

16 MR. POTEET: Absolutely. 100  
17 percent. Absolutely. Windows, doors, everything.

18 CHAIRMAN BULL: So your need is  
19 because the building is in great distress?

20 MR. POTEET: Yes.

21 CHAIRMAN BULL: And is no longer --

22 MR. POTEET: Yes.

23 CHAIRMAN BULL: -- functional.

24 MR. POTEET: The heating system,  
25 they just kept adding on and adding on and adding

1 on. So there's a lot that needs to be repaired  
2 and taken care of. So we would just rather tear  
3 it off and do it right.

4 CHAIRMAN BULL: Okay. Any thoughts  
5 about this?

6 MEMBER BORRELLI: Can I just can  
7 ask a question, Troy?

8 MR. POTEET: Sure.

9 MEMBER BORRELLI: Over here. So if  
10 you look the at the last picture that we have,  
11 which is this one (showing).

12 MR. POTEET: Okay.

13 MEMBER BORRELLI: This part of the  
14 house here would be the original pretty yellow  
15 house --

16 MR. POTEET: That's correct.

17 MEMBER BORRELLI: -- right? So  
18 what you're looking to demolish is this kind of  
19 hut-looking thing and then this little shed?

20 MR. POTEET: Correct.

21 MEMBER BORRELLI: So this building  
22 and then this little building?

23 MR. POTEET: The two-part I want to  
24 keep, and then the back part take off, yes.

25 MEMBER BORRELLI: So everything



1 that's, kind of, like, the pretty yellow house --

2 MR. POTEET: Correct.

3 MEMBER BORRELLI: -- stays?

4 MR. POTEET: Correct. That's  
5 existing, 1861.

6 MEMBER BORRELLI: Yeah.

7 MR. POTEET: So I want to match  
8 everything up, replace windows according to the  
9 Historic Society request.

10 CHAIRMAN BULL: And we're aware,  
11 seeing as you disclosed, you'll need a variance?

12 MR. POTEET: Probably. Because I'm  
13 real close to that property line.

14 CHAIRMAN BULL: And you'll need to  
15 come back to us then with a building permit or  
16 plans that have elevations. Right now, we have  
17 sketches. And at that time, you'll talk more  
18 about the materials of the new construction.

19 MR. POTEET: Okay.

20 CHAIRMAN BULL: Well, I make a  
21 motion to close the public hearing if there's no  
22 more business.

23 MEMBER MCMAHON: I'll second it.

24 CHAIRMAN BULL: All in favor?

25 MEMBER BORRELLI: Aye.

1 MEMBER WETSELL: Aye.

2 CHAIRMAN BULL: So the public  
3 hearing is closed.

4 MR. POTEET: Thank you.

5 CHAIRMAN BULL: Now, the secondary  
6 situation that happens after a public hearing is  
7 for the commission to decide if they would want to  
8 grant the applicant the permission to do the  
9 demolition that they have just described.

10 So I've never done this before,  
11 this part of it. How do we do that?

12 MEMBER MCMAHON: Isn't that --  
13 isn't that the building department?

14 CHAIRMAN BULL: The demolition?

15 MEMBER MCMAHON: Has to offer to  
16 give them -- I think we can agree to allow them to  
17 demolish. Simply looking --

18 CHAIRMAN BULL: Yes.

19 MEMBER MCMAHON: -- at this  
20 photograph, we're very clear the scope of what  
21 needs to be done. And it's up to them to get  
22 through the zoning board. But the fact that we  
23 think that this is certainly nothing that needs to  
24 be saved, that being, that it's not going to be  
25 offensive in any way, and it's going to be keeping

1 in the character when he does proceed. Then I  
2 think we can probably agree that we can, through  
3 the building department, grant this demolition  
4 permit. Nothing -- nothing is being lost here, is  
5 my point.

6 MEMBER WETSELL: Yes. Nothing.

7 MEMBER MCMAHON: So I think we can  
8 agree on that.

9 CHAIRMAN BULL: So our esteemed  
10 attorney, Joe, can you comment on our process?

11 MR. PROKOP: Yes. So tonight's  
12 application is regarding the demolition only.  
13 After the demolition is done, if they'd like,  
14 they'd have to come back for the actual  
15 construction that they want to do. So tonight's  
16 discussion should be weather or not the  
17 certificate of appropriateness should be issued  
18 for the demolition only.

19 CHAIRMAN BULL: Okay. Thank you.

20 So I put forth a proposal that we  
21 grant the applicant the application for  
22 certificate of appropriateness on the demolition  
23 as described in the documents that he has  
24 permitted or has given to us.

25 So I make a motion to that effect.

1 Anyone want to second that?

2 MEMBER WETSELL: I'll second that.

3 MEMBER MCMAHON: I second.

4 CHAIRMAN BULL: All in favor?

5 MEMBER WETSELL: Aye.

6 MEMBER BORRELLI: Aye.

7 CHAIRMAN BULL: This passes. Thank  
8 you very much. Item No. 1 out of the way.

9 Item No. 2: 207 Main Street.

10 Discussion and possible motion on the application  
11 of Fiedler Gallery, LLC, represented by Morgant  
12 Fiedler.

13 The applicant proposes replacing  
14 existing windows for the property located at 207  
15 Main Street. SCTM# 1001-4-10-19.1.

16 This applicant was here before us  
17 about these windows and -- yes. And you were to,  
18 I believe --

19 MEMBER MCMAHON: Yes. We --  
20 Morgant sent me a message and we had talked  
21 briefly, and again with a friend of hers, about  
22 what we actually need. She presented six-over-six  
23 or six-over-ones last time. She agreed to just go  
24 right back with the two-over-twos --

25 CHAIRMAN BULL: Yes.

1 MEMBER MCMAHON: -- that are  
2 present.

3 CHAIRMAN BULL: Yes.

4 MEMBER MCMAHON: -- and she  
5 understands now the separation bar --

6 CHAIRMAN BULL: Yes.

7 MEMBER MCMAHON: -- which is the  
8 true divided light.

9 CHAIRMAN BULL: So the applicant is  
10 not here in the house?

11 MS. FIEDLER: I am. Hello.

12 CHAIRMAN BULL: Hello. Come on in.

13 MS. FIEDLER: Hi. I have the  
14 actual paper.

15 MEMBER MCMAHON: And I've reviewed  
16 that. And if you read the text on that, it  
17 describes the separation bar.

18 CHAIRMAN BULL: Divider with  
19 spacer. That's the separation bar.

20 MEMBER MCMAHON: That's right.

21 CHAIRMAN BULL: Special equal  
22 light, okay. Just taking a look at the  
23 application, there's the windows, there are three  
24 of them. The proposed work is commercial.  
25 Doesn't say there's replacement of the windows,

1 but -- well, a side note to the staff, we should  
2 specify, again, on the application, if it's a  
3 replacement of the windows, even though it's  
4 understood.

5 Yes?

6 MR. PALLAS: If I may, it's on page  
7 two, checked off.

8 CHAIRMAN BULL: It's on there?

9 MS. FIEDLER: I'm pretty sure I  
10 checked the windows.

11 CHAIRMAN BULL: I guess I'm missing  
12 a page two.

13 MEMBER BORRELLI: Yeah, me too.

14 CHAIRMAN BULL: We're missing a  
15 page two.

16 MR. PALLAS: I apologize about  
17 that. There is a page two and it's checked. If I  
18 can pass this down?

19 CHAIRMAN BULL: Yes, please do.  
20 Good. There it is. Okay. So I make a motion  
21 that we grant the applicant a certificate of  
22 appropriateness on the basis of an Anderson window  
23 which has been submitted to us. And I have the  
24 piece of paper here, it has a dealer mark. The  
25 item is a TW-2456-E, which has a size that meets

1 the location. It's a 400-series windows. But in  
2 the description of this window, it talks about a  
3 divided light with spacer. It's very important  
4 within the purview of the Historic Preservation  
5 Commission that the changes that are made -- so  
6 something that sometimes seems as simple as a  
7 window in the Historic District, is in keeping  
8 with the mission that the alterations or  
9 improvements or the maintenance is in line with  
10 the other buildings that are in the neighborhood  
11 and nearby.

12 So in keeping with our code, the --  
13 I would make a motion that we grant the applicant  
14 their certificate of appropriateness.

15 MEMBER MCMAHON: Second.

16 CHAIRMAN BULL: All in favor?

17 MEMBER WETSELL: Aye.

18 MEMBER BORRELLI: Aye.

19 CHAIRMAN BULL: Thank you.

20 MS. FIEDLER: Thank you.

21 CHAIRMAN BULL: Okay. The next  
22 item is Item No. 3:

23 Discussion and possible motion on  
24 the application of HARG LLC, represented by Gary  
25 DeLuca. The applicant proposes the addition of

1 new signage for the storefront at the property  
2 located at 136 Main Street, SCTM# 1001-5-3-7.

3 Is the applicant in the house?

4 (Negative response).

5 What's this?

6 MR. PALLAS: The samples.

7 CHAIRMAN BULL: For this? I don't  
8 see a sign. There's no sign.

9 MR. PROKOP: Here's the  
10 application, the original application. That's all  
11 that was provided.

12 CHAIRMAN BULL: Okay. I have a  
13 two-page spread. I think that's the vinyl  
14 covering of the window. It looks like it's  
15 peeling. See it's a new window, vinyl.

16 MEMBER BORRELLI: So there is no  
17 actual sign, hanging sign outside?

18 CHAIRMAN BULL: No. It's just on  
19 the face of the window.

20 MEMBER BORRELLI: Right.

21 MEMBER MCMAHON: So nothing really  
22 is changing here. Existing store front to be  
23 painted white, there we go. Any the other is to  
24 be painted "cityscape" which would be one of  
25 those. And maybe this is an alternate? So these



1 are your color options here.

2 CHAIRMAN BULL: So the second story  
3 is going to remain the blue, I presume. This is  
4 for the trim, this is for the foundation, it looks  
5 like. And then is there a sample for the vinyl?

6 MEMBER BORRELLI: Cityscape?

7 CHAIRMAN BULL: Yes.

8 MEMBER BORRELLI: Yeah.

9 MEMBER WETSELL: That's this one  
10 here.

11 CHAIRMAN BULL: Exactly. Okay. So  
12 I want to commend the applicant on the  
13 presentation of the documentation. It's nice to  
14 be able to see the adjoining properties on either  
15 side of the location. It helps provide us with  
16 context in this application.

17 Is the applicant in the house?

18 (Negative response).

19 No? Okay. Well, I make a motion  
20 that we approve this.

21 MEMBER MCMAHON: I would second it.  
22 It's pretty straightforward.

23 CHAIRMAN BULL: All in favor?

24 MEMBER BORRELLI: Aye.

25 MEMBER WETSELL: Aye.

1 MEMBER MCMAHON: Aye.

2 CHAIRMAN BULL: All right. Moving  
3 on to the next one.

4 Item No. 4: 178 Sterling Street.  
5 Discussion and possible motion of the application  
6 of Lisa Gillooly and Tony Spiridakis. I hope I  
7 pronounced that correctly. They are represented  
8 by Frank Ullendahl. The applicant proposes a  
9 second-story addition for the accessory structure  
10 of the property located at 178 Sterling Street,  
11 SCTM# 1001-2-3-15.

12 MR. PROKOP: It's my understanding  
13 that this project needs a number of variances. So  
14 my recommendation would be that you -- you could  
15 ask questions, but that you don't vote on it,  
16 pending the determination by the ZBA.

17 CHAIRMAN BULL: Okay. Thank you  
18 for that.

19 Is the applicant here in the house?

20 (Negative response).

21 Well, we can discuss this a little  
22 bit. And a couple of things are immediately  
23 coming to mind. One, is that the garage -- this  
24 particular structure is on the street, you know,  
25 it's facing the street. It's not behind a house.

1 It's actually visible -- quite visible from the  
2 street itself. So it will become the, you know,  
3 the first thing that people see, kind of, like,  
4 the featured entrance to the whole -- to the whole  
5 property.

6 MEMBER MCMAHON: Is that the south  
7 elevation?

8 CHAIRMAN BULL: I believe it is the  
9 south elevation, yes. And I don't see the use of  
10 historic Yankee gutters that I like so much in  
11 this town.

12 MEMBER MCMAHON: Well, the  
13 roof-line doesn't call for it. It's a different  
14 style.

15 CHAIRMAN BULL: Well, what's going  
16 on with the building behind it?

17 So I commend our attorney for --  
18 and the -- for his suggestion that we postpone the  
19 granting of a certificate of appropriateness until  
20 other things are worked out. I would like the  
21 building department to request, of the applicant,  
22 a photograph of the building behind so we have  
23 some idea of the context of the property. And  
24 also to supply a photograph of buildings on either  
25 side so we can see how this fits into the

1 neighborhood.

2                   Again, I refer to the code here,  
3 the approval criteria, this is Code 76-6. And  
4 this has to be contributed to the character of the  
5 Historic District. And in this case, the  
6 applicant has some, I think, some energy going on  
7 there. But I'd like to -- in doing this, it's  
8 within the context of the other buildings on  
9 either side.

10                   MEMBER WETSELL: And the house  
11 itself.

12                   CHAIRMAN BULL: And the house  
13 itself. So in this particular case, most  
14 importantly, the house itself. It shouldn't -- so  
15 once the -- so I make a motion that we don't vote,  
16 or we don't grant an application at this moment,  
17 but wait until it's gone through -- until we have  
18 more information based on the variance, et cetera.

19                   MEMBER BORRELLI: I might just add  
20 that I do know the property. And I do know the  
21 house sits closer to the water, so it faces  
22 Sterling where the boats are. This garage, given  
23 the fact that Frank Ullendahl actually made it and  
24 designed it, I think it's a huge improvement of  
25 what's actually sitting there right now. But

1 that, of course, is all being said without the  
2 owners here to speak their mind or say anything.  
3 Of course, that's not taking into account anything  
4 the building department says. But I do think  
5 that, given the way it looks right now, it's much  
6 more in keeping with the Historic District with  
7 the nice little antique doors they got going on,  
8 the columns, and it looks a hell of a lot nicer  
9 than what they got going on right now.

10 CHAIRMAN BULL: Yeah. I think  
11 that's an interesting observation. We've seen  
12 very good work from this architect in the past.

13 MEMBER BORRELLI: Right.

14 CHAIRMAN BULL: But I don't think  
15 we can make a judgment just because it looks  
16 better than what was there before.

17 MEMBER BORRELLI: Well, it is more  
18 historic looking, if you look, than what's there  
19 now.

20 CHAIRMAN BULL: Well, yeah, that's  
21 true.

22 MEMBER MCMAHON: The lines are very  
23 traditional, and the garage doors themselves  
24 are very --

25 MEMBER WETSELL: But what we can't

1 see is the scale of the house and the scale of the  
2 garage.

3 MEMBER MCMAHON: Yeah. That's  
4 fine. I understand what you're saying. We're not  
5 voting on this anyway --

6 CHAIRMAN BULL: Yeah.

7 MEMBER MCMAHON: -- until it goes  
8 through the proper channels.

9 CHAIRMAN BULL: So I say we close  
10 the discussion and make a motion to --

11 MEMBER BORRELLI: Table it?

12 CHAIRMAN BULL: -- table it for  
13 now.

14 All in favor?

15 MEMBER BORRELLI: Second.

16 MEMBER MCMAHON: Aye.

17 MEMBER WETSELL: Aye.

18 CHAIRMAN BULL: Okay. Let's go to  
19 the next page. Next we have Item No. 5:

20 This is 8 Broad Street. Discussion  
21 and possible motion on the application of Howard  
22 Jackson and Mary Mulcahy. The applicants propose  
23 the construction of a fence for the property  
24 located at 8 Broad Street, SCTM# 1001-2-5-42.

25 And I believe we have the applicant

1 at the microphone.

2 MS. MULCAHY: Yes. I'm Mary

3 Mulcahy.

4 CHAIRMAN BULL: What address?

5 MS. MULCAHY: 8 Broad Street.

6 CHAIRMAN BULL: Thank you.

7 MEMBER MCMAHON: Was this

8 previously Nate Claussen's (phonetic) house?

9 MS. MULCAHY: No. That's the next

10 block down.

11 MEMBER MCMAHON: Okay.

12 MS. MULCAHY: This is the Corey

13 House. It's right on the corner of Broad and

14 Main.

15 MEMBER MCMAHON: It's on the

16 corner?

17 MS. MULCAHY: Yeah, it's right on

18 the corner.

19 MEMBER MCMAHON: Okay. Thanks.

20 MEMBER BORRELLI: So it's across

21 from Corwin's (phonetic) house --

22 MS. MULCAHY: Yes.

23 MEMBER BORRELLI: -- with the

24 mermaid?

25 MS. MULCAHY: It's across from that

1 house.

2 MEMBER BORRELLI: It's across the  
3 street?

4 MS. MULCAHY: Yes.

5 CHAIRMAN BULL: So I'm not exactly  
6 sure what's happening here. Is this an indication  
7 that the fence is partially built?

8 MS. MULCAHY: No. They're just the  
9 posts that were put up. We put in a patio, and so  
10 we had done a channel for the posts to get them  
11 in. So there's no fencing there at all, it's just  
12 the posts.

13 CHAIRMAN BULL: I see. Was -- when  
14 you put in the patio, was that an application that  
15 was made to the Historic Preservation Commission?

16 MS. MULCAHY: No. We were told we  
17 didn't need to make one.

18 CHAIRMAN BULL: And may I ask the  
19 building department why that would not be an  
20 issue?

21 MR. PALLAS: I'm not familiar with  
22 the project, Mr. Chairman. I would have to  
23 research it and get back to you on that.

24 MEMBER BORRELLI: I'm not certain,  
25 but I believe patios don't need any kind of --



1 MEMBER MCMAHON: I don't believe so  
2 either.

3 MS. MULCAHY: Yeah. That's what we  
4 were told.

5 MEMBER BORRELLI: Patios don't  
6 require it.

7 CHAIRMAN BULL: So, Joe, can you  
8 give us a little insight on that?

9 MR. PROKOP: When did you apply?  
10 Excuse me, when did you install the patio?

11 MS. MULCAHY: It was  
12 September/October, I believe.

13 MR. PROKOP: Of '18?

14 MS. MULCAHY: Yeah.

15 MR. PROKOP: What's the  
16 construction of that patio? What's it made of?

17 MS. MULCAHY: It's brick.

18 MR. PROKOP: Is there any part of  
19 the patio that's more than four inches off the  
20 ground?

21 MS. MULCAHY: No.

22 MR. PROKOP: So I mean, I didn't  
23 see the plans, but it may not need a building  
24 permit.

25 CHAIRMAN BULL: Okay.

1                   MEMBER MCMAHON: Generally, they  
2                   don't. Generally, people put in patios to get  
3                   around the tax aspect of it and the building  
4                   permit.

5                   MR. PROKOP: But it really has to  
6                   be reviewed by -- you shouldn't go by my -- this  
7                   is just handed over to me.

8                   CHAIRMAN BULL: Understood.

9                   MR. PROKOP: As I said, the plans  
10                  really have to be reviewed. My opinion on this  
11                  really is just really as a comment for the Board,  
12                  that it's possible the plan -- the determination  
13                  is really up to the building -- the code  
14                  enforcement official is Greg Morris. And only he  
15                  can really determine whether or not it needs a  
16                  building permit.

17                  MS. MULCAHY: Well, I believe we  
18                  were told, were we not, Cligio?

19                  MR. LOPEZ: We were told to check  
20                  with you guys for this.

21                  MS. MULCAHY: For the fence.

22                  CHAIRMAN BULL: So I think things  
23                  are probably okay, a little bit here in this  
24                  situation. But there's no site plan.

25                  MEMBER MCMAHON: Is this -- these

1 posts, is that the only posts that are getting  
2 fenced?

3 MS. MULCAHY: Yeah.

4 MEMBER MCMAHON: These two  
5 sections?

6 MS. MULCAHY: Mm-hm, yeah.

7 MEMBER MCMAHON: I mean these three  
8 posts?

9 MS. MULCAHY: Yeah. That's all.

10 CHAIRMAN BULL: There's 15 feet?

11 MS. MULCAHY: It's just to make it  
12 private from the street.

13 MEMBER MCMAHON: Gotcha. Okay.

14 It's just a little shelter. Okay. I don't think  
15 there's an issue here. Unless you have a problem  
16 with the style of the fence, which seems to be --  
17 I mean, that's a wood fence.

18 MS. MULCAHY: Yes. It's all  
19 natural wood.

20 MEMBER MCMAHON: You understand  
21 that?

22 CHAIRMAN BULL: Yes, I understand  
23 that. Yeah, yeah, yeah, yeah. I understand that.

24 MEMBER MCMAHON: It's sort of a  
25 privacy/ventilation thing.

1 CHAIRMAN BULL: I like that.

2 MEMBER MCMAHON: And there's

3 nothing really close that I could see.

4 MR. LOPEZ: This is the actual

5 material that we're using.

6 CHAIRMAN BULL: Oh, bring it up.

7 Thank you. We love material. That puts a smile

8 on our face.

9 Okay. So this material, is this

10 the top rail? The cap rail?

11 MR. LOPEZ: No. As you can see on

12 the picture -- do you have a picture?

13 CHAIRMAN BULL: Show me.

14 MR. LOPEZ: This one here, is this

15 one.

16 CHAIRMAN BULL: The slats will

17 be -- because that looks thinner.

18 MR. LOPEZ: No, this is the actual

19 fence here.

20 CHAIRMAN BULL: Understood.

21 MR. LOPEZ: This is the actual

22 fence right here.

23 CHAIRMAN BULL: Oh, I see. You're

24 making it from scratch.

25 MR. LOPEZ: Yeah, it has to be.

1 MS. MULCAHY: Because it's so  
2 small.

3 MR. LOPEZ: I don't know that you  
4 guys can see it --

5 CHAIRMAN BULL: I see.

6 MR. LOPEZ: -- but it has to be  
7 different size.

8 CHAIRMAN BULL: Okay. Thank you.

9 MR. PROKOP: So the building  
10 inspector said that he doesn't recall reviewing  
11 this application and that he would have to see the  
12 plans to determine whether or not you need a  
13 permit.

14 CHAIRMAN BULL: Okay.

15 MR. PROKOP: The brick work might  
16 be okay, but he would have to see what else was  
17 involved.

18 MS. MULCAHY: Nothing else was  
19 involved.

20 MR. PROKOP: Okay.

21 CHAIRMAN BULL: Okay. So what is  
22 the people's feelings on this?

23 MEMBER WETSELL: Well, it's a  
24 little hard to tell.

25 MEMBER MCMAHON: I think it's a

1 little privacy, two-piece fence. I think it  
2 should just --

3 MEMBER BORRELLI: I think the  
4 material is worthy and beautiful.

5 MEMBER MCMAHON: It's appropriate.

6 MEMBER BORRELLI: And I see no issue  
7 with it.

8 MEMBER MCMAHON: Yeah. That's it.

9 CHAIRMAN BULL: It's just a little  
10 privacy fence.

11 MEMBER MCMAHON: That's it.

12 MS. MULCAHY: Very little bit of  
13 fencing.

14 MEMBER MCMAHON: It's got a cap on  
15 it as well, as I can see.

16 MS. MULCAHY: Yes.

17 CHAIRMAN BULL: So as a point of  
18 reference onto future applicants, we'd like to see  
19 a sketch, a site sketch, so that we don't need to  
20 have this extra discussion about, you know, what  
21 is it and what happened before this. It's missing  
22 a little bit of history.

23 MS. MULCAHY: Well, before was just  
24 bushes.

25 CHAIRMAN BULL: Yes.

1 MEMBER MCMAHON: What happened to  
2 the bushes?

3 MS. MULCAHY: Beat up grass and  
4 bushes, which I didn't want to take the bushes out  
5 but, you know, we had to make room for the patio.

6 MEMBER MCMAHON: It's just an  
7 overhead view of the relationship between the  
8 house, the fence, and perhaps the --

9 MEMBER BORRELLI: The street.

10 MEMBER MCMAHON: -- border of the  
11 driveway.

12 MS. MULCAHY: It's not near the  
13 street.

14 MEMBER MCMAHON: Yeah. We get it.

15 MS. MULCAHY: Yeah. It's just a  
16 backyard -- literally, it's contained by the --

17 CHAIRMAN BULL: Understood. Also,  
18 for future applicants, would be like from the  
19 street. Especially since you've provided handy  
20 posts so we can see that more clearly. So that  
21 sort of thing really helps us a lot.

22 MS. MULCAHY: Okay.

23 CHAIRMAN BULL: And so I make a  
24 motion that we approve this application for  
25 certificate of appropriateness based on the

1 materials that -- materials submitted by the  
2 applicant as well as based on the photographs that  
3 we have here showing its implementation. And the  
4 fence is only, approximately, 15 feet in length.

5 MEMBER WETSELL: I second.

6 CHAIRMAN BULL: All in favor?

7 MEMBER BORRELLI: Aye.

8 MEMBER MCMAHON: Aye.

9 CHAIRMAN BULL: Aye.

10 Thank you very much.

11 MS. MULCAHY: Thank you very much.

12 Have a good evening.

13 CHAIRMAN BULL: So we're moving on  
14 to the next item. This is Item No. 6:

15 412-414 Carpenter Street. It's the  
16 discussion and possible motion of the application  
17 of Megan Strecker -- I hope I said that correctly,  
18 forgive me if I didn't -- and Cameron Dowe,  
19 represented by Hideaki Ariizumi, architect.

20 The applicant proposes to construct  
21 an addition to the property located at 412-414  
22 Carpenter Street. The application was approved by  
23 the Zoning Board of Appeals on February 19th,  
24 2019, SCTM# 1001-5-1-8.

25 This applicant, I believe, has been



1 before this Board before with this property.

2 Let's take a look.

3 MEMBER MCMAHON: Hideaki is here.

4 So do we want to go through this?

5 CHAIRMAN BULL: Yeah, as soon as  
6 we're familiar with this. This is a window that  
7 has no rectangles on it. Storm watch?

8 MEMBER MCMAHON: We talked briefly  
9 and just -- that there was some concern about  
10 something that's not on the street scape and is  
11 just viewed strictly from the backyard.

12 CHAIRMAN BULL: Right.

13 MEMBER MCMAHON: And I said that  
14 that's something we generally don't push for, but  
15 we do consider the neighbors and whatever is --

16 CHAIRMAN BULL: Right. Okay.  
17 Would the applicant please approach the podium and  
18 tell us more about your project and where we are  
19 today? And congratulations on your Zoning Board  
20 approval.

21 MR. ARIIZUMI: Thank you. Hideaki  
22 Ariizumi. I'm an architect. And -- well, because  
23 of this continuation of meeting between ZBA, so I  
24 kind of forgot where we are. In fact, I needed to  
25 provide a little more information, I just

1 remembered, now, in sitting here. And we -- last  
2 time we discussed about, for example, the  
3 ornament -- the ornamental something (indicating).

4 CHAIRMAN BULL: Yes, we did.

5 MR. ARIIZUMI: And the soffit. And  
6 I was going to spend a little time to add those  
7 things to the drawings, but I forgot completely  
8 today. And I apologize. And if you need it, I  
9 can make a note or a letter, whatever is needed to  
10 do it, that's not a problem. And also, maybe -- I  
11 was just looking at the drawings and I completely  
12 forgot the little window, added window, in the  
13 front -- at the top of -- two windows. That will  
14 be -- that is -- I kind of forgot because it's  
15 existing and it's -- it's just remaining. Window  
16 will be needed to be replaced because of --

17 MEMBER MCMAHON: So it's a  
18 replacement window?

19 CHAIRMAN BULL: A replacement --

20 MEMBER MCMAHON: That's indicated  
21 on your drawings.

22 MR. ARIIZUMU: That -- the top one  
23 is.

24 MEMBER MCMAHON: It shows.

25 CHAIRMAN BULL: It's already

1 showing in the elevation?

2 MEMBER BORRELLI: No. He forgot to  
3 put it. That's what he's saying, he forgot to  
4 draw that in?

5 MR. ARIIZUMI: Yes.

6 MEMBER BORRELLI: You're talking  
7 about that little teeny one in the front?

8 MR. ARIIZUMI: Yeah.

9 CHAIRMAN BULL: Okay. The arched  
10 window. Okay.

11 I had a question about the -- this  
12 rectangular window that has no grill. Where does  
13 that --

14 MR. ARIIZUMI: The rectangular  
15 window?

16 CHAIRMAN BULL: That has no grill.  
17 Do you know where that one goes? Because I can't  
18 quite see it in the elevation you provided.

19 MR. ARIIZUMI: I think the -- you  
20 mean -- the circular one is the one we're using  
21 and others are just the same page.

22 CHAIRMAN BULL: So this one here,  
23 on this page here? Where -- can you show me where  
24 it is on this elevation? Where is that window  
25 working?

1 MS. STRECKER: So what I think we  
2 were doing is we were --

3 MR. PALLAS: Excuse me, we just  
4 have to make sure the transcriptionist can hear  
5 you, please.

6 MS. STRCKER: -- that probably --

7 CHAIRMAN BULL: Just go to the  
8 microphone -- that's okay -- and tell us a little  
9 bit about that.

10 MS. STRECKER: We're proposing  
11 actually to put all of the windows that are in --  
12 that were being replaced with two-over-twos.  
13 Except for maybe the larger square windows that  
14 are new, which are in the kitchens. And we would  
15 probably not put lights in those.

16 CHAIRMAN BULL: So that would be  
17 these horizontal windows that I see in the east  
18 elevation?

19 MS. STRECKER: The square ones,  
20 yes.

21 CHAIRMAN BULL: They look  
22 rectangular to me, but then --

23 MS. STRECKER: There's two on the  
24 upper floor and then I believe there's two on the  
25 lower floor.

1 MEMBER MCMAHON: I don't have that.

2 CHAIRMAN BULL: So maybe you could  
3 approach. Maybe you could come back over here.  
4 We'll use this microphone, we'll share the  
5 microphone.

6 MEMBER BORRELLI: They actually are  
7 here on this.

8 MS. STRECKER: They are there. The  
9 grills --

10 CHAIRMAN BULL: Where?

11 MS. STRECKER: They are shown. The  
12 grills -- we can put grills on them if you think  
13 that's aesthetically better. These -- we were  
14 attempting to do two-over-two lights instead of  
15 just a split window, so it looks more in keeping  
16 with the historic aspect of the house.

17 CHAIRMAN BULL: I like that.

18 MS. STRECKER: We also -- here, we  
19 don't have included, are the original corbels,  
20 which we're keeping. And they're in pretty good  
21 condition. We may have to replace some of them.

22 MEMBER BORRELLI: And the windows?

23 MS. STRECKER: And the window  
24 there.

25 MEMBER MCMAHON: Good. A lot of

1 stuff can't be computer generated easily so they  
2 just have to be --

3 CHAIRMAN BULL: You know, you have  
4 a little markers, paint brushes, you know, what is  
5 this?

6 MR. ARIIZUMI: And on -- this is --  
7 the side of the lighting here is complete. This  
8 side.

9 CHAIRMAN BULL: So it's facing --

10 MR. ARRIZUMI: The rear.

11 CHAIRMAN BULL: The rear. Okay.  
12 So the windows that we see in the east elevation,  
13 proposed east elevation, which are three,  
14 actually, vertical windows, but one of them -- two  
15 of them are a sliding door, right?

16 MR. ARIIZUMI: Yes.

17 MS. STRECKER: Yes.

18 CHAIRMAN BULL: Facing the back of  
19 the property. So I need everyone's help because I  
20 think we should give conditional approval here  
21 because there are things that are not seen, like  
22 the corbels.

23 MEMBER MCMAHON: Yes. Well, simply  
24 to have them mentioned. The existing details,  
25 such as corbels in the above window of this

1 elevation --

2 CHAIRMAN BULL: Yeah.

3 MEMBER MCMAHON: -- are to remain.

4 CHAIRMAN BULL: So we're going  
5 to -- this is part of a motion that we're making  
6 that the amendments to the drawings that we do not  
7 see, is -- but this is the conditional approval of  
8 this application on the condition that these are  
9 met.

10 So that means that we can prevent a  
11 certificate of occupancy of being granted if these  
12 items not included; is that correct?

13 MR. PALLAS: That is correct, yes.

14 CHAIRMAN BULL: Okay. So that's  
15 the nature of a conditional approval, for anyone  
16 who needs to know, and you should know. So that  
17 is, is that we want the corbels, and we want -- if  
18 you are going to do any windows that they have --  
19 that they have the true light if you're going to  
20 do them, that all windows facing the street must  
21 be, at the very minimum, two over -- or  
22 one-over-one or two-over-two.

23 MEMBER MCMAHON: Your intention was  
24 two-over-two?

25 MS. STRECKER: Two-over-two, I

1 think that's better.

2 CHAIRMAN BULL: Okay. So then it  
3 is two-over-two.

4 MEMBER BORRELLI: We're keeping the  
5 little rounded window in the roof-line there  
6 that's reflected?

7 MS. STRECKER: Yes. That's  
8 actually incorporated into the design, our design,  
9 so it's important.

10 CHAIRMAN BULL: So from the  
11 elevation that we see, we see that, on what  
12 appears to be an attic space on the third floor  
13 has a --

14 MEMBER BORRELLI: Rounded.

15 CHAIRMAN BULL: -- a rounded top  
16 rectangular window. So conditionally, that has to  
17 be put back into place.

18 Was there something else that I've  
19 missed?

20 MEMBER MCMAHON: Just the sliders  
21 in the back which are to remain in slider form and  
22 they're drawn as and represented as three  
23 full-view panes of glass.

24 CHAIRMAN BULL: On that elevation,  
25 which is the east elevation to the rear of the



1 building.

2 MEMBER MCMAHON: Mm-hm.

3 CHAIRMAN BULL: I think we have  
4 looked at the materials of the siding, and we have  
5 look the at the materials of the roof. We have  
6 looked at the -- what else have we looked at?

7 MEMBER MCMAHON: Oh, the deck. The  
8 azek deck.

9 CHAIRMAN BULL: The azek deck.  
10 Okay. So with those conditions that's stated, I  
11 make a motion that we approve this application for  
12 the certificate of appropriateness. It is  
13 meaning, this work, this additional motion, works  
14 within the approval of the criteria. The  
15 architect is trying to maintain the space and the  
16 appearance of the building on all sides, and  
17 respecting the need of the Historic Preservation  
18 Commission to have buildings in Greenport that  
19 are -- that can be maintained, that can be  
20 updated, and yet, are within the character of the  
21 Village it itself. And that's in our code 76-6.

22 Any other amendments to that?

23 MEMBER MCMAHON: No, I think you  
24 covered the conditions.

25 MEMBER BORRELLI: I'll second the

1 motion.

2 CHAIRMAN BULL: Okay. All in  
3 favor?

4 MEMBER BORRELLI: Aye.

5 MEMBER WETSELL: Aye.

6 MEMBER MCMAHON: Aye.

7 CHAIRMAN BULL: Thank you.

8 MR. ARIIZUMI: Do I need to submit  
9 written changes?

10 CHAIRMAN BULL: Excuse me?

11 MR. ARIIZUMI: Do I need to submit  
12 written changes?

13 CHAIRMAN BULL: It would be good to  
14 submit -- to resolve the conditional application,  
15 it would be good to submit photographs of the  
16 items that we discussed so that it could be put  
17 into the folder of that particular property. And  
18 then, at that time, I think we could, you know,  
19 when that part is finished, you just come back and  
20 we would give you final approval. I think you've  
21 met those needs.

22 MR. ARIIZUMI: Thank you.

23 CHAIRMAN BULL: So we're going to  
24 go on to the next item on the agenda. I'm going  
25 to turn this thing off for a moment.

1                   So the next item on the agenda is  
2    Item No. 7, which is the continued discussion and  
3    possible motion of the Board to begin development  
4    of appropriate policies for specific Historic  
5    Preservation Commission criteria on such commonly  
6    considered items such as windows, doors, and  
7    fences in the Historic District.

8                   As a follow-up to our last meeting,  
9    I've had conversations with Sarah Kautz. You may  
10   remember Sarah Kautz, she's working with the --  
11   well, it's formerly known as SPLIA is now known as  
12   the Long Island Preservation. And she very kindly  
13   pointed me to some links from, in this case, the  
14   Village of Roslyn Historic District who has  
15   guidelines for wood windows and doors in their  
16   Historic District. And it turned out that, in a  
17   subsequent conversation, we could even get a grant  
18   to produce a similar document as the one I have in  
19   front of you now, which gives a lot more, kind of,  
20   like, history, and preservation technique, and a  
21   whole lot of resources in the end.

22                   In our case, it seems to miss an  
23    actual appendix which would be an actual list of  
24    the kind of windows that we do generally approve.  
25    The windows that might be double pane with true

1 light divides. So I just commend this to your  
2 reading and review and we'll continue this  
3 discussion. But that the Village of Greenport  
4 might provide applicants to the Board with  
5 something similar to this. This is -- and I'll be  
6 communicating more by e-mail, because they -- this  
7 is a series, actually, of guidelines that's been  
8 proposed for the Village of Roslyn. So we might  
9 have -- be able to come up with a less ambitious  
10 but very clear guide to people who are doing that.

11 MEMBER BORRELLI: That's a good  
12 idea.

13 CHAIRMAN BULL: The Village of  
14 Greenport, in its duties of being in the Historic  
15 District, has this need to prevent -- to present  
16 to the applicants very clear goals for them to  
17 make it easier. I think, as we have experienced  
18 tonight, to make an application that's easy for us  
19 to understand and approve.

20 So that's my progress report on  
21 that item.

22 MEMBER WETSELL: That sounds very  
23 good.

24 CHAIRMAN BULL: So I make a motion  
25 to continue this investigation and get you more

1 involved.

2 All in favor?

3 MEMBER BORRELLI: Aye.

4 MEMBER MCMAHON: Aye.

5 CHAIRMAN BULL: Okay. Next item on  
6 the agenda is No. 8, which is discussion and  
7 possible motion of the Board to pursue forties to  
8 expand the Village of Greenport Historic District.

9 So I've made -- I've had a number  
10 of conversations since we last met. And there's a  
11 chance for the Village of Greenport to get a grant  
12 to get a survey done on the Village. And this  
13 actual work is to the credit of Joe Prokop who  
14 brought to our attention at the last meeting that  
15 we need a survey before we can really start to  
16 think about the implications of adding to the  
17 Historic District or understanding what the  
18 problem is -- or what the issues are so that we  
19 could clearly present the options to the trustees,  
20 that, in the end, are the ones that would have to  
21 make modification to the local law that would  
22 allow us to expand the district which also  
23 involves the State.

24 To that end, you'll see that I  
25 reached out to a company that's called

1 Preservation Studios. And the -- Tom Yots, you'll  
2 see in this Preservation Studios handout, has sent  
3 us a kind of a prospect of how they would like to  
4 get involved in creating such a grant for us. And  
5 I will include Paul Pallas and the mayor in this  
6 going forward because of the tight deadline  
7 because the grant will need to come -- ultimately,  
8 be signed by them.

9           These people are writing this grant  
10 on the speculation that if the grant is received  
11 that they would have the opportunity to do the  
12 survey themselves. So we have this Thomas Yots.  
13 I spoke to Derrick King, who's in charge of  
14 operations there. And I also spoke to Karen  
15 Kennedy. Now, Karen Kennedy is a woman who lives  
16 on Long Island, and she's recently joined up with  
17 this organization, Preservation Studios, whose  
18 work is to do surveys as well as also provide  
19 additional services. So when a village, such as  
20 Greenport, wants to expand its CLG district, it  
21 also requires, sometimes, a modification of the  
22 laws. So they can provide us some counsel on that  
23 to which we can also get another grant.

24           One of the things that, in my  
25 connection with Dan Macaney (phonetic), who is

1 with Shippo (phonetic) and he's with public  
2 outreach, and he's also the grant administrator,  
3 says it's about time we should also look a little  
4 bit at our CLG code as-is that it was written in  
5 1988. It was 1988 I believe and as such it would  
6 need to be, perhaps, looked at again to kind of  
7 bring it for current review.

8           So this outlines the nature of the  
9 work that would be performed, and I would like the  
10 other members of the Historic Preservation  
11 Commission to agree to let me continue through the  
12 process of actually getting the grant written,  
13 delivered, you know, first to the mayor and to the  
14 trustees for their approval, through the approval  
15 process. One of the issues -- and one of the  
16 grants that we're looking for is that they require  
17 a 20 percent cash contribution which is different  
18 than the kind of contribution -- so we may be  
19 going after two grants in order to get that taken  
20 care of. And we'll need to finesse the cash  
21 contribution when we understand it better.

22           So I make a motion that we pursue  
23 this Item No. 8 to get a survey.

24           MEMBER WETSELL: Second.

25           MEMBER MCMAHON: Second.

1 CHAIRMAN BULL: All in favor?

2 MEMBER BORRELLI: Aye.

3 MEMBER MCMAHON: Aye.

4 CHAIRMAN BULL: Item No. 9.

5 MR. PROKOP: Can I just ask a  
6 question? I'm sorry.

7 CHAIRMAN BULL: Oh, please. Yes.

8 MR. PROKOP: In order to get the  
9 grant, are you able to request that the trustees  
10 apply? Or do you want to apply on your own?

11 CHAIRMAN BULL: Oh, well, what  
12 happens -- what's happened before on this, Joe, is  
13 that two years ago we made a similar grant request  
14 for a survey, and -- to which the trustees needed  
15 and the mayor needed to approve. And under  
16 similar constraint of this suddenly coming on the  
17 radar as an opportunity, we got that permission  
18 and -- with the -- at that time, with the  
19 cooperation of the Village to put forth time,  
20 which is required anyway, so that the time becomes  
21 a credit in the grant application process, we're  
22 able to meet some of the grant requirements for  
23 that.

24 MR. PROKOP: Okay.

25 MR. PALLAS: Mr. Chairman, I have a



1 question. When is this due?

2 CHAIRMAN BULL: It's due to me  
3 March 25th.

4 MR. PALLAS: There's a meeting --  
5 the next meeting available, I believe, is the  
6 21st, for the Board. It would be a work session.

7 CHAIRMAN BULL: Yes.

8 MR. PALLAS: You would have to  
9 request them to vote at a work session and ratify  
10 the regular meeting.

11 CHAIRMAN BULL: Yes. So that  
12 sounds good. So we will have to get that approved  
13 at the work session itself.

14 All in favor? We already did that.  
15 Okay. Moving on.

16 Item No. 9: Motion to accept the  
17 minutes of the February 14th, 2019, meeting.

18 MEMBER BORRELLI: I'll make a  
19 motion to accept the minutes of the February 14th,  
20 meeting.

21 CHAIRMAN BULL: Okay.

22 MEMBER MCMAHON: Second.

23 CHAIRMAN BULL: All in favor?

24 MEMBER WETSELL: Aye.

25 CHAIRMAN BULL: Item No 10: Motion

1 to approve the January 14th, 2019, meeting?

2 MEMBER BORRELLI: I'll make a  
3 motion to approve the minutes of the January 14th,  
4 2019, meeting.

5 MEMBER WETSELL: Second.

6 CHAIRMAN BULL: All in favor?

7 MEMBER MCMAHON: Aye.

8 CHAIRMAN BULL: Motion to schedule  
9 the next HPC meeting for 5:00 PM on April the 1st,  
10 2019, at the Third Street Fire Station where we  
11 are now sitting.

12 MEMBER WETSELL: Motion is made on  
13 this. Anyone want to second?

14 MEMBER MCMAHON: I'll second.

15 CHAIRMAN BULL: Okay. All in  
16 favor?

17 MEMBER BORRELLI: Aye.

18 MEMBER WETSELL: Aye.

19 CHAIRMAN BULL: I'll make a motion,  
20 which is Item No. 12, to adjourn.

21 All in favor?

22 MEMBER BORRELLI: Aye.

23 MEMBER MCMAHON: Aye.

24 MEMBER WETSELL: Aye.

25 (Time noted: 6:05 PM).

