VILLAGE OF GREENPORT
COUNTY OF SUFFOLK : STATE OF NEW YORK

HISTORIC PRESERVATION COMMISSION
REGULAR SESSION

Third Street Fire Station
Greenport, New York

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

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

KRISTINA LINGG - Clerk to the Board
JOSEPH PROKOP - Village Attorney
PAUL J. PALLAS - Village Administrator
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CHAIRMAN BULL: Good evening. This is a meeting of the Village of Greenport Historic Preservation Commission. And today is March 4th, 2019, and the time is 5:00 PM. We're meeting at the Third Street Fire Station here in Greenport. My name is Stephen Bull, I'm the Chairperson.

On my right is?

MEMBER WETSELL: Susan Wetsell.
MEMBER MCMAHON: Dennis McMahon.
MEMBER BORRELLI: Roselle Borrelli.

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

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

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

So there was a -- today, there was a -- the members went to go out and do a site visit. So I was there and did a site visit as well as the -- as another member of my team went
there to see the site. And these photographs, which are attached to the application, give a pretty good view of what the -- what the site is like.

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

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

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

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

Well, it's a silent public.

(Laughter).

MEMBER MCMAHON: Everybody's good
with it.

CHAIRMAN BULL: Everybody's is good
with it.

So is the applicant here in the
house?

MR. POTEET: Yes.

CHAIRMAN BULL: Please.

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

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

MR. POTEET: I would like to -- the
house has been added on, like you described, and
foundations are improper and that sort of thing,
and it's leaking and this, that, and the other.

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

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

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

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

MR. POTEET: Yes.

CHAIRMAN BULL: And is no longer --

MR. POTEET: Yes.

CHAIRMAN BULL: -- functional.

MR. POTEET: The heating system,

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

CHAIRMAN BULL: Okay. Any thoughts
about this?

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

MR. POTEET: Sure.

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

MR. POTEET: Okay.

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

MR. POTEET: That's correct.

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

MR. POTEET: Correct.

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

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

MEMBER BORRELLI: So everything
that's, kind of, like, the pretty yellow house --

MR. POTEET: Correct.

MEMBER BORRELLI: -- stays?

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

MEMBER BORRELLI: Yeah.

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

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

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

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

MR. POTEET: Okay.

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

MEMBER MCMAHON: I'll second it.

CHAIRMAN BULL: All in favor?

MEMBER BORRELLI: Aye.
MEMBER WETSELL: Aye.

CHAIRMAN BULL: So the public hearing is closed.

MR. POTEET: Thank you.

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

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

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

CHAIRMAN BULL: The demolition?

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

CHAIRMAN BULL: Yes.

MEMBER MCMAHON: -- at this photograph, we're very clear the scope of what needs to be done. And it's up to them to get through the zoning board. But the fact that we think that this is certainly nothing that needs to be saved, that being, that it's not going to be offensive in any way, and it's going to be keeping
in the character when he does proceed. Then I
think we can probably agree that we can, through
the building department, grant this demolition
permit. Nothing -- nothing is being lost here, is
my point.

MEMBER WETSELL: Yes. Nothing.
MEMBER MCMAHON: So I think we can
agree on that.

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

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

CHAIRMAN BULL: Okay. Thank you.
So I put forth a proposal that we
grant the applicant the application for
certificate of appropriateness on the demolition
as described in the documents that he has
permitted or has given to us.

So I make a motion to that effect.
Anyone want to second that?

MEMBER WETSELL: I'll second that.

MEMBER MCMAHON: I second.

CHAIRMAN BULL: All in favor?

MEMBER WETSELL: Aye.

MEMBER BORRELLI: Aye.

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

Item No. 2: 207 Main Street.

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

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

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

MEMBER MCMAHON: Yes. We --

Morgant sent me a message and we had talked briefly, and again with a friend of hers, about what we actually need. She presented six-over-six or six-over-ones last time. She agreed to just go right back with the two-over-twos --

CHAIRMAN BULL: Yes.
MEMBER MCMAHON: -- that are present.

CHAIRMAN BULL: Yes.

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

CHAIRMAN BULL: Yes.

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

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

MS. FIEDLER: I am. Hello.

CHAIRMAN BULL: Hello. Come on in.

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

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

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

MEMBER MCMAHON: That's right.

CHAIRMAN BULL: Special equal light, okay. Just taking a look at the application, there's the windows, there are three of them. The proposed work is commercial.

Doesn't say there's replacement of the windows,
but -- well, a side note to the staff, we should specify, again, on the application, if it's a replacement of the windows, even though it's understood.

Yes?

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

CHAIRMAN BULL: It's on there?

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

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

MEMBER BORRELLI: Yeah, me too.

CHAIRMAN BULL: We're missing a page two.

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

CHAIRMAN BULL: Yes, please do.

Good. There it is. Okay. So I make a motion that we grant the applicant a certificate of appropriateness on the basis of an Anderson window which has been submitted to us. And I have the piece of paper here, it has a dealer mark. The item is a TW-2456-E, which has a size that meets
the location. It's a 400-series windows. But in
the description of this window, it talks about a
divided light with spacer. It's very important
within the purview of the Historic Preservation
Commission that the changes that are made -- so
something that sometimes seems as simple as a
window in the Historic District, is in keeping
with the mission that the alterations or
improvements or the maintenance is in line with
the other buildings that are in the neighborhood
and nearby.

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

MEMBER MCMAHON: Second.
CHAIRMAN BULL: All in favor?
MEMBER WETSELL: Aye.
MEMBER BORRELLI: Aye.
CHAIRMAN BULL: Thank you.
MS. FIEDLER: Thank you.
CHAIRMAN BULL: Okay. The next
item is Item No. 3:
Discussion and possible motion on
the application of HARG LLC, represented by Gary
DeLuca. The applicant proposes the addition of
new signage for the storefront at the property located at 136 Main Street, SCTM# 1001-5-3-7.

Is the applicant in the house?

(Negative response).

What's this?

MR. PALLAS: The samples.

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

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

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

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

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

MEMBER BORRELLI: Right.

MEMBER MCMAHON: So nothing really is changing here. Existing storefront to be painted white, there we go. Any the other is to be painted "cityscape" which would be one of those. And maybe this is an alternate? So these
are your color options here.

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

MEMBER BORRELLI: Cityscape?

CHAIRMAN BULL: Yes.

MEMBER BORRELLI: Yeah.

MEMBER WETSELL: That's this one here.

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

Is the applicant in the house?

(Negative response).

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

MEMBER MCMAHON: I would second it.

It's pretty straightforward.

CHAIRMAN BULL: All in favor?

MEMBER BORRELLI: Aye.

MEMBER WETSELL: Aye.
MEMBER MCMAHON: Aye.

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

Item No. 4: 178 Sterling Street.

Discussion and possible motion of the application of Lisa Gillooly and Tony Spiridakis. I hope I pronounced that correctly. They are represented by Frank Ullendahl. The applicant proposes a second-story addition for the accessory structure of the property located at 178 Sterling Street, SCTM# 1001-2-3-15.

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

CHAIRMAN BULL: Okay. Thank you for that.

Is the applicant here in the house?

(Negative response).

Well, we can discuss this a little bit. And a couple of things are immediately coming to mind. One, is that the garage -- this particular structure is on the street, you know, it's facing the street. It's not behind a house.
It's actually visible -- quite visible from the street itself. So it will become the, you know, the first thing that people see, kind of, like, the featured entrance to the whole -- to the whole property.

MEMBER MCMAHON: Is that the south elevation?

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

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

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

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

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

MEMBER WETSELL: And the house itself.

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

MEMBER BORRELLI: I might just add that I do know the property. And I do know the house sits closer to the water, so it faces Sterling where the boats are. This garage, given the fact that Frank Ullendahl actually made it and designed it, I think it's a huge improvement of what's actually sitting there right now. But
that, of course, is all being said without the owners here to speak their mind or say anything. Of course, that's not taking into account anything the building department says. But I do think that, given the way it looks right now, it's much more in keeping with the Historic District with the nice little antique doors they got going on, the columns, and it looks a hell of a lot nicer than what they got going on right now.

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

MEMBER BORRELLI: Right.

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

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

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

MEMBER McMAHON: The lines are very traditional, and the garage doors themselves are very --

MEMBER WETSELL: But what we can't
see is the scale of the house and the scale of the garage.

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

CHAIRMAN BULL: Yeah.

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

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

MEMBER BORRELLI: Table it?

CHAIRMAN BULL: -- table it for now.

All in favor?

MEMBER BORRELLI: Second.

MEMBER MCMAHON: Aye.

MEMBER WETSELL: Aye.

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

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

And I believe we have the applicant
at the microphone.

MS. MULCAHY: Yes. I'm Mary Mulcahy.

CHAIRMAN BULL: What address?

MS. MULCAHY: 8 Broad Street.

CHAIRMAN BULL: Thank you.

MEMBER MCMAHON: Was this previously Nate Claussen's (phonetic) house?

MS. MULCAHY: No. That's the next block down.

MEMBER MCMAHON: Okay.

MS. MULCAHY: This is the Corey House. It's right on the corner of Broad and Main.

MEMBER MCMAHON: It's on the corner?

MS. MULCAHY: Yeah, it's right on the corner.

MEMBER MCMAHON: Okay. Thanks.

MEMBER BORRELLI: So it's across from Corwin's (phonetic) house --

MS. MULCAHY: Yes.

MEMBER BORRELLI: -- with the mermaid?

MS. MULCAHY: It's across from that
MEMBER BORRELLI: It's across the street?

MS. MULCAHY: Yes.

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

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

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

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

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

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

MEMBER BORRELLI: I'm not certain, but I believe patios don't need any kind of --
MEMBER MCMAHON: I don't believe so either.

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

MEMBER BORRELLI: Patios don't require it.

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

MR. PROKOP: When did you apply?

Excuse me, when did you install the patio?

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

MR. PROKOP: Of '18?

MS. MULCAHY: Yeah.

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

MS. MULCAHY: It's brick.

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

MS. MULCAHY: No.

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

CHAIRMAN BULL: Okay.
MEMBER MCMAHON: Generally, they don't. Generally, people put in patios to get around the tax aspect of it and the building permit.

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

CHAIRMAN BULL: Understood.

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

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

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

MS. MULCAHY: For the fence.

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

MEMBER MCMAHON: Is this -- these
posts, is that the only posts that are getting fenced?

MS. MULCAHY: Yeah.

MEMBER MCMAHON: These two sections?

MS. MULCAHY: Mm-hm, yeah.

MEMBER MCMAHON: I mean these three posts?

MS. MULCAHY: Yeah. That's all.

CHAIRMAN BULL: There's 15 feet?

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

MEMBER MCMAHON: Gotcha. Okay.

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

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

MEMBER MCMAHON: You understand that?

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

MEMBER MCMAHON: It's sort of a privacy/ventilation thing.
CHAIRMAN BULL: I like that.

MEMBER MCMAHON: And there's nothing really close that I could see.

MR. LOPEZ: This is the actual material that we're using.

CHAIRMAN BULL: Oh, bring it up.

Thank you. We love material. That puts a smile on our face.

Okay. So this material, is this the top rail? The cap rail?

MR. LOPEZ: No. As you can see on the picture -- do you have a picture?

CHAIRMAN BULL: Show me.

MR. LOPEZ: This one here, is this one.

CHAIRMAN BULL: The slats will be -- because that looks thinner.

MR. LOPEZ: No, this is the actual fence here.

CHAIRMAN BULL: Understood.

MR. LOPEZ: This is the actual fence right here.

CHAIRMAN BULL: Oh, I see. You're making it from scratch.

MR. LOPEZ: Yeah, it has to be.
MS. MULCAHY: Because it's so small.

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

CHAIRMAN BULL: I see.

Mr. Lopez: -- but it has to be different size.

CHAIRMAN BULL: Okay. Thank you.

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

CHAIRMAN BULL: Okay.

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

MS. MULCAHY: Nothing else was involved.

MR. PROKOP: Okay.

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

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

MEMBER MCMAHON: I think it's a
little privacy, two-piece fence. I think it
should just --
MEMBER BORRELLI: I think the
material is worthy and beautiful.
MEMBER MCMAHON: It's appropriate.
MEMBER BORRELLI: And I see no issue
with it.
MEMBER MCMAHON: Yeah. That's it.
CHAIRMAN BULL: It's just a little
privacy fence.
MEMBER MCMAHON: That's it.
MS. MULCAHY: Very little bit of
fencing.
MEMBER MCMAHON: It's got a cap on
it as well, as I can see.
MS. MULCAHY: Yes.
CHAIRMAN BULL: So as a point of
reference onto future applicants, we'd like to see
a sketch, a site sketch, so that we don't need to
have this extra discussion about, you know, what
is it and what happened before this. It's missing
a little bit of history.
MS. MULCAHY: Well, before was just
bushes.
CHAIRMAN BULL: Yes.
MEMBER MCMAHON: What happened to the bushes?

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

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

MEMBER BORRELLI: The street.

MEMBER MCMAHON: -- border of the driveway.

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

MEMBER MCMAHON: Yeah. We get it.

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

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

MS. MULCAHY: Okay.

CHAIRMAN BULL: And so I make a motion that we approve this application for certificate of appropriateness based on the
materials that -- materials submitted by the applicant as well as based on the photographs that we have here showing its implementation. And the fence is only, approximately, 15 feet in length.

MEMBER WETSELL: I second.
CHAIRMAN BULL: All in favor?
MEMBER BORRELLI: Aye.
MEMBER MCMAHON: Aye.
CHAIRMAN BULL: Aye.

Thank you very much.

MS. MULCAHY: Thank you very much.

Have a good evening.

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

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

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

This applicant, I believe, has been
before this Board before with this property.
Let's take a look.
 MEMBER MCMAHON: Hideaki is here.
 So do we want to go through this?
 CHAIRMAN BULL: Yeah, as soon as
 we're familiar with this. This is a window that
 has no rectangles on it. Storm watch?
 MEMBER MCMAHON: We talked briefly
 and just -- that there was some concern about
 something that's not on the street scape and is
 just viewed strictly from the backyard.
 CHAIRMAN BULL: Right.
 MEMBER MCMAHON: And I said that
 that's something we generally don't push for, but
 we do consider the neighbors and whatever is --
 CHAIRMAN BULL: Right. Okay.
 Would the applicant please approach the podium and
tell us more about your project and where we are
today? And congratulations on your Zoning Board
approval.
 MR. ARIIZUMI: Thank you. Hideaki
Ariizumi. I'm an architect. And -- well, because
of this continuation of meeting between ZBA, so I
kind of forgot where we are. In fact, I needed to
provide a little more information, I just
remembered, now, in sitting here. And we -- last
time we discussed about, for example, the
ornament -- the ornamental something (indicating).

CHAIRMAN BULL: Yes, we did.

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

MEMBER MCMAHON: So it's a
replacement window?

CHAIRMAN BULL: A replacement --

MEMBER MCMAHON: That's indicated
on your drawings.

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

MEMBER MCMAHON: It shows.

CHAIRMAN BULL: It's already
showing in the elevation?

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

MR. ARIIZUMI: Yes.

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

MR. ARIIZUMI: Yeah.

CHAIRMAN BULL: Okay. The arched window. Okay.

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

MR. ARIIZUMI: The rectangular window?

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

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

CHAIRMAN BULL: So this one here, on this page here? Where -- can you show me where it is on this elevation? Where is that window working?
MS. STRECKER: So what I think we were doing is we were --

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

MS. STRECKER: -- that probably --

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

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

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

MS. STRECKER: The square ones, yes.

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

MS. STRECKER: There's two on the upper floor and then I believe there's two on the lower floor.
MEMBER MCMAHON: I don't have that.

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

MEMBER BORRELLI: They actually are here on this.

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

CHAIRMAN BULL: Where?

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

CHAIRMAN BULL: I like that.

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

MEMBER BORRELLI: And the windows?

MS. STRECKER: And the window there.

MEMBER MCMAHON: Good. A lot of
stuff can't be computer generated easily so they
just have to be --

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

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

CHAIRMAN BULL: So it's facing --

MR. ARRIZUMI: The rear.

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

MR. ARIIZUMI: Yes.

MS. STRECKER: Yes.

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

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

CHAIRMAN BULL: Yeah.

MEMBER MCMAHON: -- are to remain.

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

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

MR. PALLAS: That is correct, yes.

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

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

MS. STRECKER: Two-over-two, I
think that's better.

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

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

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

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

MEMBER BORRELLI: Rounded.

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

Was there something else that I've missed?

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

CHAIRMAN BULL: On that elevation, which is the east elevation to the rear of the
building.

MEMBER MCMAHON: Mm-hm.

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

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

CHAIRMAN BULL: The azek deck.

Okay. So with those conditions that's stated, I make a motion that we approve this application for the certificate of appropriateness. It is meaning, this work, this additional motion, works within the approval of the criteria. The architect is trying to maintain the space and the appearance of the building on all sides, and respecting the need of the Historic Preservation Commission to have buildings in Greenport that are -- that can be maintained, that can be updated, and yet, are within the character of the Village it itself. And that's in our code 76-6.

Any other amendments to that?

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

MEMBER BORRELLI: I'll second the
motion.

CHAIRMAN BULL: Okay. All in favor?

MEMBER BORRELLI: Aye.
MEMBER WETSELL: Aye.
MEMBER MCMAHON: Aye.
CHAIRMAN BULL: Thank you.
MR. ARIIZUMI: Do I need to submit written changes?

CHAIRMAN BULL: Excuse me?
MR. ARIIZUMI: Do I need to submit written changes?
CHAIRMAN BULL: It would be good to submit -- to resolve the conditional application, it would be good to submit photographs of the items that we discussed so that it could be put into the folder of that particular property. And then, at that time, I think we could, you know, when that part is finished, you just come back and we would give you final approval. I think you've met those needs.

MR. ARIIZUMI: Thank you.

CHAIRMAN BULL: So we're going to go on to the next item on the agenda. I'm going to turn this thing off for a moment.
So the next item on the agenda is Item No. 7, which is the continued discussion and possible motion of the Board to begin development of appropriate policies for specific Historic Preservation Commission criteria on such commonly considered items such as windows, doors, and fences in the Historic District.

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

In our case, it seems to miss an actual appendix which would be an actual list of the kind of windows that we do generally approve. The windows that might be double pane with true
light divides. So I just commend this to your reading and review and we'll continue this discussion. But that the Village of Greenport might provide applicants to the Board with something similar to this. This is -- and I'll be communicating more by e-mail, because they -- this is a series, actually, of guidelines that's been proposed for the Village of Roslyn. So we might have -- be able to come up with a less ambitious but very clear guide to people who are doing that.

MEMBER BORRELLI: That's a good idea.

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

So that's my progress report on that item.

MEMBER WETSELL: That sounds very good.

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

All in favor?

MEMBER BORRELLI: Aye.

MEMBER MCMAHON: Aye.

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

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

To that end, you'll see that I reached out to a company that's called
Preservation Studios. And the -- Tom Yots, you'll see in this Preservation Studios handout, has sent us a kind of a prospect of how they would like to get involved in creating such a grant for us. And I will include Paul Pallas and the mayor in this going forward because of the tight deadline because the grant will need to come -- ultimately, be signed by them.

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

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

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

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

MEMBER WETSELL: Second.

MEMBER MCMAHON: Second.
CHAIRMAN BULL: All in favor?

MEMBER BORRELLI: Aye.

MEMBER MCMAHON: Aye.

CHAIRMAN BULL: Item No. 9.

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

CHAIRMAN BULL: Oh, please. Yes.

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

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

MR. PROKOP: Okay.

MR. PALLAS: Mr. Chairman, I have a
question. When is this due?

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

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

CHAIRMAN BULL: Yes.

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

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

All in favor? We already did that.

Okay. Moving on.

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

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

CHAIRMAN BULL: Okay.

MEMBER MCMAHON: Second.

CHAIRMAN BULL: All in favor?

MEMBER WETSELL: Aye.

CHAIRMAN BULL: Item No 10: Motion
to approve the January 14th, 2019, meeting?

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

MEMBER WETSELL: Second.

CHAIRMAN BULL: All in favor?

MEMBER MCMAHON: Aye.

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

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

MEMBER MCMAHON: I'll second.

CHAIRMAN BULL: Okay. All in favor?

MEMBER BORRELLI: Aye.

MEMBER WETSELL: Aye.

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

All in favor?

MEMBER BORRELLI: Aye.

MEMBER MCMAHON: Aye.

MEMBER WETSELL: Aye.

(Time noted: 6:05 PM).
CERTIFICATION

STATE OF NEW YORK )
) SS:
COUNTY OF SUFFOLK )

I, SARA GALANTE, a Notary Public in and for the State of New York, do hereby certify:

THAT the within transcript is a true record of the proceedings taken on March 4th, 2019.

I further certify that I am not related either by blood or marriage, to any of the parties in this action; and

THAT I am in no way interested in the outcome of this matter.

______________________________
SARA GALANTE