

1 VILLAGE OF GREENPORT

2 COUNTY OF SUFFOLK : STATE OF NEW YORK

3 -----x

4 HISTORICAL PRESERVATION COMMISSION

5 REGULAR SESSION

6 -----x

7 Old Schoolhouse  
8 Greenport, New York

9 April 1st, 2019  
10 5:00 p.m.

11 Before:

12 STEPHEN M. BULL - Chairman

13 DENNIS McMAHON - Member

14 ROSELLE BORRELLI - Member (Absent)

15 CAROLINE WALOSKI - Member (Absent)

16 SUSAN WETSELL - Member

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19 KRISTINA LINGG - Clerk to the Board

20 JOSEPH PROKOP - Village Attorney (Absent)

21 PAUL J. PALLAS - Village Administrator

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1 CHAIRMAN BULL: Hello. Welcome,  
2 ladies and gentlemen. This is the April 1st, no  
3 fooling, 2019, meeting at 5:00 PM, at the Village  
4 of Greenport of the Historic Preservation  
5 Commission.

6 I am Stephen Bull, I am the Chair.  
7 And on my right, I present --

8 MEMBER WETSELL: Susan Wetsell.

9 CHAIRMAN BULL: And on my left?

10 MEMBER MCMAHON: Dennis McMahon.

11 CHAIRMAN BULL: We have a quorum.

12 So we are going to proceed with the items on the  
13 agenda.

14 The first item on the agenda, Item  
15 Number 1, is 633 First Street. Discussion and  
16 possible motion on the application of Marissa  
17 Harney, represented by John Barrett. The  
18 applicant proposes the construction of a fence for  
19 the property located at 633 First Street, as well  
20 as the replacement of two windows. This is  
21 SCTM# 1001-2-6-36.

22 Is the applicant in the house?

23 MR. BARRETT: Yes, sir.

24 CHAIRMAN BULL: Please, go the  
25 podium and inform us of where we are on this,

1 please.

2 MR. BARRETT: So my name is John  
3 Barrett. We're proposing to build -- the first  
4 proposal is to build a garden fence about 20 feet  
5 back from the front.

6 The second proposal is just to  
7 replace two old windows in the front that are --  
8 that just need to be replaced.

9 CHAIRMAN BULL: They look like  
10 they're first story windows?

11 MR. BARRETT: They are the two  
12 first floor -- the two large first-story windows,  
13 correct.

14 CHAIRMAN BULL: I see.

15 Okay. So with regard to the  
16 windows, what are you -- oh, here we are. We're  
17 talking about Marvin windows. And these are pine,  
18 two over two? And they match what's there?

19 MR. BARRETT: Correct.

20 CHAIRMAN BULL: That makes it a bit  
21 easier.

22 MR. BARRETT: We hope so.

23 CHAIRMAN BULL: So what about the  
24 trim around the windows on the exterior side? Is  
25 that all going to be preserved?

1 MR. POLISTENA: That's not being  
2 touched, inside or outside.

3 MR. BARRETT: It's a replacement.

4 CHAIRMAN BULL: Good.

5 MR. MCMAHON: It fits within the  
6 existing exterior and interior grates.

7 CHAIRMAN BULL: Very nice, okay.

8 Okay. So I don't know. What can I say? It  
9 sounds wonderful.

10 What do you think?

11 MEMBER WETSELL: Looks fine to me.

12 CHAIRMAN BULL: Okay. Now, let's  
13 talk about the wrought iron fence.

14 MR. BARRETT: We're talking about  
15 the garden fence.

16 CHAIRMAN BULL: Is that the fence  
17 in the front we're talking about?

18 MR. BARRETT: We've already been  
19 approved the wrought iron fence that was put in  
20 last year.

21 CHAIRMAN BULL: Oh, so we're  
22 just --

23 MR. BARRETT: So now we're just  
24 talking about a little garden fence, a little  
25 privacy fence.

1 MR. POLISTENA: I brought in a  
2 survey that should show where it's located.

3 CHAIRMAN BULL: Got it. Okay.  
4 Thank you.

5 Do we have an idea of the materials  
6 on it? The garden fence?

7 MR. POLISTENA: It's a sketch that  
8 Marissa made.

9 MR. BARRETT: He wants to know the  
10 materials, so it will be a wood fence.

11 MR. POLISTENA: Lattice with posts,  
12 you know, typical garden fence. You know, lattice  
13 with four-by-four posts every five feet and maybe  
14 an archway with a gate to go to the backyard.

15 MEMBER WETSELL: What kind of  
16 lattice is it?

17 MR. POLISTENA: Well, hopefully  
18 some kind of cedar.

19 MEMBER WETSELL: Cedar, okay. Is  
20 it square or diagonal?

21 MR. POLISTENA: Square. I think  
22 she picked square.

23 MR. BARRETT: Just a vertical  
24 garden fence.

25 CHAIRMAN BULL: Okay. And it

1 begins where on this?

2 MR. POLISTENA: Can I approach you?

3 CHAIRMAN BULL: Please, absolutely,  
4 yeah.

5 MR. POLISTENA: This isn't what I  
6 submitted. So here and here, (indicating).

7 CHAIRMAN BULL: Oh.

8 MR. POLISTENA: So this is where  
9 the wrought iron would be. And this would be from  
10 here to here, there's a gate here, and then there  
11 would be a gate right here that has an archway.  
12 And it's all lattice.

13 CHAIRMAN BULL: I see. Did you  
14 submit pictures and stuff?

15 MR. POLISTENA: Yes.

16 CHAIRMAN BULL: And we don't have  
17 them here?

18 MR. PALLAS: We don't have it here.

19 MR. BARRETT: I think it's visible  
20 from the street.

21 MR. POLISTENA: It's behind the  
22 house. I know I submitted them with this -- with  
23 the other specs on the windows.

24 CHAIRMAN BULL: Yeah, okay.

25 MR. MCMAHON: Well, okay, but we

1 know it's going to be a lattice, it's going to be  
2 wood.

3 MR. BARRETT: Correct.

4 MR. MCMAHON: And it's going to be  
5 vertical squares.

6 MR. BARRETT: That's what they  
7 would be.

8 MR. POLISTENA: Yeah.

9 They would be vertical squares.

10 CHAIRMAN BULL: Oh, they will be  
11 vertical squares?

12 MR. POLISTENA: Yeah.

13 CHAIRMAN BULL: The lattice meaning  
14 the area between the vertical squares you can  
15 actually see through it.

16 How tall is that fence?

17 MR. BARRETT: I think she wanted  
18 five feet, right?

19 MR. POLISTENA: Yeah.

20 MR. BARRETT: It will be five feet.

21 CHAIRMAN BULL: Okay. And then  
22 will there be a little piece of wood across the  
23 top? Like a cap rail?

24 MR. POLISTENA: Absolutely.

25 MEMBER MCMAHON: It will be -- will

1 it be -- excuse me -- will it be captured in four  
2 by eight or five by --

3 MR. POLISTENA: Four by four and a  
4 cap.

5 MEMBER MCMAHON: Cap rail, bottom  
6 rail.

7 MR. POLISTENA: Just cute and I  
8 assume painted -- white?

9 MR. BARRETT: White.

10 MR. POLISTENA: I can't believe we  
11 don't have a picture. I may have one in my truck  
12 if you want me to check.

13 CHAIRMAN BULL: Yeah, it makes it  
14 easier for us. Thanks.

15 MR. PALLAS: Mr. Chairman, if I  
16 may? May I ask the applicant a question?

17 CHAIRMAN BULL: Oh, please.

18 MR. PALLAS: I know he was showing  
19 where the fence was going, is it in the rear of  
20 the property?

21 MR. MCMAHON: It would be, if you  
22 look at the front door, go to the left, look left  
23 of the front door, the house curves around.

24 CHAIRMAN BULL: We can draw it here  
25 and you can share this. So as I understand it, it

1 goes all the way across to here, and then there's  
2 a door like this, and then there's going to be  
3 kind of an arch at the top.

4 MR. MCMAHON: So from that corner  
5 to that corner?

6 MR. PALLAS: So the height is going  
7 to be five feet?

8 MR. BARRETT: Yes.

9 CHAIRMAN BULL: Building department  
10 question is going to be checked now.

11 MEMBER MCMAHON: That's the center  
12 of the property, correct?

13 CHAIRMAN BULL: Well, that's back  
14 so far. I think it's going to be fine, but we'll  
15 look it up.

16 MEMBER MCMAHON: Sure. I mean,  
17 it's three-quarters of the way back.

18 CHAIRMAN BULL: Well, no. It looks  
19 like it's only one-third back.

20 MR. POLISTENA: Just bear with me a  
21 moment. I'll see if I have it.

22 CHAIRMAN BULL: Oh, that's right.  
23 Yeah, so --

24 MEMBER MCMAHON: It's here, right?

25 CHAIRMAN BULL: No, it's here.

1 MEMBER MCMAHON: Oh, it's up front?

2 CHAIRMAN BULL: It's up front.

3 MEMBER MCMAHON: Oh, I see.

4 CHAIRMAN BULL: It's between the --

5 MEMBER MCMAHON: Gotcha. So we can  
6 verify the --

7 MR. POLISTENA: This is what she  
8 drew. This is the rendition of what she drew.  
9 This would be the wrought iron. So wrought iron  
10 in the front.

11 CHAIRMAN BULL: So that's the  
12 driveway and -- uh-huh, okay.

13 MEMBER MCMAHON: That's all we  
14 needed.

15 MR. POLISTENA: I also have this,  
16 it would be here from the -- just inside the  
17 corner of the building to the post.

18 CHAIRMAN BULL: Do you have a  
19 sketch -- is this a copy we can keep?

20 MR. POLISTENA: Yes.

21 CHAIRMAN BULL: Okay, good. So  
22 we'll give this to the building department file.

23 MEMBER WETSELL: It looks like --  
24 oh, that's the back of it.

25 CHAIRMAN BULL: This is a rail that

1 goes all the way across the middle, sort of looks  
2 line in the shadow?

3 MR. POLISTENA: I don't foresee it  
4 that way. In this rendition, I believe it's just  
5 the lattice.

6 CHAIRMAN BULL: The lattice. This  
7 little piece here, I was wondering what that was.

8 MR. POLISTENA: That's going to go  
9 across.

10 CHAIRMAN BULL: Right.

11 MR. POLISTENA: So what he's  
12 saying --

13 MEMBER WETSELL: It's the center  
14 rail.

15 MR. POLISTENA: This is the  
16 lattice. It's not made in, like, the wrought  
17 iron.

18 CHAIRMAN BULL: No. It's going to  
19 be like this.

20 MR. POLISTENA: Yes. I was just  
21 checking what you're --

22 MEMBER WETSELL: It looked like it  
23 was a center rail across, but it's not going to be  
24 like that?

25 MR. BARRETT: No, I think that was

1 just to show that there was a railing above.

2 CHAIRMAN BULL: Okay. Well, we  
3 have a -- Kristina is checking the book.

4 MS. LINGG: I believe -- I would  
5 have to double check it, but I believe that up to  
6 30 feet back from the front property line, it has  
7 to be three feet in height or less. So I'm not  
8 sure that the five feet would be permissible. So  
9 let me try and look.

10 CHAIRMAN BULL: Okay.

11 MEMBER WETSELL: You could still  
12 have the arbor there.

13 CHAIRMAN BULL: And stylistically,  
14 it would look like the same.

15 MR. BARRETT: But what do you have  
16 for the building now?

17 MR. POLISTENA: I'm sorry?

18 MR. BARRETT: What do you have now?  
19 From the street to the building?

20 MR. POLISTENA: There's nothing  
21 there now.

22 CHAIRMAN BULL: Right. Exactly.

23 MR. BARRETT: But you just  
24 mentioned 30 feet?

25 MS. LINGG: Back from the front

1 property line; that's code.

2 CHAIRMAN BULL: It might be a  
3 little too close to the front property line. So  
4 the issue here is that, unfortunately, the  
5 building department doesn't -- hasn't received the  
6 paperwork on the fence. The issue is, is that it  
7 may be required that the fence is at a different  
8 height than the intended five feet, if it's that  
9 close to the front property line of the property.  
10 So it's not to say you can't have a fence, you  
11 know, it's just to say that the fence might have  
12 to be lower than what you had expected, which I  
13 think you expected five feet.

14 MR. BARRETT: We would like five  
15 feet.

16 CHAIRMAN BULL: I know.

17 MR. BARRETT: Three feet is really  
18 not considered a fence, that would be a stoop.  
19 Three feet --

20 CHAIRMAN BULL: A hurdle.

21 MR. BARRETT: Yeah, right. That  
22 would be a hurdle. The dog would jump over a  
23 three-foot fence.

24 CHAIRMAN BULL: Okay. So it's the  
25 dog thing?

1 MR. BARRETT: Well, it's  
2 combination of privacy for the backyard, you know,  
3 if you're going to add privacy for the backyard,  
4 you might as well add privacy for the dog too and  
5 keep him inside.

6 MEMBER MCMAHON: I'm seeing a  
7 dimension line, and I can't read it. Am I looking  
8 at 24-7?

9 MR. POLISTENA: For the property?

10 MEMBER MCMAHON: What is that? I  
11 am wearing glasses.

12 MR. POLISTENA: All right. I have  
13 my glasses. Yes, 24-7.

14 MEMBER MCMAHON: See this is out of  
15 our jurisdiction. We can say, yes, we approve  
16 your style fence, we approve everything about it.  
17 We like the archway, the whole bit. But it's out  
18 of our ballpark to say that it can be five feet.

19 CHAIRMAN BULL: So there is an  
20 interesting detail on this. You notice that this  
21 is four feet five inches? Can I show you  
22 something here?

23 MEMBER MCMAHON: Is there a window  
24 here?

25 CHAIRMAN BULL: There is, but it

1 would be pretty tight to that window.

2 MR. POLISTENA: Yeah, that window  
3 is a little --

4 CHAIRMAN BULL: So if you went back  
5 30 feet and took it from here.

6 MEMBER MCMAHON: Is that -- that's  
7 not going to be 30 foot. That's 27.

8 CHAIRMAN BULL: 27 plus three is  
9 30.

10 MEMBER MCMAHON: No, you're seeing  
11 another dimension line.

12 CHAIRMAN BULL: Well, no, I'm  
13 making a dimension line here.

14 MEMBER WETSELL: That makes it 29,  
15 right?

16 CHAIRMAN BULL: Well, it's 24,  
17 isn't it? I don't know what that number is.

18 MEMBER WETSELL: 24-point  
19 something.

20 MEMBER MCMAHON: That's not going  
21 to happen then.

22 MR. POLISTENA: Have we confirmed  
23 that?

24 MS. LINGG: I'm fairly certain it's  
25 up to 30 feet.

1                   MEMBER MCMAHON: Can we approve  
2 what we need to approve --

3                   CHAIRMAN BULL: Yes.

4                   MEMBER MCMAHON: -- based on this  
5 and they can go to the building department?

6                   CHAIRMAN BULL: Yes, okay.

7                   So I make a motion that we, one,  
8 approve the windows as described in your  
9 application.

10                  And two, we approve the look --

11                  MEMBER MCMAHON: And the materials.

12                  CHAIRMAN BULL: -- and the  
13 materials of the fence that you are proposing, but  
14 we are sending you to the building department  
15 for -- to work out the details of the height that  
16 would be required.

17                  MEMBER MCMAHON: Okay.

18                  CHAIRMAN BULL: And we welcome your  
19 return if you have another idea or option.

20                  Anyone want to second it?

21                  MEMBER MCMAHON: I'll second it.

22                  CHAIRMAN BULL: All in favor?

23                  MEMBER WETSELL: Aye.

24                  MEMBER MCMAHON: Aye.

25                  CHAIRMAN BULL: Thank you for your

1 time.

2 MR. BARRETT: Thank you.

3 MR. POLISTENA: Will you be  
4 addressing windows in general in the village  
5 today? Or is that part of this?

6 CHAIRMAN BULL: Yes, that's what we  
7 do. We address windows, we address --

8 MEMBER MCMAHON: We can't do it at  
9 this particular meeting.

10 MR. POLISTENA: I mean, do you have  
11 a standard where, in other words, people at the  
12 building department don't have to kick it up to  
13 you if it's replacing, like this?

14 CHAIRMAN BULL: That's a very good  
15 question. That's actually another thing on the  
16 agenda, developing a set of, you know --

17 MR. POLISTENA: Guidelines.

18 CHAIRMAN BULL: -- standards and  
19 guidelines that would help, you know, speed this  
20 process along.

21 MR. POLISTENA: Then I'm sitting  
22 in.

23 CHAIRMAN BULL: Okay.

24 MR. PALLAS: Mr. Chairman, just for  
25 clarification, even if those standards are

1 produced, it's still -- the application still has  
2 to be approved by this Board, even if this Board  
3 agrees to a certain set of standards, they still  
4 have to approve each individual application.

5 MR. POLISTENA: Individually?

6 MR. PALLAS: Correct.

7 MEMBER MCMAHON: Back -- even if  
8 you know that they're what we approve of, you  
9 can't just yank them out, if that's why you're  
10 hanging around.

11 MR. POLISTENA: Well, it's got to  
12 help on their end too, because if let's say, you  
13 know that there are two brand-type window, they  
14 can at least tell people you this is what you want  
15 to bring to the Board.

16 CHAIRMAN BULL: Yeah. That's  
17 amazing. That window you brought was perfect.

18 MEMBER MCMAHON: Basically, we like  
19 to see a true divided light. It doesn't mean --  
20 it can be vinyl clad on the outside and wood on  
21 the inside or whatever.

22 MR. POLISTENA: Simulated.

23 MEMBER MCMAHON: Simulated divided  
24 light meaning that the bar go through on both  
25 sides, yeah. Nothing is really true divided, as

1 we know it.

2 MR. POLISTENA: Yeah.

3 CHAIRMAN BULL: Okay. So we're  
4 moving on to the next item on the agenda, Item  
5 Number 2: The continued discussion and possible  
6 motion of the Board to begin the development of  
7 appropriate policies for the specific Historic  
8 Preservation Commission criteria on such common  
9 considered items as windows, doors, and fences in  
10 the Historic District.

11 So --well, there's been no progress  
12 since our last meeting on this issue. We have  
13 developed some materials together for this, but we  
14 have been busy on other -- on the next item on the  
15 agenda.

16 MEMBER MCMAHON: Good, okay. Yes.  
17 In that light, we do have policies in place in  
18 regards to true divided light.

19 CHAIRMAN BULL: We do.

20 MEMBER MCMAHON: You know, and  
21 that's the basis -- that's one of --

22 MR. POLISTENA: But you would  
23 prefer that the casing on the inside and the  
24 outside stay on, right?

25 MEMBER MCMAHON: The inside is none

1 of our doing. Outside would be preferred, if you  
2 can roll that way. A lot of times these houses  
3 are in such a condition that they -- it can't  
4 happen, but everybody likes to stay within that --

5 CHAIRMAN BULL: There are materials  
6 that you can use to stay in that style.

7 MEMBER MCMAHON: You could use  
8 versatech, you could go to non-wood products.

9 CHAIRMAN BULL: Or you can go to  
10 wood products and build it up.

11 MEMBER MCMAHON: Yeah. We don't  
12 approve --

13 MR. POLISTENA: Heartyplank is,  
14 again, another acceptable product.

15 MEMBER MCMAHON: We don't like  
16 working with it, it's approved though.

17 CHAIRMAN BULL: Item Number 3 on  
18 the agenda: Discussion and possible motion of the  
19 Board to pursue efforts to expand the Village of  
20 Greenport Historic District. What we have done is  
21 we made an application at -- with the Trustee  
22 approval at the last meeting of the Board of  
23 Trustees to -- for a grant, a CLG grant, for  
24 reconnaissance survey of all the assets, all the  
25 properties of the Village of Greenport which

1 includes the viewsapes, such as you may have on  
2 Fifth Street and on Sixth Street, and another in  
3 other locations in the Village.

4 And the idea is to kind of come to  
5 an understanding of what the Village of Greenport  
6 is. Because it's more than just the Historic  
7 District. There are other neighborhoods, such as  
8 the Sandy Beach neighborhood, where I am located,  
9 that have a certain character about them.

10 So this is something that was done  
11 once before, 22 years ago, and then it was done,  
12 for the very first time, 42 years ago. And the  
13 Village of Greenport is a CLG, which is a  
14 Community Local Government. And that's a very  
15 special designation. So that means that the  
16 people that do the kind of renovations that you're  
17 doing on your house, can get tax break for it. We  
18 want to make sure that people understand that  
19 better. I don't even understand it yet. So this  
20 fall, I'm hoping we'll have someone who will come  
21 to the village to talk about this to the  
22 commercial people and to the residential people as  
23 well.

24 But the reconnaissance grant may  
25 reveal other assets of the Village that we'd like

1 to bring in to the Historic District. And we  
2 might want to think about other neighborhoods,  
3 make them historic, even though their work is a  
4 more contemporary style. This will all come out  
5 of the reconnaissance study.

6 We will find out if we're given the  
7 grant in October. And then after that, we have a  
8 year to produce the grant. We're working with a  
9 company called Preservation Studios. And they  
10 have an expert on Long Island. And so it seems  
11 that all parties are very excited to work with us  
12 and get that grant. It would be good news.

13 It turns out, that in the process  
14 of filing this grant, I discovered that we are  
15 also due an annual report to the Certified Local  
16 Government. This is an annual report that they  
17 need to have in their files before they will  
18 actually review our grant proposal. And we're a  
19 little bit behind on submitting these reports. We  
20 submitted one in 2016, we didn't do one in 2017,  
21 and now we're going to do one for 2018.

22 Basically, that covers all of, kind  
23 of, overview of everything we have been doing, the  
24 kind of applications we have gotten, mostly  
25 boards, fences, and windows and that sort of

1 thing. But we did, as I was looking at last years  
2 work, we approved the construction of two houses  
3 and the installation of one modular house that met  
4 the needs of the community.

5 So that would be something that we  
6 would be producing in the next week and sending to  
7 them.

8 So I would like to get everyone  
9 to -- I'd like to make a motion, for one, that I  
10 go ahead and submit a report based on the findings  
11 of the last two years of the two separate annual  
12 reports.

13 MEMBER MCMAHON: I'll second it, if  
14 that's the motion.

15 CHAIRMAN BULL: That is the motion.

16 MEMBER MCMAHON: Okay. I will  
17 second it.

18 CHAIRMAN BULL: All in favor?

19 MEMBER WETSELL: Aye.

20 CHAIRMAN BULL: Okay. So that's  
21 the report and that's the task that needs to be  
22 done.

23 Item Number 4 is a motion to accept  
24 the minutes of the March 4th, 2019, meeting.

25 I make a motion.

1 MEMBER WETSELL: I'll second.

2 CHAIRMAN BULL: All in favor?

3 MEMBER MCMAHON: Aye.

4 MEMBER WETSELL: Aye.

5 CHAIRMAN BULL: Item Number 5:

6 Motion to accept the minutes of the February 14th,  
7 meeting?

8 MEMBER WETSELL: I'll second it.

9 CHAIRMAN BULL: All in favor?

10 MEMBER MCMAHON: Aye.

11 MEMBER WETSELL: Aye.

12 CHAIRMAN BULL: Item Number 6:

13 Motion to schedule the next HPC meeting for 5:00  
14 PM on May 6th, 2019, at the Third Street Fire  
15 Station.

16 MEMBER MCMAHON: God willing.

17 CHAIRMAN BULL: Second on that?

18 MEMBER MCMAHON: Second.

19 CHAIRMAN BULL: Okay. Before we  
20 adjourn, we want to thank my colleague on the  
21 right for her outstanding work on the Commission,  
22 and wish her the very best on her move to  
23 California.

24 MEMBER WETSELL: Thank you. Thank  
25 you very much.

1 CHAIRMAN BULL: I make a motion to  
2 adjourn, Item Number 7. All in favor?

3 MEMBER MCMAHON: Aye.

4 MEMBER WETSELL: Aye.

5 CHAIRMAN BULL: Thank you very  
6 much.

7 (Time noted: 5:24 PM).

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