VILLAGE OF GREENPORT

COUNTY OF SUFFOLK : STATE OF NEW YORK

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HISTORICAL PRESERVATION COMMISSION

REGULAR SESSION

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Old Schoolhouse
Greenport, New York

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

Before:

STEPHEN M. BULL - Chairman

DENNIS McMAHON - Member

ROSELLE BORRELLI - Member (Absent)

CAROLINE WALOSKI - Member (Absent)

SUSAN WETSELL - Member

KRISTINA LINGG - Clerk to the Board

JOSEPH PROKOP - Village Attorney (Absent)

PAUL J. PALLAS - Village Administrator
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CHAIRMAN BULL: Hello. Welcome, ladies and gentlemen. This is the April 1st, no fooling, 2019, meeting at 5:00 PM, at the Village of Greenport of the Historic Preservation Commission.

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

MEMBER WETSELL: Susan Wetsell.

CHAIRMAN BULL: And on my left?

MEMBER MCMAHON: Dennis McMahon.

CHAIRMAN BULL: We have a quorum. So we are going to proceed with the items on the agenda.

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

Is the applicant in the house?

MR. BARRETT: Yes, sir.

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

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

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

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

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

CHAIRMAN BULL: I see.

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

MR. BARRETT: Correct.

CHAIRMAN BULL: That makes it a bit easier.

MR. BARRETT: We hope so.

CHAIRMAN BULL: So what about the trim around the windows on the exterior side? Is that all going to be preserved?
MR. POLISTENA: That's not being touched, inside or outside.

MR. BARRETT: It's a replacement.

CHAIRMAN BULL: Good.

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

CHAIRMAN BULL: Very nice, okay.

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

What do you think?

MEMBER WETSELL: Looks fine to me.

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

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

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

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

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

MR. BARRETT: So now we're just talking about a little garden fence, a little privacy fence.
MR. POLISTENA: I brought in a survey that should show where it's located.

CHAIRMAN BULL: Got it. Okay.

Thank you.

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

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

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

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

MEMBER WETSELL: What kind of lattice is it?

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

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

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

MR. BARRETT: Just a vertical garden fence.

CHAIRMAN BULL: Okay. And it
begins where on this?

MR. POLISTENA: Can I approach you?

CHAIRMAN BULL: Please, absolutely,
yeah.

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

CHAIRMAN BULL: Oh.

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

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

MR. POLISTENA: Yes.

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

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

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

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

CHAIRMAN BULL: Yeah, okay.

MR. MCMAHON: Well, okay, but we
know it's going to be a lattice, it's going to be wood.

MR. BARRETT: Correct.

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

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

MR. POLISTENA: Yeah.

They would be vertical squares.

CHAIRMAN BULL: Oh, they will be vertical squares?

MR. POLISTENA: Yeah.

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

How tall is that fence?

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

MR. POLISTENA: Yeah.

MR. BARRETT: It will be five feet.

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

MR. POLISTENA: Absolutely.

MEMBER MCMAHON: It will be -- will
it be -- excuse me -- will it be captured in four
by eight or five by --

MR. POLISTENA: Four by four and a
cap.

MEMBER MCMAHON: Cap rail, bottom
rail.

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

MR. BARRETT: White.

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

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

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

CHAIRMAN BULL: Oh, please.

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

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

CHAIRMAN BULL: We can draw it here
and you can share this. So as I understand it, it
goes all the way across to here, and then there's a door like this, and then there's going to be kind of an arch at the top.

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

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

MR. BARRETT: Yes.

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

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

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

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

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

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

CHAIRMAN BULL: Oh, that's right.

Yeah, so --

MEMBER MCMAHON: It's here, right?

CHAIRMAN BULL: No, it's here.
MEMBER MCMAHON: Oh, it's up front?
CHAIRMAN BULL: It's up front.
MEMBER MCMAHON: Oh, I see.
CHAIRMAN BULL: It's between the --
MEMBER MCMAHON: Gotcha. So we can verify the --
MR. POLISTENA: This is what she drew. This is the rendition of what she drew. This would be the wrought iron. So wrought iron in the front.
CHAIRMAN BULL: So that's the driveway and -- uh-huh, okay.
MEMBER MCMAHON: That's all we needed.
MR. POLISTENA: I also have this, it would be here from the -- just inside the corner of the building to the post.
CHAIRMAN BULL: Do you have a sketch -- is this a copy we can keep?
MR. POLISTENA: Yes.
CHAIRMAN BULL: Okay, good. So we'll give this to the building department file.
MEMBER WETSELL: It looks like -- oh, that's the back of it.
CHAIRMAN BULL: This is a rail that
goes all the way across the middle, sort of looks line in the shadow?

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

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

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

CHAIRMAN BULL: Right.

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

MEMBER WETSELL: It's the center rail.

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

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

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

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

MR. BARRETT: No, I think that was
just to show that there was a railing above.

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

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

CHAIRMAN BULL: Okay.

MEMBER WETSELL: You could still have the arbor there.

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

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

MR. POLISTENA: I'm sorry?

MR. BARRETT: What do you have now?

From the street to the building?

MR. POLISTENA: There's nothing there now.

CHAIRMAN BULL: Right. Exactly.

MR. BARRETT: But you just mentioned 30 feet?

MS. LINGG: Back from the front
property line; that's code.

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

MR. BARRETT: We would like five feet.

CHAIRMAN BULL: I know.

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

CHAIRMAN BULL: A hurdle.

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

CHAIRMAN BULL: Okay. So it's the dog thing?
MR. BARRETT: Well, it's combination of privacy for the backyard, you know, if you're going to add privacy for the backyard, you might as well add privacy for the dog too and keep him inside.

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

MR. POLISTENA: For the property?

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

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

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

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

MEMBER MCMAHON: Is there a window here?

CHAIRMAN BULL: There is, but it
would be pretty tight to that window.

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

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

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

CHAIRMAN BULL: 27 plus three is 30.

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

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

MEMBER WETSELL: That makes it 29, right?

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

MEMBER WETSELL: 24-point something.

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

MR. POLISTENA: Have we confirmed that?

MS. LINGG: I'm fairly certain it's up to 30 feet.
MEMBER MCMAHON: Can we approve what we need to approve --

CHAIRMAN BULL: Yes.

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

CHAIRMAN BULL: Yes, okay.

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

And two, we approve the look --

MEMBER MCMAHON: And the materials.

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

MEMBER MCMAHON: Okay.

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

Anyone want to second it?

MEMBER MCMAHON: I'll second it.

CHAIRMAN BULL: All in favor?

MEMBER WETSELL: Aye.

MEMBER MCMAHON: Aye.

CHAIRMAN BULL: Thank you for your
MR. BARRETT: Thank you.

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

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

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

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

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

MR. POLISTENA: Guidelines.

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

MR. POLISTENA: Then I'm sitting in.

CHAIRMAN BULL: Okay.

MR. PALLAS: Mr. Chairman, just for clarification, even if those standards are
produced, it's still -- the application still has
to be approved by this Board, even if this Board
agrees to a certain set of standards, they still
have to approve each individual application.

MR. POLISTENA: Individually?

MR. PALLAS: Correct.

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

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

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

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

MR. POLISTENA: Simulated.

MEMBER MCMAHON: Simulated divided
light meaning that the bar go through on both
sides, yeah. Nothing is really true divided, as
we know it.

MR. POLISTENA: Yeah.

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

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

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

CHAIRMAN BULL: We do.

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

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

MEMBER MCMAHON: The inside is none
of our doing. Outside would be preferred, if you can roll that way. A lot of times these houses are in such a condition that they -- it can't happen, but everybody likes to stay within that --

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

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

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

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

MR. POLISTENA: Heartylplank is, again, another acceptable product.

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

CHAIRMAN BULL: Item Number 3 on the agenda: Discussion and possible motion of the Board to pursue efforts to expand the Village of Greenport Historic District. What we have done is we made an application at -- with the Trustee approval at the last meeting of the Board of Trustees to -- for a grant, a CLG grant, for reconnaissance survey of all the assets, all the properties of the Village of Greenport which
includes the viewscapes, such as you may have on
Fifth Street and on Sixth Street, and another in
other locations in the Village.

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

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

But the reconnaissance grant may
reveal other assets of the Village that we'd like
to bring in to the Historic District. And we might want to think about other neighborhoods, make them historic, even though their work is a more contemporary style. This will all come out of the reconnaissance study.

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

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

Basically, that covers all of, kind of, overview of everything we have been doing, the kind of applications we have gotten, mostly boards, fences, and windows and that sort of
thing. But we did, as I was looking at last years work, we approved the construction of two houses and the installation of one modular house that met the needs of the community.

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

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

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

CHAIRMAN BULL: That is the motion.

MEMBER MCMAHON: Okay. I will second it.

CHAIRMAN BULL: All in favor?

MEMBER WETSELL: Aye.

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

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

I make a motion.
MEMBER WETSELL: I'll second.

CHAIRMAN BULL: All in favor?

MEMBER MCMAHON: Aye.

MEMBER WETSELL: Aye.

CHAIRMAN BULL: Item Number 5:

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

MEMBER WETSELL: I'll second it.

CHAIRMAN BULL: All in favor?

MEMBER MCMAHON: Aye.

MEMBER WETSELL: Aye.

CHAIRMAN BULL: Item Number 6:

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

MEMBER MCMAHON: God willing.

CHAIRMAN BULL: Second on that?

MEMBER MCMAHON: Second.

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

MEMBER WETSELL: Thank you. Thank you very much.
CHAIRMAN BULL: I make a motion to adjourn, Item Number 7. All in favor?

MEMBER MCMAHON: Aye.

MEMBER WETSELL: Aye.

CHAIRMAN BULL: Thank you very much.

(Time noted: 5:24 PM).
CERTIFICATION

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

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 April 1st, 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