May 2, 2016 Regular Meeting

VILLAGE OF GREENPORT
COUNTY OF SUFFOLK STATE OF NEW YORK

HISTORIC PRESERVATION COMMISSION
REGULAR MEETING

Third Street Firehouse
Greenport, New York
May 2, 2016
5:00 P.M.

BEFORE:

FRANK UELLENDAHL - CHAIRMAN
ROSELLE BORRELLI - MEMBER
DENNIS MCMAHON - MEMBER
CAROLINE WALOSKI - MEMBER
SUSAN WETSELL - MEMBER
EILEEN WINGATE - VILLAGE BUILDING INSPECTOR
PAUL PALLAS - VILLAGE ADMINISTRATOR
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CHAIRMAN UELLENDAHL: I am going to open the meeting tonight. It is 5:15. This is the Historic Preservation Commission regular meeting, May 2, 2016. And I am joined by Dennis McMahon. Our new commissioner, Susan Wetsell. Caroline Waloski and Roselle Borrelli. My name is Frank Uellendahl.

Before I want to get started, I am glad that the Village Administrator Paul Pallas is joining us, as well as the Building Inspector, Eileen Wingate. I do want to express my dismay and disappointment about the Village administration to make changes to our Board without telling me or any of our commissioners. I had to read it in the paper that Lucy Clark was joining the Planning Board Meeting. And I am very happy for Susan Wetsell to be joining us, I think since you want me to run this meeting, I should
know this. I don't care who tells me, but this is not right and I am very disappointed. We are here starting our meeting 20 minutes late. And this is why we are here. We need to get into the building.

With that being said, we welcome Susan. She lives on Central Avenue. She has a beautiful old home. Susan, why don't you tell us a little bit about your background so we get to know you?

MEMBER WETSELL: Okay. So years ago, I was an Art Director in the city. And moved out here on the weekends to fix up this house that was pretty much uninhabitable. And now it’s my fill time residence. I was a teacher in between all of those things and now I am retired. I like old houses.

MEMBER WALOSKI: Join the club.

CHAIRMAN UELLENDahl: Good.

Welcome Susan. We have three items
on the agenda. We are going to be starting with Item No. 1 Continued discussion and possible motion on an application submitted by James Gleason, the owner of the residential property located in the Historic District at 144 Central Ave. At last month’s meeting, HPC approved the proposed cedar siding, window replacements, porch and deck railings and the 92 Square feet addition. We discussed the proposed standing seam metal roof at the front porch was discussed but was not voted on it because we needed a continued discussion on this. Mr. Gleason is here to talk and suggest something else with your renovation. James, can you hear me?

MR. GLEASON: I did the roof porch to remain and replace as needed. I am also moving the lead coated copper that was originally on there.

CHAIRMAN UELLENDahl: So we
were talking about the front porch in particular. You had mentioned back in April that you like the standing seam roof. It’s a tiny little canopy roof on Stirling Avenue, but it’s not in the Historic District.

MEMBER WALOSKI: I have been doing a little research. Not in Greenport but when I was in New Jersey this weekend, there was some really elegant old homes that had that standing seam copper. That they were using it on very historic buildings. And it looked lovely. Those are traditional. The seam was traditional.

CHAIRMAN UELLENDahl: I do want to see what it looks like in old construction but what I see on new buildings is a very contemporary look.

MEMBER WALOSKI: It’s not contemporary material. It is a traditional material. And that styling is also. It seems to work
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what they are doing. They have a
roof that has pattern and this has
less pattern. So it might be ideal
for them.

CHAIRMAN UELLENDahl: So now

you are telling us --

MEMBER WALOSKI: I am just
telling you my opinion that I have no
objection to the seam copper. That
it doesn't have to be fishtail. It
is a traditional --

CHAIRMAN UELLENDahl: Did you
respond to our e-mail?

MEMBER WALOSKI: I wasn't here
for that. So I didn't get the
e-mails.

CHAIRMAN UELLENDahl: I guess

I was the only one who opposed it.

MEMBER McMHAOn: There is
another copper standing seam roof out
near the hospital and it’s a very
fine standing seam. So it’s not a
big commercial. Jim has brought
EPDM. This is what he was thinking
about doing if the Board didn't allow
him to do the standing seam copper.

Maybe he wants to rethink.

MR. GLEASON: If you allow me
to, then I would like to do it. I
think it’s going to make the front of
the house.

CHAIRMAN UELLENDahl: Then in
that case, I would have to recuse
myself. I don’t think -- what I see
is the standing seam -- unless you
can show us a very low profile one,
which color was --

MEMBER WALOSKI: It was
copper.

CHAIRMAN UELLENDahl: Are you
willing to go with copper?

MR. GLEASON: No, I wanted to
go with lead coated copper. Being
close to the water. I think that was
the better option.

MEMBER WALOSKI: So it would
be grey. I think that would be
better.

MEMBER BORRELLI: Can I just
ask a --
CHAIRMAN UELLENDAL: I just have to say, you know, we had this discussion last month and we couldn't make a decision. We were asked to respond to Mr. Gleason because he needed to order the roof. I responded. I did not hear any response from any of you. So I don't even know where my response went. Eileen Wingate, did you get any?


MEMBER BORRELLI: Can I ask you a question about the particular roof style? Is it the stuff that you see on the house that is going to East Marion --

CHAIRMAN UELLENDAL: Yes.

MEMBER MCMAHON: That is a standing seam roof. That is correct.

CHAIRMAN UELLENDAL: That is a very contemporary looking house.

MEMBER BORRELLI: Is it the type of house that you would see in a
Vermont type of setting. Coming down -- I have not seen it used much in this area. Although I do know in my house, it was zinc. Flashing in a metal type situation. That is just an aesthetic.

CHAIRMAN UELLENDahl: Would you consider going back to the metal roof?

MR. GLEASON: Like I said, if you were willing to approve it tonight and I could move forward. I would check that off the list. That would be wonderful.

CHAIRMAN UELLENDahl: We were discussing standing seam, which is to me, if you look at new construction, it has a more temporary look. And I didn't think it was appropriate for the Historic District. In particular the front porch. Right on Central Avenue, we have a lot of front porches and they're very simple. They have asphalt roofing or in Dennis’ case, median roofing.
They're very shallow.

MR. GLEASON: By the way, the roof appears in the photos, not at the pitch that it is. If you are standing on the sidewalk, you can't see the roof. If you're standing on the street, you can see the roof. Or if you are on the second floor of the home looking out, you can see the roof.

MEMBER BORRELLI: If I just might add, I have a little out house in my backyard that had a zinc lead metal roof on it. And the only way that they could get it to look like a goeta roof, like a gabrell and four sided, only way to get that up there was to weld it and weld them in. So it kind if looks like that, pushing it in a way.

MR. GLEASON: I presented it but it did not -- being a historical traditional element.

MEMBER WALOSKI: It is used on modern buildings but it is a
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1 traditional material.

2 CHAIRMAN UELLENDAHL: So then
3 I would -- I will recuse myself from
4 voting on this. Can I have a motion
5 to --
6
7 MEMBER BORRELLI: Is it
8 possible to do the metal roof without
9 the seams?
10
11 MR. GLEASON: Not really. It
12 can on a flat roof.
13
14 MEMBER MCMAHON: This is a
15 locking system. There is very many
16 different profiles in standing seam
17 roofs. You can crimp them down and
18 reduce the standing seam to about an
19 inch safely. Anything lower than
20 that, it’s probably going to leak.
21 Being that Jim is my neighbor, I have
22 been talking to him. He didn't want
23 this to be an issue. So he wants to
24 move along with this house. So he
25 was agreeing that he would put EPDM
26 down. So now that we are talking
27 about the standing seam roof again,
28 we should approve it and whether he
chooses to do it, it would be in his corner. I think that is because we have put him in a position in regards to his timing now.

MEMBER BORRELLI: I personally don't have an issue with it. If it were the whole roof --

CHAIRMAN UELLENAHL: It's not the whole roof.

MEMBER BORRELLI: What I am saying, it's not the whole.

CHAIRMAN UELLENAHL: So Dennis, why don't you just make a motion?

MEMBER MCMAHON: I will make a motion to approve Jim Gleason’s proposed standing seam metal roof with perhaps a reduced standing seam. Something around a one inch seam, if possible. If Jim should decide to just go ahead with this project and use the EPDM, as he has come to this meeting with the intention of him doing, that is also I think that is something that we should approve. We
have given him no other choices.

MEMBER BORRELLI: I second the motion.

CHAIRMAN UELLENDahl: All in favor?

MEMBER BORRELLI: Aye.

MEMBER WALOSKI: Aye.

MEMBER WETSELL: Aye.

MEMBER MCMAHON: Aye.

CHAIRMAN UELLENDahl: And I will abstain.

So you get your way.

So there are things that you wanted to talk about.

MR. GLEASON: The garage elevation.

MEMBER WALOSKI: This is going to be a pool house.

MS. WINGATE: Before we even get to the pool house. James, due to ZBA, procedure switched his stairs to the east -- from the east, to the north. The stairs were coming -- well, you're on.

MR. GLEASON: The stairs were
going to come off the east side of
the house. Right, which you would
see from the side of the street.
Now, we're not going to do that and
the stairs are going to come off the
back of the house.

CHAIRMAN UELLENDHAHL: They are
not shown here on this elevation.

MR. GLEASON: We are only
showing the roof deck. You don't
have this elevation. So if we look
here --

CHAIRMAN UELLENDHAHL: That is
just a change from the steps going
down into the yard?

MR. GLEASON: Yes. You are
not even going to see them.

MEMBER WALOSKI: Then that’s
fine.

MR. GLEASON: We decided to
remove them and put them in the back.

MS. WINGATE: I just wanted
you to know.

CHAIRMAN UELLENDHAHL: Thank
you. As far as the main house is
concerned, you're good to go with everything that you are proposing.

MR. GLEASON: Thank you.

MEMBER BORRELLI: What year was the house built?

MR. GLEASON: 1880, as far as I know.


MR. GLEASON: The garage. We are looking to change the elevation from the road. Everything is staying exactly the same. We are going to put a new roof on to match the house. We are going to put new beveled siding on it to the match the house.

CHAIRMAN UELLENDahl: Fine.

MR. GLEASON: Everything else stays the same. That's it. We are going to propose this little bump out in the back where the pool equipment is going to be.

CHAIRMAN UELLENDahl: We won't see this at all?
MR. GLEASON: Nope.

CHAIRMAN UELLENDahl: So closing this in with two Andersen --

MR. GLEASON: Andersen 400 Series to match the house.

CHAIRMAN UELLENDahl: And you are using the same trim work --

MR. GLEASON: Yes. It’s all noted on the plans.

CHAIRMAN UELLENDahl: And then you are adding a door on the side opening up to the pool?

MR. GLEASON: Yes. This would be a sliding door and then the barn doors.

CHAIRMAN UELLENDahl: Okay.

So that is a nice look.

MEMBER WALOSKI: Very handsome.

CHAIRMAN UELLENDahl: Any discussion on this?

MEMBER MCMAHON: No.

MEMBER WALOSKI: No.

CHAIRMAN UELLENDahl: Motion
to approve the conversion of the
garage, exterior is concerned. I
cannot talk about the function. And
can I have a second?

MEMBER WALOSKI: Second.

CHAIRMAN UELENDAHL: All in
favor?

MEMBER BORRELLI: Aye.

MEMBER WALOSKI: Aye.

MEMBER WETSELL: Aye.

MEMBER MCMAHON: Aye.

CHAIRMAN UELENDAHL: Aye.

Motion carries.

You are good to go.

MR. GLEASON: Thank you.

CHAIRMAN UELENDAHL: All
right. Item No. 2, discussion and
possible motion on an application
submitted by Claudia Purita from Old
Shipyard, LLC. The applicant
proposes to install an ADA
compliant handicap ramp and
replacement windows at the commercial
property located in the Historic
District at 211 Carpenter Street.
SCTM # 1001-4-10-11.

I don't see the applicant or anyone representing her in the room, but I only have -- what do I have? I have the application. Do I have drawings? Do I have the site plan? Do I have anything that we can talk about?

MS. WINGATE: I just got them from the architect. The site plans are on my desk, but --

CHAIRMAN UELLENDahl: Doesn't help us here.

MS. WINGATE: They are going through Planning Board and they are having a rough time. So there are going to be some changes and I think you should perhaps table this.

CHAIRMAN UELLENDahl: So what is happening with this property? What is the problem?

MS. WINGATE: There is not a problem. The first floor will be a tasting room and the second floor
an apartment but due to the occupancy, they're trying to work out accessibility and egress. So there might need to be an additional door.

CHAIRMAN UELLENDHAHL: So it looks like this will come back when this is resolved with the Planning Board?

MS. WINGATE: Yes.

CHAIRMAN UELLENDHAHL: So then I will make a motion to table the application of Claudia Purita until the problem with the Planning Board approves the project and she will come back to us at that time. May I have a second?

MEMBER WALOSKI: Second.

CHAIRMAN UELLENDHAHL: Motion carries.

Item No. 3, discussion and possible motion on an application submitted by Joseph Flotteron, the owner of the residential property located in the Historic District at
619 Carpenter Street. The applicant wishes to install a 2,100 KW solar photovoltaic system on the one-story roof facing the rear yard. SCTM # 1001-3-4-7. There are some drawings as far as this project is concerned. The applicant is not present. The question is if we can discuss it amongst ourselves. As I see it, the property is the northern end of Carpenter Street facing west.

MS. WINGATE: Facing east.
CHAIRMAN UELLENDahl: Facing west.

MS. WINGATE: Facing east.
CHAIRMAN UELLENDahl: Then I looked at the wrong property. It’s on the --

MS. WINGATE: It’s on the west side of the property facing east.
CHAIRMAN UELLENDahl: Yes. But the roof, front elevation is facing west. Am I right? This is why we always have to have the
applicant here to see if there is any questions. Does everybody have this?

MEMBER BORRELLI: No.

MEMBER WALOSKI: No.

CHAIRMAN UELLENDahl: Eileen, my commissioner’s don't have the paperwork.

MEMBER MCMAHON: Just show it to us.

MS. WINGATE: I am sorry, I did not collect all their paperwork and bring it to you.

CHAIRMAN UELLENDahl: So I will pass it around. So this is Carpenter Street. There is a one-story addition in the back of the building facing west. So it looks like -- I mean, this aerial view shows a roof. It’s a very flat roof. If you read through the application -- is it pitched north and south?

MS. WINGATE: It is pitched towards the west.

CHAIRMAN UELLENDahl: If I
look at this roof plan, it -- this is
the main roof, Carpenter. This is
this roof here.

MS. WINGATE: South-west.

CHAIRMAN UELLENDahl: So now
we have to add these applications, we
have to be prepared for more of these
applications to come into the
Historic District because it’s the
right thing to do. I do not have a
problem with this application. It’s
hardly visible. It’s in the back.
We have to be prepared for when the
owners want to apply these panels on
the front roof facing the street. I
would like you to think about this.
If we could actually turn the
application down when we feel that
it’s a real problem for the street
scape and the view from the --

MR. PALLAS: I think the
short answer is yes. I am really
not sure what the ramifications are
and what that would be. The code as
a I read it, would allow you to turn
down anything that doesn't fit the
criteria. This is something that is
outside the scope of the code of what
is listed.

CHAIRMAN UELLENDahl: This is
-- I don't think -- I don't know if
anyone has a problem with this
particular roof?

MEMBER WALOSKI: You can't see
it from the roof.

CHAIRMAN UELLENDahl: It’s
facing the backyard. It’s not facing
the street.

MEMBER WETSELL: I am
interested in the pitch.

CHAIRMAN UELLENDahl: It’s a
4 inch pitch. It says it right here.

MEMBER BORRELLI: Can I just
make a comment.

CHAIRMAN UELLENDahl: This is
doable.

MEMBER BORRELLI: I just
wondered what our jurisdiction is and
what our enforceable power would be
on a Historic home when historically
speaking, the sun has heated the Earth always? So if somebody wants to go to a historic way when you considered the fact that many homes were electrified in the 1920’s, they want to get their energy source from something nothing more historic than the sun’s heat. So how are we to say? I applaud them to go green and making it good for the environment. Just make it fit. I would never turn something away whether they wanted it in the front of their roof -- 

CHAIRMAN UELLENDAH: My experience coming from Germany, they now allow this on old homes -- 

MEMBER BORRELLI: Yes. 

CHAIRMAN UELLENDAH: It’s happening all over the world. 

MEMBER BORRELLI: Exactly. 

CHAIRMAN UELLENDAH: We also have to take into consideration where we should put the roof emphasis on that -- this industry has come a long way. It comes in all different
shapes. I really don't like this roof. If it designed properly and covers a front roof appropriately, I think we could approve it. We have to really push that because it can be done. This is a very important question.

MEMBER McMAHON: I suggest that we get back to the agenda, first of all, and approve this. It's nice for us to consider this.

CHAIRMAN UELLENDahl: We don't have a ph on this. The public is invited to this. The owners for this application didn't have to notify the neighbors, which would be the case with Planning Board or ZBA if they were asking for a variance. That would be another question for the Code Committee, which we don't have anymore.

MEMBER McMAHON: I don't think you would want to go that route.

CHAIRMAN UELLENDahl: Dennis, you wanted to close this up?
MEMBER MCMAHON: Yes.

CHAIRMAN UELLENDAHL: Any other conversations or questions?

MEMBER WALOSKI: No.

MEMBER MCMAHON: I would like to make a motion to approve the solar panel roofs.

MEMBER BORRELLI: I second it.

CHAIRMAN UELLENDAHL: Motion carries.

So moving right along. Motion to approve the minutes of the February 1, 2016 meeting. I make a motion to approve them.

MEMBER MCMAHON: Second it.

CHAIRMAN UELLENDAHL: All in favor?

MEMBER BORRELLI: Aye.

MEMBER WALOSKI: Aye.

MEMBER WETSELL: Aye.

MEMBER MCMAHON: Aye.

CHAIRMAN UELLENDAHL: Aye. Motion carries.

Item No. 5, motion to accept the minutes of the April 4, 2016
meeting. I so move.

MEMBER WALOSKI: Second.

CHAIRMAN UELLENDahl: All in favor?

MEMBER BORRELLI: Aye.

MEMBER WALOSKI: Aye.

MEMBER WETSELL: Aye.

MEMBER MCMAHON: Aye.

CHAIRMAN UELLENDahl: Aye.

Motion carries.

Item No. 6, Motion to schedule the next HPC meeting for June 6, 2016. Are we all going to be around for that?

MEMBER MCMAHON: As far as I know.

MEMBER WALOSKI: I second.

CHAIRMAN UELLENDahl: All in favor?

MEMBER BORRELLI: Aye.

MEMBER WALOSKI: Aye.

MEMBER WETSELL: Aye.

MEMBER MCMAHON: Aye.

CHAIRMAN UELLENDahl: Aye.

Motion carries.
Item No. 7, motion to adjourn
at 5:51.

MEMBER MCMAHON: Second.

CHAIRMAN UELLENDahl: All in favor?

MEMBER BORRELLI: Aye.

MEMBER WALOSKI: Aye.

MEMBER WETSELL: Aye.

MEMBER MCMAHON: Aye.

CHAIRMAN UELLENDahl: Aye.

Motion carries.

(Whereupon, the meeting concluded at 5:51 p.m.)
CERTIFICATION

I, Jessica DiLallo, a Notary Public for and within the State of New York, do hereby certify:

THAT, the witness(es) whose testimony is herein before set forth, was duly sworn by me, and,

THAT, the within transcript is a true record of the testimony given by said witness(es).

I further certify that I am not related either by blood or marriage to any of the parties to this action; and that I am in no way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand this day, May 15, 2016.

_____________________
(Jessica DiLallo)