

1 VILLAGE OF GREENPORT
2 COUNTY OF SUFFOLK STATE OF NEW YORK
3 -----x

4 HISTORIC PRESERVATION COMMISSION
5 REGULAR MEETING
6 -----x

7
8 Third Street Firehouse
9 Greenport, New York

10 May 2, 2016
11 5:00 P.M.

12
13 B E F O R E:

14
15 FRANK UELLEND AHL - CHAIRMAN

16 ROSELLE BORRELLI - MEMBER

17 DENNIS MCMAHON - MEMBER

18 CAROLINE WALOSKI - MEMBER

19 SUSAN WETSELL - MEMBER

20 EILEEN WINGATE - VILLAGE BUILDING INSPECTOR

21 PAUL PALLAS - VILLAGE ADMINISTRATOR
22
23
24
25

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NAME

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James Gleason

5-18 (13)

6

Claudia Purita (Adjourned)

18-20(2)

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Joseph Flotteron

20-27(7)

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1 CHAIRMAN UELLEND AHL: I am
2 going to open the meeting tonight.
3 It is 5:15. This is the Historic
4 Preservation Commission regular
5 meeting, May 2, 2016. And I am
6 joined by Dennis McMahon. Our new
7 commissioner, Susan Wetsell.
8 Caroline Waloski and Roselle
9 Borrelli. My name is Frank
10 Uellendahl.

11 Before I want to get started,
12 I am glad that the Village
13 Administrator Paul Pallas is joining
14 us, as well as the Building
15 Inspector, Eileen Wingate. I do want
16 to express my dismay and
17 disappointment about the Village
18 administration to make changes to our
19 Board without telling me or any of
20 our commissioners. I had to read it
21 in the paper that Lucy Clark was
22 joining the Planning Board Meeting.
23 And I am very happy for Susan Wetsell
24 to be joining us, I think since you
25 want me to run this meeting, I should

1 know this. I don't care who tells
2 me, but this is not right and I am
3 very disappointed. We are here
4 starting our meeting 20 minutes late.
5 And this is why we are here. We need
6 to get into the building.

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

13 MEMBER WETSELL: Okay. So
14 years ago, I was an Art Director in
15 the city. And moved out here on the
16 weekends to fix up this house that
17 was pretty much uninhabitable. And
18 now it's my full time residence. I
19 was a teacher in between all of those
20 things and now I am retired. I like
21 old houses.

22 MEMBER WALOSKI: Join the
23 club.

24 CHAIRMAN UELLEND AHL: Good.
25 Welcome Susan. We have three items

1 on the agenda. We are going to be
2 starting with Item No. 1 Continued
3 discussion and possible motion on an
4 application submitted by James
5 Gleason, the owner of the residential
6 property located in the Historic
7 District at 144 Central Ave. At last
8 month's meeting, HPC approved the
9 proposed cedar siding, window
10 replacements, porch and deck railings
11 and the 92 Square feet addition. We
12 discussed the proposed standing seam
13 metal roof at the front porch was
14 discussed but was not voted on it
15 because we needed a continued
16 discussion on this. Mr. Gleason is
17 here to talk and suggest something
18 else with your renovation. James,
19 can you hear me?

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

25 CHAIRMAN UELLEND AHL: So we

1 were talking about the front porch in
2 particular. You had mentioned back
3 in April that you like the standing
4 seam roof. It's a tiny little canopy
5 roof on Stirling Avenue, but it's not
6 in the Historic District.

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

17 CHAIRMAN UELLEND AHL: I do
18 want to see what it looks like in old
19 construction but what I see on new
20 buildings is a very contemporary
21 look.

22 MEMBER WALOSKI: It's not
23 contemporary material. It is a
24 traditional material. And that
25 styling is also. It seems to work

1 what they are doing. They have a
2 roof that has pattern and this has
3 less pattern. So it might be ideal
4 for them.

5 CHAIRMAN UELLEND AHL: So now
6 you are telling us --

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

12 CHAIRMAN UELLEND AHL: Did you
13 respond to our e-mail?

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

17 CHAIRMAN UELLEND AHL: I guess
18 I was the only one who opposed it.

19 MEMBER MCMAHON: There is
20 another copper standing seam roof out
21 near the hospital and it's a very
22 fine standing seam. So it's not a
23 big commercial. Jim has brought
24 EPDM. This is what he was thinking
25 about doing if the Board didn't allow

1 him to do the standing seam copper.

2 Maybe he wants to rethink.

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

7 CHAIRMAN UELLEND AHL: Then in
8 that case, I would have to recuse
9 myself. I don't think -- what I see
10 is the standing seam -- unless you
11 can show us a very low profile one,
12 which color was --

13 MEMBER WALOSKI: It was
14 copper.

15 CHAIRMAN UELLEND AHL: Are you
16 willing to go with copper?

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

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

24 MEMBER BORRELLI: Can I just
25 ask a --

1 CHAIRMAN UELLEND AHL: I just
2 have to say, you know, we had this
3 discussion last month and we couldn't
4 make a decision. We were asked to
5 respond to Mr. Gleason because he
6 needed to order the roof. I
7 responded. I did not hear any
8 response from any of you. So I don't
9 even know where my response went.
10 Eileen Wingate, did you get any?

11 MS. WINGATE: Nobody
12 responded. Just you.

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

18 CHAIRMAN UELLEND AHL: Yes.

19 MEMBER MCMAHON: That is a
20 standing seam roof. That is
21 correct.

22 CHAIRMAN UELLEND AHL: That is
23 a very contemporary looking house.

24 MEMBER BORRELLI: Is it the
25 type of house that you would see in a

1 Vermont type of setting. Coming down
2 -- I have not seen it used much in
3 this area. Although I do know in my
4 house, it was zinc. Flashing in a
5 metal type situation. That is just
6 an aesthetic.

7 CHAIRMAN UELLEND AHL: Would
8 you consider going back to the metal
9 roof?

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

15 CHAIRMAN UELLEND AHL: We were
16 discussing standing seam, which is to
17 me, if you look at new construction,
18 it has a more temporary look. And I
19 didn't think it was appropriate for
20 the Historic District. In particular
21 the front porch. Right on Central
22 Avenue, we have a lot of front
23 porches and they're very simple.
24 They have asphalt roofing or in
25 Dennis' case, median roofing.

1 They're very shallow.

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

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

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

24 MEMBER WALOSKI: It is used on
25 modern buildings but it is a

1 traditional material.

2 CHAIRMAN UELLEND AHL: So then
3 I would -- I will recuse myself from
4 voting on this. Can I have a motion
5 to --

6 MEMBER BORRELLI: Is it
7 possible to do the metal roof without
8 the seams?

9 MR. GLEASON: Not really. It
10 can on a flat roof.

11 MEMBER MCMAHON: This is a
12 locking system. There is very many
13 different profiles in standing seam
14 roofs. You can crimp them down and
15 reduce the standing seam to about an
16 inch safely. Anything lower than
17 that, it's probably going to leak.
18 Being that Jim is my neighbor, I have
19 been talking to him. He didn't want
20 this to be an issue. So he wants to
21 move along with this house. So he
22 was agreeing that he would put EPDM
23 down. So now that we are talking
24 about the standing seam roof again,
25 we should approve it and whether he

1 choses to do it, it would be in his
2 corner. I think that is because we
3 have put him in a position in regards
4 to his timing now.

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

8 CHAIRMAN UELLEND AHL: It's not
9 the whole roof.

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

12 CHAIRMAN UELLEND AHL: So
13 Dennis, why don't you just make a
14 motion?

15 MEMBER MCMAHON: I will make a
16 motion to approve Jim Gleason's
17 proposed standing seam metal roof
18 with perhaps a reduced standing seam.
19 Something around a one inch seam, if
20 possible. If Jim should decide to
21 just go ahead with this project and
22 use the EPDM, as he has come to this
23 meeting with the intention of him
24 doing, that is also I think that is
25 something that we should approve. We

1 have given him no other choices.

2 MEMBER BORRELLI: I second the
3 motion.

4 CHAIRMAN UELLEND AHL: All in
5 favor?

6 MEMBER BORRELLI: Aye.

7 MEMBER WALOSKI: Aye.

8 MEMBER WETSELL: Aye.

9 MEMBER MCMAHON: Aye.

10 CHAIRMAN UELLEND AHL: And I
11 will abstain.

12 So you get your way.

13 So there are things that you
14 wanted to talk about.

15 MR. GLEASON: The garage
16 elevation.

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

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

25 MR. GLEASON: The stairs were

1 going to come off the east side of
2 the house. Right, which you would
3 see from the side of the street.
4 Now, we're not going to do that and
5 the stairs are going to come off the
6 back of the house.

7 CHAIRMAN UELLEND AHL: They are
8 not shown here on this elevation.

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

13 CHAIRMAN UELLEND AHL: That is
14 just a change from the steps going
15 down into the yard?

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

18 MEMBER WALOSKI: Then that's
19 fine.

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

22 MS. WINGATE: I just wanted
23 you to know.

24 CHAIRMAN UELLEND AHL: Thank
25 you. As far as the main house is

1 concerned, you're good to go with
2 everything that you are proposing.

3 MR. GLEASON: Thank you.

4 MEMBER BORRELLI: What year
5 was the house built?

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

8 CHAIRMAN UELLEND AHL: So what
9 else? Continued discussion here.

10 MR. GLEASON: The garage. We
11 are looking to change the elevation
12 from the road. Everything is staying
13 exactly the same. We are going to
14 put a new roof on to match the
15 house. We are going to put new
16 beveled siding on it to the match the
17 house.

18 CHAIRMAN UELLEND AHL: Fine.

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

24 CHAIRMAN UELLEND AHL: We won't
25 see this at all?

1 MR. GLEASON: Nope.

2 CHAIRMAN UELLEND AHL: So
3 closing this in with two
4 Andersen --

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

7 CHAIRMAN UELLEND AHL: And you
8 are using the same trim work --

9 MR. GLEASON: Yes. It's all
10 noted on the plans.

11 CHAIRMAN UELLEND AHL: And then
12 you are adding a door on the side
13 opening up to the pool?

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

17 CHAIRMAN UELLEND AHL: Okay.
18 So that is a nice look.

19 MEMBER WALOSKI: Very
20 handsome.

21 CHAIRMAN UELLEND AHL: Any
22 discussion on this?

23 MEMBER MCMAHON: No.

24 MEMBER WALOSKI: No.

25 CHAIRMAN UELLEND AHL: Motion

1 to approve the conversion of the
2 garage, exterior is concerned. I
3 cannot talk about the function. And
4 can I have a second?

5 MEMBER WALOSKI: Second.

6 CHAIRMAN UELLEND AHL: All in
7 favor?

8 MEMBER BORRELLI: Aye.

9 MEMBER WALOSKI: Aye.

10 MEMBER WETSELL: Aye.

11 MEMBER MCMAHON: Aye.

12 CHAIRMAN UELLEND AHL: Aye.

13 Motion carries.

14 You are good to go.

15 MR. GLEASON: Thank you.

16 CHAIRMAN UELLEND AHL: All
17 right. Item No. 2, discussion and
18 possible motion on an application
19 submitted by Claudia Purita from Old
20 Shipyard, LLC. The applicant
21 proposes to install an ADA
22 compliant handicap ramp and
23 replacement windows at the commercial
24 property located in the Historic
25 District at 211 Carpenter Street.

1 SCTM # 1001-4-10-11.

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

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

12 CHAIRMAN UELLEND AHL: Doesn't
13 help us here.

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

20 CHAIRMAN UELLEND AHL: So what
21 is happening with this property?
22 What is the problem?

23 MS. WINGATE: There is not a
24 problem. The first floor will be a
25 tasting room and the second floor

1 an apartment but due to the
2 occupancy, they're trying to work
3 out accessibility and egress. So
4 there might need to be an additional
5 door.

6 CHAIRMAN UELLEND AHL: So it
7 looks like this will come back when
8 this is resolved with the Planning
9 Board?

10 MS. WINGATE: Yes.

11 CHAIRMAN UELLEND AHL: So then
12 I will make a motion to table the
13 application of Claudia Purita until
14 the problem with the Planning Board
15 approves the project and she will
16 come back to us at that time. May I
17 have a second?

18 MEMBER WALOSKI: Second.

19 CHAIRMAN UELLEND AHL: Motion
20 carries.

21 Item No. 3, discussion and
22 possible motion on an application
23 submitted by Joseph Flotteron, the
24 owner of the residential property
25 located in the Historic District at

1 619 Carpenter Street. The applicant
2 wishes to install a 2,100 KW solar
3 photovoltaic system on the one-story
4 roof facing the rear yard.

5 SCTM # 1001-3-4-7. There are some
6 drawings as far as this project is
7 concerned. The applicant is not
8 present. The question is if we can
9 discuss it amongst ourselves. As I
10 see it, the property is the
11 northern end of Carpenter Street
12 facing west.

13 MS. WINGATE: Facing east.

14 CHAIRMAN UELLEND AHL: Facing
15 west.

16 MS. WINGATE: Facing east.

17 CHAIRMAN UELLEND AHL: Then I
18 looked at the wrong property. It's
19 on the --

20 MS. WINGATE: It's on the west
21 side of the property facing east.

22 CHAIRMAN UELLEND AHL: Yes.
23 But the roof, front elevation is
24 facing west. Am I right? This is
25 why we always have to have the

1 applicant here to see if there is
2 any questions. Does everybody have
3 this?

4 MEMBER BORRELLI: No.

5 MEMBER WALOSKI: No.

6 CHAIRMAN UELLEND AHL: Eileen,
7 my commissioner's don't have the
8 paperwork.

9 MEMBER MCMAHON: Just show it
10 to us.

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

14 CHAIRMAN UELLEND AHL: So I
15 will pass it around. So this is
16 Carpenter Street. There is a
17 one-story addition in the back of the
18 building facing west. So it looks
19 like -- I mean, this aerial view
20 shows a roof. It's a very flat roof.
21 If you read through the application
22 -- is it pitched north and south?

23 MS. WINGATE: It is pitched
24 towards the west.

25 CHAIRMAN UELLEND AHL: If I

1 look at this roof plan, it -- this is
2 the main roof, Carpenter. This is
3 this roof here.

4 MS. WINGATE: South-west.

5 CHAIRMAN UELLEND AHL: So now
6 we have to add these applications, we
7 have to be prepared for more of these
8 applications to come into the
9 Historic District because it's the
10 right thing to do. I do not have a
11 problem with this application. It's
12 hardly visible. It's in the back.
13 We have to be prepared for when the
14 owners want to apply these panels on
15 the front roof facing the street. I
16 would like you to think about this.
17 If we could actually turn the
18 application down when we feel that
19 it's a real problem for the street
20 scape and the view from the --

21 MR. PALLAS: I think the
22 short answer is yes. I am really
23 not sure what the ramifications are
24 and what that would be. The code as
25 a I read it, would allow you to turn

1 down anything that doesn't fit the
2 criteria. This is something that is
3 outside the scope of the code of what
4 is listed.

5 CHAIRMAN UELLEND AHL: This is
6 -- I don't think -- I don't know if
7 anyone has a problem with this
8 particular roof?

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

11 CHAIRMAN UELLEND AHL: It's
12 facing the backyard. It's not facing
13 the street.

14 MEMBER WETSELL: I am
15 interested in the pitch.

16 CHAIRMAN UELLEND AHL: It's a
17 4 inch pitch. It says it right here.

18 MEMBER BORRELLI: Can I just
19 make a comment.

20 CHAIRMAN UELLEND AHL: This is
21 doable.

22 MEMBER BORRELLI: I just
23 wondered what our jurisdiction is and
24 what our enforceable power would be
25 on a Historic home when historically

1 speaking, the sun has heated the
2 Earth always? So if somebody wants
3 to go to a historic way when you
4 considered the fact that many homes
5 were electrified in the 1920's, they
6 want to get their energy source from
7 something nothing more historic than
8 the sun's heat. So how are we to
9 say? I applaud them to go green and
10 making it good for the environment.
11 Just make it fit. I would never turn
12 something away whether they wanted it
13 in the front of their roof --

14 CHAIRMAN UELLEND AHL: My
15 experience coming from Germany, they
16 now allow this on old homes --

17 MEMBER BORRELLI: Yes.

18 CHAIRMAN UELLEND AHL: It's
19 happening all over the world.

20 MEMBER BORRELLI: Exactly.

21 CHAIRMAN UELLEND AHL: We
22 also have to take into consideration
23 where we should put the roof emphasis
24 on that -- this industry has come a
25 long way. It comes in all different

1 shapes. I really don't like this
2 roof. If it designed properly and
3 covers a front roof appropriately, I
4 think we could approve it. We have
5 to really push that because it can be
6 done. This is a very important
7 question.

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

12 CHAIRMAN UELLEND AHL: We don't
13 have a ph on this. The public is
14 invited to this. The owners for this
15 application didn't have to notify the
16 neighbors, which would be the case
17 with Planning Board or ZBA if they
18 were asking for a variance. That
19 would be another question for the
20 Code Committee, which we don't have
21 anymore.

22 MEMBER MCMAHON: I don't think
23 you would want to go that route.

24 CHAIRMAN UELLEND AHL: Dennis,
25 you wanted to close this up?

1 MEMBER MCMAHON: Yes.

2 CHAIRMAN UELLEND AHL: Any
3 other conversations or questions?

4 MEMBER WALOSKI: No.

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

8 MEMBER BORRELLI: I second it.

9 CHAIRMAN UELLEND AHL: Motion
10 carries.

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

15 MEMBER MCMAHON: Second it.

16 CHAIRMAN UELLEND AHL: All in
17 favor?

18 MEMBER BORRELLI: Aye.

19 MEMBER WALOSKI: Aye.

20 MEMBER WETSELL: Aye.

21 MEMBER MCMAHON: Aye.

22 CHAIRMAN UELLEND AHL: Aye.

23 Motion carries.

24 Item No. 5, motion to accept
25 the minutes of the April 4, 2016

1 meeting. I so move.

2 MEMBER WALOSKI: Second.

3 CHAIRMAN UELLEND AHL: All in
4 favor?

5 MEMBER BORRELLI: Aye.

6 MEMBER WALOSKI: Aye.

7 MEMBER WETSELL: Aye.

8 MEMBER MCMAHON: Aye.

9 CHAIRMAN UELLEND AHL: Aye.

10 Motion carries.

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

15 MEMBER MCMAHON: As far as I
16 know.

17 MEMBER WALOSKI: I second.

18 CHAIRMAN UELLEND AHL: All in
19 favor?

20 MEMBER BORRELLI: Aye.

21 MEMBER WALOSKI: Aye.

22 MEMBER WETSELL: Aye.

23 MEMBER MCMAHON: Aye.

24 CHAIRMAN UELLEND AHL: Aye.

25 Motion carries.

1 Item No. 7, motion to adjourn
2 at 5:51.

3 MEMBER MCMAHON: Second.

4 CHAIRMAN UELLEND AHL: All in
5 favor?

6 MEMBER BORRELLI: Aye.

7 MEMBER WALOSKI: Aye.

8 MEMBER WETSELL: Aye.

9 MEMBER MCMAHON: Aye.

10 CHAIRMAN UELLEND AHL: Aye.

11 Motion carries.

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

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C E R T I F I C A T I O N

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
(Jessica DiLallo)

* * * *