HISTORIC PRESERVATION MEETING
REGULAR MEETING

Third Street Firehouse
Greenport, New York
October 17, 2016
5:00 p.m.

BEFORE:

STEVEN BULL - CHAIRMAN
ROSELLE BORRELLI - MEMBER - absent
CAROLINE WALOSKI - MEMBER - absent
DENNIS McMAHON - MEMBER
SUSAN WETSELL - MEMBER
EILEEN WINGATE - VILLAGE BUILDING INSPECTOR
PAUL PALLAS - VILLAGE ADMINISTRATOR
<table>
<thead>
<tr>
<th>ITEM</th>
<th>DESCRIPTION</th>
<th>PAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>American Beech Restaurant</td>
<td>3-5</td>
</tr>
<tr>
<td>2</td>
<td>602 First Street</td>
<td>5-9</td>
</tr>
<tr>
<td>3</td>
<td>Application of John H. Woodhouse</td>
<td>9-24</td>
</tr>
<tr>
<td>4</td>
<td>Accept minutes 9/12/2016</td>
<td>24</td>
</tr>
<tr>
<td>5</td>
<td>Schedule meeting 11/7/2016</td>
<td>25</td>
</tr>
</tbody>
</table>
CHAIRMAN BULL: I'd like to open the HPC meeting for October. We'll let the record know who's who. I'm Steven Bull.

And you are?

MS. WETSELL: Susan Wetsell.

MR. McMAHON: Dennis McMahon.

CHAIRMAN BULL: And we have a quorum.

So item 1 is a discussion and possible motion on the application of the American Beech Restaurant. The restaurant is located at 308 Main Street, applicant is Rob Brown, Architect who represents American Beech Restaurant which has its exhaust ductwork visible on Carpenter Street. The ductwork needs to be remediated as it was installed without prior HPC approval.

The SCTM number is 1001-4-729.1.

Is the applicant in the house?

MR. BROWN: Rob Brown.

Representative of Mr. Pelton who is Flynn Stenography & Transcription Service (631) 727-1107
Proceedings 10-17-16

unable to attend.

How are you?

CHAIRMAN BULL: I'm good. How are you?

MR. BROWN: Good. Thank you.

With apologies and regrets, I must ask that we be held over until next month.

I have had some difficulty coordinating with the contractor who installed the ductwork. I have spoken to him. I am meeting him later this week at an as yet unspecified time. I explained exactly what we were looking to do, he has assured me that it is doable.

MR. McMAHON: Good.

MR. BROWN: That said, I have nothing this evening.

MR. McMAHON: That's fine. We have no problem tabling it.

CHAIRMAN BULL: That's good news.

We have no problem postponing it.

I make a motion to postpone this
Proceedings 10-17-16

until next meeting.

MS. WETSELL: Second.

CHAIRMAN BULL: All in favor?

MR. McMAHON: Aye.

MS. WETSELL: Aye.

MR. BROWN: Thank you very much.

MR. McMAHON: Thank you.

CHAIRMAN BULL: Thank you.

Item number 2, discussion and possible motion on the application of Dawn Polewac.

The applicant proposes a replacement garage door at 602 First Street.

SCTM number 1001-2-6-45.1.

I hope I didn't mispronounce your name too badly.

MS. POLEWAC: Perfect.

CHAIRMAN BULL: Okay. So last, where we last left off on this, we didn't have a sample of the door, and I believe today we do.

MS. POLEWAC: Yes, you should.

CHAIRMAN BULL: Let's take a look.
Proceedings 10-17-16

This is the house?

MS. POLEWAC: Yes.

CHAIRMAN BULL: And this is the door.

MR. McMahan: All right. Lovely.

MS. WETSELL: Looks nice.

MR. McMahan: That's your house, that's lovely, yes, very nice house.

MS. POLEWAC: Thank you.

CHAIRMAN BULL: Is this door visible from the street?

MS. POLEWAC: Yes. It's on North.

MS. WINGATE: It's on the south.

MS. POLEWAC: I'm the corner of First and North, so the doors are on North Street facing south.

CHAIRMAN BULL: Got it.

MS. WETSELL: It's nice.

MS. POLEWAC: I have indicated on the sheet the colors that I'm choosing, there should be a little asterisk.

CHAIRMAN BULL: Ultra gray oak, medium finish.

Well, it seems to be in keeping.
Proceedings 10-17-16

with the shingling on the side of the
building.

MS. POLEWAC: Yes.

CHAIRMAN BULL: And it seems to
be, in my opinion, it seems to also be
keeping in contrast with the yellow,
the warm colors I see.

MS. WETSELL: This is the window
that you're doing?

MS. POLEWAC: No.

I also indicated on the color
sheet, it's called Long Clayton
(phonicic).

CHAIRMAN BULL: So the windows --

MS. POLEWAC: The window lights,
that's what I was choosing, that
design, kind of like the curvy.

CHAIRMAN BULL: With those little,
almost looks like stain or something.

MS. POLEWAC: Yes.

CHAIRMAN BULL: With that little
curly stuff over it.

MS. POLEWAC: They're clear, but
they have like a burly, it's to look
like wrought iron.

CHAIRMAN BULL: All right.

MR. McMAHON: I've got no problem with anything.

CHAIRMAN BULL: So it seems to me that this, if I'm looking at the front door of the house, it seems to be in keeping with, even that particular design, that flowing stuff you see on the front door and also in the windows of the second floor.

So anyone want to say anything?

MR. McMAHON: I've got no problem with it.

I would like to make a motion to approve.

CHAIRMAN BULL: I second.

All in favor?

MS. WETSELL: Aye.

MR. McMAHON: Aye.

CHAIRMAN BULL: It's been approved.

Thank you.

MR. McMAHON: Thanks for coming
MS. POLEWAC: Do I need to get anything officially in the mail?

CHAIRMAN BULL: You should contact, talk to Eileen about that.

MS. WINGATE: Hi.

You do not need a building permit to replace your doors, so you are free to schedule away.

MS. POLEWAC: Perfect.

Thank you so much.

CHAIRMAN BULL: Okay.

Item number 3, discussion and possible motion on the application of John H. Woodhouse. The applicant proposes the removal of the front porch, construction of new entry stoop, the restoration of lintels, front door and front door surround or existing entrance. Also proposed is the installation of new windows, replacement of siding, removal of existing side porch, construction of new enlarged side porch with second
floor deck, the enlarged side porch will require Zoning Board of Appeals of Approval review [sic].

The SCTM number is 1001-04-0328.

As this matter is -- I understand this matter is before the Zoning Board for approval. We can comment on it now.

MR. McMAHON: I think it's wonderful that you're going through all this work to bring this house back to what it was. I think that's fantastic, and we really appreciate it.

I'm in the same boat myself after 17 years, I'm still picking at it, but that's wonderful. I mean, we do have to wait for the Zoning Board, correct, to approve your -- is there setback issues; is that where we're heading with this; is that what it is?

MS. WINGATE: Side yard setback.

CHAIRMAN BULL: I think it's the second-floor porch on the --

MR. McMAHON: Second-floor porch
Proceedings 10-17-16

which I think sounds like a great idea.

MS. WETSELL: The front of the house. Is the porch that you want to take off the original porch?

MS. WOODHOUSE: No.

MR. PERRY: No.

MS. WETSELL: It was not original?

MS. WOODHOUSE: No.

MR. PERRY: It was added.

CHAIRMAN BULL: When I'm looking at the photograph down where it says down north alley here.

MR. PERRY: Right, you can see --

CHAIRMAN BULL: You can see the original entranceway without the porch, see, and the porch was sort of built around that.

MS. WETSELL: I see that, yeah.

MR. McMAHON: I don't think there is a person in Greenport --

MS. WETSELL: Part of it is metal.

CHAIRMAN BULL: What's that?

MS. WETSELL: Part of it is metal, that porch that's there.
Proceedings 10-17-16

MR. PERRY: The proposal is to take the porch off, put a stoop on and basically restore and repair all the front elements.

MR. McMAHON: Yeah, I didn't think there is a house in Greenport of this age that has almost anything original.

MR. PERRY: Right.

MR. McMAHON: What's been added on is -- they don't build them like they used to and, God, because a lot of times, they just -- everything is added on and added on and they made it -- and a lot of these add-ons are really just badly done, so it's nice that you're gonna freshen it up and get it back to what it was, that's fantastic.

CHAIRMAN BULL: So our comments, my comment would be that the front door and the front door surround and the existing entrance, that's a go.

MR. McMAHON: That's great.

Everything that you're coming up with is right on spot.
Proceedings 10-17-16

CHAIRMAN BULL: And the renovation

of the lentils --

MR. McMAHON: These roof areas and
these little stoops were meant to be
stoops, the porches were meant to be
porches, wraparound if you please,
that's your idea.

CHAIRMAN BULL: I don't think all

of them were wraparound --

MR. McMAHON: No, they weren't.

They certainly weren't.

CHAIRMAN BULL: Anyway, to go

through these items one by one, which

is what we need to do in order to show

that we're doing diligence according to

the -- you know, in our job.

So the whole front area sounds
good.

The windows and the siding, what

kind of siding will you be putting on?

MR. PERRY: Basically, we're
replacing the pieces of clapboard.

CHAIRMAN BULL: Will the siding be

wood or will it be --
Proceedings 10-17-16

MS. WOODHOUSE: Wood.

CHAIRMAN BULL: All wood siding, okay. I'm in favor of wood. The maintenance is something else, but we won't go there.

MR. McMahan: You know Hardie Plank is allowed, but, yes, if you want the wood.

MS. WOODHOUSE: Wood.

MR. PERRY: She's the boss.

MR. McMahan: That's good.

CHAIRMAN BULL: So the removal of the existing side porch and construction of a new enlarged side porch on the second-floor deck, I don't know if that's something, can we comment on it?

MR. McMahan: Where is it located, in the back?

MS. WOODHOUSE: It's there now, it's on the side of the house, it is falling down.

MR. McMahan: Yes.

MS. WOODHOUSE: The upstairs is...
actually an egress from the upstairs room that needs some repair, and we're just proposing that it come out further, which is more in keeping with --

MS. WETSELL: To the side.
MS. WOODHOUSE: Yes.
MR. PERRY: By about two feet, plus or minus.
CHAIRMAN BULL: Do we need to be speaking at the mic; is that --
MS. WINGATE: That's preferred.
CHAIRMAN BULL: Okay, so looking at the porch, the existing cellar and hatch will be reset on the new porch, so there will be a new hatch into the cellar on the new porch.
MR. PERRY: Yeah.
CHAIRMAN BULL: That's not really our concern, I don't think.
Looks like the windows will all be similar.
MR. PERRY: Yes.
MS. WINGATE: There is usually a
lot of discussion on windows.

MR. McMAHON: We don't have to go that way.

Are they two over one? Now, that's all I'm saying.

MR. PERRY: They're two over one.
After much debate, I may add.

MR. McMAHON: That's very, very typical, but they're called out in regards to what they are.

MR. PERRY: Yes.

MR. McMAHON: If they're Anderson or whatever they are?

MS. WOODHOUSE: It's a Marvin.

MR. McMAHON: It's a Marvin.

CHAIRMAN BULL: And the windows that I see that are there now are one over one, so this will be approved, and improvement in terms of its overall look.

MR. McMAHON: Yes.

CHAIRMAN BULL: I'm just looking at the side-porch view now, and the porch railing, what is the porch...
railing made out of?

MR. PERRY: It's drawn as a

square, wood balustrade --

CHAIRMAN BULL: So it will

probably be just --

MR. PERRY: Yes.

CHAIRMAN BULL: -- or very similar
to that?

MR. PERRY: Yeah. It's a

one-by-one balustrade, straight

balustrade, nothing, no shape to it.

CHAIRMAN BULL: That's practical.

Are we preserving the Yankee
gutters?

MR. PERRY: Yes.

MS. WETSELL: Good.

MR. McMAHON: And the columns are?

MS. WOODHOUSE: The columns that

are around the door?

CHAIRMAN BULL: The columns on the

side porch --

MR. McMAHON: -- back porch area.

MR. PERRY: On the side porch, you

mean?
Proceedings 10-17-16

The columns on the side porch are just an eight-by-eight straight column with a head and base, and functionally they're not visible from the street, so it's very -- either on their current location or in the proposed location.

CHAIRMAN BULL: It does reflect a little bit of the columns that we see in the front of the building.

MR. PERRY: Yes.

CHAIRMAN BULL: That's nice, they're square, but it doesn't have the top piece, but it's not visible from the street.

MR. McMAHON: Okay.

CHAIRMAN BULL: Is it possible that we could get you to make it look a little bit more like the ones on the street?

MR. PERRY: I don't disagree, yeah, well, yeah. Yes, we can.

CHAIRMAN BULL: So that would, I think, be nice if we can get the character of those columns even though
they're not visible from the street,
the house reflects so much of the
character of that front. That would
kind of pull things together.

   MR. PERRY:  We can definitely do a
simplified version of what's on the
front.

   MR. McMAHON:  Solid crown or
something.

   MR. PERRY:  If you look what's on
the front which we go back to the
photographs, yeah, if you look on the
second page, we can definitely do a
cap.

   CHAIRMAN BULL:  I heard that there
would be the crown.

   MR. PERRY:  Yes.

   CHAIRMAN BULL:  That would be
reminiscent.

   MR. PERRY:  Of the front.

   CHAIRMAN BULL:  Of the front.

   MR. McMAHON:  That's it. I'm
happy with what everybody's come up
with.
CHAIRMAN BULL: The door on the second floor of the porch, it's a door.

MR. PERRY: Yes.

CHAIRMAN BULL: What's that door like?

MR. PERRY: We haven't give it a lot of thought.

It's basically to provide exit to the second-floor terrace. We haven't thought about that yet.

CHAIRMAN BULL: About what it will look like.

MR. PERRY: Again, that one is definitely not visible from the street.

CHAIRMAN BULL: Understood, yeah. That's right behind the --

MR. PERRY: What I would envision is a -- basically just a very secure with --

MS. WOODHOUSE: -- wood.

MR. PERRY: -- wood. The owner is in favor of wood, five-inch styles and an 18-inch bottom rail and the rest, it is glazing and as simple as possible.
Proceedings 10-17-16

MR. McMAHON: That makes sense.

MS. WETSELL: Sounds good.

CHAIRMAN BULL: So I think that to make a motion that those are our comments and that the comments stand.

MR. McMAHON: That's it.

CHAIRMAN BULL: Anybody want to second my motion?

MR. McMAHON: I will second your motion.

MS. WINGATE: I will present the comments if I have them to the ZBA so that they have a chance to review them.

CHAIRMAN BULL: All in favor?

MR. McMAHON: Aye.

MS. POLEWAC: Aye.

CHAIRMAN BULL: Okay.

Anything else on that?

(No response.)

Moving to the next item, item number 4, a motion to accept the minutes of the September 12, 2016 meeting.

MR. PALLAS: Steven, excuse me.
Proceedings 10-17-16

Do you have a question?

MS. WOODHOUSE: Yes.

CHAIRMAN BULL: I'm sorry.

MS. WETSELL: The issue that we have to wait on is side and upstairs; can we do anything on the front in the meantime?

MR. PALLAS: Just to make sure, are you desiring to do something on the front?

MR. PERRY: The desire is to get started on the porch removal, windows definitely, especially with winter coming, and basically start the restoration on the front elevation.

Can that be, which I think is reasonably uncontroversial; can that be approved so that we can proceed with that without -- because the rear work requires the Zoning Board of Appeals approval.

MR. PALLAS: Procedurally, Mr. Chairman, you can vote on elements of it if the applicant seems to be

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requesting that, you can vote on elements that don't require Zoning, it doesn't complicate it in any undue way, windows, you can't do second floor, it's all part of that whole process of the deck.

MR. McMAHON: Yes.

CHAIRMAN BULL: I make a motion that we approve the elements that we can approve.

MR. McMAHON: Exactly. We have approved everything on the sheet, so only what is coming before the Zoning Board you cannot touch.

Is that okay with everyone else?

MS. WINGATE: I think you should make a list.

MR. PALLAS: Make a list for the motion.

CHAIRMAN BULL: The list is that we approve the removal of the front porch. We approve the construction of a new entry stoop. We approve the restoration of the lintels, front door,
Proceedings 10-17-16

and front door surround of the existing entrance. We approve the installation of new windows. We approve the replacement of siding.

MS. WINGATE: That's how the building permit will read.

MR. PERRY: Perfect. Thank you.

MR. McMAHON: Get going, winter is coming.

CHAIRMAN BULL: Okay.

A motion to accept the September 12th meeting; do we have a motion to approve those?

MR. McMAHON: I will make a motion to approve those minutes.

CHAIRMAN BULL: I second.

Motion to reschedule the next HPC Meeting to November 7th; does that work?

MR. McMAHON: So far so good.

MS. WETSELL: Yes.

CHAIRMAN BULL: I make a motion that we approve that time.

MS. WETSELL: Second.
CHAIRMAN BULL: Approved.

And the meeting is over.

MR. BROWN: Thank you so much.

(Time noted: 5:28 p.m.)
C E R T I F I C A T E

I, STEPHANIE O'KEEFFE, a shorthand reporter and Notary Public within and for the State of New York, do hereby certify that the within is a true and accurate transcript of the proceedings taken on October 17, 2016.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 17th day of October, 2016.

______________________________
STEPHANIE O'KEEFFE

Flynn Stenography & Transcription Service
(631) 727-1107
| W | WALOSKI [1] | 1/14 |
| W | warm [1] | 7/8 |
| W | we [39] | |
| W | We'll [1] | 3/3 |
| W | we're [4] | 10/20 13/16 13/22 15/3 |
| W | week [1] | 4/14 |
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| W | which [6] | 3/17 11/2 13/14 15/5 19/12 22/17 |
| W | who's [1] | 3/4 |
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| W | window [2] | 7/9 7/16 |
| W | WINGATE [1] | 1/18 |
| W | winter [2] | 22/14 24/9 |
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| W | WITNESS [1] | 26/12 |
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| W | wood [10] | 13/25 14/2 14/3 14/4 14/9 14/10 17/4 20/21 20/22 |
| W | Woodhouse [2] | 2/6 9/16 |
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| W | wrought [1] | 8/2 |

| Y | Yankee [1] | 17/14 |
| Y | yard [1] | 10/22 |
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| Y | years [1] | 10/16 |
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| Y | YORK [3] | 1/2 1/7 26/5 |
| Y | you [36] | |
| Y | you're [4] | 7/10 10/11 12/16 12/24 |

| Z | ZBA [1] | 21/13 |