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VILLAGE OF GREENPORT
COUNTY OF SUFFOLK STATE OF NEW YORK

-----x

HISTORIC PRESERVATION MEETING

REGULAR MEETING

-----x

Third Street Firehouse
Greenport, New York

October 17, 2016
5:00 p.m.

B E F O R E:

- 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

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1
2 CHAIRMAN BULL: I'd like to open
3 the HPC meeting for October. We'll let
4 the record know who's who. I'm Steven
5 Bull.

6 And you are?

7 MS. WETSELL: Susan Wetsell.

8 MR. McMAHON: Dennis McMahon.

9 CHAIRMAN BULL: And we have a
10 quorum.

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

22 The SCTM number is 1001-4-729.1.

23 Is the applicant in the house?

24 MR. BROWN: Rob Brown.

25 Representative of Mr. Pelton who is
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1
2 unable to attend.

3 How are you?

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

6 MR. BROWN: Good. Thank you.

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

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

18 MR. McMAHON: Good.

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

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

23 CHAIRMAN BULL: That's good news.
24 We have no problem postponing it.

25 I make a motion to postpone this
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1
2 until next meeting.

3 MS. WETSELL: Second.

4 CHAIRMAN BULL: All in favor?

5 MR. McMAHON: Aye.

6 MS. WETSELL: Aye.

7 MR. BROWN: Thank you very much.

8 MR. McMAHON: Thank you.

9 CHAIRMAN BULL: Thank you.

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

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

16 SCTM number 1001-2-6-45.1.

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

19 MS. POLEWAC: Perfect.

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

24 MS. POLEWAC: Yes, you should.

25 CHAIRMAN BULL: Let's take a look.

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This is the house?

MS. POLEWAC: Yes.

CHAIRMAN BULL: And this is the door.

MR. McMAHON: All right. Lovely.

MS. WETSELL: Looks nice.

MR. McMAHON: 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
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1
2 with the shingling on the side of the
3 building.

4 MS. POLEWAC: Yes.

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

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

11 MS. POLEWAC: No.

12 I also indicated on the color
13 sheet, it's called Long Clayton
14 (phonetic).

15 CHAIRMAN BULL: So the windows --

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

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

21 MS. POLEWAC: Yes.

22 CHAIRMAN BULL: With that little
23 curly stuff over it.

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

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1
2 like wrought iron.

3 CHAIRMAN BULL: All right.

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

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

13 So anyone want to say anything?

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

16 I would like to make a motion to
17 approve.

18 CHAIRMAN BULL: I second.

19 All in favor?

20 MS. WETSELL: Aye.

21 MR. McMAHON: Aye.

22 CHAIRMAN BULL: It's been
23 approved.

24 Thank you.

25 MR. McMAHON: Thanks for coming

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1
2 down.

3 MS. POLEWAC: Do I need to get
4 anything officially in the mail?

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

7 MS. WINGATE: Hi.

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

11 MS. POLEWAC: Perfect.

12 Thank you so much.

13 CHAIRMAN BULL: Okay.

14 Item number 3, discussion and
15 possible motion on the application of
16 John H. Woodhouse. The applicant
17 proposes the removal of the front
18 porch, construction of new entry stoop,
19 the restoration of lintels, front door
20 and front door surround or existing
21 entrance. Also proposed is the
22 installation of new windows,
23 replacement of siding, removal of
24 existing side porch, construction of
25 new enlarged side porch with second

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1 floor deck, the enlarged side porch
2 will require Zoning Board of Appeals of
3 Approval review [sic].
4

5 The SCTM number is 1001-04-0328.

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

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

15 I'm in the same boat myself after
16 17 years, I'm still picking at it, but
17 that's wonderful. I mean, we do have
18 to wait for the Zoning Board, correct,
19 to approve your -- is there setback
20 issues; is that where we're heading
21 with this; is that what it is?

22 MS. WINGATE: Side yard setback.

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

25 MR. McMAHON: Second-floor porch
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1
2 which I think sounds like a great idea.

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

6 MS. WOODHOUSE: No.

7 MR. PERRY: No.

8 MS. WETSELL: It was not original?

9 MS. WOODHOUSE: No.

10 MR. PERRY: It was added.

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

14 MR. PERRY: Right, you can see --

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

19 MS. WETSELL: I see that, yeah.

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

22 MS. WETSELL: Part of it is metal.

23 CHAIRMAN BULL: What's that?

24 MS. WETSELL: Part of it is metal,
25 that porch that's there.

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1
2 MR. PERRY: The proposal is to
3 take the porch off, put a stoop on and
4 basically restore and repair all the
5 front elements.

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

9 MR. PERRY: Right.

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

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

23 MR. McMAHON: That's great.
24 Everything that you're coming up with
25 is right on spot.

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1
2 CHAIRMAN BULL: And the renovation
3 of the lentils --

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

9 CHAIRMAN BULL: I don't think all
10 of them were wraparound --

11 MR. McMAHON: No, they weren't.
12 They certainly weren't.

13 CHAIRMAN BULL: Anyway, to go
14 through these items one by one, which
15 is what we need to do in order to show
16 that we're doing diligence according to
17 the -- you know, in our job.

18 So the whole front area sounds
19 good.

20 The windows and the siding, what
21 kind of siding will you be putting on?

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

24 CHAIRMAN BULL: Will the siding be
25 wood or will it be --

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2 MS. WOODHOUSE: Wood.

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

7 MR. McMAHON: You know Hardie
8 Plank is allowed, but, yes, if you want
9 the wood.

10 MS. WOODHOUSE: Wood.

11 MR. PERRY: She's the boss.

12 MR. McMAHON: That's good.

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

19 MR. McMAHON: Where is it located,
20 in the back?

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

24 MR. McMAHON: Yes.

25 MS. WOODHOUSE: The upstairs is
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1
2 actually an egress from the upstairs
3 room that needs some repair, and we're
4 just proposing that it come out
5 further, which is more in keeping
6 with --

7 MS. WETSELL: To the side.

8 MS. WOODHOUSE: Yes.

9 MR. PERRY: By about two feet,
10 plus or minus.

11 CHAIRMAN BULL: Do we need to be
12 speaking at the mic; is that --

13 MS. WINGATE: That's preferred.

14 CHAIRMAN BULL: Okay, so looking
15 at the porch, the existing cellar and
16 hatch will be reset on the new porch,
17 so there will be a new hatch into the
18 cellar on the new porch.

19 MR. PERRY: Yeah.

20 CHAIRMAN BULL: That's not really
21 our concern, I don't think.

22 Looks like the windows will all be
23 similar.

24 MR. PERRY: Yes.

25 MS. WINGATE: There is usually a
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1 lot of discussion on windows.

2
3 MR. McMAHON: We don't have to go
4 that way.

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

7 MR. PERRY: They're two over one.

8 After much debate, I may add.

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

12 MR. PERRY: Yes.

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

15 MS. WOODHOUSE: It's a Marvin.

16 MR. McMAHON: It's a Marvin.

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

22 MR. McMAHON: Yes.

23 CHAIRMAN BULL: I'm just looking
24 at the side-porch view now, and the
25 porch railing, what is the porch

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1 railing made out of?

2
3 MR. PERRY: It's drawn as a
4 square, wood balustrade --

5 CHAIRMAN BULL: So it will
6 probably be just --

7 MR. PERRY: Yes.

8 CHAIRMAN BULL: -- or very similar
9 to that?

10 MR. PERRY: Yeah. It's a
11 one-by-one balustrade, straight
12 balustrade, nothing, no shape to it.

13 CHAIRMAN BULL: That's practical.
14 Are we preserving the Yankee
15 gutters?

16 MR. PERRY: Yes.

17 MS. WETSELL: Good.

18 MR. McMAHON: And the columns are?

19 MS. WOODHOUSE: The columns that
20 are around the door?

21 CHAIRMAN BULL: The columns on the
22 side porch --

23 MR. McMAHON: -- back porch area.

24 MR. PERRY: On the side porch, you
25 mean?

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1
2 The columns on the side porch are
3 just an eight-by-eight straight column
4 with a head and base, and functionally
5 they're not visible from the street, so
6 it's very -- either on their current
7 location or in the proposed location.

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

11 MR. PERRY: Yes.

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

16 MR. McMAHON: Okay.

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

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

23 CHAIRMAN BULL: So that would, I
24 think, be nice if we can get the
25 character of those columns even though

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1
2 they're not visible from the street,
3 the house reflects so much of the
4 character of that front. That would
5 kind of pull things together.

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

9 MR. McMAHON: Solid crown or
10 something.

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

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

18 MR. PERRY: Yes.

19 CHAIRMAN BULL: That would be
20 reminiscent.

21 MR. PERRY: Of the front.

22 CHAIRMAN BULL: Of the front.

23 MR. McMAHON: That's it. I'm
24 happy with what everybody's come up
25 with.

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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.

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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.

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2 Do you have a question?

3 MS. WOODHOUSE: Yes.

4 CHAIRMAN BULL: I'm sorry.

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

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

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

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

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

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1
2 requesting that, you can vote on
3 elements that don't require Zoning, it
4 doesn't complicate it in any undue way,
5 windows, you can't do second floor,
6 it's all part of that whole process of
7 the deck.

8 MR. McMAHON: Yes.

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

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

16 Is that okay with everyone else?

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

19 MR. PALLAS: Make a list for the
20 motion.

21 CHAIRMAN BULL: The list is that
22 we approve the removal of the front
23 porch. We approve the construction of
24 a new entry stoop. We approve the
25 restoration of the lintels, front door,

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1 and front door surround of the existing
2 entrance. We approve the installation
3 of new windows. We approve the
4 replacement of siding.
5

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

8 MR. PERRY: Perfect. Thank you.

9 MR. McMAHON: Get going, winter is
10 coming.

11 CHAIRMAN BULL: Okay.

12 A motion to accept the September
13 12th meeting; do we have a motion to
14 approve those?

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

17 CHAIRMAN BULL: I second.

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

21 MR. McMAHON: So far so good.

22 MS. WETSELL: Yes.

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

25 MS. WETSELL: Second.

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CHAIRMAN BULL: Approved.

And the meeting is over.

MR. BROWN: Thank you so much.

(Time noted: 5:28 p.m.)

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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'Keefe

STEPHANIE O'KEEFFE

CHAIRMAN BULL: [64]
MR. BROWN: [5] 3/23 4/5 4/18 5/6 25/3
MR. McMAHON: [42]
MR. PALLAS: [4] 21/24 22/8 22/22 23/18
MR. PERRY: [30]
MS. POLEWAC: [15] 5/18 5/23 6/2 6/9 6/12 6/14 6/19 7/3 7/10 7/15 7/20 7/23 9/2 9/10 21/16
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