

1 STATE OF NEW YORK
VILLAGE OF GREENPORT
2 ----- X

3 HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
4 ----- X
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9 April 4, 2016
5:00 P.M.

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13 BEFORE :

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- 15 FRANK UELLEND AHL - CHAIRMAN
- 16 LUCY CLARK - MEMBER
- 17 DENNIS MCMAHON - MEMBER
- 18 CAROLINE WALOSKI - MEMBER
- 19 ROSELLE BORRELLI - MEMBER (EXCUSED)
- 20
- 21 EILEEN WINGATE - BUILDING INSPECTOR

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DISCUSSIONS

3

NAME

PAGE

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Kerry Heaney Estate

3-6

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James Gleason

6-21

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Brent Pelton

21-36

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1 CHAIRMAN UELLENDahl: It is 5:09.
2 I am going to open the Historic
3 Preservation Commission Regular
4 Meeting. It is April 4, 2016 and we
5 have four projects on the agenda.

6 I would like to start with No. 4.
7 The others will take a little more
8 time. This is the last item and was
9 submitted more recently. It's an
10 interesting deck on Bay Avenue. So if
11 one of you could just please join us
12 and explain to us what you are
13 planning to do. Please state your
14 name for the minutes.

15 MR. HEANEY: My name is Sean
16 Heaney.

17 CHAIRMAN UELLENDahl: Sean,
18 welcome. I have your -- we have your
19 application here. When was the deck
20 built?

21 MR. HEANEY: I would say probably
22 ten years ago. My father built it and
23 now he has passed away, we're trying
24 to sell the house.

25 CHAIRMAN UELLENDahl: So you do

1 need a CO in order to move forward?

2 MR. HEANEY: Yes.

3 CHAIRMAN UELLEND AHL: So it is an
4 existing deck that was built without a
5 permit; correct?

6 MS. WINGATE: Correct.

7 CHAIRMAN UELLEND AHL: So you still
8 have to go to the Building Department
9 and get an "as-built" permit, but you
10 are here because you're in the
11 Historic District and we have to look
12 at what you built. So you submitted a
13 site plan. The front shows that the
14 deck is no visible. Obviously in the
15 back facing south. And the other
16 photos show the elevation, at least
17 five feet high. So Sean, can you just
18 tell us about the materials? It looks
19 like cedar construction.

20 MR. HEANEY: It's Mahogany.

21 MS. CLARK: Nice.

22 MR. HEANEY: The railing is here.

23 CHAIRMAN UELLEND AHL: It's a
24 relatively straightforward deck. I
25 personally don't have a problem with

1 this deck addition because it's not
2 really visible from Bay Avenue. It's
3 totally hidden. I mean, I live around
4 the block and I never saw a deck. So
5 I am surprised that it looks like this
6 and I don't have a problem at all.

7 MS. WALOSKI: Since it's not
8 visible --

9 CHAIRMAN UELLEND AHL: Chances are,
10 the new owners are going to make
11 changes to the house anyway. So if
12 there is any questions for Sean?

13 MS. WALOSKI: The height of the
14 railing is not our concern.

15 CHAIRMAN UELLEND AHL: Right. It's
16 the Building Department. Looks like
17 36 inches, which is the code. I just
18 wanted to open up discussions and see
19 if there is any questions for the
20 owner?

21 MS. CLARK: I have no questions.

22 MR. MCMAHON: I have no questions.

23 MS. WALOSKI: I have no questions
24 either.

25 CHAIRMAN UELLEND AHL: So Sean, I

1 think you ar good to go. I will make
2 a motion to approve the "as-built"
3 deck as per the plan and can I have a
4 --

5 MS. CLARK: Second.

6 CHAIRMAN UELLEND AHL: All in
7 favor?

8 MS. CLARK: Aye.

9 MR. MCMAHON: Aye.

10 MS. WALOSKI: Aye.

11 CHAIRMAN UELLEND AHL: Aye.

12 Then we can continue with our
13 agenda, Item No. 1, discussion and
14 possible motion on an application
15 submitted by James Gleason, the owner
16 of the residential property located in
17 the Historic District at 144 Central
18 Avenue. The applicant is seeking
19 approval for a major renovation
20 project, which includes replacing the
21 existing fiber cement siding with
22 beveled Cedar siding, replacing all
23 existing windows and adding new
24 windows openings on all four sides of
25 the house. Adding a 92 square foot

1 addition towards the back with a
2 second floor balcony and paint grade
3 railing system. Replacing the front
4 porch asphalt shingle roofing with a
5 new standing seam LLC metal roof.
6 Removing the existing chimney and
7 replacing it with a new brick chimney,
8 which incorporates a outdoor
9 fireplace. In addition, the applicant
10 is proposing to convert the existing
11 garage into a pool house and install
12 an in-ground swimming pool in the back
13 yard, which will be entirely fenced
14 in. SCTM No. 1001-5-1-16.1.

15 Jim?

16 MR. GLEASON: Hello.

17 CHAIRMAN UELLEND AHL: Welcome to
18 our board. Thank you for joining us.

19 MR. GLEASON: Hello. Good
20 evening. It's quite substantial, but
21 I think you will be back for certain
22 other parts of your property --

23 MR. GLEASON: That's what I hear.

24 CHAIRMAN UELLEND AHL: Why don't
25 you tell us what you want to do in

1 your immediate future. I know the
2 project is underway. The owner was
3 issued a demolition permit and the
4 house, residence is now going to the
5 design phase. Now talking about
6 materials. Jim, please tell us what
7 your plans are as far as the
8 application is concerned?

9 MR. GLEASON: Well basically, we
10 want to keep the siding. It doesn't
11 look very good.

12 CHAIRMAN UELLENDahl: What is the
13 siding right now, Jim?

14 MR. GLEASON: I don't think it's
15 cedar. So we want to go with the
16 existing -- reinstall new siding to
17 match existing, which would be to
18 replace all the windows with Anderson,
19 two over one, divided light. Doors to
20 remain the same.

21 CHAIRMAN UELLENDahl: Two over
22 one? I see in your specs here, but
23 some of the windows are three over
24 one.

25 MR. GLEASON: That is just those

1 two units in the front there. Copper
2 standard shingled roof over the porch.
3 Roof to remain. Small extension in
4 the back. The extension in the back
5 is basically closing the porch there.
6 Foundation in. Then a pool and a pool
7 house.

8 CHAIRMAN UELLEND AHL: Okay. So
9 let's start -- I don't think we have a
10 problem with your window selection.
11 What is the manufacturer of the
12 windows? Is it Andersen?

13 MS. WALOSKI: It's Andersen. Is
14 it true lights?

15 MR. GLEASON: True divided.

16 CHAIRMAN UELLEND AHL: What
17 Caroline is asking about is the grill
18 work, are you planning to have the
19 true divided --

20 MR. GLEASON: It's a fixed
21 simulated.

22 CHAIRMAN UELLEND AHL: Okay. So
23 let's open up the discussion here.
24 Are there any questions on this
25 application as far as materials and

1 other design concerns?

2 MR. MCMAHON: I am familiar
3 because of course, we're next door
4 neighbors. He does mill work and
5 probably going to be watching him
6 carefully so I know what I need for my
7 house. Anyway. He's in the business.
8 He's going to provide new siding.
9 It's fantastic. It's going to be clap
10 siding. He was concerned at one point
11 about the height of the rails.

12 CHAIRMAN UELLENDahl: Which one?

13 MR. MCMAHON: The front ones. I
14 am familiar with a few things and we
15 have gone over some things. And I
16 think what would be important and the
17 next step, is the railing system in
18 the front. He's clear on what he
19 would like to do.

20 CHAIRMAN UELLENDahl: What is the
21 height that you are proposing?

22 MR. GLEASON: The same height that
23 it is. Can't change the height.

24 CHAIRMAN UELLENDahl: What is the
25 height right now?

1 MR. GLEASON: I am going to guess
2 and say 28 inches.

3 MR. MCMAHON: Yes.

4 CHAIRMAN UELLEND AHL: So it's
5 relatively low, which most of the
6 porches are. We do want to keep that.

7 MR. GLEASON: I agree. I would
8 like to change the railing a little
9 bit. It's not going to work the way
10 it is. So here is a photo of the
11 railing that we would like to do.
12 Here is the railing top. This is the
13 bottom.

14 MR. MCMAHON: Very nice. Beefy.
15 The one -- this one is very much like
16 mine.

17 CHAIRMAN UELLEND AHL: It's very
18 beefy.

19 MS. WALOSKI: It's beefy right.
20 It's good.

21 CHAIRMAN UELLEND AHL: It's all
22 going to be painted --

23 MR. GLEASON: White.

24 CHAIRMAN UELLEND AHL: Yes, that is
25 a very important element as far as the

1 front elevation is concerned. One
2 question I had, I love this home
3 concept. The one thing that i have a
4 problem with is the front porch roof.
5 Why do you think you need the standing
6 seam metal roof on a traditional porch
7 roof?

8 MR. GLEASON: It's pretty
9 traditional.

10 CHAIRMAN UELLEND AHL: Not in if
11 you walk around Greenport.

12 MR. GLEASON: I did. I did see
13 one two blocks over.

14 CHAIRMAN UELLEND AHL: Where?

15 MR. GLEASON: On Stirling. A
16 metal roof but it was small. Brand
17 new.

18 CHAIRMAN UELLEND AHL: We all own
19 old homes on the block. Metal roof on
20 the porch, to me looks very
21 contemporary.

22 MR. GLEASON: It's very
23 traditional, I think.

24 CHAIRMAN UELLEND AHL: I am just
25 opening this up for discussion.

1 MR. GLEASON: I understand. It's
2 a very small roof. It's something
3 that my wife really wanted. It's a
4 \$15,000.00 option. If you tell me, I
5 can't have it, I am fine with it.

6 MR. MCMAHON: There is a couple of
7 things. Traditional or not, metal
8 roofs -- there is a traditional
9 stamped roof. It's very, very nice
10 roof system. It's very traditional.
11 It's a Brooklyn like product that came
12 out years ago. This company stamped
13 out these interior metal ceilings and
14 you will see them here and there.
15 Again, not necessarily what I am
16 getting at. He has a very shallow
17 pitch roof. One thing you have to
18 consider is that you are either going
19 to be looking at a EPDM black roof and
20 or something a little sharper in
21 regards to that. Me, I have a black
22 EPDM roof and mine is even flatter
23 than yours. If you do pick up this
24 pitch, you might want to consider that
25 option of seeing this black tar roof

1 or something that is a little more
2 handsome. You might want to consider
3 that option. That stamped roof
4 product is made for a minimal to
5 minimum pitch because it won't rot. I
6 am not trying to convince. I am not
7 the copper or the tin roof salesman.

8 MS. WALOSKI: It is very
9 traditional.

10 MR. MCMAHON: It's very
11 traditional. I have renovated a
12 couple of them. There is one on Main
13 Street as well.

14 CHAIRMAN UELLEND AHL: The easiest
15 and most cost effective way would be
16 to use the same shingles you put on
17 the roof.

18 MR. GLEASON: No, you can't put
19 shingles on a 2 1/2 inch.

20 CHAIRMAN UELLEND AHL: Well --

21 MR. MCMAHON: You can if --

22 MR. GLEASON: Well, you can if you
23 go with some other options. But that
24 is too risky. I wouldn't do it.

25 MS. WALOSKI: This is just

1 personal opinion, I think metal roofs
2 are traditional. It might be
3 something that is good to go with
4 something that is like a pattern.
5 It's just panels. On my roof, it has
6 this fish-scale pattern that has been
7 used. It's a metal roof.

8 MR. MCMAHON: You can't really
9 drop it down. It's a minimum roof.
10 It's a very handsome roof.

11 CHAIRMAN UELLEND AHL: Jim, I love
12 metal roofs. I really like what
13 Dennis and from Caroline. If you want
14 to look at alternative metal roof
15 systems, we can have you back to talk
16 about this?

17 MR. MCMAHON: We're not pushing.
18 That is not going to steer -- this
19 whole approval system here. We are
20 approving everything.

21 MR. GLEASON: Would you like to
22 see a mock-up of --

23 CHAIRMAN UELLEND AHL: No.

24 MS. WALOSKI: The smaller pattern
25 is a little more traditional and in

1 keeping.

2 MR. GLEASON: My question then,
3 the home on Stirling that was done a
4 few months ago with the same roof that
5 I want on the front?

6 MR. MCMAHON: That should be
7 reviewed. Absolutely.

8 CHAIRMAN UELLENDahl: We can
9 always decide on the porch roof at a
10 later point.

11 MR. GLEASON: Not really. I have
12 to do that before I do the siding.

13 CHAIRMAN UELLENDahl: We can take
14 a look at what was done. Eileen
15 Wingate, do you know --

16 MS. WINGATE: I have no idea. Can
17 you describe it?

18 MR. GLEASON: All white. It's on
19 Stirling. I would say half way down
20 on the north side of Stirling. So
21 between Poor Boy's and Carpenter on
22 the north side of the street.

23 MS. WINGATE: McNamara maybe. I
24 would have to look at the file but I
25 am pretty sure that you guys approved

1 that. I would have to check the file.

2 I will go by tomorrow.

3 MS. WALOSKI: And the color that
4 you would be doing, black?

5 MR. GLEASON: No, lead roof. Same
6 color.

7 MS. WALOSKI: Okay.

8 MR. GLEASON: It's called out on
9 the plans.

10 CHAIRMAN UELLEND AHL: So we will
11 be looking at the roof on Stirling and
12 we will let you know.

13 MR. GLEASON: Okay.

14 CHAIRMAN UELLEND AHL: As far as
15 the second floor balcony on the back
16 of the house, this is basically the
17 same system?

18 MR. GLEASON: Yes.

19 CHAIRMAN UELLEND AHL: Okay. The
20 doors, I see, you do have some
21 different kinds of doors, entry doors.
22 Facing south. Are these special --

23 MR. GLEASON: No. This is what he
24 had in his --

25 CHAIRMAN UELLEND AHL: Computer?

1 MR. GLEASON: Yes. We intend on
2 keeping the same doors.

3 CHAIRMAN UELLEND AHL: Do you know
4 what kind of doors you will be putting
5 in? If you can give us a photo?

6 MR. MCMAHON: He just said keeping
7 the same.

8 MR. GLEASON: Keeping the same
9 door. The only question is,
10 everything on the first floor, we are
11 not sure of the doors. They are going
12 to stay the same.

13 MS. WALOSKI: This window here,
14 it's recessed --

15 MR. GLEASON: That's not going to
16 be.

17 MS. WALOSKI: Okay.

18 MR. GLEASON: It's not going to be
19 framed.

20 MS. WALOSKI: That looks a little
21 too contemporary.

22 MR. GLEASON: We are not doing
23 that. I don't know why he put that in
24 the rendering.

25 CHAIRMAN UELLEND AHL: So just a

1 regular window?

2 MR. GLEASON: Yes. Right now,
3 it's just a vent. A hole now.

4 CHAIRMAN UELLEND AHL: So we all
5 understand. The bay window is going
6 to be more open.

7 MS. WALOSKI: Which is nice.

8 CHAIRMAN UELLEND AHL: I agree.
9 And multiple window changes. I am not
10 concerned about because it's on the
11 side elevations. I am more concerned
12 about the street elevations because
13 that is what everyone sees. You are
14 doing a little chimney? Can you tell
15 us about that?

16 MR. GLEASON: The brick is there.
17 What is there. The other thing that I
18 wanted to say about that roof, you
19 guys are looking at a photo or a
20 rendering and it does not -- the pitch
21 is much greater on that rendering than
22 it is on the site.

23 MR. MCMAHON: That is almost an 8,
24 he has a 3.

25 MR. GLEASON: Right. So the pitch

1 is existing. It's not going to
2 change. I am not sure you would even
3 notice it.

4 CHAIRMAN UELLEND AHL: Okay. Well,
5 we will talk about that. The only
6 reason I brought this up, to me, my
7 first approach would be to use the
8 same material that is on the main roof
9 because that is a traditional way of
10 doing it. I know you are a carpenter.

11 MR. GLEASON: The gutters are
12 going to be very traditional, half
13 round. I mean, it's an element that
14 makes the home. I can't put it any
15 other way.

16 MS. WALOSKI: That makes a
17 difference too.

18 CHAIRMAN UELLEND AHL: So are there
19 any other questions for Jim Gleason?

20 (No Response.)

21 CHAIRMAN UELLEND AHL: I know you
22 would probably come back and talk to
23 us about other projects on your site.
24 The site plan shows you are converting
25 the garage to the pool house. We are

1 not concerned about the pool itself.
2 We are concerned about the conversion
3 of the garage to the pool house. You
4 will need windows and doors. So we
5 would like to see the materials. So
6 when you are ready, please come back.
7 This is something that you are planing
8 to do any time soon or can it wait?

9 MR. GLEASON: It can wait.

10 CHAIRMAN UELLEND AHL: We are more
11 concerned about the house right now.
12 All right. Any discussion on this?

13 (No Response.)

14 CHAIRMAN UELLEND AHL: May I have a
15 motion?

16 MR. MCMAHON: I will make a motion
17 to approve the plans of the plans
18 submitted to us, Item No. 1, as
19 planned. With the exception that we
20 are going to be looking at a change in
21 the roof material.

22 MS. WALOSKI: I second the motion.

23 CHAIRMAN UELLEND AHL: All in
24 favor?

25 MS. CLARK: Aye.

1 MR. MCMAHON: Aye.

2 MS. WALOSKI: Aye.

3 CHAIRMAN UELLEND AHL: Aye.

4 All in favor.

5 MS. WINGATE: I have a question.

6 The material for the driveway, are you
7 going to blacktop the driveway?

8 MR. GLEASON: No. Stone. Shells.

9 CHAIRMAN UELLEND AHL: Eileen, if
10 there is anything that you need us to
11 make a decision on, please let us know
12 and we will talk about it.

13 MS. WINGATE: Then we will drag
14 him back.

15 CHAIRMAN UELLEND AHL: The site
16 plan shows a lot more than what we are
17 discussing. That is why I am asking.
18 We are not talking about the pool
19 house. We are not talking about the
20 fences. We need you to come back and
21 talk about the fence and what the
22 materials are and the height --

23 MR. GLEASON: Okay.

24 MS. CLARK: Don't you think you
25 should be clear and make that in your

1 motion?

2 CHAIRMAN UELLENDahl: Well, it's
3 part now of the minutes. I think we
4 are good with the motion. So we will
5 see you again.

6 MS. WINGATE: I have notes on what
7 he needs to come back for.

8 CHAIRMAN UELLENDahl: The owner
9 understands this. This is to get you
10 going because you are under
11 construction. When you know what you
12 are doing as the next phase, let us
13 know.

14 MR. GLEASON: Okay.

15 CHAIRMAN UELLENDahl: Item No. 2
16 on our agenda tonight, would be a
17 continued discussion and possible
18 motion on an application submitted by
19 Brent Pelton, the owner of the
20 commercial property(American Beech
21 Restaurant) located in the Historic
22 District at 308 Main Street. The
23 owner wishes to install a retractable
24 awning over the existing wood pergola
25 facing Bay Avenue. SCTM No.

1 1001-4-7-29.1.

2 So we approved all of your
3 exterior designs including the bar and
4 the terrace and the pergola.

5 MR. BROWN: There are a few things
6 coming.

7 CHAIRMAN UELLENDahl: Not
8 surprised.

9 MR. BROWN: The first item before
10 you, I believe is the retractable
11 awning.

12 CHAIRMAN UELLENDahl: Yes.

13 MR. BROWN: I do have to let you
14 know, we were misled by the dealer of
15 the retractable awning. The length of
16 the awning would be 22 feet. We were
17 promised that that was not a problem.
18 As it turns out, the manufacturer does
19 not think it can be done. Now they
20 are only 16 feet. So the first
21 solution that we had come up with is
22 for the last few feet of applying a
23 clear plastic sheathing over the ends.
24 So the awning would be set over. It
25 was apparently temporarily done. Not

1 on my doing.

2 CHAIRMAN UELLEND AHL: There is
3 something on top of it now.

4 MR. BROWN: Is there?

5 CHAIRMAN UELLEND AHL: Yes.

6 MR. BROWN: I will have to go
7 look. In any case, what we were doing
8 is a temporary basis for when the
9 awning is extended in the summer.
10 Right now, we are trying to find
11 another manufacturer of doing a
12 greater length and so far we have been
13 unsuccessful.

14 CHAIRMAN UELLEND AHL: Should we
15 then talk about this at another point
16 until you get --

17 MR. BROWN: I think at this point,
18 we would like to approach it and get
19 approval for the 16 feet and then the
20 plastic.

21 CHAIRMAN UELLEND AHL: So then the
22 16 feet would cover --

23 MR. BROWN: The entire feet is 22
24 feet.

25 CHAIRMAN UELLEND AHL: Do you like

1 that design?

2 MR. BROWN: Of course not. It
3 does solve a problem.

4 CHAIRMAN UELLEND AHL: What is the
5 thinking behind the pergola and the
6 awning? Is it the sun?

7 MR. BROWN: The rain.

8 CHAIRMAN UELLEND AHL: Well, that
9 can be solved with putting something
10 on top of the existing pergola and
11 then it can run off. It could be
12 transparent. I think it would be a
13 good solution. You really don't want
14 to darken the area with the awning.

15 MR. BROWN: Well, when it was nice
16 and bright out, the awning would be
17 detachable.

18 MS. CLARK: How long is the piece
19 going to extend out?

20 MR. BROWN: That would be
21 removable as opposed to retractable.
22 That will be on the for the season and
23 then taken off.

24 MS. CLARK: Okay.

25 MR. BROWN: The retractable would

1 come over it and then be taken off.

2 CHAIRMAN UELLENDahl: The 8 feet
3 will be dealt with. I don't think
4 they are going to remove this plastic
5 or whatever it is. So this is
6 something that we have to be concerned
7 about. So it's a problem. If it were
8 what the agent says, a retractable
9 awning all the way. No problem. But
10 now the manufacturer says that can't
11 be done. The owner has a problem now.
12 The 8 foot section whatever it is that
13 you are putting at the end of the
14 awning will basically stay there till
15 winter and then you will take it off.
16 And if you have the awning,
17 retractable, because it's a beautiful
18 day, then you still have 1/3 covered
19 with something that looks like
20 plastic.

21 MS. CLARK: In my opinion as well.

22 CHAIRMAN UELLENDahl: I don't like
23 this concept. I mean, rain,
24 protection against rain can be dealt
25 with. But if the awning doesn't do

1 what you want to achieve, is there
2 another option?

3 MR. BROWN: At this point, I don't
4 know. Just an --

5 CHAIRMAN UELLENDahl: I am
6 surprised. I am doing a job and
7 manufactures don't even give me the
8 option of 16 feet. They tell me 12
9 feet. You're telling me 22 feet and I
10 don't think any manufacturer can
11 deliver.

12 MR. MCMAHON: Is there a
13 manufacturer that can make something
14 similar in color and fabric that could
15 be snapped on and removed at the end
16 of the season?

17 MR. BROWN: That is a possibility.

18 MR. MCMAHON: I know we have one
19 of the best awning people in town
20 here. They can put together possibly
21 anything you want.

22 MR. BROWN: I would be concerned
23 about leaving that.

24 MR. MCMAHON: I would not say
25 leave it on all season.

1 MR. BROWN: The other option that
2 I have been thinking about --

3 CHAIRMAN UELLEND AHL: Someone can
4 make something, that you can just roll
5 down on the existing trellis. It
6 would probably take a couple of guys
7 but then you would protect the
8 terrace.

9 MS. WALOSKI: What were you
10 thinking, Rob?

11 MR. BROWN: What I was thinking,
12 two rolls essentially. The second
13 roll sitting on top of the cross beam.
14 So that one would cover like this --

15 MS. WALOSKI: Like a market
16 umbrella?

17 MR. BROWN: Something like that.

18 MS. WALOSKI: I would like to see
19 that. Something of what it would look
20 like.

21 CHAIRMAN UELLEND AHL: It has to be
22 durable. I like the space the way
23 that it is. Obviously in the rain it
24 is not as usable as much. I can see a
25 simple solution of some type of

1 transparent material that would cover
2 that. I think what was there before,
3 the yellow awning, it took so much
4 away. It's transparent and designed
5 just to protect from rain. I would
6 like to see something that disappears.
7 Something more transparent. That is
8 something that I would like.

9 MR. MCMAHON: We are trying to
10 design this thing. Are we searching
11 for another solution in fabric?
12 Another solution for their problem.

13 CHAIRMAN UELLEND AHL: I just don't
14 think that a 16 foot awning with
15 beautiful fabric and only covering
16 2/3, I don't think you will be happy
17 with it. Discuss it with Brent and
18 come back.

19 MR. BROWN: Okay.

20 CHAIRMAN UELLEND AHL: So we are
21 going to table this application for
22 the time being. We discussed it at
23 length and some proposals that were
24 submitted, but it's up to the owner to
25 decide what he wants to do to extent

1 the season.

2 MS. CLARK: I make a motion to
3 table the application filed by
4 Stirling Square, LLC, Brent Pelton
5 until they come back to us with a
6 change.

7 CHAIRMAN UELLEND AHL: I second
8 that.

9 All in favor?

10 MS. CLARK: Aye.

11 MR. MCMAHON: Aye.

12 MS. WALOSKI: Aye.

13 CHAIRMAN UELLEND AHL: Aye.

14 So moving on to your next project.

15 Item No. 3, discussion and possible
16 motion -- I didn't write this.
17 Someone actually changed this at the
18 Village and I apologize. It's new to
19 me. Discussion and possible motion on
20 a separate application submitted by
21 Robert Brown, Architect P.C. on behalf
22 of Brent Pelton. He proposes to
23 renovate Suite 308-C- formerly known
24 as Stirling Yoga Studio and turn the
25 space into a lobby and reception area

1 for his guests at the Inn at American
2 Beech. The site plan indicates a new
3 interior bar and exterior seating
4 area. According to the application,
5 the existing first floor facade would
6 be almost entirely demolished and
7 replaced with two folding glass door
8 units. The commercial property is
9 located in the Historic District at
10 308 Main Street. SCTM No.
11 1001-4-7-29.1.

12 So this is basically the same
13 property. So Rob, please tell us what
14 you are planning to do.

15 MR. BROWN: The idea is to make
16 what the yoga studio into a reception
17 lobby for the Inn. It extends a
18 little bit beyond that. Right now
19 people don't know where to go.

20 MS. WALOSKI: To check in.

21 MR. BROWN: Yes.

22 MS. CLARK: It's quite a distance
23 away from the rooms?

24 MR. BROWN: Again, it would be
25 central.

1 MS. WALOSKI: It's all in the
2 square.

3 MS. CLARK: Okay.

4 MR. BROWN: The site plan is in
5 the process of being amended to
6 include extending the aid area and
7 creating access.

8 CHAIRMAN UELLEND AHL: Can you just
9 point? Can you explain which area you
10 are talking about?

11 MR. BROWN: Gravel and pavement
12 here. And creating ramps, here, here
13 and here. And here.

14 CHAIRMAN UELLEND AHL: So we are
15 talking about the interior of the
16 Stirling Square area?

17 MR. BROWN: Yes.

18 CHAIRMAN UELLEND AHL: Okay. So
19 the pizza place is this one?

20 MR. BROWN: Yes.

21 CHAIRMAN UELLEND AHL: And you are
22 going to open it up to this?

23 MR. BROWN: Yes.

24 CHAIRMAN UELLEND AHL: This is the
25 pizza place.

1 MS. CLARK: Right.

2 CHAIRMAN UELLEND AHL: And we are
3 talking about the section here. So
4 the bar is downstairs. I mean, it's
5 going to change the facade in a major
6 way, because right now we have this.

7 MS. CLARK: Right.

8 CHAIRMAN UELLEND AHL: It's not
9 pretty. So what Rob Brown is
10 proposing is what we see in this
11 elevation, basically opening up the
12 entire first floor to Stirling Square.
13 It has a total different look. It's
14 not visible from Bay Avenue, Front
15 Street. It's own entity, Stirling
16 Square. I feel this is a very
17 interesting situation with the
18 restaurants, hotels. Whatever you
19 want to call it. This is supposed to
20 become some kind of concierge, lobby,
21 so be it. It's fine with me. I don't
22 have any problems architecturally as
23 far as opening the first floor. The
24 second floor is still intact. A lot
25 of things happening on the first

1 floor. So I don't see any problems as
2 far as this is concerned.

3 MR. MCMAHON: Neither do I.

4 MS. WINGATE: Is there any
5 conversation about the amount of
6 outside furniture? I was questioning
7 that. And do you want to see the
8 furniture that? Planning Board is.

9 CHAIRMAN UELLEND AHL: You will
10 probably be back for additional
11 signage and some materials. I would
12 think the less, the better. But it's
13 already happening there with chairs
14 and tables. The Building Department
15 will have to make that decision if
16 it's safe or not.

17 MR. BROWN: We're trying to make
18 it safer.

19 CHAIRMAN UELLEND AHL: I don't
20 think we have to talk about that at
21 length. We are here today to approve
22 the elevation, not the function
23 inside. Other agencies may have a
24 problem with beverage counter,
25 restaurant or is it becoming something

1 out. We don't care about that. The
2 facade and design, I think we can vote
3 on.

4 MR. MCMAHON: I agree.

5 MS. WALOSKI: I would like to make
6 a motion that we accept the proposal
7 for Item No. 3 for Stirling Square and
8 to accept the elevation and the
9 reconstruction of the first floor
10 facade.

11 CHAIRMAN UELLEND AHL: I second.

12 All in favor?

13 MS. CLARK: Aye.

14 MR. MCMAHON: Aye.

15 MS. WALOSKI: Aye.

16 CHAIRMAN UELLEND AHL: Aye.

17 Thank you very much, Rob.

18 So we discussed Item No. 4, which
19 was the first item this evening. Item
20 No. 5 is to approve the minutes of
21 October 5th and November 2nd meetings.
22 I read them.

23 I will make that motion to approve
24 the minutes of the meetings of October
25 5th and November 2nd.

1 MS. WALOSKI: I second the motion.

2 CHAIRMAN UELLEND AHL: All in
3 favor?

4 MS. CLARK: Aye.

5 MR. MCMAHON: Aye.

6 MS. WALOSKI: Aye.

7 CHAIRMAN UELLEND AHL: Aye.

8 Item No. 6, motion to accept the
9 minutes of February 1, 2016. I make
10 that motion.

11 MS. WALOSKI: I second it.

12 CHAIRMAN UELLEND AHL: All in
13 favor?

14 MS. CLARK: Aye.

15 MR. MCMAHON: Aye.

16 MS. WALOSKI: Aye.

17 CHAIRMAN UELLEND AHL: Aye.

18 Motion to schedule the next HPC
19 meeting, for May 2nd.

20 We will all be around?

21 MS. CLARK: God willing.

22 CHAIRMAN UELLEND AHL: So we will
23 have our next meeting, May 2nd. I
24 make that motion.

25 MS. CLARK: Second.

1 CHAIRMAN UELLEND AHL: All in
2 favor?

3 MS. CLARK: Aye.

4 MR. MCMAHON: Aye.

5 MS. WALOSKI: Aye.

6 CHAIRMAN UELLEND AHL: Aye.

7 Motion to adjourn at 6:09.

8 MS. CLARK: I second.

9 CHAIRMAN UELLEND AHL: All in
10 favor?

11 MS. CLARK: Aye.

12 MR. MCMAHON: Aye.

13 MS. WALOSKI: Aye.

14 CHAIRMAN UELLEND AHL: Aye.

15

16 (Whereupon, the meeting concluded
17 at 6:09 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, April 14, 2016.

Jessica DiLallo
(Jessica DiLallo)

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