VILLAGE OF GREENPORT
COUNTY OF SUFFOLK STATE OF NEW YORK

HISTORIC PRESERVATION COMMISSION
REGULAR MEETING

Third Street Firehouse
Greenport, New York

February 1, 2016
5:00 P.M.

BEFORE:

FRANK UELLENDAHL - CHAIRMAN
ROSELLE BORRELLI - MEMBER
DENNIS MCMAHON - MEMBER (Excused)
CAROLINE WALOSKI - MEMBER
LUCY CLARK - MEMBER
EILEEN WINGATE - VILLAGE BUILDING INSPECTOR
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CHAIRMAN UELLENAHL: Okay. I am going to open the Historic Preservation Commission Regular Meeting. It is February 1, 2016 and it is 5:03. My name is Frank Uellendahl. I am joined by Lucy Clark, Roselle Borrelli and Caroline Waloski. We're still waiting for Dennis McMahon who should be here any minute, but we do have a quorum. So I don't see why we can't get started on time. We have four items on the agenda tonight.

Item No. 1, continued discussion and possible motion on an application submitted by Carolyn Rusin, the new tenant of the commercial property, which is a restaurant located in the Historic District at 314 Main Street. HPC approved the ADA compliant wooden ramp leading from the parking lot to a side entrance. HPC however asked for more information regarding the replacement of two exterior doors,
SCTM No. 1001-4-7-27.

So we're going to move a chair up front.

Please join us. Last time which was in December we really did not have any problems of what you suggested. There was a couple of problems with the front door is concerned. So this is why we had to table the meeting just because of the design of the front door. You submitted a drawing and I think we also have a photograph. Eileen, you took some photos. We're familiar with the project and, please tell us what you decided based on the submission of the drawings?

Basically, I am asking are you going to put this back to basically the original front door looked like or are there any changes?

MS. RUSIN: I lost the original contractor. So now I have a new contractor. That's the picture of the door, we're just replacing the door.
It’s the same. I am replacing the front door.

CHAIRMAN UELLENDALH: What is the color going to be? Black again?

MS. RUSIN: Is that acceptable? Black again?

CHAIRMAN UELLENDALH: Well, I think it was black?

MS. RUSIN: Yes.

CHAIRMAN UELLENDALH: You can actually just chose a color --

MS. RUSIN: Black, it is.

CHAIRMAN UELLENDALH: The back door is going to be a similar -- the side door, I believe. It’s not going to be glass?

MS. RUSIN: Similar door. We're not changing it.

CHAIRMAN UELLENDALH: Okay. I am sorry, this was -- took a little bit longer. This is not our decision.

MS. RUSIN: I accept your apology.

CHAIRMAN UELLENDALH: I think
if there is no --

    MEMBER CLARK: I have no

objections or questions.

    MEMBER WALOSKI: Is this the
door that is in the front?

    CHAIRMAN UELLENDahl: Yes.

This.

    MS. WINGATE: It’s half glass

as opposed to solid.

    CHAIRMAN UELLENDahl: So the

original door was a solid black door

but the applicant would like to have

a little bit more light inside. So

it’s a half glass door.

    MEMBER WALOSKI: And is this a

wooden door?

    CHAIRMAN UELLENDahl: Yes.

    MEMBER CLARK: Black.

    MEMBER WALOSKI: Okay. That’s

standard. It’s going to look lovely.

    CHAIRMAN UELLENDahl: I think

the drawing itself is a little bit

off as far as the scale is concerned

but we're dealing with the same

opening. So the side lights are
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1 going to be a little bit narrowed.
2 That is what I would assume. I
3 personally don't see any problems. I
4 thank you for submitting this. If
5 there are no other conversations or
6 questions, then we can move this
7 application.
8
9 MEMBER CLARK: I will make a
10 motion to accept the application
11 submitted by Carolyn Rusin for door
12 replacement at 314 Main Street as
13 submitted.
14
15 CHAIRMAN UELLENDahl: I
16 second.
17
18 CHAIRMAN UELLENDahl: All in
19 favor?
20
21 MEMBER CLARK: Aye.
22 MEMBER BORRELLI: Aye.
23 MEMBER WALOSKI: Aye.
24
25 All in favor.
26
27 MS. RUSIN: I thank you very
28 much and I accept your apology. I
29 just wanted to get the permit to get
30 the work done.
CHAIRMAN UELLENDHAHL: And I feel the Building Inspector will be right on top of it.

MS. RUSIN: Thank you very much.

CHAIRMAN UELLENDHAHL: Good luck.

Moving right along. Item No. 2, continued discussion and possible motion on an application for an exterior renovation project of a one-family dwelling submitted by Antoon and Illeana Schollee, the owners of the residential property located in the Historic District at 168 Stirling Street. The applicants are seeking approval to rebuild a 6'x11' deck on the second floor towards the back of the dwelling facing west. Proposed materials: 1x4 IPE decking, mahogany rail and subrail, 2x2 composite balusters and 1x12 Versatex skirtboards, 4x4 newel posts to be wrapped with Versatex. This is located in SCTM No.
And I think Billy Swiskey is here, the contractor who is going to represent for the Schollee’s, the applicants. Welcome back, Billy.

This is an ongoing project.

MR. SWISKEY: Correct.

CHAIRMAN UELLENDahl: The owners were here three months ago and we basically approved the exterior renovation job. I looked at the job. I don't know if you guys have driven by. It’s going to be very beautiful. So you're getting rid of all the vinyl siding and replacing it with cedar?

MR. SWISKEY: Cedar.

CHAIRMAN UELLENDahl: Maypax?

MR. SWISKEY: Maypax.

CHAIRMAN UELLENDahl: And windows. Tell us briefly why all of a sudden the balcony on the second floor came up?

MR. SWISKEY: Well, what happened was when we were pulling the
siding off the house, it turns out that there was more siding than expected. So beneath the vinyl there was clap-board. So when they added the balcony, they just attached the ledger to the original clapboard. So A, it wasn't bolted to the house securely and B, the way that they flashed it, it was allowing water to come into the house. As it turns out, not only was the balcony rotted and only put in with 16's, you know, it started to rot the house. The sheathing was rotted. So we had to take it down. Originally I was going to leave it and work around it but it's just too far gone.

CHAIRMAN UELLENDAHL: So at this time, you actually took off the original structure --

MR. SWISKEY: Yes.

CHAIRMAN UELLENDAHL: I don't know, Eileen Wingate, were you involved in this? In giving a demolition permit?
MS. WINGATE: Stop Work Order.

CHAIRMAN UELLENDahl: Sorry.

Anyway, so the Building Department got involved and here we are. You're back. So you would like to put the balcony back up. Slightly differently from what it used to be?

MR. SWISKEY: Correct. The original balcony had 1x4 vertically for the rail. It used to be a solid rail.

CHAIRMAN UELLENDahl: We do have documentation here. As you can see from the old photos. Obviously it must have been an addition at one point. They didn't do a good job.

MEMBER BORRELLI: It’s small.

CHAIRMAN UELLENDahl: It’s small and verticals are 1x4’s really enclose this very much.

MEMBER CLARK: I saw it.

CHAIRMAN UELLENDahl: So I think we have a chance now to help the applicant turn this into what we think would be, you know, a nicer
design. A proper design for the
Historic District. So what you came
up with, Billy, is a design that --
we have a photo here. I think we --

MR. SWISKEY: No.

CHAIRMAN UELLENDahl: So I can
show you it’s something like this. I
am showing for the minutes, a
photograph, a much more open and
typical historic --

MEMBER CLARK: Where did you
get that if he didn't submit it?

CHAIRMAN UELLENDahl: No, he
submitted this.

MR. SWISKEY: Yes.

CHAIRMAN UELLENDahl: The
Building Inspector printed it out.
The columns are different but there
will be a handrail made out of -

MR. SWISKEY: Mahogany.

CHAIRMAN UELLENDahl:

Mahogany. The bottom rail will be
mahogany. The decking will be IPE,
which is beautiful. So and you're
going to wrap the one column that
supports the second floor balcony?

MR. SWISKEY: Correct. I am going to wrap it. I was going to do recess panels. So it will be an 8 inch column and wrapped probably 10 inches.

CHAIRMAN UELLENDahl: A little bit of a recess with some kind of design in it?

MR. SWISKEY: Right.

CHAIRMAN UELLENDahl: So this is what the applicant is here for. I don't have any other questions. I like the detail on the wrapped post. There is only one post and I think it will be an improvement of what it used to be.

MEMBER WALOSKI: Can you see this?

CHAIRMAN UELLENDahl: Yes, you do see it from Sterling Street, because it’s wide open to the street, but towards the back. I think it’s important for us to review this and what was presented here, I personally
like. Are there any other questions? Roselle?

   MEMBER BORRELLI: No.
   CHAIRMAN UELLENDahl: Carolyn?
   MEMBER WALOSKI: No.
   CHAIRMAN UELLENDahl: Then I will make a motion to approve the applicant’s proposal to replace the balusters and the decking materials as applied for.

   MEMBER CLARK: I second.
   CHAIRMAN UELLENDahl: All in favor?

   MEMBER CLARK: Aye.
   MEMBER WALOSKI: Aye.
   MEMBER BORRELLI: Aye.
   CHAIRMAN UELLENDahl: Aye.
   All in favor, you're good to go.

   MR. SWISKEY: Thank you very much.

   CHAIRMAN UELLENDahl: All right.
   So moving on to Item No. 3.

   Again, these are all continued
discussions on previous submitted applications. That’s why we are aware of the applicants projects. And they would like more -- to present more details so they could move forward with the project.

So Item No. 3, continued discussion and possible motion on an application submitted by Gwendolyn Groocock, the owner of the residential property located in the Historic District at 615 Main Street. She is seeking approval for the replacement for four kitchen and bathroom windows (Andersen double-hung windows with full divided lights.) The applicant wishes to demo the sunroom only. The sunroom reconstruction will be considered at a later date.

I want to for the minutes, I want to say just a couple of words. This agenda, Item No. 3 was changed by someone. I had a different version originally and he or she
changed it without my knowledge and I
was a little bit upset about it. So
here we are, and we're going to move
forward with this. Gwen, would you
like to join us? This agenda was
printed this morning and I put it in
a week ago. So this has nothing to
do with you. So we're now back to
Main Street.

MS. GROOCOCK: Yes, we are.

CHAIRMAN UELLENDHAHL: So I
know you have a demolition permit to
remove the sunroom and that is gone?

MS. WINGATE: No. They have a
building permit --

MEMBER CLARK:

CHAIRMAN UELLENDHAHL: No.

Basically just tell us -- you're not
moving into replacing some of the
windows. You want to go ahead and
finish up the kitchen and bathroom.
And then at a later point we will
talk about the sunroom?

MS. GROOCOCK: Correct.

MR. LOVELESS: I don't mean to
throw a wrench into it. The way that we're designing it now, the kitchen sink is going to end up where the windows look out into the back towards the yard.

CHAIRMAN UELLENDahl: Right.

MR. LOVELESS: So rather than have two double hung windows in the center, and the sink in the center, so you're looking right in the middle framing. We maybe wanted to do casements.

CHAIRMAN UELLENDahl: Okay.

MR. LOVELESS: The side two would open and then just the middle one would not.

CHAIRMAN UELLENDahl: So tell us exactly --

MR. LOVELESS: This would be here.

CHAIRMAN UELLENDahl: Two casements with a fixed panel in between. How wide is it?

MR. LOVELESS: It's 61 inches, rough opening.
CHAIRMAN UELLENDahl: So it’s basically the same as this.

MR. LOVELESS: We would also want to do a casement on the other side.

CHAIRMAN UELLENDahl: Where would that be?

MR. LOVELESS: On the other side.

CHAIRMAN UELLENDahl: So it would be basically here?

MR. LOVELESS: Yes.

CHAIRMAN UELLENDahl: The bathroom window stays as is?

MR. LOVELESS: It would just be an awning.

CHAIRMAN UELLENDahl: And that is not visible. All right. So basically some of the changes have -- the windows have changed in regards to what the original application looked like. Double-hung's are out.

MEMBER WALOSKI: So it’s more like this?

CHAIRMAN UELLENDahl: Right.
MR. LOVELESS: It will still be true divided.

CHAIRMAN UELLENDAHL: So we have approved this. So that would not be a problem for us. So I don't see any problems with changing the windows from double-hung's to casements and fixed panels in the center.

MEMBER BORRELLI: Its casements that don't really look like casements?

MR. LOVELESS: Exactly.

MEMBER BORRELLI: When you said casements, I was like (indicating).

CHAIRMAN UELLENDAHL: Sometimes, Roselle, we have approved casement windows in certain applications.

MEMBER BORRELLI: Okay.

CHAIRMAN UELLENDAHL: Sometimes the window would not comply with code and the easier solution to that would be to introduce a casement
window. If you go up close, you can see the difference but safety first. It’s still -- I think historic. In particular, it’s further back. So it’s not right up on Main Street. So we’re basically talking about two units in the kitchen. I mean, this one is a little bit wider and facing the driveway. And the one facing the back, rear yard is just two casements.

MR. LOVELESS: Two casements on either side.

CHAIRMAN UELLENDahl: And the bathroom window which will be hidden by the sunroom once you go ahead with this project and would be an awning window?

MS. GROOCOCK: Yes.

CHAIRMAN UELLENDahl: Is there anything else?

MR. LOVELESS: I guess on the back side of the house, is it necessary to have all that single divided? I mean, because these
windows are going to be a bit more
narrowed and since it’s on the back
--

CHAIRMAN UELLENDAHL: Are you
talking about --

MR. LOVELESS: This one here.
Or can you do the simulated mullions
on the two sides and leave the middle
one clear? So you can see through
it.

CHAIRMAN UELLENDAHL: This one
here, now I am confused. So this
window, the 61 inch window is also --

MR. LOVELESS: Correct. It’s
this one right here.

CHAIRMAN UELLENDAHL: So you
have -- you're saying -- okay. So
you have this. I mean, the center
window would then -- that is what
you're asking?

MR. LOVELESS: I was just
thinking when you're doping this
dishes, rather than look at that grid
pattern on all three windows, if that
middle one was left clear?
CHAIRMAN UELLENDahl:

Basically, you're saying no grill in
the center one?

MR. LOVELESS: Right.

CHAIRMAN UELLENDahl: I don't
have a problem with that.

MEMBER WALOSKI: I don't have
a problem with that.

CHAIRMAN UELLENDahl: I mean,
we have approved rear windows in a
different -- we're more concerned
with this one on the driveway side
because it's visible and you have all
these other windows. So there is
context here. Nobody really sees the
back.

MEMBER CLARK: Everyday I see
it. Just saying.

CHAIRMAN UELLENDahl: One of
the Board members. I do not have a
problem with it.

MEMBER CLARK: I do not
either. I just want to clarify that
I do see it. Anything that I see now
is so much better than what I have
CHAIRMAN UELLENDHAHL: I agree.

MEMBER CLARK: I am very grateful.

CHAIRMAN UELLENDHAHL: Are there any other questions?

MEMBER WALOSKI: No. Should I make a motion?

CHAIRMAN UELLENDHAHL: We understand what the applicant is going for?

MEMBER WALOSKI: Yes.

MEMBER BORRELLI: Yes.

CHAIRMAN UELLENDHAHL: All right. So I don't have a problem either. So please make a motion?

MEMBER WALOSKI: I make a motion to accept the presentation as -- for Gwendolyn Grocock at 615 Main Street as presented to us today.

CHAIRMAN UELLENDHAHL: I second this.

All in favor?

MEMBER CLARK: Aye.

MEMBER WALOSKI: Aye.
MEMBER BORRELLI: Aye.

CHAIRMAN UELLENDHALL: Aye.

All in favor. So you're good to go.

(Whereupon, a discussion was held off the record.)

CHAIRMAN UELLENDHALL: Moving on, Item No. 4, discussion on wetlands permit application for Scott Gonzales, owner of the commercial property located at 714 Main Street.

The Board of Trustees of the Village of Greenport has initiated a coordinated review for the purposes of SEQRA determining that this is a Type I action due to its location within the Historic District. HPC to respond. Comments regarding this application should be received February 5, 2016.

So today is the 1st of February. So they would like us to come up with some kind of answer by the end of the week. Scott was here with the window replacements and the
deck, and we approved all of this.
So we're familiar with the project.
This pertains to repair or replacement of existing bulkhead in front of that area.

MEMBER CLARK: In-place, in-kind?

MS. WINGATE: In-place, in-kind.

CHAIRMAN UELLENDahl:
Replacing in-kind. So since this is a coordinated review, all of the Boards have to say something. Approve it or disapprove it or no comment. So I personally think this is safety issue. This needs to be a repair job and I don't think we should really make an official statement or give an official statement that we don't have any objections to the proposed repair.

Is this everybody's --

MEMBER CLARK: Agree.

MEMBER BORRELLI: Agree.

MEMBER WALOSKI: Yes.
CHAIRMAN UELLENDHAHL: So then I will -- I did send them an e-mail way back, a month ago, but they want the Board to vote on this. So Eileen, let me ask you, is this enough for the minutes or do we have to actually vote on it publicly?

MS. WINGATE: I think you should vote to either say something or not say something.

CHAIRMAN UELLENDHAHL: So then I would make a motion, basically, to approve the proposed bulkhead repair and the Historic Preservation Commission is okay with this.

Second?

MEMBER BORRELLI: I second.

CHAIRMAN UELLENDHAHL: All in favor?

MEMBER CLARK: Aye.

MEMBER BORRELLI: Aye.

MEMBER WALOSKI: Aye.

CHAIRMAN UELLENDHAHL: Aye.

(Whereupon, a discussion was held off the record.)
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CHAIRMAN UELLENDAL: Item No. 5 motion to approve the minutes of the September 14, 2015 meeting. I read them. I don't have a problem with this.

MEMBER CLARK: I abstain. I wasn't at the meeting.

MEMBER WALOSKI: I make a motion we approve the September 14, 2015 meeting.

CHAIRMAN UELLENDAL: I second.

CHAIRMAN UELLENDAL: All in favor?

MEMBER CLARK: Abstain.

MEMBER BORRELLI: Aye.

MEMBER WALOSKI: Aye.

CHAIRMAN UELLENDAL: Aye.

3 are in favor.

Lucy abstains because she was not at the meeting.

Item No. 6, motion to accept two meetings, because one meeting was skipped. These are the meetings of October 5th and November 2, 2015.
So I make a motion to accept them.

MEMBER CLARK: Second.

CHAIRMAN UELLENDahl: All in favor?

MEMBER CLARK: Aye.

MEMBER BORRELLI: Aye.

MEMBER WALOSKI: Aye.

CHAIRMAN UELLENDahl: Aye.

The next meeting will be March 7th.

So motion to adjourn.

(Whereupon, the meeting concluded at 5:49 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, February 12, 2016.

[Signature]

(Jessica DiLallo)

*     *     *     *     *

[Signature]

(Jessica DiLallo)