VILLAGE OF GREENPORT
COUNTY OF SUFFOLK STATE OF NEW YORK
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HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
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Third Street Firehouse
Greenport, New York

April 6, 2015
5:00 P.M.

BEFORE:

FRANK UELLENDAHL - CHAIRMAN
ROSELLE BORRELLI - MEMBER
LUCY CLARK - MEMBER
DENNIS MCMAHON - MEMBER
CAROLINE WALOSKI - MEMBER
EILEEN WINGATE - VILLAGE BUILDING INSPECTOR
CHAIRMAN UELLENDAL: Just for the record, we started our meeting at 5:06 and we have our first applicant here. It’s Joann Brancato and she’s Item No. 2 under our agenda, discussion and possible motion on a sign application submitted by Joann Brancato, the new tenant at Stirling Square at 300 Main Street. The commercial property is located in the Historic District. SCTM #1001-4-7-29.1.

And we just started to interview Joann and she’s telling us about her store, the size of the store and what it is that she wants to sell. This is of course, at least to us, not part of our application, except for the sign. But we're interested in everyone that comes to the Village of Greenport and wants to do business. So Joann, maybe you want to tell us again what your store is all about.

MS. BRANCATO: Sure. I am an anterior designer. I have been collecting furniture for the last twenty
some odd years. I have had my house out
here for 23 years. I have always wanted
to have my store out here.

CHAIRMAN UELLENDHAHL: Where do
you live out here?

MS. BRANCATO: In East Marion
behind the Lavender Fields.

CHAIRMAN UELLENDHAHL: Nice.

MS. BRANCATO: Amazing lavender
field. I am also a jewelry designer.

So I will be selling my vintage
furniture. I am very architectural in
jewelry and some vintage clothing and
some vintage accessories. Some pieces
of my jewelry that I designed. I also
do photography that I frame in vintage
frames.

MEMBER WALOSKI: Sounds like a
place I would visit.

CHAIRMAN UELLENDHAHL: Okay,
Joann, so you are here now to get an
approval for your sign. Tell us about
the sign and what does it say? The
size? The anterior?

MS. BRANCATO: It’s very
straightforward. It’s 60 inches by 20 inches in the front store and it’s outlined in open space. No pun intended. Space in between the letters. And on the back side of the store, which we talked about the last time I was here, said I could put a sign in the back. Right across the street from Chase. And I think that is 49 inches by 11.

CHAIRMAN UELLENDAL: So this is basically -- I am now holding up the two photos that Joann submitted. So this is the front sign --

MS. BRANCATO: Correct.

CHAIRMAN UELLENDAL: And this is the back of the store. It looks like it’s black and white?

MS. BRANCATO: Yes.

CHAIRMAN UELLENDAL: I mean, I don’t have any other questions. Looks to me that you know what you want to do and you’re happy with your sign.

I will ask the panel, are we happy?
MEMBER MCMAHON: Yes.

MEMBER WALOSKI: Yes, it’s lovely.

CHAIRMAN UELLENDahl: I mean, as far as the sign, I have to ask our Building Inspector, are there any other issues as far as size is concerned?

MS. WINGATE: There are no issues.

CHAIRMAN UELLENDahl: So then I would --

MS. WINGATE: And the Planning Board had no objections.

CHAIRMAN UELLENDahl: So did you go to the Planning Board?

MS. BRANCATO: Yes.

CHAIRMAN UELLENDahl: I wasn't aware of it.

MEMBER CLARK: I make a motion to accept the application as submitted by Joann Brancato, for the sign application at 300 Main Street.

MEMBER WALOSKI: Second.

MEMBER MCMAHON: And I second it.

CHAIRMAN UELLENDahl: Caroline
seconded it.

All in favor?

MEMBER CLARK: Aye.
MEMBER MCMAHON: Aye.
MEMBER WALOSKI: Aye.
CHAIRMAN UELLENDAHL: Aye.

Four of us are in favor. We are now joined by Roselle Borrelli. So we have a full house. It was a breeze.

Thanks for joining us and submitting this application. We wish you success.

MS. BRANCATO: I wanted to ask you one question because you said, 300 Main Street?

CHAIRMAN UELLENDAHL: Yes.

MS. BRANCATO: I am not sure, is it 300B?

MS. WINGATE: As soon as all the construction is done, I think we are going to go in there and issue all new addresses to the whole place. Basically, it’s any where from 300 to 308 and nobody knows where anything is.

MS. BRANCATO: Okay. Because I
am in the midst of having my cards
made. So I would like -- I shouldn't
yet? I thought it was 300B.

MS. WINGATE: I think it's
actually 304.

CHAIRMAN UELLENDahl: Just for
the minutes, you know, obviously, there
is a little bit of discussion, so please
do n't print your cards today or
tomorrow. How long do you think you
would need, Eileen?

MS. WINGATE: A week or two. And
then we will make an interpretation. I
really have to go to each building.

CHAIRMAN UELLENDahl: Is that
okay with you?

MS. BRANCATO: Yes.

CHAIRMAN UELLENDahl: So when do
you play on opening the store?

MS. BRANCATO: I would really
like to by next weekend.

MEMBER MCMAHON: Just put
Stirling Square on it and you will be
all set.

CHAIRMAN UELLENDahl: Yes.
MS. WINGATE: Stirling Square works.

CHAIRMAN UELLENDAHL: Yes, it always works.

MEMBER WALOSKI: Will she have problems with the post office if she puts Stirling Square on there?

MS. WINGATE: Yes.

MS. BRANCATO: So I will just wait.

CHAIRMAN UELLENDAHL: So you do have to wait a little bit. Thank you, Joann and good luck.

Okay. So we have another application. This Item No. 1, discussion and possible motion on a sign application submitted by Arlene Marvin, the owner of the commercial property (currently Cookery Dock) located in the Historic District at 132 Main Street. The applicant is renting her retail space to Heidi Kelso, owner of LIDO Retail, LLC. The store logo will be located above the storefront in the preexisting curved white arch.
SCTM #1001-5-3-16.1.

So for the minutes, no one is representing the applicant. So I suggest that we look at the application and see if it’s -- what is before us and see if it doesn't require any representation of the owner. We may have to table this application and pick it up next month. So you have all the information in front of me. So Arlene the owner --

MEMBER WALOSKI: And I am also familiar with LIDO and they already had their logo across the street.

CHAIRMAN UELLENDAHL: So tell us about this, please?

MEMBER WALOSKI: It’s a business in Greenport. Across the street from Mark Lamona. So that logo has existed. So the logo was accepted previously.

MS. WINGATE: No. Because she didn't go through any approvals previously the last time, which is why I was determined to get her in here this time.
MEMBER CLARK: Don't you think she should be present?

MEMBER MCMAHON: I think we can handle it. Is this an appropriate sign?

MS. WINGATE: The size of the --

CHAIRMAN UELLENDahl: Dennis, before we wish to any conclusion, we understand that Ms. Kelso is doing things not the way the Village would like. So she obviously -- Eileen can fill me in. She has posted a sign at her previous store without HPC approval or without any approval.

MS. WINGATE: Without nothing.

CHAIRMAN UELLENDahl: There are size regulations. So that's the one thing that I would like for discussion. You know, we would like to invite business or existing business into Greenport. This is all fine. But it's not like the sign is going to disrupt the business. Just a matter of having someone explain what her sign is all about.

MEMBER MCMAHON: Yes.
CHAIRMAN UELLENDHAHL: And if we have any questions. So I am not willing to necessarily rush forward.

MEMBER MCMAHON: I am not brushing this under the rug here. The application is in front of us right now. My question, the sign, is that sign’s proper size okay. The answer was yes.

MEMBER WALOSKI: So 4x2 would be appropriate.

MS. WINGATE: Yes.

MEMBER WALOSKI: It’s black and white.

MEMBER CLARK: Is it going where the Cookery Dock Sign is or is it coming down?

MS. WINGATE: The sign in the window is coming down.

MEMBER WALOSKI: It’s going into that space. This arch.

MEMBER MCMAHON: Gotcha. And Lucy brought up the description in what she is doing. On the inside --

MEMBER CLARK: Correct. Light spackle, touch-up paint. No dressing
rooms. Painting it clear what she wants to do. That’s fine. That doesn’t affect us.

MS. WINGATE: My concern is that, when you’re walking on the street, the sign is very high. I asked her if she intends to use decals and she said, no. So I think that you should -- I can’t speak for her.

MEMBER CLARK: That is why I am saying that she should be here to speak for herself.

MS. WINGATE: Yes.

MEMBER MCMAHON: If it’s not on the application, then it’s not approved and it’s not allowed.

MS. WINGATE: There you go.

MEMBER MCMAHON: If she applies and states what she’s going to do --

MEMBER CLARK: So she has window stickers here on the application.

MS. WINGATE: Where? I didn’t see that.

MEMBER CLARK: Window stickers, here.
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1. MS. WINGATE: There you go.

2. MEMBER CLARK: Stencil above the window.

3. MS. WINGATE: Yes.

4. MEMBER McMAHON: And that doesn't offend me either.

5. MS. WINGATE: It’s on the HPC -- okay.

6. MEMBER WALOSKI: She says the window sticker is going to be in the arch.

7. MEMBER CLARK: So that’s a sticker.

8. MEMBER WALOSKI: It’s a sticker in that arch from what we see here.

9. MEMBER CLARK: So it’s not a sign?

10. MEMBER WALOSKI: No, it is a sign. The sticker becomes a sign. Just using that as her graphic.

11. CHAIRMAN UELLENDahl: Is there anything else that you would like to do?

12. MEMBER CLARK: You have the window stickers. What is the logo stencil, 4’ x 2’? 
MS. WINGATE: That is the arch.

CHAIRMAN UELLENDahl: This is this one here. That is what we're talking about.

MEMBER CLARK: You have window stickers; right?

CHAIRMAN UELLENDahl: Yes.

MEMBER CLARK: And then you have logo stencils above window, 4 feet wide by 2 feet high.

MEMBER MCMAHON: Maybe, okay, that’s the sign.

MEMBER BORRELLI: I think the window stickers are clear. She says clear window stickers. So I think she is putting clear window stickers, 4 feet wide and 2 feet high.

MEMBER CLARK: So we are assuming a lot of things.

CHAIRMAN UELLENDahl: All right. There is a sign, that is the LIDO, that is the most important thing. That is something that we don’t have any problems with and can approve. This is something that we would like to
see --

MEMBER MCMAHON: I think we can approve that. I think what she has to make clear is the window --

CHAIRMAN UELLENDAL: Right. Are we all in agreement? That we need a little bit more information but we can go in and approve the main sign, the archway, 4 foot high and 2 foot wide.

MEMBER BORRELLI: Is she allowed to have two stickers in each window?

MS. WINGATE: No. She has a door. So I don't know -- actually, she has here, the floor plan from the Planning Board. She has a large --

CHAIRMAN UELLENDAL: Eileen Wingate is presenting the floor plan so that we could look at it.

MS. WINGATE: So this could be the two windows that she is talking about.

CHAIRMAN UELLENDAL: I don't think that it's a big deal, but I think that we should just stick to approve the
main sign, LIDO, which she actually
presented in her application. And maybe
if she wants to do anything else on any
other doors, storefront windows, then
she has to come back and ask us and tell
us what she wants to do. Would that be
the right decision?

MEMBER WALOSKI: I agree with
that. I think we should move forward on
approving this right here.

CHAIRMAN UELLENDahl: So then may
I have a motion to approve the major
sign in the curved arch?

MEMBER WALOSKI: I make a sign
that we approve --

CHAIRMAN UELLENDahl: You make a
sign?

MEMBER WALOSKI: I make a motion
to approve the name for inside the arch
for LIDO RETAIL, at 132 Main Street.

CHAIRMAN UELLENDahl: I second
it.

All in favor?

MEMBER BORRELLI: Aye.

MEMBER MCMAHON: Aye.
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1 MEMBER WALOSKI: Aye.

2 CHAIRMAN UELLENDALH: Aye.

3 MEMBER CLARK: I Abstain.

4 CHAIRMAN UELLENDALH: Four in favor and 1 abstention. So I will ask Eileen Wingate to contact the owner of the store -- no, the tenant of the store, to give us more feedback on any more signage in front or behind the store, so we know what it is. So it may be a flashing neon sign. We don't know.

5 MEMBER WALOSKI: Well, she said, stickers.

6 CHAIRMAN UELLENDALH: I don't think it’s a big deal. Anyway, I like it when they come to the Board and be present. It’s better for everyone. We can ask questions. So if they're too busy, then we may be too busy.

7 MEMBER CLARK: Imagine that.

8 CHAIRMAN UELLENDALH: Now, before we go to Item No. 3, 4 5 and 6. I would like to ask Eileen Wingate about another item that we touched upon last year,
which is the signage not in the Historic District. Now, Mary Bess Phillips at the Code Committee asked us to chip-in and give us our take of the signs even beyond the historic district. It’s all about the business.

MEMBER BORRELLI: Can I just have a clarification on what is the Historic Business Section? We go up to where and down to where?

CHAIRMAN UELLENDHAL: Well, you should know this by now. It’s Main Street going all the way down --

MEMBER BORRELLI: Right.

CHAIRMAN UELLENDHAL: To Claudio’s but not beyond that cross section?

MEMBER BORRELLI: Right. Front Street?

CHAIRMAN UELLENDHAL: No, not Front Street. I think the corner building and --

MEMBER CLARK: Reese Building, I think is.

CHAIRMAN UELLENDHAL: All the
stores on Front Street all the way down
to the hotel, is not part of our
jurisdiction, but this is where at least
50% of the signs will be applied for.
There is a code.

MEMBER BORRELLI: There is
important storefront stores on Front
Street.

MEMBER WALOSKI: We discussed at
previous meetings right when I got on,
that we were thinking of bringing that
part into the Historic District.

CHAIRMAN UELLENDahl: Well, we
brought up the idea to at least -- us
review signage on Front Street --

MEMBER BORRELLI: You have
tremendous windows on Lloyd’s Realty.

CHAIRMAN UELLENDahl: Right.

MEMBER BORRELLI: Over and above
the carousel.

CHAIRMAN UELLENDahl: Right. But
we're now talking about the signage.
You know, signs are closing and opening
up all the time. As far as I
understand, I would like Eileen to
actually give us a little bit of feedback on this. The current code is very liberal. And it's not -- not as strict as what we are dealing with in the Historic District. We cannot have large signs. It's the width and the length. Everywhere else, we could have anything else.

MS. WINGATE: Wingate for example --

CHAIRMAN UELLENDahl: For example, Ms. Wingate, please.

MS. WINGATE: LIDO, the building is 22 feet 8 inches wide, bu the calculations of the code, she would be entitled to 33 square feet of signage. That is four times what you just allowed her to have. She could just deck that building out. She could cover that window with signs by code. I just think that is really generous.

MEMBER MCMAHON: Then it's a code issue. Who would vote on that and change that, the Village Board?

MS. WINGATE: Yes.
MEMBER MCMAHON: Okay. Then if the Village Board wants to --

MS. WINGATE: Well, they're asking for your feedback.

MEMBER MCMAHON: Feedback, if they want to change it and take it up a little bit, I am all for it.

MEMBER WALOSKI: It doesn't make sense to just control Main Street and not control Front Street. It doesn't make sense. It could damage the work to the Village. It’s also unfair. You can have as big as sign as you want and then on the other side, you can't. There should be a code for this. My feeling is that we should consider bringing Front Street back into this.

MS. WINGATE: It’s never been. So it’s not back into it.

MEMBER WALOSKI: I thought it was. I was told by Mayor Kappell --

MS. WINGATE: No.

CHAIRMAN UELLENDAL: So you would like Front Street to be part of the Historic District?
MEMBER WALOSKI: Exactly.

MEMBER BORRELLI: I think any really historic home should really be considered by us and our heritage, to in some way have some kind of opinion. Not to control, but to say, okay, just that’s a really old building and we have had it around for 200 years. So maybe we can try and keep it as nice as we possibly could.

MEMBER WALOSKI: I agree.

MS. WINGATE: There is two issues. They are separate.

MEMBER MCMAHON: Yes. We are meddling the issue. Let’s stick to the signage.

MEMBER CLARK: Back to signage. You just gave a calculation on LIDO. When that young lady was here for White’s Hardware, you were supposed to see if she was allowed for those two signs?

MS. WINGATE: Because of the weather and we got put off by the Planning Board, we just really haven't
been able to take the sign down and
measure it. She will be back.

MEMBER CLARK: Okay.

MEMBER WALOSKI: I had a problem
with the big sign. I voted "no" for the
big one because I thought it was huge.
MS. WINGATE: She will be back.
MEMBER CLARK: I just find it
interesting that LIDO was allowed so
much and she wasn't allowed as much.
MS. WINGATE: She was allowed
more actually. She asked for that much
more. She asked for a big sign --
MEMBER CLARK: And we approved
it.
MS. WINGATE: She asked for a
lot.
MEMBER BORRELLI: Can I not
complicate this and maybe ask a silly
question?
CHAIRMAN UELLENDAHL: Well, we
are always up for silly questions.
MEMBER BORRELLI: Feedler
Gallery, right, the storefront that he
has, how much signage would that store
be granted?

MS. WINGATE: It’s a small —

would you say it’s 15 feet?

CHAIRMAN UELLENDahl: It’s a narrow storefront.

MS. WINGATE: It’s 1 1/2 square feet per linear foot of storefront.

MEMBER BORRELLI: Because I have the original sign that went over that storefront and my original sign is almost 12 feet long. It’s a good 11 feet long, for the original store, and it’s wood sign. So I am thinking historically, we are pretty okay. That’s pretty much in line of what was going on in 1850.

MS. WINGATE: If you guys feel at any time you want to expand the Historic District or take on all signage, all you need to do is compose yourself and bring it to the Village Board. And ask them for the authority to do this.

MEMBER BORRELLI: I have been doing a lot of research for my homes and it’s mostly 1856, with my
expertise so far. But there were Beer’s Map that exists from 1858 that show
Greenport Business District. The Business District was all of Main Street, Front Street and where the boats came in and some of Carpenter’s Street. That was the Business District. They are all there.
Wouldn't that be considered the Historic Business District of Greenport Village?

MS. WINGATE: The Historic Business was a line that was drawn in 1971, I think. Regardless of the historic nature. We had to put together a district --

MEMBER BORRELLI: There are still older buildings in that District that we're not controlling.

MS. WINGATE: Yes.

MEMBER CLARK: Which doesn't seem right. They are not using the word “Historic” in my opinion.

MS. WINGATE: That probably will be coming to you soon. When it gets a
new owner, it will get a new use. Once it gets a new use, it will get a site plan review.

CHAIRMAN UELLENDahl: That is another option. That applications get to us or other Board’s -- I mean, it’s up for discussion.

MS. WINGATE: Other Board’s can ask for your opinion. Once you're outside of the district, your input is voluntary.

MEMBER MCMAHON: It has to start with the code. If we have a code change, then simply you have to abide by the code.

CHAIRMAN UELLENDahl: Our code is very liberal.

MEMBER BORRELLI: But large signs aren't bad.

CHAIRMAN UELLENDahl: Basically, what I am trying to say is rule on signs based on individual buildings. It’s an historic structure. Not all structures on Front Street are in the Historic District. Then we have more interest in
determining what goes on with the
building. We have to come up with some
kind of response.

MEMBER WALOSKI: We have to be
very, very careful with that.

CHAIRMAN UELLENDahl: Right.

Obviously in the Historic District, we
have much more control. So what are we
going to tell the Code Committee? I
mean, Dennis said we have to possibly
restrict or reduce the signage --

MEMBER MCMAHON: Change the
formula is what I would tell them. A
bigger sign fits a bigger building.
So if the formula meets the criteria,
then a big sign should be on a big
building.

MEMBER WALOSKI: Don't you think
there is inequality in that?

MEMBER MCMAHON: There always is.

CHAIRMAN UELLENDahl: You may
want to give them the opportunity --

MEMBER MCMAHON: That is why they
come here.

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

CHAIRMAN UELLENDAL: Item No. 3

on the agenda, motion to approve the
minutes of January 5th meeting. I am
sure everybody read the minutes. So I
so approve.

MEMBER CLARK: Second.

CHAIRMAN UELLENDAL: All in
favor?

MEMBER BORRELLI: Aye.

MEMBER CLARK: Aye.

MEMBER MCMAHON: Aye.

MEMBER WALOSKI: Aye.

CHAIRMAN UELLENDAL: Aye.

Item No 4, Motion to accept the
minutes of February 2nd.

MEMBER CLARK: We can't actually
do that because the meeting was held on
February 9th and the minutes were never
done because we used that device and it
didn't work and we could not have it
transcribed.

CHAIRMAN UELLENDAL: That is
true. We cannot accept the minutes.

Something went wrong.
MS. WINGATE: I went wrong. I don't know what I did.

CHAIRMAN UELLENDAHL: How are we going forward with this? There are no minutes.

MS. WINGATE: I have some notes. There wasn't much.

MEMBER CLARK: I haven't seen anything, so I am not going to vote on anything that I have not gotten.

CHAIRMAN UELLENDAHL: Well, you can't.

MEMBER CLARK: Right.

CHAIRMAN UELLENDAHL: So Item No. 4, we cannot accept anything of the February 9th meeting because there were no minutes distributed.

Item No. 5.

MEMBER CLARK: I make a motion to schedule the next HPC Meeting for May 4, 2015.

MEMBER MCMAHON: I second.

CHAIRMAN UELLENDAHL: All in favor?

MEMBER BORRELLI: Aye.
MEMBER CLARK: Aye.
MEMBER MCMAHON: Aye.
MEMBER WALOSKI: Aye.
CHAIRMAN UELLENDahl: Aye.
Motion to adjourn at 5:53.

(Whereupon the meeting concluded at 5:53 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, April 16, 2015.

____________________
(Jessica DiLallo)