

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

VILLAGE OF GREENPORT

COUNTY OF SUFFOLK STATE OF NEW YORK

-----X

HISTORIC PRESERVATION COMMISSION

REGULAR SESSION

-----X

Third Street Firehouse  
Greenport, New York

September 11, 2017  
5:00 p.m.

Before:

STEPHEN M. BULL - Chairman

DENNIS McMAHON - Member (absent)

SUSAN WETSELL - Member

CAROLINE WALOSKI - Member

ROSELLE BORRELLI - Member

EILEEN WINGATE - Village Inspector

KRISTINA LINGG - Building Department

Clerk

PAUL J. PALLAS - Village Administrator

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

HISTORIC PRESERVATION COMMISSION 9-11-17

Item No. 1 - 528 First Street

Page 4 - 17

Discussion and possible motion on the application submitted by North Fork Housing Alliance. the applicant is proposing renovations to both the interior and exterior of the property at 528 First Street

SCTM # 1001-4-3-3

Item No. 2 - 426 First Street

Page 17 - 28

Discussion and possible motion on the application submitted by North Fork Housing Alliance. The application is proposing renovations to both the interior and exterior of the property at 426 First Street.

SCTM # 1001-4-7-3

1 HISTORIC PRESERVATION COMMISSION 9-11-17

2 Item No. 3 - 213 E. Front Street

3 Page 29 - 35

4 Discussion and possible motion on  
5 the signage application submitted by  
6 Studio Gramercy, LLC. DBA Ray New York;  
7 represented by Michael Aron. This  
8 application will also be in front of the  
9 Planning Board at the September 28, 2017  
10 meeting of the Planning Board.

11 SCTM # 1001-5-3-18

12

13

14 Item No. 4

15 Page 35 - 42

16 Discussion on the success of the  
17 Historic Preservation Commission's August  
18 28, 2017 workshop.

19

20

21 Item No. 5

22 Page 43

23 Motion to accept the minutes of  
24 the August 7, 2017 meeting.

25

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

HISTORIC PRESERVATION COMMISSION 9-11-17

Item No. 6

Page 43

Motion to approve the minutes of  
the July 10, 2017 meeting.

Item No. 7

Page 43 - 44

Motion to schedule the next HPC  
meeting for 5:00 p.m. for October 2, 2017  
at the Third Street Fire Station.

Item No. 8

Page 44

Motion to adjourn.

1 HISTORIC PRESERVATION COMMISSION 9-11-17

2 CHAIRMAN BULL: I am calling to  
3 order the meeting of the Historic  
4 Preservation Commission on September 11,  
5 2017 at approximately 5:00 p.m.

6 There are three members present  
7 now. We expect another member to join us  
8 shortly. As members we will sign off.

9 Stephen Bull. And on my right.

10 MEMBER WETSELL: Susan Wetsell.

11 MEMBER WALOSKI: Caroline  
12 Waloski.

13 CHAIRMAN BULL:

14 Item No. 1 - 528 First Street  
15 Discussion and possible motion on  
16 the application submitted by North Fork  
17 Housing Alliance. The applicant is  
18 proposing renovations to both the  
19 interior and exterior of the property at  
20 528 First Street.

21 Suffolk County Tax Map  
22 1001-4-3-3

23 So this came before us before and  
24 we asked for more details on this. And  
25 the first one is 528. Here is the

1 HISTORIC PRESERVATION COMMISSION 9-11-17

2 original request for the building permit  
3 and the floor -- some floor plans. One  
4 of the concerns that I had at our last  
5 meeting was that we weren't getting  
6 enough detail on what the final project  
7 would look like.

8 MR O'BRIEN: That is why I did  
9 the sketches.

10 CHAIRMAN BULL: Exactly.

11 MEMBER WETSELL: It says 426.

12 CHAIRMAN BULL: 528, which is on  
13 the back page.

14 MEMBER WETSELL: It doesn't say  
15 528. Here it is.

16 CHAIRMAN BULL: Here we go.

17 MEMBER WETSELL: Got it.

18 CHAIRMAN BULL: Now we are on the  
19 same page.

20 MR. O'BRIEN: Can we discuss 528  
21 first?

22 CHAIRMAN BULL: Yes, because it  
23 is on the agenda first.

24 MR. O'BRIEN: This is an old view  
25 on the outside. The only thing we are

1 HISTORIC PRESERVATION COMMISSION 9-11-17  
2 doing is a new roof, new windows. We are  
3 not touching the vinyl siding. It is  
4 going to be new trim around the windows  
5 and we're going to get rid of that  
6 parapet.

7 MEMBER WETSELL: Get rid of the  
8 what?

9 MR. O'BRIEN: Parapet.

10 CHAIRMAN BULL: Yes. So we all  
11 understand what a parapet looks like.  
12 This --

13 MR. O'BRIEN: Well it looks like  
14 --

15 CHAIRMAN BULL: It is kind of a  
16 -- if you were having an old wild west  
17 town you would put saloon across --

18 MEMBER WETSELL: Oh, the facade.

19 CHAIRMAN BULL: Yes.

20 MEMBER WALOSKI: This?

21 CHAIRMAN BULL: This.

22 MEMBER WETSELL: That was the --

23 MR. O'BRIEN: If you at it back  
24 in '77 it had that gable roof. I don't  
25 know what is behind there until I take it

1 HISTORIC PRESERVATION COMMISSION 9-11-17

2 off.

3 CHAIRMAN BULL: What is the  
4 history again?

5 MR. O'BRIEN: The history -- if  
6 you go to the historical --

7 CHAIRMAN BULL: Yeah.

8 MR. O'BRIEN: It will show you  
9 the original roof back in '77. Actually  
10 the house looked just like 426 originally  
11 but now it had a fire and lost the whole  
12 third floor. They actually have a  
13 picture of the original house, the  
14 historical -- it looks just like 426.

15 CHAIRMAN BULL: This would be the  
16 original picture?

17 MR. O'BRIEN: That is the  
18 original house. There is nothing left of  
19 that, really.

20 CHAIRMAN BULL: The original  
21 picture also had a full front porch that  
22 it doesn't have now.

23 MR. O'BRIEN: Well, not when it  
24 had a third floor.

25 THE COURT REPORTER: Excuse me.



1 HISTORIC PRESERVATION COMMISSION 9-11-17

2 I need his appearance for the record.

3 CHAIRMAN BULL: Oh, can I ask you  
4 to stand at the podium and sign in.

5 MR. O'BRIEN: Sign in?

6 CHAIRMAN BULL: Verbally.

7 MEMBER WALOSKI: Just identify  
8 yourself.

9 MR. O'BRIEN: Bob O'Brien,  
10 engineer for the project.

11 CHAIRMAN BULL: Where are you  
12 from?

13 MR. O'BRIEN: I'm from Laurel.  
14 574 Main Road, Laurel, New York.

15 CHAIRMAN BULL: Okay. That is  
16 what it looked like before the fire. So  
17 roofing, then you will build a new --

18 MR. O'BRIEN: Hopefully. It  
19 depends on the height. I want to leave  
20 the existing brackets and go up from  
21 there, but I don't know what is behind  
22 that facade until I rip it off.

23 CHAIRMAN BULL: So --

24 MR. O'BRIEN: I think that is a  
25 good assumption of what we can do at that

1 HISTORIC PRESERVATION COMMISSION 9-11-17

2 point.

3 CHAIRMAN BULL: So if there was  
4 nothing there behind the facade because  
5 -- could you do this?

6 MR. O'BRIEN: That is in the  
7 specifications, to build that overhang.

8 CHAIRMAN BULL: To build the  
9 overhang --

10 MR. O'BRIEN: Right.

11 CHAIRMAN BULL: -- to look like  
12 this?

13 MR. O'BRIEN: Right.

14 CHAIRMAN BULL: So it will look  
15 like this. It won't look like that.

16 MR. O'BRIEN: No.

17 MEMBER WETSELL: So you are not  
18 going to put a third floor? Are you  
19 putting another facade?

20 MR. O'BRIEN: We are going to put  
21 the gable landing on the building.

22 MEMBER WETSELL: Just the  
23 building?

24 MR. O'BRIEN: We are going to  
25 build the overhang.

1 HISTORIC PRESERVATION COMMISSION 9-11-17

2 CHAIRMAN BULL: Right. So that  
3 would be new construction and would I  
4 presume or whatever, I mean it will be  
5 -- one of the things we like take get are  
6 the specifications of the actual  
7 materials.

8 MR. O'BRIEN: It is going to be  
9 Versatex.

10 CHAIRMAN BULL: Versatex. Okay.

11 MR. O'BRIEN: The same thing as  
12 426. I might -- the rest of the building  
13 is vinyl. So I can't is harding board or  
14 something like that. I don't think there  
15 is going to be enough room anyway because  
16 of the low pitch of the roof.

17 CHAIRMAN BULL: Okay.

18 MR. O'BRIEN: Basically it is  
19 going to be Versatex, plain panel with  
20 the accents.

21 CHAIRMAN BULL: Oh, but you  
22 couldn't put Versatex siding behind that?

23 MR. O'BRIEN: Just a plain panel.

24 CHAIRMAN BULL: Just a plain  
25 panel?

1 HISTORIC PRESERVATION COMMISSION 9-11-17

2 MR. O'BRIEN: Right. I think  
3 anything else would clash with the siding  
4 on there already, grey vinyl siding.

5 MEMBER WETSELL: You are not  
6 considering taking off the vinyl siding  
7 and --

8 MR. O'BRIEN: There is no money  
9 allocated for that. We are already at  
10 \$900,000 on these projects.

11 CHAIRMAN BULL: On both of them  
12 together?

13 So tell us a little bit about the  
14 windows.

15 MR. O'BRIEN: The windows are  
16 Pella windows. They are very expensive  
17 windows. They are hurricane rated. They  
18 are wood. They have six lights and they  
19 are about \$2500 a window. So they are  
20 very good windows.

21 CHAIRMAN BULL: Yeah.

22 MR. O'BRIEN: And the trim -- let  
23 me just give you --

24 MEMBER WALOSKI: Do you see the  
25 --

1 HISTORIC PRESERVATION COMMISSION 9-11-17

2 MR. O'BRIEN: Let me pass this  
3 around. This is the exterior trim.

4 MEMBER WETSELL: This is the  
5 exterior?

6 CHAIRMAN BULL: Some of this is  
7 exterior.

8 MEMBER WETSELL: So this is the  
9 exterior?

10 MEMBER WALOSKI: Some of it is  
11 interior.

12 MR. O'BRIEN: That is going to be  
13 the siding on 426.

14 CHAIRMAN BULL: Siding on 426?

15 MR. O'BRIEN: Not that color. It  
16 is going to be white.

17 CHAIRMAN BULL: Going to be  
18 white.

19 MS. WINGATE: The pictures -- the  
20 graphics are original.

21 MR. O'BRIEN: Yes.

22 CHAIRMAN BULL: This is for the  
23 next one.

24 MS. WINGATE: I am just trying to  
25 get it in my head.

1 HISTORIC PRESERVATION COMMISSION 9-11-17

2 MR. O'BRIEN: They are existing.

3 CHAIRMAN BULL: So --

4 MR. O'BRIEN: I have pictures of  
5 these buildings, photographs. Would that  
6 --

7 MS. WINGATE: No. I was just  
8 asking.

9 CHAIRMAN BULL: One of the things  
10 that we have asked for in the past on the  
11 church was that you take a before picture  
12 and then you take an after picture.

13 MR. O'BRIEN: I have hundreds of  
14 pictures of these.

15 CHAIRMAN BULL: Okay. And then  
16 for our files we have both the before and  
17 the after. And that reassures us that we  
18 are going to be able to keep to the plan.

19 MR. O'BRIEN: That should be no  
20 problem.

21 CHAIRMAN BULL: Okay. And the  
22 door, the front door, that is going to --

23 MR. O'BRIEN: That is existing.  
24 It is going to stay the same.

25 CHAIRMAN BULL: Okay. All the

1 HISTORIC PRESERVATION COMMISSION 9-11-17

2 molding that is around it is going to  
3 stay the same?

4 MR. O'BRIEN: Right. The only  
5 place the molding is going to change is  
6 around the windows and the soffits.  
7 Because I have to put ventilated soffits.  
8 Right now there is no ventilation for  
9 spaces.

10 MEMBER WETSELL: Are you keeping  
11 the corbels? Are you keep the corbels?

12 MR. O'BRIEN: Yes. I am going to  
13 .

14 MEMBER WETSELL: You are not  
15 putting vinyl?

16 MR. O'BRIEN: No. I think they  
17 are wood, the ones that are up there now.  
18 They will remain.

19 CHAIRMAN BULL: Did the structure  
20 originally have a Yankee gutter?

21 MR. O'BRIEN: Probably, yeah.  
22 426 has Yankee gutters.

23 CHAIRMAN BULL: Are you going to  
24 be able to maintain them?

25 MR. O'BRIEN: There are --

1 HISTORIC PRESERVATION COMMISSION 9-11-17

2 CHAIRMAN BULL: They are already  
3 on there.

4 MR. O'BRIEN: In fact, there is  
5 only a five inch overhang on it.

6 CHAIRMAN BULL: Right. Because  
7 here on this picture, this older picture  
8 I see a full overhang.

9 MR. O'BRIEN: Right. We are not  
10 going to do a full restoration. There is  
11 no way the State would afford it.

12 CHAIRMAN BULL: Okay.

13 MR. O'BRIEN: We have approval  
14 already from the State. I did a full  
15 submission to them. They agreed to all  
16 the materials.

17 CHAIRMAN BULL: But you did  
18 already do that?

19 MR. O'BRIEN: Yes.

20 CHAIRMAN BULL: Do we have that?

21 MS. WINGATE: I don't. Can we  
22 get a copy of that letter?

23 MR. O'BRIEN: We have actually  
24 already have a contractor online.

25 CHAIRMAN BULL: So that was a



1 HISTORIC PRESERVATION COMMISSION 9-11-17

2 good thing. That is very useful to us.

3 So any discussion here about this  
4 particular structure? We are talking  
5 about 528. Any additional discussion on  
6 528? Any further thoughts?

7 It is just this one page. Only 528.

8 I make a motion that we agree to  
9 having this done as drawn with some of  
10 the specifications that you already told  
11 us about, where we will have for our  
12 records copies of photographs of how it  
13 was before and then what it looks like  
14 afterward. And also we will get the  
15 letter from the state on that.

16 MEMBER WETSELL: Second?

17 CHAIRMAN BULL: I have a second.

18 All in favor?

19 MEMBER BORRELLI: Aye.

20 MEMBER WETSELL: Aye.

21 MEMBER WALOSKI: Aye.

22 CHAIRMAN BULL: Aye.

23 Next is number two.

24 Discussion and possible motion on  
25 the application submitted by North Fork

1 HISTORIC PRESERVATION COMMISSION 9-11-17  
2 Housing Alliance. The applicant is  
3 proposing renovations to both the  
4 interior and exterior of the property at  
5 426 First Street.  
6 Suffolk County Tax Map # 1001-4-7-3.

7 MR. O'BRIEN: Okay. The overview  
8 on that is that we are taking off the  
9 existing roof right down to the batons  
10 because the wood shingles are still on  
11 there. We are re-building all of the  
12 Yankee gutters which are totally  
13 deteriorated. The existing brackets,  
14 there are only a few left and some of  
15 them totally have wet rot. We are going  
16 to try to restore those to the existing  
17 one and fabricate ones exactly to the  
18 same configuration. But the new brackets  
19 will be made out of Versatex. All the  
20 trim, the Yankee gutters and everything  
21 will be Versatex.

22 We are restoring basically the  
23 same as it looks there. The porch, I  
24 wanted to do a little more gingerbread on  
25 it but the State said that they don't

1 HISTORIC PRESERVATION COMMISSION 9-11-17  
2 have the money to allocate to do anything  
3 more but capsulate the columns, do a  
4 little trim -- do a little additional  
5 trim on it. And that's it.

6 On the front porch I am keeping  
7 all the existing brackets and we're going  
8 to try to abate the lead in place because  
9 we have to do a total lead abatement on  
10 that, that building. That is very  
11 expensive to do to begin with. That is  
12 why we are trying to save the existing  
13 siding. Because there is a lot of wet  
14 rot to begin with.

15 And I did a infrared in the  
16 wintertime. There was heat loss through  
17 the walls and the windows and everything  
18 else. So we want to insulate the walls  
19 and then put up proper vapor barrier.  
20 Otherwise, it will just continue to peel  
21 if we just paint it again. We came to  
22 the conclusion, the best thing is just to  
23 take everything off.

24 CHAIRMAN BULL: So you are  
25 removing all the siding?

1 HISTORIC PRESERVATION COMMISSION 9-11-17

2 MR. O'BRIEN: Yep.

3 CHAIRMAN BULL: Put in insulation  
4 from the outside?

5 MR. O'BRIEN: No. We are going  
6 to blow the insulation in the walls.

7 CHAIRMAN BULL: You are going to  
8 blow the insulation into the walls.

9 MR. O'BRIEN: We are going to put  
10 new plywood on top of the existing boards  
11 because they probably have spacers in  
12 between them.

13 CHAIRMAN BULL: Got it.

14 MR. O'BRIEN: Then we are going  
15 to do the vapor barrier and hardy plank.

16 CHAIRMAN BULL: Is this hardy  
17 plank what I see here but it will be done  
18 in --

19 MR. O'BRIEN: White.

20 CHAIRMAN BULL: -- white?

21 MR. O'BRIEN: Yes.

22 CHAIRMAN BULL: And that will  
23 match --

24 MR. O'BRIEN: There is two types.  
25 We are going to match the brochure. We

1 HISTORIC PRESERVATION COMMISSION 9-11-17

2 are going to use the tear drops where  
3 they are now.

4 MEMBER WETSELL: Oh, good.

5 MR. O'BRIEN: In fact, if you  
6 look at the older historical photograph,  
7 they didn't have those on the side. They  
8 were added in some renovation in the  
9 past.

10 MEMBER WALOSKI: So it is this?

11 MR. O'BRIEN: If you open it up  
12 you will see it on the third page.

13 MEMBER WALOSKI: The third page?

14 MR. O'BRIEN: It is a half round.

15 MEMBER WETSELL: You are talking  
16 about this?

17 MR. O'BRIEN: Yeah. Did you find  
18 it?

19 CHAIRMAN BULL: On the Versatex?

20 MR. O'BRIEN: Let me find it.

21 CHAIRMAN BULL: Yeah. May be you  
22 could find it for us.

23 So we're talking about this --

24 MEMBER WALOSKI: So fish scales?

25 CHAIRMAN BULL: So I believe what

1 HISTORIC PRESERVATION COMMISSION 9-11-17  
2 we are looking at in this drawing is the  
3 fish scales would be replaced by this  
4 product?

5 MR. O'BRIEN: Basically it is  
6 going to look the same as it exists now,  
7 only without the holes and the wet rot.

8 CHAIRMAN BULL: Right. And these  
9 brackets we see up there --

10 MR. O'BRIEN: We are saving them,  
11 put them back after we put up the  
12 Versatex.

13 CHAIRMAN BULL: So you just going  
14 to put them in Versatex and --

15 MR. O'BRIEN: No. We are going  
16 to try to save the original brackets.  
17 Abate the lead on them and put them back  
18 again. If we can't then we will have to  
19 have them made up in Versatex. If we  
20 can, we are going to try to save the  
21 existing brackets where we can.

22 CHAIRMAN BULL: Okay.

23 MR. O'BRIEN: We tried taking one  
24 off and it disintegrated as we tried to  
25 take it off. It is not really -- it is

1 HISTORIC PRESERVATION COMMISSION 9-11-17  
2 not really -- it must have been an add on  
3 bracket at some point. It is composed of  
4 three pieces that are laminated together  
5 which is not normal for a bracket on a  
6 historical house.

7 CHAIRMAN BULL: Perhaps when they  
8 were in an earlier renovation they were  
9 reinstalling some missing or some soft  
10 brackets.

11 MR. O'BRIEN: Could be. It is  
12 not a solid bracket.

13 CHAIRMAN BULL: Those brackets  
14 traditionally provide some sort of  
15 support for the --

16 MR. O'BRIEN: Structural support.  
17 But we are rebuilding the gutters. We  
18 are actually going to do it with the --

19 CHAIRMAN BULL: Right.

20 MR. O'BRIEN: We are going to go  
21 back into the attic. So it will be self  
22 supporting. I need to ventilate the  
23 Yankee gutter. I have to get ventilation  
24 to the end.

25 CHAIRMAN BULL: Right. And then

1 HISTORIC PRESERVATION COMMISSION 9-11-17  
2 strengthening and ventilation will help  
3 the building last longer.

4 MR. O'BRIEN: Right.

5 CHAIRMAN BULL: So the only thing  
6 that is new that we won't really -- other  
7 than the new materials is the appearance  
8 of the ventilation grilles.

9 MR. O'BRIEN: That is the only  
10 thing.

11 CHAIRMAN BULL: You can see the  
12 ventilation grilles.

13 MR. O'BRIEN: You can see that if  
14 you look at the Versatex, it shows you  
15 the ventilation grilles.

16 CHAIRMAN BULL: Ventilation  
17 grilles. So exciting.

18 MR. O'BRIEN: Do you want me to  
19 show you?

20 CHAIRMAN BULL: Why don't you  
21 show me.

22 MR. O'BRIEN: Those are the two  
23 things of --.

24 CHAIRMAN BULL: So those are the  
25 ventilation grilles.



1 HISTORIC PRESERVATION COMMISSION 9-11-17

2 MEMBER WALOSKI: Can I see those?

3 MR. O'BRIEN: I believe they were  
4 on the last project that you people  
5 approved on Second Street.

6 MEMBER WETSELL: Yes.

7 MEMBER WALOSKI: Yes.

8 CHAIRMAN BULL: This is the accent  
9 wrap.

10 MR. O'BRIEN: It dresses it up a  
11 little bit more than it is now with the  
12 four by four post.

13 CHAIRMAN BULL: This is going to  
14 be a tapered column or square?

15 MR. O'BRIEN: No. That was  
16 actually stipulated by the State that  
17 they wanted square columns to remain. I  
18 actually added a little dressing, which  
19 adds a little more expense.

20 MEMBER BORRELLI: Now those doors  
21 that are there, the front doors you are  
22 going to keep?

23 MR. O'BRIEN: I am going to try  
24 to keep them. Yes. And the trim around  
25 them.

1 HISTORIC PRESERVATION COMMISSION 9-11-17

2 CHAIRMAN BULL: Are you also  
3 doing the windows on this one?

4 MR. O'BRIEN: Same thing, Pella  
5 windows. Six lights. There is a cut  
6 sheet for the Pella windows there too.

7 CHAIRMAN BULL: Any further  
8 discussion?

9 MEMBER BORRELLI: Can you just  
10 mention again what you were talking  
11 about. About the -- there was supposed  
12 to be brackets that you saying were --  
13 they were pieced together.

14 MR. O'BRIEN: They were laminated  
15 actually. They put they were an inch  
16 each and then they were tripled.

17 CHAIRMAN BULL: There were side  
18 by side. One after they other and then  
19 they were cut up.

20 MEMBER BORRELLI: They are these  
21 kind of things you are talking about,  
22 right. These three big brackets.

23 CHAIRMAN BULL: These here.

24 MEMBER BORRELLI: I have brackets  
25 that are pieced together. Solid pieces

1 HISTORIC PRESERVATION COMMISSION 9-11-17  
2 put together in 1867. So I don't know if  
3 that helps you at all, but my bracket are  
4 big solid pieces of wood actually put  
5 together.

6 MR. O'BRIEN: They may have done  
7 that as an accent, as a continuation.  
8 That is the configuration of brackets.

9 So these on the porch we have to  
10 abate --

11 MEMBER BORRELLI: So are you  
12 going to be able to do them or you can't?

13 MR. O'BRIEN: Until we take them  
14 down -- oh, those. They are staying.

15 MEMBER BORRELLI: This is what I  
16 am talking about. I don't know if that  
17 is what you are talking about. Those are  
18 actually solid pieces of wood all put  
19 together and formed in a bracket. So I  
20 don't know if that is what --

21 MR. O'BRIEN: That is the other  
22 one that I have seen that are made out of  
23 a piece of wood.

24 CHAIRMAN BULL: Any further  
25 questions?

1 HISTORIC PRESERVATION COMMISSION 9-11-17

2 I make a motion that we accept  
3 this application as described with again  
4 the caveat that we get the letter from  
5 the State Historical Commission for the  
6 files. And that we have pictures before  
7 and after. And we stay in accordance  
8 with the materials that have been  
9 presented to us today.

10 MEMBER WALOSKI: I second the  
11 motion.

12 CHAIRMAN BULL: All in favor?

13 MEMBER WALOSKI: Aye.

14 MEMBER WETSELL: Aye.

15 MEMBER BORRELLI: Aye.

16 MR. PALLAS: Just for a point of  
17 clarification, you are voting to approve  
18 the application?

19 CHAIRMAN BULL: We are voting to  
20 approve the application.

21 MR. PALLAS: The language was to  
22 accept it. You need to just amend --

23 CHAIRMAN BULL: I amend the  
24 conditions that stated that to vote to  
25 accept and approve. All in favor?

1 HISTORIC PRESERVATION COMMISSION 9-11-17

2 MEMBER WALOSKI: Aye.

3 MEMBER WETSELL: Aye.

4 MEMBER BORRELLI: Aye.

5 CHAIRMAN BULL: Next item on the  
6 agenda.

7 Discussion and possible motion on  
8 the signage application submitted by  
9 Studio Gramercy, LLC. DBA Ray New York;  
10 represented by Michael Aron. This  
11 application will also be in front of the  
12 Planning Board at the September 28, 2017  
13 meeting of the Planning Board.

14 Suffolk County Tax Map #-  
15 1001-5-3-18.

16 Hello.

17 MR. ARON: I am Michael Aron.

18 CHAIRMAN BULL: Okay, Michael.

19 Let's see.

20 It is on --

21 MS. WINGATE: It is on East Front  
22 Street.

23 CHAIRMAN BULL: East Front  
24 Street.

25 MS. WINGATE: It is where Bill

1 HISTORIC PRESERVATION COMMISSION 9-11-17

2 Kramer's office is.

3 CHAIRMAN BULL: You remember  
4 there is used to be --

5 MS. WINGATE: There was a flower  
6 shop.

7 MR. ARON: So I am going to be  
8 operating it as a shop and an office.  
9 Trying to keep the historic legacy of  
10 that little space.

11 CHAIRMAN BULL: So the  
12 educational solution consulting remains?

13 MR. ARON: That is correct. They  
14 have their own separate entrance. It is  
15 two little offices side by side.

16 CHAIRMAN BULL: So you are going  
17 to be using their signage brackets?

18 MR. ARON: There is two separate  
19 brackets there. If Meril wants to take  
20 her old sign, that plate comes out and a  
21 new plate goes in, but the bracket stays.

22 CHAIRMAN BULL: Got it. Use the  
23 existing bracket.

24 MR. ARON: Correct.

25 CHAIRMAN BULL: Then the sign

1 HISTORIC PRESERVATION COMMISSION 9-11-17

2 itself is on a whole new --

3 MR. ARON: Post.

4 CHAIRMAN BULL: Post?

5 MR. ARON: Yeah. The bracket is

6 --

7 CHAIRMAN BULL: The bracket is

8 new?

9 MR. ARON: The bracket is new and  
10 according to the owner of the building  
11 there had been one there previously in a  
12 similar location. It is gone. It is  
13 very difficult to tell where it was, but  
14 indeed there was one.

15 MEMBER WALOSKI: The sign is  
16 above everyone's heads?

17 MR. ARON: Yes. I tried to  
18 indicate that.

19 MEMBER WALOSKI: Yes.

20 CHAIRMAN BULL: And the chain,  
21 what kind of chain?

22 MR. ARON: It is the metal chain.  
23 So if the wind comes it will swing. It  
24 is not going to be a rigid sign.

25 CHAIRMAN BULL: So it is going --

1 HISTORIC PRESERVATION COMMISSION 9-11-17

2 I guess be similar to other metal chains  
3 that we have seen that are antique  
4 looking?

5 MR. ARON: That is correct. Yes.  
6 Pretty standard item.

7 CHAIRMAN BULL: Yes.

8 MEMBER BORRELLI: So the name is  
9 changing on the sign.

10 MR. ARON: There no sign there  
11 now.

12 MEMBER BORRELLI: There is no  
13 sign there at all?

14 MR. ARON: No. I retouched it in  
15 the picture for the sign.

16 MEMBER BORRELLI: Okay.

17 CHAIRMAN BULL: So the -- it  
18 says. I can see where the bracket is.

19 MR. ARON: Yes.

20 CHAIRMAN BULL: So it is fixed to  
21 a wooden trim or window. So it is a  
22 black vinyl cut logo on eight inch white  
23 PC. What is the frame?

24 MR. ARON: There is no frame. It  
25 is like Versatex. It is an artificial



1 HISTORIC PRESERVATION COMMISSION 9-11-17  
2 material. It can be cut flush to the  
3 edge.

4 CHAIRMAN BULL: So there will be  
5 no edge framing. Just to be black  
6 border?

7 MR. ARON: The black border is  
8 part of the design, printed on it.

9 MEMBER WALOSKI: Oh, printed.  
10 Okay.

11 CHAIRMAN BULL: So it is a very  
12 moderate sign.

13 MEMBER BORRELLI: Michael, is  
14 there a person under the sign? What is  
15 that?

16 MR. ARON: Just to show scale.  
17 Because it is important that it clears  
18 the --

19 MEMBER WETSELL: Does it come  
20 with a little dummy?

21 MEMBER BORRELLI: What is it  
22 going to be?

23 MR. ARON: Well the office is a  
24 design and advertising agency and the  
25 shop is mostly contemporary prints,

1 HISTORIC PRESERVATION COMMISSION 9-11-17  
2 original prints and some very small  
3 Scandinavian pottery. That is my thing.  
4 But it is really my business. Since it  
5 is a store front I want to have some fun  
6 with the window.

7 CHAIRMAN BULL: So --

8 MEMBER BORRELLI: I think it is a  
9 great idea. So that people walking down  
10 Front Street or walking -- well, if you  
11 are walking main and you go the left you  
12 can actually see the sign. Whereas  
13 before you just got it on the window, no  
14 one walking has --

15 MR. ARON: That is correct.

16 MEMBER BORRELLI: Doesn't even  
17 know what is down there. You have to  
18 walk down there. This way it saves you  
19 the trip if you are looking for your  
20 business.

21 MR. ARON: No one will know by  
22 just the word, "Ray", but that is my  
23 choice.

24 MEMBER BORRELLI: The one and  
25 only.

1 HISTORIC PRESERVATION COMMISSION 9-11-17

2 CHAIRMAN BULL: So actually my  
3 only -- one of my thoughts about the  
4 signage is the framing around the -- the  
5 vinyl, the eight inch vinyl, the PC.  
6 That. In keeping with the historic  
7 nature of the neighborhood shouldn't  
8 there be some kind of --

9 MEMBER WALOSKI: I have been  
10 doing signs for people that don't have  
11 any -- they are just cut to the edge and  
12 we have approved them.

13 CHAIRMAN BULL: Okay.  
14 Are we through discussing this?

15 MEMBER WALOSKI: Yes.

16 CHAIRMAN BULL: Okay. I make a  
17 motion to accept and approve the signage  
18 as proposed by the applicant.

19 MEMBER WALOSKI: Second.

20 CHAIRMAN BULL: All in favor?

21 MEMBER BORRELLI: Aye.

22 MEMBER WETSELL: Aye.

23 MEMBER WALOSKI: Aye.

24 CHAIRMAN BULL: Okay. The next  
25 item on the agenda: Discussion on the

1 HISTORIC PRESERVATION COMMISSION 9-11-17  
2 success of the Historic Preservation  
3 Commission's August 28, 2017 workshop.

4 And I have the poster and we had  
5 this flier. And the event started at  
6 9:30. Two sessions; 9:30 and 1:30. We  
7 did have coffee in advance from Aldo's.  
8 And Christian and Aldo's brought the  
9 coffee with some of his legendary scones.  
10 So thank you very much to them.

11 And I want to thank both Paul  
12 Pallas and Eileen Wingate and Kristina  
13 because without them this event would not  
14 have been as successful as it was.

15 MS. WINGATE: Thank you, Steve.

16 CHAIRMAN BULL: I want to thank  
17 the Major and I also want to thank the  
18 Trustees because from the very beginning  
19 they had a belief in this project and  
20 that this project could go forward. So  
21 that was -- was tremendous support from  
22 the Village to make this happen.

23 It hasn't happened before. This  
24 is the first time that we have done a  
25 workshop like this, where we got a grant

1 HISTORIC PRESERVATION COMMISSION 9-11-17  
2 from New York State to do this kind of  
3 informational seminary which is very  
4 valuable for the Village of Greenport in  
5 order for it to maintain its CLG status.

6 We had a lead off at 9:30 a.m.  
7 with Pat Mundus who talked about  
8 preserving the working waterfront of  
9 Greenport.

10 Then following that we had Linda  
11 Mackey who is the History Preservation  
12 Specialist with the New York State office  
13 of Parks, Recreation and Historic  
14 Preservation. Linda -- who is also known  
15 as SHIPO, this office. Linda talked  
16 about requirements and benefits of a  
17 local certified -- certified local  
18 government program.

19 MS. WINGATE: And the tax  
20 incentives.

21 CHAIRMAN BULL: And the tax  
22 incentives of this. And how that would  
23 work.

24 The person I don't want to forget  
25 to mention is our very own Jay who made a

1 HISTORIC PRESERVATION COMMISSION 9-11-17  
2 video of the entire event and we have  
3 documentation of that event which is also  
4 available for streaming online from the  
5 Village site. So people who weren't  
6 there can see this virtually.

7 MEMBER WALOSKI: Do you think  
8 this would be a good thing for the BID to  
9 post on the website, on their website?

10 MS. WINGATE: I don't know why we  
11 need --

12 MEMBER WALOSKI: Or a link.

13 MS. WINGATE: Oh, you mean --  
14 yeah. We can put it on the Village  
15 website.

16 MEMBER WALOSKI: A link so people  
17 -- it doesn't have to be -- we don't have  
18 to have -- maybe we could just send it  
19 back to you. If we had a link or  
20 something so that people visiting out  
21 page would go back to the Village.

22 CHAIRMAN BULL: Great.

23 MEMBER WALOSKI: I think that  
24 would be -- whatever we can do to  
25 interact I think is good.

1 HISTORIC PRESERVATION COMMISSION 9-11-17

2 MS. WINGATE: Sure.

3 CHAIRMAN BULL: At 10:30 -- to go  
4 on with program of the day -- we had  
5 Walter Foote who was a recipient of the  
6 tax benefits of the previous presenter.

7 MS. WINGATE: And Diane.

8 CHAIRMAN BULL: And Diane. And  
9 they talked about what a great process it  
10 was for them and how they were able to  
11 get assistance from the state in order to  
12 get those tax incentives and how  
13 beneficial that was.

14 Then at 11:00 a.m. we had Gail  
15 Horton who is the President of the  
16 Stirling Historical Society. And she  
17 talked about her conversation with the  
18 U.S. Department of Interior which allowed  
19 us to achieve the historic designation of  
20 the Village of Greenport in the 1970s,  
21 which in turn created this commission.

22 At 11:30 we had our very own  
23 Roselle Borrelli and she talked about her  
24 discoveries in renovating her home at 519  
25 First Street, including her odd moments

1 HISTORIC PRESERVATION COMMISSION 9-11-17  
2 with the previous occupants appearing as  
3 ghosts. And her home was also on the  
4 walking tour.

5 We had a lunch break at noon.

6 And then at 1:30 we had Dennis  
7 McMahan, who is a local developer. And  
8 he talked about his restoration progress  
9 on some of the houses that he did in the  
10 Village. He replaced James Olinkiewicz  
11 who was unable to show himself but his  
12 restoration of the sanctuary, the  
13 de-sanctified Methodist Church was on the  
14 walking tour.

15 Following that we had Rob Brown  
16 who is a local architect in Greenport.  
17 And he was talking about his renovation  
18 of the American Beech properties. The  
19 American Beech properties came before  
20 this commission because they had  
21 something they needed to fix. They had  
22 come to us for many things, but they had  
23 something they needed to fixed. And as a  
24 commission we did that. So as part our  
25 demonstration of our work he talked about



1 HISTORIC PRESERVATION COMMISSION 9-11-17

2 as part of his presentation.

3 And finally we had Sarah Kautz  
4 visit us. She was the Director of the  
5 Society for the Preservation of Long  
6 Island Antiquities which is known as  
7 SPLIA. And she spoke about the new  
8 architectural design in the historical  
9 contexts on Long Island. She gave an eye  
10 opening in some of the ways that you can  
11 use modern architecture behind existing  
12 structures. And she had a good example  
13 of a library which enhanced functionality  
14 of the property yet it was in the context  
15 of a city that needed to grow.

16 After that we had a walking tour.  
17 And I took Sarah out on a tour. We went  
18 to see Walter Foote and Diane's house  
19 which was pretty amazing. They took us  
20 inside and we got to see some of the  
21 original walls which were actually  
22 covered with circus posters of Greenport.  
23 There must have been 150. And they were  
24 preserved and put into the house.  
25 Incorporated into the design of the

HISTORIC PRESERVATION COMMISSION 9-11-17

1 house. That was a very special moment.

2 We also visited other houses  
3 along the way. One of the houses we  
4 visited when we took Linda Mackey on an  
5 earlier tour at lunch time was the house  
6 at 440 First Street. So we went and  
7 looked at a house on 440 First Street  
8 which was in need of obvious maintenance  
9 and repair. It is one of the most  
10 important houses we have in Greenport by  
11 its look and its position in the Village.  
12 And we were concerned because I myself  
13 lived across from this house for many  
14 years. For fifteen years. And the house  
15 had never gotten any measurable  
16 maintenance at that time and it was still  
17 in a situation of disrepair. And we will  
18 be following up with her to find out what  
19 can be done to encourage the homeowner to  
20 do the proper maintain, to keep a  
21 historic structure of that kind viable in  
22 the Village.

23  
24 And that was my report. Any  
25 questions?

1 HISTORIC PRESERVATION COMMISSION 9-11-17

2 I make a motion to accept this  
3 report.

4 MEMBER WETSELL: I second it.

5 CHAIRMAN BULL: All in favor?

6 MEMBER WETSELL: Aye.

7 MEMBER WALOSKI: Aye.

8 MEMBER BORRELLI: Aye.

9 CHAIRMAN BULL: Next item, item  
10 number five. Motion to accept the  
11 minutes of the August 7, 2017 meeting.

12 I make a motion.

13 MEMBER WETSELL: I second.

14 CHAIRMAN BULL: All in favor?

15 MEMBER WETSELL: Aye.

16 MEMBER WALOSKI: Aye.

17 MEMBER BORRELLI: Aye.

18 CHAIRMAN BULL: Item number six  
19 motion to approve the minutes of the July  
20 10, 2017 meeting.

21 MEMBER WETSELL: Second.

22 CHAIRMAN BULL: All in favor?

23 MEMBER WETSELL: Aye.

24 MEMBER WALOSKI: Aye.

25 MEMBER BORRELLI: Aye.

1 HISTORIC PRESERVATION COMMISSION 9-11-17

2 CHAIRMAN BULL: Item number 7,  
3 motion to schedule the next HPC meeting  
4 for 5:00 p.m. for October 2, 2017 at the  
5 Third Street Fire Station. The building  
6 we are in now.

7 Does that work for everyone?

8 MEMBER WETSELL: Yes.

9 CHAIRMAN BULL: All in favor?

10 MEMBER WETSELL: Aye.

11 MEMBER WALOSKI: Aye.

12 MEMBER BORRELLI: Aye.

13 CHAIRMAN BULL: Item number 8,  
14 motion to adjourn.

15 MEMBER WALOSKI: Second.

16 CHAIRMAN BULL: All in favor?

17 MEMBER WETSELL: Aye.

18 MEMBER WALOSKI: Aye.

19 MEMBER BORRELLI: Aye.

20 CHAIRMAN BULL: Thank you very  
21 much. That ends it.

22

23

24

25

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

HISTORIC PRESERVATION COMMISSION 9-11-17

C E R T I F I C A T I O N

STATE OF NEW YORK  
COUNTY OF SUFFOLK

I, Barbara D. Schultz, a Notary  
Public within and for the State of New  
York, do hereby certify:

That the within proceedings is a  
true and accurate record of the  
stenographic notes taken by me.

I further certify that I am not  
related to any of the parties to this  
action by blood or marriage; and that I  
am not in any way interested in the  
outcome of this matter.

IN WITNESS WHEREOF, I have here  
unto set my hand.



---

Barbara D. Schultz

FLYNN STENOGRAPHY & TRANSCRIPTION  
SERVICE  
631-727-1107