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

January 14, 2019
5:02 p.m.

Before:
STEPHEN M. BULL - Chairman
DENNIS McMAHON - Member (Absent)
SUSAN WETSELL - Member
CAROLINE WALOSKI - Member
ROSELLE BORRELLI - Member

KRISTINA LINGG - Clerk to the Board
JOSEPH PROKOP - Village Attorney
PAUL J. PALLAS - Village Administrator
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CHAIRMAN BULL: Welcome everyone.

This is the meeting of the Historic Preservation Commission today on January 14th and we are meeting at the Third Street Fire Station. And I am the Chairperson and my name is Stephen Bull. And on my right I have --

MEMBER WETSELL: Susan Wetsell.

CHAIRMAN BULL: And on my left.

MEMBER WALOSKI: Caroline Waloski.

MEMBER BORRELLI: Roselle Borrelli.

CHAIRMAN BULL: And we have a quorum. So the first item that we see is Item Number 1: 621 Second Street. Discussion and possible motion on the application of Troy Poteet. The applicant proposes to demolish and rebuild a portion of the dwelling, as well as an addition -- as well as add an addition. Not add. There should be -- for the property located at 621 Second Street. SCTM# 1001-2-5-15.

So let's take a look at the application. So the first thing I noticed when looking at this application is that a significant portion of the proposed structure needs to be demolished. When such an application comes before us that is often to be considered a major
alteration according to the Building Code -- So
the code itself reads -- and this is 76-2 under
definitions of the Greenport Code. The Code says
any alteration, construction, removal or demolition
of a landmark or structure which may significantly
impair the historic or architectural appearance or
features of the landmark or Historic District.
That's what a major alteration is.
So I have not had the privilege of
actually visiting this site. And I recommend that
the Board does visit the site before we move ahead
on this application. And also we allow the public
to also weigh in on this as we have done in the
past in an application of this kind.
So before we can even really discuss
the application I make a motion that we propose --
the motion I make is that we prepare a site visit.
And we have the site visit on the date of our next
meeting. We will have it an hour before the time
of our next meeting so there will be daylight for
us to see the location. And also that a public
notice goes out, as per usual. So that the public
has a chance to comment on this application. And
then I think we can discuss it.
MEMBER WETSELL: I second it.
CHAIRMAN BULL: All in favor?

MEMBER WETSELL: Aye.

MEMBER WALOSKI: Aye.

MEMBER BORRELLI: Aye.

CHAIRMAN BULL: Okay. Moving onto the next item. Item Number 2: 207 Main Street. Discussion and possible motion on the application of Fiedler Gallery, LLC., represented by Morgant Fiedler. The applicant proposes replacing existing windows for the property located at 207 Main Street. SCTM# 1001-4-10-19.1.

Is the applicant in the house?

Well that might be pretty quick business.

MEMBER WALOSKI: There is no information to back up what they want to do. No examples of the windows and the light trim.

CHAIRMAN BULL: So I make a motion that we ask for further information on this particular application. That is to know exactly what the windows that they are planning to put in. And therefore I make a motion that we move this until the applicant can provide with those details. Perhaps at the next meeting. I don't know.

MEMBER WETSELL: I second.
MR. PROKOP: Can I make a recommendation while it is pending? Can I just suggest that the motion be technically to table the application. If I could recommend that you use the language, "table", until the applicant provides additional information.

CHAIRMAN BULL: Yes. Okay. Thank you.

I will amend my motion to say that I will table -- recommend that the Commission table this application.

MEMBER WETSELL: I'll second.

CHAIRMAN BULL: Any further discussion?

MEMBER BORRELLI: I just wanted to note that they did put what kind of windows they are. They do have the description. What they are being made of and the purchase and the size.

CHAIRMAN BULL: Understood.

MEMBER BORRELLI: They are not here but they did attach what they wanted to place there.

CHAIRMAN BULL: Yes, but generally we usually have a photograph of the building as it once -- as it is now. But we don't have a sample.
MEMBER WALOSKI: It doesn't say if its true divided, you know.

CHAIRMAN BULL: Light.

MEMBER WALOSKI: Yeah. Light. So we don't know what kind of window it is.

CHAIRMAN BULL: Yeah. So again I propose we table this until we have that level of detail that we need to make a proper decision.

All in favor?

MEMBER WETSELL: Aye.

MEMBER WALOSKI: Aye.

MEMBER BORRELLI: Aye.

CHAIRMAN BULL: Next item on the agenda is 147 Central Avenue. Discussion and possible motion on the application of Daniel Hulsebach. The applicant proposes exterior renovations to the accessory structure for the property located at 147 Central Avenue. SCTM# 1001.5.2.3.

Let's take a look. I see seasoned wood.

MEMBER WALOSKI: It is very seasoned.

CHAIRMAN BULL: I think this is valuable wood myself. Oops. Not that part.
So let's see. Sample paint cards.

MR. HULSEBACH: I believe they are at your right hand.

CHAIRMAN BULL: Ah. Is that this sample book? Would the applicant please approach the -- and identify yourself for the camera.

MR. HULSEBACH: Dan Hulsebach, 147 Central.

It is very seasoned wood. We do plan to try to reclaim some of it if possible. Not the bottom couple of feet I think.

MEMBER WALOSKI: Where it doesn't exist?

MR. HULSEBACH: Yeah.

CHAIRMAN BULL: So I have a color chart here. Have you indicated on this color chart which one it is?

MR. HULSEBACH: White matching the house as closely as possible but I don't think we have circled the correct one.

CHAIRMAN BULL: So it is white to match the existing structure.

MR. HULSEBACH: There is a picture of the shed and the house to give you a sense of the possibility of matching the siding and the
Chairman Bull: Okay. And are you going to be doing anything with the roof?

Mr. Hulsebach: New roofing materials -- as you can see it has been patched several times over the years and it still leaks. So we're going to match the roofing material to the house as closely as possible as well.

Chairman Bull: I see several different colors.

Mr. Hulsebach: Fox Hollow Grey.

Chairman Bull: So could you -- I don't see Fox --

Member Wetsell: Here (indicating).

Chairman Bull: Okay. Siding material. And this siding material is in Versatex? No. That's for trim, isn't it?

Mr. Hulsebach: The siding is going to be cedar to match the house.

Member Waloski: Just natural cedar?

Mr. Hulsebach: Painted white.

Member Waloski: Oh, that's right.

Painted white.

Chairman Bull: So the applicant presents there will be natural cedar that will be
painted white to match the house. So am I paying
attention to either of these other trim boards?

MR. HULSEBACH: That would be the
trim. Yeah.

CHAIRMAN BULL: So it is basically
going to look exactly like this structure that we
have now when it is all finished. Is that an
accurate statement?

MR. HULSEBACH: I think the boards
will be horizontal rather than vertical to match
the horizontal boards on the house.

MEMBER WALOSKI: Is there any window
replacement that I don't see on here?

MR. HULSEBACH: So there are a few
windows in it. They look like they are old custom
wood, as it were. I use the word custom liberally.
So I think we are going to try to replace them with
Anderson Windows.

CHAIRMAN BULL: Are they going to
have true divides?

MR. HULSEBACH: Um.

CHAIRMAN BULL: The answer is yes.

We suggest that you have true divides because that
is --

MEMBER WALOSKI: Not clip ins.
CHAIRMAN BULL: Yeah. So part of the code that we have in Greenport, which I like to quote now and then -- it is not on this particular page -- is that we want the character of the building itself to be retained. So as you can see in this window that we see in this photographs, we have six over six in one picture. And in another we have an array of eight panes. So we like that character to be maintained in the replacement windows that we have. And so one of the suggestions that we have is you can have that made out by hand out of wood. That is very nice. And they are really not that expensive. Or you can have windows that have what is called true divide, but not snap in from the back.

MR. HULSEBACH: Okay. Understood by the expert.

CHAIRMAN BULL: Yes. Okay. So let's see. We have discovered -- we have discussed the roof. We have discussed the siding. Which will now be horizontal. Now the horizontal -- the roof siding -- I mean the siding here is without a seam. I mean without -- it is tongue and groove, I believe. So the siding that you are proposing, is that going to be tongue and groove also. Or are
you going to be --

AUDIENCE MEMBER: It will be clapboard to match the house.

CHAIRMAN BULL: It will be clapboard to match the house. Does that state that?

MR. HULSEBACH: It does.

CHAIRMAN BULL: Okay. Hold on. Yes, it does. White clapboard wood. Indeed. So do we have anything else further to discuss on this matter?

MEMBER WALOSKI: No. As long as the white clapboard is clear and as long as the windows have true divided lights we can vote on it.

CHAIRMAN BULL: So I make a motion that in accordance with our discussion on this matter that this building will be resided and re-roofed in accordance with the directions and approval criteria that this Board likes to put forth that it matches the existing structure and that its replacement will be also matching, you know, would be in the spirit of this. So it meets our -- let's discuss -- let me take a look at it again a little further here. Because this Certificate of Appropriateness is what this commission is all about. About making sure that
the structures that we review look and maintains
the integrity of the neighborhood. Because any
alteration to existing property needs to be
compatible with its historic character and with the
surrounding character of the District.

So I make -- with those mentions of
those items that we discussed, I propose that we
accept this and deliver an application of
appropriateness to this applicant.

MEMBER WETSELL: I second it.
CHAIRMAN BULL: All in favor?
MEMBER WALOSKI: Aye.
MEMBER BORRELLI: Aye.
MR. HULSEBACH: Thanks so much.
CHAIRMAN BULL: Thank you.

Next item on the agenda. Item
Number 4: 211 Carpenter street. Discussion and
possible motion on the application of Frank Purita.
The applicant proposes to construct a sign for the
property located at 211 Carpenter Street. SCTM#
1001-4-10-11.

MEMBER WETSELL: The sign already
exists.

CHAIRMAN BULL: Is the applicant in
the house?
MEMBER WALOSKI: No.

CHAIRMAN BULL: Okay. So looks -- I can't even ask if this is photo shopped.

MEMBER WETSELL: No. It is already in.

CHAIRMAN BULL: Oh. Okay so they are now asking for blessings.

MEMBER WALOSKI: Well visually it looks -- it looks right for the area. It is a beautiful logo. I just don't know about the sign, the size, if that is correct. If that is within keeping. But otherwise I have no objection to this. It is quite attractive.

MEMBER BORRELLI: I'll second that.

CHAIRMAN BULL: Yes. It is generally -- the Commission generally likes to receive these applications prior to the work that is performed by the applicant so that we have a chance to consider this. Because for instance, this particular sign doesn't have a frame around it. But then not all signs in the Historic District do have signs around it.

MEMBER WALOSKI: That's true.

CHAIRMAN BULL: It is regrettable that the photograph wasn't taken in better light.
That is, I guess, a detail. But it seems to be again this particular application meets the criteria of the Historic Preservation District. And that criteria is that the texture, material and color is of similar features to other property or to other usage in the neighborhood and the neighborhood signs. And it also indicates, in this case, to indicate some matching qualities to the actual structure itself with the choice of white, of course, and the green. It does capture the foliage in the front.

So I make a motion that we approve the application for it to receive a Certificate of Appropriateness.

MEMBER WALOSKI: I second.
CHAIRMAN BULL: All in favor?
MEMBER WETSELL: Aye.
MEMBER BORRELLI: Aye.
CHAIRMAN BULL: Okay. Next item, number 5: Continued discussion and possible motion of the Board to begin the development of appropriate policies for specific Historic Preservation Commission criteria on such commonly considered items as: Windows, doors, and fences in the Historic District.
I have no report on this matter. Does anyone else? Therefore I table Item Number 5 for continued discussion at our next meeting or at a time when new information is made available.

Discussion -- Item Number 6:

Discussion and possible motion of the Board -- oh, excuse me. Anyone want to second that?

MEMBER WETSELL: Yes. I'll second.

CHAIRMAN BULL: All in favor?

MEMBER WALOSKI: Aye.

MEMBER BORRELLI: Aye.

CHAIRMAN BULL: Item Number 6:

Discussion and possible motion of the Board to pursue efforts to enlarge the Village of Greenport Historic District.

I have not done anything on this matter. Has anyone else?

MEMBER WETSELL: No.

MEMBER WALOSKI: No.

CHAIRMAN BULL: So until work is done on this effort. I hope that we will get a report from Joe. Joe, are you going to give me a report on this eventually about maybe some of the details on this? On how we do this?

MR. PROKOP: Yes. I wasn't aware you

FLYNN STENOGRAPHY & TRANSCRIPTION SERVICE
631-727-1107
were waiting for that. I will do a memo to you.

CHAIRMAN BULL: Okay. What we are going to do is we are requesting a memo from our legal counsel, Joe Prokop, to give us -- to talk to us about some of the issues that would be involved in enlarging this Village of Greenport Historic District. And perhaps I will put you in touch with some of the State people on this who might be able to give you a little bit of council from their point of view.

MR. PROKOP: Okay. Thank you.

CHAIRMAN BULL: Because the rules have changed somewhat.

So I make a motion we table this matter pending receipt of the memo.

MR. PROKOP: Okay.

CHAIRMAN BULL: All in favor?

MEMBER WETSELL: Aye.

MEMBER WALOSKI: Aye.

MEMBER BORRELLI: Aye.


Item Number 7: Motion to accept the minutes of the December 3, 2018 meeting.

MEMBER WETSELL: I'll second.

CHAIRMAN BULL: All in favor?
MEMBER WETSELL: Aye.

MEMBER WALOSKI: Aye.

MEMBER BORRELLI: Aye.

CHAIRMAN BULL: Motion to approve the minutes of the November 5, 2018 meeting.

MEMBER WETSELL: I'll second.

CHAIRMAN BULL: All in favor?

MEMBER WETSELL: Aye.

MEMBER WALOSKI: Aye.

MEMBER BORRELLI: Aye.

CHAIRMAN BULL: Motion to -- Item Number 9 is the motion to schedule the next HPC meeting for 5:00 p.m. on February the 4th, 2019 at the Third Street Fire Station.

MEMBER WALOSKI: I second that.

MEMBER WETSELL: Four.

CHAIRMAN BULL: Oh, excuse me. Yes.

It will be 4:00 p.m. We are going to -- on Item Number 9 --

MEMBER WALOSKI: Yes.

CHAIRMAN BULL: We have already proposed that we have a site visit on Item 9. And the site visit will be on 621 Second Street. And then following the site visit at 4:00 p.m. we will have an HPC meeting at 5:00 p.m.
MEMBER WALOSKI: I second that motion.

CHAIRMAN BULL: All in favor?

MEMBER WETSELL: Aye.

MEMBER WALOSKI: Aye.

MEMBER BORRELLI: Aye.

CHAIRMAN BULL: Motion to adjourn.

MR. PROKOP: Was there a recall on something?

MEMBER BORRELLI: No.

MR. PROKOP: Okay.

MEMBER WETSELL: I'll second.

CHAIRMAN BULL: All in favor? Aye.

It's over. Thank you very much for your time.

(Time noted: 5:23 p.m.)
CERTIFICATION

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