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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

January 8, 2018
5:00 P.M.

B E F O R E:

- DENNIS MC MAHON - ACTING CHAIR
- CAROLINE WALOSKI - MEMBER
- SUSAN WETSELL - MEMBER

- JOSEPH PROKOP - VILLAGE ATTORNEY
- PAUL PALLAS - VILLAGE ADMINISTRATOR

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11		building permit was issued for upgrades	
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1 (The meeting was called to order at 5:18 p.m.)

2 ACTING CHAIR MCMAHON: Well, we're going to
3 begin the meeting, but we're going to go through a
4 formality of someone making me the Chairperson
5 tonight.

6 MEMBER WETSELL: So I move that Dennis be the
7 Chair for the evening.

8 ACTING CHAIR MCMAHON: And then all in favor?

9 MEMBER WALOSKI: Aye.

10 MEMBER WETSELL: Aye.

11 ACTING CHAIR MCMAHON: All right. We'll get
12 rolling here.

13 This is the meeting of our HPC, HPC meeting.
14 It is -- it's after -- it's ten after. We're going
15 to get rolling right away. We're going to shoot
16 through the agenda.

17 Item No. 1 - 863 Main Street. Discussion and
18 possible motion on the application submitted by
19 Stirling Too, LLC, represented by Sofia Antoniadis.
20 I hope that's even close.

21 MS. ANTONIADES: Close.

22 ACTING CHAIR MCMAHON: The application is
23 proposing repairs and restoration to the exterior
24 of the home, including the replacement of siding.
25 A building permit was issued for upgrades for the

1 interior of the home. And SCTM #1001-2.-1-15.1.

2 Okay. Is that person here?

3 MS. ANTONIADES: I'm right here.

4 ACTING CHAIR MCMAHON: Oh, hello.

5 MS. ANTONIADES: Hi. Good evening.

6 ACTING CHAIR MCMAHON: Were you here before

7 as well?

8 MS. ANTONIADES: Yes, I follow the meetings.

9 ACTING CHAIR MCMAHON: Oh, okay.

10 MS. ANTONIADES: I visit frequently.

11 ACTING CHAIR MCMAHON: All right, very good.

12 What have you for us?

13 MS. ANTONIADES: Okay. Happy new year.

14 MEMBER WALOSKI: Happy new year.

15 MS. ANTONIADES: We're renovating the
16 property on the corner of Washington Avenue and
17 Main Street. It's a legal two-family, and quite
18 dilapidated right now, the exterior. I don't know
19 if you had a chance to look over the photos.

20 ACTING CHAIR MCMAHON: I'm familiar with it,
21 yes.

22 MS. ANTONIADES: Do you want to see anything
23 or --

24 ACTING CHAIR MCMAHON: That you have.

25 MEMBER WALOSKI: Yes.

1 ACTING CHAIR MCMAHON: Whatever you have.

2 MS. ANTONIADES: Oh, okay.

3 MEMBER WALOSKI: I haven't had a chance to --

4 MEMBER WETSELL: We have nothing.

5 MEMBER WALOSKI: Yeah, we have nothing, yeah.

6 MS. ANTONIADES: All right. So this is what
7 the house looks like now, before the snow.

8 ACTING CHAIR MCMAHON: Right, I'm familiar
9 with it.

10 MS. ANTONIADES: And these are different,
11 different elevations and different grades.

12 ACTING CHAIR MCMAHON: Gotcha.

13 MEMBER WALOSKI: Oh, it's lovely.

14 ACTING CHAIR MCMAHON: Yes, very familiar
15 with the house.

16 MS. ANTONIADES: Okay.

17 ACTING CHAIR MCMAHON: Okay, good.

18 MS. ANTONIADES: So, personally, we are -- we
19 preserve homes. My husband and I, we're dedicated
20 to preservation, and we really want to keep within
21 the character of the -- of the house. And we
22 understand that the house is either a Greek Revival
23 or a simple Victorian, and this information we got
24 from Robert Harper, who's in the Southold Historic
25 Preservation Committee, and also from Ms. Kraus

1 from SPLIA, Society of Preservation of Long Island
2 Antiquities. When she took a look at the house,
3 she suggested that it's probably a simple Victorian
4 or a Greek Revival.

5 The porch at one time has been modified, so
6 we propose to remove the half wall around the porch
7 and just install spindles, and either paint the
8 shingles or install HardiePlank to give a clapboard
9 look, because part of the house still has the
10 original clapboard. But that won't be done until I
11 guess the spring, because the weather is pretty,
12 pretty nasty.

13 We're also proposing to remove the chimney,
14 as it's not in use, it's deteriorated, it has many
15 holes. And it doesn't seem to be a contributing
16 factor to the house, since it's all the way in the
17 rear, and it's not going to be used for the heat.

18 The house is a two-family home, with one
19 apartment on the first floor and the second
20 apartment on the second floor. It was converted, I
21 believe, back in the '60s. The first floor
22 apartment has access only from the rear backyard,
23 and the second floor apartment has access from the
24 front door on Main Street. We propose to install a
25 new entrance for the first floor apartment along

1 Washington Avenue.

2 I do have drawings to show you. I think it
3 will be very much in line with the character of the
4 building, and also Washington Avenue isn't really
5 part of the Historic District. And it will give
6 the tenant a better entrance, rather than going to
7 the back, through the backyard. So I'll take --
8 show you that.

9 MEMBER WALOSKI: We'll all get closer.

10 ACTING CHAIR MCMAHON: That's the side yard
11 entry?

12 MS. ANTONIADES: This is the backyard.

13 ACTING CHAIR MCMAHON: Right.

14 MS. ANTONIADES: Well, this is the -- what
15 we're proposing to do. The back right now --

16 MEMBER WALOSKI: I was a little more plain,
17 this one.

18 MS. ANTONIADES: Is like this.

19 MEMBER WETSELL: Yeah.

20 ACTING CHAIR MCMAHON: Yeah. Well, that's a
21 lot better.

22 MEMBER WALOSKI: Oh, yes.

23 MS. ANTONIADES: And, actually, this is very
24 low.

25 MEMBER WETSELL: It's much better low.

1 MEMBER WALOSKI: Oh, it's beautiful.

2 MS. ANTONIADES: You can actually hit your
3 head here. It's a very low --

4 MEMBER WALOSKI: Yeah.

5 MS. ANTONIADES: So the architect recommends
6 we --

7 MEMBER WALOSKI: That's lovely, to follow
8 that.

9 ACTING CHAIR MCMAHON: Yeah, that's
10 beautiful, yes.

11 MEMBER WETSELL: It's much better. It's much
12 better.

13 MS. ANTONIADES: Yeah, to follow all that.
14 So it would follow all that.

15 The entrance for the first floor tenant, we
16 were thinking of putting it along here. It
17 wouldn't go past the building line, because there
18 is a cut-in here. And that would look like -- that
19 would look like this. This is along Washington.

20 ACTING CHAIR MCMAHON: All sensational, yes.

21 MS. ANTONIADES: And, at the same time, we
22 put a second egress for the second floor, because
23 that way, instead of just the front, they can use
24 the yard, or they can have a second --

25 MEMBER WALOSKI: Oh, that's just fantastic.

1 MS. ANTONIADES: But the house, it will
2 definitely look much better.

3 ACTING CHAIR MCMAHON: Yeah.

4 MEMBER WALOSKI: That looks lovely.

5 MEMBER WETSELL: That's really nice.

6 MS. ANTONIADES: So this house also has a
7 beautiful porch.

8 ACTING CHAIR MCMAHON: Yes.

9 MS. ANTONIADES: The last porch.

10 MR. PROKOP: Are you getting this? We have
11 to get this on the -- for the stenographer.

12 MS. ANTONIADES: I'm sorry? Oh, okay. Yes.

13 MR. PALLAS: The paper is on the microphone.

14 ACTING CHAIR MCMAHON: Oh, sorry. Down
15 there.

16 MEMBER WETSELL: Oh.

17 MEMBER WALOSKI: Thank you.

18 MS. ANTONIADES: So the rear back door will
19 be -- the height of the door will be increased, and
20 then the roof lines will imitate the other roof
21 lines of the building.

22 MEMBER WALOSKI: This is lovely.

23 MS. ANTONIADES: On the south side of the
24 house, there's a lovely porch with much -- with
25 many glass windows. Currently, it's boarded up.

1 The prior owner had closed it up. We removed all
2 the boarding. And we would like to repair the
3 porch, but there's an entrance to the side, but you
4 do need to walk on the neighbor's property to
5 access it. So we're suggesting just to either
6 eliminate that side porch entrance, or move it to
7 the backyard, and it's shown on the drawings.

8 And pretty much that's, you know, what we're
9 suggesting.

10 ACTING CHAIR MCMAHON: Well, it all looks
11 great. It all looks great. I mean, there's
12 nothing -- there's nothing. If anybody has any
13 questions.

14 MEMBER WALOSKI: No.

15 ACTING CHAIR MCMAHON: I mean, HardiePlank is
16 something that we approve, and it's something that
17 is certainly a lot easier to maintain, a building
18 of this size especially. But all the porches, the
19 railings, and what you're going to do to the front,
20 the side is especially attractive when you repeat
21 the gable and all that design.

22 MS. ANTONIADES: Okay.

23 ACTING CHAIR MCMAHON: So I have no problems
24 or questions about any of that whatsoever.

25 MEMBER WETSELL: No.

1 MS. ANTONIADES: All right.

2 MEMBER WALOSKI: Okay. Can I make a motion?

3 ACTING CHAIR MCMAHON: It's all beautifully
4 done and beautifully proposed. Yes.

5 MEMBER WALOSKI: So is this Item No. 1?

6 ACTING CHAIR MCMAHON: Correct.

7 MEMBER WALOSKI: Okay.

8 MR. PALLAS: Excuse me. Just to be clear, I
9 handed out the approvals criteria.

10 ACTING CHAIR MCMAHON: Okay.

11 MR. PALLAS: Probably should just run through
12 them --

13 MEMBER WALOSKI: Okay.

14 MR. PALLAS: -- before you actually make a
15 motion just to -- for the record.

16 MEMBER WALOSKI: Okay.

17 MR. PALLAS: Thank you.

18 ACTING CHAIR MCMAHON: Am I reading the
19 entire page?

20 MR. PALLAS: No. It's seventy -- it's on --
21 I don't know what page it is, but 76-6. There's
22 nine total, letter A and letter B with the numbers.
23 You can just read those, go through each one of
24 those enumerated material.

25 ACTING CHAIR MCMAHON: Letter A and letter B?

1 MR. PALLAS: Yeah, under 76-6

2 MEMBER WALOSKI: It's on the second page,
3 okay?

4 MEMBER WALOSKI: It's on the second page,
5 yeah.

6 ACTING CHAIR MCMAHON: Six -five, 76.

7 MEMBER WALOSKI: It's the second page.

8 ACTING CHAIR MCMAHON: Oh, I'm sorry.
9 They're front and back printed.

10 MEMBER WETSELL: It's -- here it is.

11 ACTING CHAIR MCMAHON: Got it. Okay.

12 "In considering an issuance of a Certificate
13 of Appropriarities", or --

14 MEMBER WALOSKI: Appropriateness.

15 ACTING CHAIR MCMAHON: Appropriateness, thank
16 you. "Either alone or in connection with an
17 application for a building or demolition permit,
18 the commission shall be guided by the following
19 principles as they apply to the exterior features
20 of any structure which is a landmark, or located
21 within an Historic District.

22 Properties which -- No. 1, "Properties which
23 contribute to the character of the Historic
24 District shall be retained with their historic
25 features altered as little as possible." Since

1 these have been altered, you're obviously bringing
2 them back into style.

3 Number two, "Any alteration of any existing
4 properties shall be compatible with its historic
5 character or with the character of the surrounding
6 Historic District." Again, the presentation speaks
7 for itself.

8 Number three, "New construction shall be
9 compatible with Historic District in which it is
10 located." Again. B, "In applying the principle of
11 compatibility, the commission shall consider the
12 following factors:

13 One, the general design character,
14 appropriateness to the property of the proposed
15 alteration or the new construction." Again, all I
16 think has been well covered in this presentation.

17 "The scale of the proposed alteration or new
18 construction is in relation to the property itself,
19 surrounding properties in the neighborhood." You
20 haven't expanded on the footprint of the house,
21 per se, so there you go.

22 "Texture of materials and color that are in
23 relationship to similar features of other
24 properties in the neighborhood." And, again.

25 Any further -- do I go any further with this?

1 MR. PALLAS: There's two more on the next
2 page.

3 ACTING CHAIR MCMAHON: Two more?

4 MR. PALLAS: I don't think number 6 is --

5 MEMBER WALOSKI: You got three more, 4, 5
6 and 6.

7 ACTING CHAIR MCMAHON: They double print.
8 What am I at, No. 4? Yes.

9 MEMBER WALOSKI: Yes.

10 ACTING CHAIR MCMAHON: Okay. "Visual
11 compatibility with neighboring properties and
12 public view, including the appropriation of the
13 property's front facade, proportion of the
14 arrangement of the windows and other openings with
15 the facade, roof, shape, and the rhythm of the
16 spacing of properties on the streets, including
17 setback." Again, unaffected.

18 "The importance of historic architectural and
19 other features to the significance of the property.

20 The United States Secretary of the Interior
21 standards for the rehabilitation and guidelines for
22 rehabilitating historic buildings, February 1978."

23 MR. PROKOP: I think this is an Historic
24 District, not an historic building, so I don't know
25 that that applies.

1 MR. PALLAS: Yeah.

2 MR. PROKOP: I don't think that 6 applies.

3 MEMBER WETSELL: Yeah.

4 MR. PALLAS: I don't think 6 applies here.

5 ACTING CHAIR MCMAHON: Okay, very good. We
6 all set?

7 MEMBER WALOSKI: Okay. So I can make my
8 nomination?

9 MEMBER WETSELL: Motion.

10 MEMBER WALOSKI: Okay, my -- yeah. I
11 nominate that we accept the plans for 863 Main
12 Street as presented to the HPC, and it's
13 SCTM #1001-2.-1-15.1.

14 MEMBER WETSELL: I second.

15 ACTING CHAIR MCMAHON: All in favor?

16 MEMBER WALOSKI: Aye.

17 MEMBER WETSELL: Aye.

18 ACTING CHAIR MCMAHON: Aye-aye.

19 There you go, you're all set.

20 MS. ANTONIADES: Thank you. Thank you very
21 much.

22 ACTING CHAIR MCMAHON: Very nicely done.

23 MR. PALLAS: Just -- I'm sorry.

24 MEMBER WALOSKI: Yeah, good luck with your
25 project, it's lovely.

1 MR. PALLAS: Just to be clear, that you were
2 voting to approve it --

3 ACTING CHAIR MCMAHON: Yes.

4 MR. PALLAS: -- or accept?

5 ACTING CHAIR MCMAHON: Yes.

6 MR. PALLAS: I think the language you used
7 was accept, but it's --

8 ACTING CHAIR MCMAHON: Accept -- approve.

9 MR. PALLAS: Approve.

10 MEMBER WALOSKI: Approve.

11 MR. PALLAS: Thank you.

12 ACTING CHAIR MCMAHON: As was presented.
13 Beautifully done. Thank you. It makes the job
14 very easy. Yes.

15 MS. ANTONIADES: Can I take these back and
16 then I'll submit them?

17 ACTING CHAIR MCMAHON: Yup. You're all set.

18 MS. ANTONIADES: Thank you.

19 ACTING CHAIR MCMAHON: Thank you. Okay.

20 Item #2 - 620 First Street. Discussion and
21 possible motion of the application submitted by
22 Patrick Brennan. The applicant is proposing to
23 construct a single-family home at 620 First Street.

24 This application is also coming before the
25 Zoning Board of Appeals of the Village of Greenport

1 on January 16th, 2018 for a variance.

2 SCTM #1001-2.-6-49.1.

3 You are coming before the ZBA, so it is kind
4 of out of our hands at this point. But, certainly,
5 if you have a presentation you'd like to give us,
6 and just answer any -- we can answer any questions
7 you might have.

8 MR. BRENNAN: Good evening. Thanks for
9 coming out tonight. My name is Patrick Brennan.
10 I'm living at 24 Washington Street in a rental.
11 I'm under contract to buy the property at 620.
12 It's actually now known as 624, because I've since
13 been given a street number. 620 is the parsonage
14 next to the -- this is the church subdivision on
15 First Street.

16 I'm excited to have my family live in
17 Greenport. I live in Westchester County, and the
18 movers are at my house today. So we just sold our
19 home and we're relocating to Greenport. My wife is
20 an interior designer, a landscape designer. I'm an
21 architect and a home builder. And I have three
22 children, ages 12, 14 and 17.

23 And I've had a practice, architectural
24 design/build practice for over 20 years where I
25 design and build homes. And about two years ago, I

1 kind of changed gears and started working for
2 Wooden Boatworks here in Greenport. So I'm the
3 General Manager at Wooden Boatworks. Some of you
4 may be familiar. We're located at Hanff's. We
5 also have a yard in Southold.

6 So I would like to build a house at that
7 empty lot at 624, and I'd like to be appropriate to
8 the neighborhood, the scale. It's a new home, so
9 it's probably a little different than -- I don't
10 know how many new homes are being built in the
11 Historic District, but I tried to design something
12 that I thought would be a good fit in terms of its
13 style, scale, size, massing. I hope you all got to
14 see the plans and everything that I submitted.

15 MEMBER WETSELL: No.

16 ACTING CHAIR MCMAHON: I don't.

17 MEMBER WALOSKI: No, we haven't.

18 MR. PALLAS: I assumed they were put in your
19 mailboxes.

20 ACTING CHAIR MCMAHON: We have not.

21 MR. PALLAS: I can't confirm that.

22 MR. BRENNAN: Okay. All right. So I had
23 submitted like a whole package of like six sets --

24 ACTING CHAIR MCMAHON: Okay.

25 MR. BRENNAN: -- and all that stuff. So I

1 don't have a -- I have one set with me, which I'd
2 be happy to show you.

3 ACTING CHAIR MCMAHON: Well, yeah, that's
4 lovely. I'll just pass it down. But, again,
5 that's your sheet.

6 MEMBER WALOSKI: It may be in our mailbox.

7 ACTING CHAIR MCMAHON: And that's your sheet,
8 and again --

9 MEMBER WETSELL: Wow, that's nice.

10 ACTING CHAIR MCMAHON: That's beautiful. I
11 mean, that's right in -- that's what we're talking
12 about.

13 MR. BRENNAN: Yeah, this --

14 ACTING CHAIR MCMAHON: So this is -- that's
15 what we just read off here.

16 MR. BRENNAN: Right, right.

17 ACTING CHAIR MCMAHON: And that's along the
18 lines.

19 MR. BRENNAN: So that's the view looking
20 north and east up First Street.

21 MEMBER WALOSKI: I'll get closer.

22 MR. BRENNAN: That's the --

23 MEMBER WALOSKI: Oh, that's lovely.

24 MR. BRENNAN: -- west elevation, so that's
25 the street front. It's a shingle style home with a

1 gambrel roof and running parallel with the street,
2 and a reverse gable facing the street. It's about
3 1400 square feet on each floor, it's 2 1/2 stories.
4 It would be wood shingle siding, wood shingle roof.

5 ACTING CHAIR MCMAHON: Wow, yeah.

6 MR. BRENNAN: Wood trim, and then double -- a
7 combination, double hung and casement windows.

8 ACTING CHAIR MCMAHON: Very good.
9 Six-over-one, it's very nice.

10 MR. BRENNAN: Brick foundation, and probably
11 white cedar shingle siding. So those are just some
12 sample, you know, pictures of what that might look
13 like.

14 ACTING CHAIR MCMAHON: Well, it looks lovely.
15 I think you'll have no problems when you come
16 before us. And good luck with the ZBA and everyone
17 else.

18 MR. BRENNAN: Okay. Is that the procedure,
19 to --

20 ACTING CHAIR MCMAHON: It has to go to the --
21 I'm correct, it has to go to ZBA as well, and then
22 you come back to us. And, again, this presentation
23 along these lines is excellent.

24 MR. BRENNAN: Okay.

25 ACTING CHAIR MCMAHON: That's -- if we could,

1 which we can't, we would -- it would be passed
2 right through --

3 MR. BRENNAN: Okay.

4 ACTING CHAIR MCMAHON: -- I'm quite sure. I
5 mean, it's right -- it's right up -- it's right
6 along the lines of what this --

7 MEMBER WETSELL: My only --

8 ACTING CHAIR MCMAHON: -- that we're all
9 about.

10 MEMBER WETSELL: My only reservation is that
11 it seems somewhat higher than the other houses on
12 either side, and --

13 ACTING CHAIR MCMAHON: Well, we have a
14 35-foot --

15 MEMBER WETSELL: Yeah.

16 ACTING CHAIR MCMAHON: -- limit --

17 MEMBER WETSELL: Yes.

18 ACTING CHAIR MCMAHON: -- to Greenport.

19 MEMBER WETSELL: But, you know, one of the
20 things we're supposed to follow is -- the criteria,
21 is that it fits into the surrounding buildings. So
22 that would be an important consideration.

23 ACTING CHAIR MCMAHON: Right.

24 MR. BRENNAN: As it's designed, it's 31 1/2
25 feet. And I don't have the heights of the other

1 two buildings --

2 ACTING CHAIR MCMAHON: Yeah.

3 MR. BRENNAN: -- estimated from the street.
4 The parsonage at 29 feet, I think, and this house
5 here, which is the brown shingled house, call it --

6 ACTING CHAIR MCMAHON: I mean, legally, you
7 have the right to go 35 feet. And the fact that
8 you're at 31, I think that's a fair compromise.
9 There's houses of all shapes and sizes. I mean,
10 that's --

11 MEMBER WETSELL: Yeah.

12 ACTING CHAIR MCMAHON: That is also the cap
13 street of the street.

14 MR. BRENNAN: Right.

15 ACTING CHAIR MCMAHON: You got a tall, you
16 got a short, you got a ranch, you've got this and
17 that. So I have no qualms with that, but it's a
18 point.

19 MEMBER WETSELL: Well, as long as it -- as
20 long as it visually fits in with the --

21 MR. BRENNAN: Right.

22 MEMBER WETSELL: -- surrounding buildings,
23 that would be fine.

24 MR. BRENNAN: Yeah, I tried to represent
25 that --

1 ACTING CHAIR MCMAHON: Looks lovely, yeah.

2 MR. BRENNAN: -- put it into perspective.

3 I do want to bring something to your
4 attention. I am coming before the ZBA for relief
5 from the front yard setback, and I would like to
6 build the house closer to the street than it's
7 currently allowed. So this -- since this is an
8 empty lot, the setback requirement is 30 feet. The
9 house to the south is about 6 1/2 feet from the
10 street.

11 ACTING CHAIR MCMAHON: Yeah.

12 MR. BRENNAN: And the parsonage is 11 feet.
13 And I had asked to build it basically on the
14 average of those two setbacks. I'm asking for 10
15 feet of front yard setback, so 20 feet of relief
16 from the 30-foot requirement. That's really a
17 zoning matter, but --

18 ACTING CHAIR MCMAHON: Well, I think fits
19 in our criteria, too.

20 MEMBER WALOSKI: Actually, that would be
21 better in the alignment, wouldn't it? Yeah, I do.

22 ACTING CHAIR MCMAHON: I think that's more
23 appropriate --

24 MR. BRENNAN: Right.

25 ACTING CHAIR MCMAHON: -- near the street for

1 that.

2 MEMBER WALOSKI: Yeah.

3 MR. BRENNAN: I think the character of the
4 street is the houses are close up. They sort of
5 communicate with the street.

6 ACTING CHAIR MCMAHON: Correct.

7 MR. BRENNAN: It's very much a part of the
8 streetscape. I don't really want to build a home
9 that sits back in the middle of the lot.

10 ACTING CHAIR MCMAHON: No. I think that
11 that's -- that's exactly in character with the
12 neighborhood. So --

13 MEMBER WALOSKI: Yeah.

14 ACTING CHAIR MCMAHON: -- you're heading
15 along the right lines

16 MR. BRENNAN: Thank you. I hope you'll pick
17 up the materials I submitted --

18 ACTING CHAIR MCMAHON: Yeah.

19 MR. BRENNAN: -- and review them.

20 MEMBER WETSELL: We will.

21 ACTING CHAIR MCMAHON: Yeah, yeah.

22 MR. PROKOP: The things that you just -- the
23 criteria that you just mentioned will be considered
24 by -- those are the criteria decided by the Zoning
25 Board of Appeals, so you need to make that

1 applica -- that part of the application to the
2 Zoning Board of Appeals.

3 MR. BRENNAN: I have.

4 MR. PROKOP: Okay.

5 MR. BRENNAN: I have an application.

6 MR. PROKOP: But, I mean, as far as
7 explaining the --

8 MR. BRENNAN: Right.

9 MR. PROKOP: -- support, your support for it.

10 MR. BRENNAN: Yeah. I think I gave the --
11 well, I -- you know, I listed the criteria for the
12 Zoning Board, or answered the questions. But I
13 also gave them the historic package as well so that
14 they would see the same thing. Okay. Well, thank
15 you.

16 ACTING CHAIR MCMAHON: Well, yes. And in
17 that regard, too, when you go before the Zoning
18 Board of Appeals, you can say that we've -- it was
19 discussed before us, and that we are all in favor
20 of your coming to Greenport with your lovely family
21 and making the best shot and doing the right thing.
22 Thank you.

23 MR. BRENNAN: Thank you

24 ACTING CHAIR MCMAHON: Appreciate it.

25 MEMBER WALOSKI: Yeah, I think the alignment

1 with the street would be great.

2 MR. BRENNAN: I appreciate it. Thank you.
3 I'll be back.

4 ACTING CHAIR MCMAHON: All right, good.

5 MEMBER WALOSKI: All right. Good luck to
6 you.

7 MR. PALLAS: Just to --

8 MEMBER WALOSKI: Merry -- happy new year.

9 ACTING CHAIR MCMAHON: Yes.

10 MR. PALLAS: Mr. Chairman, just to -- with
11 the -- do you have enough? I assume that what's in
12 your package there is what you've presented. Do
13 you need more detailed information on like --

14 ACTING CHAIR MCMAHON: When you come
15 before us --

16 MEMBER WETSELL: Not at this point.

17 ACTING CHAIR MCMAHON: -- no. Because you --
18 what you've talked about in regards to your
19 shingles, and whatever, you're clearly in -- your
20 drawings show three-over-one, and that true divided
21 light is something we -- you understand is --

22 MR. BRENNAN: Yes.

23 ACTING CHAIR MCMAHON: -- is as a part of our
24 package. You've discussed wood shingled roofs and
25 siding and everything, that's right, that's right

1 along our lines. So --

2 MEMBER WALOSKI: Uh-huh.

3 ACTING CHAIR MCMAHON: -- just little things
4 like that, just like you said tonight --

5 MR. BRENNAN: Okay.

6 ACTING CHAIR MCMAHON: -- and that's fine.

7 MR. BRENNAN: I think the package is
8 thorough. There's also a written narrative --

9 ACTING CHAIR MCMAHON: Good.

10 MR. BRENNAN: -- piece and all the questions.

11 ACTING CHAIR MCMAHON: Yes, and we'll review
12 it, sure.

13 MR. BRENNAN: Great. Thank you for your
14 time.

15 MEMBER WALOSKI: Good luck to you.

16 ACTING CHAIR MCMAHON: Thank you.

17 Okay. We're going to move along, then, to
18 Item No. 3 - Discussion and possible motion,
19 application submitted by HARG, or H-A-R-G, LLC.
20 The applicant is proposing to replace windows, and
21 repaint the building and trim work. How are you?

22 MR. BROWN: Good evening. Good. How are
23 you?

24 ACTING CHAIR MCMAHON: Very good, thanks.

25 MEMBER WALOSKI: Hello.

1 MR. BROWN: Hi.

2 ACTING CHAIR MCMAHON: Let me give you the
3 section. I'm sorry, I didn't. SCTM #1001-5.-3-17.
4 All right. We're all set.

5 MR. BROWN: Thank you. Very simply -- oh,
6 Robert Brown, Architect for the project.

7 Very simply, the new owners are intending to
8 do some interior work, and on the outside replace
9 two large vinyl double-hung windows with Andersen
10 E Series simulated divided light in kind, same
11 style, and to repaint the building in the colors
12 that it currently shows.

13 ACTING CHAIR MCMAHON: Right.

14 MR. BROWN: Very simple and straightforward,
15 but --

16 ACTING CHAIR MCMAHON: Very good.

17 MR. BROWN: And that's about it.

18 ACTING CHAIR MCMAHON: What are the colors,
19 by the way?

20 MR. BROWN: It's blue and sort of an
21 off-white. I believe you were -- we distributed
22 color photos of that.

23 ACTING CHAIR MCMAHON: Oh, you did, you did
24 at one point.

25 MR. BROWN: I can show you --

1 ACTING CHAIR MCMAHON: We're preparely --
2 poorly prepared here tonight.

3 MS. MOORE: Do you want me to give them mine?

4 MR. BROWN: That's all right, I'll get it.

5 ACTING CHAIR MCMAHON: Yes, that's fine.
6 This is -- oh, okay, yes.

7 MEMBER WETSELL: Oh, yeah.

8 ACTING CHAIR MCMAHON: Got it.

9 MEMBER WALOSKI: Yes. We're just snowstorm
10 damaged this week, yeah.

11 ACTING CHAIR MCMAHON: Yeah.

12 MR. BROWN: Aren't we all?

13 ACTING CHAIR MCMAHON: Yes, lovely.

14 That's --

15 MEMBER WALOSKI: Yeah.

16 ACTING CHAIR MCMAHON: That's fine.

17 MR. BROWN: Okay. So it's these two windows
18 that we'll be replacing. These are original wood
19 windows that will just be repainted, calked up, if
20 necessary.

21 ACTING CHAIR MCMAHON: Okay. Does anybody
22 got any questions?

23 MEMBER WETSELL: No.

24 ACTING CHAIR MCMAHON: Are you all good with it?

25 MEMBER WALOSKI: No, it's fine.

1 ACTING CHAIR MCMAHON: It's self-explanatory.

2 I make a motion to approve. All in favor?

3 MEMBER WALOSKI: Aye.

4 MEMBER WETSELL: Aye.

5 ACTING CHAIR MCMAHON: Aye.

6 All right. Good, good to go.

7 MR. BROWN: Thank you very much.

8 ACTING CHAIR MCMAHON: Thank you.

9 Okay. Item No. 4 - 177 Sterling Street.

10 Discussion and possible motion on the application
11 submitted by Alexander and Isabel -- help me with
12 that. What is the last name proper?

13 MR. IWACHIW: Iwachiw.

14 ACTING CHAIR MCMAHON: Iwachiw. Okay, very
15 good. Iwachiw. Represented by Michael. The
16 applicant is proposing an addition to the rear
17 portion of the house where there is currently a
18 deck. The application is also currently before the
19 Zoning Board of Appeals of the Village of Greenport
20 for a variance.

21 Do you have something to show us on that
22 or --

23 MR. IWACHIW: Yeah. Actually --

24 ACTING CHAIR MCMAHON: Where would you like
25 to go with that? Because it does have to go before

1 the ZBA, as we all know.

2 MEMBER WALOSKI: We can't approve anything on
3 this yet.

4 ACTING CHAIR MCMAHON: We can't approve it,
5 but wow, what a lovely home.

6 MEMBER WALOSKI: Yeah.

7 ACTING CHAIR MCMAHON: That's just gorgeous.

8 MR. IWACHIW: These are the colors that I'm
9 proposing.

10 MEMBER WETSELL: Oh, wow.

11 MEMBER WALOSKI: Wow.

12 ACTING CHAIR MCMAHON: Okay.

13 MEMBER WETSELL: That's great. It looks
14 great.

15 MR. IWACHIW: I mean, this is -- this is --
16 the addition is rather a small addition, but in
17 doing the addition, we want to kind of coordinate
18 the colors and get approval for the colors.

19 And as far as the trim is concerned on this
20 house, as a matter of fact, I have the Sears
21 Roebuck catalog from 1880 something.

22 (Laughter)

23 MR. IWACHIW: And the trim in here that's
24 circled is actually the trim that you're looking at.

25 ACTING CHAIR MCMAHON: Wow, fantastic.

1 MR. IWACHIW: So it's all in place.

2 ACTING CHAIR MCMAHON: Okay.

3 MR. IWACHIW: And my intent is to, in fact,
4 extend the same character of trim and windows to
5 the addition in the back, the only difference being
6 that the windows in back and in the proposed -- and
7 I have a -- actually, I submitted also copies of
8 this so I can show you the addition. They would be
9 Andersen 400 Series.

10 ACTING CHAIR MCMAHON: Right.

11 MR. IWACHIW: Six-over-six, which matches
12 what you have there existing. And here is what it
13 would look like in the back. This doesn't show
14 anything on the else, but this would be on the back
15 of the house. And the trim would match what you're
16 looking at on the picture.

17 ACTING CHAIR MCMAHON: Okay, so you're seeing
18 these.

19 MEMBER WETSELL: Yeah.

20 MR. IWACHIW: The siding is clapboard.

21 MEMBER WALOSKI: I'm sorry, I'll just lean
22 over a little.

23 ACTING CHAIR MCMAHON: Pardon?

24 MR. IWACHIW: The siding is clapboard.

25 ACTING CHAIR MCMAHON: Okay.

1 MR. IWACHIW: And the intent is to continue
2 with that.

3 ACTING CHAIR MCMAHON: All right.

4 MEMBER WALOSKI: Are these sliding doors on
5 the back here that you're putting in?

6 MR. IWACHIW: No, those are not sliding
7 doors. They're three panels. The only door that's
8 opening is the middle one.

9 MEMBER WALOSKI: Oh, okay.

10 MEMBER WETSELL: Good.

11 MEMBER WALOSKI: So those are -- those are
12 like side lights.

13 ACTING CHAIR MCMAHON: It's a swing door,
14 right, yes.

15 MEMBER WETSELL: Yes.

16 MR. IWACHIW: Yeah.

17 ACTING CHAIR MCMAHON: Okay. Lovely. Well,
18 it is a lovely house.

19 MR. PROKOP: Could I please --

20 ACTING CHAIR MCMAHON: I mean -- yes.

21 MR. PROKOP: Could I -- I'm sorry. Very
22 respectfully, could I please suggest that you don't
23 make any conclusions or findings about the
24 application --

25 ACTING CHAIR MCMAHON: No, we're --

1 MR. PROKOP: -- because the Zoning Board
2 will --

3 ACTING CHAIR MCMAHON: Again, it's a ZBA
4 issue, correct.

5 MR. IWACHIW: No, I understand.

6 MEMBER WALOSKI: We're not going to vote on
7 this.

8 ACTING CHAIR MCMAHON: No, we're just
9 commenting on --

10 MR. PROKOP: Just a suggestion.

11 MEMBER WALOSKI: Yeah.

12 ACTING CHAIR MCMAHON: -- these beautiful
13 paint colors. But, again, we can't -- I mean, all
14 of this is -- you know, this is personal, and
15 it's -- and, again, these are lovely colors, but,
16 again, we can't approve. But, again, as we said
17 before, you're heading in the right direction.

18 MR. IWACHIW: Okay.

19 ACTING CHAIR MCMAHON: I don't -- come before
20 us. And, again, you've presented the window styles
21 that you're going to be using.

22 MR. IWACHIW: Uh-huh.

23 ACTING CHAIR MCMAHON: That's approved by
24 this Board.

25 MEMBER WALOSKI: Uh-huh.

1 ACTING CHAIR MCMAHON: So, again --

2 MEMBER WALOSKI: So we're looking forward to
3 seeing you after the ZBA.

4 MR. IWACHIW: What's that? I didn't hear
5 you, I'm sorry.

6 MEMBER WALOSKI: We're looking forward to
7 seeing you after the ZBA approves it.

8 MR. IWACHIW: All right, fine.

9 ACTING CHAIR MCMAHON: Yes.

10 MR. IWACHIW: I just said if there's anything
11 else --

12 ACTING CHAIR MCMAHON: Thank you. No.
13 That's always good. We like to be well informed,
14 because if there is any little issue, which there
15 doesn't appear to be at this time --

16 MR. IWACHIW: Okay.

17 ACTING CHAIR MCMAHON: -- then, you know,
18 it's nice to have a heads-up --

19 MEMBER WALOSKI: We could just tell you,
20 yeah.

21 ACTING CHAIR MCMAHON: -- and before you get
22 back to us.

23 MEMBER WALOSKI: But this seems fine.

24 ACTING CHAIR MCMAHON: But, again, we'll let
25 you move along. And good luck with the ZBA.

1 MR. IWACHIW: All right. Thank you.

2 ACTING CHAIR MCMAHON: Again, thank you for
3 your presentation. It's lovely.

4 MR. IWACHIW: You can have the pictures, if
5 you want. All right. Thank you.

6 ACTING CHAIR MCMAHON: We'll see you again.

7 MEMBER WALOSKI: We'll see you soon.

8 MEMBER WETSELL: Thank you.

9 ACTING CHAIR MCMAHON: Okay. And 5 is, Item
10 No. 5 - 426 Second Street. Discussion and possible
11 motion on the application submitted by Joe Pirecca.
12 Hopefully, that's close. The applicant is
13 proposing the construction of a single-family home
14 at 426 Second Street.

15 MEMBER WALOSKI: That's right.

16 ACTING CHAIR MCMAHON: SCTM #1001-3.-4-15.

17 MRS. PIRECCA: Hi.

18 ACTING CHAIR MCMAHON: How are you?

19 MS. PIRECCA: How are you doing?

20 ACTING CHAIR MCMAHON: Fantastic.

21 MRS. PIRECCA: We're currently in contract
22 for that piece of property.

23 ACTING CHAIR MCMAHON: Yes.

24 MR. PIRECCA: State your name.

25 MRS. PIRECCA: Oh, I'm sorry. Kim Pirecca.

1 ACTING CHAIR MCMAHON: Okay.

2 MRS. PIRECCA: And Joe Pirecca.

3 So we're in contract for the piece of
4 property at 426 Second Street, where we're looking
5 to build a single family home, which is going to be
6 quaint and traditional, conforming to the look of
7 the neighborhood, as you can see from the
8 elevations. Do you have --

9 MEMBER WALOSKI: We don't have it.

10 ACTING CHAIR MCMAHON: We don't have
11 anything.

12 MEMBER WETSELL: We don't have them at this
13 time.

14 MRS. PIRECCA: I submitted copies.

15 ACTING CHAIR MCMAHON: Yeah, we're --

16 MRS. PIRECCA: Okay. That's okay, I'll show
17 you.

18 MEMBER WALOSKI: Well, we could just take a
19 look, yeah.

20 ACTING CHAIR MCMAHON: Thank you.

21 MRS. PIRECCA: It's small.

22 ACTING CHAIR MCMAHON: Thank you. Yes, yes.

23 MRS. PIRECCA: Small and cozy.

24 ACTING CHAIR MCMAHON: Lovely. Okay.

25 MRS. PIRECCA: So --

1 ACTING CHAIR MCMAHON: That's the front and
2 rear elevation. Okay. Sides are usually simple in
3 those --

4 MRS. PIRECCA: I have another set.

5 ACTING CHAIR MCMAHON: -- crowded
6 neighborhoods. Whoops, there we go.

7 MEMBER WALOSKI: Oh, thank you very much.

8 ACTING CHAIR MCMAHON: Okay. Do we -- do we
9 know what kind of siding we're going to be
10 installing --

11 MRS. PIRECCA: Yes.

12 ACTING CHAIR MCMAHON: -- on this house?

13 MRS. PIRECCA: We're going to have red cedar
14 siding, seven inches.

15 ACTING CHAIR MCMAHON: Okay.

16 MRS. PIRECCA: Andersen Silver Line
17 double-hung Energy Star approved windows.

18 ACTING CHAIR MCMAHON: Okay.

19 MRS. PIRECCA: Wood trim. The house will
20 meet all New York State Building Codes and Energy
21 Star standards. There'll be a poured concrete
22 foundation, 2-by-6 16 OC construction. It will be
23 hurricane strapped to 130 mile per hour
24 three-second wind gusts. There'll be a black
25 asphalt roof. There'll be a pretty porch in the

1 front. We're going to have some brick walkways
2 leading up to the house, and also a patio in the
3 backyard, either brick or bluestone, I'm not sure,
4 whatever I could afford by that time. A pebble
5 driveway to make it more natural, and lots of
6 arborvitaes and annuals in the front. So --

7 MEMBER WETSELL: Do you have a sample of the
8 colors?

9 MRS. PIRECCA: An example of what?

10 MEMBER WALOSKI: Well, they're waiting for --
11 they're waiting for the ZBA also, aren't you?

12 MR. PIRECCA: No, we're --

13 MEMBER WALOSKI: You're past that?

14 MR. PIRECCA: We're past the ZBA.

15 MEMBER WALOSKI: Oh. So we're just now -- so
16 we can actually vote on this and approve?

17 MR. PIRECCA: Correct, yes.

18 MEMBER WALOSKI: Okay.

19 MR. PALLAS: Just --

20 ACTING CHAIR MCMAHON: Well, it's all the
21 right materials.

22 MR. PALLAS: I'm sorry, if I may interrupt,
23 Mr. Chairman.

24 ACTING CHAIR MCMAHON: Yes.

25 MR. PALLAS: Just to be clear, the file that

1 I think was submitted, we don't have the details of
2 what was just described. So I think you may want
3 to wait to see all the full details at this point.

4 MEMBER WETSELL: Yeah.

5 MR. PALLAS: Just a piece of information.

6 ACTING CHAIR MCMAHON: Okay. Is there
7 something -- is there something that's missing in
8 the -- for the --

9 MR. PALLAS: Well, I don't -- again, without
10 seeing what you -- what was distributed, what I
11 have in the file doesn't have the details.

12 ACTING CHAIR MCMAHON: Oh, okay. These are
13 black and white details.

14 MR. PALLAS: That's all we have in the files,
15 so --

16 ACTING CHAIR MCMAHON: That's all we have.
17 And I'm not sure whatever else is required.
18 It's --

19 MR. PROKOP: It's all in -- what I circulated
20 tonight is 76-5.

21 ACTING CHAIR MCMAHON: Yes.

22 MR. PROKOP: And that lists under C, it lists
23 all the things that are supposed to be included in
24 the application.

25 MEMBER WALOSKI: So what were the windows

1 again? The windows are what type?

2 MR. PIRECCA: Andersen.

3 MEMBER WALOSKI: Andersen windows,
4 double-hung. And the siding is going to be?

5 MR. PIRECCA: It's cedar shake, red cedar
6 shake. So it's --

7 MEMBER WETSELL: Cedar shake. Sorry, I --

8 MR. PIRECCA: It's not a color, it's natural
9 cedar shake.

10 MEMBER WALOSKI: Yeah.

11 ACTING CHAIR MCMAHON: Well, this is -- this
12 is certainly in keeping with the neighborhood.

13 MEMBER WALOSKI: It's keeping, yeah.

14 ACTING CHAIR MCMAHON: It's a very
15 traditional design. The roof being black is not an
16 issue, because it's not a roof-scape house. You've
17 got a gable end facing the street, and it's a
18 very --

19 MR. PIRECCA: Small.

20 ACTING CHAIR MCMAHON: Very mild pitch, so
21 that's not an issue. The color red is probably --
22 is more of a barn red, or you said --

23 MRS. PIRECCA: The natural, the natural red
24 cedar.

25 MEMBER WALOSKI: Natural, natural.

1 ACTING CHAIR MCMAHON: Oh, it's a natural red
2 cedar shingle.

3 MEMBER WALOSKI: Natural red cedar, yes.

4 ACTING CHAIR MCMAHON: Oh, okay.

5 MEMBER WETSELL: Oh.

6 ACTING CHAIR MCMAHON: So it's going -- it's
7 going to gray, okay.

8 MRS. PIRECCA: Yeah.

9 ACTING CHAIR MCMAHON: Okay. It's a red
10 cedar shake.

11 MRS. PIRECCA: We're not going to stain it,
12 we're just going to keep the natural color.

13 ACTING CHAIR MCMAHON: Fine. That's going to
14 be a new --

15 MEMBER WETSELL: That's great. Okay.

16 ACTING CHAIR MCMAHON: Yeah. That's --

17 MEMBER WETSELL: Okay. I envisioned it
18 bright red, you know.

19 MR. PIRECCA: No, red cedar shingle.

20 ACTING CHAIR MCMAHON: No. And that's a
21 white -- a white trim.

22 MEMBER WALOSKI: No. I think that -- yeah.

23 MR. PIRECCA: White trim.

24 ACTING CHAIR MCMAHON: Is it VERSATEX?

25 MR. PIRECCA: Yeah.

1 ACTING CHAIR MCMAHON: Or something like
2 that.

3 MRS. PIRECCA: White trim, white porch, white
4 rocking chairs.

5 ACTING CHAIR MCMAHON: Gotcha.

6 MRS. PIRECCA: Red pillows.

7 ACTING CHAIR MCMAHON: Okay.

8 MRS. PIRECCA: An American flag on the front.

9 ACTING CHAIR MCMAHON: Sorry. The red
10 cedar --

11 MRS. PIRECCA: I'd like to have that
12 Bicentennial look.

13 ACTING CHAIR MCMAHON: -- threw us off a
14 little bit.

15 The windows are one-over-ones. Is there any
16 reason why you wouldn't consider something like a
17 two-over-one, break it up a little bit? See, these
18 are --

19 MR. PIRECCA: Yeah. We --

20 ACTING CHAIR MCMAHON: These are
21 one-over-ones.

22 MRS. PIRECCA: The house is just -- it's
23 pretty narrow, it's only 20 feet wide. That's what
24 it was approved for.

25 ACTING CHAIR MCMAHON: Yeah, okay.

1 MR. PIRECCA: Well, yeah.

2 MRS. PIRECCA: So we tried to make it conform
3 to the 20 feet wide so it looked balanced.

4 ACTING CHAIR MCMAHON: Do you understand what
5 I'm getting at for the --

6 MEMBER WALOSKI: No, no. We're talking about
7 a paneling --

8 ACTING CHAIR MCMAHON: The type of window --

9 MEMBER WALOSKI: The mullions.

10 ACTING CHAIR MCMAHON: -- where it is -- has
11 a division of the one-over-ones.

12 MRS. PIRECCA: Okay.

13 ACTING CHAIR MCMAHON: Instead of just a
14 one-over-one, would you consider --

15 MR. PIRECCA: Sure.

16 ACTING CHAIR MCMAHON: -- a two-over-one?

17 MR. PIRECCA: Yeah, sure.

18 ACTING CHAIR MCMAHON: It's just a style.

19 MR. PIRECCA: Yeah, absolutely.

20 ACTING CHAIR MCMAHON: And it's a little more
21 traditional.

22 MR. PIRECCA: Yeah.

23 ACTING CHAIR MCMAHON: A one-over-one is a
24 little contemporary. If you put a -- see how wide
25 that window is as well?

1 MEMBER WALOSKI: If you put a divider.

2 MRS. PIRECCA: Oh, you mean the gratings?

3 ACTING CHAIR MCMAHON: A divider. Yes, a
4 low.

5 MR. PIRECCA: Yes.

6 ACTING CHAIR MCMAHON: A true divider low.

7 MRS. PIRECCA: It's going to have gratings
8 on it.

9 ACTING CHAIR MCMAHON: It will?

10 MRS. PIRECCA: Yes.

11 MR. PIRECCA: Yeah, yeah.

12 ACTING CHAIR MCMAHON: That would have been
13 an important detail for us.

14 MRS. PIRECCA: Exactly, yeah.

15 MRS. PIRECCA: It definitely had --

16 MR. PIRECCA: Yeah, yeah, absolutely.

17 ACTING CHAIR MCMAHON: And understand that
18 those have to be true divided.

19 MRS. PIRECCA: Yes. I know I -- I put that
20 in the detail.

21 ACTING CHAIR MCMAHON: Okay.

22 MRS. PIRECCA: We'll have those out in the
23 boxes.

24 ACTING CHAIR MCMAHON: Okay. Well, that's --

25 MEMBER WALOSKI: So what -- so what will it

1 be, what will the dividers be if the --

2 ACTING CHAIR MCMAHON: Do you know what they
3 are? Are they six, three-over-three?

4 AUDIENCE MEMBER: Six-over-six.

5 ACTING CHAIR MCMAHON: Six-over-six?

6 MEMBER WALOSKI: Oh, six-over-six. So
7 that's --

8 ACTING CHAIR MCMAHON: Okay, excellent, yeah.

9 MEMBER WALOSKI: Yeah.

10 ACTING CHAIR MCMAHON: See, that's what we
11 were talking about. Those are the little details
12 and the criteria that we have on our sheet here.

13 MR. PALLAS: Right.

14 ACTING CHAIR MCMAHON: Is there anything else
15 that you don't think that we have approached in
16 regard to this design?

17 MR. PALLAS: Well, it's not a question of
18 what you approached. We don't have any of that in
19 the file, so you can't --

20 ACTING CHAIR MCMAHON: Oh. Oh, okay.

21 MR. PALLAS: You can't -- that's what I was
22 trying to get at, none of these detail --

23 MEMBER WETSELL: You would table it?

24 MEMBER WALOSKI: So we have to table this?

25 MR. PALLAS: I would suggest that, just until

1 we can get this additional detail. We can put it
2 on the agenda for next month.

3 ACTING CHAIR MCMAHON: When are you planning
4 on getting started on this?

5 MR. PIRECCA: We were hoping to get it
6 approved soon, but we have to come back.

7 ACTING CHAIR MCMAHON: Okay.

8 MR. PIRECCA: We went through the Zoning
9 Board, so this was our last step to get approved.

10 ACTING CHAIR MCMAHON: Oh, this was your last
11 step. Okay.

12 MRS. PIRECCA: We already had the --

13 ACTING CHAIR MCMAHON: But no, you weren't
14 advised that you should provide --

15 MR. PIRECCA: We weren't advised on it all, no.

16 MRS. PIRECCA: No.

17 ACTING CHAIR MCMAHON: -- a little bit more
18 detail. And that is just in regards to the
19 windows. Is there any other details --

20 MEMBER WALOSKI: No. Is there any --

21 ACTING CHAIR MCMAHON: -- that they've left
22 out?

23 MR. PROKOP: The shingles.

24 MR. PALLAS: The shingle material, siding
25 material, colors.

1 ACTING CHAIR MCMAHON: Everything is --

2 MR. PALLAS: All of that --

3 ACTING CHAIR MCMAHON: Correct.

4 MEMBER WALOSKI: Okay.

5 MR. PALLAS: -- should be a part of the
6 package that gets submitted.

7 MEMBER WALOSKI: Oh, so we have to table it,
8 then.

9 MR. PALLAS: Yeah. You need -- the style
10 you've discussed already, so it's just a question
11 of those finer details.

12 ACTING CHAIR MCMAHON: And how is it that
13 they -- is this a list, a simple list?

14 MR. PALLAS: It's in the code. I can provide
15 that to them at the end of the --

16 ACTING CHAIR MCMAHON: Okay. He's going to
17 give you a piece of paper that requires for those
18 simple questions that we asked and everything, that
19 you already really presented to us, but it has to
20 be on a form. That's what I understood.

21 MR. PIRECCA: Okay.

22 MRS. PIRECCA: Wait, I'm -- I'm confused.

23 ACTING CHAIR MCMAHON: He's going to give you
24 a piece of paper that's going to help you --

25 MR. PIRECCA: Apparently, everything he just

1 said has to be submitted on the piece of paper.

2 ACTING CHAIR MCMAHON: Correct.

3 MR. PALLAS: Correct.

4 MEMBER WALOSKI: To the Building Department.

5 MR. PIRECCA: Instead of just saying it.

6 MRS. PIRECCA: Oh, I didn't know that. Okay.

7 ACTING CHAIR MCMAHON: Neither did I.

8 MR. PROKOP: Did this come before the ZBA?

9 MR. PIRECCA: Excuse me?

10 MR. PROKOP: Was this before the ZBA?

11 MRS. PIRECCA: No. We met with Eileen right
12 before she retired.

13 MR. PIRECCA: I'm sorry.

14 MRS. PIRECCA: She said we didn't need the
15 site plan review because of -- it was already done
16 years and years ago.

17 MEMBER WALOSKI: They said -- I think they
18 said that they got approval from the ZBA, right?

19 MR. PROKOP: I don't remember this coming
20 before the ZBA.

21 MR. PIRECCA: Correct, yes.

22 MEMBER WALOSKI: Yes.

23 MRS. PIRECCA: We were just told we had to
24 explain what type of products we were going to use.
25 No one told us.

1 MR. PIRECCA: It wasn't. They just said we
2 didn't have to go through.

3 MR. PROKOP: Oh, you didn't have to go
4 through.

5 MR. PIRECCA: It was already -- I guess it
6 was a subdivision, is why.

7 MR. PROKOP: Okay.

8 MR. PIRECCA: It was a subdivision before, so
9 they said that we don't have to go through the ZBA.

10 MRS. PIRECCA: The site plan review --

11 MR. PIRECCA: It was already done.

12 MRS. PIRECCA: -- because it was already done
13 in 2008 and approved.

14 MR. PIRECCA: Again in 2012.

15 MRS. PIRECCA: And we're following what the
16 guidelines were approved, so we're following all
17 that. So Eileen, right before she retired, said,
18 "You don't even need to have that. All you need to
19 do is get this meeting."

20 MR. PIRECCA: Right. And no one said we had
21 to submit anything other than that.

22 MRS. PIRECCA: And then we could submit the
23 building permit application.

24 MR. PALLAS: Well, yeah, it sounds like you
25 already have all the information. If you just

1 submit it, you know, in writing, essentially, it
2 would be fine. We'll get it on the agenda for next
3 month for this Board.

4 MR. PIRECCA: But I'm saying, do we have to
5 wait another month to get that, then?

6 MEMBER WALOSKI: Unfortunately, yes.

7 MR. PALLAS: We only meet once a month, yes.

8 MR. PIRECCA: Okay.

9 ACTING CHAIR MCMAHON: All right. Sorry
10 about that.

11 MEMBER WALOSKI: I'm sorry that no one had
12 told you about that.

13 ACTING CHAIR MCMAHON: Because, again,
14 everything, according to what you presented us in a
15 verbal manner, is exactly what we look forward to.

16 MR. PIRECCA: Okay.

17 ACTING CHAIR MCMAHON: Okay? But, again, I'm
18 not the Commissioner of this generally.

19 MR. PIRECCA: Yeah.

20 ACTING CHAIR MCMAHON: So I'm unfamiliar with
21 a lot of the --

22 MR. PIRECCA: Okay, okay.

23 ACTING CHAIR MCMAHON: But you're well on
24 your way. So just give us another piece of paper
25 and we're going get you in.

1 MRS. PIRECCA: Okay.

2 ACTING CHAIR MCMAHON: Okay?

3 MR. PIRECCA: Thanks.

4 MRS. PIRECCA: So someone's going to give me
5 the guideline?

6 ACTING CHAIR MCMAHON: He's -- he'll -- yes.

7 MEMBER WETSELL: Yes.

8 ACTING CHAIR MCMAHON: He'll set you up with
9 that.

10 MEMBER WALOSKI: Paul will give you the
11 guidelines.

12 ACTING CHAIR MCMAHON: All right. So we're
13 going to have to table that. What is this? Which
14 item are we on here?

15 MEMBER WETSELL: 426 Second Street.

16 ACTING CHAIR MCMAHON: Second Street. We're
17 going to -- we're going to have to table
18 Item No. 5, 426 Second Street. And we'll look
19 forward to seeing them at the next meeting with
20 their application.

21 Okay. We're going to move on to Item No. 6 -
22 603 First Street. Discussion and possible motion
23 on the application submitted by Alexandra Simmonds
24 and Anthony Nuland. The applicant is proposing the
25 addition of a sunroom to the rear portion of their

1 house, located at 603 First Street.

2 SCTM #1001-2.-6-30.

3 Okay. Hello, Frank.

4 MR. UELLEND AHL: Hello. My name is Frank

5 Uellendahl. I'm representing the owners.

6 And I submitted seven sets of plans. Did you

7 have a chance to look at them?

8 MEMBER WALOSKI: We haven't.

9 MEMBER WETSELL: We haven't.

10 ACTING CHAIR MCMAHON: We haven't even

11 received them.

12 MR. UELLEND AHL: Okay. So let's see how we

13 can deal with this. This is -- we're talking about

14 this beautiful Federal brick structure across the

15 street from the Library, at the corner --

16 MEMBER WALOSKI: Okay.

17 MR. UELLEND AHL: -- of First and North.

18 MEMBER WETSELL: Beautiful house.

19 MEMBER WALOSKI: Uh-huh.

20 MR. UELLEND AHL: It used to be painted white,

21 but the previous owners actually returned this into

22 a red brick building. And it's a 30-by-30 very

23 strong structure, with six-over-one double-hung

24 windows. It has a cupola, it has two porticos

25 facing First Street, and across the street from the

1 Library. And the owners would like to add a
2 sunroom.

3 So based -- the design philosophy is
4 basically, since it's a very structured 30-by-30
5 main building, I am designing an 18-by-18 sunroom
6 addition towards the west of the building, which is
7 in the garden or -- in the garden, basically.

8 So since you don't have the drawings, I --
9 let me just approach you.

10 ACTING CHAIR MCMAHON: Please.

11 MR. UELLEND AHL: This is one of the photos.
12 I had submitted some photos, but this is the photo
13 showing the cupola. And you see, this is important
14 here, this is the front. This is the main
15 elevation. So here you see the 30-by-30 main
16 structure, at First Street, North Street. And
17 we're doing basically the reduced 18-by-18
18 addition. And here you see the elevations.

19 MEMBER WETSELL: Oh, that's very nice.

20 MR. UELLEND AHL: So we are not really
21 touching the main structure. The existing door and
22 the windows will be retained. Those two windows
23 will be not affected, but this one will open up
24 into the sunroom.

25 And the elevation -- if you go back there,

1 you'll see these wonderful dental cornices, and all
2 the structure, all the trim work of the addition
3 will actually match the existing structure. So the
4 dental work will be duplicated, the pilasters, the
5 corner pilasters will be duplicated, and the color,
6 too. This has a very nice -- as you can see, it
7 has sort of a grayish green color

8 MEMBER WALOSKI: Like a khaki.

9 MR. UELLEND AHL: Everything will be -- yes,
10 everything will match that color, so there's
11 nothing white. Where -- I found that Marvin
12 actually makes a window and a door that pretty much
13 matches the existing color.

14 MEMBER WETSELL: Oh, good.

15 MR. UELLEND AHL: And so it's all part of the
16 specifications here. Let me read it to you.

17 The roof will be a rubber roof system. And
18 we're going to hide the roof by balustrade. It's
19 going to be cedar --

20 ACTING CHAIR MCMAHON: Lovely.

21 MR. UELLEND AHL: -- painted the same grayish
22 green color. The facade will be painted wood
23 panels, pilasters, cornices, all trim details will
24 match existing residence in regards to dimensions
25 and color, the roof balusters, turn spindles.

1 We -- I can show you in the end what kind of
2 spindles --

3 ACTING CHAIR MCMAHON: Yeah, good.

4 MR. UELLEND AHL: -- we are going to select,
5 but it's going to be --

6 ACTING CHAIR MCMAHON: We get the idea, yeah.

7 MR. UELLEND AHL: -- pretty much what suits
8 here. And the Marvin windows and doors are wood
9 Ultimate double-hung windows and hinge doors, half
10 screens at bottom sash, and the color is the desert
11 beige. So if we can't, if the owners don't like
12 the desert beige, then I can actually have the
13 windows painted, so -- but this is what they want,
14 okay?

15 ACTING CHAIR MCMAHON: Yeah.

16 MR. UELLEND AHL: So it's an unheated
17 structure. So we don't have to -- the next step
18 will be the building permit, but I don't have to do
19 energy code calculations.

20 ACTING CHAIR MCMAHON: Wonderful.

21 MR. UELLEND AHL: It's going to be insulated
22 to a certain degree, but it's unheated.

23 ACTING CHAIR MCMAHON: Wonderful. Well, I
24 knew that when I saw you that the presentation
25 would leave us with nothing much to say.

1 MEMBER WALOSKI: Exactly.

2 (Laughter)

3 ACTING CHAIR MCMAHON: Very nicely done,
4 Frank, and we understand and that's --

5 MEMBER WALOSKI: Frank "Thorough" Uellendahl.

6 ACTING CHAIR MCMAHON: Yes, very thorough and
7 well understood.

8 MEMBER WALOSKI: Right.

9 ACTING CHAIR MCMAHON: And I would certainly
10 like to make a motion to approve.

11 MR. PALLAS: Before -- I'm sorry. I hate to
12 keep doing this to you guys, but just to --

13 ACTING CHAIR MCMAHON: Yes.

14 MR. PALLAS: I thought I said that there were
15 a couple of details that weren't decided yet. Is
16 that -- did I miss --

17 MR. UELLEDAHL: No. All -- well, the
18 baluster --

19 ACTING CHAIR MCMAHON: The baluster.

20 MR. UELLEDAHL: I mean, this is a detail,
21 the spindles, there are different turns, designs.

22 ACTING CHAIR MCMAHON: Different turnings,
23 yes.

24 MEMBER WALOSKI: Which won't make too much of
25 a difference.

1 ACTING CHAIR MCMAHON: We're fine with that.

2 It meets --

3 MR. UELLEND AHL: I can show them the ones we
4 have the building permit and we're starting
5 construction.

6 MR. PALLAS: Okay.

7 ACTING CHAIR MCMAHON: There's so many
8 different types, but he gets the idea. He's
9 been --

10 MEMBER WALOSKI: Building in character --

11 ACTING CHAIR MCMAHON: Yes.

12 MEMBER WALOSKI: -- from what Frank is
13 saying.

14 ACTING CHAIR MCMAHON: Building in character.

15 MEMBER WALOSKI: Yeah.

16 ACTING CHAIR MCMAHON: Correct. Everything
17 in compliance with our sheet. So, again, I would
18 like to make a motion to approve --

19 MEMBER WALOSKI: I second.

20 MEMBER WETSELL: Second.

21 MEMBER WALOSKI: Okay. Aye.

22 ACTING CHAIR MCMAHON: -- this application.

23 MEMBER WETSELL: Aye.

24 ACTING CHAIR MCMAHON: Aye. You're all set.

25 MEMBER WALOSKI: Done.

1 MR. UELLEND AHL: Thank you very much.

2 ACTING CHAIR MCMAHON: Thank you, Frank.

3 Lovely --

4 MR. UELLEND AHL: Let me collect my things.

5 Thanks.

6 ACTING CHAIR MCMAHON: Lovely, lovely
7 presentation. Very thorough, that's what we like.

8 Okay. Item No. 7 is a motion to accept the
9 minutes of the November 6th, 2017 meeting. I will
10 make a motion to accept those.

11 MEMBER WALOSKI: I second the motion.

12 ACTING CHAIR MCMAHON: All right. Motion
13 approved there.

14 Item No. 8, motion to approve the minutes of
15 September 11th and the October 2nd, 2017 meetings.
16 Anybody want to make a motion?

17 MEMBER WETSELL: Second.

18 ACTING CHAIR MCMAHON: Make a motion?

19 MEMBER WETSELL: Oh, I move that we accept
20 the minutes of the September 11th --

21 ACTING CHAIR MCMAHON: Okay, very good.

22 MEMBER WETSELL: -- and October 2nd.

23 ACTING CHAIR MCMAHON: All in favor? Aye.

24 MEMBER WALOSKI: Aye.

25 MEMBER WETSELL: Aye.

1 ACTING CHAIR MCMAHON: Okay. Item No. 9,
2 motion to schedule the next HPC meeting for
3 5:00 p.m. February 5th, 2018 at the Third Street
4 Fire Station. And unless there's an emergency, I
5 will make a motion to approve.

6 MEMBER WETSELL: I'll second it.

7 MEMBER WALOSKI: Okay.

8 ACTING CHAIR MCMAHON: Okay.

9 MEMBER WALOSKI: Yeah.

10 ACTING CHAIR MCMAHON: All approved.

11 MEMBER WALOSKI: And if somebody picks me up
12 in the cold weather, I'll come.

13 (Laughter)

14 ACTING CHAIR MCMAHON: Item No. 10, motion to
15 adjourn. That is it.

16 MEMBER WETSELL: I'll second that.

17 MEMBER WALOSKI: All right.

18 ACTING CHAIR MCMAHON: All right. There we
19 go. Sorry for the late start.

20 (The meeting was adjourned at 6:02 p.m.)

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

STATE OF NEW YORK)
) SS:
COUNTY OF SUFFOLK)

I, LUCIA BRAATEN, a Court Reporter and Notary
Public for and within the State of New York, do
hereby certify:

THAT, the above and foregoing contains a true
and correct transcription of the proceedings taken
on January 8, 2018.

I further certify that I am not related to
any of the parties to this action by blood or
marriage, and that I am in no way interested in the
outcome of this matter.

IN WITNESS WHEREOF, I have hereunto
set my hand this 21st day of January, 2018.

Lucia Braaten

Lucia Braaten

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