VILLAGE OF GREENPORT
COUNTY OF SUFFOLK STATE OF NEW YORK

HISTORIC PRESERVATION COMMISSION
REGULAR MEETING

Third Street Firehouse
Greenport, New York

July 11, 2016
5:00 P.M.

B E F O R E:

STEVE BULL - CHAIRMAN
ROSELLE BORRELLI - MEMBER
DENNIS MCMAHON - MEMBER
CAROLINE WALOSKI - MEMBER (Excused)
SUSAN WETSELL - MEMBER
EILEEN WINGATE - VILLAGE BUILDING INSPECTOR
PAUL PALLAS - VILLAGE ADMINISTRATOR
JOSEPH PROKOP - VILLAGE ATTORNEY
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MEMBER MCMAHON: Let's get this meeting started.

Item No. 1 Discussion and possible motion on the selection of a new Historic Preservation Commission Chairperson, as required by Section 76-3 of the Village of Greenport Code.

ATTORNEY PROKOP: I don't think I have most of you. I am a Joseph Prokop, Village Attorney. And I was asked to come today to help answer any questions. So basically, this is a discussion of the Board. One of you -- you can't make a motion for yourself but if you can express that interest. If you have someone else that you think would do a great job, you can make that motion. The obligation of the Chairperson, and please correct me if I am wrong, the obligation of the Chairperson is to work during the month to set up the agenda and to review the applications with the Village Building Department to help organize the meetings. The
other thing that I did, I thought we
were not going to have an agenda but
ended up with a busy agenda. This
gives the procedures of the meeting
and also the criteria you should be
thinking about when you review
applications.

MEMBER BULL: Thank you. Well, I
am the new guy. I am Steven Bull.
Steve. I enjoyed working on preparing
the agenda. So although I am the new
guy, I would be interested in that
position if it became available. If
someone was to do that. I did a
little bit of work on the agenda with
Susan. I enjoyed that. I also enjoy
the possibility of knowing the people
who come before and have an idea of
what you might be looking for.

MEMBER MCMAHON: And I enjoy the
fact that you love. I would love for
you to take over. It's a
responsibility. It's something that
is a little time consuming. I run my
own business and it can be a strain to
sometimes even appear. So I would
love to back you up on that.

MEMBER BULL: Okay. How many
hours are we talking about? Anyway, I
also have my own business but I do
have some flexibility.

ATTORNEY PROKOP: So someone
would make a motion.

MEMBER BORRELLI: Can I just ask
a question? I seem to the one at a
total disadvantage because I know not
too many people. But I was actually
going to nominate Dennis until he said
he did not have the time to do that.
Based on his service for being here
and his background in building and
architecture and all of that. So if I
might not -- with all due respect,
could you just give us a brief
background as to what you do or how
you -- what pertains to the Historic
Committee and what is it you do?

MEMBER BULL: Very good
question. So I studied architecture
at Arizona State University. My
undergraduate degree was in cultural
Anthropology. I graduated with a
degree from New York University
interactive telecommunications in the
ITP program. I built a house on
Shelter Island with a master carpenter
Walter Bringham who was formally --
his family had Bringham Shipyard and
now known as Greenport Ship Building.
I built an 80 site historic tour of
Greenport with some small funds from
the Business Improvement District.
That got a good write-up in the New
York Times. I have a house here in
Greenport, I guess had some very nice
hydrangeas. And now I am on Sandy
Beach in historic --

MEMBER BORRELLI: Okay.
MEMBER MCMAHON: Wonderful.
Wonderfully characterized.

MEMBER BULL: But I think your
Dennis is still good.

MEMBER MCMAHON: Well, I would
like to make a motion to allow our
eager new member Steve Bull take that
MEMBER WETSELL:  Second.
MEMBER MCMAHON:  All in favor?
MEMBER BORRELLI:  Aye.
MEMBER WETSELL:  Aye.
MEMBER BULL:  Aye.
MEMBER MCMAHON:  Aye.
Motion carries, 4-0.
Congratulations.

MEMBER MCMAHON:  Item No. 2.,
Discussion and possible motion to approve the application of Elmer Tuthill. The applicant has proposed an in-ground swimming pool. New York State requires all pools to have barrier protection (fence). The property is located at 129 Bay Avenue and is within the Historic District.
The swimming pool will need several variances. The property is located in the R-2 District. SCTM # 1001-5-3-1.4

MS. GIGLIO:  Good evening, Jodi Giglio, Bennett Enterprises, on behalf of Elmer and Beatrice Tuthill. First of all, I would like to thank you all
for being on the Historic Board because I think it's very important to any Village and any Town. Historic District's actually increase property value. So I appreciate what you do and I thank you for your time. So Mr. Tuthill is proposing an in-ground swimming pool and he is required to come before the Historic Board for the fence that he is proposing. The fence that he had thought to install was a black chain link fence. He said that would keep things from coming into his pool. If the Historic Board has any recommendations, I would be more than happy to hear them. Mr. Tuthill said that he would be present tonight. He said that he would take any recommendations from the Historical Board.

MEMBER BULL: Is there something that requires the fence to be 4 feet? To keep children from wondering into the pool, as opposed to animals?

MS. GIGLIO: Yes, 4 feet is the
minimum height.

MEMBER BULL: And we have a picture of this black chain link that you're proposing?

MS. GIGLIO: I believe we do.

MEMBER WETSELL: Is this the picture Ms. Giglio?

MS. GIGLIO: That is not something that we had submitted.

MEMBER MCMAHON: I see proposed feet.

MS. GIGLIO: It's going to come out here. And then here.

MEMBER MCMAHON: So it's not going to be visible from the street?

MS. GIGLIO: No, it will not be visible from the street.

MEMBER MCMAHON: Okay.

MEMBER WETSELL: That particular area is visible from the street?

MS. GIGLIO: The garage you can see and the pool is going behind the garage.

MEMBER MCMAHON: I don't have a problem. It's in the back and not
aesthetically visible. You can grow a
lot on these chain link fences.

MEMBER WETSELL: I think the
aluminum that someone passed around
would be a better -- more historic
looking actually.

MEMBER BULL: Yes. I think this
fence here, on this piece of paper
look more like wrought iron even
though it's not. I think you can see
this fence from the street. So if you
can see it from the street, and it
works.

MS. TUTHILL: It's not chain
link. It's wrought iron.

MEMBER BULL: The picture that
was sent, it was chain link. It looks
like a two and half fence chain link
fence that keeps animals out. Anyway,
I did text Mr. Tuthil and said that
you were more interested in the
aluminum fence and he responded
quickly and said that would be fine.

MEMBER MCMAHON: Is that what we
are talking about?
MS. GIGLIO: Yes. That is not something that we submitted. I don't know who submitted that. Maybe someone on the committee who wanted to see that fence?

MEMBER BULL: I was preparing the agenda and saw this on the internet. These were some samples. So they look reliable.

MS. GIGLIO: His exact quote is “aluminum pool fence. Black in color. Typical pool fence enclosure.” He said he could not be here. He has a meeting on the Mitchell Park Committee.

MEMBER MCMAHON: I think that if this is something that he is interested in doing, then I think it's okay with the Board; correct?

MEMBER WETSELL: Yes.

MS. GIGLIO: Okay.

MEMBER MCMAHON: I think we are all in agreeance.

MS. GIGLIO: Yes.

MEMBER MCMAHON: Does anyone want
to make a motion?

MEMBER BULL: A motion to accept
the fence, the one on the piece of
paper, universal fence.

MEMBER MCMAHON: Any of these
styles. That is fine.

MEMBER WETSELL: There are
certain regulations.

MEMBER MCMAHON: That is the
Building Department who takes care of
that stuff.

MEMBER BORRELLI: I second it.

MEMBER MCMAHON: All in favor?

MEMBER BORRELLI: Aye.

MEMBER WETSELL: Aye.

MEMBER BULL: Aye.

MEMBER MCMAHON: Aye.

Motion carries, 4-0.

MEMBER MCMAHON: Discussion and
possible motion on the application
submitted by Lisa Richland on behalf
of the Floyd Memorial Library. The
property is located at 537 First
Street in the Historic District. The
applicant proposes to install a 6.5'
high fence around a portion of the rear yard to provide protection from deer for planting beds used as part of an educational program for children. The enclosure will measure 30 ft. X 30 ft. With 4"x4" cedar posts with caps and mesh fence. The property is located in the R-2 District. SCTM # 1001-4-2-32.

MS. RICHMOND: That is me, Lisa Richmond. I am sorry I was not here last meeting but it was our annual reorganizational meeting for the library and I couldn't miss that. This is now middle of July and our garden is overflowing and tempting the deer.

MEMBER MCMAHON: The last meeting, I approved --

MEMBER WETSELL: I voted against it. I was concerned that the posts might be obstructive and just plain wood post because it's very visible from the street.

MS. RICHMOND: That's right. And we're proud of the fact that we have a
program going that encourages children
that not only learn about how food
becomes food, but also learning how to
read, write and express themselves.
And it's a very nice program.

MEMBER WETSELL: I have no
question about that.

MEMBER MCMAHON: Last time we had
a quorum. Frank and Sue disapproved.
I would like to put an approval again.
I have no problem with the cedar fence
and caps. I understand Susan's idea
about the bulk of 4x4. I don't
consider it an issue.

MEMBER BULL: So I heard a little
bit about this from Frank. It's sort
of how I got this job. And so I took
the time with these color photos and
actually go to the garden itself and
take some pictures. And in the
garden, you will see here is one of
the fence that they already got. They
cover their waste receptacles. There
is an out building there, which is all
wood. There is a wood picnic table.
There is another picture, with some
distance you can see this fence.
Across from the vegetable garden. A
fence that is made simpler.

            MEMBER BORRELLI: That is why I
said at last meeting to do what is
there because it's keeping in fashion
to what the library has already got
going on.

            MEMBER BULL: That is where I am
leading. Maybe at some point you
might want to put a sign up there and
say “Kids Garden.”

            MS. RICHMOND: Well, we are
working on signage. I don't want to
call too much attention to the garden
right now because it's got many --

            MEMBER BULL: Understood. This
is -- to me, a framed in --

            MEMBER WETSELL: This is really
pretty. This is what I have. It's a
3 foot fence.

            MS. RICHMOND: It's going to be
1x1 black mesh. Enough to let light
in but keep the deer away.
MEMBER BORRELLI: You also got some wrought iron going on too. So it sort of plays on the two things.

MEMBER BULL: I am good with it.

MEMBER BORRELLI: Me too.

MEMBER MCMAHON: I understand Susan’s point, but I would like to make a motion to approve the fence.

MEMBER BORRELLI: I will second it.

MEMBER MCMAHON: All in favor?

MEMBER BORRELLI: Aye.

MEMBER WETSELL: No.

MEMBER BULL: Aye.

MEMBER MCMAHON: Aye.

Motion carries, 3-1.

MS. RICHMOND: Thank you.

MS. WINGATE: Ike is not here yet. So if you can just skip over that one.

MEMBER MCMAHON: Discussion and possible motion on the application submitted for Old Shipyard LLC, represented by Dave Kapell. The property is located at 211 Carpenter
Street, and is within the Historic District. The applicant has proposed the installation of a handicap ramp to a new rear door. A new poured concrete driveway apron is proposed, with removal of the overgrown plants in the right of way. Several changes to the front facade include replacement of an existing window with a new door for entry to the first floor tasting room, and replacing the existing front door to the apartment on the second floor. The building requires a "hot box" to house the RPZ valve, which will be located on the existing covered porch on the south side. There is an indication of the placement of the sign, although no sign application was made at this time. The property is located in the Commercial Retail.

SCTM# 1001-4-10-11.

MEMBER BULL: So Dave, you are here to talk about this one?

MR. KAPELL: I am. Dave Kapell,
Front Street, for the applicant.

MEMBER BULL: Great location. So as I understand it, next to the side of the building, which I guess would be the on the shipyard side, is where you are going to run a path to a rear entrance, wheelchair access?

MR. KAPELL: Actually on the south side of the building.

MEMBER BULL: Okay. So it's kind of a narrow driveway; right?

MR. KAPELL: It is. It's sufficiently wide, but it's narrow.

MEMBER BULL: Is there a possibility of cars and a wheelchair person be in that driveway at the same time? Maybe that is not an issue that we even need to talk about?

MR. KAPELL: The driveway is only really used for delivery purposes and garbage removal. It's not an active driveway in terms of providing parking.

MEMBER BULL: And there is signage directing people to that rear
entrance?

MR. KAPELL: We hadn't contemplated that. No. I think it's obvious that there is a ramp there. Anybody who needs it.

MEMBER MCMAHON: All right. We are not going to deny an access ramp for a handicap.

MEMBER BULL: No, we are not.

MR. KAPELL: If I could just summarize?

MEMBER MCMAHON: Yes.

MR. KAPELL: The only change that we are doing is replacing existing door with a wood door. And we are replacing an existing window with a new door opening. In addition, we request approval, since the agenda was printed, we filed an application for a sign permit. And the sign will show on the renderings in front of you now. In addition to changing a couple of windows on the back of the building, we are changing -- you won't see in the front. In a prior meeting from
the Board, it was suggested that we
use 2 over 1 -- double hung one over
one windows. That's pretty much it.

MEMBER WETSELL: Can I just ask
you what kind of door?

MR. KAPELL: It shows on the
rendering there.

MEMBER WETSELL: Okay.

MS. WINGATE: This package was
given to you last month. So it's not
in this package. You should have it
already.

MEMBER MCMAHON: I think we went
through all of this already. It was
all just approved. We were very happy
with the presentation at the time.

MR. PALLAS: If I may, just one
other item that is not on any of the
drawings. We had -- Planning Board
requested some kind of a paving off
the stairs. Carpenter Street. I am
not sure if you addressed that or not?

MR. KAPELL: That has not been
brought to our attention, Paul. That
may have come up last week. I was not
at that meeting.

MR. PALLAS: Okay.

MR. KAPELL: But we will comply with that.

MR. PALLAS: I apologize if you were not aware of that.

MR. KAPELL: No problem.

MEMBER BORRELLI: So it's wine tasting inside?

MR. KAPELL: Yes. And an apartment upstairs. If I can just -- big picture if you will. This is a property that has been problematic for the Village for a long. Long time. This will be a significant improvement. You can see the way he handles all of his other stores. This will be an improvement.

MEMBER MCMAHON: We are okay.

MEMBER BULL: I don't see where the hot box is going to go? Is it going to be visible above?

MR. KAPELL: No. And also we are code obligated to provide it. So it's not something that we cannot do.
MEMBER BULL: So it will be tastefully hidden?

MR. KAPELL: Yes. We don't want to see it more than you do.

MEMBER BULL: Okay. I don't see any issues. I make a motion that we approve this.

MEMBER MCMAHON: And I will second it.

All in favor?

MEMBER BORRELLI: Aye.

MEMBER WETSELL: Aye.

MEMBER BULL: Aye.

MEMBER MCMAHON: Aye.

Motion carries, 4-0.

MR. KAPELL: Thank you very much.

MS. WINGATE: Can you make a motion to include the signage?

MEMBER MCMAHON: I will make a motion to approve the signage at another time. That way we can see samples and sizes.

MS. WINGATE: Another time.

Okay.

MEMBER MCMAHON: We will move
back to Item No. 4 then. Discussion
and possible motion on the application
submitted by Isaac Israel. The
property is located at 117 Ludlam
Place, and is within the Historic
District. The applicant proposes to
install an 8’ x 12’ shed in the rear
yard. In addition, the house is to be
painted gray with white trim and new
white aluminum leaders and gutters are
to be installed. The property is
located in the R-2 District.
SCTM # 1001-5-1-1.
Okay. So we have a shed.
Located in the back of the property.
MEMBER BORRELLI: Are you able to
see it from the street?
MR. ISRAEL: No. There was a
shed there and we removed it and it
wasn't visible from the street. It
will be a big improvement.
MS. WINGATE: Here are the
colors.
MEMBER BULL: Is this from the
shed place --
MR. ISRAEL: It's from Caulfield's in Ridge.

MEMBER BULL: Okay.

MR. ISRAEL: So the light grey is the color of the above the trim. The trim will be white. I was looking for a color for the doors for each apartment. So somewhere along those lines.

MEMBER MCMAHON: It's pretty straightforward. Are there any other questions?

MR. ISRAEL: The apartments needed a change over. Trying to make it look nice.

MEMBER MCMAHON: All right.

Basic shed. Does anyone have any issues with it?

MEMBER BORRELLI: No.

MR. ISRAEL: Does colors require approval by the Board?

MEMBER MCMAHON: No. There is nothing garish about these. Basic colors. Not much --

MR. PALLAS: I think that the
color needs to be approved.

MEMBER MCMAHON: I think any of these colors would be suitable.

MR. ISRAEL: I don't even have a preference.

MEMBER MCMAHON: Okay.

MEMBER BULL: So the building is great. The trim is great. The windows are white?

MR. ISRAEL: Yes.

MEMBER BULL: White next to white.

MR. ISRAEL: Grey next to white.

MEMBER BULL: And the third color is going to be the colors of the door?

MR. ISRAEL: Yes.

MEMBER BORRELLI: Are you going to paint the house and the shed the same?

MR. ISRAEL: Yes.

MEMBER BULL: I make a motion we say go ahead.

MEMBER MCMAHON: Second.

All in favor?

MEMBER BORRELLI: Aye.
Item No. 6, Discussion and possible motion on the application of Tina Fallon for the property located at 750 Main Street, the R-1 (Residential One-Family) District and also within the Historic District. The applicant has proposed an 18' x 32' barn in the rear yard. The barn is located within the portion of the lot not included in any required yard, therefore the barn is proposed to have a 22' 10" height, conforming with regulations for principal buildings. SCTM # 1001-2-3-7. So what do we got?

MS. FALLON: Well, we have -- do you know out house? We are right across from the memorial park. We have the red door. And our yard goes back almost all the way to the
Sterling Creek. Basically, any time of the year, you will find somebody working on a boat in my front yard. Either my husband or his friend. And I don't want to keep looking at boats in our front yard. So I said that I would like to put a barn in our backyard for you to work on boats. So it's not a garage. Nothing is going to be stored in there. Just the boat. We would like electricity run back there.

MEMBER MCMAHON: Absolutely.

MS. FALLON: So you have drawings of the barn. Everything is made either of spruce or pine. We don't need insulation. And the reason we chose this company is that it's a very historic looking barn. My family had a 18th century barn. And I don't want it to look like a garage. It's the very rear of our property. And it will have a cupola because he wants one. We also have -- would like to ask -- there is a site plan in there
as well. You can see how far back the property is and where the barn would be.

MEMBER MCMAHON: It's a beautiful barn. As we approach everything, and when we ask if this is visible from the street, it's not.

MS. FALLON: I don't think you will be able to see it.

MEMBER WETSELL: You won't. It's actually too bad.

MS. FALLON: My neighbors will be able to see it.

MEMBER MCMAHON: We got everything that we kind of hope for.

MS. FALLON: We have a grey roofing on our house. We are going to match it. We are also asking at this time, approvals for our fence. A fence that just goes up to where the barn is.

MEMBER BULL: I have a question. So how are you going to get the barns from the front to the back?

MS. FALLON: We have a front
driveway. We have a gate that we open up. We are just going to drive across the lawn. It will only be a couple of years a time that that happens. Really boats get worked out in the spring. We have one of our boats at Sterling and one at a slip.

MR. PROKOP: The boats being stored in the barn, whose are there?

MS. FALLON: Our boats.

MEMBER MCMAHON: Eileen, is there a fence application?

MS. WINGATE: No, I wanted it to be approved by you. I am going to approve the fence in the building permit application, if it's approved.

MR. PROKOP: Do you know the style of the fence?

MS. FALLON: It's a cedar panel. We are sharing the costs with our neighbors.

MEMBER MCMAHON: So the fence is going between the barn and the property --

MS. FALLON: Along the property
line. Between ourselves and our
neighbor to the south. It's a Cedar
panel.

MEMBER WETSELL: That's good.

That's wonderful.

MS. FALLON: I will tell you it's
a lot better than what we have.

MEMBER BULL: So we can approve
the barn and not the fence because we
haven't seen it, until we see some
materials.

MS. FALLON: That's fine.

MEMBER BULL: So I make a motion
for the applicant to have their barn.

MEMBER MCMAHON: With the future
fence samples. I second it.

All in favor?

MEMBER BORRELLI: Aye.

MEMBER WETSELL: Aye.

MEMBER BULL: Aye.

MEMBER MCMAHON: Aye.

Motion carries, 4-0.

Thank you.

MEMBER MCMAHON: Item No. Motion
to accept the minutes of the June 6,
2016 meeting. I will make that motion.

MEMBER BULL: I will recuse myself. I was not there.

MEMBER WETSELL: Second.

MEMBER MCMAHON: All in favor?

MEMBER BORRELLI: Aye.

MEMBER WETSELL: Aye.

MEMBER MCMAHON: Aye.

Motion carries, 3-0-1.

No. 8 Motion to approve the minutes of the May 2, 2016 meeting.

I will make that motion to approve those minutes.

MEMBER BORRELLI: Second.

MEMBER MCMAHON: All in favor?

MEMBER BORRELLI: Aye.

MEMBER WETSELL: Aye.

MEMBER MCMAHON: Aye.

Motion carries, 3-0-1.

Motion to schedule the next HPC meeting for August 1, 2016. Everybody usually is okay, unless there is an issue. We try and get a quorum and keep things rolling. I will make that
motion.

MEMBER WETSELL: Second.

MEMBER MCMAHON: All in favor?

MEMBER BORRELLI: Aye.

MEMBER WETSELL: Aye.

MEMBER BULL: Aye.

MEMBER MCMAHON: Aye.

Motion carries, 4-0.

Motion to adjourn.

(Whereupon, the meeting concluded.)
CERTIFICATION

I, Jessica DiLallo, a Notary Public for and within the State of New York, do hereby certify:

THAT, the witness(es) whose testimony is herein before set forth, was duly sworn by me, and,

THAT, the within transcript is a true record of the testimony given by said witness(es).

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

IN WITNESS WHEREOF, I have hereunto set my hand this day,

July 11, 2016.

[Signature]

(Jessica DiLallo)

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