VILLAGE OF GREENPORT
COUNTY OF SUFFOLK STATE OF NEW YORK

-----------------------------x

HISTORIC PRESERVATION COMMISSION
REGULAR MEETING

-----------------------------x

Third Street Firehouse
Greenport, New York

August 1, 2016
5:00 P.M.

BEFORE:

STEVE BULL - CHAIRMAN
ROSELLE BORRELLI - MEMBER (Excused)
DENNIS MCMAHON - MEMBER (Excused)
CAROLINE WALOSKI - MEMBER
SUSAN WETSELL - MEMBER
EILEEN WINGATE - VILLAGE BUILDING INSPECTOR
PAUL PALLAS - VILLAGE ADMINISTRATOR
<table>
<thead>
<tr>
<th>INDEX OF PUBLIC HEARINGS</th>
</tr>
</thead>
<tbody>
<tr>
<td>NAME</td>
</tr>
<tr>
<td>--------------------------</td>
</tr>
<tr>
<td>Stirling Historical Society</td>
</tr>
<tr>
<td>American Beech Restaurant</td>
</tr>
</tbody>
</table>
CHAIRMAN BULL: Ladies and gentlemen, the Historic Preservation Committee is about to open its meeting. I am opening the meeting now. First with the roll call of those present. My name is Steven Bull and I am the Chairman. And on my right is --

MEMBER WETSELL: Susan Wetsell.
MEMBER WALOSKI: Caroline Waloski.

CHAIRMAN BULL: Let's get right to it. On the agenda, the first item that we have -- I will read Item No. 1, Discussion regarding the Village of Greenport Historic District. And its possible expansion. The Village was granted inclusion in the national register in August of 1984, at which time there were 264 buildings within the nominated district, with 254 contributing historical structures and non-contributing structures. Since that time, no further structures have been nominated for consideration into the district. Discussion of expansion of the district is to include Front
Street and other worthy historical properties, such as the Village Power Plant. So in taking a look at the map and fellow committee members, which is here before you now, you will see that this map has designated areas. One, the outside boundary marks the Village. And then you see in a pattern the historic district. Parts of the district that are quite evidently missing are the length of Front Street, the Railroad Museum. Let me just pause for a second. I have a very nice letter from Mary Bess Philips, the Trustee, in which she says that the Historic Committee of the Village of Greenport, the Stirling Historical Society would like to have some input in the designation of some of these buildings. So we will be consulting with them. They also recommended in addition to the power plant, consider the Railroad turntable and the building holding the Railroad Museum and Seaport Museum. So missing
is the buildings on the inside of Front Street. Again, the power plant and there is nothing on the south side of Town to indicate on this map, which would be the buildings -- the buildings south of Front Street. I would also like for consideration, to possibly include the cottages along Sandy Beach, which are iconic.

MEMBER WALOSKI: Oh yes, definitely.

CHAIRMAN BULL: So what do you think?

MEMBER WALOSKI: I think Front Street should really be part of the district and it was at one point and then it was taken out of the designated area.

CHAIRMAN BULL: Can you tell that story?

MEMBER WALOSKI: I don't know it.

MS. HORTON: The Front Street, I worked with -- to establish this Historic Preservation Commission and sought to it was voted in.
CHAIRMAN BULL: Can you go to the microphone? We really appreciate your service for your many years of the Historical Society.

MS. HORTON: My name is Gale Horton from 190 Stirling Street, Greenport. I was the person -- I took part when the Columbia students came to assess our Historic District. They came and spent some time here and went through all the homes and then searched threw them and sought their characterizes. It's the basis of what is in Eileen's office now, of the homes in the Historic District. We wrote the grant and got someone, namely Michelle Shock, who went forward and updated that list of houses. So that was a small city's grant that was the basis of having a Historic Preservation Committee.

MEMBER WALOSKI: Front Street was never part of it?

MS. HORTON: Front Street was never part of it. Nothing really
remained to anchor much too.

MEMBER WALOSKI: They are lovely buildings --

MS. HORTON: Yes, they are lovely but --

MEMBER WALOSKI: Since I have been here or just before I came here, I think there were a few buildings that were loss.

MS. HORTON: Well, what I am just telling --

MEMBER WALOSKI: I am just trying to fill in also because I just don't understand. I have been here for 11 years

MS. HORTON: There was two people that I worked with. Both of them were in Albany. One was a lawyer. One was an expert in the Department of State. And there was really nothing to anchor. A lot of destruction. I can tell you things -- practically both sides of the street since I was a kid here. So there was nothing to anchor that with. As for the Railroad
structure, I wrote and got a landmark designation. That is how we got a lot of grants to rehab the turntable. So it does have historic designation.

CHAIRMAN BULL: I think as a committee, we should identify individual structures in Greenport, in the Village that we would consider to be worthy. And see if there is enough connective tissue to pull either the whole block or significant portions of the community together for this. I think we might want to consider adding to the district, the camera escura that we have in Mitchell Park because even that in its construction has been in many architectural magazines.

MS. HORTON: It's not historic.

CHAIRMAN BULL: In designating history, how far do we decide to go back? So anyway, it's open. I think it's open to our investigation to determine what -- we should make a list. I propose that we make a short list and look into this matter
further.

MEMBER WETSELL: The turntable, I think it's really --

MS. HORTON: It has historic designation because I wrote it and it was approved.

MEMBER WETSELL: And I think a lot go the houses along Second Street are old homes and have a lot of historic detail.

MS. HORTON: Anything is worth looking into.

MR. MOORE: Can I just ask a question?

CHAIRMAN BULL: Yes, please.

MR. MOORE: Doug Moore, 135 Stirling Street. The one thing that I have always wondered about and I am looking at the map of the Village, on the east side most of Stirling Street and Stirling Avenue, there is a giant gap in the historic district, which does have houses of similar age and all of the surrounding houses. I am just curious if anyone knows if that
was left out? If there was an opt out
option?

MS. HORTON: No.

MR. MOORE: So perhaps one should
do a little survey of that as well.

We live in the historic district. Our
property is the last in that
triangular street. The other
question, the power plant. I assume
you mean the electrical generation
plant --

CHAIRMAN BULL: Yes.

MR. MOORE: Might be careful on
that because it is a vital part of the
Village as far as producing power. And
if historic review or preservation get
in the way of modernization, that
might be a problem.

CHAIRMAN BULL: Thank you. That's
a very important point.

MEMBER WALOSKI: Balance it out.

CHAIRMAN BULL: So I don't believe
that we need to -- I think our next
item would be for each of us to put
together a short list of these
buildings and discuss this further

going forward. I make a motion to do

so.

MEMBER WALOSKI: I second.

CHAIRMAN BULL: All in favor?

MEMBER WALOSKI: Aye.

MEMBER WETSELL: Aye.

CHAIRMAN BULL: Aye.

Item No. 2, Discussion on
drafting a recommendation to the
Village Board of Trustees requesting
the use of a grant writer for the
purposes of initiating a new inventory
of all Village properties. The first
inventory was completed in 1977, and
was followed by a second inventory in
1998. With the many changes Greenport
has experienced, this 20 year interval
may provide a great deal of
information on our historic,
architectural and maritime heritage
and encourage the values of our
historic district and it continued
success. I brought one of the books
here that, I believe the public is
welcome to see. Part of its inventory.
Images here of parts of these streets.
First and second views.

MS. HORTON: That was during the historic district when it was initiated.

CHAIRMAN BULL: So if the Commission is in agreement, we should write a letter today.

MEMBER WETSELL: Okay.

CHAIRMAN BULL: Okay. So let's write a letter.

To Whom It May Concern, To all the Trustees. I recommend that the Historic Preservation Commission would like to have the Board of Trustees, request of a grant writer for the purposes of initiating a new inventory of the Village properties. This new inventory will be building on the foundation of two previous inventories. The first one made in 1977 and the second inventory made in 1998. This new inventory will give us a great deal of information on how the
historical architectural and maritime heritage of the Village of Greenport has changed.

Is there anything else that you would like to include in this letter?

MEMBER WALOSKI: That's fine.

CHAIRMAN BULL: Okay. So this letter will be from the Historic Preservation Committee and will have our names on this. I move this letter be written and presented to the Trustees for their consideration at the next appropriate meeting.

MEMBER WETSELL: Second.

MR. PALLAS: Mr. Chairman, as a way of process, you may want to consider having a letter drafted for presentation to the members at the next meeting and vote on the final version of the letter. Just as a suggestion.

CHAIRMAN BULL: Thank you for that suggestion. I believe we should follow that suggestion. That makes sense.

All in favor?
Moving on to Item No. 3.

Discussion and possible motion on the application of the Stirling Historical Society. The Stirling Historical Society would like to place a new sign on the lawn area between the building and the Main Street. The museum is located at 319 Main Street. SCTM# 1001-4-10-4.1. And you have a packet in front of you. And here is a sketch of the sign. Here is another sketch of the sign. Let's see the sign.

MR. KEHOE: Richard Kehoe. It's a colonial type of sign.

CHAIRMAN BULL: Are you living in Greenport?

MR. KEHOE: Yes, I live over at Bruce's. A very beautiful building that was built in 1850. And it has ghosts.

CHAIRMAN BULL: I understand that on Saturday night's they would play
MR. KEHOE: They kept me awake a great number of nights.

CHAIRMAN BULL: Tell us about this sign, please?

MR. KEHOE: Yes. It's colonial style. Simple. To the point. So if people walking by, they don't have a lot to read. It hits them in the eye. I wrote an up to date lettering and putting the point across. Rather than museum, it will have more. “Enjoy Greenport's History.” The year when it was founded. Then we have exhibits inside and global collections and archives. Gail Horton here is the head archivist and she is working diligently at putting it together. So it's kind of a glowing museum and we hope that folks will stop by and take a look. I think they will find some very interesting programs inside and exhibits, etcetera.

CHAIRMAN BULL: I noticed that there is no phone number, nor is there
a URL, a web address.

MS. HORTON: It's in the process.

It will be on it.

MR. KEHOE: We are working diligently to bring it into the 20th century -- 21st century.

CHAIRMAN BULL: I noticed that there was nothing on the back side --

MR. KEHOE: It will be on both sides.

MEMBER WALOSKI: I just have suggestion as a designer. I would hope that your typography would be larger so people can read it --

MR. KEHOE: Oh, yes. This is just an idea on what it's going to say.

It's going to be very beautiful.

MS. HORTON: I think I wrote the sizes there. We spoke to a professional signer who gave us suggestions and age appropriate lettering and the sizes.

MEMBER WALOSKI: Okay. I just hate for you to spend money and not be able to read it.
MS. HORTON: We don't want to do that either.

MEMBER WALOSKI: And I think the mention of a website is very important as well and a phone contact number.

MS. HORTON: It will be there. I don't think you will be disappointed.

MEMBER WALOSKI: I think it's a great idea.

CHAIRMAN BULL: It will just be a few inches from the sidewalk. So I think it will be able to be read from anyone walking on the sidewalk, which is ideal. The hours of operation won't appear on the sign --

MS. HORTON: It will have the hooks and with a little placard.

CHAIRMAN BULL: Okay. And what would that material be?

MS. HORTON: Wood. Laminated wood. The same thing.

CHAIRMAN BULL: On a chain --

MS. HORTON: Yes.

MR. KEHOE: We don't want too much on the sign.
CHAIRMAN BULL: I agree. What is the material of the post?

MR. KEHOE: Wood.

MS. HORTON: I wrote on there.

Mr. Shock told me what the size --

CHAIRMAN BULL: It does say the size of the post. The other thing is the mechanism of the sign, looks like hard to say, wrought iron --

MS. HORTON: Correct.

CHAIRMAN BULL: A short chain --

MR. KEHOE: Correct.

MS. HORTON: No plastic. If you have seen the Orient Historical Sign, it's in order of that. It's a nice sign.

CHAIRMAN BULL: I move that we accept the sign.

MEMBER WALOSKI: I second the motion.

CHAIRMAN BULL: All in favor?

MEMBER WALOSKI: Aye.

MEMBER WETSELL: Aye.

CHAIRMAN BULL: Aye.

Thank you.
Item No. 4, Discussion and possible motion on the application of American Beech Restaurant, located at 308 Main Street. The application, for review of the kitchen exhaust ductwork in the rear of the building on Carpenter Street, has been submitted for review. Site location is: SCTM # 1001-4.-7-29.1. So I recommend that we have a site visit. There are a couple of items regarding this that have been brought to my attention. One is further elements that are being considered in this particular application. There may be some other committees, Zoning Board, may have to weigh in on this. As you see, the portions of the duct work that are over the street are -- well very close to the property line. Further, on examination, I was looking through Greenport and I noticed that a traditional weigh of having an exposed structure, is the very least to paint it the same color as the building
itself. So that it will blend it. In this case, it's all metal. There is even portion, when it came to my visit, that there is tape at the seems and it's coming off. Then there is another view, the street scape, these larges exhausts that are required. You can't really do anything about that.

   MEMBER WALOSKI: That's in the back of the building.

   MEMBER WETSELL: It's visible from the back.

   CHAIRMAN BULL: Greenport is a working Village. So the expression of infrastructure is part of what Greenport is all about. So I don't think that we need to try and hide it, but make it less obvious and make it more part of this historic building.

   MEMBER WALOSKI: I don't mind it. I think if you paint it, you might have some issues with the paint and because of our weather. And I think as clean metal, I think it might be
best to just leave it alone rather than paint it. Peeling paint is pretty ugly. Paint does not stick well in our climate.

CHAIRMAN BULL: I think since they have gotten an architect and spent a lot of time getting to this stage, that it would be reasonable to ask them for some sort of a rendering of what their proposal is. I agree with you about the shiny metal. It needs a solution other than this hodge-podge presentation. So I would recommend a site visit. And then I would recommend to the applicant that they come back with a proposal to the Historic Preservation Committee on how they would make that work.

MEMBER WALOSKI: That's a good idea.

MEMBER WETSELL: Is this something that has been there for a long time and they want to add something new?

MR. PALLAS: This was part of the original renovation, recent within the
last year or two. This element was not included in what was presented to the various Boards, including this Board. It exist now. It did not exist when they presented their plans.

MEMBER WALOSKI: What is the noise on this when it comes out?

MR. PALLAS: I don't know.

MEMBER WALOSKI: And odor? I know sometimes these restaurants have a lot of exhaust and a lot of noise and odor from the kitchen?

MR. PALLAS: I can't tell you anything on that.

MS. WINGATE: This was a stable. This was a gas station and it's a restaurant.

CHAIRMAN BULL: Stable, gas station and then restaurant. So I am excited to see the evolution of this building but we want to try and maintain the character in the historic district.

MEMBER WETSELL: Maybe there is some other way to do the same job,
less subtle and not large and obtrusive.

CHAIRMAN BULL: I don't know. Anyway, I move that we ask the applicant to submit a rendering to how they would treat the surfaces of this and give it a historic look, at least to the surface.

Motion to the applicant to submit your design and materials, if need be. The reason that it has come to our attention because now they are asking for something else. So now we have a little bit of leverage to make a reasonable request to take care of this matter that was not presented to us before. Are we in favor?

MEMBER WETSELL: Yes.

MEMBER WALOSKI: Aye.

CHAIRMAN BULL: All right. Let's move onto the next item. The next item, #5, is a discussion on improvements made to houses within the Historic District that do not require a building permit but change the
historic character of the building and
the street scape. So for your
attention, I give you these
photographs here. And they were some
photographs that were taken in the
Historic District by myself. And I
even presented -- one special
photograph, which I will share with
you, which is a yellow house on Sandy
Beach. What makes this house on Sandy
Beach so special is that in the area
around where you see the meter, they
have taken the trouble to paint it the
same color as the house. So then it
becomes a feature and integrated with
the house. In the top photo you have
here is a number of meters that you
have on the side of the house and
where it stands out clearly from the
building. With a small request, this
could be easily requested on any new
construction that could be done or
renovation to the houses in Greenport.

MEMBER WALOSKI: You are talking
about new construction?
CHAIRMAN BULL: I am not sure if we can back.

MEMBER WALOSKI: I don't think you can.

CHAIRMAN BULL: I don't think we can. Going forward, we can make that a request to see these black cables which are -- looks like internet cables. Have them made into the buildings. I think they're painted a neutral gray to accept paint easily. To have the color changed.

MR. PALLAS: On the issue of the meter, I have to double check, but I believe there may be an issue with painting that in terms of its rating. There may be an issue. I will verify that.

CHAIRMAN BULL: That would be great. That would be most helpful.

Moving on to the next page, a house that is across from here, you will see what is called a heat pump. A heat pump looks like an air conditioning compressor that you can see quite a
bit. Quite a few of them are from the street scape. There are two items which caught my attention. One of my items is the obvious display of the brand name of the heat pump itself, which can be easily removed. I don't think the houses in the Historic District needs to have the brand name of these major appliances and have them visible. If you see this one here at 439 Front Street, these obvious elements of modernization, which are needed could be painted the same color as the house, which could blend in with the overall street scape and the architecturally tie them into the house because they are a part of the house. I would ask -- and then on the next page, you see a close up of that brand name on that structure. And a wider shot of the 439 Front Street and then the yellow house. So a question then for Paul and Eileen, when we think about this kind of request that people make -- that we
would recommend renovations made in
the Historic District, is this
something that becomes a building code
in the Village? How does that work?

MR. PALLAS: Correct me if I am
wrong but I do not believe it's a
building code. Your request --

CHAIRMAN BULL: How do we handle
our request and make something like
that painted?

MR. PALLAS: When the application
comes to you for review that would be
a condition of approval.

CHAIRMAN BULL: So that would mean
that anybody who was renovating and
had a desire to put in a heat pump,
such as this or some other, that it
would be under that time that it came
under our review, we would be able to
make this request -- request or a
demand?

MR. PALLAS: No. You make it a
requirement for their application. So
just so I am clear, is it a
requirement if someone is putting this
up or overall package of renovations?

CHAIRMAN BULL: I am suggesting
that if anybody asks for a building
permit to put in a heat pump, just by
itself, just a method of heating and
cooling their building, they should
have a building permit to do so. If
they have a building permit to do so,
then it should come before us.

MS. WINGATE: Would this
conditional be on location?

CHAIRMAN BULL: Yes.

MS. WINGATE: At the moment, air
conditioners are not part of the
setbacks. So it would enable them to
put them in places if they were not
chosen of where they should go.

CHAIRMAN BULL: Yes. I noticed
that this one that appears, on Second
Street here. It's right on the border
of their driveway and it obscures the
path that a person would take. I
don't know if they -- I would like
this to happen. It seems it would be
relatively easy to install. Drop a
slap and place on top. I think we are
going to be seeing more of these units
in Greenport. Does the Building
Department have rules or attaching
these units to the sides of the
buildings like they do in the city?
We see them all over the east?

MS. WINGATE: Currently we have
no regulations.

CHAIRMAN BULL: So we have no
regulations about air conditioners
that appear in the windows and we have
no regulations that someone can drill
a hole into the exterior of their
building and attach a heat pump to the
exterior of their building and
therefore, it protrudes past the
footprint of the building?

MS. WINGATE: That is correct.
As a new construction it's going for
site plan review but we haven't had
too many cases where we have them
showing heat pumps. But the newly
adopted building code is asking for
much more information and I think it
will start appearing on building
permit plans much more in the future.
And then we could cease the moment.

CHAIRMAN BULL: Do you have any
other questions?

MEMBER WALOSKI: No, I don't.
CHAIRMAN BULL: What do you
think?

MEMBER WALOSKI: I think it's
something that we should consider.

MEMBER WETSELL: I wonder what
kinds of other things, windows?

People doesn't necessarily get a
permit to change out a window.

MS. WINGATE: I don't think we
would have much jurisdiction there, if
they were window units. If someone
were to install --

MEMBER WETSELL: I am talking
about a window?

MS. WINGATE: That already comes
to the Board.

MEMBER WALOSKI: That always
comes up. We get that.

(Whereupon, tone alarms sounded
at this time.)

MS. WINGATE: In the years that I have been here, I hold certificates of occupancy. So that when people do close on their house they become aware. I try and discuss this with every real estate agent out there. So the real estate agents who are showing the houses are aware that the house is in the historic district and they can use it as a feature or not.

CHAIRMAN BULL: Right.

MS. WINGATE: It is a tool. When people come in to investigate zoning and permits. That is the first thing that we discuss is the Historic District. Maybe with the new chairman, things will start to change and things happen and the newspapers will come down and do that for you.

CHAIRMAN BULL: So any more discussion?

(No Response.)

CHAIRMAN BULL: I move that we move to the next item on the agenda
and keep this in mind.

MR. PALLAS: Mr. Chairman, before you move on, you had mentioned about a potential site visit for 305 Main Street.

CHAIRMAN BULL: Yes. I recommend that we make that visit at 4:30 P.M. before our next meeting.

MEMBER WETSELL: Good.

MEMBER WALOSKI: Okay. Fine.

CHAIRMAN BULL: Thank you.

Moving onto the next item. The Saint Anargyroí Taxiarchis and Gerasimos Church has been issued a building permit to repair the damage to the kitchen and community dining area caused by a fire earlier this season. The Church is located within the Historic District, but no review by the Historic Preservation Commission is required as the reconstruction and repair work is completely interior. So I move that we accept their work — permit on that ground.

All in favor?
August 1, 2016 Regular Meeting

MEMBER WALOSKI: Aye.
MEMBER WETSELL: Aye.
CHAIRMAN BULL: Aye.

Item No. 7. Motion to accept the minutes of the July 11, 2016 meeting. I think we have to adjourn this one because the minutes had not been posted.

Item No. 8. Motion to approve the minutes of June 6, 2016 meeting. I was not here. So I recuse myself.
MEMBER WALOSKI: I have not had a chance to read them.
CHAIRMAN BULL: So let's table that.

Our next motion is to schedule the HPC meeting for September 12th. That Monday Labor Day weekend.
MEMBER WALOSKI: That's good.
CHAIRMAN BULL: Motion to adjourn.
MEMBER WETSELL: Second.
CHAIRMAN BULL: All in favor?
MEMBER WALOSKI: Aye.
MEMBER WETSELL: Aye.
CHAIRMAN BULL: Aye.
Meeting is adjourned.

(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,

August 1, 2016.

_______________

(Jessica DiLallo)

* * * * *