

1 VILLAGE OF GREENPORT  
2 COUNTY OF SUFFOLK: STATE OF NEW YORK  
3 -----x

4 HISTORIC PRESERVATION COMMISSION  
5 REGULAR MEETING  
6 -----x

7  
8 Third Street Firehouse  
9 Greenport, New York

10 December 5, 2016  
11 5:00 P.M.

12  
13 B E F O R E:

- 14
- 15 STEVE BULL - CHAIRMAN
- 16 ROSELLE BORRELLI - MEMBER
- 17 DENNIS MCMAHON - MEMBER
- 18 CAROLINE WALOSKI - MEMBER
- 19 SUSAN WETSELL - MEMBER (Excused)
- 20
- 21 EILEEN WINGATE - VILLAGE BUILDING INSPECTOR
- 22 PAUL PALLAS - VILLAGE ADMINSTRATOR

23  
24  
25

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

INDEX OF DISCUSSIONS

NAME	PAGE
John Sampogna	3-14 (11)
Evan Grappelberg	14-19 (5)

1                   CHAIRMAN BULL: Calling to order,  
2                   the Village of Greenport Historic  
3                   Preservation Commission Regular Meeting  
4                   on December 5, 2016 at 5:00 P.M., at the  
5                   Third Street Fire Station. I am Steven  
6                   Bull, and I am the Chairman. On my  
7                   right is:

8                   MEMBER MCMAHON: Dennis McMahon.

9                   MEMBER BORRELLI: And Roselle  
10                  Borrelli on the left.

11                  CHAIRMAN BULL: So this meeting  
12                  will begin. We have a quorum. The  
13                  first item,

14                  Discussion and possible motion on  
15                  the application of John Sampogna. The  
16                  applicant is proposing to replace the  
17                  siding to match the existing siding,  
18                  and patch and replace all exterior  
19                  trim to match the existing exterior  
20                  trim. The applicant also proposes to  
21                  replace all windows and three doors.  
22                  The property is located at 837 Main  
23                  Street. SCTM #1001-2-1-19.1.

24                  Is the applicant here?

25                  MS. WINGATE: Dan?

1                   CHAIRMAN BULL: Hi, Dan. How are  
2 you? Please have a seat.

3                   MS. WINGATE: Podium, please.

4                   MR. FINNE: I am just replacing  
5 some windows that were rotten and we had  
6 couple of extra windows.

7                   CHAIRMAN BULL: What does that  
8 mean?

9                   MR. FINNE: In the back kitchen  
10 they wanted to add a couple of extra  
11 windows.

12                   CHAIRMAN BULL: The ones that I  
13 see here?

14                   MR. FINNE: Yes, there was a  
15 window there but it was completely  
16 rotten. So I took it out and instead  
17 of putting a double, I put a triple in  
18 place of it.

19                   MEMBER MCMAHON: Nice.

20                   MR. FINNE: And on the back of  
21 the house, there was a single french  
22 door, which they replaced with a new  
23 door because that door was shot. And  
24 I replaced, two sliding off the back  
25 of the house. And I just replaced

1           them with the same exact size.

2                   CHAIRMAN BULL: Dan, can you  
3           identify yourself at the very  
4           beginning?

5                   MR. FINNE: Sorry. Dan Finne.

6                   CHAIRMAN BULL: So Dan, I have a  
7           question, is the back of the building  
8           visible from the street?

9                   MR. FINNE: Not really, no.

10                   CHAIRMAN BULL: So one of the  
11           things that I have been passed with is  
12           to read from, approval criteria, out  
13           of the code. So I have just chosen a  
14           couple of things that seem to be  
15           appropriate to this event. The first  
16           one of Code 76-6A, in considering the  
17           issue of Certificate of  
18           Appropriateness, either alone or in  
19           connection with an application for a  
20           building permit, the Commission shall  
21           be guided by the following principles  
22           as they apply to the exterior features  
23           of any structure, which is a landmark  
24           or located within the Historic  
25           District. Any alteration of an

1 existing, shall be compatible with the  
2 historical character or within the  
3 character of the surrounding Historic  
4 District. So when I look at the  
5 pictures of the front, it seems  
6 appropriate to me. Does anyone else  
7 want to comment?

8 MEMBER MCMAHON: I think it looks  
9 very nice.

10 MR. FINNE: The owner actually  
11 went to the extent of the actual trim.  
12 I took samples to the building supply  
13 and they're matching it up exactly.

14 MEMBER MCMAHON: Beautiful.

15 CHAIRMAN BULL: So some of the  
16 changes that were made to the back are  
17 not visible from the street. So I  
18 think that is a moot point.

19 MS. WINGATE: It's still within  
20 the District. So that is why we are  
21 here, for approval and whether you  
22 deem it appropriate and we can issue a  
23 building permit.

24 MEMBER MCMAHON: Are these all  
25 true divided light, Dan?

1           MR. FINNE: No, they are not. At  
2           one time, they actually put Andersen  
3           windows in. They fit them into it.  
4           They weren't. The windows that I put  
5           in, I just put in the same ones to  
6           match there.

7           MEMBER MCMAHON: Those are  
8           applied grills?

9           MR. FINNE: Yes.

10          MEMBER MCMAHON: Usually we  
11          refrain from that.

12          MR. FINNE: That is what they did  
13          for the front of the house.

14          MEMBER MCMAHON: It was  
15          preexisting. It's a touchy point.  
16          Generally we don't approve them but as  
17          those were -- sometimes we draw more  
18          attention to things when you deviate  
19          from what is existing. So they're  
20          kind of grandfathered in because they  
21          did exist. They would not have been  
22          approved by us, but it falls into our  
23          lap too to request the other ones be  
24          removed too.

25          CHAIRMAN BULL: It does pose an

1 issue. And you are not replacing all  
2 of the windows, just some of the  
3 windows?

4 MR. FINNE: No. When those other  
5 windows were put in, they got approval  
6 from the Board, because when I was  
7 building the house across the street,  
8 the homeowners got upset because they  
9 were granted permission to install  
10 those windows.

11 CHAIRMAN BULL: With the trim --

12 MR. FINNE: With the grill.

13 CHAIRMAN BULL: Got it. On the  
14 outside of those windows, are those  
15 storm windows?

16 MR. FINNE: I don't know.

17 CHAIRMAN BULL: Sorry. Are they  
18 part of the general window?

19 MR. FINNE: Part of the general  
20 window. They had replacements put in  
21 downstairs.

22 CHAIRMAN BULL: Well, I like the  
23 way the entrance looks. It's very  
24 appropriate.

25 MEMBER MCMAHON: Everything is on



1 point. The trim work, everything  
2 looks great. Again, those windows  
3 would not be something that we  
4 generally approve. Dan brings up the  
5 point that all these three up here  
6 were preexisting. I think we would  
7 draw more attention to those if they  
8 had not done the same downstairs. It  
9 looks very traditional and very  
10 appropriate. It's pretty sharp. And  
11 again, all those windows that were  
12 replaced however long ago --

13 MR. FINNE: I can't remember when  
14 I built that house.

15 MS. WINGATE: 2002.

16 MR. FINNE: What is on there now  
17 is an 18-inch shingle. Brought it  
18 down to 7 inches. They're going to  
19 come on and I am going to put on 18  
20 inch red cedar perfections but I am  
21 going to put them on varying, between  
22 5 to 5 1/2 depending upon the window  
23 layout.

24 CHAIRMAN BULL: Okay.

25 MEMBER BORRELLI: Those

1           mouldings, on the front, is that all  
2           original moulding. Like in the front  
3           window?

4           MR. FINNE: Like some you can't  
5           see. The window didn't fit from trim  
6           to trim. So what I wanted to do, the  
7           trim up here is original. I had some  
8           made up, like 400 feet. I wanted to  
9           do the trim around the window to make  
10          it look the same.

11          CHAIRMAN BULL: Let me read also  
12          from the code, this is Paragraph B, in  
13          applying the principles of  
14          compatibility, the Commission shall  
15          also consider the following factors.  
16          Here is two. The scale of proposed  
17          alterations or ne construction shall  
18          be in scale. Then three, it says  
19          materials, text and color shall be  
20          similar to other properties in the  
21          neighborhood. And I think that this  
22          qualifies on all those points.

23          MEMBER MCMAHON: Agreed.

24          CHAIRMAN BULL: Says something  
25          about a fence on this application?

1 Page 1, fence?

2 MR. FINNE: I am not doing a  
3 fence but there had been -- nothing to  
4 do with me, but there was a privet  
5 hedge.

6 CHAIRMAN BULL: I see. It's  
7 marked off on the calendar.

8 MR. FINNE: I just put it there  
9 because maybe you guys can discuss  
10 that at the same time. I had nothing  
11 to do with that.

12 CHAIRMAN BULL: So I don't feel  
13 that we can vote on something that we  
14 can't see.

15 MEMBER WALOSKI: Sorry, I am  
16 late.

17 MEMBER MCMAHON: It's a privet.  
18 It's not a fence. Moot point.

19 CHAIRMAN BULL: Moot point.

20 MS. WINGATE: Not necessarily.  
21 It's part of the application.

22 MR. FINNE: Then you want to  
23 cross it off that application because  
24 I had nothing to do with it.

25 MS. WINGATE: Privet hedge, you

1           should consider. Whether a hedge on  
2           the sidewalk is appropriate.

3                   CHAIRMAN BULL: So refers my  
4           memory please and I see privet hedge  
5           in the Historic District. Clearly  
6           privet hedge is a new form of creating  
7           a separation or a lot line between the  
8           sidewalk and the homeowner. When we  
9           are talking about a fence, we talk  
10          about the height of a fence. So when  
11          we are talking about privet, some  
12          people can make it so high as to  
13          prevent the the appearance from the  
14          street in order to maintain their  
15          privacy. So do we have the ability to  
16          set a limit to the height of the  
17          privet in this case, AKA, the  
18          fence?

19                   MS. WINGATE: Yes. The privet  
20          hedge is considered a fence

21                   MEMBER BORRELLI: That can be 4  
22          feet in the back and 4 and 6 in the  
23          back.

24                   CHAIRMAN BULL: So in considered  
25          the privet, we should write that into

1 the application that it should only be  
2 4 feet high and no higher in order to  
3 maintain its quality as a fence.

4 But --

5 MEMBER WALOSKI: I would agree  
6 with that. We have some privets on  
7 Main Street that are quite high. Like  
8 7 or 8 feet tall. They sort of block  
9 everything.

10 CHAIRMAN BULL: We want to  
11 maintain the look and feel of the  
12 Historic District itself. Therefore  
13 the height of the fence should be  
14 limited to a maximum of 4 feet.

15 MEMBER WALOSKI: I would second  
16 that if that is what you're writing.

17 CHAIRMAN BULL: Yes. We are  
18 working on this one here. I think we  
19 can approve this application with this  
20 particular change.

21 MEMBER MCMAHON: I would agree.

22 All in favor?

23 MEMBER MCMAHON: Aye.

24 MEMBER BORRELLI: Aye.

25 MEMBER WALOSKI: Aye.

1 CHAIRMAN BULL: Aye.

2 This passes. We will go onto the  
3 next item on the agenda.

4 CHAIRMAN BULL: Okay. Item  
5 No. 2, Discussion and possible action  
6 on the signage application for Evan  
7 Grappelberg. The applicant is  
8 proposing two signs: One sign is an  
9 overhanging sign to hang from an  
10 existing metal bracket and it meets  
11 code requirements. And the second is  
12 a sign for the top of the window. The  
13 total square footage of both signs  
14 meets code requirements. The property  
15 is located at 117 Main Street.  
16 SCTM #1001-5-4-4-35.2.

17 Evan, tell us about your sign?

18 MR. GRAPPELBERG: It's a nice  
19 sign.

20 CHAIRMAN BULL: Introduce  
21 yourself, please, for the camera.

22 MR. GRAPPELBERG: Evan  
23 Grappelberg, 117 Main Street, right  
24 next to Claudio's. So the signage  
25 is --

1 CHAIRMAN BULL: Is this the sign?

2 MR. GRAPPELBERG: That is the  
3 main sign. So it will look fantastic.  
4 Hanging above the sidewalk, with  
5 clearance. There is the nice ornate  
6 wrought iron piece that is sticking  
7 off the side of the building that is  
8 there now. This will hang from that  
9 and be secured. There is existing  
10 hooks and I will have it secured so  
11 that it won't move and it will be  
12 immobile.

13 CHAIRMAN BULL: And the wood  
14 would be inside a framing?

15 MR. GRAPPELBERG: Yes. So it  
16 would be wood, probably a wood frame.  
17 So I expect the sign to be all wood.

18 MS. WINGATE: We want it to  
19 swing.

20 MR. GRAPPELBERG: You do. So we  
21 will have a swinging sign.

22 CHAIRMAN BULL: So we're talking  
23 about this sign here. Swinging sign.

24 MR. GRAPPELBERG: Swinging sign  
25 it is.

1           CHAIRMAN BULL: And because it  
2           is, on a frame and hanging, and we  
3           have string winds here in Greenport -

4           MR. GRAPPELBERG: No, we do not.

5           CHAIRMAN BULL: So I was talking  
6           about strapping in the wood, so that  
7           when it swings, it doesn't swing off.

8           MR. GRAPPELBERG: Right. Right.

9           CHAIRMAN BULL: Not that it has  
10          to be in any big frame.

11          MEMBER BORRELLI: It's obviously  
12          going to be a two sided sign.

13          MR. GRAPPELBERG: Yes. There is  
14          a lingerie shop right next door that  
15          has a sign and we're basically going  
16          to use that as a template for what we  
17          create.

18          MEMBER MCMAHON: It's nice that  
19          we're concerned that the sign doesn't  
20          fall on someone's head but we should  
21          be concerned about our approval of  
22          this. It looks very nice. Wonderful.

23          CHAIRMAN BULL: It does.

24          MR. GRAPPELBERG: Thank you.

25          CHAIRMAN BULL: So moving on to



1 the front window sign.

2 MR. GRAPPELBERG: So that's going  
3 to basically be a front laminate strip  
4 that goes on the glass. Kind of be  
5 visible from passer-buyers. Give you  
6 some idea on what is inside.

7 MEMBER MCMAHON: And that is the  
8 sign right there?

9 MR. GRAPPELBERG: Yes.

10 MEMBER MCMAHON: Same colors?

11 MR. GRAPPELBERG: Yes. I  
12 actually have a question, I didn't  
13 have the time for this application but  
14 I was considering asking the owner to  
15 paint the facade of the building,  
16 again to match the same color scheme.  
17 Again, which would be black and red.  
18 But you know, in keeping with the  
19 historic nature, I wasn't sure if that  
20 was something that you would be okay  
21 with. So I just wanted to bring it up  
22 now and at a future date, nothing to  
23 do with this application. If you  
24 told me that was okay, I would come  
25 back --

1 MEMBER MCMAHON: Black, yes.

2 CHAIRMAN BULL: It's part of a  
3 theme and history.

4 MEMBER BORRELLI: Historically  
5 speaking, there is a living room in  
6 Pompeii, Naples -- I don't know how  
7 many and before the volcano exploded  
8 but in the middle of the living room,  
9 the walls on the bottom are painted  
10 black. There is the border painted  
11 all around green. And then a little  
12 border. So black and red is very  
13 historic.

14 MR. GRAPPELBERG: Well, this is a  
15 very historic.

16 CHAIRMAN BULL: So I am going to  
17 read from the code. The good book.  
18 So on Paragraph B, it talks about  
19 texture and material and color and  
20 their relationship to similar in  
21 nature to the neighborhood. I think  
22 we got that.

23 MEMBER BORRELLI: Yes.

24 MR. GRAPPELBERG: It took a lot  
25 to try and capture the essence of what

1 is out here. The community, the  
2 lighthouse, and nobody gets the cocoa  
3 leaf, but that is a cocoa leaf.

4 CHAIRMAN BULL: Is that really?

5 MR. GRAPPELBERG: Yes. It's a cocoa  
6 lead. The diamond on top. Actually,  
7 it's two meanings. It's a  
8 commemorative diamond. My  
9 father-in-law passed away. So it's in  
10 his memory. Also an upscale lifestyle  
11 here. So the diamond fits in.

12 MEMBER WALOSKI: We hope so.

13 CHAIRMAN BULL: I like that you  
14 treated the color of the diamond red.  
15 So I would say as far as this  
16 application is concerned, the sign  
17 across the window and hanging from the  
18 existing wrought iron, that we can  
19 approve this application. I make a  
20 motion.

21 MEMBER WALOSKI: Aye.

22 MEMBER MCMAHON: Aye.

23 MEMBER BORRELLI: Aye.

24 CHAIRMAN BULL: Aye. All in  
25 favor. Thank you.

1                   Item No. 3 on the agenda,  
2                   discussion and possible motion on  
3                   findings of common requests and  
4                   actions taken before the HPC in 2016  
5                   for the continued preparation of their  
6                   annual report required by the Village  
7                   to maintain CLG status.

8                   I was going to be better prepared  
9                   and talk about this item No. 3. Some  
10                  of the thoughts that I have been given  
11                  to is that in these two items that we  
12                  had tonight, at the tail end of our  
13                  season of this group, signs have been  
14                  a common theme that we have, in terms  
15                  of subject matter that comes up. A  
16                  theme that has been made to maintain  
17                  the character of the district. I  
18                  think what we're going to do is either  
19                  turn it into a spreadsheet or some way  
20                  of looking at all the applications  
21                  that were made in 2016 and look at  
22                  some of the common aspects of it.  
23                  Some of these signs. I think another  
24                  one that we heard this year was  
25                  fences.

1 MEMBER WALOSKI: Windows.

2 CHAIRMAN BULL: Windows. And  
3 tonight, we allowed, you know, a  
4 variation of perhaps what would really  
5 be desired in those windows. Not  
6 using clip-in's. We would like to  
7 have -- for the work that was done in  
8 our first application tonight, I think  
9 it really did strive to keep within  
10 the character of the building. In  
11 fact, going a step further, I believe  
12 and having special wood cut to match.  
13 So that there would be a match. I  
14 think one of the issues that also came  
15 up tonight is street view. And one of  
16 the things that happened in an  
17 application tonight, is the back of  
18 the subject property was fitted with  
19 mud and sliding doors. So these  
20 things fall outside of our ability to  
21 control if it's not visible from the  
22 street. So I think these are some of  
23 the common things, in preparing a  
24 report, at least some of the ones.  
25 Another one, due diligence from the

1 committee to press hard on the  
2 building that was First Street and its  
3 back entrance that was on Carpenter  
4 and have that ductwork removed. That  
5 building has come up a lot. And they  
6 have a long way to meet the Guidelines  
7 of the HPC. So I think that would be  
8 something else to highlight in the  
9 report. Take one committed and  
10 interested member, a guy who is trying  
11 to do his best and meet, and does meet  
12 the requirements of the HPC. So that  
13 is on the report for Item No. 3.

14 Motion to accept that?

15 MEMBER WALOSKI: I make a motion  
16 to accept that.

17 CHAIRMAN BULL: All in favor?

18 MEMBER MCMAHON: Aye

19 MEMBER WALOSKI: Aye.

20 MEMBER BORRELLI: Aye.

21 CHAIRMAN BULL: Aye.

22 A motion to accept the minutes of  
23 the meeting held October 17, 2016?

24 MEMBER MCMAHON: I will make a  
25 motion to accept those minutes.

1 MEMBER WALOSKI: Second.

2 MEMBER MCMAHON: Aye.

3 MEMBER WALOSKI: Aye.

4 MEMBER BORRELLI: Aye.

5 CHAIRMAN BULL: Aye.

6 Motion to schedule the next HPC  
7 meeting for January 2nd. That is  
8 rough. Shall we make it the following  
9 Monday?

10 MEMBER MCMAHON: It's wrong in so  
11 many ways.

12 CHAIRMAN BULL: Okay. So Item  
13 No. 5, motion to schedule the next HPC  
14 meeting. I make a motion that we go  
15 for January 9th.

16 All in favor?

17 MEMBER MCMAHON: Aye.

18 MEMBER WALOSKI: Aye.

19 MEMBER BORRELLI: Aye.

20 CHAIRMAN BULL: Aye. Approved.

21 I make motion to adjourn. Thank  
22 you very much.

23

24 (Whereupon, the meeting concluded.)

25

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

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

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,  
December 5, 2016.

*Jessica DiLallo*  
(Jessica DiLallo)

\* \* \* \*