VILLAGE OF GREENPORT
COUNTY OF SUFFOLK STATE OF NEW YORK

HISTORIC PRESERVATION COMMISSION
REGULAR MEETING

Third Street Firehouse
Greenport, New York

November 2, 2015
5:00 P.M.

BEFORE:

FRANK UELLENDahl - CHAIRMAN
ROSelle BORRELLI - MEMBER
DENNIS MCMAHON - MEMBER
CAROLINE WALOSKI - MEMBER
LUCY CLARK - MEMBER
EILEEN WINGATE - VILLAGE BUILDING INSPECTOR
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November 2, 2015 Regular Meeting

CHAIRMAN UELLENDAL: Welcome everyone. It’s November 2, 2015 and it’s 5:04 and we're starting our regular meeting for the Historic Preservation Committee. We do have three items on the agenda but there will be a forth ongoing discussion that I would like to start with. This is John Kramer, 138 Central Avenue. He has been in front of this Board before for alterations and now I hope to get some information on the continuing improvements on the outside.

MR. KRAMER: Yes.

CHAIRMAN UELLENDAL: So what can you tell us?

MR. KRAMER: We finally got to the point where we got to the aluminum siding on the corner posts and found nothing but rot. So I decided on the corner posts to have 3 1/2 inch with this to make panels. And then where the moulding is, put crown moulding.
We have done --

CHAIRMAN UELLENDahl: John Kramer did not submit any plans but
he is showing us some photos from his
iPhone. So I will pass this around
to all the members of the Board. I
am personally very familiar with
this. I live right across the street
from John. I look at John’s house.
This used to be ripped off. Now we
can see what is actually behind it.
So now you’re trying to basically
work with what you see.

MR. KRAMER: Yes.

CHAIRMAN UELLENDahl: So we
don’t have photos of what it used to
look like, but if you remember, it
was very rough and --

MR. KRAMER: I think this is
the last one. But maybe not.

CHAIRMAN UELLENDahl: So it’s
basically just a renovation in-kind
and what you see here is going to be
replaced or are you going to make
some changes?
MR. KRAMER: No. The only thing -- the fellow who put up the aluminum siding ripped off all the moulding.

CHAIRMAN UELLENDahl: Yes.

MR. KRAMER: So around this, we're just going to do that cross.

MEMBER MCMAHON: Solid crown detail with a flat base?

MR. KRAMER: Yes. So it's going to look like that all the way around.

CHAIRMAN UELLENDahl: What is the material?

MR. KRAMER: The new material is Versatex and then I am going to use stain.

CHAIRMAN UELLENDahl: Can you show us a little sample --

MEMBER WALOSKI: It's in the pictures.

MR. KRAMER: This is it. This is the final product.

CHAIRMAN UELLENDahl: I thought it was the old.
MR. KRAMER: No.

CHAIRMAN UELLENDAL: So basically this is already --

MR. KRAMER: That is done.

That is behind the chimney. This just got done today.

CHAIRMAN UELLENDAL: And the area that is --

MR. KRAMER: Sanded and painted.

CHAIRMAN UELLENDAL: Flat panel?

MR. KRAMER: Yes.

CHAIRMAN UELLENDAL: And this is all going to be painted all the way to the soffit?

MR. KRAMER: Yes. I am not sure what colors.

CHAIRMAN UELLENDAL: So do we understand all of what he is doing?

MEMBER MCMAHON: Yes.

MEMBER CLARK: I don't. I don't understand why this is going this way personally.

CHAIRMAN UELLENDAL: It's
ongoing application.

MEMBER CLARK: I understand that.

CHAIRMAN UELLENDALH: Originally we had asked, John, in the first meeting about replacing that awful soffit on the top. He said, he didn't have the funds to do this. And now he is obviously going ahead and doing this and why he is here today.

MR. KRAMER: Based on the house, it has four corners, which were covered in aluminum. I stripped them all off and I am making them look like panels. Outline the sides with Versatex. This will go on the inside. This will be painted. I want more definition on this corner. So I am making a little cap here. Larger crown here and smaller crown here. So when you look at it, it will have a little more definition. I think it will look pretty. This also carries a gable, but I didn't
want to get into that.

MEMBER MCMAHON: Right.

MR. KRAMER: I didn't want to get into it.

MEMBER MCMAHON: You made the better choice.

MEMBER CLARK: Thank you.

CHAIRMAN UELLENDahl: So Lucy, do you have any other questions regarding this detail? I mean, I personally feel, this is an improvement of what was there before. Even though it does not go back to the original detailing but then things happen along the way and things -- you know, changed and -- but I think, in my book, it is certainly is a major improvement of what it was before. So is there any other discussion on this application?

MEMBER BORRELLI: I just wanted to say Kudos to you. You pushed through.

MEMBER WALOSKI: Yes.

MEMBER BORRELLI: Bravo.
CHAIRMAN UELLENDHAHL: Any other questions, Lucy?

MEMBER CLARK: No.

MEMBER MCMAHON: I am fine.

CHAIRMAN UELLENDHAHL: So can I have a motion?

MEMBER WALOSKI: I make a motion that we accept John Kramer’s plans for his moulding for 138 Central Avenue.

CHAIRMAN UELLENDHAHL: I second it.

MEMBER CLARK: I don't know how you can accept it when you don't have -- you don't have plans.

CHAIRMAN UELLENDHAHL: So based on the applicant’s presentation.

MEMBER BORRELLI: Applicant’s ongoing application.

CHAIRMAN UELLENDHAHL: So can you say that based on the applicant’s ongoing application?

MEMBER CLARK: If it’s an ongoing application then there should be some paperwork going with the
application. That’s my opinion. You need to make a motion on what we just looked at. You need to vote on what we just saw on his phone. I am not going to vote on this.

CHAIRMAN UELLENDahl: I am asking the Building Inspector, do we need to have the applicant submit further information and paperwork?

MS. WINGATE: It would really be nice. I will pull out the old application because it is still open. Even some photographs or a drawing.

MEMBER MCMAHON: You can't draw everything.

MS. WINGATE: I think it would be appropriate.

CHAIRMAN UELLENDahl: I feel confident that without drawings and his explanation and the photos, that the as-built, are sufficient to move on and approve the work that the applicant is doing.

MEMBER MCMAHON: I understand Lucy’s concerns and again, a building
like that is a continuance. It goes on and on. John’s paying attention to what he sees and what was there and is adding those features back in versus removing it. And he is doing a good job.

MEMBER CLARK: And I am not taking that away from him. I am not saying this is not an improvement. I have a problem with going on something that is not in writing. I want to know exactly what I am voting on and that is not what is here. Those are my feelings.

MEMBER WALOSKI: Can you just make PDF’s of those and send them?

MR. KRAMER: No. I will draw something.

CHAIRMAN UELLENDahl: If we forward to you, Lucy Clark, the photos that the applicant submitted to this Board, would that be sufficient?

MEMBER CLARK: With something saying what he is doing.
CHAIRMAN UELLENDHAHL: Yes.

MEMBER CLARK: Yes.

CHAIRMAN UELLENDHAHL: So then how do we go forward? I mean, we can certainly --

MEMBER WALOSKI: You have a quorum.

CHAIRMAN UELLENDHAHL: Yes, we do. I think we are going to move forward with our motion but I would like you to send us, to Eileen and she will forward to us. Then give us a narrative and explanation of the materials as we discussed here.

MR. KRAMER: Okay.

MEMBER BORRELLI: I make a motion to approve Mr. John Kramer’s ongoing restoration work done at 138 Central Avenue based on his initial’s entering and on his initial paperwork given the fact that today he has shown photographs of what work is being done and we approve the work in which it is being done and what he has accomplished so far for his home.
So I make a motion to approve and continue along in the same fashion.

MEMBER WALOSKI: I second that motion.

CHAIRMAN UELLENDAHL: All in favor?

MEMBER MCMAHON: Aye.
MEMBER BORRELLI: Aye.
MEMBER WALOSKI: Aye.
CHAIRMAN UELLENDAHL: Aye.
MEMBER CLARK: No.

CHAIRMAN UELLENDAHL: All in favor other than Lucy Clark. So with that, the motion carries. So you're good to go, but please submit the additional paperwork.

MR. KRAMER: Yes.

CHAIRMAN UELLENDAHL: So our next item is Item No. 1 on our agenda. Discussion and possible motion on an application submitted by Carolyn Rusin, the new tenant of the commercial property (restaurant) located in the Historic District. She is seeking approval for an ADA
compliant wooden ramp leading from
the parking lot to the side entrance
which is on the north side of the
building. Replace two exterior doors
and repair and resurface the existing
slate patio. SCTM 1001-4-7-27.

MS. WINGATE: She is not here.

CHAIRMAN UELLENDahl: The
applicant is not here. We do have
her application in front of us. We
all know the building. It used to be
the Crapery. I walked by and around
it. I do not have any -- obviously
it’s going to be a restaurant and
they need handicapped accessibility.
The ramp is dependent upon the
Building Inspector’s vote per code.
There will be two entrances on the
north side of the building. One of
which is this one here. It requires
landing as per code. That is part of
the application, as per code. I
would like to actually talk to the
applicant and the ADA compliant ramps
are fine as far as I am concerned. I
would like to have additional
information on the replacement of the
doors. Do we have any information on
that, Eileen Wingate?

MS. WINGATE: No. She said it
was going to be exactly the same
door. That is what she said. She is
not here.

CHAIRMAN UELLENDHAHL: How do
you all feel about this? I can move
forward to approve the ramp. I would
like a little information on the door
itself. Is it a duplicate of the
door itself? It’s not on her
application.

MEMBER WALOSKI: I would like
to see what that door looks like.

CHAIRMAN UELLENDHAHL: So can
we move forward with this at all or
do we have to table this?

MEMBER MCMAHON: I have a
couple of comments on this. This
entire building is vinyl and it’s not
even a good vinyl job. That being
said, the handicap ramp has to meet
specifications. And that’s that.

The second picture is something that
is in a utility area, which I don't
think we would have any concerns with
anyway. I would like a little
information on the door.

CHAIRMAN UELLENDAL: Dennis,
what you are pointing at is the side
door, which I think and I don't know
this, but I think it’s the door that
she is going to be replacing. This
is the front entrance --

MEMBER MCMAHON: This is the
side entrance.

CHAIRMAN UELLENDAL: She is
also replacing the front door which
is in disrepair.

MEMBER MCMAHON: I think we
would like to know what the door is
going to be. I think that is the
only concern that we have. The ramp
has to meet certain specifications
and be certain to code. The building
is covered in vinyl.

CHAIRMAN UELLENDAL: This is
code issues and has to be in compliance.

MEMBER MCMAHON: I think we need information about the door.

CHAIRMAN UELLENDahl: Okay. Is there any other discussion on this application?

MEMBER CLARK: No, I would just like to reiterate that I feel the owners should be present for the application and I don't want to act on --

CHAIRMAN UELLENDahl: Well, sometimes we can -- this is not enough for us. Is this your feeling as well?

MEMBER WALOSKI: I think we should table it.

CHAIRMAN UELLENDahl: So then I will make a motion to table the application to get more information on the details that we just discussed as far as door, style and what is -- basically the doors.

MEMBER CLARK: I second that.
MEMBER BORRELLI: This is one of the more important homes historically speaking. If she is just changing doors, then we need to talk to her about that. She needs to be present. The other thing is, is it just the doors or is she going to be changing more?

CHAIRMAN UELLENAHL: That is not part of the application.

MEMBER BORRELLI: I am talking about changing the historical value --

CHAIRMAN UELLENAHL: We cannot ask her to currently go beyond the scope of what she is going.

MEMBER BORRELLI: She needs to be present to explain what the changes are.

CHAIRMAN UELLENAHL: That’s why we’re spending more time than usual on this application. So this is important to us. So you made a motion and I seconded it. No, Lucy seconded it.
MEMBER CLARK:  You made the motion and I seconded it.

All in favor?

MEMBER CLARK:  I did not second Roselle’s motion.  I seconded your motion that you did, Frank.

CHAIRMAN UELLENDahl:  Do you all remember my motion?

MEMBER CLARK:  It was a motion to table the application.

CHAIRMAN UELLENDahl:  It was a motion to table the application and you seconded it.  We will speak about this next month or whenever the applicant is ready to come to the Board.

All in favor?

MEMBER CLARK:  Aye.

MEMBER BORRELLI:  Aye.

MEMBER MCMAHON:  Aye.

MEMBER WALOSKI:  Aye.

CHAIRMAN UELLENDahl:  Aye.

Moving on.  Item No. 2, discussion and possible motion on a fence application to install a 6 feet
high decorative wooden fence with lattice detail on top. The fence runs plus or minus 21.5 feet along the east side of the property line from the end of the driveway and connects to an existing shed. This shed was actually approved by us. So the applicant was here prior. His name is Christopher Lanzaro and he owns 162 Central Avenue. SCTM No. 1001-5-1-12.

MS. WINGATE: He is not here.

CHAIRMAN UELLENDAH: I don't see the applicant here. Did you get in touch with the applicant?

MS. WINGATE: I have left two messages and I have not spoken to him.

CHAIRMAN UELLENDAH: In this case, since he has submitted his application -- well, in a detailed way, there is a sketch on the site plan. It’s to the back of the existing home. So it’s really not visible from the street, Central
Avenue. Maybe somewhat in the back. It’s not up in our faces. It’s a wooden fence. It’s cedar. Trellis -- lattice work up on top. I mean, I personally wouldn't have any problems discussing this and this is an improvement. This is a relatively straight forward application. Lucy?

MEMBER CLARK: Yes, Frank?

CHAIRMAN UELLENDALH: Do you agree that we can move forward without the owner?

MEMBER CLARK: I stand by with what I have said, I feel that there should be someone here representing that application. That is my feeling.

CHAIRMAN UELLENDALH: Okay. So one of the commission members has an issue. I don't. This is a really straight forward.

MEMBER CLARK: This site plan is a 1986 survey from Robert Van Cloud. There has been no changes to this property since that survey has
been done? This handwritten drawing of what he is proposing? Is that accurate?

CHAIRMAN UELLENDALHL: I mean, I actually walked onto his property without his permission and the fence is -- the shed is positioned where we asked him to position it. I have no problem with this.

MEMBER CLARK: Again, the survey was done in 1986, does it depict the property as it stands today?

CHAIRMAN UELLENDALHL: Yes.

MEMBER CLARK: Nothing has changed since the 1986 survey?

CHAIRMAN UELLENDALHL: The shed has been added.

MEMBER MCMAHON: This is sort of the stuff that we are supposed to be able to get through without too much stuff.

MEMBER CLARK: I asked him a question --

MEMBER MCMAHON: He probably
wouldn't be able to answer the question. The house is where it was. The shed is where it was. We approved this. I love the concern but to say if everything is where it is per the 1986 survey -- this is more paperwork and discussion over a wooden fence that I care to have.

CHAIRMAN UELLENDALH: I mean, let me ask you, if you require an updated survey for the fence application?

MS. WINGATE: We haven't until now. If that is what this Board wants?

CHAIRMAN UELLENDALH: No, this Board is not in agreement with all of this here. I think we have a survey that depicts the property and the history. If the house had done any improvements, that would have been part of your file. I mean, all of these houses are non-compliant. So I don't insist on having an updated survey for putting up a six foot
fence in the back of the property.

MEMBER CLARK: I did not say that I was requiring one. I simply asked a question. I am not saying that I am requiring it.

CHAIRMAN UELLENDahl: Okay. So the discussion that we just had, does that satisfy you?

MEMBER CLARK: I still feel and I will say it again, I feel there should be a presence of someone that is standing before us and asking permission.

CHAIRMAN UELLENDahl: Okay. That is one of us. Let me just go around the Board. Roselle, do you feel the same way?

MEMBER BORRELLI: I have no issues of voting on it.

MEMBER MCMAHON: I have no issues.

CHAIRMAN UELLENDahl: Myself, I don't either. Caroline?

MEMBER WALOSKI: I will make a motion to approve the application as
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it has been presented to us at 162 Central Avenue for the construction of a six foot fence.

CHAIRMAN UELLENDahl: I second this.

All in favor?

MEMBER BORRELLI: Aye.
MEMBER MCMAHON: Aye.
MEMBER WALOSKI: Aye.
CHAIRMAN UELLENDahl: Aye.
MEMBER CLARK: Abstained.
CHAIRMAN UELLENDahl: So we have 4 aye’s and 1 abstention.
Motion carries. The owner is not here. You may order the fence.

Moving on to Item No. 3.

Discussion and possible motion on an application submitted by Gwendolen Groocock, the owner of the residential property located in the Historic District at 615 Main Street. She is seeking approval for the demolition of the dilapidated existing sun room at the rear side of the house and allow easier access for
foundation work, for which a building permit has been issued. At a later time. SCTM No. 1001-2-7-48.

Welcome. So we have your application in front of us. Wow, what a job.

MS. GROOCOCK: Yes.

CHAIRMAN UELLENDahl: So what is happening with this house? Give us a little bit of an update on where you are at this point? Will this be done in stages?

MS. GROOCOCK: I think right now, the most urgent thing right now is to get the -- there was no foundation at all.

CHAIRMAN UELLENDahl: Under -

MS. GROOCOCK: Under the kitchen. The back southwest corner. There is no foundation. All the wood is rotten. So there is going to be a concrete block foundation under there.

CHAIRMAN UELLENDahl: So you are taking down the sunroom to --
MS. GROOCOCK: Yes. The door is to get inside the kitchen is right in that sunroom. It was in a bad state anyway. A bunch of wood got piled here which made this corner here bad. So this is really not safe for workers. So that is coming down. These windows will be replaced because they are old.

CHAIRMAN UELLENDAL: This is the back of the house. We are talking about the sunroom, which will be demolished.

MS. GROOCOCK: Yes. In the future, I will come back and show you plans for the sunroom. Just at the moment, we need to get this taken -- the sunroom out of the way.

CHAIRMAN UELLENDAL: So basically your main concern at this time is be able to -- to stabilize and improve the foundation of that corner of where that kitchen is?

MS. GROOCOCK: Yes.

MEMBER MCMAHON: So this is
demo work?

MS. GROOCOCK: Yes.

MEMBER MCMAHON: All right.

CHAIRMAN UELLENDAH: We are not getting involved with demolition permits. But you want us to know that you are going to put something back up again down the road?

MS. GROOCOCK: Yes.

CHAIRMAN UELLENDAH: Will it be the same size?

MS. GROOCOCK: If the budget allows. It will be a lovely sunroom. Something enclosed. It’s enclosed presently. Maybe in the next year or so. I am not sure. But yes, we intend to keep it as a sunroom.

CHAIRMAN UELLENDAH: Okay. So you were sent to us because you are in the Historic District. So yes, you may go forward. You can do whatever the building inspector approves depending on what the building inspector approves you for.

Are there any questions for
the applicant?

MEMBER BORRELLI: I just wanted to know if this is original?

MS. GROOCOCK: Absolutely not.

MEMBER BORRELLI: Do you know the date?

MS. GROOCOCK: The front is probably about 1840’s. The kitchen is maybe 80-70 years old.

MEMBER BORRELLI: Okay.

MS. GROOCOCK: That sunroom maybe has to be 50’s. It’s not one of the Village's shining gems right now.

CHAIRMAN UELLENDahl: All right. I think we are all agreement needs to come down and get some tender loving care.

MEMBER CLARK: When I look out my window, I am really happy to see this is coming down.

MS. GROOCOCK: Yes.

CHAIRMAN UELLENDahl: You are the perfect candidate for doing the motion. Lucy, will you offer a motion since you are so close to --
MEMBER CLARK: Are you smoozing me, Frank?

CHAIRMAN UELLENDAHL: Yes.

MEMBER CLARK: So I make a motion to approve the application submitted by Gwendolen Groocock at 615 Main Street, for the demolition of the dilapidated existing sunroom.

CHAIRMAN UELLENDAHL: I will second it.

All in favor?

MEMBER CLARK: Aye.

MEMBER BORRELLI: Aye.

MEMBER McMHAON: Aye.

MEMBER WALOSKI: Aye.

CHAIRMAN UELLENDAHL: Aye.

All in favor. You are good to demolish.

MEMBER CLARK: Thank you for being here.

CHAIRMAN UELLENDAHL: Good luck and keep us posted.

MS. GROOCOCK: Absolutely.

CHAIRMAN UELLENDAHL: So we are almost done here. Item No. 4,
Motion to approve the minutes of September 14, 2015 meeting.

MEMBER CLARK: We can't approve something we have never received.

CHAIRMAN UELLENDahl: I actually did receive them but --

MEMBER CLARK: Last month at the October 5th meeting we did not have them yet. We couldn't accept the September minutes at the October meeting because we did not have them.

I have not received them.

CHAIRMAN UELLENDahl: So there is this disagreement on the minutes. So I guess the Village of Greenport to resubmit both minutes for September 14th and October 5th, so we can do our house work next month.

So I am making the motion the table the two, Item No. 4 and Item No. 5. We have not had a chance to read them and we will take it up next month.

So it is now 5:43. I make a
motion to adjourn.

MEMBER BORRELLI: Second.

MEMBER CLARK: What about our next meeting to schedule for December 7th?

CHAIRMAN UELLENDahl: I forgot this. I make a motion to schedule the next meeting for December 7th.

I will see you back then.

(Whereupon, the meeting concluded at 5:45 p.m.)
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, November 14, 2015.

____________________________
(Jessica DiLallo)

*        *        *        *        *