

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

3 HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING  
4 -----x

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Third Street Firehouse  
Greenport, New York

8

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May 4, 2015  
5:00 P.M.

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13 B E F O R E:

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15 FRANK UELLEND AHL - CHAIRMAN

16 ROSELLE BORRELLI - MEMBER

17 DENNIS MCMAHON - MEMBER

18 CAROLINE WALOSKI - MEMBER

19 LUCY CLARK - MEMBER (Excused)

20

EILEEN WINGATE - VILLAGE BUILDING INSPECTOR

21

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1                   CHAIRMAN UELLEND AHL: Good  
2                   evening, everyone. This is the Historic  
3                   Preservation Commission Meeting. It is  
4                   May 4, 2015 and we are starting the  
5                   meeting at 5:15. We have two items on  
6                   the agenda. Item No. 1, we will  
7                   postpone until the applicant shows up.  
8                   As we speak, we have her.

9                   MS. LOEPER: Hi.

10                  CHAIRMAN UELLEND AHL: So we will  
11                  be starting with Item No. 1 on the  
12                  agenda. Continued discussion and  
13                  possible motion on a sign application  
14                  submitted by Kimberly Loeper, the new  
15                  tenant of the former White's Hardware  
16                  Store located at 120 Main Street. The  
17                  commercial property is located in the  
18                  Historic District. The historic White's  
19                  Hardware sign will be replaced. The  
20                  applicant would like to apply for a  
21                  store logo Harbor Pet to the existing  
22                  storefront. We have to clarify the size  
23                  of the sinage according to code. SCTM  
24                  #1001-5-3-14. I have to apologize. The  
25                  previous agenda, I messed things up a

1           little bit. I clarified what this said.  
2           There was confusion with the  
3           applications. I just wanted this for  
4           the record. Welcome back, Kim. We had  
5           a quick meeting this morning at Eileen  
6           Wingate's Office and let's here from you  
7           on what we are going to do? We had a  
8           meeting last month where we asked you to  
9           clarify some of the signs, size wise and  
10          make them to code. And just give us a  
11          quick update on where you are?

12                        MS. LOEPER: As we discussed  
13          earlier, the White's hardware sign that  
14          hangs over the street will be redone  
15          with our logo on it. The sign on the  
16          building as we discussed today will be  
17          painted over with the same color as the  
18          building. Instead of ruining it because  
19          I don't know what will be behind it.

20                        CHAIRMAN UELLEND AHL: Just to  
21          not have any surprises, I guess.

22                        MS. LOEPER: I don't need any  
23          more surprises. I have enough  
24          expenditures as of right now.

25                        CHAIRMAN UELLEND AHL: But it

1 will be painted the same color --

2 MS. LOEPER: As the building.

3 CHAIRMAN UELLEND AHL: So it will  
4 sort of go in the background?

5 MS. LOEPER: Yes. We will be  
6 replacing the awning with the same color  
7 blue as our sign is. And we will be  
8 using the extra square footage leftover  
9 from the overhead sign, to do some for  
10 the awning.

11 CHAIRMAN UELLEND AHL: Just to  
12 clarify, so this, and I am pointing to  
13 the photo, this is going to be painted  
14 over. So we are going on to the  
15 original size.

16 MEMBER WALOSKI: That was  
17 approved at the last meeting?

18 CHAIRMAN UELLEND AHL: Yes, it  
19 was. There was talk about it. So what  
20 is new today is that Kimberly told us  
21 that she is going to paint the existing  
22 awning. That was not part of the  
23 original application. And she would  
24 like to put her pet -- Harbor Pet logo.  
25 So you have to give us some kind of

1 sketch at one point.

2 MEMBER WALOSKI: I have the one  
3 that I originally did. I based it out  
4 on the wording because we will not be  
5 doing all of it. Do you have the  
6 drawing?

7 MS. WINGATE: You gave me some  
8 but I left that in the office because -  
9 let me see my file. I didn't want to  
10 confuse.

11 CHAIRMAN UELLEND AHL: The  
12 applicant is checking her iPhone for the  
13 application.

14 MS. LOEPER: Grooming, Life is  
15 Grruff Barkery, which is our bakery that  
16 we are moving in there, and lounge.  
17 That is going to be the wording on it.  
18 I am trying to find it. Pet Supplies,  
19 Grooming, Grruff Barkery & Lounge.

20 CHAIRMAN UELLEND AHL: Okay. It  
21 says on the awning, on the left to the  
22 right, "Pet Supplies, Grooming, Life if  
23 Grruff Barkery, Lounge." okay. Thank  
24 you for that. Would you place submit  
25 the photo or e-mail to Eileen Wingate?

1 MS. LOEPER: Absolutely. I will  
2 forward it right now.

3 MEMBER WALOSKI: So will you  
4 have room on there for pet boarding?

5 MS. LOEPER: No, we had to  
6 change our application with the thing.  
7 So boarding is out.

8 MEMBER WALOSKI: But are you  
9 going to be doing boarding eventually?

10 MS. LOEPER: We are going to  
11 readdress it at a later time.

12 MEMBER WALOSKI: Okay. I got  
13 the picture now.

14 CHAIRMAN UELLEND AHL: Okay. So  
15 that is basically what it all comes down  
16 to. The overhang sign, which used to be  
17 the White's Hardware sign will be your  
18 major sign?

19 MS. LOEPER: Yes.

20 CHAIRMAN UELLEND AHL: Off the  
21 second floor and then what you just told  
22 us on what goes onto the awning? That  
23 is basically all that you are going for  
24 today?

25 MS. LOEPER: Yes.

1                   MEMBER BORRELLI: Are you going with  
2                   Option 1 or Option 2?

3                   MS. LOEPER: I am leaning  
4                   towards Option 1.

5                   CHAIRMAN UELLEND AHL: I have to  
6                   explain. There are two options. Option  
7                   1 is the overhead sign that we just  
8                   talked about that has a more subtle  
9                   background. It's not the blue that  
10                  Kimberly was talking about earlier. And  
11                  then Option 2 would be the background  
12                  color, the blue that would match the  
13                  awning. So can you tell us today what  
14                  we are going to choose? Option 1 would  
15                  be the lighter one and I actually like  
16                  this one. The Harbor Pet is still in  
17                  the color, the blue. Then you have the  
18                  awning that is blue. The color of the  
19                  wordage on the signage, would then be  
20                  the same subtle --

21                  MS. LOEPER: Beige. I am hoping  
22                  for the Beige. I don't know if the  
23                  painter of the awning, if he has the  
24                  Beige. If not, it will be white.

25                  CHAIRMAN UELLEND AHL: How do you

1 feel about this?

2 MEMBER WALOSKI: I think it's  
3 fine. Whether it's White or Beige.

4 CHAIRMAN UELLEND AHL: We would  
5 prefer the Beige because it would be  
6 much nicer scheme. We are thinking --

7 MEMBER BORRELLI: Can I say  
8 something? What I actually like about  
9 Option 1 had nothing to do with any of  
10 that. It has to do with the fact that  
11 it looks like a dog collar with a little  
12 -- it's missing off of Option 2. So I  
13 kind of like Option 1 because it kinda  
14 looks like a dog collar with a little  
15 bow.

16 MS. LOEPER: That is our  
17 original logo.

18 MEMBER BORRELLI: That is very  
19 cute.

20 CHAIRMAN UELLEND AHL: Let me  
21 just toss another idea. This is much  
22 more subtle with the Beige. Would you  
23 consider the awning having it light,  
24 then with the blue verbiage --

25 MS. LOEPER: Not really. Just



1 because I like the blue with the  
2 striping. I think it's an eye popper  
3 from a distance.

4 MEMBER WALOSKI: I like that  
5 too.

6 CHAIRMAN UELLEND AHL: So there  
7 is no other advertising or sign related  
8 words on the storefront itself. So is  
9 there any other discussion on this  
10 application?

11 (No Response.)

12 CHAIRMAN UELLEND AHL: So may I  
13 have a motion?

14 MEMBER WALOSKI: Yes. I make a  
15 motion to accept the signage as  
16 presented by Kimberly Loeper for her  
17 Harbor Pet, which will be at 120 Main  
18 Street and it's Item SCTM# 1001-5-3-14.

19 CHAIRMAN UELLEND AHL: I second.

20 All in favor?

21 MEMBER BORRELLI: Aye.

22 MEMBER MCMAHON: Aye.

23 MEMBER WALOSKI: Aye.

24 CHAIRMAN UELLEND AHL: Aye.

25 All in favor.

1 MS. LOEPER: Yay. Thank you.

2 CHAIRMAN UELLEND AHL: The next  
3 step will be to have the store opened.

4 MS. LOEPER: Hopefully Memorial  
5 Day weekend.

6 CHAIRMAN UELLEND AHL: All right.  
7 So we are moving right along to Item No.  
8 2, Discussion and Possible motion on an  
9 application submitted by Walter and  
10 Diane Foote, the new owners of the  
11 residential property at 22 Broad Street,  
12 corner of First Street. The property is  
13 located within the Historic District.  
14 The owners wish to renovate their house  
15 including additions to the back of the  
16 residence to improve the floor plan  
17 layouts on the first and second floors.  
18 The siding and trim will be repainted,  
19 new storm windows and a new fence around  
20 part of the property.  
21 SCTM #1001-2-5-40.

22 So you have the drawings in front of  
23 you. I have to say ahead of time that I  
24 will be representing the owners. I am  
25 involved in this project. So I cannot

1           vote on this application. But I would  
2           like for you to look at the submitted  
3           plans. I did ahead of time e-mail you  
4           some photos because sometimes they are  
5           a little bit tight in reviewing all  
6           the material. It's a beautiful house.  
7           It's going to be stripped and  
8           repainted. The paint is actually not  
9           part of this application. They don't  
10          need a building permit. I wanted you  
11          to be part of the decision process. We  
12          do need a variance because part of the  
13          addition in the back requires a setback  
14          variance. So that is in the works as  
15          well. We are the first to look at the  
16          plans and the drawings. So basically  
17          what is happening design wise, does not  
18          affect the Broad Street elevation. This  
19          is a corner lot. Corner lots are  
20          usually more difficult to get approvals  
21          for additions because we have 2-30  
22          feet front yards and then we also have  
23          a 30 foot rear yard. That is Zoning.  
24          We don't normally deal with Zoning,  
25          but I wanted you to understand that

1           it's very difficult for corner lots to  
2           add-on without asking for a variance.  
3           So if you look at the floor plans, they  
4           are more less interesting to you but I  
5           want you to understand that the  
6           existing house is a very small kitchen.  
7           The tiny little old non-compliant  
8           bathroom and a basically two foot wide  
9           steps going down into the basement.  
10          This is not what we do in 2015. So the  
11          owners would obviously like to open up  
12          some of the walls. Increase the size of  
13          the kitchen because this is where we  
14          live today. And add laundry from the  
15          basement upstairs. This is how we  
16          designed a new Mud Room entrance,  
17          laundry room and then the extension  
18          of the kitchen would have the new  
19          powder room and the pantry. And then  
20          upstairs, we need to expand a little bit  
21          in order to return this portion of the  
22          northerly portion of the residence with  
23          a master bedroom. There are only four  
24          bedrooms. One is a walkthrough. One  
25          shared bathroom. So it needs some

1 help. So this is as far as the  
2 functionality is concerned on the  
3 inside. We are here actually to look at  
4 the facade, the exterior and we are  
5 going to add another window, bay window,  
6 to match what is existing. We are going  
7 to keep the existing sun room and the  
8 owners actually decided, just yesterday,  
9 over the weekend, that they are not  
10 going to replace the sun room windows,  
11 which I am very glad for because they're  
12 beautiful. They are going to have storm  
13 windows put up by a company down south.  
14 I did send you in my e-mail, a photo of  
15 the old Tasker House at the corner of  
16 First and where the library is. It's  
17 north. The brick building. This  
18 application actually went through last  
19 year and they added a window --

20 MEMBER BORRELLI: Yes.

21 CHAIRMAN UELLENDahl: If you go  
22 by there -- you know, we always try and  
23 find a solution for storm windows. This  
24 is a company that makes custom colors.  
25 It's an aluminium storm window also, but

1           they -- you can chose any color you  
2           want. It's very subtle. It's not like  
3           the -- very expensive or cheap storm  
4           windows that you see around town. That  
5           is something that they would like to do  
6           on all the storm windows. We need to  
7           protect our homes and make a proper  
8           insulation.

9                         MEMBER WALOSKI: Is this the --

10                        CHAIRMAN UELLEDAHL: Across the  
11           street from May Watson's house.  
12           Everyone knows it as the May Watson  
13           house even though she owned it years  
14           ago. So this is going to be much  
15           darker. As you see in the elevations,  
16           there is the skirt that is wrapping all  
17           the way around with a scalloped  
18           shingles. This will also be the same  
19           siding color. Underneath it, it has a  
20           nice 3 1/2 crown moulding that will be  
21           in this historic green color. On the  
22           drawing, I specified the Benjamin Moore  
23           colors. So the siding is the blue.  
24           All the trim work and windows is going  
25           to be off white, which is called White

1 Dove. OC17. It was changed from the  
2 original plans because it works better  
3 with the accent color of the green,  
4 which is Peter Reeve Bunt Green #HC119.  
5 It's an historic color. They would like  
6 to use this on the front door. These  
7 wrapping all the way around. It's a  
8 very subtle detail. And also the second  
9 floor, there is some eyebrows on top of  
10 the window. That would reflect the same  
11 color. The reason for the color that  
12 they chose are the stained glass  
13 windows. At the bottom of the stair  
14 and the top of the stair -- at the  
15 bottom of the stair is a double hung  
16 window. The top of the stair is this  
17 oval window, which is a beautiful  
18 historic stained glass window with some  
19 striping colors. The green is basically  
20 green and some other colors. I took a  
21 photo and I e-mailed it to you.

22 MEMBER WALOSKI: I didn't get  
23 the e-mail.

24 CHAIRMAN UELLEND AHL: I will  
25 resend it.

1                   MEMBER WALOSKI: It might have  
2                   gotten lost. It's a lovely combination.

3                   CHAIRMAN UELLEND AHL: As far as  
4                   everything else is concerned, the  
5                   windows are still to be determined. We  
6                   approve Andersen windows. True divided  
7                   or it's called the -- the divided  
8                   lights, are with a permanent interior  
9                   and permanent exterior, with a spacing  
10                  bar. We also have approved another  
11                  company, Green Mountain Windows from  
12                  Vermont. I like them for historic  
13                  structures very much. For one reason  
14                  the spacing bar is not silver. It  
15                  doesn't shine. It's actually dark. So  
16                  it really looks like a historic window.  
17                  The only difference is --

18                  MEMBER BORRELLI: Price?

19                  CHAIRMAN UELLEND AHL: Well, the  
20                  price is slightly less. Marvin's --  
21                  it's in between the Marvin's and the  
22                  Andersen's.

23                  MS. WINGATE: Somebody was  
24                  complaining about Green Mountain. I  
25                  will have to look into that.



1                   CHAIRMAN UELLEND AHL: I had  
2                   personally good experience with Green  
3                   Mountain Windows. They may want to go  
4                   with Andersen's, but both manufacturers  
5                   are approved by us. I cannot report  
6                   back to you on what they will choose.  
7                   This decision is for a few months from  
8                   now, we have to apply for a variance and  
9                   then obtain a building permit. So this  
10                  is likely going to be in the summer. So  
11                  the windows go all the way down to the  
12                  floor. I have it on my house and  
13                  everybody loves it. They need to be  
14                  tempered. This is the building  
15                  department code issue.

16                 MEMBER BORRELLI: I went pass it  
17                 today. I love the color on the house.  
18                 The lattice -- it's like green and  
19                 white. What is that?

20                 CHAIRMAN UELLEND AHL: They moved  
21                 bushes. They were covering up on the  
22                 entire base. Now you see what they are  
23                 doing. They put out a protection board  
24                 and now it had like a grid like lattice  
25                 on it.

1 MEMBER BORRELLI: Right.

2 CHAIRMAN UELLEND AHL: We are  
3 going to get like a lattice design  
4 around it. It's historic. I hope we  
5 can get the owners to spackle it and  
6 make it look more like - not like --

7 MEMBER BORRELLI: Right.

8 CHAIRMAN UELLEND AHL: Other than  
9 that, we have a deck in the back with an  
10 outdoor shower. The side is relatively  
11 narrow and close to the lot line, we  
12 would like to put up a fence. I am  
13 suggesting a much more modern approach  
14 for more transparency. Mahogany posts  
15 and stainless steel cables that open up  
16 the yard. This is shown on the east  
17 elevation. Then you would be looking at  
18 the six foot high fences. The code  
19 allows six foot fences beyond the front  
20 yards. When you walk by, you will see  
21 their parents old cars. Lots of  
22 registrations and licenses. At least on  
23 the north side. They would like to  
24 screen this off with a fence. We don't  
25 want it to be totally solid. We would

1           like a little bit od transparency. So I  
2           suggested -- I made copies for you of  
3           the application. The owners love it.  
4           So this will wrap around -- if you look  
5           at the site plan. The front will be a  
6           gate on Front Street. Then goes up the  
7           north to the easterly neighbor. And  
8           then all the way over to the edge. On  
9           First Street and then returning back to  
10          the building, they are trying to find an  
11          antique historic wrought iron fence.  
12          There is some wonderful examples in  
13          Greenport. I love the idea. Not  
14          allowed higher than 4 foot because of  
15          the building code. Maybe they will go  
16          for a four foot fence because there on  
17          that application, it might be too high  
18          in reference to the trees that are  
19          there. This is basically the scope of  
20          work that we are trying to get approved  
21          at the HPC meeting tonight. It's a  
22          beautiful project.

23                       MEMBER WALOSKI: It's lovely.

24                       CHAIRMAN UELLEND AHL: If you  
25          have any comments or any ideas or any

1 suggestions, I would be glad to take  
2 them back to the owners.

3 MEMBER BORRELLI: Looks  
4 beautiful.

5 CHAIRMAN UELLEND AHL: There is  
6 some wonderful details. Overall, it's a  
7 relatively subtle scheme.

8 MEMBER BORRELLI: Right.

9 CHAIRMAN UELLEND AHL: So I  
10 cannot continue at this point --

11 MEMBER MCMAHON: I will make a  
12 motion to approve the application for 22  
13 Broad Street and the corner of Front  
14 Street.

15 MEMBER BORRELLI: I second the  
16 motion.

17 CHAIRMAN UELLEND AHL: All in favor?

18 MEMBER BORRELLI: Aye.

19 MEMBER MCMAHON: Aye.

20 MEMBER WALOSKI: Aye.

21 CHAIRMAN UELLEND AHL: Abstain.

22 All in favor.

23 I will keep you up to date.

24 Moving on to our agenda. Item

25 No. 3 due to bad weather conditions and

1 technical difficulties and failure of  
2 iPhone recording. The minutes of the  
3 January 5, 2015 meeting could not be  
4 obtained. So I have to ask Eileen  
5 Wingate. Is this something that we have  
6 to do anything about?

7 MS. WINGATE: No. I will just  
8 make a note on the books that they are  
9 unavailable.

10 CHAIRMAN UELLEND AHL: We do have  
11 a record --

12 MS. WINGATE: Yes. Of the  
13 decisions and the agenda that were done.

14 CHAIRMAN UELLEND AHL: Okay. So  
15 that belongs to the past.

16 Item No. 4 Motion to accept the  
17 minutes of the April 6th Meeting. I  
18 will make that motion.

19 MEMBER WALOSKI: I second it.

20 CHAIRMAN UELLEND AHL: All in  
21 favor?

22 MEMBER BORRELLI: Aye.

23 MEMBER MCMAHON: Aye.

24 MEMBER WALOSKI: Aye.

25 CHAIRMAN UELLEND AHL: Aye.

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All in favor.

Item No. 5, Motion to schedule  
the next HPC meeting for June 1, 2015.

MEMBER WALOSKI: I make that  
motion.

CHAIRMAN UELLEND AHL: I second  
it.

All in favor?

MEMBER BORRELLI: Aye.

MEMBER MCMAHON: Aye.

MEMBER WALOSKI: Aye.

CHAIRMAN UELLEND AHL: Aye.

I make a motion to adjourn the  
meeting at 5:49.

(Whereupon, the meeting concluded.)

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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, May 13, 2015.

---

(Jessica DiLallo)

\* \* \* \*