VILLAGE OF GREENPORT
COUNTY OF SUFFOLK STATE OF NEW YORK
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HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
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Third Street Firehouse
Greenport, New York

May 4, 2015
5:00 P.M.

BEFORE:

FRANK UELLENDahl - CHAIRMAN
ROSELLE BORRELLI - MEMBER
DENNIS MCMahON - MEMBER
CAROLINE WALOSKI - MEMBER
LUCY CLARK - MEMBER (Excused)
EILEEN WINGATE - VILLAGE BUILDING INSPECTOR
CHAIRMAN UELLENDahl: Good evening, everyone. This is the Historic Preservation Commission Meeting. It is May 4, 2015 and we are starting the meeting at 5:15. We have two items on the agenda. Item No. 1, we will postpone until the applicant shows up. As we speak, we have her.

MS. LOEPER: Hi.

CHAIRMAN UELLENDahl: So we will be starting with Item No. 1 on the agenda. Continued discussion and possible motion on a sign application submitted by Kimberly Looper, the new tenant of the former White's Hardware Store located at 120 Main Street. The commercial property is located in the Historic District. The historic White's Hardware sign will be replaced. The applicant would like to apply for a store logo Harbor Pet to the existing storefront. We have to clarify the size of the signage according to code. SCTM #1001-5-3-14. I have to apologize. The previous agenda, I messed things up a
little bit. I clarified what this said. There was confusion with the applications. I just wanted this for the record. Welcome back, Kim. We had a quick meeting this morning at Eileen Wingate’s Office and let’s here from you on what we are going to do? We had a meeting last month where we asked you to clarify some of the signs, size wise and make them to code. And just give us a quick update on where you are?

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

CHAIRMAN UELLENDahl: Just to not have any surprises, I guess.

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

CHAIRMAN UELLENDahl: But it
will be painted the same color --

MS. LOEPER: As the building.

CHAIRMAN UELLENDAL: So it will

sort of go in the background?

MS. LOEPER: Yes. We will be

replacing the awning with the same color

blue as our sign is. And we will be

using the extra square footage leftover

from the overhead sign, to do some for

the awning.

CHAIRMAN UELLENDAL: Just to

clarify, so this, and I am pointing to

the photo, this is going to be painted

over. So we are going on to the

original size.

MEMBER WALOSKI: That was

approved at the last meeting?

CHAIRMAN UELLENDAL: Yes, it

was. There was talk about it. So what

is new today is that Kimberly told us

that she is going to paint the existing

awning. That was not part of the

original application. And she would

like to put her pet — Harbor Pet logo.

So you have to give us some kind of
sketch at one point.

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

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

CHAIRMAN UELLENDahl: The applicant is checking her iPhone for the application.

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

CHAIRMAN UELLENDahl: Okay. It says on the awning, on the left to the right, "Pet Supplies, Grooming, Life if Grruff Barkery, Lounge." okay. Thank you for that. Would you place submit the photo or e-mail to Eileen Wingate?
MS. LOEPER: Absolutely. I will forward it right now.

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

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

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

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

MEMBER WALOSKI: Okay. I got the picture now.

CHAIRMAN UELLENDahl: Okay. So that is basically what it all comes down to. The overhang sign, which used to be the White’s Hardware sign will be your major sign?

MS. LOEPER: Yes.

CHAIRMAN UELLENDahl: Off the second floor and then what you just told us on what goes onto the awning? That is basically all that you are going for today?

MS. LOEPER: Yes.
MEMBER BORRELLI: Are you going with Option 1 or Option 2?

MS. LOEPER: I am leaning towards Option 1.

CHAIRMAN UELLENDahl: I have to explain. There are two options. Option 1 is the overhead sign that we just talked about that has a more subtle background. It’s not the blue that Kimberly was talking about earlier. And then Option 2 would be the background color, the blue that would match the awning. So can you tell us today what we are going to choose? Option 1 would be the lighter one and I actually like this one. The Harbor Pet is still in the color, the blue. Then you have the awning that is blue. The color of the wordage on the signage, would then be the same subtle --

MS. LOEPEr: Beige. I am hoping for the Beige. I don’t know if the painter of the awning, if he has the Beige. If not, it will be white.

CHAIRMAN UELLENDahl: How do you
feel about this?

MEMBER WALOSKI: I think it’s fine. Whether it’s White or Beige.

CHAIRMAN UELLENDahl: We would prefer the Beige because it would be much nicer scheme. We are thinking --

MEMBER BORRELLI: Can I say something? What I actually like about Option 1 had nothing to do with any of that. It has to do with the fact that it looks like a dog collar with a little -- it’s missing off of Option 2. So I kind of like Option 1 because it kinda looks like a dog collar with a little bow.

MS. LOEPER: That is our original logo.

MEMBER BORRELLI: That is very cute.

CHAIRMAN UELLENDahl: Let me just toss another idea. This is much more subtle with the Beige. Would you consider the awning having it light, then with the blue verbiage --

MS. LOEPER: Not really. Just
because I like the blue with the
striping. I think it’s an eye popper
from a distance.

MEMBER WALOSKI: I like that
too.

CHAIRMAN UELLENDAHL: So there
is no other advertising or sign related
words on the storefront itself. So is
there any other discussion on this
application?

(No Response.)

CHAIRMAN UELLENDAHL: So may I
have a motion?

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

CHAIRMAN UELLENDAHL: I second.

All in favor?

MEMBER BORRELLI: Aye.

MEMBER MCMAHON: Aye.

MEMBER WALOSKI: Aye.

CHAIRMAN UELLENDAHL: Aye.

All in favor.
MS. LOEPER: Yay. Thank you.

CHAIRMAN UELLENDIAHL: The next step will be to have the store opened.

MS. LOEPER: Hopefully Memorial Day weekend.

CHAIRMAN UELLENDIAHL: All right. So we are moving right along to Item No. 2, Discussion and Possible motion on an application submitted by Walter and Diane Foote, the new owners of the residential property at 22 Broad Street, corner of First Street. The property is located within the Historic District.

The owners wish to renovate their house including additions to the back of the residence to improve the floor plan layouts on the first and second floors. The siding and trim will be repainted, new storm windows and a new fence around part of the property. SCTM #1001-2-5-40.

So you have the drawings in front of you. I have to say ahead of time that I will be representing the owners. I am involved in this project. So I cannot
vote on this application. But I would
like for you to look at the submitted
plans. I did ahead of time e-mail you
some photos because sometimes they are
a little bit tight in reviewing all
the material. It’s a beautiful house.
It’s going to be stripped and
repainted. The paint is actually not
part of this application. They don't
need a building permit. I wanted you
to be part of the decision process. We
do need a variance because part of the
addition in the back requires a setback
variance. So that is in the works as
well. We are the first to look at the
plans and the drawings. So basically
what is happening design wise, does not
affect the Broad Street elevation. This
is a corner lot. Corner lots are
usually more difficult to get approvals
for additions because we have 2-30
feet front yards and then we also have
a 30 foot rear yard. That is Zoning.
We don't normally deal with Zoning,
but I wanted you to understand that
it’s very difficult for corner lots to add-on without asking for a variance. So if you look at the floor plans, they are more less interesting to you but I want you to understand that the existing house is a very small kitchen. The tiny little old non-compliant bathroom and a basically two foot wide steps going down into the basement. This is not what we do in 2015. So the owners would obviously like to open up some of the walls. Increase the size of the kitchen because this is where we live today. And add laundry from the basement upstairs. This is how we designed a new Mud Room entrance, laundry room and then the extension of the kitchen would have the new powder room and the pantry. And then upstairs, we need to expand a little bit in order to return this portion of the northerly portion of the residence with a master bedroom. There are only four bedrooms. One is a walkthrough. One shared bathroom. So it needs some
help. So this is as far as the
functionality is concerned on the
inside. We are here actually to look at
the facade, the exterior and we are
going to add another window, bay window,
to match what is existing. We are going
to keep the existing sun room and the
owners actually decided, just yesterday,
over the weekend, that they are not
going to replace the sun room windows,
which I am very glad for because they're
beautiful. They are going to have storm
windows put up by a company down south.
I did send you in my e-mail, a photo of
the old Tasker House at the corner of
First and where the library is. It's
north. The brick building. This
application actually went through last
year and they added a window --

MEMBER BORRELLI: Yes.

CHAIRMAN UELLENDahl: If you go
by there -- you know, we always try and
find a solution for storm windows. This
is a company that makes custom colors.
It's an aluminium storm window also, but
they -- you can chose any color you want. It’s very subtle. It’s not like the -- very expensive or cheap storm windows that you see around town. That is something that they would like to do on all the storm windows. We need to protect our homes and make a proper insulation.

MEMBER WALOSKI: Is this the --

CHAIRMAN UELLENDahl: Across the street from May Watson’s house. Everyone knows it as the May Watson house even though she owned it years ago. So this is going to be much darker. As you see in the elevations, there is the skirt that is wrapping all the way around with a scalloped shingles. This will also be the same siding color. Underneath it, it has a nice 3 1/2 crown moulding that will be in this historic green color. On the drawing, I specified the Benjamin Moore colors. So the siding is the blue. All the trim work and windows is going to be off white, which is called White
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Dove. OC17. It was changed from the original plans because it works better with the accent color of the green, which is Peter Reeve Bunt Green #HC119. It’s an historic color. They would like to use this on the front door. These wrapping all the way around. It’s a very subtle detail. And also the second floor, there is some eyebrows on top of the window. That would reflect the same color. The reason for the color that they chose are the stained glass windows. At the bottom of the stair and the top of the stair -- at the bottom of the stair is a double hung window. The top of the stair is this oval window, which is a beautiful historic stained glass window with some striping colors. The green is basically green and some other colors. I took a photo and I e-mailed it to you.

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

CHAIRMAN UELLENDahl: I will resend it.
MEMBER WALOSKI: It might have gotten lost. It’s a lovely combination.

CHAIRMAN UELLENDahl: As far as everything else is concerned, the windows are still to be determined. We approve Andersen windows. True divided or it’s called the -- the divided lights, are with a permanent interior and permanent exterior, with a spacing bar. We also have approved another company, Green Mountain Windows from Vermont. I like them for historic structures very much. For one reason the spacing bar is not silver. It doesn't shine. It's actually dark. So it really looks like a historic window.

The only difference is --

MEMBER BORRELLI: Price?

CHAIRMAN UELLENDahl: Well, the price is slightly less. Marvin’s -- it’s in between the Marvin’s and the Andersen’s.

MS. WINGATE: Somebody was complaining about Green Mountain. I will have to look into that.
CHAIRMAN UELLENDAHL: I had personally good experience with Green Mountain Windows. They may want to go with Andersen’s, but both manufacturers are approved by us. I cannot report back to you on what they will choose. This decision is for a few months from now, we have to apply for a variance and then obtain a building permit. So this is likely going to be in the summer. So the windows go all the way down to the floor. I have it on my house and everybody loves it. They need to be tempered. This is the building department code issue.

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

CHAIRMAN UELLENDAHL: They moved bushes. They were covering up on the entire base. Now you see what they are doing. They put out a protection board and now it had like a grid like lattice on it.
MEMBER BORRELLI: Right.

CHAIRMAN UELLENDIAHL: We are going to get like a lattice design around it. It’s historic. I hope we can get the owners to spackle it and make it look more like — not like --

MEMBER BORRELLI: Right.

CHAIRMAN UELLENDIAHL: Other than that, we have a deck in the back with an outdoor shower. The side is relatively narrow and close to the lot line, we would like to put up a fence. I am suggesting a much more modern approach for more transparency. Mahogany posts and stainless steel cables that open up the yard. This is shown on the east elevation. Then you would be looking at the six foot high fences. The code allows six foot fences beyond the front yards. When you walk by, you will see their parents old cars. Lots of registrations and licenses. At least on the north side. They would like to screen this off with a fence. We don't want it to be totally solid. We would
like a little bit of transparency. So I suggested -- I made copies for you of the application. The owners love it. So this will wrap around -- if you look at the site plan. The front will be a gate on Front Street. Then goes up the north to the easterly neighbor. And then all the way over to the edge. On First Street and then returning back to the building, they are trying to find an antique historic wrought iron fence. There is some wonderful examples in Greenport. I love the idea. Not allowed higher than 4 foot because of the building code. Maybe they will go for a four foot fence because there on that application, it might be too high in reference to the trees that are there. This is basically the scope of work that we are trying to get approved at the HPC meeting tonight. It’s a beautiful project.

MEMBER WALOSKI: It’s lovely.

CHAIRMAN UELLENDAHL: If you have any comments or any ideas or any
suggestions, I would be glad to take
them back to the owners.

MEMBER BORRELLI:  Looks
beautiful.

CHAIRMAN UELLENDahl:  There is
some wonderful details.  Overall, it’s a
relatively subtle scheme.

MEMBER BORRELLI:  Right.

CHAIRMAN UELLENDahl:  So I
cannot continue at this point --

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

MEMBER BORRELLI:  I second the
motion.

CHAIRMAN UELLENDahl:  All in favor?

MEMBER BORRELLI:  Aye.

MEMBER MCMAHON:  Aye.

MEMBER WALOSKI:  Aye.

CHAIRMAN UELLENDahl:  Abstain.

All in favor.

I will keep you up to date.

Moving on to our agenda.  Item
No. 3 due to bad weather conditions and
technical difficulties and failure of
iPhone recording. The minutes of the
January 5, 2015 meeting could not be
obtained. So I have to ask Eileen
Wingate. Is this something that we have
to do anything about?

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

CHAIRMAN UELLENDAHL: We do have
a record --

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

CHAIRMAN UELLENDAHL: Okay. So
that belongs to the past.

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

MEMBER WALOSKI: I second it.

CHAIRMAN UELLENDAHL: All in
favor?

MEMBER BORRELLI: Aye.

MEMBER MCMAHON: Aye.

MEMBER WALOSKI: Aye.

CHAIRMAN UELLENDAHL: Aye.
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1. All in favor.
2. Item No. 5, Motion to schedule the next HPC meeting for June 1, 2015.
   MEMBER WALOSKI: I make that motion.
   CHAIRMAN UELLENDAHL: I second it.
   All in favor?
   MEMBER BORRELLI: Aye.
   MEMBER MCMAHON: Aye.
   MEMBER WALOSKI: Aye.
   CHAIRMAN UELLENDAHL: Aye.
   I make a motion to adjourn the meeting at 5:49.

(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, May 13, 2015.

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(Jessica DiLallo)

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