

1 STATE OF NEW YORK
2 VILLAGE OF GREENPORT

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3 HISTORIC PRESERVATION COMMISSION
4 REGULAR MEETING

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May 6, 2013
5:00 P.M.

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13 BEFORE:

14 FRANK UELLEDAHL - CHAIRMAN

15 ROSELLE BORELLI - MEMBER

16 LUCY CLARK - MEMBER

17 DENNIS MCMAHON - MEMBER

18 CAROLINE WALOSKI - MEMBER

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May 6, 2013 Regular Meeting

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1 CHAIRMAN UELLEDAHL: Welcome to our
2 May 6, 2013 Regular Meeting for the Historic
3 Preservation Commission. My name is Frank
4 Uellendahl.

5 MEMBER WALOSKI: I am Caroline
6 Waloski.

7 MEMBER BORELLI: Roselle Borelli.

8 MEMBER MCMAHON: Dennis McMahon.

9 CHAIRMAN UELLEDAHL: So Roselle, we're
10 still waiting for a sign. Okay. So we have
11 four items on the agenda today. There are a
12 couple of sign applications. There is a
13 fence application, and there was a shed.

14 Let's start with Item #1, Discussion
15 and possible motion on multiple sign
16 applications submitted by Keith Luce for Nofo

17 Artisan Foods, LLC. His restaurant and
18 retail stores, MAIN-NOSH-PREP-MEET -- I love
19 all those names, are located at Stirling
20 Square, 308 Main Street in the Historic
21 District. SCTM# 1001-4-7-29.1.

22 I do have the original photos. There
23 are quite a few signs, but Keith, why don't
24 you come and join us here, and tell us a
25 little bit about what you're planning to do?

May 6, 2013 Regular Meeting

3

1 It looks very exciting.

2 MR. LUCE: Thank you.

3 CHAIRMAN UELLENDahl: When are you
4 trying to open?

5 MR. LUCE: We're re-renovating the
6 restaurant now. That's open now. The PREP,
7 by next week. Hopefully by next week we will
8 have everything set for a -- in a few weeks
9 we will open up.

10 CHAIRMAN UELLENDahl: So Keith is
11 basically taking over the whole entire
12 Square, which used to be the Oyster Company.

13 This application that just came to us, it
14 only feels just like a few weeks ago, but it
15 looks to me that most of the signs will have
16 the same size and the same location?

17 MR. LUCE: Everything that we're doing
18 is exactly the same with the exception of --
19 if you look at the old shop sign. It kind of
20 hides. There was actually --

21 CHAIRMAN UELLENDahl: Yes.

22 MR. LUCE: So you will now see it --

23 MEMBER WALOSKI: It's a hanging sign?

24 MR. LUCE: Yes.

25 CHAIRMAN UELLENDahl: Okay. I have

May 6, 2013 Regular Meeting

4

1 five. So I would suggest that you start
2 with "NOSH," which is on the first page.
3 Hello, Lucy.

4 MEMBER CLARK: Hello.

5 CHAIRMAN UELLENDahl: Lucy Clark has
6 just joined us. So "NOSH," will replace the
7 Sweets spot and there was one sign that was

8 over the square. I personally like what I
9 see.

10 MEMBER WALOSKI: I think it's very
11 nice. What I was going to say is that we
12 should look at them all together because it's
13 a design theory behind all of their signs.
14 All of them are square. Everything --

15 CHAIRMAN UELLENDahl: Do you want her
16 to present the branding?

17 MEMBER WALOSKI: Well, you know, you're
18 bringing them out one at a time and Keith had
19 mentioned to me -- when I had gone into there
20 for something separate, how everything is
21 based on a square.

22 CHAIRMAN UELLENDahl: Right.

23 MEMBER WALOSKI: All the names are
24 based on a square. There is a concept behind
25 it, the signage.

May 6, 2013 Regular Meeting

5

1 CHAIRMAN UELLENDahl: That is quite
2 evident also. The four letter words.
3 Everything falls into a concept. Yes, I

4 think that we all understand that. Each
5 entity has a different color though. The
6 "NOSH" is --

7 MR. LUCE: Well, it's laser cut into
8 mahogany.

9 CHAIRMAN UELLENDahl: It is actually a
10 word?

11 MR. LUCE: Yes.

12 MEMBER WALOSKI: And the lettering is
13 black? Like burned in?

14 MR. LUCE: Yes.

15 CHAIRMAN UELLENDahl: And what does it
16 say? I know I need new glasses. Cafe, Sweet
17 Spot eatery. So this is going to be a
18 take-out and sit in as well?

19 MR. LUCE: Very much like it was. Yes.
20 Sandwiches, salads.

21 CHAIRMAN UELLENDahl: Caroline, do you
22 just want to move onto the next sign?

23 MEMBER WALOSKI: Yes. That's fine.
24 Let's move onto the next sign.

25 MR. LUCE: I just wanted to point out,

1 everywhere there was a sign, we took the
2 existing signage and put it back in the same
3 size. The one that is "MEET" we have not
4 done at all yet. So any direction, size? If
5 that needs to be -- we would really love --

6 CHAIRMAN UELLEDAHL: I mean, I don't
7 even know how big the sign is. Do you know
8 how big the sign is?

9 MR. LUCE: Right now. That's Phase II.
10 So we have not even gotten there yet. So any
11 input, you can give, we want to make sure
12 that we do it properly.

13 CHAIRMAN UELLEDAHL: I called Eileen.
14 I wanted to know -- Keith did get approval
15 from the Planning Board, because he has to go
16 to the Planning Board to file an application
17 for a use, and everything got approved.
18 Everything including the signage, but you
19 have to come before our Board for that
20 particular signage. And "MEET" is the only
21 sign that overhangs public property, the

22 sidewalk. That is where we have slightly
23 different codes. Everything else is
24 basically, up -- we discussed it. The new
25 code for overhanging the signs is limited to

May 6, 2013 Regular Meeting

7

1 a size to two square feet. So when I did the
2 calculation, it's pretty close to 17x17
3 inches. So this is probably a little smaller
4 than what you had in mind, but if you would
5 like to hold onto the square, 17x17 is not
6 bad. So it's something that you probably
7 will have to discuss with Eileen. We need to
8 make sure it's to code, but you can follow-up
9 with Eileen.

10 MR. LUCE: Understood. I just want to
11 make sure we understand the process and do
12 what we have to do.

13 CHAIRMAN UELLEDAHL: There is no sign
14 there right now, overhanging it. So that's
15 understood. Do you need to see the colors?
16 We can pass them around. I don't have any
17 problems with the "NOSH" sign. The

18 restaurant is black and white.

19 MR. LUCE: Yes.

20 CHAIRMAN UELLENDahl: "MAIN" which
21 replaces the Oyster Company. What is this
22 square? Is this a sign?

23 MR. LUCE: There is -- from the awning,
24 there is vinyl lettering. Because it's on a
25 vinyl and lettering, it's very difficult to

May 6, 2013 Regular Meeting

8

1 get off. So we're shadowing there. So the
2 designers came up with the idea of black.

3 CHAIRMAN UELLENDahl: You're leaving
4 the awning?

5 MR. LUCE: The awning is there, yes.

6 MEMBER WALOSKI: So this is going to be
7 an overlay?

8 MR. LUCE: Yes.

9 CHAIRMAN UELLENDahl: I was hoping that
10 you were going to have other ideas.

11 MR. LUCE: I will tell you my
12 intentions over time, when you start a

13 business, as such, budgeting doesn't allow
14 for it right now.

15 MEMBER WALOSKI: So would it be glued
16 on? Stitched on?

17 MR. LUCE: For that material, I think
18 it's all glued on.

19 CHAIRMAN UELLEND AHL: Okay. So then
20 there is the overall signage. The square has
21 the overall signage with all participants or
22 owners. So you will be adding yours, the
23 "MAIN," "NOSH" and "PREP."

24 MR. LUCE: Yes.

25 CHAIRMAN UELLEND AHL: And then moving

May 6, 2013 Regular Meeting

9

1 onto the "MEET." What is going to be in it?
2 Are you selling -- is this going to be a
3 butcher?

4 MR. LUCE: No. I would like to point
5 out on the agenda it says "MEAT," M-E-A-T.
6 It's actually M-E-E-T.

7 CHAIRMAN UELLEND AHL: Yes, I know.

8 MR. LUCE: Well, in "PREP," we're

9 curing meats and that sort of thing, but
10 "MEET," really stands for the products and
11 meeting. So we're going to have gourmet
12 products.

13 CHAIRMAN UELLENDahl: So there are two,
14 you're not only going to be having the
15 overhang sign that we talked about, but you
16 also have signs by the storefront, like
17 this --

18 MR. LUCE: Right.

19 CHAIRMAN UELLENDahl: So it's white on
20 black or black on gray or which one?

21 MR. LUCE: I will be candid with you.
22 That is Phase II. So the nice -- if you have
23 a preference, we haven't ordered or completed
24 the design on that. So we can go either way.
25 It can be black. It can be white.

May 6, 2013 Regular Meeting

10

1 CHAIRMAN UELLENDahl: I have a
2 preference. These are some photocopies of
3 the what the design would look like.

4 MEMBER MCMAHON: Either way it's good
5 to me. Black would be my first preference.

6 CHAIRMAN UELLENDahl: Dennis, do you
7 have a preference?

8 MEMBER MCMAHON: Well, I like the
9 black, but I can go either way.

10 CHAIRMAN UELLENDahl: I prefer the
11 black.

12 MEMBER WALOSKI: I prefer the black
13 too. Black is just handsome.

14 CHAIRMAN UELLENDahl: One question, I
15 do have, are you planning to keep the yellow?

16 MR. LUCE: At this point --

17 CHAIRMAN UELLENDahl: You can paint it
18 within a couple of hours.

19 MEMBER WALOSKI: They just painted
20 that.

21 CHAIRMAN UELLENDahl: Really?

22 MR. LUCE: Not me.

23 CHAIRMAN UELLENDahl: The previous
24 owners did. If you do, this sort of color
25 doesn't work with your concept.

1 MR. LUCE: I agree.

2 CHAIRMAN UELLEND AHL: But if you do
3 decide to change it, please come back and we
4 will deal with this.

5 MR. LUCE: I have big plans, but there
6 is just such big plans in a short amount of
7 time.

8 CHAIRMAN UELLEND AHL: That's
9 understood. Are there any other questions on
10 the sign application?

11 MEMBER WALOSKI: I will make a motion
12 that we accept Keith Luce's application for
13 the signage.

14 MEMBER CLARK: I second.

15 CHAIRMAN UELLEND AHL: With the one
16 addition, that the "MEET" sign will have to
17 be discussed with Eileen Wingate.

18 MEMBER WALOSKI: Yes.

19 CHAIRMAN UELLEND AHL: All right. All
20 in favor?

21 MEMBER BORELLI: Aye.

22 MEMBER CLARK: Aye.

23 MEMBER MCMAHON: Aye.

24 MEMBER WALOSKI: Aye.

25 CHAIRMAN UELLENDahl: Aye.

May 6, 2013 Regular Meeting

12

1 All in favor. Good luck.

2 So moving right along. Item #2,
3 discussion and possible motion on a fence
4 application submitted by Chris Jarrett, owner
5 of the residential property located in the
6 Historic District at 105 Broad Street. He
7 wishes to replace preexisting fences along
8 his east and west facing lot line, and
9 install a new fence with a 9' wide gate in
10 front of his garage. Sctm# 1001-2-6-39.

11 There are no photographs. There was a site
12 plan. Is there someone here?

13 MR. JARRETT: Yes, I am.

14 CHAIRMAN UELLENDahl: Please come on
15 up. Try and help us understand. It was not
16 quite clear from your application if these
17 existing fences will be replaced?

18 MR. JARRETT: Yes.

19 CHAIRMAN UELLENDahl: You will replace
20 everything?

21 MR. JARRETT: Yes.

22 CHAIRMAN UELLENDahl: So what I read
23 was correct. And you're adding the gate by
24 the garage?

25 MR. JARRETT: Yes. We bought this lot

May 6, 2013 Regular Meeting

13

1 six years ago. The fence was in disrepair.
2 We recently sold our house and are moving now
3 to this house.

4 CHAIRMAN UELLENDahl: Good. Welcome.

5 MR. JARRETT: The fence is rotten.
6 Falling down.

7 CHAIRMAN UELLENDahl: Have you met your
8 neighbors next door?

9 MR. JARRETT: I knew Patrice and
10 Caroline.

11 CHAIRMAN UELLENDahl: So tell us a
12 little bit about the material? The height of
13 the fences?

14 MR. JARRETT: It's a 5' fence. The
15 previous fence was stockade. That is what it
16 will be replaced with. As you can see, the
17 preexisting fence came down here. It stops
18 here.

19 CHAIRMAN UELLENDahl: Right now, you're
20 basically going from this corner --

21 MR. JARRETT: Right.

22 CHAIRMAN UELLENDahl: To there. And
23 the gate is 5' as well?

24 MR. JARRETT: It's 5' high. The gate
25 itself will also be stockade.

May 6, 2013 Regular Meeting

14

1 CHAIRMAN UELLENDahl: So let me pass
2 this around. Lucy?

3 MEMBER CLARK: Yes, Frank?

4 CHAIRMAN UELLENDahl: Do you like?

5 MEMBER CLARK: Yes. It's a stockade
6 fence.

7 CHAIRMAN UELLENDahl: Okay. Is there
8 any other comments or discussions?

9 (No Response.)

10 CHAIRMAN UELLENDahl: May I have a
11 motion?

12 MEMBER McMAHON: I will make a motion
13 to approve the stockade fence at 105 Broad
14 Street.

15 MEMBER WALOSKI: I will second the
16 motion.

17 CHAIRMAN UELLENDahl: All in favor?

18 MEMBER BORELLI: Aye.

19 MEMBER CLARK: Aye.

20 MEMBER McMAHON: Aye.

21 MEMBER WALOSKI: Aye.

22 CHAIRMAN UELLENDahl: Aye.

23 All in favor. Thank you very much.

24 MR. JARRETT: Thank you.

25 CHAIRMAN UELLENDahl: Discussion and

May 6, 2013 Regular Meeting

15

1 possible motion on a sign application
2 submitted by Maureen Norris, shop owner of
3 c.g. gourmet (sic) - the artisan shoppe. The
4 commercial property is located in the

5 Historic District at 413 Main Street, SCTM#
6 1001-4-7-10. You're Maureen?

7 MS. NORRIS: Yes.

8 CHAIRMAN UELLENDahl: Welcome, Maureen.
9 Did you meet? It's right across the street
10 from the sign that we just discussed, Keith
11 Luce?

12 MS. NORRIS: Yes. Keith and I met a
13 couple of weeks ago.

14 CHAIRMAN UELLENDahl: So Maureen tell
15 us what you're applying for?

16 MS. NORRIS: The sign that we're
17 proposing is a small hanging sign in front,
18 with preexisting hooks.

19 CHAIRMAN UELLENDahl: It's all the
20 same.

21 MS. NORRIS: It's just a simple. We
22 weren't going to put anything on the outside.
23 Just that.

24 CHAIRMAN UELLENDahl: So tell me a
25 little bit about -- I misspelled it. It's

1 supposed to be c.j. So what is it going to
2 be?

3 MS. NORRIS: We're going to be a little
4 gourmet shoppe. Our mission, motto statement
5 is, all things home grown in New York State.

6 CHAIRMAN UELLENDahl: Everything?

7 MS. NORRIS: We're very passionate
8 about our New York State.

9 CHAIRMAN UELLENDahl: That's wonderful.
10 So the color --

11 MS. NORRIS: This will be eliminated.
12 This won't be there.

13 MEMBER WALOSKI: The line won't be
14 there?

15 MS. NORRIS: No.

16 CHAIRMAN UELLENDahl: Okay. That's
17 fine.

18 MS. NORRIS: These are the colors.

19 CHAIRMAN UELLENDahl: So 24x18 inches
20 is the size. This is it?

21 MS. NORRIS: Yes.

22 CHAIRMAN UELLENDahl: It's beautiful.

23 MEMBER WALOSKI: I am not designing
24 this for you, but once you get this line out
25 of there, you are going to close this up a

May 6, 2013 Regular Meeting

17

1 little bit with the spacing?

2 MS. NORRIS: Yeah. It will be more
3 balanced.

4 MEMBER WALOSKI: Yes, because right now
5 it's falling apart. You know?

6 MS. NORRIS: Yes. It will be --
7 obviously, this will be a little bit tighter.
8 This is circles now. This needs to -- yes.
9 This needs to be up. This needs to be down.

10 CHAIRMAN UELLENDahl: Yes. A little
11 bit more balanced.

12 Any other questions?

13 (No Response.)

14 CHAIRMAN UELLENDahl: Then I will make
15 a motion to accept or to approve the sign as
16 presented by Maureen Norris.

17 MEMBER MCMAHON: Second.

18 CHAIRMAN UELLENDahl: All in favor?

19 MEMBER BORELLI: Aye.
20 MEMBER CLARK: Aye.
21 MR. ABATELLI: Aye.
22 MEMBER WALOSKI: Aye.
23 CHAIRMAN UELLEDAHL: Aye.
24 Thank you. Good luck.
25 MS. NORRIS: Thank you.

May 6, 2013 Regular Meeting

18

1 CHAIRMAN UELLEDAHL: All right. So
2 we're almost there. Last item on the agenda,
3 as far as approval is concerned, Item #4,
4 discussion and possible motion on an
5 application submitted by Marcia Kebbon, owner
6 of the residential property located in the
7 Historic District at 636 Main Street. She is
8 planning to remove the existing interior
9 brick chimney and rebuild it on the outside.
10 SCTM# 1001-3-4-10.

11 Something happened, right?

12 MS. KEBBON: Yeah. There was a fire.
13 A fire happened by the grout in the brick and

14 then it crawled in between. The house is
15 from the 1920's. I am sure you can all see
16 it.

17 CHAIRMAN UELLENDahl: Right. I looked
18 at the application. Are there any
19 questions?

20 (No Response.)

21 CHAIRMAN UELLENDahl: You're doing a
22 few other things, which don't really concern
23 us. This chimney, interior chimney will be
24 moved out. This is what it is going to look
25 like. We have plenty of those outside. We

May 6, 2013 Regular Meeting

19

1 have one right here with the same elevation.
2 I don't think that there is anything
3 happening that needs some reinforcement of
4 the foundation there.

5 MEMBER WALOSKI: Are you going to use
6 brick?

7 MS. KEBBON: Yes. It's going to be the
8 same kind that is there now.

9 MEMBER WALOSKI: It's a historic brick?

10 MS. KEBBON: Yes.

11 CHAIRMAN UELLENDahl: I'm sorry, I just
12 got the application, but is this part of the
13 application of what brick you're going to
14 use?

15 MS. KEBBON: The formal brick. I mean,
16 it's going to be historic looking.

17 MALE SPEAKER: It's going to be very
18 historic looking. We're having Tim Gray do
19 it.

20 CHAIRMAN UELLENDahl: Of course. It
21 has to be safe. I am sure your contractor
22 will take care of it. We're just talking
23 about the material of it. So it's going to
24 be a red brick, historic looking?

25 MS. KEBBON: Yes.

May 6, 2013 Regular Meeting

20

1 CHAIRMAN UELLENDahl: Okay. Is there
2 any other questions?

3 MEMBER MCMAHON: No. No. It looks
4 great.

5 CHAIRMAN UELLENDahl: Then may I have a
6 motion?

7 MEMBER WALOSKI: I make a motion to
8 accept the application as presented by Marcia
9 Kebbbon.

10 CHAIRMAN UELLENDahl: I second it.

11 All in favor?

12 MEMBER BORELLI: Aye.

13 MEMBER CLARK: Aye.

14 MEMBER MCMAHON: Aye.

15 MEMBER WALOSKI: Aye.

16 CHAIRMAN UELLENDahl: Aye.

17 All in favor.

18 Marcia, good luck with everything.

19 MS. KEBBON: Thanks everybody.

20 CHAIRMAN UELLENDahl: So Item #5,

21 Motion to approve the Minutes of the

22 March 4, 2013 meeting.

23 Did you read the March minutes?

24 MEMBER CLARK: I did not. I am going

25 to be brutally honest.

1 MEMBER WALOSKI: I didn't either.

2 CHAIRMAN UELLENDahl: I did. I found
3 nothing wrong with them. So I am going to
4 make a motion to approve the minutes of March
5 4th.

6 MEMBER MCMAHON: I'll second it.

7 CHAIRMAN UELLENDahl: All in favor?

8 MEMBER BORELLI: Aye.

9 MEMBER CLARK: Aye.

10 MEMBER MCMAHON: Aye.

11 MEMBER WALOSKI: Aye.

12 CHAIRMAN UELLENDahl: Aye.

13 Item #6, Motion to accept the Minutes
14 of the April 1, 2013 meeting.

15 MEMBER CLARK: I make a motion to
16 accept the Minutes of the April 1, 2013
17 meeting.

18 CHAIRMAN UELLENDahl: And I second
19 that.

20 All in favor?

21 MEMBER BORELLI: Aye.

22 MEMBER CLARK: Aye.

23 MEMBER MCMAHON: Aye.

24 MEMBER WALOSKI: Aye.

25 CHAIRMAN UELLENDahl: Aye.

May 6, 2013 Regular Meeting

22

1 Motion to schedule the next HPC meeting
2 for 6/3/13.

3 Is there any conflict? I don't think
4 so. So everyone put it on their calendar. I
5 will be here.

6 So I will make that motion.

7 MEMBER WALOSKI: Second.

8 CHAIRMAN UELLENDahl: All in favor?

9 MEMBER BORELLI: Aye.

10 MEMBER CLARK: Aye.

11 MEMBER MCMAHON: Aye.

12 MEMBER WALOSKI: Aye.

13 CHAIRMAN UELLENDahl: Aye.

14 So I will take a motion to adjourn.

15 It's 5:34.

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17 (Whereupon, the meeting concluded.)

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May 6, 2013 Regular Meeting

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

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4 I, Jessica DiLallo, a Notary Public for and
5 within the State of New York, do hereby certify:

6 THAT, the witness(es) whose testimony is
7 herein before set forth, was duly sworn by me, and

8 THAT the within transcript is a true record of
9 the testimony given by said witness(es).

10 I further certify that I am not related either
11 by blood or marriage to any of the parties to
12 this action; and that I am in no way interested
13 in the outcome of this matter.

14 IN WITNESS WHEREOF, I have hereunto set my

15 hand this day, May 18, 2013.

16

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18 _____

19 (Jessica DiLallo)

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