STATE OF NEW YORK
VILLAGE OF GREENPORT
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HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
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May 6, 2013
5:00 P.M.

BEFORE:
FRANK UELLENDahl - CHAIRMAN
ROSELLE BORELLI - MEMBER
LUCY CLARK - MEMBER
DENNIS MCMahON - MEMBER
CAROLINE WALOSKI - MEMBER
CHAIRMAN UELLENDAHL: Welcome to our May 6, 2013 Regular Meeting for the Historic Preservation Commission. My name is Frank Uellendahl.

MEMBER WALOSKI: I am Caroline Waloski.

MEMBER BORELLI: Roselle Borelli.

MEMBER MCMAHON: Dennis McMahon.

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

Let's start with Item #1, Discussion and possible motion on multiple sign applications submitted by Keith Luce for Nofo
Artisan Foods, LLC. His restaurant and retail stores, MAIN-NOSH-PREP-MEET -- I love all those names, are located at Stirling Square, 308 Main Street in the Historic District. SCTM# 1001-4-7-29.1.

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

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It looks very exciting.

MR. LUCE: Thank you.

CHAIRMAN UELLENDahl: When are you trying to open?

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

CHAIRMAN UELLENDahl: So Keith is basically taking over the whole entire Square, which used to be the Oyster Company.
This application that just came to us, it only feels just like a few weeks ago, but it looks to me that most of the signs will have the same size and the same location?

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

CHAIRMAN UELLENDHAHL: Yes.

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

MEMBER WALOSKI: It's a hanging sign?

MR. LUCE: Yes.

CHAIRMAN UELLENDHAHL: Okay. I have five. So I would suggest that you start with "NOSH," which is on the first page.

Hello, Lucy.

MEMBER CLARK: Hello.

CHAIRMAN UELLENDHAHL: Lucy Clark has just joined us. So "NOSH," will replace the Sweets spot and there was one sign that was
over the square. I personally like what I see.

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

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

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

CHAIRMAN UELLENDahl: Right.

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

CHAIRMAN UELLENDahl: That is quite evident also. The four letter words. Everything falls into a concept. Yes, I
think that we all understand that. Each entity has a different color though. The "NOSH" is --

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

CHAIRMAN UELLENDahl: It is actually a word?

MR. LUCE: Yes.

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

MR. LUCE: Yes.

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

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

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

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

MR. LUCE: I just wanted to point out,
everywhere there was a sign, we took the
existing signage and put it back in the same
size. The one that is "MEET" we have not
done at all yet. So any direction, size? If
that needs to be -- we would really love --

CHAIRMAN UELLENDALH: I mean, I don't
even know how big the sign is. Do you know
how big the sign is?

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

CHAIRMAN UELLENDALH: I called Eileen.
I wanted to know -- Keith did get approval
from the Planning Board, because he has to go
to the Planning Board to file an application
for a use, and everything got approved.
Everything including the signage, but you
have to come before our Board for that
particular signage. And "MEET" is the only
sign that overhangs public property, the
sidewalk. That is where we have slightly
different codes. Everything else is
basically, up -- we discussed it. The new
code for overhanging the signs is limited to

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

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

CHAIRMAN UELLENDAHL: There is no sign
there right now, overhanging it. So that's
understood. Do you need to see the colors?
We can pass them around. I don't have any
problems with the "NOSH" sign. The
restaurant is black and white.

MR. LUCE: Yes.

CHAIRMAN UELLENDAHL: "MAIN" which replaces the Oyster Company. What is this square? Is this a sign?

MR. LUCE: There is -- from the awning, there is vinyl lettering. Because it's on a vinyl and lettering, it's very difficult to get off. So we're shadowing there. So the designers came up with the idea of black.

CHAIRMAN UELLENDAHL: You're leaving the awning?

MR. LUCE: The awning is there, yes.

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

MR. LUCE: Yes.

CHAIRMAN UELLENDAHL: I was hoping that you were going to have other ideas.

MR. LUCE: I will tell you my intentions over time, when you start a
business, as such, budgeting doesn't allow
for it right now.

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

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

CHAIRMAN UELLENDahl: Okay. So then
there is the overall signage. The square has
the overall signage with all participants or
owners. So you will be adding yours, the
"MAIN," "NOSH" and "PREP."

MR. LUCE: Yes.

CHAIRMAN UELLENDahl: And then moving

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

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

CHAIRMAN UELLENDahl: Yes, I know.

MR. LUCE: Well, in "PREP," we're
curing meats and that sort of thing, but "MEET," really stands for the products and meeting. So we're going to have gourmet products.

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

MR. LUCE: Right.

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

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

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CHAIRMAN UELLENDahl: I have a preference. These are some photocopies of the what the design would look like.
MEMBER MCMAHON: Either way it's good to me. Black would be my first preference.

CHAIRMAN UELLENDahl: Dennis, do you have a preference?

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

CHAIRMAN UELLENDahl: I prefer the black.

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

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

MR. LUCE: At this point --

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

MEMBER WALOSKI: They just painted that.

CHAIRMAN UELLENDahl: Really?

MR. LUCE: Not me.

CHAIRMAN UELLENDahl: The previous owners did. If you do, this sort of color doesn't work with your concept.
MR. LUCE: I agree.

CHAIRMAN UELLENDAHL: But if you do decide to change it, please come back and we will deal with this.

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

CHAIRMAN UELLENDAHL: That's understood. Are there any other questions on the sign application?

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

MEMBER CLARK: I second.

CHAIRMAN UELLENDAHL: With the one addition, that the "MEET" sign will have to be discussed with Eileen Wingate.

MEMBER WALOSKI: Yes.

CHAIRMAN UELLENDAHL: All right. All in favor?

MEMBER BORELLI: Aye.

MEMBER CLARK: Aye.
MEMBER MCMAHON: Aye.

MEMBER WALOSKI: Aye.

CHAIRMAN UELLENDAL: Aye.

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All in favor. Good luck.

So moving right along. Item #2, discussion and possible motion on a fence application submitted by Chris Jarrett, owner of the residential property located in the Historic District at 105 Broad Street. He wishes to replace preexisting fences along his east and west facing lot line, and install a new fence with a 9' wide gate in front of his garage. SCTM# 1001-2-6-39. There are no photographs. There was a site plan. Is there someone here?

MR. JARRETT: Yes, I am.

CHAIRMAN UELLENDAL: Please come on up. Try and help us understand. It was not quite clear from your application if these existing fences will be replaced?
MR. JARRET: Yes.

CHAIRMAN UELLENDahl: You will replace everything?

MR. JARRET: Yes.

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

MR. JARRET: Yes. We bought this lot six years ago. The fence was in disrepair. We recently sold our house and are moving now to this house.

CHAIRMAN UELLENDahl: Good. Welcome.

MR. JARRET: The fence is rotten. Falling down.

CHAIRMAN UELLENDahl: Have you met your neighbors next door?

MR. JARRET: I knew Patrice and Caroline.

CHAIRMAN UELLENDahl: So tell us a little bit about the material? The height of the fences?
MR. JARRETT: It's a 5' fence. The previous fence was stockade. That is what it will be replaced with. As you can see, the preexisting fence came down here. It stops here.

CHAIRMAN UELLENDAL: Right now, you're basically going from this corner --

MR. JARRETT: Right.

CHAIRMAN UELLENDAL: To there. And the gate is 5' as well?

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

CHAIRMAN UELLENDAL: So let me pass this around. Lucy?

MEMBER CLARK: Yes, Frank?

CHAIRMAN UELLENDAL: Do you like?

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

CHAIRMAN UELLENDAL: Okay. Is there any other comments or discussions?
(No Response.)

CHAIRMAN UELLENDAIL: May I have a motion?

MEMBER MCMAHON: I will make a motion to approve the stockade fence at 105 Broad Street.

MEMBER WALOSKI: I will second the motion.

CHAIRMAN UELLENDAIL: All in favor?

MEMBER BORELLI: Aye.

MEMBER CLARK: Aye.

MEMBER MCMAHON: Aye.

MEMBER WALOSKI: Aye.

CHAIRMAN UELLENDAIL: Aye.

All in favor. Thank you very much.

MR. JARRETT: Thank you.

CHAIRMAN UELLENDAIL: Discussion and possible motion on a sign application submitted by Maureen Norris, shop owner of c.g. gourmet (sic) - the artisan shoppe. The commercial property is located in the
Historic District at 413 Main Street, SCTM# 1001-4-7-10. You're Maureen?

MS. NORRIS: Yes.

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

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

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

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

CHAIRMAN UELLENDahl: It's all the same.

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

CHAIRMAN UELLENDahl: So tell me a little bit about -- I misspelled it. It's May 6, 2013 Regular Meeting
supposed to be c.j. So what is it going to be?

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

CHAIRMAN UELLENDAL: Everything?

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

CHAIRMAN UELLENDAL: That's wonderful.

So the color --

MS. NORRIS: This will be eliminated.

This won't be there.

MEMBER WALOSKI: The line won't be there?

MS. NORRIS: No.

CHAIRMAN UELLENDAL: Okay. That's fine.

MS. NORRIS: These are the colors.

CHAIRMAN UELLENDAL: So 24x18 inches is the size. This is it?

MS. NORRIS: Yes.

CHAIRMAN UELLENDAL: It's beautiful.
MEMBER WALOSKI: I am not designing this for you, but once you get this line out of there, you are going to close this up a little bit with the spacing?

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

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

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

CHAIRMAN UELLENDHAHL: Yes. A little bit more balanced.

Any other questions?

(No Response.)

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

MEMBER MCMAHON: Second.

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

Something happened, right?

MS. KEBBON: Yeah. There was a fire.

A fire happened by the grout in the brick and
then it crawled in between. The house is from the 1920's. I am sure you can all see it.

CHAIRMAN UELLENDAHL: Right. I looked at the application. Are there any questions?

(No Response.)

CHAIRMAN UELLENDAHL: You're doing a few other things, which don't really concern us. This chimney, interior chimney will be moved out. This is what it is going to look like. We have plenty of those outside. We have one right here with the same elevation. I don't think that there is anything happening that needs some reinforcement of the foundation there.

MEMBER WALOSKI: Are you going to use brick?

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

MEMBER WALOSKI: It's a historic brick?
CHAIRMAN UELLENDAL: I'm sorry, I just got the application, but is this part of the application of what brick you're going to use?

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

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

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

MS. KEBBON: Yes.

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CHAIRMAN UELLENDAL: Okay. Is there any other questions?

MEMBER MCMAHON: No. No. It looks great.
CHAIRMAN UELLENDAHL: Then may I have a
motion?

MEMBER WALOSKI: I make a motion to
accept the application as presented by Marcia
Kebbon.

CHAIRMAN UELLENDAHL: I second it.

All in favor?

MEMBER BORELLI: Aye.

MEMBER CLARK: Aye.

MEMBER MCMAHON: Aye.

MEMBER WALOSKI: Aye.

CHAIRMAN UELLENDAHL: Aye.

All in favor.

Marcia, good luck with everything.

MS. KEBBON: Thanks everybody.

CHAIRMAN UELLENDAHL: So Item #5, Motion to approve the Minutes of the
March 4, 2013 meeting.

Did you read the March minutes?

MEMBER CLARK: I did not. I am going
to be brutally honest.
MEMBER WALOSKI: I didn't either.

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

MEMBER MCMAHON: I'll second it.

CHAIRMAN UELLENDahl: All in favor?

MEMBER BORELLI: Aye.

MEMBER CLARK: Aye.

MEMBER MCMAHON: Aye.

MEMBER WALOSKI: Aye.

CHAIRMAN UELLENDahl: Aye.

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

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

CHAIRMAN UELLENDahl: And I second that.

All in favor?

MEMBER BORELLI: Aye.

MEMBER CLARK: Aye.

MEMBER MCMAHON: Aye.
Motion to schedule the next HPC meeting for 6/3/13.

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

So I will make that motion.

Second.

All in favor?

Aye.

Aye.

Aye.

Aye.

Aye.

Aye.

So I will take a motion to adjourn.

It's 5:34.

(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 18, 2013.

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(Jessica DiLallo)

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