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  

July 6, 2015  
5:00 P.M.

BEFORE:

FRANK UELLENAHL - CHAIRMAN  
ROSELLE BORRELLI - MEMBER  
DENNIS MCMANON - MEMBER  
CAROLINE WALOSKI - MEMBER  
LUCY CLARK - MEMBER (Excused)  
EILEEN WINGATE - VILLAGE BUILDING INSPECTOR
CHAIRMAN UELLENDALH: So let’s get started with the Historic Preservation Commission Regular Meeting. It’s July 6, 2015. And it’s now 5:06. My name is Frank Uellendahl. I am joined by:

MEMBER MCMAHON: Dennis McMahon.

CHAIRMAN UELLENDALH: Dennis McMahon.

MEMBER BORRELLI: Roselle Borrelli.

CHAIRMAN UELLENDALH: Roselle Borrelli. As I said, Lucy, I hope will show up. We have three items on the agenda. And I see Item No. 2, Joe Henry --

MS. WINGATE: He said he will be here and he’s not.

CHAIRMAN UELLENDALH: And Wayne you told me that you me you were in a little bit of a rush. So I would then like to start with Item No. 3. Wayne, because it’s going to be a presentation. We are probably not
going to vote on this. Let me start
with Item No. 3, discussion and
possible motion on an application for
new construction of a one-story family
dwelling submitted by Wayne Turret and
Jessica Leighton, the owners of the
residential property located in the
Historic District at 746 Main Street.
SCTM 1001-2-3-8.2. Okay. Wayne, you
are the owner. Please have a seat and
tell us what you are going to do. I
understand that the property was
subdivided?

MR. TURRET: Yes.

CHAIRMAN UELLENDAHL: And you
are not much visible from Main Street
or the back. We read your application
and your plans. They are sketchy at
this point, but I appreciate you
coming up early with your plans.

Please tell us what you plan to do.

MR. TURRET: So just so you
know, I took this off of Google Earth.
This is Thousand Manor and my property
is the next property owner.
CHAIRMAN UELLENDAL: So you are north.

MR. TURRET: This was divided. I have that lot. There is a shipwreck here. One thing I wanted to say that I am in the Historic District, but I am pretty far in and not that visible.

CHAIRMAN UELLENDAL: You are visible from the boaters.

MR. TURRET: Not really actually. I just came in with my own boat today to see. Nevertheless, although I was originally going to do a more contemporary house, I decided to change what I had tuned and -- much of my wife is more traditional than I am, and make this -- I got inspired by farmers of this type. I know that you have dealt with this before. I read an article recently.

CHAIRMAN UELLENDAL: I am only one of the five.

MR. TURRET: For me, it’s a modest house. It’s 2,000 square feet. This lot is really nice. So here is
some of the images that I have. They are sketches. Basically a long barn, about 60 feet long with a one story addition to it. That one story addition, you can see here, pops out here. You can see here and pops out here. Facing the harbor. The idea that I had would that my living quarters would be upstairs. And I would have a deck overlooking the harbor. If I could get Thousand Harbor to trim up their trees, I would have a better view. So I then want to do a metal roof.

CHAIRMAN UELENDAHL: Zinc?

MR. TURRET: Yes.

CHAIRMAN UELENDAHL:

Weathered?

MR. TURRET: Yes.

MEMBER BORRELLI: Salt and metal? I don't know much about metal roofs.

CHAIRMAN UELENDAHL: No, it’s okay. Dennis just built a metal roof on a beautiful barn. Okay. So that
is fine.

MR. TURRET: I was going to do cement board panels.

CHAIRMAN UELLENDahl: Do you have any manufacturing? Is it hardi-plank?

MR. TURRET: Hardi-plank and to another one --

CHAIRMAN UELLENDahl: Really?

MR. TURRET: They are about the same.

CHAIRMAN UELLENDahl: So this the material -- I mean, we would like to see a sample. It sounds acceptable.

MR. TURRET: I wanted to get your feeling about this before I went too far.

CHAIRMAN UELLENDahl: Thanks. So cement panels are throughout? I mean, I also saw cedar siding? So it’s a mix?

MR. TURRET: Right. It would be a flush cedar type. Similar to the buildings down the road. So I also,
as far as detail, it will not be traditional -- probably have siding come to the edge of the window. So a contemporary barn structure.

CHAIRMAN UELLENDahl: I mean, I like your presentation. I like what you have submitted. I personally don't have any problems. I personally like the direction that you are taking. I think the Board would be very supportive.

MR. TURRET: Thank you. That is encouraging.

CHAIRMAN UELLENDahl: So you will come back when you are ready to speak about trellis and so forth. Eileen will direct you.

MR. TURRET: Thank you.

CHAIRMAN UELLENDahl: So this is really what I call a presentation. I don't really think we have to vote on this. Eileen? We do need to see the actual material. We would love to see you back. Thank you very much, Wayne.
MEMBER BORRELLI: Good luck.

CHAIRMAN UELLENDahl: Moving right along, Item No. 1, discussion and possible motion on an application submitted by Stirling Square, LLC, Brent Pelton, the new owner of the commercial property located in the Historic District at 300 Main Street. The application includes replacement windows and new siding of the restaurant and suites on 2nd Floor, replacement of existing awning with wooden pergola and outdoor bar, bluestone patio, exterior lighting and exterior signage. SCTM 1001-4-10-24.1.

MR. PELTON: Good afternoon.

CHAIRMAN UELLENDahl: Brent Pelton joined by Robert Brown the architect.

MR. PELTON: Similarly I wanted to come in here to speak with the Board before I went too far in the project.

CHAIRMAN UELLENDahl: Did you
start already?

MR. PELTON: We have had some
preliminary sketches and we have made
some progress.

CHAIRMAN UELLENDahl: I have to
laugh, Brent because this man used to
be sitting right here. He should no
that you were in the Historic District
and we should have had that
conversation earlier. There are a
couple of new things anyway, signage.
Just tell us, Brent, give us a little
bit of a rundown. I know pretty much
what you have done because I live
around the corner. Dennis the same
thing. For the record and for the
minutes, why don't you tell us what
you are doing? It's basically
materials? Roof, siding? Trim?

MR. PELTON: And as the Board
knows there was structural issues that
had to be addressed. We have spent --
we did the foundation. We replaced
structural members to sure of the
building. We took down stucco, which
I did not believe was historic to this area.

MR. BROWN: And it was also falling off the building.

MR. PELTON: Yeah. Compromised. And we replaced it with a hardi-plank cement board, which I have been wanting to go with wood, but in weighing -- I just thought it made sense to go with the hardi plank. I kept the existing roof. We took down a vinyl yellow awning, which seems to be highly supported by the Village and residents within the Village and replaced it with a cedar pergola. The building historically has had horrific drainage issues. Water coming into the slab. We had to pitch the slope away and address the drainage. Hence the blue stone patio. It’s concealing drainage features.

CHAIRMAN UELLENDALH: Did you know this by the way before you bought the property that there were issues?

MR. PELTON: You know, let’s
talk off the record later. I did have a structural engineer go in before and it was a non-evasive engineering report. It hit a number of structural issues but I wanted the property. We are doing everything we can to bring Stirling Square to life. Matt’s doing a great job with the pizza place.

CHAIRMAN UELLENDahl: We actually approved the signs month ago.

MS. WINGATE: A year ago.

MR. PELTON: It’s adorable. We just think the square is looking great. We are so sorry that we did not come before the Board with our plans. I originally wanted to do a long horizontal window in the back. The architect said, no, no. That is not historically correct.

CHAIRMAN UELLENDahl: For the minutes, Caroline Waloski is joining us. Thank you for coming. So we are just looking at the restaurant.

MEMBER WALOSKI: I have been watching.
CHAIRMAN UELLENDAL: Brent is just giving us a rundown.

MR. PELTON: So we -- there have always been fences around the property. They have fallen down.

CHAIRMAN UELLENDAL: On Bay Avenue, there is still the old two section fence.

MR. PELTON: I think I prefer to change the back fence with cedar fence. I think I would like to do a cedar fence.

CHAIRMAN UELLENDAL: We would like to see a sketch or a photo. You are probably still busy with finishing up the actual building but we would like to know what the fence looks like.

MR. PELTON: I think it was a cedar fence. Straight about three feet high.

CHAIRMAN UELLENDAL: And where would that be? We are looking at the site plan. Is it the front or the back?
MR. PELTON: It would be here.

CHAIRMAN UELLENDAHL: Do you really want it 36 inches high?

MR. BROWN: Well, there is bench seating going along there. I think you would want it.

CHAIRMAN UELLENDAHL: Rob, you can give us section or some kind of drawing. So we know what it looks like.

MR. BROWN: Okay.

CHAIRMAN UELLENDAHL: So if you could put together a package of fences. It’s not part of this package. I think we are clear on the materials of the restaurant. It’s Andersen windows.

MEMBER MCMAHON: All good.

CHAIRMAN UELLENDAHL: Pergola. I looked at the elevations. In the future there will be a retractable covered something on top of the pergola.

MR. PELTON: Possibly.

CHAIRMAN UELLENDAHL: So when
you're ready, let us know. We would like to know what you are planning on doing there. Do you know what it’s going to be? Glass? It is going to be canvas?

MR. PELTON: Not sure. We may want to put wisteria up.

CHAIRMAN UELLENDahl: You can do that any time.

MR. PELTON: During the off season, we are not going to fill it up as much.

CHAIRMAN UELLENDahl: Have you had a chance to look through the elevations?

MEMBER WALOSKI: Is there a way we can look at this 36 inch fence before the meeting?

CHAIRMAN UELLENDahl: Well, we can. We are going to be flexible.

MR. PELTON: There is a photo of it. It would be the same. I think it would look very handsome.

MEMBER WALOSKI: And if we can look at it before the next meeting so
that we don't hold this up?

MR. BROWN: I can have it to you in a few days.

CHAIRMAN UELLENDahl: I would suggest to submit it to Eileen Wingate and she will send it around. We are very interested in getting it going.

MR. PELTON: I need to get it going.

CHAIRMAN UELLENDahl: But you understand, it’s not our fault. So we have to talk about the outdoor bar. As far as the building is concerned, I think we are fine. I see an elevation that looks something like shutters. Are you going to have shutters there?

MR. PELTON: I was wondering the same.

MR. BROWN: Originally, we had talked about shutters. It seems to have gotten lost in the conversation. To be honest, visually, I am not sure it needs them. Physically it doesn't need them.

CHAIRMAN UELLENDahl: I am just
asking, I don't think you need them.
It would not be operational.

MR. PELTON: Right. At one
point, we had envisioned awnings.

CHAIRMAN UELLENDahl: What is
the story with awnings?

MR. PELTON: They are out of
the budget now.

CHAIRMAN UELLENDahl: This is
nice, the entrance to the streets from
the side.

MR. PELTON: Yeah.

CHAIRMAN UELLENDahl: But you
also have a sign, which is much wider.
The awning wouldn't work here.

Are you concerned about it
because it's facing south? I don't
like the shutters. I don't like the
awnings. I think it doesn't need it.

MEMBER BORRELLI: You saved the
original front door?

MR. PELTON: Yes.

MEMBER BORRELLI: Beautiful.

MEMBER BORRELLI: It's a
landmark in and of itself.
CHAIRMAN UELLENDAHL: Any questions so far? Outdoor bar. You have that American beach thing.

MR. PELTON: Yes. We have had this approved by the Planning Commission a bar around the tree.

Material wise, I thought we would use the hardi-plank. Up to the bar. I saw Jerry today, he thought that flat granite would be a nice surface. He said that the polished gets very hot.

MEMBER WALOSKI: Yeah. Polished sometimes get slippery.

MR. PELTON: And the granite is so dense, it would be a good product to use in this climate.

CHAIRMAN UELLENDAHL: Where would the hardi-plank be?

MR. PELTON: It would be here.

CHAIRMAN UELLENDAHL: And then you have an awning?

MR. PELTON: Correct.

CHAIRMAN UELLENDAHL: So it should be interesting to see how you wrap it around the tree. Is anyone in
Greenport doing this? I mean, we don't care.

MR. PELTON: This picture shows the awning.

CHAIRMAN UELLENDHAHL: It's visible. It's hidden in the back. I asking the Building Inspector, this was all approved by Planning?

MS. WINGATE: Yes.

CHAIRMAN UELLENDHAHL: Is there a building permit?

MS. WINGATE: Yes, there is a building permit.

CHAIRMAN UELLENDHAHL: I would love to have a drink there.

MR. PELTON: You would have to pay for your drinks but we would love to have you there. It will be beautiful.

CHAIRMAN UELLENDHAHL: Are there any other questions? I think we can move onto signage. We can do a motion all together.

MR. PELTON: We submitted signage.
CHAIRMAN UELLENDAHL: Yes, at least six or seven points where you want your American Beach and the main sign is the one that will be on the front. At the entrance probably; right? This one here?

MR. PELTON: Right.

CHAIRMAN UELLENDAHL: So you have a driftwood scheme. Very subtle. I like it.

MEMBER WALOSKI: Very nice.

CHAIRMAN UELLENDAHL: This is nice. Here on the existing storefront. This is the elongated 98x20 sign above the entrance on Bay Avenue, suites. Then you are filling in the existing sign locations --

MR. PELTON: Exactly.

CHAIRMAN UELLENDAHL: I like very much what you have chosen. So any other questions or discussion on this?

MEMBER WALOSKI: I make a motion that we accept the plans as presented for Stirling Square, Brent
Pelton for 300-308 Main Street.

CHAIRMAN UELLENDahl: Would the motion include signage, the trellis, pergola and the materials of the restaurant on the first and second floors. We did not talk about the blue stone patio. That's not a problem.

MR. BROWN: A section of blue stone by the front door.

MEMBER WALOSKI: So pretty much the way it appears now.

MEMBER BORRELLI: How many suites do you have?

MR. PELTON: Five. They're really going to be beautiful.

MEMBER BORRELLI: Is it waterfront in the rooms?

MR. PELTON: In the wintertime, going down the bay.

MEMBER WALOSKI: And we will view the short 36 inch fence.

CHAIRMAN UELLENDahl: Yes. We will get in a couple of days a sketch showing the fence situation along Bay
Avenue, and we will turn it around and
send it to the commissioners and
approve it through the Building
Inspector.

MR. PELTON: Thank you
everyone.

CHAIRMAN UELLENDALH: I second
the motion.

All in favor?

MEMBER BORRELLI: Aye.
MEMBER MCMAHON: Aye.
MEMBER WALOSKI: Aye.
CHAIRMAN UELLENDALH: Aye.
All in favor.

MR. PELTON: Thank you everyone
and the Village. Eileen has been
working extremely hard. So thank you.
CHAIRMAN UELLENDALH: Good luck
with this.

Item No. 2, discussion and
possible motion on a pool application
submitted by Joseph Henry, the
residential property located in the
Historic District at 421 First Street
SCTM # 1001-4-6-36.
MS. WINGATE: May I just make a statement to the previous application. I just wanted to for the record say that I made the mistake of not putting them before your Board a lot earlier because I issued a building permit and to do some demolition. As they started finding things that started falling down, I reissued the permit to start repairs and in the process I just skipped HPC and I wanted to apologize.

MEMBER MCMAHON: I understand.

MS. WINGATE: I missed thinking of HPC. They were moving at great neck speed because the building truly was in miserable condition.

CHAIRMAN UELLENDAHL: Yes, that is how it started.

MS. WINGATE: It took a life of its own.

CHAIRMAN UELLENDAHL: Accepted. Now we have to talk about these projects. Joe Henry, welcome back. I was surprised to hear that you wanted
a pool.

MR. HENRY: That was in the original application.

CHAIRMAN UELLENDahl: So what is it that you would like to show us?

MR. HENRY: Last time I was here, I was asked about the color of the roof shingles.

CHAIRMAN UELLENDahl: Yes. So this is what you have selected.

MR. HENRY: Yes.

CHAIRMAN UELLENDahl: Refresh our memory, the siding is going to be?

MR. HENRY: Grey. I think you have already voted on it.

CHAIRMAN UELLENDahl: Yes.

MR. HENRY: The decking was going to be grey with the wrap around porch.

CHAIRMAN UELLENDahl: Okay.

It’s charcoal.

MR. HENRY: I do have to come back to you with the sign. I am not sure yet.

CHAIRMAN UELLENDahl: Any
objections?

MEMBER WALOSKI: Not to that.

Are we doing anything about the pool?

CHAIRMAN UELLENDAHL: The pool is not part of today’s discussion.

Correct?

MR. HENRY: I am ready to go with the pool and the building.

CHAIRMAN UELLENDAHL: Let me ask the Building Inspector, this would be the first time we would approve a pool in the Historic District?

MS. WINGATE: Because he’s the only pool in the Historic District. He is also the only pool that didn't need a ZBA variance.

CHAIRMAN UELLENDAHL: Fine. So when you are ready, come with materials. This is the site plan --

MR. HENRY: I actually have an above ground pool that I put down here.

MS. WINGATE: You can comment on the fence.

MR. HENRY: I was going to do a
CHAIRMAN UELLENDahl: Oh --

MR. HENRY: There is going to be plantings.

MEMBER MCMAHON: Everybody will have an invisible fence that goes away. It’s impractical to put a wooden fence in something that is going to be planted in. The fence restrictions are very tiny when it comes to a pool.

MS. WINGATE: It’s very specific.

CHAIRMAN UELLENDahl: Joe, there are some very nice fences where you actually use wooden posts and then you have an metal --

MS. WINGATE: The aluminium fences are recognized.

CHAIRMAN UELLENDahl: It’s like a mesh.

MR. HENRY: I wanted to go with like a black chain link fence and put some arborvitae's, whatever it’s called. Stagger it. Grow in between.
You can't see the pool.

CHAIRMAN UELLENDahl: Are you ready to do the fence right now?

MR. HENRY: I am not ready right now.

CHAIRMAN UELLENDAHL: I am going to take a look at it. I would ask everyone too. So the next time you are here, we are going to talk about it.

MR. HENRY: There is a pretty big tree here. I like the big tree. Right now, I have planted some things. I think I will go with the arborvitae's. I think they will give me more privacy.

CHAIRMAN UELLENDAHL: The direction I think is good. We would like to see it and get a little bit more information. So I will make a motion for today for approval of the Timberline Charcoal roofing --

MEMBER WALOSKI: And I second that.

CHAIRMAN UELLENDAHL: All in
favor?

MEMBER BORRELLI: Aye.

MEMBER MCMAHON: Aye.

MEMBER WALOSKI: Aye.

CHAIRMAN UELLENDahl: Aye.

All in favor.

I will make a second motion to accept the pool design in the back of the structure. Not visible from the street. As presented by Joe Henry. I would like to know what is going to be around the pool. Is it going to be blue stone tiles?

MR. HENRY: I think I like the stampcrete. Are you familiar with that? That will still be about a year from when I do that.

CHAIRMAN UELLENDahl: As a HPC Board member, I would not make it difficult for you to put in that pool. It’s part of your backyard and not visible. That is the way that I would look it. Fences, I would like to know what you are planning to do. Maybe we can work out some kind of fence you
would like and some plantings that can
hide the fence.

Who is seconding my motion?

MEMBER MCMAHON: I am.

CHAIRMAN UELLENDHAHL: All in
favor?

MEMBER BORRELLI: Aye.

MEMBER MCMAHON: Aye.

MEMBER WALOSKI: Aye.

CHAIRMAN UELLENDHAHL: Aye.

All in favor.

Item No. 4, Motion to approve
the minutes of the May 4th meeting.

MEMBER BORRELLI: I make a
motion to approve the minutes of the
May 4, 2015 meeting.

CHAIRMAN UELLENDHAHL: I second.

All in favor?

MEMBER BORRELLI: Aye.

MEMBER MCMAHON: Aye.

MEMBER WALOSKI: Aye.

CHAIRMAN UELLENDHAHL: Aye.

All in favor.

Item No. 5, motion to accept
the Minutes of the June 1, 2015
meeting. I so move.

MEMBER WALOSKI: Second.

All in favor?

MEMBER BORRELLI: Aye.

MEMBER MCMAHON: Aye.

MEMBER WALOSKI: Aye.

CHAIRMAN UELLENDahl: Aye.

All in favor.

Item No. 6, Motion to schedule the next HPC meeting for August 3, 2015. Are we going to be around?

MEMBER MCMAHON: I hope so.

MEMBER BORRELLI: I think so.

But I am not sure.

CHAIRMAN UELLENDahl: I so move.

MEMBER WALOSKI: Second it.

CHAIRMAN UELLENDahl: All in favor?

MEMBER BORRELLI: Aye.

MEMBER MCMAHON: Aye.

MEMBER WALOSKI: Aye.

CHAIRMAN UELLENDahl: Aye.

All in favor.

No. 7. Motion to adjourn.
It’s 5:51

(Whereupon, the meeting concluded at 5:51 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,

July 18, 2015.

______________________________
(Jessica DiLallo)