VILLAGE OF GREENPORT
COUNTY OF SUFFOLK  STATE OF NEW YORK

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HISTORIC PRESERVATION COMMISSION
REGULAR SESSION

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Third Street Firehouse
Greenport, New York

November 5, 2018
5:00 p.m.

Before:

STEPHEN M. BULL - Chairman
DENNIS McMAHON - Member
SUSAN WETSELL - Member
CAROLINE WALOSKI - Member  (Not present)
ROSELINE BORRELLI - Member  (Not present)

KRISTINA LINGG - Building Department Clerk
JOSEPH W. PROKOP - Village Attorney
PAUL PALLAS - Village Administrator
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CHAIRMAN BULL: Okay. Ladies and Gentlemen. Welcome to the meeting of the Village of Greenport Historic Preservation Commission. Today is November the 5th. It is Friday. It is a little bit after 5:00 p.m. We have several items on the agenda.

First, I will introduce myself. I am Stephen Bull. I am the chairperson on this Commission. And to my right:

MEMBER WETSELL: Susan Wetsell.
MEMBER McMAHON: Dennis McMahon.
CHAIRMAN BULL: With the three of us we have a quorum.

Item number one is 702 Main Street. It is the discussion and possible motion on the application of St. Anargyroi Taxiarchis and Gerasimos Greek Church. The applicant proposes to construct an accessible ramp on the southeast side of the church for the property located at 702 Main Street. SCTM#: 1001-2-3-12.

So I think we are all somewhat familiar with this church. They have an accessible ramp now but I don't think it
is H -- I don't think it is compliant, so-to-speak. I don't know, if you approach the church it is on the front side. It is over here (indicating). There is like a little ramp.

MEMBER McMAHON: Yes.

CHAIRMAN BULL: This is going to replace that.

MEMBER McMAHON: You need the correct pitch. The other one is too steep.

CHAIRMAN BULL: Yes. So this one has the right pitch. And as you see from the drawing here it is going to have galvanized aluminium post. You can't have a galvanized aluminium post. It is either galvanized or aluminium. Right, Doctor?

MEMBER McMAHON: Generally. We get it though.

CHAIRMAN BULL: And they have galvanized aluminium handrails.

MEMBER McMAHON: All right.

CHAIRMAN BULL: We have some new material here.
It looks like it is going to be appropriate. And it is going to be appropriate -- there is also a photograph here of the church.

Is there anyone here from the church that wants to talk about this?

RYAN: Yes.

CHAIRMAN BULL: Please, come on in. Sign in over there. Introduce yourself. Where you are from? Your address. And tell us about this project.

I am Ryan. I am the agent for Robert R. Browner, Architect. We are doing the work for this ramp.

A galvanized metal I believe is the -- not aluminium. The ramp is going to be very simple. Concrete. As you mentioned, the pitch. It is on the drawings. One to twelve. It is going to replace the ramp that is going in there. It is on the southeast side of the building. So you can really only see it from the parking lot area.

CHAIRMAN BULL: What is your address? Where are you from?
RYAN: Me?

CHAIRMAN BULL: Yes, you.

RYAN: I am from Mattituck.

CHAIRMAN BULL: Okay. We like to know those details. And your name again?

RYAN: Ryan.

CHAIRMAN BULL: Brian?

RYAN: Ryan, with an R.

CHAIRMAN BULL: So are there any questions?

MEMBER McMAHON: No. I think it is pretty straight forward.

MEMBER WETSELL: Yes.

CHAIRMAN BULL: This looks like a straight forward request.

I make a motion that we approve the applicant for Certificate of Appropriateness for this ramp. It is in keeping with the needs of the church and it is in keeping with the community, which is some of the guidelines that we have in our task. So I think they should go ahead with this project with all speed.

Do I --
MEMBER McMAHON: I'll second it.

CHAIRMAN BULL: Second. All in favor?

MEMBER WETSELL: Aye.

MEMBER McMAHON: Aye.

CHAIRMAN BULL: Everyone is in favor. I'm in favor. Next.

MEMBER McMAHON: Thank you.

RYAN: Thank you, guys.

MEMBER McMAHON: Thank you.

CHAIRMAN BULL: Yes.

The next item, item number two, 409 Main Street. Discussion and possible motion on the application of J & J Hospitality. The applicant proposes to remove an existing window and replace it with a door on the south side of the building for the property located at 409 Main Street. SCTM# 1001-4-7-12.

Is the applicant in the house?

Come on up.

MR. O'BRIEN: Good evening. My name is John O'Brien. I live at 424 Court Street here in Greenport.

CHAIRMAN BULL: Excellent. So tell
us a little bit about your project.

MR. O'BRIEN: We have been here in
the past for the sign which was approved.
We are doing a small bistro restaurant,
409 Main Street. We are putting in the
door to be ADA compliant. And the door
will be painted with the same coloring of
the building and framework.

CHAIRMAN BULL: Where is the door
going? I don't know if I got to that
page yet.

MR. O'BRIEN: It is going to be in
the south side alley.

CHAIRMAN BULL: Okay.

MEMBER WETSELL: Over here
somewhere (indicating).

CHAIRMAN BULL: In that alley.

MEMBER WETSELL: I have a question.
The photograph shows three windows. The
plan shows what would have been one
window and another window missing. Are
you taking out two windows?

MR. O'BRIEN: No. Just one. The
first one closest to the front door
entrance.
MEMBER WETSELL: So it is --
MEMBER McMahon: It is not a full
drawing, I don't believe.
MEMBER WETSELL: So it is the --
MR. O'BRIEN: It would be this one
(indicating).
CHAIRMAN BULL: Which one?
MR. O'BRIEN: The first one.
CHAIRMAN BULL: Okay. And then it
is going to be flush with the ground or
are you going to --
MR. O'BRIEN: Yes.
CHAIRMAN BULL: It will be?
MR. O'BRIEN: Yes.
CHAIRMAN BULL: Okay. So you are
not worried about water flooding in there
if it is ADA compliant. Isn't that a
wheelchair access?
MR. O'BRIEN: Yes.
CHAIRMAN BULL: It seems you would
want a little bit of a ramp there to keep
the water out but that is your business.
MR. O'BRIEN: They would probably
have a little sill --
MEMBER McMahon: Yeah. A door sill.
CHAIRMAN BULL: Okay.

MEMBER McMAHON: That will be fine.

CHAIRMAN BULL: Do doors like that
have a crash bar or not?

MR. O'BRIEN: A crash bar?

CHAIRMAN BULL: A crash bar. Does
anybody know? When you are putting in a
door?

MR. PALLAS: Well inside it is
required to have that for a fire exit.

CHAIRMAN BULL: It wouldn't
necessarily be a crash door. It would
just be in the case of an entrance. It
doesn't have to have a crash door. Or
does it these days?

MR. PALLAS: I think it does. I am
not one hundred percent certain.
Whatever is required to make it ADA
compliant I believe --

MR. O'BRIEN: We will have it
compliant to ADA law.

MR. PROKOP: Can I ask a question?
The side of the building this is coming
off of is where this air conditioning is
now?
MR. O'BRIEN: Yes.

MR. PROKOP: When you put that in is it going to block this alleyway?

MR. O'BRIEN: Excuse me?

MR. PROKOP: Will it block this alleyway at all?

MR. O'BRIEN: No. It will open inside.

MR. PROKOP: So it will be flush with the side of the building?

MR. O'BRIEN: Yes.

MR. PROKOP: Okay. Thank you.

MR. PALLAS: I think it has to open to the exterior. It can't open to the interior by code.

MR. O'BRIEN: Okay.

MR. PALLAS: It can't remain -- it has to automatically close so as to not block the alley.

MR. O'BRIEN: Yes.

MR. PALLAS: But the ramp is going to be completely on the inside of the building. The ramp is not going to be on the outside.

MR. O'BRIEN: There will be no
ramp, sir.

CHAIRMAN BULL: There will be a sill. There won't be a ramp.

MR. PROKOP: Thank you.

CHAIRMAN BULL: So oddly enough, the window that we see here is not the window.

MR. O'BRIEN: Yes, it is. The air conditioner is no longer there.

MEMBER WETSELL: Oh, okay.

CHAIRMAN BULL: Any other questions?

MEMBER McMAHON: Pretty straight forward again.

CHAIRMAN BULL: Again, their choice of color is in keeping with the rest of the building. The nature of the need is certainly in accordance with what is appropriate for the kind of work and service that is being provided. And the colors are, you know -- everything seems to work with the neighborhood and the need of the Historic Preservation Commission.

So I propose that we give you, you
know, a -- approve your application for
the appropriateness of this doorway.

MR. O'BRIEN: Thank you very much.

MEMBER WETSELL: Second.

CHAIRMAN BULL: We have a second.

All in favor?

MEMBER McMAHON: Aye.

MEMBER WETSELL: Aye.

CHAIRMAN BULL: Aye. It passes.

Thank you.

MR. O'BRIEN: Thank you.

CHAIRMAN BULL: So item number
three is continued discussion and
possible motion of the Board to begin the
development of appropriate policies for
specific Historic Preservation Commission
criteria on such commonly considered
items as: Windows, doors and fences in
the Historic District.

We talked about this the last time
we met. And between then and now I have
given the matter some further thought and
I came up with a draft of a guide that we
would make available to applicants who
wanted to put a fence up in the Village
of Greenport. It would be in this nature -- it would be color and it would have
several sections of it which you can see on the backs of some of these. They are
not in the right order yet, but it would start with some fences that we annotated
that have styles that would be appropriate when they are looked at together. So that people would understand that they wouldn't have to make everything match. We would also include pictures of other types of fences that were more modern and in consideration.

Also, I have found a picture or took a picture in Greenport that shows two fences together that are both made of more modern materials that you can buy, you know, either from a fence installer or from the store.

Also with this we have a couple of examples of what is not working so that people who come here or want to see a fence can see what we consider to not be the best use or the best application in
our guidance.

So I think one question I have is -- I would like Joe Prokop, our attorney, to look at some of the language that we are using here and determine that the choice of words that we used to describe what we feel is best practice are suggestive and inspirational. And that we wouldn't make statements that would come to cause us grief later on. I guess I am particularly referring to this fence here which is two fences -- see if you can guess the location -- that don't work well together. And one fence is particularly sad.

MEMBER McMAHON: Right. American Beach.

CHAIRMAN BULL: Yes, it is.

So in consideration of that in the future when an individual approaches the Building Department for a fence I would also like to see if we could have the applicant consider the fences on either side. So when they come in and they make an application and we see the
application. We see a view of the fence on the left and on the right sides of the property so we can see how -- how that fence would go together.

I mean an interesting example of that is this fence here where the actual fence that is there, one of them, is not within code, I don't believe because I believe its height is too high. But I could be wrong. So somehow that got through the process, I believe. But I could be wrong.

So anyway, these examples are there to kind of show what is possible. So action item number one would be to have Joe take a look at some of this language. Two, would be we need a little bit more of a guidance to point people to the proper portions of the code. I don't know that we necessarily put the code here because the code can change. But we can provide them with a guide.

What do you think, Joe?

MR. PROKOP: I think that is a good idea. I would be happy to go through
this and look at the language. I think as long as it says "suggestions", that would be fine.

CHAIRMAN BULL: So in the opening of it, the introduction to the document, we will propose that these are suggestions for a path for them to follow. And hopefully the image will speak to that.

MR. PROKOP: I think it is a good guide and it shows the guidelines of the Board. I think it is excellent.

MEMBER McMAHON: Yeah. And it certainly has to meet the code in regards to inspection.

CHAIRMAN BULL: Yeah.

MEMBER McMAHON: So that speaks for itself. Anything else we can do to suggest I guess we can do.

CHAIRMAN BULL: Sometimes I notice when people make applications here there is -- I think because a height is given in the code, I think they think they have to build to that height when that suggests a maximum. I think we need to
make it clear if they want a lower and
more aesthetic fence they can do so.

    MEMBER McMAHON: Yeah. They should
be made aware.

    CHAIRMAN BULL: So that is my
report of progress on that.

    Do we have a motion to proceed in
this effort?

    MEMBER McMAHON: I make a motion to
proceed.

    MEMBER WETSELL: Second.

    CHAIRMAN BULL: Okay. All in
favor?

    MEMBER McMAHON: Aye.

    MEMBER WETSELL: Aye.

    CHAIRMAN BULL: Aye.

    So Item number four is the
discussion and possible motion of the
Board to pursue efforts to enlarge the
Village of Greenport Historic District.

    I asked Joe to attend to give us
some guidance on this. There is a couple
of ways that we can do it, as I
understand it. And Joe will correct me.

    One, this Historic District is first
devised or assigned by this Commission. Actually not by this Commission at all but by the Trustees, I believe.

MR. PROKOP: That is correct. Well, the recommendation comes from this Board to the Trustees. They would act on it if they agreed.

CHAIRMAN BULL: So then we could expand the limits of the Historic District to include all of the Village?

MR. PROKOP: Well --

CHAIRMAN BULL: Theoretically?

MR. PROKOP: Theoretically. In your Chapter of the Code, Chapter 76, if you look at Section 76-4 it provides guideline for doing that. So 76-4 C and D provide the guidelines for exactly that process. 76-4D says that you can designate a group of properties as a Historic District. So that you know whatever group of properties you feel appropriate. And 76-4C gives you the criteria for how to select that group of properties.

I feel -- I think that obviously if
you take a large area of the -- of properties, every single property might not be within this criteria. You could designate a group in general as to be within these criteria. If you look at those two sections you will see how to proceed.

CHAIRMAN BULL: So is it possible that we could consider that even newer construction in the Village or newer construction that happened in say the '50s and the '60s be considered historic. Because they haven't reached a certain age but they do set certain -- they certainly have a style and an architectural direction that they chose when they built them in the first place. I think this is moving the HPC more towards and architectural review Board function which we have already sort of done within the capacity of a tightly defined Historic District. But if we consider all of Greenport as the District, is that an argument that we can make?
MR. PROKOP: So you have to look at -- I think a newer building might qualify but you have to look at 76-4C and a newer building might be considered if it has a -- embodies the distinguishing characteristics of an architectural style, as an example, or part of a distinctive area. There are criteria that I think would include that.

CHAIRMAN BULL: So one of the things --

MEMBER McMAHON: They can't all be cookie cutter. They have to all be -- not everybody has to look like they were built in the 1850's. If you are in a ranch style neighborhood and that is what you are building then it is appropriate for that neighborhood.

CHAIRMAN BULL: But the Village of Greenport, in my mind, has done something very interesting in its choice of architectural styles depending on the fame -- or depending on the fortune of the builder. Back before we had a Historic Preservation Commission they
would just build which was the style of the day.

MEMBER McMAHON: Oh, sure.

CHAIRMAN BULL: So we have a number of different styles side by side that can be varied by decades from each other.

MEMBER McMAHON: Yeah. Side by side and all in the same house as well.

CHAIRMAN BULL: That too. It seems to me that one of the things that sets the Village of Greenport aside from others is that basic construction technique which has pervaded practically all of the construction in Greenport in terms of all of the decisions that were made in Greenport to build things.

So as a result that inherent charm, if you will. If we can call each one of these having a certain attribute and charm would allow us to perhaps use that as a selection criteria for including just about everything.

MEMBER McMAHON: Sure. You have to.

CHAIRMAN BULL: Yeah. So I think we would not necessarily needed to skip
over houses just because they were, quote, unquote, ordinary. Those houses would also be considered because they were ordinary.

MR. PROKOP: So I think the thing you would need to do is develop findings. So you would have to come up with -- I don't want to say studies. Studies is a little too much, but a review and then come up with some conclusions. And then those would follow into findings and resolution.

I am just giving you the pathway to do this. I am not sure it will end up happening but if you want to look down the road with this I would have some kind of review and have the conclusions of the review fold into the findings and a resolution and a recommend -- a resolution with a recommendation to the Board of Trustees.

CHAIRMAN BULL: So what do you think about that plan? It is a little ambitious. Yeah? Is that a nod of yes?

MEMBER McMAHON: Yes.
MEMBER WETSELL: Quite.

CHAIRMAN BULL: Well, it would be a lot of work but it could be a fun ride. It would help guide people who were buying into this area to make those considerations in the choice of the architecture and style and not necessarily deliver something that they are trying to flip, if I may use that word.

MEMBER McMAHON: Yes, you may.

CHAIRMAN BULL: So a couple -- just another note. I would like to thank you Joe for the steps that you reviewed.

MR. PROKOP: Thank you.

CHAIRMAN BULL: So our next step would then be to do this review of what we have. And similar to this method I used to take pictures of fences we will take camera phone pictures of different examples of styles on different streets in Greenport. And then I will reach out to some of the Preservation Commission people and ask them if they might, you know, have something to say or help
validate this concept so that we could
come up with findings and resolutions to
make to the Trustees.

MEMBER McMAHON: Okay.
MEMBER WETSELL: Okay.
CHAIRMAN BULL: So I make a motion
to keep going.
MEMBER WETSELL: Yes.
CHAIRMAN BULL: Second?
MEMBER WETSELL: Second.
CHAIRMAN BULL: All in favor?
MEMBER McMAHON: Aye.
MEMBER WETSELL: Aye.
CHAIRMAN BULL: Aye.
Okay. Item number three we have a
go ahead. Oh, item number four, excuse
me. Item number four.
Item number five: Motion to accept
the minutes of the October 1, 2018
meeting.
MEMBER McMAHON: I make a notion to
accept.
MEMBER WETSELL: I'll second it.
CHAIRMAN BULL: All in favor?
MEMBER McMAHON: Aye.
MEMBER WETSELL: Aye.
CHAIRMAN BULL: Aye.

Item number six: Motion to approve the minutes of the August 6, 2018 meeting. I'll make that motion. Anyone want to second it?

MEMBER McMAHON: I'll second.
CHAIRMAN BULL: All in favor?
MEMBER McMAHON: Aye.
MEMBER WETSELL: Aye.
CHAIRMAN BULL: Aye.

Now we have a motion to schedule the next HPC meeting for 5:00 on December the 3rd at this very same Third Street Fire Station.

MEMBER WETSELL: I won't be here.
CHAIRMAN BULL: One of us won't be here.
MEMBER McMAHON: I'll make a motion.

MEMBER WETSELL: I second it.
CHAIRMAN BULL: All in favor?
MEMBER McMAHON: Aye.
MEMBER WETSELL: Aye.
CHAIRMAN BULL: Aye.
Item number eight is a motion to adjourn. All in favor?

MEMBER WETSELL: Aye.

MEMBER McMAHON: Aye.

CHAIRMAN BULL: Aye.

(Meeting adjourned: 5:24 p.m.)
CERTIFICATION

STATE OF NEW YORK
COUNTY OF SUFFOLK

I, Barbara D. Schultz, a Notary Public within and for the State of New York, do hereby certify:

That the within proceedings is a true and accurate record of the stenographic notes taken by me.

I further certify that I am not related to any of the parties to this action by blood or marriage; and that I am not in any way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand.

_________________________
Barbara D. Schultz

________________________________________
Barbara D. Schultz