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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)

ROSELLE BORRELLI - Member (Not present)

KRISTINA LINGG - Building Department
Clerk

JOSEPH W. PROKOP - Village Attorney

PAUL PALLAS - Village Administrator

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1 is H -- I don't think it is compliant,
2 so-to-speak. I don't know, if you
3 approach the church it is on the front
4 side. It is over here (indicating).
5 There is like a little ramp.

6 MEMBER McMAHON: Yes.

7 CHAIRMAN BULL: This is going to
8 replace that.

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

12 CHAIRMAN BULL: Yes.

13 So this one has the right pitch.
14 And as you see from the drawing here it
15 is going to have galvanized aluminium
16 post. You can't have a galvanized
17 aluminium post. It is either galvanized
18 or aluminium. Right, Doctor?

19 MEMBER McMAHON: Generally. We get
20 it though.

21 CHAIRMAN BULL: And they have
22 galvanized aluminium handrails.

23 MEMBER McMAHON: All right.

24 CHAIRMAN BULL: We have some new
25 material here.

1 It looks like it is going to be
2 appropriate. And it is going to be
3 appropriate -- there is also a photograph
4 here of the church.

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

7 RYAN: Yes.

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

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

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

24 CHAIRMAN BULL: What is your
25 address? Where are you from?

1 RYAN: Me?

2 CHAIRMAN BULL: Yes, you.

3 RYAN: I am from Mattituck.

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

6 RYAN: Ryan.

7 CHAIRMAN BULL: Brian?

8 RYAN: Ryan, with an R.

9 CHAIRMAN BULL: So are there any
10 questions?

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

13 MEMBER WETSELL: Yes.

14 CHAIRMAN BULL: This looks like a
15 straight forward request.

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

25 Do I --

1 MEMBER McMAHON: I'll second it.

2 CHAIRMAN BULL: Second. All in
3 favor?

4 MEMBER WETSELL: Aye.

5 MEMBER McMAHON: Aye.

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

8 MEMBER McMAHON: Thank you.

9 RYAN: Thank you, guys.

10 MEMBER McMAHON: Thank you.

11 CHAIRMAN BULL: Yes.

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

20 Is the applicant in the house?

21 Come on up.

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

25 CHAIRMAN BULL: Excellent. So tell

1 us a little bit about your project.

2 MR. O'BRIEN: We have been here in
3 the past for the sign which was approved.
4 We are doing a small bistro restaurant,
5 409 Main Street. We are putting in the
6 door to be ADA compliant. And the door
7 will be painted with the same coloring of
8 the building and framework.

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

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

14 CHAIRMAN BULL: Okay.

15 MEMBER WETSELL: Over here
16 somewhere (indicating).

17 CHAIRMAN BULL: In that alley.

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

23 MR. O'BRIEN: No. Just one. The
24 first one closest to the front door
25 entrance.

1 MEMBER WETSELL: So it is --

2 MEMBER McMAHON: It is not a full
3 drawing, I don't believe.

4 MEMBER WETSELL: So it is the --

5 MR. O'BRIEN: It would be this one
6 (indicating).

7 CHAIRMAN BULL: Which one?

8 MR. O'BRIEN: The first one.

9 CHAIRMAN BULL: Okay. And then it
10 is going to be flush with the ground or
11 are you going to --

12 MR. O'BRIEN: Yes.

13 CHAIRMAN BULL: It will be?

14 MR. O'BRIEN: Yes.

15 CHAIRMAN BULL: Okay. So you are
16 not worried about water flooding in there
17 if it is ADA compliant. Isn't that a
18 wheelchair access?

19 MR. O'BRIEN: Yes.

20 CHAIRMAN BULL: It seems you would
21 want a little bit of a ramp there to keep
22 the water out but that is your business.

23 MR. O'BRIEN: They would probably
24 have a little sill --

25 MEMBER McMAHON: Yeah. A door sill.

1 CHAIRMAN BULL: Okay.

2 MEMBER McMAHON: That will be fine.

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

5 MR. O'BRIEN: A crash bar?

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

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

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

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

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

22 MR. PROKOP: Can I ask a question?
23 The side of the building this is coming
24 off of is where this air conditioning is
25 now?

1 MR. O'BRIEN: Yes.

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

4 MR. O'BRIEN: Excuse me?

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

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

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

11 MR. O'BRIEN: Yes.

12 MR. PROKOP: Okay. Thank you.

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

16 MR. O'BRIEN: Okay.

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

20 MR. O'BRIEN: Yes.

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

25 MR. O'BRIEN: There will be no

1 ramp, sir.

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

4 MR. PROKOP: Thank you.

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

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

10 MEMBER WETSELL: Oh, okay.

11 CHAIRMAN BULL: Any other
12 questions?

13 MEMBER McMAHON: Pretty straight
14 forward again.

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

25 So I propose that we give you, you

1 know, a -- approve your application for
2 the appropriateness of this doorway.

3 MR. O'BRIEN: Thank you very much.

4 MEMBER WETSELL: Second.

5 CHAIRMAN BULL: We have a second.

6 All in favor?

7 MEMBER McMAHON: Aye.

8 MEMBER WETSELL: Aye.

9 CHAIRMAN BULL: Aye. It passes.

10 Thank you.

11 MR. O'BRIEN: Thank you.

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

20 We talked about this the last time
21 we met. And between then and now I have
22 given the matter some further thought and
23 I came up with a draft of a guide that we
24 would make available to applicants who
25 wanted to put a fence up in the Village

1 of Greenport. It would be in this nature
2 -- it would be color and it would have
3 several sections of it which you can see
4 on the backs of some of these. They are
5 not in the right order yet, but it would
6 start with some fences that we annotated
7 that have styles that would be
8 appropriate when they are looked at
9 together. So that people would
10 understand that they wouldn't have to
11 make everything match. We would also
12 include pictures of other types of fences
13 that were more modern and in
14 consideration.

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

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

1 our guidance.

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

16 MEMBER McMAHON: Right. American
17 Beach.

18 CHAIRMAN BULL: Yes, it is.

19 So in consideration of that in the
20 future when an individual approaches the
21 Building Department for a fence I would
22 also like to see if we could have the
23 applicant consider the fences on either
24 side. So when they come in and they make
25 an application and we see the

1 application. We see a view of the fence
2 on the left and on the right sides of the
3 property so we can see how -- how that
4 fence would go together.

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

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

23 What do you think, Joe?

24 MR. PROKOP: I think that is a good
25 idea. I would be happy to go through

1 this and look at the language. I think
2 as long as it says "suggestions", that
3 would be fine.

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

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

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

16 CHAIRMAN BULL: Yeah.

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

20 CHAIRMAN BULL: Sometimes I notice
21 when people make applications here there
22 is -- I think because a height is given
23 in the code, I think they think they have
24 to build to that height when that
25 suggests a maximum. I think we need to

1 make it clear if they want a lower and
2 more aesthetic fence they can do so.

3 MEMBER McMAHON: Yeah. They should
4 be made aware.

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

7 Do we have a motion to proceed in
8 this effort?

9 MEMBER McMAHON: I make a motion to
10 proceed.

11 MEMBER WETSELL: Second.

12 CHAIRMAN BULL: Okay. All in
13 favor?

14 MEMBER McMAHON: Aye.

15 MEMBER WETSELL: Aye.

16 CHAIRMAN BULL: Aye.

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

21 I asked Joe to attend to give us
22 some guidance on this. There is a couple
23 of ways that we can do it, as I
24 understand it. And Joe will correct me.
25 One, this Historic District is first

1 devised or assigned by this Commission.
2 Actually not by this Commission at all
3 but by the Trustees, I believe.

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

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

11 MR. PROKOP: Well --

12 CHAIRMAN BULL: Theoretically?

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

25 I feel -- I think that obviously if

1 you take a large area of the -- of
2 properties, every single property might
3 not be within this criteria. You could
4 designate a group in general as to be
5 within these criteria. If you look at
6 those two sections you will see how to
7 proceed.

8 CHAIRMAN BULL: So is it possible
9 that we could consider that even newer
10 construction in the Village or newer
11 construction that happened in say the
12 '50s and the '60s be considered historic.
13 Because they haven't reached a certain
14 age but they do set certain -- they
15 certainly have a style and an
16 architectural direction that they chose
17 when they built them in the first place.
18 I think this is moving the HPC more
19 towards and architectural review Board
20 function which we have already sort of
21 done within the capacity of a tightly
22 defined Historic District. But if we
23 consider all of Greenport as the
24 District, is that an argument that we can
25 make?

1 MR. PROKOP: So you have to look at
2 -- I think a newer building might qualify
3 but you have to look at 76-4C and a newer
4 building might be considered if it has a
5 -- embodies the distinguishing
6 characteristics of an architectural
7 style, as an example, or part of a
8 distinctive area. There are criteria
9 that I think would include that.

10 CHAIRMAN BULL: So one of the
11 things --

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

19 CHAIRMAN BULL: But the Village of
20 Greenport, in my mind, has done something
21 very interesting in its choice of
22 architectural styles depending on the
23 fame -- or depending on the fortune of
24 the builder. Back before we had a
25 Historic Preservation Commission they

1 would just build which was the style of
2 the day.

3 MEMBER McMAHON: Oh, sure.

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

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

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

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

23 MEMBER McMAHON: Sure. You have to.

24 CHAIRMAN BULL: Yeah. So I think
25 we would not necessarily needed to skip

1 over houses just because they were,
2 quote, unquote, ordinary. Those houses
3 would also be considered because they
4 were ordinary.

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

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

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

25 MEMBER McMAHON: Yes.

1 MEMBER WETSELL: Quite.

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

11 MEMBER McMAHON: Yes, you may.

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

15 MR. PROKOP: Thank you.

16 CHAIRMAN BULL: So our next step
17 would then be to do this review of what
18 we have. And similar to this method I
19 used to take pictures of fences we will
20 take camera phone pictures of different
21 examples of styles on different streets
22 in Greenport. And then I will reach out
23 to some of the Preservation Commission
24 people and ask them if they might, you
25 know, have something to say or help

1 validate this concept so that we could
2 come up with findings and resolutions to
3 make to the Trustees.

4 MEMBER McMAHON: Okay.

5 MEMBER WETSELL: Okay.

6 CHAIRMAN BULL: So I make a motion
7 to keep going.

8 MEMBER WETSELL: Yes.

9 CHAIRMAN BULL: Second?

10 MEMBER WETSELL: Second.

11 CHAIRMAN BULL: All in favor?

12 MEMBER McMAHON: Aye.

13 MEMBER WETSELL: Aye.

14 CHAIRMAN BULL: Aye.

15 Okay. Item number three we have a
16 go ahead. Oh, item number four, excuse
17 me. Item number four.

18 Item number five: Motion to accept
19 the minutes of the October 1, 2018
20 meeting.

21 MEMBER McMAHON: I make a notion to
22 accept.

23 MEMBER WETSELL: I'll second it.

24 CHAIRMAN BULL: All in favor?

25 MEMBER McMAHON: Aye.

1 MEMBER WETSELL: Aye.

2 CHAIRMAN BULL: Aye.

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

7 MEMBER McMAHON: I'll second.

8 CHAIRMAN BULL: All in favor?

9 MEMBER McMAHON: Aye.

10 MEMBER WETSELL: Aye.

11 CHAIRMAN BULL: Aye.

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

16 MEMBER WETSELL: I won't be here.

17 CHAIRMAN BULL: One of us won't be
18 here.

19 MEMBER McMAHON: I'll make a
20 motion.

21 MEMBER WETSELL: I second it.

22 CHAIRMAN BULL: All in favor?

23 MEMBER McMAHON: Aye.

24 MEMBER WETSELL: Aye.

25 CHAIRMAN BULL: Aye.

1 Item number eight is a motion to
2 adjourn. All in favor?

3 MEMBER WETSELL: Aye.

4 MEMBER McMAHON: Aye.

5 CHAIRMAN BULL: Aye.

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

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

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 here
unto set my hand.



Barbara D. Schultz