



BUILDING DEPARTMENT
VILLAGE OF GREENPORT
236 Third Street, Greenport, NY 11944

HISTORIC PRESERVATION COMMISSION REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PURSUANT TO THE PROVISIONS OF CHAPTER 48
HISTORIC PRESERVATION LAW OF THE VILLAGE OF GREENPORT

DATE OF APPLICATION: 06/05/2024
LOCATION OF PROPERTY: 300 Main Street Greenport NY 11944
SUFFOLK COUNTY TAX MAP NUMBER: 1001 Section 4 Block 7 Lot 29.1
PROPERTY OWNER: Brent Peltan
ADDRESS: 300 Main St PHONE: 631-477-5939
EMAIL ADDRESS: [REDACTED]
ARCHITECT/DESIGNER: _____
ADDRESS: _____ PHONE: _____
EMAIL ADDRESS: _____

Type of Proposed Work

☒ COMMERCIAL ☐ RESIDENTIAL

Site Work

- ☐ FENCE AND GATES
- ☐ DRIVEWAY, WALK, PATIO, OTHER PAVEMENT
- ☐ MAJOR EXCAVATION OR REGRADING, OR BERM
- ☐ SWIMMING POOL, TENNIS COURT
- ☐ OTHER STRUCTURAL LANDSCAPE ELEMENT
- ☐ SIGNAGE AND AWNINGS - SUBMIT SCALE DRAWINGS TO INDICATING TO FOLLOWING:
 - SIZE OF EACH SIGN
 - COLOR
 - FONT
 - LOCATIONS OF ALL SIGNAGE AND AWNINGS ON BUILDING
 - PROPOSED MATERIALS
- ☐ MODERN FEATURES
 - SOLAR PANELS
 - SKYLIGHTS
 - OUTDOOR SHOWERS
 - OTHER

Landscape Planting

- ☐ HEDGE ALONG STREET AND/OR PROPERTY BOUNDARY LINES
- ☐ PLANTINGS INTENDED TO SCREEN OTHER WORK DESCRIBED IN THIS APPLICATION

Buildings

- ☐ NEW CONSTRUCTION
- ☐ ADDITION
- ☐ DEMOLITION
- ☐ REMOVAL
- ☐ ACCESSORY BUILDING

Building Alterations

- ☐ EXTERIOR WALL MATERIAL
- ☐ ROOF MATERIAL AND COLOR
- ☐ CHIMNEY MATERIAL
- ☐ FOUNDATION MATERIAL
- ☐ DOORWAYS (INCLUDING STORM/SCREEN DOORS)
- ☐ WINDOWS (INCLUDING STORM/SCREEN SASH) AND SHUTTERS
- ☐ PORCHES AND STEPS
- ☐ TRIM AND DECORATIVE DETAIL
- ☐ GUTTERS AND LEADERS
- ☐ PAINT AND STAIN
- ☐ EXTERIOR LIGHTING
- ☒ OTHER

PROVIDE A GENERAL DESCRIPTION OF THE PROPOSED WORK (USE ADDITIONAL SHEETS IF NECESSARY, REFER TO THE ACCOMPANYING EXHIBITS).

Replacing existing decking and adding wooden screens - all stained for natural color. Replacing brick portion of deck with wood - stained with natural color.

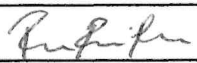
LIST ALL EXHIBITS SUBMITTED WITH THIS APPLICATION. ACTUAL SAMPLES OF MATERIALS AND/OR DESCRIPTIONS OF ACTUAL MATERIALS ARE REQUIRED. (REFER TO THE INSTRUCTIONS FOR THE REQUIRED SUBMISSIONS).

Application with visual sketch to demonstrate the ideas.

OTHER APPROVALS REQUIRED:

SIGNATURE OF OWNER OR AUTHORIZED AGENT:

DATE:


06/05/24

PATIO & DECK

The patio and deck at the west side of the courtyard, near Main Street, have been refinished to replace hardwood decking at their existing elevations.

American Beech would like to replace the brick pad and existing decking with new hardwood decking. This new decking would be laid perpendicular to the newly laid hardwood decking.

New louvered, hardwood screening is envisioned in select areas throughout the courtyard. American Beech would like to replace the existing black painted screen at the NW corner of the courtyard with a naturally finished, louvered hardwood screen. The height would match the height of the existing screen. It would be composed of horizontally oriented boards with small gaps between for visibility and airflow.

American Beech would like to relocate this new screen westward by approx. 32" to align with the edge of the bluestone patio on the opposite side of the courtyard entrance.

American Beech would also like to replicate this louvered screen on the SW corner of the courtyard to create symmetry.

American Beech would like to add a louvered screen near the large planting bed and the ramp on the south side of the courtyard, and affix a new handrail to this. The height of the screen would be approx. 42" above the elevation of the top landing.

American Beech would like to add a louvered screen at the edge of the deck near guest rooms X & X, providing a sense of semi-private space and adding a backdrop element for seating. The height of this screen would be about 36" above the elevation of the deck.

New retractable, textile awnings are envisioned at the patio and deck to provide shade for patrons. The color and pattern would either be a dark green and off-white stripe, or a black and off-white stripe.

PLANTS

New freestanding flower pots are envisioned throughout the courtyard.

New in-ground plantings are envisioned in select areas and include plants such as boxwoods, hydrangeas, hostas, an ornamental flowering tree, and small decorative grasses. These beds will be irrigated.

LIGHTING

Small, low-level uplights are envisioned in select planting beds to highlight mature and new trees.

Globe string lights will continue to illuminate the courtyard and add ambiance.