

VILLAGE OF GREENPORT

COUNTY OF SUFFOLK : STATE OF NEW YORK

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HISTORIC PRESERVATION COMMISSION

REGULAR SESSION

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Date: June 16, 2022

Third Street Fire Station

Time: 5:00 p.m.

Jane Ratsey Williams - Chairperson

Roselle Borrelli - Member

Dennis McMahon - Member

Janice Claudio - Member (not present)

Paul J. Pallas - Village Administrator

Amanda Aurichio - Clerk to the Board

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1 (Meeting called to order at 5:00 p.m.)

2 CHAIRPERSON WILLIAMS: Good evening. It is  
3 5:00 p.m. on June 16th, 2022. Thank you for attending  
4 the Village of Greenport Historic Preservation Commission  
5 meeting at the Third Street Firehouse. My name is Jane  
6 Ratsey Williams and I am the newly appointed chairperson  
7 of the Historic Preservation Commission.

8 Would the other members of the Commission please  
9 introduce yourselves?

10 MS. BORRELLI: I'm Roselle Borrelli.

11 MR. MCMAHON: Dennis McMahon.

12 CHAIRPERSON WILLIAMS: Thank you.

13 We have a quorum.

14 If I may have a moment, it is a great honor  
15 for me to follow in the footsteps of Karen Doherty, who  
16 served on this board since April 2019 and as chair since  
17 2020. Karen's attention to detail and her knowledge of  
18 Village Code gave amazing structure to our meeting.  
19 It was a passion of hers to preserve the history of this  
20 beautiful village and she showed it with every application  
21 and hearing that came before her.

22 Along with this change, it is also our pleasure  
23 as a board to welcome Janice Claudio, who was appointed  
24 by the Commission and the mayor and the Board of Trustees  
25 at their May 24th meeting. Janice will fill the opening

1 created by the resignation of Board Member Lori Mei.  
2 Lori had served since April 2019 as well on this board.  
3 She was an amazing researcher and could organize materials  
4 and group thoughts better than most. Lori always spoke  
5 concisely and with great respect. Both women set high  
6 standards for our board.

7 Greenport has been a treasured home base for  
8 both of these women, but now their lives have taken a  
9 turn in a new direction and into a new state. We wish  
10 both women contentment and great adventures. We will  
11 miss both of them as dedicated friends and co-members  
12 of this Commission and thank them for all they have  
13 taught us.

14 Janice had a long-time previous commitment for  
15 this date, so she will be in person at her first meeting  
16 in July. I would like them to take the time properly to  
17 introduce her. Thank you.

18 Item No. 1 on the agenda: Motion to accept and  
19 approve the minutes of the May 19th, 2022 Regular Meeting.  
20 Do I hear a second?

21 MEMBER BORRELLI: I'll second.

22 CHAIRPERSON WILLIAMS: All in favor?

23 MEMBER MCMAHON: Aye.

24 MEMBER BORRELLI: Aye.

25 CHAIRPERSON WILLIAMS: Aye. Motion accepted.

1                   Item No. 2 - 817 Main Street. Discussion and  
2 possible motion on the application of Peter Saitta of  
3 SINY Dermatology. The applicant seeks approval to add a  
4 privacy fence on the southern property line between the  
5 rear parking area and the adjacent property.  
6 SCTM# 1001-2.-1-25.

7                   Is someone present?

8                   MS. LAU: Yes.

9                   CHAIRPERSON WILLIAMS: Thank you. Could you go  
10 to the microphone, please, and introduce yourself with  
11 your name and address.

12                   MS. LAU: Hi. My name is Olivia Lau. I'm here  
13 representing the owner of the property. I represent the  
14 architect of record, Heitler Architects. Our address is  
15 15 West 36th Street, New York, New York 10018.

16                   CHAIRPERSON WILLIAMS: Thank you.

17                   MS. LAU: So like you mentioned, Jane, we're  
18 here today presenting an additional privacy fence on the  
19 property, and this was discussed at the previous Planning  
20 Board meeting. So because this is an addition to the  
21 appearance of the property, we were asked to come back to  
22 the Historic Preservation Commission to get your approval.

23                   In addition to this privacy fence, other items  
24 that were talked about at the Planning Board meeting  
25 were removing a fence at the north property line in order

1 to keep the existing trees between our property and the  
2 adjacent neighbor, as well as adding a sign within our  
3 property indicating that there should be no left turn  
4 onto Webb Street as people exit out of the rear parking  
5 area.

6 So we were asked to provide additional  
7 documentation at this meeting about the fence. So I  
8 have hard copies of the actual application form that was  
9 submitted, as well as examples of that fencing that's  
10 being proposed, and, for reference, photos of the fence  
11 that was already approved by the Historic Preservation  
12 Commission at previous meetings, and that fence is going  
13 up along the front of the property.

14 And just to let everyone know, we're also  
15 continuously updating plans based on comments that we're  
16 receiving from the Suffolk County Department of Health  
17 Services. So I have the most current plans for you as  
18 well. But the pertinent information for your  
19 consideration is not being changed on these plans, it's  
20 just some information for the Health Department's review.  
21 So I can give this out to you guys (handing documents).

22 CHAIRPERSON WILLIAMS: Thank you.

23 Does anyone have any questions?

24 I have a comment. I like the idea of removing  
25 the fence so that the trees can grow properly. I think

1           that's a nice idea. But I am a little confused. I  
2           thought the application was for the south side fence of  
3           the driveway, not the front of the house.

4                     MS. LAU: That's correct. The fence that is at  
5           the front of the house or that's being proposed for the  
6           front of the house is already approved, and that's just  
7           in the package so you have a reference as to what that  
8           fence will look like.

9                     CHAIRPERSON WILLIAMS: Okay, fine. I just wanted  
10          to clarify that.

11                    Do you have samples of what the sign will look  
12          like?

13                    MS. LAU: We do have, in the package that you  
14          have, a drawing of what that sign will look like.

15                    MEMBER MCMAHON: That's pretty rudimentary.

16                    CHAIRPERSON WILLIAMS: Perfect. Sorry, I missed  
17          that. And that would be put on your property versus on  
18          Webb Street?

19                    MS. LAU: Correct. The sign will not be visible  
20          from outside the property. It's just a sign for people  
21          that are exiting the driveway onto the street.

22                    CHAIRPERSON WILLIAMS: I think it's a very  
23          courteous and a very smart move.

24                    MEMBER BORRELLI: I'm wondering. I see so many  
25          fences, and I can't exactly remember what we approved.

1 Was it the horse slat fence type looking fence? Was it  
2 this one? (Indicating document)

3 MS. LAU: Yes. The slat fence was approved for  
4 the front of the house, correct.

5 MEMBER BORRELLI: This one?

6 MS. LAU: Correct.

7 MEMBER BORRELLI: So now the part that we're  
8 actually fencing now is in the back?

9 MS. LAU: Correct.

10 MEMBER BORRELLI: And is this that?

11 MS. LAU: Yes, the privacy fence which does not  
12 have the open slatting. Because at the Planning Board  
13 meeting the neighbor that is adjoining our property  
14 raised concern about seeing headlights from the cars in  
15 their property. So in order to head that off, we propose  
16 either this closed privacy fence or also a brick wall to  
17 shield views from the rear parking area. And so we would  
18 ask consideration to approve possibly both materials, a  
19 brick wall or this privacy fencing. What we want to know  
20 is if we do intend to build a six-foot tall brick wall  
21 along the southern property line, would that be approved?  
22 If not, would this privacy fence be approved instead?

23 CHAIRPERSON WILLIAMS: And the height of the  
24 privacy fence --

25 MS. LAU: Would also be six feet tall.



1                   MEMBER MCMAHON: Is that a ZBA issue, a six-foot  
2                   fence? On what, the rear?

3                   MS. LAU: Yes.

4                   MEMBER MCMAHON: The rear of the property is fine,  
5                   I believe.

6                   MEMBER BORRELLI: Six feet in the back is okay.

7                   CHAIRPERSON WILLIAMS: Paul?

8                   MR. PALLAS: Yes, six feet is okay in the back.

9                   How far out would it extend? Would it extend  
10                  all the way to Webb Street?

11                  MS. LAU: Correct. The fence would extend to  
12                  Webb Street, and at Webb Street there is already an  
13                  existing fence and gate to the driveway.

14                  MR. PALLAS: Tentatively, I would say yes,  
15                  that it would be acceptable from a zoning perspective. I  
16                  would just need to confirm this corner lot. It's not  
17                  really a corner lot, though.

18                  MS. LAU: That's correct. The corner lot is our  
19                  neighbor.

20                  CHAIRPERSON WILLIAMS: Would that hold true for  
21                  the privacy fence, the height of it, since it's also six  
22                  feet?

23                  MR. PALLAS: Yeah, right. The maximum is four  
24                  feet in the front yard. It's six feet everywhere else.

25                  So I just have to make sure. I have to look

1 at the survey and think about whether that particular --  
2 It's like an access road, more than anything else, to  
3 the property, whether that qualifies still as a rear  
4 yard and not a front yard, because it's Webb Street  
5 facing. I'm not quite sure how else I would define it.  
6 That's why I'm saying tentatively it should be fine.  
7 If not, we would have to figure out where it would have  
8 to step down.

9 MS. LAU: So, I'm sorry. Just to clarify.  
10 The new fence or brick wall that we're proposing is not  
11 along Webb Street, it just ties into the existing fence.

12 MR. PALLAS: It's perpendicular, I am aware.

13 MEMBER BORRELLI: I have a question. So I  
14 have this drawing over here and I'm wondering if you  
15 could -- You're talking about that like access road  
16 that's gonna hit Webb that you're doing a privacy fence  
17 here for, or are you talking about doing it through the  
18 entire backyard?

19 MS. LAU: The privacy fence will be here  
20 (indicating) So if you go to the next sheet --

21 MEMBER BORRELLI: So I've got a clear visual of  
22 what I'm talking about here?

23 MS. LAU: Yes. This privacy fence will start  
24 from where this post is and then extend along --

25 CHAIRPERSON WILLIAMS: The cemetery is here.

1           MEMBER BORRELLI: So then on this side are you  
2 putting in -- Where are you taking down a fence? I'm  
3 getting confused.

4           MS. LAU: So along this north property line are  
5 existing trees, and so we had originally proposed a fence  
6 along this property line. But, because we want to keep  
7 the trees, we are now proposing to eliminate that fence.

8           MEMBER BORRELLI: Okay, so there's no fencing  
9 here. So then the fencing starts about here, right?

10          MS. LAU: Correct.

11          MEMBER BORRELLI: Which is their garage that's  
12 back there, this little house back there. So that's  
13 starting here and it's coming down here and it's going up  
14 to Webb?

15          MS. LAU: Correct. And this was in response to  
16 our neighbor's concern about seeing the cars from their  
17 property.

18          MEMBER BORRELLI: Okay, great.

19          MEMBER MCMAHON: Is there any reason why you  
20 would consider a brick wall? Where did brick come into  
21 the thought process?

22          MS. LAU: So the owner of the property, Peter  
23 Saitta, has a preference for a brick wall, just the  
24 aesthetics of it, and the security concerns as well.  
25 So that's why we're asking that to also be considered

1 and approved. And then, once we get the approval, we can  
2 decide if we want to proceed with the brick wall or with  
3 the privacy fencing.

4 CHAIRPERSON WILLIAMS: I can see the concern for  
5 the neighbor.

6 MEMBER MCMAHON: I do, too.

7 CHAIRPERSON WILLIAMS: It's awfully close to his  
8 house, the backyard of his house.

9 MEMBER MCMAHON: Well, they're requesting it,  
10 so --

11 MS. LAU: Yes, this is a neighbor request.

12 MEMBER BORRELLI: I'm just wondering, though.  
13 I don't even know about historically speaking. I'm  
14 not sure. But how is a brick -- It's gonna look almost  
15 fortress-like. I'm wondering, how is a brick wall  
16 gonna come off of Webb Street? You're going to see one  
17 side of a brick wall and it's gonna come in at an angle  
18 and go halfway down the back yard. It's a little  
19 odd-looking to me, as if you're bricking in -- I don't  
20 know. I think a regular fence is something that most  
21 everyone is used to seeing, you know, and something that  
22 follows more along in the pattern of what Greenport is,  
23 pretty much.

24 I don't think I've ever seen a brick wall used  
25 in Greenport anywhere. I'm trying to think, but --

1                   MEMBER MCMAHON: A combination of brick or stone  
2           and --

3                   MEMBER BORRELLI: A six-foot high brick wall?

4                   MEMBER MCMAHON: It's very close, very close.

5                   I think one of the things that we try to do  
6           and was a part of prior meetings was to take a look at  
7           what is in the neighborhood in regard to fencing and try  
8           to emulate or at least try to bring in the same kind of  
9           feel. Brick might have a little bit more of a -- I mean  
10          brick can be beautiful, I mean it can be patterns and  
11          inlaid. But I have a feeling that a wood fence might be  
12          a little more appropriate, and certainly a lot cheaper,  
13          just speaking from a contractor's point of view.

14                  CHAIRPERSON WILLIAMS: Would the neighbor consider  
15          trees as fencing?

16                  MS. LAU: So there is existing hedges and some  
17          trees between our property and the neighbors, but their  
18          concern is the headlights from the cars that can shine  
19          through the trees and hedges.

20                  MR. PALLAS: If I may, I just want to confirm  
21          that what was presented here as a requirement by the  
22          Planning Board is accurate. The Planning Board did  
23          require, as part of their site plan approval, as a result  
24          of a hearing, a solid privacy fence.

25                  CHAIRPERSON WILLIAMS: At that height?

1 MR. PALLAS: At that height, yes.

2 CHAIRPERSON WILLIAMS: Okay, if they approved it.

3 MR. PALLAS: That's only the physical nature of  
4 it and the height. The aesthetics of it is entirely --

5 CHAIRPERSON WILLIAMS: I'd like to propose that --  
6 I certainly understand that a brick wall would take care  
7 of all these concerns. But, as Roselle said, I can't  
8 think of another hybrid wall in all of Greenport. And,  
9 oddly, we have a brick company here for a very long time.  
10 And, as a matter of fact, I think there are only three  
11 brick houses. So I would be in favor of a wooden fence  
12 for privacy. I think it would give the neighbors privacy.  
13 It would be more attractive from their backyard, rather  
14 than just looking at stonework.

15 MEMBER MCMAHON: Yeah, I have to say the feel  
16 is a little --

17 CHAIRPERSON WILLIAMS: More in keeping.

18 MEMBER MCMAHON: More in keeping.

19 MEMBER BORRELLI: And I think more in keeping  
20 with Greenport. Brick walkways, brick used in decorative  
21 patterns, that's great, you know. Like we said, we've  
22 had SAGE brick. For hundreds of years, well, at least a  
23 hundred and sixty something years we've had Brick Cove  
24 Marina. So we do brick. But we don't do six-foot tall,  
25 I don't think, brick walls to separate neighbors. You

1 know? So --

2 And the fence that you were going to do in  
3 the front was not wood but it was some brand new  
4 beautiful -- if I remember correctly. So I am all in  
5 favor of continuing that. Even though it's not slats, it  
6 would be more solid, but I'm sure that would be beautiful.

7 MS. LAU: Yes, that's right. So the privacy  
8 fence that we're proposing will be the same material as  
9 the slatted fence at the front of the property. And this  
10 material is an engineered vinyl that looks and feels like  
11 real wood, but it has extremely long durability and very  
12 easy to maintain.

13 MEMBER BORRELLI: It didn't look like plastic,  
14 which is something that --

15 MEMBER MCMAHON: It's a composite, which we  
16 approve of most of the time, composite products.

17 CHAIRPERSON WILLIAMS: I believe all three of us  
18 agree that the look of this fence is much more  
19 characteristic, and I think the neighbors would appreciate  
20 it, and I think would add to the line of the driveway as  
21 well. All right?

22 MS. LAU: And then the other items that were on  
23 the application, such as removing the proposed fence on  
24 the north property line and installing the No Left Turn  
25 sign, those also --

1                   MEMBER BORRELLI: I think the No Left Turn is  
2 perfect because most people don't know that Webb is a  
3 one-way, and you don't want to cause confusion as they  
4 pull out. I think that's perfect.

5                   MEMBER MCMAHON: And removal of the fence as  
6 well is all good, I think that is perfect.

7                   CHAIRPERSON WILLIAMS: All right. So I'd like  
8 to put it out for a vote by the board for three things:  
9 The No Left Turn sign, that will be on the owner's  
10 property. And thank you for that. It's a nice courtesy.  
11 We also believe that taking down the fence and letting  
12 the trees be the border is a lovely idea, it will make  
13 the trees grow better and be much more natural. And,  
14 instead of a brick wall, we approve a wooden or composite  
15 fence as you presented in other plans.

16                   Is there a vote, please?

17                   MEMBER BORRELLI: I'll second that.

18                   CHAIRPERSON WILLIAMS: All those in favor?

19                   MEMBER MCMAHON: Aye.

20                   MEMBER BORRELLI: Aye.

21                   CHAIRPERSON WILLIAMS: Aye.

22                   Motion passed. Thank you.

23                   MS. LAU: Thank you very much for your time.

24                   CHAIRPERSON WILLIAMS: In the 1970s there was  
25 a group here called the Cultural Resource Center, and



1           they went around door-to-door and did research on houses.  
2           It was called the Fordham House then. (Handing document)  
3           I thought you might be interested in that.

4                     MS. LAU: Yes. Thank you.

5                     CHAIRPERSON WILLIAMS: The next item is  
6           Item No. 3 - 455 Main Street. Discussion and possible  
7           motion on the application of Deborah Schade on behalf of  
8           Palmer Victoria, LTD. The applicant seeks approval to  
9           paint the exterior of the building with Benjamin Moore  
10          Alpine White, an example of which has been provided.  
11          This is SCTM# 1001-4.-7-19. Is anyone here representing  
12          them?

13                    My concern, which I would like to discuss with  
14          the board, is the color I certainly approve of. It's the  
15          exact color the building is now. But the application  
16          does not indicate whether it is for the barn in the rear  
17          of the property or for the main house. I think that needs  
18          to be clarified. We approve of the color, I believe.

19                    MEMBER BORRELLI: Yes, we do.

20                    CHAIRPERSON WILLIAMS: All three of us, for  
21          either building?

22                    MEMBER MCMAHON: I would agree, yes.

23                    CHAIRPERSON WILLIAMS: So I would like to vote  
24          on that with a stipulation, then. We accept the motion  
25          of the application of Deborah Schade, 455 Main Street,

1 to paint the exterior of the building on the property  
2 with Benjamin Moore Alpine White. We would like it  
3 indicated that we accept this for either building on the  
4 property.

5 We'd like to set a restriction. Paul?

6 MR. PALLAS: It would just be the standard  
7 condition, that any other work would require them to  
8 come back to the Historic Preservation Commission for  
9 approval.

10 CHAIRPERSON WILLIAMS: Thank you.

11 So we'd like to add a stipulation that if any  
12 other work is being done, such as painting the shutters,  
13 the front door or any trim, that they come back to the  
14 Commission with samples of those paints.

15 May I take a vote, please? I'd like to make a  
16 motion to vote on this proposal.

17 MEMBER BORRELLI: I'll second it.

18 CHAIRPERSON WILLIAMS: All in favor?

19 MEMBER MCMAHON: Aye.

20 MEMBER BORRELLI: Aye.

21 CHAIRPERSON WILLIAMS: Aye.

22 Motion passed. Thank you.

23 Item No. 4 - 768 Main Street. Discussion of  
24 possible motion on the application of Karina Joslin on  
25 behalf of the Church of the Holy Trinity. The applicant

1 seeks approval to perform various exterior improvements  
2 as per the attached Project Detail. And I might add,  
3 it is very detailed. SCTM# 1001-2-3-5.

4 I open this up for discussion. Is there  
5 anybody here? Peter, you're representing them? Would  
6 you stand, please, and go to the microphone and tell  
7 us your address.

8 MR. CLARKE: Hello. How are you all?

9 My name is Peter Clarke, C-l-a-r-k-e, and I  
10 live at 806 Main Street. However, I am not here as a  
11 Village resident. I'm here as a member of the church.  
12 And I'm also not here on behalf of the Board of Trustees.

13 CHAIRPERSON WILLIAMS: Understood.

14 MR. CLARKE: I volunteered for a subcommittee  
15 with Karina, and another Village resident, Cynthia Brennan,  
16 who lives on First Street, and we formed a garden committee  
17 for Holy Trinity Church. I'm very sorry that Karina and  
18 Roger can't be here today, unfortunately. And, for the  
19 record, the last name is correctly spelled J-o-s-l-i-n.

20 CHAIRPERSON WILLIAMS: Thank you. So noted.

21 MR. CLARKE: A little bit of background. This  
22 property has been in the Village a very, very long time  
23 and is a historic pillar of the Village. The neglect to  
24 it was significant for some time. And I'm going to say  
25 that with the -- it's not called the installation. At

1 any rate, Roger Joslin has accepted and is installed as  
2 the rector -- again not the correct word -- in the Church.  
3 And he's ultimately brought nice new life into the parish.  
4 And we have some new members and a lot of desire to maybe  
5 undo and continue to improve the property to its former  
6 appearance.

7 There's been innumerable modifications made to  
8 the property over the years, too many to go into today.  
9 But, of course, being a church, it has all its records,  
10 and I've been able to see the history of the buildings  
11 and what they looked like, which is very interesting.

12 The decision to form this committee was  
13 primarily to improve the front lawn of the separate  
14 building called the Parish Hall, which is directly  
15 south to the church building itself. They are connected  
16 by a breezeway between the two, but the church is a  
17 separate building north of the Parish Hall. And the open  
18 property in question on the plan -- Well, in respect to  
19 the board and how you like to function, I've done a lot  
20 of talking. Maybe I should slow down and see what you  
21 would like from me and what you'd like me to review and  
22 cover.

23 I have samples of materials. The large foldout  
24 that you have, I think that is maybe attached, that would  
25 be the easiest way to envision without me using a lot of

1 words. That's the survey which will then tell you what  
2 part of the property it's on, if there's any question.  
3 And then the color rendering, which Cynthia did for us,  
4 really specifies the location and what really is the  
5 driving force of the project.

6 Right now there is fallow flower beds and  
7 a green lawn in this space, which is roughly a 55x50  
8 foot rectangle in front of the Parish Hall, which, as  
9 I said, runs immediately south on Main Street from the  
10 church. And the desire to create a welcoming space  
11 and a courtyard type feeling for the church with this  
12 property was the initial impetus to get us started on  
13 forming a garden committee to improve this section.  
14 We envision using it for coffee hour in nice weather  
15 after church, where people can come out of church and  
16 be in an area to gather, instead of always gathering  
17 inside. And the desire to make it a masonry type  
18 construction, permeable, for this space, was selected,  
19 surrounded by plantings, none of which are there right  
20 now, would create a space that would not only benefit  
21 the church and its members but really, I think, make an  
22 enormous improvement to the community, because this  
23 would be a public space for anyone really 24 hours a day.

24 CHAIRPERSON WILLIAMS: It would create a great  
25 streetscape.

1                   MR. CLARKE: It would certainly improve that  
2 particular portion of it.

3                   The primary application is in masonry,  
4 lighting, paths and plantings, most of which is largely  
5 outside of anything that was there or is historic.  
6 There's no change to any facade or any structure at all  
7 in the application.

8                   The two pieces that require, I think, the  
9 most attention, from the Historic Board's view, are the  
10 rebuilding of the stoop which leads to the entrance to  
11 the church, which is adjacent to this area, and the  
12 ADA-accessible ramp which leads up the sidewalk to the  
13 Parish Hall in question. Those two pieces will require  
14 a building permit because of their nature. And they are  
15 both existent, so nothing's being added that isn't already  
16 there.

17                   CHAIRPERSON WILLIAMS: Have you gone before other  
18 boards before this?

19                   MR. CLARKE: No, I don't believe we're required  
20 to.

21                   CHAIRPERSON WILLIAMS: For the ramp you don't  
22 need to?

23                   MEMBER BORRELLI: I'm gonna start with my  
24 thoughts, and see what you think. Is that okay?

25                   CHAIRPERSON WILLIAMS: Sure.

1                   MEMBER BORRELLI: All right. So first said,  
2 I love it. I think it's beautiful. Traditionally and  
3 historic-wise it's perfect. It's a very formal  
4 courtyard or formal garden setting in a very formal  
5 church setting. I love that, too. I love the plantings.  
6 I love the walkways. I love the brick. I love the  
7 circle with the brick pathway. I think all of that is  
8 really going to be stunning.

9                   The benches, I think, that's a lovely thing  
10 for a church to have. And I know that they hold services  
11 sometimes on Sundays outside there, and they put the tent  
12 up and the whole thing, and it's just grass. So I think,  
13 as far as service to the church, it's going to be  
14 phenomenal. As far as the scape, as Jane was saying --

15                   CHAIRPERSON WILLIAMS: Streetscaping.

16                   MEMBER BORRELLI: Beautiful.

17                   I love the sign. I think that's great.

18                   Now, all that said, I've got my concerns. So  
19 as I go through your little pamphlet here -- The brick  
20 is great, the way that it's positioned, that circular  
21 brick. Beautiful, just beautiful, especially for a  
22 courtyard.

23                   My first concern is the railing. I'm just  
24 going to give you all my concerns, and then maybe if  
25 somebody wants to talk about it. I don't want to take

1 up too much. But the railing, the welded looking pipe  
2 railing, I don't know how traditional that looks for the  
3 church.

4 I don't know what I think about decomposed  
5 granite because I'm not sure exactly if I've ever seen  
6 it or not.

7 CHAIRPERSON WILLIAMS: May I ask where it was  
8 going to go, the decomposed granite?

9 MR. CLARKE: Of course. Do you want to take  
10 each issue one at a time maybe, or do you want me to make  
11 a list?

12 MEMBER BORRELLI: I'm just going to go through  
13 each one, and then you guys can -- The fountain. I'm  
14 a little concerned about the fountain. I love the  
15 placement of it. If it's right in the middle of that  
16 circle, I think that's beautiful, super traditional,  
17 very historical. But the shape of the fountain is so  
18 modern, to me, that I think that I have a concern how  
19 it's going to mix with the very traditional historic  
20 church behind it with a very modern fountain in front  
21 of it. So I have an issue with that.

22 The same thing I would say of the walkway  
23 lighting, because it's so modern. I'm not quite sure  
24 how that fits in with the church. You know, I'm used  
25 to seeing like maybe lanterns or gaslights or something



1           like that in that type of setting. But that lighting  
2           looks very modern. Other than that, I think I'm done.

3           MR. CLARKE: Very good. Let me just get up to  
4           speed in my packet and look at what you're talking about  
5           in terms of the railing.

6           I have a different photograph that didn't make  
7           it into this packet because, unfortunately, Karina and  
8           Roger were unable to come. That is not in scope for  
9           what we are planning.

10          MEMBER BORRELLI: Okay. So this pipe isn't  
11          going to be --

12          MR. CLARKE: That pipe is not what we are  
13          proposing. I'm sorry.

14          CHAIRPERSON WILLIAMS: May I ask what you are  
15          suggesting?

16          MR. CLARKE: I sure can. I've got a photo of  
17          it. May I be permitted to get a photo from my phone?

18          CHAIRPERSON WILLIAMS: Yes, please.

19          MR. CLARKE: We really focused on hand-made  
20          forged iron in our thoughts and want to use Northport  
21          Welding to make just very simple non-ornate but  
22          satisfactory railings for the requirement. These are  
23          fabrications, just examples that they made for other  
24          clients that I took a couple photos of. So it's going  
25          to be measured and hand-made, forged, and flat, just

1           made simple and clean.

2                   MEMBER BORRELLI: Perfect. I was just worried  
3 about it, too, because they look so big.

4                   MR. CLARKE: No. That is just, unfortunately,  
5 an error in our judgment in submitting that.

6                   I was asked to present this today (showing  
7 image on phone). That's number one.

8                   Number two. The granite is -- As you know,  
9 in Mitchell Park on the paths we used a decomposed type  
10 of very, very fine screening of bluestone which compacts  
11 and makes a porous but clean walking surface. It's not  
12 spongy.

13                   In the color rendering, if you look at the  
14 central area, the brick center will not have any of this  
15 material, but there will be four quadrants developed  
16 from the pathways. The pathways, as well, will be in  
17 brick and outlined in brick. But those quadrants, each  
18 of the four of them were planning to be a decomposed  
19 granite in a neutral palate. We didn't want the  
20 bluestone palate, but we didn't want a white or gray  
21 palate. It's meant to be a combination of neutral  
22 grayish-sandish kind of color.

23                   CHAIRPERSON WILLIAMS: So this is all ground  
24 up? These are actually stones?

25                   MR. CLARKE: Those are the stones that will be

1 used for this crushed application and that is the  
2 coloration of it.

3 MEMBER BORRELLI: So this will be like sandy?  
4 Is it like a sand type --

5 MEMBER MCMAHON: It's a screening. Typically  
6 it's used between brick and for walkways, as it is in  
7 Mitchell Park. The walkways going up is the same  
8 material, just a compacted --

9 CHAIRPERSON WILLIAMS: I'm just curious why  
10 the bluestone wasn't chosen since you have a gray palate  
11 over there.

12 MR. CLARKE: There is bluestone in the project.  
13 The center of the circle is bluestone. There may be  
14 some bluestone accents around the brick. But for the  
15 larger section we wanted to keep a lighter feeling that  
16 was closer to an impression of pea gravel rather than  
17 that sort of colder and more formal feeling of the gray.

18 It's completely subjective. I don't have  
19 any historical context for it, other than we wanted to  
20 keep -- But owing to the fact that there are elderly  
21 people that will be visiting, it has to be a hard surface  
22 that walkers can go on, wheelchairs can go on. We may at  
23 some times put out furniture on top of this, so it has to  
24 be tough enough to accept the wear and tear of furniture.

25 The fountain -- Is that enough information on

1 the granite?

2 MEMBER BORRELLI: I think so.

3 CHAIRPERSON WILLIAMS: Okay, the fountain. Is  
4 this the actual fountain?

5 MR. CLARKE: It is the fountain that we  
6 selected. It's not purchased. It's not built in. It is  
7 a completely separate item that anyone could buy and put  
8 on their property. There are many to choose from.

9 MEMBER MCMAHON: I don't mind the contemporary.  
10 There's a fine line between simplicity and being  
11 contemporary as well. So I think the fact that it  
12 doesn't have a lot of ornate qualities to it also is a  
13 cleaner look. You know, sometimes you go overboard with  
14 that and it takes away from all the rest of everything  
15 you're doing here, which is very ornate.

16 CHAIRPERSON WILLIAMS: Right, which would be  
17 the sound of water.

18 MEMBER MCMAHON: That's right, meant to be a  
19 tranquil addition.

20 MR. CLARKE: The most compelling historic piece  
21 to that building on the facade, when you look at it, are  
22 the five very typical arched Episcopal windows across  
23 the front of the Parish Hall. And I'm not sure what  
24 style would go with that, but if you had a suggestion  
25 we'd certainly consider it.

1                   MEMBER BORRELLI: Well, you know, I was back  
2                   and forth with what Dennis said, in my mind, and thinking  
3                   how is that going to look? And then I thought, you know,  
4                   historically speaking, if you wanted to go with this  
5                   type of fountain -- I mean it is certainly a Roman type  
6                   of first baptismal font, so, historically, it's going to  
7                   be more historic than going back maybe two thousand years  
8                   to get this historic fountain. So maybe it's not really  
9                   a modern take on it, but it's maybe the oldest take on a  
10                  fountain that we could probably do. So maybe I retract  
11                  my historical statement. Maybe it's not 1830-40-50 but  
12                  maybe the year one or so?

13                 MR. CLARKE: The idea was that it could reflect  
14                 baptism font and the idea of a basin that's acceptable.  
15                 Not a cascading fountain where there's splashing, but  
16                 more the idea that there's a pool that if it is good  
17                 weather that either water can be drawn from that fountain  
18                 and brought into the church or a person, a small person  
19                 could actually be baptized right there. So that was one  
20                 of the guiding principles.

21                 MEMBER BORRELLI: Wonderful.

22                 MR. CLARKE: The walkway lighting, I think to  
23                 Dennis' comment, yes, it's clean, modern. We had a  
24                 donation of them, frankly, and we're hoping that they  
25                 would work. We're using very few. Are they clearly

1 detailed for you?

2 MEMBER BORRELLI: Yeah. Actually, if you're  
3 doing this exact fountain with that exact light, the  
4 light imitates where the water comes out of the fountain,  
5 so it kind of does work.

6 MR. CLARKE: It does.

7 We're trying not to put them in symmetrical  
8 placings and keep as few as possible just for safety.  
9 I believe there's a total of only six or seven used and  
10 there's two entrances. There's the stoop to get up to  
11 the church. There's a railing. There's a side garden  
12 to go into, and then the two back benches. So that in  
13 twilight or evening you still could get into and sit  
14 down or use the property safely without any accidents.

15 CHAIRPERSON WILLIAMS: So thank you for  
16 clarifying that.

17 I think the last one is the last picture, the  
18 walkway. Personally, I think this is way too busy, the  
19 ramp to the walkway. I think it's going to distract from  
20 your lovely fountain garden.

21 MR. CLARKE: I couldn't agree more with you.  
22 The examples are all concepts that we worked on that  
23 are in this submission, but the contractor that's been  
24 selected for the job works with the Long Island Diocese  
25 almost exclusively on masonry projects, and they have

1           come back to us to say that we don't need to use any  
2           poured aggregate in our budget, that they will make sure  
3           that everything is all brick and stone. So that was a  
4           budgetary approach.

5                     This is the drawing that you referred to?

6           CHAIRPERSON WILLIAMS: Yes.

7           MR. CLARKE: This was a budgetary approach to  
8           try and save money on material to eliminate the need for  
9           so much brick.

10           CHAIRPERSON WILLIAMS: It's understood. So now  
11           it'll be on the record.

12           MR. CLARKE: Do you have this detail sheet  
13           somewhere?

14           CHAIRPERSON WILLIAMS: I don't think we do.

15           MR. CLARKE: Let me present, if I may, these  
16           details which are more contemporary than the examples  
17           that were created originally.

18           CHAIRPERSON WILLIAMS: Well, it has no surface,  
19           but -- oh, I see.

20           MR. CLARKE: The entire surface will be entirely  
21           brick.

22           CHAIRPERSON WILLIAMS: So we're all on the same  
23           page.

24           MR. CLARKE: Would you like a copy of this for  
25           your records?

1                   CHAIRPERSON WILLIAMS: Yes, please. Will you  
2                   give that to Amanda and she can do that. Thank you.

3                   The signs. The signs are already existing,  
4                   aren't they, Peter? Or is there going to be a new fence  
5                   post?

6                   MR. CLARKE: The signage on the church now is  
7                   on the facade and faces the street. It doesn't really --

8                   MEMBER BORRELLI: Stick out.

9                   MR. CLARKE: The proposal is completely different  
10                  than what's there now and much more in keeping.

11                  MEMBER BORRELLI: Are you going to put the sign  
12                  on the side of the wall there?

13                  MR. CLARKE: Yes. Bear with me one second.

14                  This is going to be a sign perpendicular to  
15                  the street.

16                  MEMBER BORRELLI: Perfect. That's great. So  
17                  then as you're walking past you can actually read what  
18                  the church is.

19                  MR. CLARKE: You know, that hardware is not  
20                  finalized yet. But, again, the idea is to keep it in a  
21                  very traditional conforming approach on the signage.  
22                  The bottom piece is meant to come off or go up if there's  
23                  a special event. And then the official Episcopal sign  
24                  would be on the wall, replacing the one that you are  
25                  familiar with, Jane.



1                   MEMBER BORRELLI: It matches the windows. It's  
2 all good.

3                   MR. CLARKE: And the vestry is working on that  
4 because there are requirements for that that I don't  
5 know.

6                   CHAIRPERSON WILLIAMS: Are there any other  
7 questions?

8                   MEMBER BORRELLI: No. I think it's great.

9                   MEMBER MCMAHON: Everything in a nice package.

10                  CHAIRPERSON WILLIAMS: Thank you, Peter.

11                  MR. CLARKE: It's a pleasure. My thanks to  
12 Karina and Cynthia, who did all the lion's share of the  
13 work. And we're very excited about getting started. We  
14 have funding in place and vendors selected. So it could  
15 be very exciting this year to see that come together.

16                  CHAIRPERSON WILLIAMS: Thank you.

17                  Paul?

18                  MR. PALLAS: I would just ask that the applicant  
19 provide an update of that drawing that incorporates the  
20 changes that were discussed here, and maybe label each  
21 area with what materials, for conformity, so we know what  
22 is what.

23                  CHAIRPERSON WILLIAMS: All right. So I'd like  
24 to make a motion to approve the application, 768 Main  
25 Street, as presented this evening by Peter Clarke. There

1 would be stipulations to upgrade the plan information to  
2 include the things we discussed, such as the texture of  
3 the ramp, the lighting, the railing and the signage.

4 MR. CLARKE: Okay.

5 MEMBER BORRELLI: And taking off that cement and  
6 putting --

7 CHAIRPERSON WILLIAMS: That was the brick.

8 And, with those stipulations, I'd like to make a  
9 motion to approve.

10 MEMBER MCMAHON: I second it.

11 CHAIRPERSON WILLIAMS: All in favor?

12 MEMBER MCMAHON: Aye.

13 MEMBER BORRELLI: Aye.

14 CHAIRPERSON WILLIAMS: Aye. Motion approved.

15 MR. CLARKE: Thank you very much. And I'll  
16 make sure we get that information for distribution to the  
17 board.

18 CHAIRPERSON WILLIAMS: Thank you. It was a very  
19 detailed plan, and I thank you.

20 MR. CLARKE: Thank you very much for your help.

21 CHAIRPERSON WILLIAMS: Is there any other historic  
22 business that needs to be discussed?

23 Thank you.

24 Item No. 6: Motion to schedule the next Historic  
25 Preservation Commission meeting for 5:00 p.m. on July 21,

1 2022 at the Third Street Fire Station. All those in favor?

2 MEMBER BORRELLI: Aye.

3 MEMBER MCMAHON: Aye.

4 CHAIRPERSON WILLIAMS: Aye.

5 Motion carried.

6 Thank you.

7 Item No. 7: Motion to adjourn. Is there a  
8 second?

9 MEMBER BORRELLI: I'll second.

10 CHAIRPERSON WILLIAMS: All in favor?

11 MEMBER MCMAHON: Aye.

12 MEMBER BORRELLI: Aye.

13 CHAIRPERSON WILLIAMS: Aye.

14 Thank you very much.

15 (Time noted: 5:50 p.m.)

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<p style="text-align: center;"><b>A</b></p> <p><b>able</b> 20:10</p> <p><b>accents</b> 27:14</p> <p><b>accept</b> 2:4 4:18 17:24 18:3 27:24</p> <p><b>acceptable</b> 9:15 29:14</p> <p><b>accepted</b> 4:25 20:1</p> <p><b>access</b> 10:2,15</p> <p><b>accidents</b> 30:14</p> <p><b>accurate</b> 13:22</p> <p><b>action</b> 36:14</p> <p><b>actual</b> 6:8 28:4</p> <p><b>ADA-accessible</b> 22:12</p> <p><b>add</b> 5:3 15:20 18:11 19:2</p> <p><b>added</b> 22:15</p> <p><b>adding</b> 6:2</p> <p><b>addition</b> 5:20,23 28:19</p> <p><b>additional</b> 5:18 6:6</p> <p><b>address</b> 5:11,14 19:7</p> <p><b>adjacent</b> 5:5 6:2 22:11</p> <p><b>adjoining</b> 8:13</p> <p><b>adjourn</b> 2:25 35:7</p> <p><b>Administrator</b> 1:21</p> <p><b>adventures</b> 4:10</p> <p><b>aesthetics</b> 11:24 14:4</p> <p><b>agenda</b> 4:18</p> <p><b>aggregate</b> 31:2</p> <p><b>agree</b> 15:18 17:22 30:21</p> <p><b>Alpine</b> 17:10 18:2</p> <p><b>Amanda</b> 1:22 32:2</p> <p><b>amazing</b> 3:18 4:3</p> <p><b>angle</b> 12:17</p> 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16:19,20,21 18:19 18:20,21 34:12,13 34:14 35:2,3,4,11 35:12,13</p> <hr/> <p style="text-align: center;"><b>B</b></p> <p><b>back</b> 5:21 8:8 9:6,8 11:12,12 12:18 18:8,13 29:1,7 30:12 31:1</p> <p><b>background</b> 19:21</p> <p><b>backyard</b> 10:18 12:8 14:13</p> <p><b>baptismal</b> 29:6</p> <p><b>baptism</b> 29:14</p>	<p><b>baptized</b> 29:19</p> <p><b>barn</b> 17:16</p> <p><b>base</b> 4:7</p> <p><b>based</b> 6:15</p> <p><b>basin</b> 29:14</p> <p><b>Bear</b> 32:13</p> <p><b>beautiful</b> 3:20 13:10 15:4,6 23:2 23:16,21,21 24:16</p> <p><b>beds</b> 21:6</p> <p><b>behalf</b> 2:11,16 17:7 18:25 19:12</p> <p><b>believe</b> 9:5 15:17 16:11 17:18 22:19 30:9</p> <p><b>benches</b> 23:9 30:12</p> <p><b>benefit</b> 21:20</p> <p><b>Benjamin</b> 17:9 18:2</p> <p><b>better</b> 4:4 16:13</p> <p><b>big</b> 26:3</p> <p><b>bit</b> 13:9 19:21</p> <p><b>blood</b> 36:14</p> <p><b>bluestone</b> 26:10,20 27:10,12,13,14</p> <p><b>board</b> 1:22 2:19 3:16,23,24 4:1,2,6 5:20,24 8:12 13:22,22 16:8 17:14 19:12 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