

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

HPC REGULAR SESSION 6-5-17

VILLAGE OF GREENPORT

COUNTY OF SUFFOLK STATE OF NEW YORK

-----X

HISTORIC PRESERVATION COMMISSION

REGULAR SESSION

-----X

Third Street Firehouse
Greenport, New York

June 5, 2017
5:08 p.m.

Before:

STEPHEN M. BULL - Chairman

DENNIS McMAHON - Member

SUSAN WETSELL - Member

ROSELLE BORRELLI - Member

EILEEN WINGATE - Village Inspector

KRISTINA LINGG - Building Department

Clerk

PAUL PALLAS - Village Administrator

INDEX

Item No. 1 - 624 First Street

Discussion and possible motion of the application submitted by James Olinkiewicz. The applicant is proposing to put up a wood fence on the lot lines, to create three conforming lots that were approved at the May 4, 2017 Planning Board meeting.

SCTM# 1001-2.6-49.1

Page: 6 - 14

Item No. 2 - 624 First Street.

Discussion and possible motion on the resolution for the demolition of the rear portion of the former Methodist church. This was formerly approved by the HPC on April 3, 2017

SCTM# 1001-2.6-49.1

Page: 14 - 16

Item No. 3 - 211 Carpenter Street

Discussion and possible motion of the application submitted by 211 Carpenter Street, LLC represented by agent, David Kapell. This application was previously approved on August 4, 2016. The applicant has since modified the plan and use of the second floor, which requires that the plans be reviewed again. The applicant is proposing to open a tasting room on the first floor, with a lounge and office on the second floor, which was previously approved as an apartment.

SCTM# 1001-4.10-11

Page: 16 - 21

Item No. 4 - 238 Main Street

Discussion and possible motion of the application submitted by Chase Bank, represented by Max Gordon. The applicant needs to

1
2 make emergency repairs and is
3 proposing to have a temporary ATM
4 placed in the parking lot during
5 repairs.

6 SCTM# 1001-4.10-5

7 Page: 21 - 30

8
9 Item No. 5 - 439 First Street

10 Discussion and possible motion of
11 the application submitted by
12 Justin Bales, represented by Tom
13 Samuels, the architect. The
14 applicant is proposing
15 renovations to both the principle
16 and accessory structures.

17 SCTM# 1001-4-6-40

18 Page: 30 -

19
20 Item No. 6 - 117 Main Street

21 Discussion and possible motion of
22 the application submitted by Evan
23 Gappelberg, owner of the Hampton
24 Chocolate Factory. The applicant
25 is proposing to paint the

exterior of the building.

SCTM# 1001-5-4-35.2

Page: 64 - 68

Item No. 7

Discussion with regards to the
2017 CLG Grant.

Page:

Item No. 8

Motion to approve the minutes of
the March 6, 2017 and April 3,
2017 meetings.

Page:

Item No. 9

Motion to schedule the next HPC
meeting for 5:00 p.m on July 10,
2017 at the Third Street Fire
Station.

Page:

Item No. 10

Motion to adjourn.

Page:

CHAIRMAN BULL: Okay. We are live. Thank you ladies and gentleman. This is a Monday meeting, today on June 5th, of the Historic Preservation Commission. We are going to acknowledge right to left, to my right to left who is here.

MEMBER McMAHON: Dennis McMahon.

MEMBER WETSELL: Susan Wetsell.

CHAIRMAN BULL: Stephen Bull.

MEMBER BORRELLI: Roselle Borrelli.

CHAIRMAN BULL: We are all present and we have got a full agenda tonight. So we are going to go through as much -- first on the agenda:

Item No. 1 - 624 First Street

Discussion and possible motion of the application submitted by James Olinkiewicz. The applicant is proposing to put up a wood fence on the lot lines, to create three conforming lots that were approved at the May 4, 2017

Planning Board meeting.

SCTM# 1001-2.6-49.1

MR. OLINKIEWICZ: Good evening everyone. James Olinkiewicz. 624 First Street. As when we were here talking about the work that we were going to do on the -- on the removal on the back of the church I had expressed interest that I was going to come in with a fence to put on the lot lines and property lines to create a more defined barrier for the three lots and the neighborhood.

It would be four feet high coming back 32 feet and then it would go up to six feet around the rest of the property and between the lots. So it would just divide up the area so it would have a nice effect going through.

We have that option that I have there for you, which is the six foot. And it is made in the four foot model. We could -- if the Board would like, there is a model that has five foot and then a foot of lattice top on it, on the

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

last foot. Rather than a solid panel.

MEMBER WETSELL: That sounds nice.

MR. OLINKIEWICZ: It is up to the Board on which one they prefer to do. I did not inclose a picture of the lattice one. I only saw one actually yesterday. I said, maybe that might be an idea. I figured I'd give you guys the choice of which one.

CHAIRMAN BULL: So I noticed in the photograph that this fence is on top of what looks like to be a stone wall in this photograph, but in your case the fence is going to be on the ground?

MR. OLINKIEWICZ: Yes. On the ground. On the dirt. Yes. That is just an example of the fence. We also use that same fence in the back of the Meson Ole property if somebody wants to see it personally. It is the same one that goes down the property line there.

It is called the Historic Eisenhower. That is what the company

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

that sells this.

CHAIRMAN BULL: Was Eisenhower around back in the old days?

MR. OLINKIEWICZ: No. That is the name of the -- that is the name of the fence. It is tunnel roof cedar.

MEMBER McMAHON: This is typically everything we like to see. In regards to whether it has a lattice top or not, in my opinion, it is up to you, at the end of the day. Both, I think, are approved. They both look nice and familiar. I think most of us are with these styles of fence.

Let's move it along. If anybody has anything else to say.

CHAIRMAN BULL: I would. Is there a limit on the height of the fences between property?

MS. WINGATE: Six feet.

CHAIRMAN BULL: I favor a shorter fence myself. I believe fences are necessary to keep from your neighbors but -- you were suggesting a five foot fence?

MR. OLINKIEWICZ: Six foot fence.

CHAIRMAN BULL: A six foot fence
with lattice?

MR. OLINKIEWICZ: A six foot
fence. Either it would have lattice on
the last foot or it would be square
block. It would not exceed the height of
six feet. For the rear of the property
-- the only reason why I would ask for
the six foot fence on the rear of the
property and around the old church
sanctuary area is eventually, it is my
belief that there is going to be a
swimming pool being applied for in that
backyard and the privacy of the people
that are going to purchase that. They
would like a higher fence.

MEMBER WETSELL: I think the
lattice is a little more finished
looking, a little nicer looking.
Otherwise, it doesn't matter.

MEMBER McMAHON: Again, these are
all approved. Again, I make a motion to
--

1
2 MR. PALLAS: Yes. Just a
3 clarification. Maybe it is me. The
4 fence now that you are proposing is just
5 a T essentially?

6 MR. OLINKIEWICZ: No. It is
7 going to go around and defining all
8 property lines of all lots.

9 MR. PALLAS: Including the front?

10 MR. OLINKIEWICZ: Including the
11 front. It is going to come down 32 feet
12 down the side yard and jump up to six
13 feet the whole rest of the way on each
14 side yard of the sanctuary. The rear of
15 the sanctuary would have a six foot
16 fence. Then going out to First Street it
17 would have six foot coming out on the
18 three lot lines and drop down to four
19 feet. So they would be definitively seen
20 and sketched out.

21 MEMBER WETSELL: You want to put
22 it in the front of the church sanctuary?

23 MR. OLINKIEWICZ: No. I am going
24 to leave the church open. All houses are
25 going to be open to the front.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MR. PALLAS: The entire building?

MR. OLINKIEWICZ: On all three of them.

MEMBER McMAHON: Do you understand we are approving this style of fence and Eileen is basically -- that goes back to the Building Department in regards to the height and where it has the drop down.

MS. WINGATE: If you going to do a six foot with lattice on top then you need to make a decision if it is going to have the lattice on top or skip the lattice.

MR. OLINKIEWICZ: The whole thing will be a total of six foot, whether we put the lattice in the six foot or we don't do the lattice and it is a square. It will be no higher than a six foot fence.

MEMBER McMAHON: And where it drops down to the four foot, no. It is not necessary. That is up to you.

CHAIRMAN BULL: As I understand

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

it there is no four foot portion of this fence because it is all open facing the street. Is that correct?

MS. WINGATE: Anything within 30 feet of the front property line needs four feet, yes.

CHAIRMAN BULL: So the first portion of the fence is four foot. Then it jumps to six foot?

MR. OLINKIEWICZ: Correct. And then open in the front.

MR. PALLAS: So, I'm sorry, the fence around the remaining church building, the fence is going to start at the rear of building and go --

MR. OLINKIEWICZ: No. It is going to start almost out at the sidewalk at the front property lines and work its way back at four feet, the 30 feet. And at 32 feet it jumps to six feet and continues all the way down the rest of the side of the church building.

MR. PALLAS: So you are saying three sides. You meant the fence is

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

going to be three sides?

MR. OLINKIEWICZ: Correct. The front facing the road. The road side would not have any fence on any of the properties.

MR. PALLAS: Thank you.

CHAIRMAN BULL: So there was a motion.

MEMBER McMAHON: There was a motion. I was going to make a motion to approve the fences that have been applied for in Item Number 1.

CHAIRMAN BULL: I second the motion. All in favor?

MEMBER WETSELL: Aye.

MEMBER BORRELLI: Aye.

CHAIRMAN BULL: Opposed? You have your fence.

MR. OLINKIEWICZ: Thank you.

CHAIRMAN BULL: Back on the -- item No. 2 - 624 First Street.

Discussion and possible motion on the resolution for the demolition of the rear portion of the former

2 Methodist church. This was
3 formerly approved by the HPC on
4 April 3, 2017.

5 SCTM# 1001-2.6-49.1

6 We just got this written
7 disposition this morning at 11:00 a.m.
8 And so I haven't had a chance to actually
9 read it. At first glance there is at
10 least one error. So I would like to push
11 this off until the next meeting.

12 I make a motion to push off this
13 -- just the written determination that
14 was made on this -- the verbal decision
15 that we made on the April 3, 2017
16 meeting.

17 MEMBER McMAHON: Is this holding
18 you up?

19 MR. OLINKIEWICZ: No.

20 CHAIRMAN BULL: It is just a
21 proforma. We want to have a record -- on
22 a matter of this importance we want to
23 have a record which includes photographs,
24 which you will see in this. This is the
25 written determination which is here. I

1
2 took some photographs just before we met
3 at that time which clearly points out the
4 parts that were going to be demolished.

5 MEMBER McMAHON: I second the
6 motion.

7 CHAIRMAN BULL: All in favor?

8 MEMBER BORRELLI: Aye.

9 MEMBER WETSELL: This is to?

10 CHAIRMAN BULL: To push it off.

11 MEMBER WETSELL: Oh, to push it
12 off. Sure.

13 CHAIRMAN BULL: That motion
14 passes.

15 On to: Item No. 3 - 211
16 Carpenter Street.

17 Discussion and possible motion of
18 the application submitted by 211
19 Carpenter Street, LLC represented
20 by agent, David Kapell. This
21 application was previously
22 approved on August 4, 2016. The
23 applicant has since modified the
24 plan and use of the second floor,
25 which requires that the plans be

1 reviewed again. The applicant is
2 proposing to open a tasting room
3 on the first floor, with a lounge
4 and office on the second floor,
5 which was previously approved as
6 an apartment.
7

8 SCTM# 1001-4.10-11.

9 MS. TORINO: Hi. I am Gabrielle
10 Torino. I am representing my mom, 211
11 Carpenter Street. We pretty much got
12 approved last year. We are not really
13 changing anything. We just went to the
14 Planning Board last week to get the
15 approval from apartment to lounge on top.
16 That is really it. There were -- other
17 changes to anything that was prior --
18 prior approval.

19 MS. WINGATE: When it went from
20 apartment to lounge they had to provide
21 an extra set of stairs. The architect
22 and I had a conversation as to an
23 exterior set of stairs. So I got it on
24 to the agenda thinking that the road it
25 was on, but then he found a way to get

1
2 the stairs onto the interior. So its
3 already been to HPC. I was just crossing
4 the Ts and dotting the Is. There has
5 been a change to a window or two. All
6 very modest, but it was really about the
7 stairs. I was worried.

8 CHAIRMAN BULL: Basically if it
9 was on the last page of the drawings --
10 nope, the drawings. You see an elevation
11 on --

12 MEMBER BORRELLI: Right.

13 CHAIRMAN BULL: On the page that
14 has the elevations. Here they are.

15 If you look on the page with the
16 elevations you can see the changes that
17 were made that which I think would be
18 relevant to our discussion. So the front
19 portico doesn't change, right? The sign
20 is still there. Just the two doors are
21 slightly changed.

22 MS. TORINO: Yes, that is the
23 only change.

24 CHAIRMAN BULL: The other
25 elevations that are here, they don't

1
2 pertain to us, even though they are
3 circled. Is that right, Eileen? Here on
4 the elevation. There are two others.
5 There are five bubbles.

6 MS. WINGATE: Yes.

7 CHAIRMAN BULL: It says revised
8 location, elevation.

9 MS. WINGATE: Yes. This was a
10 window that was changed to a door to
11 accommodate the second set of stairs. It
12 was a door originally. So it is going
13 back to the original design. And this
14 door was removed. So there has been a
15 lot of revisions. That -- both the door
16 and the ramp was originally approved.
17 And the other door was there existing.

18 CHAIRMAN BULL: Right. And the
19 door on the ramp is associated with
20 wheelchair access.

21 MS. WINGATE: Yes.

22 CHAIRMAN BULL: That is where
23 that is. Some of this has been kind of a
24 restoration of an earlier drawing and
25 presentations.

1
2 This set of windows on the second
3 floor which looks like a broader expanse
4 of windows, is that also changed? Was
5 there a different set of windows on the
6 second floor?

7 MS. WINGATE: I don't believe
8 they changed since the approved set.
9 Again, it was really about the stairs and
10 doors.

11 MS. TORINO: Those windows didn't
12 change. They are double hung. That was
13 required at the last meeting.

14 CHAIRMAN BULL: The windows are
15 all pretty much are as they were before?

16 MS. TORINO: Yes.

17 CHAIRMAN BULL: They are double
18 hung. So we are talking about modest
19 changes on the doorway on the side of the
20 building and then this door on the front.

21 MS. TORINO: Yes.

22 CHAIRMAN BULL: Any questions?

23 MEMBER McMAHON: I can't think of
24 anything.

25 CHAIRMAN BULL: I make a motion

1
2 that we approve this small change that is
3 required. Does anybody want to second?

4 MEMBER WETSELL: I second.

5 CHAIRMAN BULL: All in favor?

6 MEMBER McMAHON: Aye.

7 MEMBER BORRELLI: Aye.

8 CHAIRMAN BULL: Next. This is
9 one I like.

10 Item No. 4 - 238 Main Street

11 Discussion and possible motion of
12 the application submitted by
13 Chase Bank, represented by Max
14 Gordon. The applicant needs to
15 make emergency repairs and is
16 proposing to have a temporary ATM
17 placed in the parking lot during
18 repairs.

19 SCTM# 1001-4.10-5

20 CHASE REPRESENTATIVE: Hi,
21 everybody. I am the project expediter on
22 behalf of Chase Bank and Max Gordon,
23 architects.

24 The Chase Bank is having a
25 structural issue which needs to be

1 repaired which we submitted to the
2 Building Department for the permits for
3 that work. And it is going to put the
4 ATM area out of commission temporarily.
5 There are expecting the work to take
6 about two weeks. However, I would ask
7 for a 30 day approval as we know
8 construction -- they can go long.
9

10 We're proposing to put an ATM, it
11 is a portable ATM, in the parking lot.
12 The ATM weighs about 3800 pounds. And
13 there is a 24 hour guard that comes along
14 with the ATM and there is a ramp. It is
15 powered by a the generator which will be
16 located inside the ATM box and cellular
17 service. so there will be no direct
18 connection.

19 CHAIRMAN BULL: So I have several
20 questions about this. When the guard is
21 -- where does the guard stand when he is
22 there all the time? Where is he
23 positioned? Not inside the bank. Not
24 inside the ATM.

25 CHASE REPRESENTATIVE: No. He

1
2 will sit in the car. He will go into the
3 bank and come back out of the bank and
4 sit in the car. He is pretty much needed
5 to be on the property within vision of
6 the ATM. But there is no specific -- he
7 won't be standing directly next to the
8 ATM in general.

9 CHAIRMAN BULL: Another question
10 I have is about the noise level of the
11 generator outside of the ATM. You have
12 done this before and it won't disturbing
13 to the neighbors. Although I don't know
14 if that is an issue. How about that?

15 CHASE REPRESENTATIVE: Right. I
16 know everybody has their own sound
17 preferences. The ATM is going to be
18 running at about 66 decibels, which prior
19 to installation is going to be housing
20 the ATM room. That is at half load.
21 That is about the same as having a TV on.
22 If you are sitting in your living room
23 and you have your TV on at normal sound
24 level. That is the sound that it would
25 have.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CHAIRMAN BULL: And my final question is about the signage on it. I notice in this photograph there is signage on all sides. So I have an issue with the signage because I don't -- because it is really -- it does promote the bank but we didn't get sign permits. Is there anyway that you can you make it without the signage on three sides, but have it obviously an ATM on the front. That would be my only issue.

CHASE REPRESENTATIVE: These are pre-manufactured units. I don't believe -- I believe they come with that signage. It is possible they could put plywood or paint it or put something against it. I would have to check to see if that could be done on the machine. As I said it is the two weeks, hopefully no more than 30 days.

MEMBER McMAHON: Being that this is a temporary thing I think we can kind of overlook our signage issues. If it was going to be there for a year perhaps

1
2 that would be an issue. But on a
3 practicality -- I mean if you have to
4 look -- if you are looking for the ATM
5 you should be able to see it from the
6 back of the property. If you are -- you
7 will need it on three sides to make it
8 practical.

9 CHAIRMAN BULL: There is going to
10 be a sign on the door where the ATM was
11 before saying look to the side. I mean
12 there is going to be humming from the
13 generator. You don't need all that
14 signage.

15 Anybody else?

16 MEMBER BORRELLI: It is going to
17 be signage in the parking lot. It is not
18 signage like on a the residential street
19 or just, you know. It is a parking lot.

20 CHAIRMAN BULL: So no other
21 discussion?

22 MS. WINGATE: I have a question.
23 This is the HPC but as Building Inspector
24 this generator, I would assume is gas
25 fueled.

1
2 CHASE REPRESENTATIVE: It is
3 diesel powered.

4 MS. WINGATE: It is diesel
5 powered. And somebody will be filling it
6 how often?

7 CHASE REPRESENTATIVE: I don't
8 know how often honestly it would have to
9 be filled.

10 MS. WINGATE: So there would be
11 no storage of fuel on site?

12 CHASE REPRESENTATIVE: No.

13 MS. WINGATE: Okay.

14 CHAIRMAN BULL: Now that you
15 crossed that question, the safety in me
16 comes out. Do you have -- do you issue
17 to the Village of Greenport for loss
18 payee in case of an accident involving
19 somebody --

20 MR. PALLAS: The Village would
21 require insurance to cover that
22 eventuality before a permit would be
23 issues. So we would cover that.

24 CHAIRMAN BULL: Okay. I will make
25 a motion --

1
2 MR. PALLAS: Mr. Chairman, I want
3 to clarify the fuel question.

4 CHAIRMAN BULL: Sure.

5 MR. PALLAS: I read the specs and
6 it wasn't clear to me. It has its own
7 fuel storage within a self-contained
8 unit?

9 CHASE REPRESENTATIVE: I went
10 through the specs too. I thought it did.

11 CHAIRMAN McMAHON: It has got to
12 have some capacity, otherwise she no
13 good.

14 CHAIRMAN BULL: No. It is a good
15 question because you look at the picture.
16 It doesn't seem to have a tank built into
17 it. It doesn't seem like a portable
18 generator. A generator which I'm more
19 familiar with. It seems local, doesn't
20 it?

21 MEMBER McMAHON: Yes. I don't
22 think we need a breakdown in regards to
23 the mechanics of the generator. I'm sure
24 it is self-contained.

25 CHAIRMAN BULL: I think they have

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

done this before.

CHASE REPRESENTATIVE: It does say -- it references fuel consumption. So it appears that it is a --

MEMBER McMAHON: It is all self-contained.

CHASE REPRESENTATIVE: Yeah.

MEMBER BORRELLI: I just have one question. It is not a drive-up ATM?

CHASE REPRESENTATIVE: No.

MEMBER BORRELLI: So you have to park and walk over to it?

CHASE REPRESENTATIVE: Yes. It is a walk-up.

MEMBER BORRELLI: That would be a nightmare if it were a pull-up with the parking in Greenport. People coming in and waiting to get out of the parking lot. That could be crazy.

CHAIRMAN BULL: Actually on a historical note, Greenport was the very, very first town -- village where they ever experimented with drive-up ATM machines. And this Chase Bank was where

1
2 it happened. Where they put the first
3 one in and -- it is sort of a fun --
4 forgotten history but that is where the
5 first one was.

6 MS. WINGATE: They don't have a
7 drive-up one now.

8 CHAIRMAN BULL: No, they don't.

9 MS. WINGATE: They have a
10 drive-up window on the side.

11 CHAIRMAN BULL: It was one of the
12 very first banks that tried that
13 technology. That was a long time ago.

14 Is there a motion on this?

15 MEMBER McMAHON: I would like to
16 make a motion to approve.

17 MEMBER BORRELLI: I second.

18 CHAIRMAN BULL: Is anyone in
19 favor?

20 MR. PALLAS: I'm sorry. If you
21 are going to call it temporary I would
22 suggest to put a specific time.

23 MEMBER McMAHON: It was said two
24 weeks and no more than 30 days.

25 CHASE REPRESENTATIVE: Yes.

1
2 CHAIRMAN BULL: Is the start time
3 not designated?

4 CHASE REPRESENTATIVE: We need to
5 get construction permits. So I'm not
6 sure of the timing of it.

7 CHAIRMAN BULL: So the 30 days --
8 so the motion should include that the 30
9 days would be monitored by the issuance
10 of the building permit.

11 CHASE REPRESENTATIVE: Okay.

12 MEMBER McMAHON: Very good.

13 CHAIRMAN BULL: The motion has
14 been seconded. All in favor?

15 MEMBER BORRELLI: Aye.

16 MEMBER WETSELL: Aye.

17 CHAIRMAN BULL: I am opposed
18 because of the signage. But that is
19 okay. We have three out of four. It
20 carries. You got it.

21 CHASE REPRESENTATIVE: Thank you
22 very much.

23 CHAIRMAN BULL: Item No. 5 - 439
24 First Street

25 Discussion and possible motion of

1
2 the application submitted by
3 Justin Bales, represented by Tom
4 Samuels, the architect. The
5 applicant is proposing
6 renovations to both the principle
7 and accessory structures.

8 SCTM# 1001-4-6-40.

9 MR. BALES: Good evening. Steve,
10 I think you and I know each other.
11 Roselle and I have met before. I just
12 wanted to introduce myself, Justin Bales.
13 Tom is actually -- he is my architect.
14 He is going to go over the details of
15 what I am trying to do. Generally, the
16 idea is we are looking to make some minor
17 updates and do some things like make the
18 garage a little more comfortable for the
19 use of my family.

20 So Tom maybe you can go through
21 some of the specifics. Again, generally
22 it is keeping it in the historic
23 character of the home is what we are
24 trying to do. Clean it up a little bit.

25 MR. SAMUELS: Tom Samuels. So it

1
2 is obviously one of the great old houses.
3 It was covered up with vinyl and aluminum
4 a number of years ago. At that time they
5 unceremoniously removed the trim or a lot
6 of it. Now we did an exploration to see
7 what is underneath there and found so far
8 mostly intact siding and a lot of intact
9 trim. So we are hoping to be able to
10 restore the look of the house to this
11 previous appearance. And I included in
12 the package two photographs taken in 1938
13 showing the brackets supporting the
14 cornice overhangs.

15 CHAIRMAN BULL: I would love to
16 see those photos. Do we have them here?

17 I used to own that house. I sold
18 it to Justin.

19 MR. SAMUELS: Well, you sold it
20 to the right guy because he wants to
21 restore it. You know, we would have,
22 back in the day, seen this as kind of
23 heroic. But now, I guess, in Greenport
24 it is happening and it is great.

25 He wants to make it look they way

1
2 it was. There is color selections in
3 there as well --

4 CHAIRMAN BULL: I'm having
5 trouble finding the photos.

6 MR. SAMUELS: There is sort of a
7 dove grey siding, white trim and some
8 accents in a navy blue. So basically,
9 aside from the addition that we are
10 proposing on the second floor covering
11 over an existing first floor. It is
12 basically the exact same form of the
13 house. Just that minor addition for the
14 principle structure that we are proposing
15 which makes the house work a little bit
16 better.

17 It is a big house with two
18 bathrooms. Which is fine. I know that
19 was appropriate but we are trying to add
20 a bathroom. And that necessitates some
21 addition to the house in order to
22 maintain the same number of bedrooms in
23 the house.

24 CHAIRMAN BULL: I noticed you are
25 going to be restoring the house -- you

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

are going to be putting slate back on it?

MR. SAMUELS: That's correct.

CHAIRMAN BULL: Where the slate was previously --

MR. SAMUELS: The roof as well is going to be restored to the original.

CHAIRMAN BULL: I noticed that the existing fascia -- is that going to remain or -- it looks from your drawings it is going to be smooth.

MR. SAMUELS: No. That is going to remain.

CHAIRMAN BULL: Oh, it is.

MR. SAMUELS: Yes. It is scale and it doesn't show well enough to justify --

CHAIRMAN BULL: Yeah. This is very exciting. I am pleased to see that you got such great builder involved.

MR. SAMUELS: Yes. Steve Schroeder is also here and doing great work for us.

CHAIRMAN BULL: He did a wonderful job on the adjacent property.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MR. SAMUELS: There you go.

CHAIRMAN BULL: His quality of work is amazing and his brother is doing painting.

CHAIRMAN BULL: So I was given this sample.

MR. SAMUELS: That is only a new piece. We are really going to try to maintain all the original flatworks, but there are some pieces that are damaged, dried out and kind of curling up.

CHAIRMAN BULL: Yep.

MR. SAMUELS: This stock piece of cedar is very close to what is there. And when installed and painted it would be indistinguishable. We are not sure on the south side of the house which takes the majority of the sun. I'm not sure exactly what we are going to find there. We are hoping to just find enough to justify finding the principle portions of the siding. Otherwise, it will be woven in with the new material.

CHAIRMAN BULL: Okay. So you

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

will leave as much as you can.

MR. SAMUELS: The philosophy is to try to leave what we can. What is missing, of course, is the brackets, the corbels which held up the roof overhangs. What we have is a sample today. It is not a final sample. It is a work in progress of a corbel. There is a lot of them. We want to put them back to where they were. They were kind of -- you can see in the photograph they are doubled up for the most part. On the front they are tripled. But there is a lot of these things. They probably will not be hollow in this way. There is probably recessed panel on the side as opposed to a completely hollow bracket.

CHAIRMAN BULL: I was looking at this in your drawings. It was looking a little fancier than the kind that sort of indicate --

MR. SAMUELS: Right. I wish we could have found the original corbels because that would give us -- we were

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

looking at other houses. I agree with you in the case of this one. It would simplify that profile a little. I don't know on my drawings so much, but it would simplify that a little. My drawings were based on a stock item that we found on the Internet. We are going to try to build them all custom. So there is flexibility on the design.

CHAIRMAN BULL: Yes. On your drawings I think that it probably looks most like what I see in the photograph. And they were buying from catalogs in those days.

MR. SAMUELS: Sure. It was early in the day of mass production.

CHAIRMAN BULL: The Sears and Roebucks Catalog had these.

MR. SAMUELS: What was the year of the house? I'm sorry. I don't remember it.

CHAIRMAN BULL: What was it?

MR. BALES: It was 1860s ish.

MR. SAMUELS: So there was stuff

1
2 already. There were lumber mills doing
3 stuff with Adirondack lumber.

4 CHAIRMAN BULL: Yeah.

5 MR. SAMUELS: Now, there is
6 another notion, before we get to the back
7 building. I mean obviously I am here to
8 answer any questions. I will help figure
9 out what to do here.

10 There is another notion that
11 would include adding shutters to this
12 house. Of course you don't see it in the
13 original photograph, but it is something
14 that Justin and his wife -- and I have
15 not discouraged because I think shutters
16 add texture, color and detail to the
17 street scape. But we're presenting that
18 as an option for the moment. I think he
19 does favor it. I will let him speak for
20 himself on how much so. But we are
21 interested in what your reaction is as
22 well.

23 MEMBER McMAHON: I think it is
24 typical of the --

25 MR. SAMUELS: Louver shutters.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MEMBER McMAHON: The Louver shutters. You know they are necessary. It would be nice if they were operable. This looks like -- the quality of this job is very obvious. You are doing a bang up job.

Yes, but they worked and they also fit the window.

MR. SAMUELS: There were shutters on the house.

CHAIRMAN BULL: There were shutters on the inside.

MR. SAMUELS: On the inside.

CHAIRMAN BULL: They weren't -- I think of this particular style of house there wasn't room for putting shutters on the outside.

MR. SAMUELS: There is a lot of detail there.

MEMBER McMAHON: They overlap. That is never a good look.

CHAIRMAN BULL: One of the things that I was particularly impressed with on this house is that the windows were very

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

large.

MR. SAMUELS: Yes, they were.

CHAIRMAN BULL: Extremely large for that time period. It is impossible to find the same glass to replace some of those windows. As a result they were really showing it off and they felt like they didn't need shutters.

MR. SAMUELS: Right. That is possible. It seems like an Italian made house. That is the style.

CHAIRMAN BULL: Yes.

MR. SAMUELS: With the big, tall, vertical --

MS. WETSELL: How are you going to make the shutters fit since the window trims --

MR. SAMUELS: It would literally cover over that exterior casing. The casing is elaborated with the scrolls and things. And shutters -- in order to -- they would be matched to the size of the sash and cut it in half. Then the ones that have an arch top, same thing. But

1
2 in their permanently -- presumably
3 permanently open position they would
4 cover the trim. That is an issue that we
5 talked about back and forth.

6 MEMBER WETSELL: That would be an
7 issue with me.

8 MR. SAMUELS: I understand.

9 CHAIRMAN BULL: And with the
10 double windows too in the front.

11 MR. SAMUELS: Yes.

12 MR. BALES: Just one more on
13 that. We have a sketch here just to kind
14 of show the differential between what is
15 there now and what we were thinking with
16 the shutters. And you know we would have
17 -- they would be operable shutters. They
18 don't -- one of the things with the built
19 out trim is -- the majority of it is
20 above where the shutters would be. So in
21 the open position you would still see the
22 elaborate detail above and on the bottom
23 of the sills. We would lose a little
24 corner of the trim on the side where it
25 holds open. But, you know, I am very

1
2 aware of the detail. That is why I enjoy
3 the house so much. I don't want to cover
4 up that, if at all possible. One of the
5 things is because the windows were
6 curved. When the shutters were open you
7 actually curved the top of the shutter
8 out of the way of the trim. So you cover
9 up less because the tops of the windows
10 were curved. So when it is open it would
11 be curved like this (indicating). If
12 that makes sense.

13 MEMBER BORRELLI: I just want to
14 say a couple of things. On the 1873 map,
15 the house footprint does not exist.
16 Meaning the house does not exist for
17 1873. So it is post-fab. Also, it is
18 owned initially by George Tuttle but I do
19 believe -- and I am going to have to
20 check my notes -- that I'm pretty sure
21 that it after -- it is obviously after
22 1873. So it is kind of knocks it out of
23 the Italian sort of thing. It has more
24 of a French with a Montauk kind of roof
25 thing going on there. Which to me it is

1
2 an art nouveau kind of house. It has got
3 that sort of curved -- you know, you got
4 that curved thing going on on the roof,
5 in the front especially. Whereas, on the
6 side they have that diamond, the peak,
7 which would have been more -- it is all
8 redone with that Victorian thing. It is
9 also coming into the art nouveau, which
10 is almost a new design, at least for
11 First Street.

12 Also, your trim with those wings
13 up on the side. It is not really like
14 the dental kind of thing with the thing
15 over the roof. It is sort of unique. It
16 is very unique. And I don't think it
17 lends itself to shutters, at least on the
18 second floor. Because how are you going
19 to put shutters over that kind of trim?
20 That wing trim.

21 MR. BALES: Okay. We are not a
22 hundred percent sold on this. This is
23 something that we were thinking about.
24 Partially just for the practicality of
25 having shutters.

1
2
3
4
5
6
7
8
9
10

MEMBER BORRELLI: Also, the shutters I have -- my home was originally built in 1867 without shutters. And then in the '20s they put shutters on the home. They added it as an afterthought or afterwards. And then they were taken down. Obviously, I guess by the 70s it became too work intensive with the shutters. You know, maintain them.

11
12

MR. SAMUELS: Yes.

13
14
15
16
17
18
19
20
21
22
23
24
25

MEMBER BORRELLI: But I do think it is probably difficult to have them, at least on the second floor. And I don't know. It is definitely post 1873, absolutely. I can try to find out exactly when it is. So it is more of a modern home. With the home in front of you, the big home right in front of you not even existing as of 1873 at all. And that I know is kind of early 1900, I think. If that helps in any way. So I do think it is more of a -- it is a curvy -- more of a sexy, art nouveau kind of thing going on in this house. It is kind

1
2 of a new thing going on on the block.

3 Very pretty.

4 CHAIRMAN BULL: Another thing
5 about this particular house is actually
6 the latter part, which I guess where the
7 kitchen is, was added on.

8 MEMBER BORRELLI: You can see
9 that. That is a definite. It is just
10 beautiful.

11 MR. BALES: Thank you.

12 MR. SAMUELS: So there was a
13 second part to the project which involves
14 the accessory structure out back which is
15 currently occupied by a second floor
16 rental tenant and a garage on the first
17 floor. And here we have perhaps taken
18 more liberties by moving windows around
19 and to a certain extent reconstructing
20 the detail. It was more simply detailed
21 anyway of course as a back building barn
22 or carriage house or whatever it was used
23 for. We have taken some liberties by
24 keeping the siding simpler, shingles and
25 the new windows we are proposing. We are

1
2 basically trying to reconstruct that
3 apartment which now is a jumble of
4 spaces. Not really very convenient as a
5 dwelling. It is a little one bedroom.
6 We are not changing the number of people
7 living in it. We are trying to
8 re-imagine it a little bit.

9 CHAIRMAN BULL: So the entrance
10 -- so it was a barn.

11 MR. SAMUELS: It was a barn.

12 CHAIRMAN BULL: There is a
13 current overhang of the post that would
14 allow you to bring in hay I presume.

15 MR. SAMUELS: That sounds about
16 right.

17 CHAIRMAN BULL: And the floors
18 were thick enough to handle the wagons.
19 And there was also the entrance for the
20 horse. The horse was allowed to have --
21 it had its own window in this barn.
22 Which will be gone when this becomes no
23 longer a barn but really a garage with a
24 continued apartment above.

25 MR. SAMUELS: That is exactly

1
2 right. That is a perfect
3 characterization. But keep the same
4 feeling of it. There are changes.

5 MEMBER WETSELL: The door is a
6 major change.

7 MR. SAMUELS: It is. I agree. I
8 would hope that the doors which would
9 presumably be on the street side is what
10 you are referring to.

11 MS. WINGATE: I have a question.
12 Would you plan to redo the curb cuts?

13 MR. SAMUELS: Yes.

14 MS. WINGATE: This doesn't show
15 that.

16 MR. SAMUELS: These are not fully
17 ready for building permits. Yes that
18 would be required in order to achieve
19 this.

20 MS. WINGATE: Are you going to
21 give up parking behind the house?

22 MR. SAMUELS: I am going to let
23 Justin handle that.

24 MR. BALES: I think the general
25 idea is, you know, having the ability to

1
2 access -- or make that building a useable
3 -- a more useable space. I mean having
4 the garage entrance there makes it more
5 modern and usable space. If I have to
6 give up driveway, I could potentially. I
7 prefer not to at this point if I don't
8 have to. I mean that was our intention.
9 The building is not particularly useful
10 for modern times. It is a little bit of
11 a hodgepodge over the years. It is
12 beautiful, but this will make it
13 functional and allow us to update the
14 apartment which I will continue to have
15 as a long term rental there. Without --
16 there is things like the floor joints are
17 heavily dodged. I need to repair all
18 that stuff in order to continue to have a
19 long term rental. To answer your
20 question --

21 MS. WINGATE: Theoretically, the
22 Village allows the property to have one
23 curb cut. We are now into a two curb cut
24 situation probably. So I just wanted to
25 know.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MR. BALES: We can talk about it. I would be open to discussion. I mean I am not trying to be unreasonable here.

MS. WINGATE: I just wanted to know.

MR. BALES: Because parking is so precious and it is, you know, between the two structures it is going to be something like, you know, six bedrooms.

MS. WINGATE: So you do have an intention of using the garage for cars?

MR. BALES: For -- yeah. For one car in the garage.

CHAIRMAN BULL: Is it a fold-up garage door?

MR. BALES: The garage door is to be debated. It is just the physical space. I think Tom had drawn in a fold-up garage door. I could do either that or swing open doors or something that looks appropriate. I really -- I grew up around here. I love Greenport. I am trying to keep within the town but make it functional for my family.

MEMBER McMAHON: The roll up doors fits the style.

MEMBER WETSELL: I think that given how beautiful the doors are it would be a shame to replace it with this. This hinged idea --

MR. BALES: I am completely open to that.

MEMBER WETSELL: Using the same hardware perhaps to make it look authentic.

MR. SAMUELS: What I would have to say is that if we used swings doors in this location that is proposed it would literally obstruct the sidewalk. And I don't think -- I mean sliding, by passing doors you are only ever able to get half the door open, but that would be better than swinging doors.

MR. BALES: Yeah. I think that is why we went with overhead doors. I would be happy to have a custom door made that looks appropriate. That is not a problem. I think what Tom and I

1
2 discussed at the time -- the concern was
3 like you said we would be blocking the
4 sidewalk.

5 MEMBER McMAHON: There is a lot
6 of wooden options these days. There is a
7 ton.

8 MR. SAMUELS: Both stock and
9 custom.

10 MEMBER McMAHON: You can make
11 them. Every kind of crossbar
12 combination.

13 MR. SAMUELS: Yes.

14 MEMBER McMAHON: And panel.
15 There is a lot out there on the market.
16 That is just something that we have to
17 continually evolve.

18 CHAIRMAN BULL: What happens is
19 we are losing -- in maintaining our
20 commitment to preservation of houses in
21 the Historic District we are losing all
22 feel of that structure being a barn.
23 There is nothing left with this redesign.
24 And so --

25 MEMBER WETSELL: I think the

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

doors are essential to that.

CHAIRMAN BULL: To convey that feeling. What is not there and has already been changed is how did the hay get into the second floor, the pillar.

MR. BALES: That was prior to either of us owning the house.

CHAIRMAN BULL: Exactly.
Exactly.

So I understand the reasonableness of creating a structure that is more usable. Certainly with regards to the second floor tenant. Because it was difficult when I had it. The stairs were too steep.

MR. BALES: Yes. Yes.

CHAIRMAN BULL: I would presume that any work that would be done would modify -- would be modified to code.

MR. BALES: Yes.

CHAIRMAN BULL: It has to be brought to code because it is not code compliant. It was not code compliant when I had it.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MR. BALES: Yes.

CHAIRMAN BULL: I do have issues with this double curb cut and changing the entire character of the location by not reflecting, you know --

MR. BALES: If you could just imagine -- the curb cut can be discussed. I am open to a dialog on that.

One of the things that we were looking to do potentially also, which might help offset some of that is take out the hedge. I am not the huge hedge fan. So we were talking about removing at least a portion of the house along -- the portion of the hedge along the house from the front of the street. Just we're doing all this beautiful work on the house, having that visible -- probably a line of hydrangeas or something like that to, you know, bring back -- so we are not trying to hide the house. If you could visualize that in addition to this, you know, this new curb cut, you know, potentially -- we can talk about the

1
2 other part of the driveway, but I think,
3 you know, it definitely is in keeping
4 within the character of the town. It
5 changes a little bit the design of the
6 building. At this point in its current
7 condition it is going to be, at some
8 point, unrentable if I don't update it.

9 CHAIRMAN BULL: I understand that
10 part. I see the use of the steel beams
11 and stuff.

12 MR. BALES: The floor.

13 CHAIRMAN BULL: The floor needs
14 work, but I still -- I think that -- I
15 could recommend that we could certainly
16 give an okay to the front of the house.

17 MEMBER WETSELL: Yes.

18 CHAIRMAN BULL: I think that -- I
19 feel very strongly that you are headed in
20 the right direction there. Meeting the
21 needs of the Historic Preservation
22 Committee and keeping with the other
23 development that is happening. But I am
24 reticent to see this transformation of
25 this second structure and wondered if you

1
2 could bring us back further thoughts
3 about how you could accomplish your goals
4 and yet maintain the character of the
5 building.

6 MR. SAMUELS: That is the two
7 things. The curb cut is clearly an
8 issue, you know. What would you say if
9 it is a structural -- a change in the
10 very use of the building as opposed to
11 the appearance of the building and your
12 preference understandable for a more
13 agricultural style building or barn.
14 Where that form visually could be
15 manipulated in ways to evoke barn more
16 than residence. That is not that hard
17 for me to do.

18 MR. BALES: That is certainly --

19 MR. SAMUELS: That is possible,
20 but then there is thing on -- the door on
21 the road is another matter that is beyond
22 appearance really. It is more of a
23 matter of; will you allow that second
24 curb cut?

25 CHAIRMAN BULL: The idea that you

1
2 presented, the sliding doors would give
3 you entrance to the one half, but then
4 the sliding door does suggest barn as
5 opposed to roll-up doors.

6 MR. SAMUELS: Right.

7 CHAIRMAN BULL: In a sense
8 getting to accomplish that but then --

9 MR. BALES: I apologize. I don't
10 think we were talking roll-up doors ever.
11 It was more they are solid doors that are
12 custom wood doors that swing interiorly
13 and --

14 CHAIRMAN BULL: Okay.

15 MR. SAMUELS: Or what might make
16 sense too is when they are sliding
17 vertically like closet doors.

18 MR. BALES: Okay.

19 MR. SAMUELS: The type that the
20 whole thing opens up. They are kind of
21 old fashioned and they are usually kind
22 of dangerous because they come down hard.

23 CHAIRMAN BULL: So maybe you
24 could come back to us with another set of
25 plans and with new elevations that would

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

give us something different. Perhaps something to vote on rather than what we have here, which is -- which is -- well, basically it is a brand new structure.

MR. SAMUELS: Right. We are keeping bits and pieces.

CHAIRMAN BULL: You are keeping bits and pieces but it is a brand new structure, what we are looking at here. You know it is a pretty major --

MR. SAMUELS: It is a major renovation.

CHAIRMAN BULL: It is a major renovation. So --

MR. SAMUELS: With the form of the building. We didn't raise the plates, which are low on the second floor. So it is in kind. But we can work on the look of it for sure. Then Justin will tell me what to do as far as the doors.

MR. BALES: Do you have any specific concerns other than -- the door style I am open to just about anything

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

that you are comfortable with.

MR. SAMUELS: More barn like is what I'm hearing.

CHAIRMAN BULL: More barn like.

MEMBER BORRELLI: The doors that go up, modern doors that look like barn doors. You could never tell. They have the hardware that looks like the old barns.

MR. SAMUELS: That is an overhead door.

MR. BALES: The door for the hayloft would be an easy thing.

CHAIRMAN BULL: You could put that in. That could be a touch. I mean you wouldn't necessarily have to have all of these side windows.

MR. SAMUELS: Correct.

CHAIRMAN BULL: That faces into the current driveway there. That could be more suggestive for you know to have a surface there.

MR. SAMUELS: There is an asymmetry there about barns. They are

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

not so aligned.

MEMBER BORRELLI: We are saying barn. It could have been a coach house. It could have been a more wealthier man. In this case, if it were a doctor -- I would have to check. Maybe he wasn't interested in barns. Maybe he had horses but maybe he did it in a coach type of house. It doesn't have to go a beautiful home with the roof and then barn.

MR. BALES: In the historical records, I think, for the town it says that it was a coach --

MEMBER BORRELLI: Yes.

CHAIRMAN BULL: So I suggest that in terms of presentation, maintain its barnness it might be enough to get you going on that.

MEMBER BORRELLI: Can I just retract something I said about the shutters? I just saw this. So now I feel foolish. I see the shutters and how they work against the top of the trim. I didn't see this.

1
2 MR. SAMUELS: It actually fits
3 with the curve?

4 MEMBER BORRELLI: Yes.

5 MR. BALES: We were very
6 reluctant but then we actually put the
7 drawing up. Part of it is just
8 functionality with the shutters. I like
9 the idea that I can close it for a storm.

10 CHAIRMAN BULL: So if we are
11 looking at those shutters again, that
12 idea, those would have to be on the --
13 which ones? The double windows would
14 have to be folded shutters.

15 MR. BALES: Yes.

16 CHAIRMAN BULL: So they could
17 unfold.

18 MR. SAMUELS: On double windows
19 it gets complicated for sure.

20 MR. BALES: It is -- yeah, it is
21 too big. Otherwise it looks
22 disproportionate. So we were talking
23 full shutters.

24 CHAIRMAN BULL: I would make a
25 motion to accept the main building as is,

1
2 without the shutters. And also that -- a
3 reserve decision on the second building
4 until we have seen some alternative
5 drawings.

6 MR. SAMUELS: On the shutter
7 issue, could we then come back for an
8 amendment potentially and have you
9 reconsider that another time. We would
10 like to move ahead with the overall
11 thing. The shutters clearly could happen
12 later with your approval or are you
13 saying no?

14 MEMBER BORRELLI: I think the
15 shutters are -- I mean this is such an
16 amazing project, being so historically
17 correct. It is just incredible. I think
18 the shutters should be your election,
19 whatever you decide. Like the fence you
20 could have the top part lattice or if you
21 don't want lattice. I think shutters are
22 -- I pointed out some of them were done
23 historically and some of them didn't have
24 it. So it was always up to the owners
25 then.

1
2 CHAIRMAN BULL: I don't believe
3 we have any evidence that there were ever
4 shutters on those windows. So we would
5 be allowing shutters on a structure that
6 did not have shutters before. So maybe
7 if you came back to us other structures
8 that had --

9 MR. SAMUELS: Okay. Make a case
10 for it.

11 CHAIRMAN BULL: Make a case for
12 it. Then I think that we could consider
13 that.

14 MR. SAMUELS: But for the mean
15 time I understand you are not --

16 CHAIRMAN BULL: For the mean time
17 --

18 MR. BALES: We are not in a rush
19 to do it anyway. The shutters are a very
20 easy secondary add-on. So we are happy
21 to come back and discuss that.

22 CHAIRMAN BULL: So my motion is
23 for the -- as drawn, the main building.
24 The shutters set aside as a
25 reconsideration and a request for more

1
2 drawings or sketches on the secondary
3 building.

4 MEMBER WETSELL: Second.

5 MEMBER McMAHON: I will second
6 that.

7 CHAIRMAN BULL: All in favor?

8 MEMBER McMAHON: Aye.

9 MEMBER WETSELL: Aye.

10 MEMBER BORRELLI: Aye.

11 MR. SAMUELS: Thank you.

12 CHAIRMAN BULL: Thank you.

13 MR. PALLAS: Mr. Chairman, the
14 last vote you took you used the word
15 accept. I am assuming you mean approve
16 -- approve --

17 CHAIRMAN BULL: Approve as drawn.

18 MR. PALLAS: The language you used
19 was accept. Maybe you just want to amend
20 that to say approve.

21 CHAIRMAN BULL: So I make an
22 amendment to the last motion. There is
23 an amendment needed for the last motion.
24 That the approval is as drawn on the
25 first building. That's all.

1 HPC REGULAR SESSION 6-5-17

2 All in favor?

3 MEMBER McMAHON: Aye.

4 MEMBER BORRELLI: Aye.

5 MEMBER WETSELL: Aye.

6 CHAIRMAN BULL: Moving on. Item

7 No. 6 - 117 Main Street

8 Discussion and possible motion of
9 the application submitted by Evan
10 Gappelberg, owner of the Hampton
11 Chocolate Factory. The applicant
12 is proposing to paint the
13 exterior of the building.

14 SCTM# 1001-5-4-35.2

15 Is the applicant here?

16 MS. WINGATE: The applicant is
17 not here.

18 CHAIRMAN BULL: I have a couple
19 of questions. Maybe we have to put this
20 off if the applicant is not here.

21 MS. WINGATE: Maybe we have to.

22 CHAIRMAN BULL: For instance, I
23 see the hook for the sign but I don't see
24 the sign in the photograph.

25 MS. WINGATE: You approved the

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

sign the last time around.

CHAIRMAN BULL: I know but the sign is part of the whole decor.

MS. WINGATE: I suppose the photo imaging may not be his thing.

CHAIRMAN BULL: It says here paint exterior trim, which is hand written, but it is not painting the exterior trim, is it? It is painting the actual --

MS. WINGATE: The inserts. He wants to fresh everything.

CHAIRMAN BULL: Freshen up. So -- and he has submitted a color. I don't remember. Is that the color he is also using in the sign?

MEMBER BORRELLI: I don't remember the sign.

Yes, perfect. Beautiful.

CHAIRMAN BULL: That is good news. Was he going to put something in the window on that previous application?

MEMBER BORRELLI: It is just like this.

1 HPC REGULAR SESSION 6-5-17

2 CHAIRMAN BULL: Thank you.

3 MEMBER WETSELL: I think the sign
4 is fine.

5 MS. WINGATE: We have pictures of
6 the whole building as well.

7 CHAIRMAN BULL: The air
8 conditioning bothers me.

9 MS. WINGATE: That --

10 CHAIRMAN BULL: The neighbor's
11 store, can someone refresh my memory.
12 What is the business next door.

13 MS. WINGATE: The lingerie shop.

14 CHAIRMAN BULL: So the lingerie
15 shop will not be doing a paint job
16 because their paint job is okay.

17 MEMBER WETSELL: What color is
18 the lingerie?

19 CHAIRMAN BULL: Looks like it is
20 gray. So I have no issue with the color
21 because it is in keeping with the sign.

22 MEMBER McMAHON: It is not a huge
23 area.

24 CHAIRMAN BULL: It is not a huge
25 area.

1
2 MEMBER McMAHON: Things need to
3 pop once in a while. You are not going
4 to -- a little diversification is
5 probably a good thing once in a while.

6 MEMBER WETSELL: This reminds me
7 of the photos you see in duplex houses
8 where, you know, one side is you know,
9 done in stone or something and the other
10 side is -- and you look at it and go,
11 whoa. What happened here? Couldn't they
12 have talked to each other? That is what
13 this reminds me of.

14 CHAIRMAN BULL: Would it be
15 possible in order to disguise the air
16 conditioning unit that we could ask the
17 frame of the unit also be painted so we
18 could hide it a little bit more?

19 MS. WINGATE: Sure. We could
20 ask. I am sure he would accommodate you.

21 CHAIRMAN BULL: At least we
22 wouldn't have that as an element of this
23 overall. It stands out and makes it look
24 a little too --

25 MR. PALLAS: I could depend on

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

the rest. I don't know.

MEMBER BORRELLI: He could make it red and it would stand out even more.

MR. PALLAS: Yeah.

MEMBER BORRELLI: If you paint it vanilla it would sort of blend. If you paint it red you will have a red box that stands out. Not the filter. Not the filter. The trim.

CHAIRMAN BULL: Okay. Okay. I am glad we are discussing this. I make a motion to approve this paint job.

MEMBER BORRELLI: I second.

MEMBER McMAHON: I third.

CHAIRMAN BULL: All in favor?

MEMBER McMAHON: Aye.

MEMBER BORRELLI: Aye.

CHAIRMAN BULL: Any opposed?

MEMBER WETSELL: Opposed.

CHAIRMAN BULL: We have one opposed. We have three in favor. Paint job is approved.

Now, Item No. 7

Discussion with regards to the

2017 CLG Grant.

I think we all got the e-mail.

We did get a grant and it is for a workshop. I was able to get into the grant gateway. And I was able to put Paul Pallas in as the Village Administrator and grant signee. I haven't -- I even -- I made a call and e-mail to Stan. I got this grant number. You can't find the grant number on that site.

And so we have Sylvia who is in charge of this -- the scheduling of the red schoolhouse which can accommodate about forty people. That is possible for one of the last -- one day in the last two weekends in August. It will either be a Saturday or a Sunday. We have Sunday on hold. I am not sure we can get Saturday. They have other activities there. The money needs to be spent this year. If we delay this and add it to the festival, the Boat Festival, I think we won't have as high an attendance at this

1
2 event. So we would make it a special
3 event.

4 I need to find out who we can
5 get to speak at these events. But it is
6 a workshop about restoration. There has
7 been a request from -- or a suggestion
8 from the New York State Parks Department
9 that we bring in an expert that will talk
10 about how this kind of -- if you have a
11 house in this district and you anticipate
12 -- you get a tax advantage on the -- on
13 all the work that is done on your house.
14 So that person would talk about how --
15 that seems to be one of the
16 presentations. Windows is another one.
17 How we handle windows. How they should
18 be handled. And I hope to find other --
19 other people to present on how to use
20 modern tools to do restoration work.

21 End of discussion. If you will
22 approve my report. Motion to approve my
23 report.

24 MEMBER WETSELL: Second.

25 CHAIRMAN BULL: All in favor?

1 HPC REGULAR SESSION 6-5-17

2 MEMBER BORRELLI: Aye.

3 MEMBER McMAHON: Aye.

4 MEMBER WETSELL: Aye.

5 CHAIRMAN BULL: Okay. Now we
6 have Item No. 8.

7 Motion to approve the minutes of
8 the March 6, 2017 and April 3,
9 2017 meetings.

10 I make a motion to approve those
11 minutes.

12 MEMBER McMAHON: Second.

13 CHAIRMAN BULL: All in favor.

14 MEMBER WETSELL: Aye.

15 MEMBER BORRELLI: Aye.

16 MEMBER McMAHON: Aye.

17 CHAIRMAN BULL: Item No. 9

18 Motion to schedule the next HPC
19 meeting for 5:00 p.m on July 10,
20 2017 at the Third Street Fire
21 Station.

22 MEMBER McMAHON: Second.

23 CHAIRMAN BULL: All in favor?

24 MEMBER BORRELLI: Aye.

25 MEMBER WETSELL: Aye.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

HPC REGULAR SESSION 6-5-17

MEMBER McMAHON: Aye.

CHAIRMAN BULL: Item No. 10

Motion to adjourn.

MEMBER WETSELL: Second.

CHAIRMAN BULL: All in favor?

MEMBER BORRELLI: Aye.

MEMBER McMAHON: Aye.

MEMBER WETSELL: Aye.

CHAIRMAN BULL: We are adjourned.

(Whereupon, the meeting was
adjourned 6:13 p.m.)

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