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VILLAGE OF GREENPORT

COUNTY OF SUFFOLK STATE OF NEW YORK

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HISTORIC PRESERVATION COMMISSION

REGULAR SESSION

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Third Street Firehouse
Greenport, New York

February 5, 2017
5:08 p.m.

Before:

STEPHEN BULL - CHAIRMAN

DENNIS McMAHON - MEMBER

SUSAN WETSELL - MEMBER

CAROLINE WALOSKI - MEMBER

ROSELLE BORRELLI - MEMBER

KRISTINA LINGG - BUILDING CLERK

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ITEM NO. 1 - 426 Second Street

Discussion and possible motion on the application submitted by Joe Pirecca.

The applicant is proposing the placement of a fully-constructed single-family home at 426 Second Street.

SCTM# 1001-2.-2-34. 1

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ITEM NO. 2 -

Motion to accept the minutes of the January 8, 2018 meeting.

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ITEM NO. 3

Motion to approve the minutes of the November 6, 2017 meeting.

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ITEM NO. 4

Motion to schedule the next HPC meeting for 5:00 p.m. on March 5, 2-018 at the Third Street Fire Station.

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1 ITEM NO. 5
2 Motion to adjourn.
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1 CHAIRMAN BULL: Okay. This meeting
2 of the Village of Greenport Historic
3 Preservation Commission is now happening.
4 It is February 5, 2018. And I am going to
5 introduce the members of the Board that
6 are here. There may be another joining
7 us. To my right.

8 MEMBER WETSELL: Susan Wetsell.

9 CHAIRMAN BULL: I am Stephen Bull.

10 MEMBER WALOSKI: Caroline Waloski.

11 MEMBER BORRELLI: Roselle Borelli.

12 CHAIRMAN BULL: And the first item
13 we have on the agenda is item number 1,
14 426 Second Street. Discussion and
15 possible motion on the application
16 submitted by Joe Pirecca. Did I say that
17 correctly?

18 MR. PIRECCA: Pirecca.

19 CHAIRMAN BULL: Pirecca. The
20 applicant is proposing the placement of a
21 fully-constructed single-family home at
22 426 Second Street. SCTM # 1001-4-2-34.1.

23 This was brought up to us last --
24 at the last meeting. And it was tabled
25 because we were missing some items that

1 we needed to see that would give us a
2 better understanding of what the house
3 would look like when it is fully
4 finished. We now have a plan with the
5 detailed elevation. And we have -- I see
6 on this plan we have windows that are
7 four over four. And I see that from the
8 original application that the windows
9 were one over one. No. They are now two
10 over two. On the original application
11 they were one over one. Thank you for
12 making that accommodation.

13 So, we have a couple of questions
14 about this. In general it looks pretty
15 good. Can you please come up there and
16 tell us about how you are going to
17 surface the exterior wall. What is the
18 raw material you are going to be using on
19 the wall?

20 MS. PIRECCA: The siding?

21 CHAIRMAN BULL: The siding. And
22 announce yourself and your address.

23 MS. PIRECCA: Hi. I am Kim
24 Pirecca. This is Joe Pirecca.

25 So I have -- did you receive this

1 sheet --

2 CHAIRMAN BULL: Yes.

3 MS. PIRECCA: -- with all the
4 detailed information?

5 CHAIRMAN BULL: Yep. That is what
6 we are working from.

7 MS. PIRECCA: So the windows are
8 going to be Silver lined by Anderson. It
9 is going to be two over two now instead
10 of the original one over one. The front
11 door is going to be Craftsman. And that
12 is a mason light -- masonite, two light,
13 insulated Craftsman style front door.
14 Also masonite vinyl patio side door. The
15 big window on the top. The siding is
16 going to be real cedar. And I brought
17 samples.

18 CHAIRMAN BULL: So is that going to
19 be cedar shingles?

20 MR. PIRECCA: Yes.

21 CHAIRMAN BULL: Okay. So we have a
22 member also joining in. Sign in. We are
23 listening to our very first item on the
24 agenda. Our only item.

25 MEMBER McMAHON: Okay.

1 CHAIRMAN BULL: Dennis, if you
2 could sign in for the camera.

3 MEMBER McMAHON: Yes. Dennis
4 McMahan.

5 CHAIRMAN BULL: Okay. Back to the
6 story.

7 MS. PIRECCA: So the whole house
8 will be the cedar shake. There is going
9 to be a cedar porch with front stairs,
10 with cedar railing. Those are going to
11 be Craftsman columns. The porch will be
12 built with pressure treated lumbar.
13 There will be a covered porch roof to be
14 built with traditional non-pressure
15 treated lumbar where it is not exposed to
16 weather. The ceiling of the porch is
17 going to be finished in white solid
18 soffit material. The porch and the
19 stairs will be stained. The roof will be
20 GAF timberline HG architectural shingles
21 in a soft oyster grey. And I also have
22 that.

23 CHAIRMAN BULL: Oh, good.

24 MS. PIRECCA: Like I said last week
25 we are going to use natural stone for the

1 driveway. And there will be a stone
2 walkway in the front of the house and a
3 stone patio in the backyard.

4 CHAIRMAN BULL: Okay. So I have a
5 few questions. One question is I noticed
6 in the last page of this you have this
7 Silver line series patio door. What does
8 that go on this plan or does it?

9 MEMBER McMAHON: It is a sliding
10 door.

11 CHAIRMAN BULL: It is a sliding
12 door? I don't see a sliding door in the
13 drawing.

14 MS. PIRECCA: You know, I mixed
15 that up with something different. You
16 can just take that out.

17 CHAIRMAN BULL: Okay.

18 MS. PIRECCA: Just eliminate that.

19 CHAIRMAN BULL: Okay. So these
20 final two pages are not --

21 MS. PIRECCA: Sorry about that.

22 MEMBER WALOSKI: So the Silver line
23 is out? That is not part of this?

24 CHAIRMAN BULL: Yes. You have some
25 specifications there. Oh, did you get

1 this?

2 MEMBER WALOSKI: Yes.

3 CHAIRMAN BULL: So the last two
4 pages, those are not under consideration.
5 It stops at. You don't even have it. So
6 you are lucky. Just a few have it.

7 Okay. So that was one question I
8 had. I noticed in the original
9 application you had shutters. You are
10 not doing shutters anymore?

11 MS. PIRECCA: No. We noticed that
12 most of the houses in the area most of
13 the house do not have shutters. And
14 because the house is narrow I thought it
15 would look -- it would look to busy in
16 the front. The windows are pretty large.
17 It just would kind of cover all of the
18 cedar shake and I didn't think it would
19 look right. So I had them take them off.

20 CHAIRMAN BULL: Does anyone else
21 have questions?

22 MEMBER McMAHON: No. It seems like
23 you did your homework.

24 CHAIRMAN BULL: So in considering
25 the issuance of Certificate of

1 Appropriateness for this kind of
2 construction we would like to reference
3 our code which is our guidelines for the
4 Historic Preservation Commission. And
5 some of the things we like to consider
6 are in Section 76A1, which is that the
7 property contribute to the character of
8 the Historic District. And I believe
9 that meets that criteria. It is not an
10 alteration to an existing property. So
11 that is not an issue here. It is new
12 construction though, that is A3, and that
13 it is compatible with the Historic
14 District. And that is to my mind or from
15 what I see, works.

16 Then we talk about the general
17 design and B, the general design and the
18 appropriateness of the property. And the
19 scale and the texture of the materials
20 and colors, which is in 3. And the
21 visual compatibility of neighboring
22 properties. And now it maintains the
23 importance of the historic and
24 architectural features of this area. And
25 I believe it conforms to all of that. So

1 it meets -- to my mind it meets the
2 specification of the United States
3 Secretary of the Interior standards for
4 guidelines regarding historic buildings.
5 So I propose that we accept the
6 application as presented on the plans.
7 Not on your original application, but
8 with the modifications that you made here
9 on these plans, which are dated January
10 29th.

11 MEMBER WALOSKI: So the new plans
12 are this, without the shutters and adding
13 this little round window there?

14 CHAIRMAN BULL: Yes. So this is
15 what they had before, last time. And
16 then now you can see this is the January
17 29th plan.

18 MEMBER WETSELL: I have one
19 question. Do you happen to know the
20 total height of the house? I am just
21 curious.

22 CHAIRMAN BULL: It is 24 feet, 2
23 inches and 7/8 off of the grade.

24 MEMBER WETSELL: Okay. Thank you.

25 CHAIRMAN BULL: So I made a motion.

1 MR. MURRAY: Hold on. Excuse me
2 for a minute. Is there public comment?

3 CHAIRMAN BULL: Oh, yes. Come to
4 the podium, please. Give public comment.
5 Yes. Thank you for bringing that subject
6 up.

7 MR. MURRAY: Hi. My name is David
8 Murray. I live at 332 Fifth Avenue. I
9 am not here to bash you. I am a
10 contractor also. There are a couple of
11 things that are on this plan that I can
12 make sure I can do in the future that I
13 wasn't aware that I could do. I am
14 working on a couple of projects. That is
15 why I am discussing it. One being the
16 Silver lined windows. I was always told
17 we couldn't use those.

18 CHAIRMAN BULL: Ah, good point.
19 Are these windows with the true line?

20 MEMBER McMAHON: True divided
21 light.

22 CHAIRMAN BULL: True divided line
23 or do you have pop in Anderson things
24 that you put in the windows that create
25 that division line? Do you know?

1 MR. MURRAY: I can help answer
2 that.

3 CHAIRMAN BULL: Please.

4 MR. MURRAY: Please don't take this
5 the wrong way. I am building a house
6 right behind you guys. So we are going
7 to be on good terms. The Silver lined
8 windows, they were purchased by Anderson
9 a few years ago. And they are the vinyl
10 window that has either the grills in
11 between the glass. So that is an option
12 for the Silver line. That is what I
13 always thought we weren't allowed to use
14 in the Historic District.

15 MEMBER McMAHON: If it appears to
16 be true divided light and it is not a
17 snap in grill and it is applied on the
18 outside and the inside and that bar is
19 what gives it that feeling that is true
20 divided light, that is accepted.

21 MR. MURRAY: Right. That is
22 accepted. But I don't think the Silver
23 line gives you that option. I could be
24 wrong in case they changed it. But I
25 don't think they do.

1 CHAIRMAN BULL: Do you understand
2 the distinction between snap in grills
3 and a window that has the line between
4 the glass? It is a piece of material.

5 MR. PIRECCA: I thought that is
6 what it was. We brought it up the last
7 time too. And there was no objection.

8 MEMBER McMAHON: I thought we went
9 through that. If it is and appears --

10 MR. MURRAY: I don't think Silver
11 line gives you that option.

12 CHAIRMAN BULL: It says here that
13 grills are sealed within the glass for
14 easy cleaning.

15 MR. MURRAY: That is in between the
16 glass.

17 CHAIRMAN BULL: That would be
18 acceptable.

19 MR. McMAHON: That is acceptable.

20 MR. MURRAY: You allow the in
21 between the glass?

22 MR. McMAHON: Yes.

23 CHAIRMAN BULL: The most important
24 point in adding it to the specifications
25 is that -- it is according to the

1 material that you gave us and the
2 materials say that the grill is sealed
3 within the glass for easy cleaning.

4 MEMBER McMAHON: Even the Mullion,
5 some of the Mullion models -- if you
6 break that glass you have to replace the
7 whole entire thing. They are not
8 independent. They just appear to be.
9 That is what we want. That bar. That is
10 very important. That gives it the look
11 of the true divide.

12 MR. MURRAY: No. What you guys
13 want are the exterior and interior --

14 MEMBER McMAHON: Correct.

15 MR. MURRAY: What that is saying is
16 that is in between the glass.

17 MEMBER WETSELL: So it is not a
18 real bar.

19 MR. MURRAY: It is not a real bar.

20 MEMBER McMAHON: Now I'm confused
21 with that.

22 MR. MURRAY: You are thinking -- no
23 offense you are not thinking --

24 MEMBER WALOSKI: It is not
25 acceptable. The true divided where it is

1 on the outside of the glass.

2 MEMBER McMAHON: Outside and inside
3 and has a spacer bar.

4 MEMBER WALOSKI: Right.

5 MEMBER McMAHON: That is what I
6 thought we were going for. I haven't
7 used them so. I don't know.

8 MEMBER WETSELL: Thank you for
9 bringing that up.

10 MR. MURRAY: Which Anderson has in
11 their 200 or 400 series. The Silver line
12 series is the one in between the glass.

13 MEMBER McMAHON: We are going to
14 have to clarify that. If you want to
15 make those changes or --

16 MR. PIRECCA: Do we have to come
17 back or can we --

18 MEMBER McMAHON: You can just
19 change the windows.

20 CHAIRMAN BULL: We will specify in
21 this meeting so you won't have to come
22 back.

23 MS. LINGG: If I may, you can
24 approve with the condition that the
25 windows are --

1 CHAIRMAN BULL: Exactly.

2 MR. MURRAY: I am not going to
3 recommend that you tell them to come
4 back. One other thing is --

5 MEMBER BORRELLI: Just getting back
6 to the windows. Maybe I missed
7 something, you changed it from six over
8 six to two over two?

9 MEMBER WALOSKI: It is one over
10 one.

11 CHAIRMAN BULL: It is one over one
12 here. And in these drawings it is two
13 over two.

14 MR. PIRECCA: That was your
15 recommendation.

16 MS. PIRECCA: It was six. Then when
17 I hired an architect and really looked at
18 the drawing and made suggestions, he
19 suggested in the area it is more
20 traditional.

21 MEMBER McMAHON: That is correct.
22 We just have to clarify that those grills
23 are interior and exterior and there is a
24 divider.

25 MR. MURRAY: It is just a different

1 series in Anderson. That is an easy one.

2 The other is the porch ceiling
3 product which it is a solid soffit but is
4 it a vinyl soffit? Because I have been
5 stopped on a project using vinyl soffit
6 before.

7 MEMBER McMAHON: Well it is getting
8 sketchy out there now. We approve vinyl
9 products. All the corner boards, all the
10 Versitex. All of those are products are
11 acceptable.

12 MR. MURRAY: They are a solid PVC?

13 MEMBER McMAHON: Yes, solid. Not
14 the -- we are familiar with it being
15 contractors but it a solid V joint or
16 beaded product.

17 MR. MURRAY: Right. So which one
18 is specified here?

19 CHAIRMAN BULL: It seems what is
20 specified here is a -- what it says a
21 vinyl covered --

22 MEMBER WETSELL: Ceiling of covered
23 porch white solid soffit material. It
24 doesn't really say.

25 MEMBER McMAHON: White solid soffit

1 material.

2 CHAIRMAN BULL: So it is white
3 solid soffit material.

4 MEMBER McMAHON: Well, it is solid.
5 Whoever's product it is.

6 MR. MURRAY: Which is Azek or
7 Versitex?

8 MEMBER McMAHON: Correct.

9 CHAIRMAN BULL: So you are on point
10 that it is a solid soffit material. It
11 is you know a thick piece of plastic. A
12 real dimension plastic.

13 MR. MURRAY: Are window casings
14 specified?

15 CHAIRMAN BULL: Window casing? You
16 mean such as the window detailing that we
17 have here?

18 MEMBER WETSELL: The trim.

19 CHAIRMAN BULL: The trim. It says
20 we approve these plans. That would be --
21 I see it here on the plans in the two
22 over two. I don't see it on the sides.
23 I don't see this little detail over the
24 window.

25 MR. MURRAY: Not over the window.

1 Around the window.

2 CHAIRMAN BULL: Around the window.

3 MEMBER McMAHON: Square is at trim.

4 MR. MURRAY: Okay. Perfect.

5 MEMBER McMAHON: Okay. That's
6 cool. That is approved.

7 CHAIRMAN BULL: Window and door
8 trim. I am so glad you brought these --
9 so, I made an amendment to my previous
10 proposal to accept. And that is that
11 what we specified that the windows are
12 not as shown there in the Silver lined.
13 But that they have a true divide with
14 both an interior and exterior trim --

15 MEMBER WETSELL: Mullion.

16 CHAIRMAN BULL: Mullion. Anyone
17 want to second that?

18 MEMBER McMAHON: I will second
19 that.

20 MR. PIRECCA: Can you write that
21 down?

22 MEMBER McMAHON: Yeah. We will
23 take care of that for you.

24 CHAIRMAN BULL: All in favor?

25 MEMBER McMAHON: Aye.

1 MEMBER WETSELL: Aye.

2 MEMBER WALOSKI: Aye.

3 MEMBER BORRELLI: Aye.

4 CHAIRMAN BULL: Okay. Thank you
5 very much. This meeting will be over in
6 a minute. So we will give that to you
7 before we leave.

8 Okay. Motion to accept the minutes
9 of the January 8, 2018 meeting.

10 MEMBER McMAHON: Okay.

11 CHAIRMAN BULL: All in favor?

12 MEMBER McMAHON: Aye.

13 MEMBER WETSELL: Aye.

14 MEMBER WALOSKI: Aye.

15 MEMBER BORRELLI: Aye.

16 CHAIRMAN BULL: Motion to approve
17 the minutes of November 6th, 2017
18 meeting.

19 MEMBER BORRELLI: Second.

20 CHAIRMAN BULL: All in favor?

21 MEMBER McMAHON: Aye.

22 MEMBER WETSELL: Aye.

23 MEMBER WALOSKI: Aye.

24 MEMBER BORRELLI: Aye.

25 CHAIRMAN BULL: Motion to schedule

1 the next HPC meeting for 5:00 p.m. on
2 March 5th, 2018 at the Third Street Fire
3 Station. Is that acceptable.

4 MEMBER WETSELL: Yes.

5 CHAIRMAN BULL: All in favor?

6 MEMBER McMAHON: Aye.

7 MEMBER WETSELL: Aye.

8 MEMBER WALOSKI: Aye.

9 MEMBER BORRELLI: Aye.

10 CHAIRMAN BULL: Motion to adjourn.

11 All in favor?

12 MEMBER McMAHON: Aye.

13 MEMBER WETSELL: Aye.

14 MEMBER WALOSKI: Aye.

15 MEMBER BORRELLI: Aye.

16 CHAIRMAN BULL: This meeting is
17 adjourned. Thank you.

18 (The meeting was adjourned at 5:20 p.m.)

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

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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:

The witness whose deposition is
hereinbefore set forth, was duly sworn by
me and that such deposition is a true
record of the testimony given by such
witness.

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