

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

VILLAGE OF GREENPORT.

COUNTY OF SUFFOLK : STATE OF NEW YORK

-----x

HISTORICAL PRESERVATION COMMISSION

REGULAR SESSION

-----x

Third Street Firehouse

Greenport, New York

August 20th, 2020

5:00 p.m.

Before:

KAREN DOHERTY - Chairwoman

DENNIS McMAHON - Member

ROSELLE BORRELLI - Member

LORI MEI - Member

AMANDA AURICHIO - Clerk to the Board

JOSEPH PROKOP - Village Attorney

PAUL J. PALLAS - Village Administrator

- 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

1

2

INDEX

3

4

ITEM

DESCRIPTION

PAGE

5

1

300 Main

5

6

Street

7

2

163 Central

25

8

Avenue

9

3

837 Main

29

10

Street

11

4

610 Main

41

12

Street

13

5

Motion to

53

14

accept and

15

approve the

16

minutes of

17

the July 16,

18

2020

19

meeting.

20

6

Motion to

54

21

schedule the

22

next

23

Historic

24

Preservation

25

Commission

1			
2		meeting for	
3		5:00 p.m. on	
4		September	
5		17, 2020 at	
6		the Third	
7		Street Fire	
8		Station, or	
9		via	
10		GoToMeeting	
11	7	Draft Report	54
12		of 2020	
13		Greenport	
14		Village	
15		Reconnaissance	
16		Level	
17		Historic	
18		Resources	
19		Survey by	
20		Preservation	
21		Studios	
22	8	Motion to	57
23		Adjourn	
24			
25			

1

2

MS. DOHERTY: I'd like to call

3

the meeting to order. It's 5:03.

4

Thank you for attending the Village

5

of Greenport Historic Preservation

6

Commission meeting of August 20,

7

2020, at the Greenport firehouse.

8

I'm Karen Doherty and I'm the

9

chairperson of the historic

10

preservation commission.

11

Would the other members of the

12

commission please introduce

13

yourselves.

14

MS. BORRELLI: I'm

15

Roselle Borrelli.

16

MS. MEI: I'm Laura Mei.

17

MR. MCMAHON: Dennis McMahon.

18

MS. DOHERTY: We have a few

19

notes. If anyone needs to reference

20

them, the agenda and the applications

21

we will be discussing tonight can be

22

found on the agenda page of the

23

Village of Greenport website under

24

the historic preservation commission

25

category. We will now move to agenda

1

2

item number one; the application of

3

300 Main Street. Discussion and

4

possible motion on the application of

5

Sterling Square, LLC c/o Brent

6

Pelton, represented by Robert Brown.

7

The applicant seeks approval to

8

perform interior and exterior

9

renovations and site plan approval.

10

SCTM# 1001-4-7-29.1.

11

Is the applicant or the

12

represent present?

13

MR. BROWN: Yes, both.

14

MS. DOHERTY: All right. If

15

you could be so kind as to stand at

16

the yellow tape.

17

Could you please state your

18

name and address for the record.

19

MR. SIDOR: My name is Robert

20

Sidor. I live in Mattituck.

21

MS. DOHERTY: All right.

22

MR. SIDOR: So we're seeking to

23

do some repair work on the Main

24

Street side. We're replacing some

25

glass, replacing the awning, painting

1

2

a door on Main Street, as well as add
a basement egress stairs on the side.

4

MS. MEI: I have a few
questions.

6

MR. SIDOR: Yes.

7

MS. MEI: You sent us some
pictures and the transcend windows,
it says that you're going to replace
them in time. But did you get any
samples or any information? Is it --

12

13

14

15

MR. SIDOR: Those transcend
windows are, you know, individual
glass pieces that are held together
by rubber --

16

MS. MEI: The new ones.

17

18

MR. SIDOR: They're going to be
replaced exactly as is.

19

20

21

22

23

24

25

MR. PELTON: Sorry, Brent
Pelton, I'm the property owner. My
understanding is we're going to get a
piece of glass to fit in and that
duplicates the piece -- the little
stick of wood. So it has two panes
just as it exists.

1

2

MS. MEI: So it's not an

3

(inaudible) and window or something

4

like that?

5

MR. PELTON: No. It's a piece

6

of glass that will be put in there

7

because my understanding is that

8

there's huge delays now with Covid to

9

get --

10

MS. MEI: Okay. That was the

11

question. There's a similar question

12

related to the awnings. It says

13

you're replacing the black awning.

14

But there's no information on what

15

kind of awning.

16

MR. PELTON: I think the plan

17

is to use the existing frame, just

18

replace the fabric with the Sunbrella

19

Beufort Classic -- fabric.

20

MS. MEI: I appreciate you

21

saying that and I would like to have

22

those for the record. It's very

23

important, I think, to our discussion

24

to be able to see what the materials

25

are. So it's not sufficient to say

1

2

in time. Your -- I understand -- but

3

we didn't have that in our materials.

4

MS. DOHERTY: Do you intend to

5

leave that as it is or change that?

6

MR. PELTON: On this

7

application, I think it's pretty

8

horrible on the, what it is, south

9

side? The top part of this

10

application that was there before I

11

got to the building. And if you

12

would like to see that, I would be

13

happy to look at that because it's

14

not the --

15

MS. DOHERTY: That is true. I

16

just wanted to know if you intended

17

to make any changes because

18

unfortunately, it's not on the

19

application.

20

MR. PELTON: Okay. As of now

21

it's not on the application. And we

22

very much want to get the basement

23

stairs done as soon as possible. So

24

we would be happy to come back.

25

MS. DOHERTY: The other thing I

1

2

want to ask or explain to you, you

3

know, with Mr. Brown next. Just

4

grading on the plan of the

5

application in time or similar to or

6

something like that is not

7

sufficient. We really need to know

8

the exact materials the color, the

9

dimensions, the type of fabric that,

10

you know.

11

MR. PELTON: I will refer your

12

comment to Ryan who --

13

MS. DOHERTY: Because that

14

could really hold you up.

15

MR. BROWN: We were aware of

16

that at the last meeting and we've

17

been working to get the fabric

18

samples for you, as well as paint

19

colors. I believe, or --

20

MS. MEI: I have another

21

question regarding the -- we just

22

want to make sure that -- where

23

exactly it is the (inaudible) putting

24

a lamp in. Is that why it says

25

decline? (Inaudible) where the

1

2

sidewalk is? Or is it in the where

3

that alcove is?

4

MR. BROWN: Yeah. So right in

5

the front where the alcove is,

6

six-inch curb. Into the building.

7

MS. MEI: So it's nothing to do

8

with the sidewalk?

9

MR. BROWN: No, no, no. We're

10

not on town property.

11

MR. PELTON: We had a meeting

12

and I think our plan with that is to

13

do a handicapped accessible push

14

button because -- we very much want

15

to make it accessible. We don't have

16

quite enough space for it to be to

17

code, so we're under the -- I think

18

it was best possible or the closest

19

possible. So our understanding is

20

speaking with the building department

21

I think the best thing for us to do

22

is to make a push button and that's

23

the best way to manage that space.

24

MR. MCMAHON: That's a good

25

point. Anything you can do to make

1
2 it accessible to the handicap. As
3 far as materials, anybody have any
4 questions? That (inaudible) was sent
5 to canvas? We're replacing the
6 material over the top of the --

7 MR. PELTON: The existing one
8 is pretty --

9 (Discernable cross talk.)

10 MR. MCMAHON: That's
11 understood. But you're not changing
12 the shape or size?

13 MR. PELTON: No. Using the
14 exact same awning. They're going to
15 be repaired and painted black. The
16 frame and that was going to be the
17 fabric. It's currently scalloped and
18 I think our intention was to do a
19 straight finish.

20 MR. MCMAHON: Okay. That's
21 probably a cleaner line. I think we
22 can all agree on that. I think we
23 can would do like to see samples. I
24 think have -- as long as we make sure
25 we're all --

1

2

MR. PELTON: We will provide a sample.

3

4

MR. MCMAHON: That would be lovely. That would be great.

5

6

MS. DOHERTY: The one thing I did want to say is that the description is a little sketchy and vague, and I wish you would have come here with a little bit more interpretation of what you were going to do, even if it meant delaying it another month.

7

8

9

10

11

12

13

14

MS. BORRELLI: I have a question also. On the -- it says here the access? You're going to be putting in access to the curb? An access ramp?

15

16

17

18

19

MR. BROWN: Yes.

20

MS. BORRELLI: Can you just tell me what that is? What that's going to look like?

21

22

23

MR. BROW: That's what we just went over. It's a six-inch ramp in front of the building and into the

24

25

1

2

building. It does not go on to the

3

sidewalk at all. It's all on the

4

property.

5

MS. DOHERTY: When we went to

6

do a site visit we saw you have a

7

public hearing scheduled on the

8

planning committee. We're you

9

discussing anything else anything

10

related to this application or

11

anything that would impact the

12

historic district?

13

MR. PELTON: I don't think so.

14

That's essentially the same --

15

MR. BROWN: Yeah. It's the

16

exact same application as this.

17

MR. PROKOP: What is the use of

18

that basement going to be?

19

MR. BROWN: I believe it's the

20

restaurant and the hotel, but the

21

current door is not up to code and

22

dangerous, and the owners wanted to

23

put a safer and more clean entrance

24

to that space.

25

MR. MCMAHON: So it's a --

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

(Discernable cross talk.)

MR. MCMAHON: Exactly. Yeah they're all nine-inches. So what's the intention? Are you actually going to change the steps down? That's kind of -- we're street -- so how would you resolve that? It's not in our ballpark, but what is the intent for the bill code? The bill code door, which is referring to a metal entryway? Is that what it's going to be?

MR. BROWN: No. That's going to be removed. It's going to be open stair. That's in the plans as well.

MR. MCMAHON: Can you refer me to this page?

MR. BROWN: I believe it's page three.

MR. MCMAHON: Pardon? A3?

MS. BORRELLI: A2, I think.

MR. MCMAHON: Okay, I get it. A3. It's open, open.

MR. BROWN: Yes. The doorway

1

2

on the bottom of the stairwell.

3

4

5

MR. MCMAHON: Got it. That probably looks better than the bill code.

6

7

8

9

MR. BROWN: Yes.

MR. MCMAHON: As long as you can take care of the rain system and everything else. I get it.

10

11

MR. BROWN: The existing gutter for the building --

12

13

14

15

16

17

MR. MCMAHON: I mean, that's a nice of a look than anything else. They tend to be -- you have a metal door, I mean, you have something wooden, which is kind of hazardous. This is different. So...

18

19

20

21

MS. BORRELLI: So the door comes out and that staircase going into a basement is going to go into those three windows there, right.

22

23

24

MR. BROWN: Yes.

MS. BORRELLI: So you're going to see that staircase, the staircase.

25

MR. BROWN: There will be a

1

2

fence put up, three-foot. Which

3

is -- code. Just to cover up the

4

building. There will be flat, you

5

know, eight-inch horizontal plank

6

that matches the inside of courtyard.

7

MR. MCMAHON: I think it looks

8

better than the --

9

MR. BROWN: We will also get

10

you the color for the -- right in

11

front of the stair on the wall.

12

MR. PELTON: The wall in front

13

of the stairs.

14

MR. MCMAHON: There's a new

15

wall in front of the stairs? Does

16

everybody understand that?

17

(Discernable cross talk.)

18

MR. MCMAHON: As we talked

19

about fencing discussions and the

20

fact that one section of the fence

21

and some other wooden aspects going

22

on, kind of, pull it all together.

23

And the fact that it goes across that

24

area has a nice touch. Again,

25

(inaudible) door. As far as I'm

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

concerned.

MS. MEI: Any other questions?

MR. PROKOP: On the west elevation where they're going to replace the windows with -- I mean, I understand the other windows they're going to replace the -- apparently. What they describe at the wood is going to have the windows. What are they going to look like?

MR. BROWN: I believe we covered that in the beginning as well. But the windows are going to be a single pane of glass to match what looks like the wood frame. Same exact size that's existing.

MR. PELTON: I think what Mr. Prokop is talking is where it's an air conditioning unit. Is that the one?

MR. PROKOP: It looks like a picture in the front of the store. It says here, repair and replace existing frame.

1

2

MR. PELTON: The front of the store? There is some damage we wanted to repair as the building department told us. But it needs to be repaired. It's just literally repairing an existing window.

8

MS. DOHERTY: That's the ones with the little panes?

9

10

A. Yes.

11

MR. PROKOP: Thank you.

12

MS. DOHERTY: Are there any members of the audience that have questions? Thank you, gentlemen.

14

15

Can you please state your name and address for the record?

16

17

RUTH: Ruth. 320 Carpenter Street. Just say couple quick questions.

19

20

Is it necessary to replace existing glass? I know you said the frame is rotted.

22

23

MR. PELTON: No, not at all.

24

There's little like two-inch by eight-inch squares, a couple of those

25

1
2 need to be replaced. But the leaded
3 glass is staying. But it needs to be
4 secured, and we were told we could
5 not do that before we came here
6 first. But there's just 2 or 3
7 little two-inch squares that need to
8 be replace. And you can get those at
9 Mattituck Glass.

10 RUTH: And the other question
11 is have you decided on the color of
12 the door?

13 MR. PELTON: I think we said
14 black. For the entrance door?

15 RUTH: Yes.

16 MR. PELTON: Yes. Black.

17 RUTH: Okay. I didn't hear
18 that. My other comment would be is
19 strictly personal, but I don't if I
20 would like black and white striped
21 awning in a historical district, but
22 that's my -- sorry. That's my
23 opinion. And we have black and white
24 stripes at (inaudible). So you're
25 repeating the whole thing. Are you

1

2

together with that or they don't care
that you're repeating their thing?

4

5

6

7

8

9

MR. PELTON: I can show you the
black and white stripe, I have it at
home. And I think that we've
utilized black and white. I don't
think -- it's new and it's a classic
design. I think it looks sharp.

10

11

RUTH: Like I said, personal
opinion.

12

13

14

15

MR. PELTON: Yes. I respect
your decor, but I think that the
black and white is quite suitable for
a historical district.

16

17

RUTH: And then, lastly, you're
leaving where it says drugs?

18

MR. PELTON: Yes.

19

20

RUTH: That will not be
touched?

21

MR. PELTON: Yes. Absolutely.

22

RUTH: Okay. Thank you.

23

24

25

MS. BORRELLI: Just one more
question. On the window, I know it's
not listed here but you're not going

1

2

to touch where it says drugs, the
leaded glass windows?

3

4

5

6

7

MR. BROWN: Yeah, no. That's
all being -- just those little square
are going to be replace. The whole
structure has to be repaired.

8

9

MS. BORRELLI: Because that's
the --

10

11

12

13

14

MR. BROWN: No. The drugs is
staying and we're going to leave as
many glass windows as we can. Just
replacing the individual cracks and
missing --

15

16

17

18

MS. BORRELLI: And I'm not sure
if I'm having trouble hearing you
with the masks and everything.
You're painting the entire building?

19

20

21

22

23

24

25

MR. BROWN: No.

MS. BORRELLI: No?

MR. BROWN: No.

MS. BORRELLI: You're not
changing the color. Because I read
here that -- and paint.

MR. BROWN: I believe the paint

1

2

is the white trim and soffetts on the building. And that's just --

3

4

MS. BORRELLI: So that is just the door?

5

6

MR. BROWN: Yes.

7

8

MS. BORRELLI: So you're leaving it the peachy pinkish color?

9

MR. BROWN: Yes.

10

MS. BORRELLI: Okay.

11

12

MS. DOHERTY: Okay. I would like to note we are voting on the

13

work in the site plan described in

14

your application. For any other

15

revisions, changes, or additions, or

16

any other change to the property, you

17

will need to have to come back to the

18

HPC for a certificate of

19

appropriateness. And thank you for

20

you attention to this requirement.

21

I make a motion to approve the

22

application and to issue a

23

certificate of appropriateness as the

24

application is in keeping with the

25

criteria of Greenport village code

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

Section 76-7.

Is there a second?

MR. MCMAHON: I'll second.

MS. DOHERTY: All in favor?

ALL: Aye.

MS. DOHERTY: All opposed?

Motion carries. Application is approved.

MR. BROWN: Thank you very much.

MS. DOHERTY: We'll now move on to agenda item number 2. 163 Central Avenue. Discussion and possible motion on the application of Jane Rode, represented by Frank Uellendahl. The applicant seeks approval to remove existing shingles on the barn to remedy a leaking roof. SCTM# 1001-5.-2-7.

Is the applicant or the representative present?

MR. BAILEY: Yes. I'm Paul Bailey. General contractor. Southold.

1

2

MS. DOHERTY: Can you tell us a little bit about the project?

3

4

5

6

7

8

9

10

MR. BAILEY: We were going to be doing the roof and the barn in the back and I was asked to take some pictures of the front of the house, the existing roof. I also have there's a barn. Should I give them now?

11

12

MS. DOHERTY: Yes, that would be great.

13

14

Roselle, is there any questions?

15

16

MR. MCMAHON: Is this the existing roof?

17

MR. BAILEY: Yes, on the house.

18

19

20

21

22

23

24

25

MS. MEI: So just for the record, I wanted to say I really appreciate it. It was very necessary to have the pictures because it's really important to have what you're going to put in. But it's good to have the context. So it's clear now that you're replacing the shingles on

1
2 the barn.

3 MR. BAILEY: On the barn,
4 correct.

5 MS. BORRELLI: They're going to
6 match the main house?

7 MR. BAILEY: Correct.

8 MR. MCMAHON: Looks pretty
9 close.

10 MR. BAILEY: You don't see
11 the --

12 MS. BORRELLI: You don't see
13 the barn.

14 MR. BAILEY: No. These are the
15 actual samples.

16 MR. MCMAHON: This is my
17 neighbor, so I'm pretty familiar with
18 all sides here. They actually did
19 the renovation on the house nextdoor,
20 so I'm pretty clear. But we
21 appreciate the fact that you're
22 matching it up just for the sake.

23 MR. BAILEY: And there will be
24 no new gutters and there is one piece
25 of gutter that we strapped on and

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

doesn't need any -- it's all in good shape. Aside from -

MS. BORRELLI: It's nice.

MR. MCMAHON: This is pretty straightforward.

MS. DOHERTY: Any more questions?

MR. MCMAHON: I have no questions.

MS. DOHERTY: Any questions from the audience? Okay.

I would like to note we are voting on the work in the site plan described in your application. For any other revisions, changes, or additions, or any other change to the property, you will need to have to come back to the HPC for a certificate of appropriateness. And thank you for you attention to this requirement.

I make a motion to approve and issue a certificate of appropriateness as the application 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

in keeping with the Village of
Greenport village code Section 70-7.

Is there a second?

MS. BORRELLI: I'll second.

MS. DOHERTY: All in favor?

ALL: Aye.

MS. DOHERTY: Anyone opposed?

Motion carries. Application is
approved.

MR. BAILEY: Thank you. Have a
good night.

MS. DOHERTY: We'll now move
onto number three. 837 Main Street.
Discussion and possible motion on the
application of John Sampogna,
represented by Brendan Maloney. The
applicant seeks approval to: Remove
the front stoop along with the stoop
roof, construct a porch across the
front of the house along with a porch
roof, and remove and replace the
existing front door. SCTM#
1001-2-1-19-1.

Can you please state your name

1

2

and address for the record?

3

MR. MALONEY: Yes. It's

4

Brandon Maloney. 23 -- Hampton Bays.

5

I'm here on behalf of John and

6

Christina. We're asking for your

7

permission to remove the existing

8

corner concrete stoop and small roof

9

and construct a front porch that

10

spans across the entire front of the

11

house. And to replace the front

12

door.

13

MS. DOHERTY: Anyone have any

14

questions?

15

MR. MCMAHON: I'm still looking

16

for the --

17

MS. DOHERTY: So I saw that you

18

took some pictures which have the

19

same porch.

20

MR. MALONEY: Correct.

21

MS. BORRELLI: I have a

22

question. Why would you want to

23

replace the front door?

24

MR. MALONEY: The front door is

25

rotted, the frame is rotted as well

1

2

as the door. It's leaking air and it
doesn't shut properly.

3

4

MS. MEI: Is this the
replacement door?

5

6

MR. MALONEY: Yes.

7

MS. MEI: It's a double door?

8

MR. MALONEY: Yes.

9

10

MS. BORRELLI: So you actually
have to widen the whole doorway in
order to fit the double door?

11

12

MR. MALONEY: Actually, the
existing door has the side light. So
the new door will not. So we can fit
the double door in the overhang as
is. We don't have to modify the
opening.

13

14

15

16

17

18

19

20

21

22

23

24

25

MS. BORRELLI: If you look at
the door on that photograph, when the
door is open and you see the kneew
post there and the old staircase
there and just all -- you have the
front door, the original front door
and the staircase now you're talking
about putting in and taking away the

1
2 side light, the top lights, and then
3 putting in some kind of modern door,
4 you know. I mean, I get it, for the
5 reasons, you know, for heat and all
6 that. But as far as a historical
7 preservation, I mean, you just sort
8 of took the only thing that the house
9 -- that makes the house look like
10 it's 1880. You see on the right, you
11 just took it all away. You removed
12 the front door and the light. That's
13 my opinion. But...

14 MR. MALONEY: I don't think in
15 any of my photos they included it,
16 but I did take a walk around the
17 neighborhood and there are some
18 houses that have double doors that
19 are very similar to that. I don't
20 think it's completely out of realm of
21 historic front doors to have a double
22 doors with the glass like that.

23 MR. MCMAHON: Is the hardware
24 okay? Is that the intention for the
25 hardware?

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. MALONEY: It won't be that large, no. The hardware will be smaller. In that photo, the hardware is definitely oversized for the door.

MR. MCMAHON: I understand. Because, you know, yes, there are double doors all scattered throughout Greenport. It's not out of the historical context. I understand what you're saying in regards to the side lights and whatever, but Greenport changes, houses change, things change, it's and appropriate. And I would like to see that's not the correct chrome huge plate. It would be inappropriate, I think, for that. Because that is -- Just saying.

MR. MALONEY: That's oversized for traditional or modern. That's too big.

MR. MCMAHON: It's like the restaurant quality sort of doorway. Again, I understand the point about

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 side lights.

MS. BORRELLI: I'm trying to figure out will the doors --

MR. MCMAHON: Double doors --

MS. BORRELLI: -- look like.

MS. DOHERTY: Are you requesting that they make any changes to the door?

MR. MCMAHON: I'm saying that the hardware is not a giant plate like that and it's more appropriate with regards to its space. It should not be a brushed chrome.

MS. DOHERTY: Is that something that you could change or not use?

MR. MALONEY: Yes. Yes. We will. Would you like to see when it is selected? Would you like us to send it over?

MR. MCMAHON: We're always interested.

MS. DOHERTY: Yes.

MR. MALONEY: Absolutely.

MS. MEI: Does that mean we

1

2

have to hold it over?

3

4

5

6

MR. MCMAHON: No. I'd like to see what they come up with. My understanding is that I think this will not be as shiny brushed chrome.

7

MS. DOHERTY: (Inaudible).

8

9

10

11

12

MR. MCMAHON: That would be lovely. That would make everybody happy. And we can move on to the antique brass, or brass, or oil rubbed finish.

13

14

MS. BORRELLI: You're taking away the cement stoop?

15

MR. MALONEY: Yes.

16

17

MS. BORRELLI: And it doesn't say what it's replacing it with.

18

19

MR. MALONEY: It's going to be a wood framed deck.

20

21

22

23

24

MS. BORRELLI: And then the porch itself around the door, around the front door, it's going to be a beam with a see through porch? Is that it?

25

MR. MALONEY: The gable itself?

1

2

Yes, the gable has the tiny -- and it
be open.

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

MS. BORRELLI: All open and all
modern looking and -- I mean, I've
got no issues taking down what's
there because that was not original
to the house. That thing that they
have there. But quite honestly, to
take away an original front door to
replace it with something else in a
historic district where that is the
original front door. I get that it's
all -- you know, maybe it's drafty
and whatever, but I don't know. To
replace it with something that's
making it look all modern and nice.
The only thing that would bring it
back to an 1880 if you put, I guess
the front steps in the wood. That
will be a definitely step back, I
guess. You know. I don't know.
Anybody else?

MS. DOHERTY: I don't feel
that's --

1

2

MS. BORRELLI: You do or you
don't?

4

MS. DOHERTY: I do not.

5

MS. BORRELLI: Okay.

6

7

MS. MEI: So do you want to
make the motion?

8

9

MS. DOHERTY: Dennis, do you
have any questions?

10

11

12

MR. MCMAHON: I have no more
questions. I have no questions. I
understand but I -- (inaudible).

13

14

15

MS. MEI: Right. But it -- at
this time, if it's not energy
efficient or broken up. It's just --

16

MS. BORRELLI: I know.

17

MS. MEI: Unavoidable.

18

19

MR. MCMAHON: That's a pendant
light as well?

20

MR. MALONEY: Yes.

21

22

23

24

25

MR. MCMAHON: I think that's
very cool. It is in keeping. I
think we have to keep everything in
mind in regarding as to what the
style and whatever it is. I

1
2 understand -- again my colleagues
3 regards to what was there and
4 historical preservation. I also
5 understand that, you know, the world
6 keeps on spinning and Greenport is
7 not the same as it was in the 1880s.
8 And my house is a perfect example of
9 that. And if this is tastefully
10 done, which I believe it is being
11 done, then I don't think -- it's a
12 give and take situation.

13 MS. DOHERTY: It is a little
14 bit of a give and take situation.

15 MR. MCMAHON: We have to move
16 ahead, you know.

17 MS. BORRELLI: Just for the
18 record, I think your front door is
19 beautiful, I love the double French
20 door and everything, I think that's
21 really nice. I unfortunately wish I
22 had my original front door back on my
23 house, which it was like ten feet
24 double mahogany round things. I mean
25 just, of course, in the 40 they took

1
2 my original front door off and they
3 gave me a standard door with side
4 lights and it's just. Horrible. I
5 did what I can, but I really do wish
6 -- and I unfortunately think in the
7 historic district. I mean, the only
8 thing this house has got going for it
9 that makes it an 1880s type of look
10 would be the moldings around the
11 windows and that front door. So
12 unfortunately, I love the look and I
13 think it be would beautiful. This is
14 not original to your house, so
15 that's, to me -- and the stoop is
16 obviously a poured cement steps, a so
17 that's also not original. But for
18 me, the front door when you open that
19 -- because when you open that front
20 door and I see that door is 1880, the
21 knob, the porcelain white knob that
22 you have going on the front and that
23 -- it all just flows for me. It's
24 all the way it should be. So I
25 personally -- and I get it and I love

1

2

your other door. So. Whatever if

3

you guys want to vote.

4

MS. DOHERTY: So we'll vote.

5

I would like to note we are

6

only voting on the work in the site

7

plan described in your application.

8

And in order to submit a certificate

9

of appropriateness, the hardware will

10

not be modern. And thank you for you

11

attention to this requirement.

12

MR. PALLAS: If I may. I have

13

a question about the -- Is there a

14

specific style or type of doorknob

15

that you're stipulating to, or just

16

not what's in the picture? So we ask

17

when we write the certificate.

18

MR. MCMAHON: I believe it was

19

just the fact that it's not a

20

contemporary brushed chrome and/or

21

metallic in regards to not metallic.

22

It's brass or chrome. Or --

23

MS. DOHERTY: So for any other

24

revisions, changes, or any other

25

changes, you will need to come before

1

2

the HPC for another certificate of
appropriateness. Thank you for your
attention to this requirement.

5

6

7

8

9

10

I make a motion to approve the
application and issue a certificate
of appropriateness, as the
application is in keeping with the
criteria of Greenport Village code
Section 76-7.

11

Is there a second?

12

MS. MEI: I'll second.

13

MS. DOHERTY: All in favor?

14

MR. MCMAHON: Aye.

15

MS. MEI: Aye.

16

MS. DOHERTY: Anyone opposed?

17

MS. BORRELLI: Opposed.

18

MS. DOHERTY: We have one

19

opposed. Motion does carry.

20

Applicant approved.

21

MS. BORRELLI: Can I specify?

22

Can I specify my opposition?

23

MS. DOHERTY: Yes.

24

MS. BORRELLI: Can I just --

25

not to all of the work. I would be

1
2 in favor of the porch doing and the
3 steps and all that. But I would only
4 put my objection on the removal of
5 the front door. For the record.

6 MR. MCMAHON: For the record.

7 MS. DOHERTY: That's fine.

8 MR. MALONEY: Thank you very
9 much.

10 MS. DOHERTY: Item number 4.
11 610 Main Street. Discussion and
12 possible motion on the application of
13 George Liakeas.

14 Represented by Robert Brown. The applicant
15 seeks approval to repair and
16 Rebuild the enclosed porch, replace all
17 existing windows on the porch. All
18 Work is to be done in-kind, matching
19 existing conditions.

20 SCTM# 1001-3.-4-3

21 Is the applicant or their
22 representative here? Can you please
23 again state your name and address for
24 the record.

25 MR. SIDOR: Ryan Sidor.

1

2

MS. DOHERTY: Would you like to describe --

3

4

5

6

7

8

9

10

11

12

MR. SIDOR: Yeah. So they were doing some replacement work before, and the contractor pretty much all -- to be rotted out, as well as the existing windows. So they contacted us and we're proposing to rebuilding the existing structure exactly as is. Just you know, replacing the rotten items -- as needed.

13

14

15

16

MS. MEI: In your application it says that you're going to have all proposed windows within the same make and model as the -- as this window.

17

18

19

20

21

MR. SIDOR: Yeah. So those windows are currently on the house not the porch. So all the windows that will replace the porch windows will match the house windows.

22

23

MS. MEI: So they will look like this?

24

MR. SIDOR: Exactly.

25

MS. MEI: The only thing that

1

2

would -- have been preferable is to
put maybe the model number.

3

4

MR. SIDOR: It's all in the
plans.

5

6

MS. MEI: Is it?

7

MR. SIDOR: Yes.

8

MS. MEI: Okay. Thank you.

9

10

MS. DOHERTY: I have a
question. I see that you're

11

replacing the chain link fence?

12

MR. SIDOR: Yes.

13

MS. DOHERTY: With a plastic
fence.

14

15

MR. SIDOR: Yes.

16

MS. DOHERTY: That is not a
recommended material in the
historical district.

17

18

19

MR. SIDOR: Okay.

20

MS. DOHERTY: So I would like
to see if you could consider, at
least for the front, to replace it
with a wooden fence.

21

22

23

24

MR. SIDOR: Okay.

25

MS. DOHERTY: So I'm going to

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

add that in.

MS. MEI: I don't think that
it's a condition.

MS. DOHERTY: I'd like to see
regular plastic fence.

MS. MEI: I guess I would ask
Mr. Prokop, wouldn't we have to hold
it over if we wanted to request
different materials?

MR. PROKOP: If there's
materials that aren't used -- then
you have to -- so the two options
are; you can either hold it over and
not approve it, or you can approve it
with a condition that the materials
be provided to the satisfaction of
the -- that the certificate of
appropriateness not be issued until
the materials are provided to the
satisfaction of the board. You know,
the problem with that is you kind of
have to have it at another meeting,
the materials will have to come to
another meeting anyway. But those

1

2

were your two options pretty much.

3

So either adjourn it or approve it

4

subject to provisions.

5

MR. MCMAHON: So they can

6

proceed? Would that be okay?

7

Condition being that the fence is not

8

part of that --

9

MR. PROKOP: You can do that

10

too.

11

MS. BORRELLI: Can I ask a

12

question about those windows on the

13

porch? So you're saying there

14

replacing in kind, right? It's just

15

going to be what they were there.

16

MR. SIDOR: The windows are

17

specified in the drawings. They're a

18

new window. The porch is to be

19

repaired in kind. But the windows

20

will be replaced with the windows

21

that are on the house currently.

22

MR. MCMAHON: It's Anderson or

23

something?

24

MR. SIDOR: I don't remember

25

the exact -- what they are.

1

2

MR. MCMAHON: As long as it's
stated.

3

4

MR. SIDOR: Yes. It's in the
plan.

5

6

MS. BORRELLI: I have a
question with porch windows. The way
the little window -- so the transcend
windows on the top. So the transcend
windows stay on the porch.

10

11

MR. SIDOR: The transcend
windows do not stay. They're
replaced. The one window with the
tall -- they span the entire length
or height of the opening.

12

13

14

15

16

MS. BORRELLI: So they're tall
windows and you're taking away -- and
it's not replacing them in kind to
the porch? You're changing the
entire --

17

18

19

20

21

MR. SIDOR: Yeah, no. The
windows will be replaced with
whatever was in the plans.

22

23

24

MR. MCMAHON: Does that look
like it was original for the house?

25

1

2

MS. BORRELLI: I don't know.

3

That's what I'm trying to...

4

MR. MCMAHON: I think it's a

5

cleaner look. There's way too many

6

lines going through there. It would

7

be a window?

8

MS. BORRELLI: But it does give

9

it a different kind of look on the

10

porch to have that -- I don't know

11

why they would put that window up

12

anyway. You know, like originally

13

when they did it. Unless the windows

14

were just too big and they decided to

15

split them.

16

MR. MCMAHON: I think that's

17

what you're looking at and my opinion

18

would have been --

19

MS. BORRELLI: On the top.

20

MR. MCMAHON: That's correct.

21

I got a feeling it's a regular fit in

22

order to get a standard window in the

23

hole, I think the ones to the right

24

hand side and looking further down.

25

MS. BORRELLI: (Inaudible).

1

2

MR. MCMAHON: As well.

3

MS. BORRELLI: Yes.

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

MR. MCMAHON: If you look at the height of the sill and the line of the window and the face work over the top of that -- that all looks like it could be the original line of that porch area. This is, you know, they're all original. So. You see this window back here. For the far section back in this.

MS. BORRELLI: That's a two over two with a storm window over it.

MR. MCMAHON: Yeah.

MS. BORRELLI: With a line down the middle.

MR. MCMAHON: This is getting very funky. Once you start including that storm window over a window that's short, it's not -- I think that's -- that would be my guess.

MS. BORRELLI: Yes.

MR. MCMAHON: It doesn't do anything to the look of the house at

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

this point. It's not --

MS. BORRELLI: Contrary to the other door that I had an objection to replacing, this door you can replace, that's fine. I'm actually commending that you found a door that looks similar to the door that was there.

MR. SIDOR: That was our intention. We're trying to match as close as we can.

MS. BORRELLI: No, that looks to be more 1940s or something like that because I have a couple of these doors in my house. 50s maybe. I wouldn't object to that rule.

MR. MCMAHON: I'm saying is that -- this is heading in the right direction. Especially because I know for a fact that when you try to go above and beyond for a small window, it starts to get very, very -- so I have a feeling back in the day when this was done, it was easier and cheaper to put in side window and

1

2

just -- and a single pane of glass
above.

3

4

MS. BORRELLI: Yeah.

5

6

MR. MCMAHON: That's my guess
because I'm just looking at the
height of the rest of the windows to
the right, and this one on the far
back and these two here, and as you
creep along the other side.

7

8

9

10

11

MS. BORRELLI: I think the
porch wasn't original anyway. I
think the porch was original, but I
think the fact that they closed it
in.

12

13

14

15

16

MR. MCMAHON: That's absolutely
correct.

17

18

19

20

MS. BORRELLI: The porch and
something -- I don't know. 1930s,
40s.

21

22

MR. SIDOR: From being inside
that porch, it does look like that.

23

24

25

MS. BORRELLI: It would be an
open wrap around, you know. With the
columns you can see the columns. In

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 porch windows so that -- found a way to box that in.

MR. MCMAHON: One, two, three, four columns original. But again, in regards to the application and the window question, I think that's appropriate for this building.

MS. MEI: So putting separate and make a motion for the windows and the doors and --

MR. MCMAHON: Correct. That would be lovely.

MS. DOHERTY: Ready to vote?

MR. MCMAHON: Yes. That's fine.

MS. DOHERTY: So I'd like to know we're only voting on the windows and doors at this application. We're separating out the fence. To change the fence. You will need to come before the HPC.

MR. SIDOR: Yes.

MS. DOHERTY: And again, a plastic fence in a historic direct is

1

2

not among our recommended. So if

3

they can please, you know, and we

4

would really like if they would

5

consider putting in something else.

6

So for any other revisions you have

7

to come back in front of us again. I

8

make a motion to approve the

9

application with the doors and the

10

windows. And issue a certificate of

11

appropriateness as the application is

12

in keeping with the criteria of

13

Greenport Village Code Section 76-7.

14

Is there a second?

15

MS. BORRELLI: I'll take it.

16

MS. DOHERTY: All in favor?

17

ALL: Aye.

18

MS. DOHERTY: Anyone opposed?

19

Okay. Application for those

20

two items carries.

21

MR. SIDOR: Thank you. I just

22

ask. Do we have to make another

23

application for the fence?

24

MS. DOHERTY: You do. You will

25

need a separate application for 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

fence.

MR. SIDOR: Thank you very
much.

MS. DOHERTY: Any questions or
comments from the audience?

Item number five. Motion to
accept and approve the minutes of the
July 16, 2020, meeting.

All in favor?

ALL: Aye.

MS. DOHERTY: Anyone opposed?
Motion carries.

Item number 6. Motion to
schedule the next Historic
Preservation Commission meeting for.
5:00 p.m. on September 17, 2020 at the
Third Street Fire Station, or via
GoToMeeting.

All in favor?

ALL: Aye.

MS. DOHERTY: Item number 7.
Draft Report of 2020 Greenport
Village Reconnaissance Level Historic
Resources Survey by Preservation

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

Studios.

Earlier this month, I received a draft report of a 2020 re contract level historic survey prepared by Karen Kennedy of the Historic Preservation Studios. The study was financed by a grant from the New York State Office of Parks and Recreation and Historic Preservation. And the Village of Greenport. The project began in October 2019. The hundred plus page report recommends that we consider some neighborhoods, sites, and -- for inclusion in the state and national registered historic places. It also discusses an extensive public outreach in education on the benefits of preservation. Members of the HPC, village officials, and trustees can comment on this draft until August 27th. Karen Kennedy will submit her final report to the New York State Office of Parks and Recreation and Historic Preservation,

1

2

also known as -- in September for

3

their review and approval. I expect

4

to receive a final report sometime

5

this fall. As that time, the members

6

of the HPC will take some time to

7

carefully review and discuss the

8

report and agree together on next

9

steps and ultimately make a

10

recommendations to the board trustees

11

for their consideration. The level

12

survey contains a lot of valuable

13

information for efforts for

14

Greenport. So the report is not

15

public yet, but it will be made

16

public once we get the final. And we

17

will reach out to a lot of the --

18

MR. PALLAS: Maybe I misheard.

19

The board of trustees, you're looking

20

for comment from them by -- is there

21

a date?

22

MS. DOHERTY: Initial comments

23

on the draft and any village

24

officials as well by August 27th.

25

MR. PALLAS: Has that been

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

distributed to the village board?

MS. DOHERTY: What I did was send a memo to everyone because the file is so large. It has to be sent via Dropbox.

MR. PALLAS: Did the board receive that?

MS. DOHERTY: Everyone received that.

MS. PALLAS: Thank you.

MS. DOHERTY: And I heard from some people and not from others.

MS. PALLAS: Thank you.

MS. DOHERTY: Any questions from the audience? All right.

Item number 8. Motion to adjourn. Do I have a second.

MS. BORRELLI: I'll second.

MS. DOHERTY: All in favor?

ALL: Aye.

MS. DOHERTY: Thank you very much for coming.

(Whereupon, at 5:53 p.m., 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

above matter concluded.)

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

C E R T I F I C A T E

STATE OF NEW YORK)
 : SS.:
COUNTY OF SUFFOLK)

I, TONIANN COCCA, a Notary Public for
and within the State of New York, do hereby
certify:

That the above is a correct
transcription of my stenographic notes.

I further certify that I am not
related to any of the parties to this
action by blood or by marriage and that I
am in no way interested in the outcome of
this matter.

IN WITNESS WHEREOF, I have hereunto
set my hand this 20th day of August 2017.

TONIANN COCCA