

1 VILLAGE OF GREENPORT
2 COUNTY OF SUFFOLK: STATE OF NEW YORK
3 -----x

4 HISTORIC PRESERVATION COMMISSION
5 REGULAR MEETING
6 -----x

7
8 Third Street Firehouse
9 Greenport, New York

10 December 5, 2016
11 5:00 P.M.

12
13 B E F O R E:

- 14
15 STEVE BULL - CHAIRMAN
16 ROSELLE BORRELLI - MEMBER
17 DENNIS MCMAHON - MEMBER
18 CAROLINE WALOSKI - MEMBER
19 SUSAN WETSELL - MEMBER (Excused)
20
21 EILEEN WINGATE - VILLAGE BUILDING INSPECTOR
22 PAUL PALLAS - VILLAGE ADMINSTRATOR
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1 CHAIRMAN BULL: Calling to order,
2 the Village of Greenport Historic
3 Preservation Commission Regular Meeting
4 on December 5, 2016 at 5:00 P.M., at the
5 Third Street Fire Station. I am Steven
6 Bull, and I am the Chairman. On my
7 right is:

8 MEMBER MCMAHON: Dennis McMahon.

9 MEMBER BORRELLI: And Roselle
10 Borrelli on the left.

11 CHAIRMAN BULL: So this meeting
12 will begin. We have a quorum. The
13 first item,

14 Discussion and possible motion on
15 the application of John Sampogna. The
16 applicant is proposing to replace the
17 siding to match the existing siding,
18 and patch and replace all exterior
19 trim to match the existing exterior
20 trim. The applicant also proposes to
21 replace all windows and three doors.
22 The property is located at 837 Main
23 Street. SCTM #1001-2-1-19.1.

24 Is the applicant here?

25 MS. WINGATE: Dan?

1 CHAIRMAN BULL: Hi, Dan. How are
2 you? Please have a seat.

3 MS. WINGATE: Podium, please.

4 MR. FINNE: I am just replacing
5 some windows that were rotten and we had
6 couple of extra windows.

7 CHAIRMAN BULL: What does that
8 mean?

9 MR. FINNE: In the back kitchen
10 they wanted to add a couple of extra
11 windows.

12 CHAIRMAN BULL: The ones that I
13 see here?

14 MR. FINNE: Yes, there was a
15 window there but it was completely
16 rotten. So I took it out and instead
17 of putting a double, I put a triple in
18 place of it.

19 MEMBER MCMAHON: Nice.

20 MR. FINNE: And on the back of
21 the house, there was a single french
22 door, which they replaced with a new
23 door because that door was shot. And
24 I replaced, two sliding off the back
25 of the house. And I just replaced

1 them with the same exact size.

2 CHAIRMAN BULL: Dan, can you
3 identify yourself at the very
4 beginning?

5 MR. FINNE: Sorry. Dan Finne.

6 CHAIRMAN BULL: So Dan, I have a
7 question, is the back of the building
8 visible from the street?

9 MR. FINNE: Not really, no.

10 CHAIRMAN BULL: So one of the
11 things that I have been passed with is
12 to read from, approval criteria, out
13 of the code. So I have just chosen a
14 couple of things that seem to be
15 appropriate to this event. The first
16 one of Code 76-6A, in considering the
17 issue of Certificate of
18 Appropriateness, either alone or in
19 connection with an application for a
20 building permit, the Commission shall
21 be guided by the following principles
22 as they apply to the exterior features
23 of any structure, which is a landmark
24 or located within the Historic
25 District. Any alteration of an

1 existing, shall be compatible with the
2 historical character or within the
3 character of the surrounding Historic
4 District. So when I look at the
5 pictures of the front, it seems
6 appropriate to me. Does anyone else
7 want to comment?

8 MEMBER MCMAHON: I think it looks
9 very nice.

10 MR. FINNE: The owner actually
11 went to the extent of the actual trim.
12 I took samples to the building supply
13 and they're matching it up exactly.

14 MEMBER MCMAHON: Beautiful.

15 CHAIRMAN BULL: So some of the
16 changes that were made to the back are
17 not visible from the street. So I
18 think that is a moot point.

19 MS. WINGATE: It's still within
20 the District. So that is why we are
21 here, for approval and whether you
22 deem it appropriate and we can issue a
23 building permit.

24 MEMBER MCMAHON: Are these all
25 true divided light, Dan?

1 MR. FINNE: No, they are not. At
2 one time, they actually put Andersen
3 windows in. They fit them into it.
4 They weren't. The windows that I put
5 in, I just put in the same ones to
6 match there.

7 MEMBER MCMAHON: Those are
8 applied grills?

9 MR. FINNE: Yes.

10 MEMBER MCMAHON: Usually we
11 refrain from that.

12 MR. FINNE: That is what they did
13 for the front of the house.

14 MEMBER MCMAHON: It was
15 preexisting. It's a touchy point.
16 Generally we don't approve them but as
17 those were -- sometimes we draw more
18 attention to things when you deviate
19 from what is existing. So they're
20 kind of grandfathered in because they
21 did exist. They would not have been
22 approved by us, but it falls into our
23 lap too to request the other ones be
24 removed too.

25 CHAIRMAN BULL: It does pose an

1 issue. And you are not replacing all
2 of the windows, just some of the
3 windows?

4 MR. FINNE: No. When those other
5 windows were put in, they got approval
6 from the Board, because when I was
7 building the house across the street,
8 the homeowners got upset because they
9 were granted permission to install
10 those windows.

11 CHAIRMAN BULL: With the trim --

12 MR. FINNE: With the grill.

13 CHAIRMAN BULL: Got it. On the
14 outside of those windows, are those
15 storm windows?

16 MR. FINNE: I don't know.

17 CHAIRMAN BULL: Sorry. Are they
18 part of the general window?

19 MR. FINNE: Part of the general
20 window. They had replacements put in
21 downstairs.

22 CHAIRMAN BULL: Well, I like the
23 way the entrance looks. It's very
24 appropriate.

25 MEMBER MCMAHON: Everything is on

1 point. The trim work, everything
2 looks great. Again, those windows
3 would not be something that we
4 generally approve. Dan brings up the
5 point that all these three up here
6 were preexisting. I think we would
7 draw more attention to those if they
8 had not done the same downstairs. It
9 looks very traditional and very
10 appropriate. It's pretty sharp. And
11 again, all those windows that were
12 replaced however long ago --

13 MR. FINNE: I can't remember when
14 I built that house.

15 MS. WINGATE: 2002.

16 MR. FINNE: What is on there now
17 is an 18-inch shingle. Brought it
18 down to 7 inches. They're going to
19 come on and I am going to put on 18
20 inch red cedar perfections but I am
21 going to put them on varying, between
22 5 to 5 1/2 depending upon the window
23 layout.

24 CHAIRMAN BULL: Okay.

25 MEMBER BORRELLI: Those

1 mouldings, on the front, is that all
2 original moulding. Like in the front
3 window?

4 MR. FINNE: Like some you can't
5 see. The window didn't fit from trim
6 to trim. So what I wanted to do, the
7 trim up here is original. I had some
8 made up, like 400 feet. I wanted to
9 do the trim around the window to make
10 it look the same.

11 CHAIRMAN BULL: Let me read also
12 from the code, this is Paragraph B, in
13 applying the principles of
14 compatibility, the Commission shall
15 also consider the following factors.
16 Here is two. The scale of proposed
17 alterations or ne construction shall
18 be in scale. Then three, it says
19 materials, text and color shall be
20 similar to other properties in the
21 neighborhood. And I think that this
22 qualifies on all those points.

23 MEMBER MCMAHON: Agreed.

24 CHAIRMAN BULL: Says something
25 about a fence on this application?

1 Page 1, fence?

2 MR. FINNE: I am not doing a
3 fence but there had been -- nothing to
4 do with me, but there was a privet
5 hedge.

6 CHAIRMAN BULL: I see. It's
7 marked off on the calendar.

8 MR. FINNE: I just put it there
9 because maybe you guys can discuss
10 that at the same time. I had nothing
11 to do with that.

12 CHAIRMAN BULL: So I don't feel
13 that we can vote on something that we
14 can't see.

15 MEMBER WALOSKI: Sorry, I am
16 late.

17 MEMBER MCMAHON: It's a privet.
18 It's not a fence. Moot point.

19 CHAIRMAN BULL: Moot point.

20 MS. WINGATE: Not necessarily.
21 It's part of the application.

22 MR. FINNE: Then you want to
23 cross it off that application because
24 I had nothing to do with it.

25 MS. WINGATE: Privet hedge, you

1 should consider. Whether a hedge on
2 the sidewalk is appropriate.

3 CHAIRMAN BULL: So refers my
4 memory please and I see privet hedge
5 in the Historic District. Clearly
6 privet hedge is a new form of creating
7 a separation or a lot line between the
8 sidewalk and the homeowner. When we
9 are talking about a fence, we talk
10 about the height of a fence. So when
11 we are talking about privet, some
12 people can make it so high as to
13 prevent the the appearance from the
14 street in order to maintain their
15 privacy. So do we have the ability to
16 set a limit to the height of the
17 privet in this case, AKA, the
18 fence?

19 MS. WINGATE: Yes. The privet
20 hedge is considered a fence

21 MEMBER BORRELLI: That can be 4
22 feet in the back and 4 and 6 in the
23 back.

24 CHAIRMAN BULL: So in considered
25 the privet, we should write that into

1 the application that it should only be
2 4 feet high and no higher in order to
3 maintain its quality as a fence.

4 But --

5 MEMBER WALOSKI: I would agree
6 with that. We have some privets on
7 Main Street that are quite high. Like
8 7 or 8 feet tall. They sort of block
9 everything.

10 CHAIRMAN BULL: We want to
11 maintain the look and feel of the
12 Historic District itself. Therefore
13 the height of the fence should be
14 limited to a maximum of 4 feet.

15 MEMBER WALOSKI: I would second
16 that if that is what you're writing.

17 CHAIRMAN BULL: Yes. We are
18 working on this one here. I think we
19 can approve this application with this
20 particular change.

21 MEMBER MCMAHON: I would agree.

22 All in favor?

23 MEMBER MCMAHON: Aye.

24 MEMBER BORRELLI: Aye.

25 MEMBER WALOSKI: Aye.

1 CHAIRMAN BULL: Aye.

2 This passes. We will go onto the
3 next item on the agenda.

4 CHAIRMAN BULL: Okay. Item
5 No. 2, Discussion and possible action
6 on the signage application for Evan
7 Grappelberg. The applicant is
8 proposing two signs: One sign is an
9 overhanging sign to hang from an
10 existing metal bracket and it meets
11 code requirements. And the second is
12 a sign for the top of the window. The
13 total square footage of both signs
14 meets code requirements. The property
15 is located at 117 Main Street.
16 SCTM #1001-5-4-4-35.2.

17 Evan, tell us about your sign?

18 MR. GRAPPELBERG: It's a nice
19 sign.

20 CHAIRMAN BULL: Introduce
21 yourself, please, for the camera.

22 MR. GRAPPELBERG: Evan
23 Grappelberg, 117 Main Street, right
24 next to Claudio's. So the signage
25 is --

1 CHAIRMAN BULL: Is this the sign?

2 MR. GRAPPELBERG: That is the
3 main sign. So it will look fantastic.
4 Hanging above the sidewalk, with
5 clearance. There is the nice ornate
6 wrought iron piece that is sticking
7 off the side of the building that is
8 there now. This will hang from that
9 and be secured. There is existing
10 hooks and I will have it secured so
11 that it won't move and it will be
12 immobile.

13 CHAIRMAN BULL: And the wood
14 would be inside a framing?

15 MR. GRAPPELBERG: Yes. So it
16 would be wood, probably a wood frame.
17 So I expect the sign to be all wood.

18 MS. WINGATE: We want it to
19 swing.

20 MR. GRAPPELBERG: You do. So we
21 will have a swinging sign.

22 CHAIRMAN BULL: So we're talking
23 about this sign here. Swinging sign.

24 MR. GRAPPELBERG: Swinging sign
25 it is.

1 CHAIRMAN BULL: And because it
2 is, on a frame and hanging, and we
3 have string winds here in Greenport -

4 MR. GRAPPELBERG: No, we do not.

5 CHAIRMAN BULL: So I was talking
6 about strapping in the wood, so that
7 when it swings, it doesn't swing off.

8 MR. GRAPPELBERG: Right. Right.

9 CHAIRMAN BULL: Not that it has
10 to be in any big frame.

11 MEMBER BORRELLI: It's obviously
12 going to be a two sided sign.

13 MR. GRAPPELBERG: Yes. There is
14 a lingerie shop right next door that
15 has a sign and we're basically going
16 to use that as a template for what we
17 create.

18 MEMBER MCMAHON: It's nice that
19 we're concerned that the sign doesn't
20 fall on someone's head but we should
21 be concerned about our approval of
22 this. It looks very nice. Wonderful.

23 CHAIRMAN BULL: It does.

24 MR. GRAPPELBERG: Thank you.

25 CHAIRMAN BULL: So moving on to

1 the front window sign.

2 MR. GRAPPELBERG: So that's going
3 to basically be a front laminate strip
4 that goes on the glass. Kind of be
5 visible from passer-buyers. Give you
6 some idea on what is inside.

7 MEMBER MCMAHON: And that is the
8 sign right there?

9 MR. GRAPPELBERG: Yes.

10 MEMBER MCMAHON: Same colors?

11 MR. GRAPPELBERG: Yes. I
12 actually have a question, I didn't
13 have the time for this application but
14 I was considering asking the owner to
15 paint the facade of the building,
16 again to match the same color scheme.
17 Again, which would be black and red.
18 But you know, in keeping with the
19 historic nature, I wasn't sure if that
20 was something that you would be okay
21 with. So I just wanted to bring it up
22 now and at a future date, nothing to
23 do with this application. If you
24 told me that was okay, I would come
25 back --

1 MEMBER MCMAHON: Black, yes.

2 CHAIRMAN BULL: It's part of a
3 theme and history.

4 MEMBER BORRELLI: Historically
5 speaking, there is a living room in
6 Pompeii, Naples -- I don't know how
7 many and before the volcano exploded
8 but in the middle of the living room,
9 the walls on the bottom are painted
10 black. There is the border painted
11 all around green. And then a little
12 border. So black and red is very
13 historic.

14 MR. GRAPPELBERG: Well, this is a
15 very historic.

16 CHAIRMAN BULL: So I am going to
17 read from the code. The good book.
18 So on Paragraph B, it talks about
19 texture and material and color and
20 their relationship to similar in
21 nature to the neighborhood. I think
22 we got that.

23 MEMBER BORRELLI: Yes.

24 MR. GRAPPELBERG: It took a lot
25 to try and capture the essence of what

1 is out here. The community, the
2 lighthouse, and nobody gets the cocoa
3 leaf, but that is a cocoa leaf.

4 CHAIRMAN BULL: Is that really?

5 MR. GRAPPELBERG: Yes. It's a cocoa
6 lead. The diamond on top. Actually,
7 it's two meanings. It's a
8 commemorative diamond. My
9 father-in-law passed away. So it's in
10 his memory. Also an upscale lifestyle
11 here. So the diamond fits in.

12 MEMBER WALOSKI: We hope so.

13 CHAIRMAN BULL: I like that you
14 treated the color of the diamond red.
15 So I would say as far as this
16 application is concerned, the sign
17 across the window and hanging from the
18 existing wrought iron, that we can
19 approve this application. I make a
20 motion.

21 MEMBER WALOSKI: Aye.

22 MEMBER MCMAHON: Aye.

23 MEMBER BORRELLI: Aye.

24 CHAIRMAN BULL: Aye. All in
25 favor. Thank you.

1 Item No. 3 on the agenda,
2 discussion and possible motion on
3 findings of common requests and
4 actions taken before the HPC in 2016
5 for the continued preparation of their
6 annual report required by the Village
7 to maintain CLG status.

8 I was going to be better prepared
9 and talk about this item No. 3. Some
10 of the thoughts that I have been given
11 to is that in these two items that we
12 had tonight, at the tail end of our
13 season of this group, signs have been
14 a common theme that we have, in terms
15 of subject matter that comes up. A
16 theme that has been made to maintain
17 the character of the district. I
18 think what we're going to do is either
19 turn it into a spreadsheet or some way
20 of looking at all the applications
21 that were made in 2016 and look at
22 some of the common aspects of it.
23 Some of these signs. I think another
24 one that we heard this year was
25 fences.

1 MEMBER WALOSKI: Windows.

2 CHAIRMAN BULL: Windows. And
3 tonight, we allowed, you know, a
4 variation of perhaps what would really
5 be desired in those windows. Not
6 using clip-in's. We would like to
7 have -- for the work that was done in
8 our first application tonight, I think
9 it really did strive to keep within
10 the character of the building. In
11 fact, going a step further, I believe
12 and having special wood cut to match.
13 So that there would be a match. I
14 think one of the issues that also came
15 up tonight is street view. And one of
16 the things that happened in an
17 application tonight, is the back of
18 the subject property was fitted with
19 mud and sliding doors. So these
20 things fall outside of our ability to
21 control if it's not visible from the
22 street. So I think these are some of
23 the common things, in preparing a
24 report, at least some of the ones.
25 Another one, due diligence from the

1 committee to press hard on the
2 building that was First Street and its
3 back entrance that was on Carpenter
4 and have that ductwork removed. That
5 building has come up a lot. And they
6 have a long way to meet the Guidelines
7 of the HPC. So I think that would be
8 something else to highlight in the
9 report. Take one committed and
10 interested member, a guy who is trying
11 to do his best and meet, and does meet
12 the requirements of the HPC. So that
13 is on the report for Item No. 3.

14 Motion to accept that?

15 MEMBER WALOSKI: I make a motion
16 to accept that.

17 CHAIRMAN BULL: All in favor?

18 MEMBER MCMAHON: Aye

19 MEMBER WALOSKI: Aye.

20 MEMBER BORRELLI: Aye.

21 CHAIRMAN BULL: Aye.

22 A motion to accept the minutes of
23 the meeting held October 17, 2016?

24 MEMBER MCMAHON: I will make a
25 motion to accept those minutes.

1 MEMBER WALOSKI: Second.

2 MEMBER MCMAHON: Aye.

3 MEMBER WALOSKI: Aye.

4 MEMBER BORRELLI: Aye.

5 CHAIRMAN BULL: Aye.

6 Motion to schedule the next HPC
7 meeting for January 2nd. That is
8 rough. Shall we make it the following
9 Monday?

10 MEMBER MCMAHON: It's wrong in so
11 many ways.

12 CHAIRMAN BULL: Okay. So Item
13 No. 5, motion to schedule the next HPC
14 meeting. I make a motion that we go
15 for January 9th.

16 All in favor?

17 MEMBER MCMAHON: Aye.

18 MEMBER WALOSKI: Aye.

19 MEMBER BORRELLI: Aye.

20 CHAIRMAN BULL: Aye. Approved.

21 I make motion to adjourn. Thank
22 you very much.

23

24 (Whereupon, the meeting concluded.)

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

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

THAT, the witness(es) whose
testimony is herein before set forth,
was duly sworn by me, and,

THAT, the within transcript is a
true record of the testimony given by
said witness(es).

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

IN WITNESS WHEREOF, I have
hereunto set my hand this day,
December 5, 2016.

Jessica DiLallo
(Jessica DiLallo)

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