

VILLAGE OF GREENPORT

COUNTY OF SUFFOLK : STATE OF NEW YORK

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HISTORIC PRESERVATION COMMISSION

REGULAR SESSION

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April 21, 2022

Third Street Fire Station

5:02 P.M.

KAREN DOHERTY - CHAIRPERSON

ROSELLE BORRELLI - MEMBER

LORI MEI - MEMBER

DENNIS MCMAHON - MEMBER

JANE RATSEY WILLIAMS - MEMBER (Absent)

JOSEPH PROKOP - VILLAGE ATTORNEY

PAUL J. PALLAS - VILLAGE ADMINISTRATOR

AMANDA AURICHIO - CLERK TO THE BOARD

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1 (The Meeting was Called to Order at 5:02 PM).

2 CHAIRPERSON DOHERTY: This is a public hearing
3 of the Historic Preservation Commission, April
4 21st, 2022, at the Third Street fire station.

5 I am Karen Doherty, and I'm the Chairperson
6 of the Historic Preservation Commission.

7 Would the members of the Commission please
8 introduce yourselves.

9 MEMBER MCMAHON: Dennis McMahon.

10 MEMBER MEI: Lori Mei.

11 MEMBER BORELLI: Roselle Borrelli:

12 CHAIRPERSON DOHERTY: We have a quorum.

13 We will now move to agenda Item No. 1 -
14 145 Central Avenue.

15 I would like to confirm with Ms. Amanda
16 Aurichio, Clerk to the Board, that notice of the
17 hearing was published and the meeting of notices
18 was done.

19 MS. AURICHIO: Yes.

20 CHAIRPERSON DOHERTY: Since this meeting was
21 properly advertised, we can hold a public hearing.

22 Item No. 1 in our agenda is 145 Central
23 Avenue. A public hearing regarding the application
24 of Tom Innamorato.

25 The applicant seeks approval to remove the

1 older additions on the rear of the house and add a
2 569 square-foot addition. The roof will be raised to
3 allow for usable space inside. The slope of the roof
4 will remain the same. SCTM# 1001-5.-2-2.

5 As Chairperson of the Historic Preservation
6 Commission, I'm opening the public hearing on the
7 application of Tom Innamorato for the property
8 listed on 145 Central Avenue in the historic
9 district. The proposed work on the property
10 qualifies as a major alteration.

11 Would the applicant or his representative
12 like to address the Commission.

13 Please state your name and address for the
14 record, and briefly describe the project for us.

15 MR. SIDOR: My name is Ryan Sidor and I work
16 for Robert F. Brown, Architect, 205 Bay Avenue in
17 Greenport.

18 So the project is, we are removing two wings
19 that were older additions on the back of the house,
20 they are one story, and making a squared off,
21 cleaner addition in the back.

22 The proposed addition is less square footage
23 than the existing, but we are proposing a two-story
24 addition in the back.

25 And then in the front we'll be raising the

1 sill height two feet to allow for indoor space to be
2 more useable. Right now it currently sits at four
3 feet and more than half the room upstairs is
4 unusable.

5 CHAIRPERSON DOHERTY: Do you have any other
6 comments?

7 MR. SIDOR: I will answer some questions but
8 I don't really know what else to say.

9 CHAIRPERSON DOHERTY: I believe that the
10 members of the HPC have to hold their questions
11 outside the of public hearing, once the public
12 hearing is closed, but we can take questions from
13 members of the public now.

14 If there are any members of the public that
15 would like to come forward and address the
16 application. And if you can please limit your
17 comments to no more than four minutes.

18 MS. SHANK: Oh, really.

19 CHAIRPERSON DOHERTY: Thank you. Yes.

20 MS. SHANK: My name is Ruth Shank, 320
21 Carpenter Street. I live on the corner between, on
22 Carpenter and Central.

23 First off, I noticed on the notice for the
24 public hearing it says Tuesday, April 21st.

25 CHAIRPERSON DOHERTY: Okay.

1 MS. SHANK: So, because it's Thursday, so I
2 hope that some people that were going to come are
3 not confused.

4 CHAIRPERSON DOHERTY: To my knowledge there
5 were no e-mails or inquiries at all about the
6 hearing.

7 MS. SHANK: I understand. What I'm saying is
8 the date is wrong.

9 CHAIRPERSON DOHERTY: Yes.

10 MS. SHANK: My first question is, I was a
11 little confused looking at the drawing. The windows
12 on the east side, second floor, are original six
13 over six. Then in the drawings it says replace by
14 six over six, but on the drawing it's six over one.
15 So I don't know if that's a discrepancy. Then the
16 ones in the front are one over one.

17 So I really, really, really do not think you
18 should take out historic windows with old glass,
19 there are only three of them -- that I think I
20 saw -- so they could replace the new ones with
21 Andersen, divided light, six over six to match. But
22 I don't think -- taking out the eyebrow windows on
23 the top is totally wrong. That's a very, very
24 historic thing. My house has them and it's one or
25 two others in the village. So I think that is a big

1 mistake.

2 Regarding the roof height, I have the same
3 house, same profile. My son is 6'1" and he stays
4 upstairs with no problem. He can stand up, I mean
5 obviously he can't walk where it slants down, but
6 there is plenty of room to move around in. And I
7 think changing the roof line and the character is
8 not being historically correct.

9 We only have a few older houses. Why make
10 these changes? Okay, that's my comments.

11 CHAIRPERSON DOHERTY: Thank you. Would
12 anyone else like to comment? Please come forward.

13 Would you please state your name and address
14 for the record.

15 MR. MARTIN: Yes. Good evening, my name is
16 Eli Martin, I live at 182 Central Avenue, at the
17 corner of Carpenter.

18 Um, I'm kind of a little disappointed in the
19 presentation by the applicant. It seems to me there
20 should be a little bit more presented so that the
21 public and the Board can understand what is
22 happening.

23 CHAIRPERSON DOHERTY: I can answer that right
24 away. The site plan and the application are on
25 line.

1 MR. MARTIN: No, I saw that. I saw that.

2 I'm also an architect, by the way.

3 The houses are really of the character of
4 maybe 1830's Greek revival. It has really, the
5 three-band windows are so defining to make the house
6 and it's volume, very significant. You see that in
7 Ruth's house around the corner on Carpenter Street,
8 there are a couple of houses that have that. It has
9 a classic porch which butts right up to the
10 three-band. In enlarging that and raising the roof,
11 it changes the entire character of the volume of the
12 house.

13 Now this is a very deep lot. I think it's
14 about 132 feet deep, something like that. Maybe 50
15 feet wide.

16 Lot coverage is not the issue. I'm sure the
17 Zoning Board would be very, very open to lot
18 coverage issues. There is so much room in the back
19 to create a more contemporary addition that you
20 would not see from the streetscape and not diminish
21 the overall volume and character of that building.
22 It's a really very significant building on the
23 block. So.

24 Now, I don't know if this Board by ordinance
25 has the power to follow the Secretary of Interior

1 guidelines for historic rehabilitation.

2 Do you know if that's the case?

3 CHAIRPERSON DOHERTY: We follow our code and
4 our guidelines, and they were developed from those
5 guidelines.

6 MR. MARTIN: Okay, because I have some, and I
7 don't want to bore you, but I have some excerpts
8 that I quickly just Xeroxed. It says here, now this
9 is from, and I can give them to you if you want,
10 okay?

11 The designing additions to roofs such as
12 residential, office or storage spaces; elevator
13 housing; decks and terraces; or dormers or skylights
14 when required by the new use so that they are
15 inconspicuous from the public right-of-way and do
16 not damage or obscure character-defining features.

17 Raising the roof is obscuring a
18 character-defining feature of that building.

19 Older proportions: The new windows which
20 are being proposed in the first band, if you look
21 carefully at the drawing, the proportions are very
22 different. They are a little taller, they are a
23 little less wide. Just really changes that building
24 significantly.

25 So I have a couple of other quotes here, but

1 I think you get the point. I don't want to belabor
2 it.

3 But this is a very significant house. I'm
4 thrilled that they are going to do something with
5 it.

6 I also don't see other work that is proposed
7 on, like the porch columns, you know, railings,
8 decking, just seems void of any kind of real
9 direction. So it just seems, just focussing on, I
10 don't see a section from the building, which would
11 be nice to see the height of that upper story.

12 There are many houses with that
13 one-and-a-half story look, and they are traditional
14 bedrooms, as there are in this case, and they are
15 more than adequate for a bedroom. They have been
16 for 200 years, so, okay? Thank you, very much.

17 CHAIRPERSON DOHERTY: Thank you.

18 MR. MARTIN: One more thing. I really would
19 like to see them go back to the drawing board and
20 come up with something more interesting to preserve
21 the original configure of that house. Okay? Thank
22 you.

23 CHAIRPERSON DOHERTY: Thank you.

24 MR. SIDOR: Just to address some of the
25 questions. First, the porch will remain untouched.

1 There is no changes to the front of the porch.

2 And, second, most of the window changes are
3 to meet energy codes. Because it is a significant
4 renovation, all the house has to be brought up to
5 meet New York state energy codes, and none of the
6 existing windows, especially the older ones, will
7 pass that requirement.

8 And in the drawing, I believe it does show
9 six over six on the top windows, and six over one on
10 the bottom, which is what is existing now.

11 CHAIRPERSON DOHERTY: Thank you. Are there
12 any members of the public that -- okay, can you
13 please state your name and address.

14 MR. INNAMORATO: Tom Innamorato. I'm the
15 owner of the house.

16 So, I want to keep the house, you know, I
17 want to move into the house. That's my plan. I
18 want to retire here. I love this town. I been here
19 since 2003. And I'm trying to keep the house, the
20 appearance of the house up, as much as I can, until
21 we do the renovation.

22 I'm keeping the front porch. I was told to
23 rip the whole front porch off and rebuild it. I
24 said, no, I want to keep it as it is, and restore
25 it. I'm a contractor. So I want to keep the look of

1 the house the same.

2 Raising the roof height is not going to
3 change the look of the house. The pitch of the roof
4 is going to remain the same. There will still be two
5 feet of chimney exposed up on top, and the windows
6 will be also eyebrow windows, a little taller and a
7 little higher up on the wall. But I will copy the
8 17-pane with mullets inside the window, so it looks
9 the same. I want to keep the look of the house the
10 same.

11 I love the house. And I do agree, I think
12 it stands out on the block. Other people think
13 it's, you know, it's let go and it's a dump or
14 whatever, but it's going to be much nicer.

15 And my neighbor across the street, she
16 bought that little cottage, which I thought was
17 awesome. It had that iron railing, that iron fence,
18 cast iron fence in front, and she knocked the whole
19 thing down and built a modern house. So I'm not
20 sure how she was able do that. But I'm not trying
21 to do that. I want to keep the integrity and the
22 look of the house as it is.

23 CHAIRPERSON DOHERTY: I was going to tell
24 you, if you are going to work on the porch or deck
25 at all --

1 MR. INNAMORATO: I did work on those twice
2 already. I'm going to do it correctly.

3 CHAIRPERSON DOHERTY: Okay. You would have
4 to indicate that in your application.

5 MR. INNAMORATO: Okay.

6 CHAIRPERSON DOHERTY: Even if you replace it
7 as is. You need to.

8 MR. INNAMORATO: Okay. The upstairs bedroom,
9 the wall height is about this high (indicating).
10 The eyebrow window, you know. So you walk up to it,
11 it's like six feet of space. It's really unusable
12 unless you bend down or sit on a chair. It's not
13 really usable space. So being that I want to live
14 there, you know, 200 years ago, it was okay. But,
15 you know, now, it doesn't work now.

16 So, and I want to keep the look of the
17 house, you know, I don't want to change the look of
18 the house. I don't think the look of the house is
19 going to change. The pitch of the roof will remain
20 the same, it will have the same windows, and it will
21 look the same, so.

22 CHAIRPERSON DOHERTY: Thank you.

23 Is there anyone else who would like to speak
24 on this application?

25 (No response).

1 Since there are no further questions, I
2 would like to close the public hearing.

3 I make a motion to close the hearing. Do I
4 have a second?

5 MEMBER MEI: Second.

6 CHAIRPERSON DOHERTY: All in favor?

7 MEMBER MCMAHON: Aye.

8 MEMBER MEI: Aye.

9 MEMBER BORRELLI: Aye.

10 CHAIRPERSON DOHERTY: Aye. The hearing is
11 closed.

12 I would like to now move to agenda
13 Item No. 2 - 145 Central Avenue. Discussion and
14 possible motion on the application applied for by
15 Tom Innamorato, for the property located at 145
16 Central Avenue, Greenport, New York 11944,
17 SCTM# 1001-5.-2-2

18 Are there any questions that the members of
19 the Commission would like to ask?

20 MEMBER MEI: I have some questions about the
21 chimneys. So it looks to me as if the chimneys are
22 original. Is that the case?

23 MR. SIDOR: We believe so, yes

24 MEMBER MEI: So it was not very clear what
25 you are doing with the chimneys, you are raising

1 them?

2 MR. SIDOR: Yes. So the building code states
3 that the chimneys have to be two feet taller than
4 the tallest roof within ten feet. And we intend to
5 raise the chimneys with the roof as well.

6 MEMBER MEI: And they'll be in the same
7 place, they'll just be taller?

8 MR. SIDOR: Yes. We are not moving the
9 chimneys, we are just raising them.

10 MEMBER MEI: So could you explain a little
11 bit, you keep saying about the pitch, you know, the
12 pitch of the roof will be the same. How can, even if
13 you look at the pictures, it looks very different.
14 So can you tell us a little bit about --

15 MR. SIDOR: So, yes. The soffits will be
16 raised. That's for the inside space. And the
17 overall ridge of the house is getting raised as
18 well. But the roof pitch is remaining the same.

19 MEMBER BORRELLI: I just have a couple of, I
20 don't know if they are questions. Maybe they are
21 questions, I'm not sure.

22 Okay, so with Mr. Innamorato's statement
23 there about how it's not going to change the house,
24 I totally disagree. I think that the house on the
25 side, I understand that you want to raise the roof

1 and you are trying to keep everything the same and
2 great. But these houses were built on Carpenter
3 Street because most everyone that lived on Carpenter
4 Street were carpenters or were ship carpenters and
5 they were working on the boats and the whaling
6 ships. And they were real carpenters.

7 We have a few houses, Ruth's house, there is
8 another house, a yellow house with green that sits
9 right next to Clarke's Garden. It's a very typical
10 -- it's not really saltbox. It's more like a
11 cottage-type of house, an old-fashioned sort of
12 cottage house here. And those windows are specific,
13 the way it's built, actually with those windows on
14 top, sitting on the roof, on the porch roof, I mean
15 that's the style, that's the way it was.

16 So for me to purchase an old house like that
17 in the historic Village of Greenport, knowing that
18 you are in an historic, you know, within historic
19 constraints, and then you want to change the look of
20 the house. To me it looks like a boarding house
21 that you might find, we used to have them Meson Ole,
22 in front of the Menhaden hotel now, that looks like
23 that.

24 So you actually changed it from one the
25 carpenter houses to a boarding house, it looks to

1 me. It does change the look of it.

2 And the back of it, I don't actually mind
3 what you are trying to accomplish in the back. I
4 mean I'm for possibly doing something in the back to
5 fix it, but the front of the house I actually, I
6 think the house is, the way it's made, that's the
7 reason why they were made that way. And somebody
8 that buys it has to love the look of it. But if you
9 are buying that house in the historic district
10 because you wanted to make more bedroom space, I
11 think maybe those were the things you should have
12 thought of possibly before purchase.

13 I don't know, because there are other people
14 who want to buy historic houses to preserve them the
15 way they actual are, and raising the roof on an old
16 house like that, it is going to change the look of
17 it.

18 MR. INNAMORATO: I disagree with that. You
19 still have --

20 MEMBER BORRELLI: But the proportions have
21 changed. The proportions have changed. So the
22 little eyebrow windows or the little windows,
23 whatever you call them, are no longer sitting on the
24 roof of the porch.

25 So the proportion, by putting on a

1 second-story, you have now changed the proportion of
2 the house.

3 So to me, like I said, it looks like a
4 carpenter-style house that is perfect on Carpenter
5 Street, as opposed to the Meson Ole that is a
6 boarding house, which has a whole different function
7 in a different area of the historic area of
8 Greenport.

9 MR. INNAMORATO: I want to maintain the look
10 and --

11 MEMBER BORRELLI: No, I understand what you
12 want to do. I'm just saying that that is what it is
13 actually doing.

14 MR. INNAMORATO: (Continuing) the location --

15 MEMBER BORRELLI: Right. I get it. I'm not
16 disagreeing with the esthetics of it, but to me, the
17 house itself, the way it sits, the way it was built,
18 has a specific purpose. And it was beautiful.

19 So now, like I said, you would be more apt
20 to convince me that you would like to do the back of
21 the house, which I'm not, you know, that we don't
22 see it from the front, it's not changing the look of
23 the house, it's actually probably improving upon it
24 because the back of it doesn't look so great. As
25 long as we can agree maybe on the windows, as Ruth

1 said, and also on the chimneys, as to what would
2 happen to the chimneys. The back of it, I really
3 have no issues with, but the front, I've got issues
4 with.

5 MEMBER MCMAHON: I understand the
6 practicality of change. The fact that it remains
7 the same pitch is a plus. It doesn't look as much
8 like a saltbox as it used to. That's a given. I
9 think the fact that they are trying to replicate the
10 style in regard to the little saltbox or whatever
11 that's, the feel, is a good thing. I understand the
12 fact that those windows are being pulled off of the
13 roof line, changes the immediate look. I'm not
14 concerned with the chimneys because they are what
15 they are.

16 It's very tough. Because, you know what,
17 you have to make some of these houses practical in
18 regard to their use, and as everybody stated, the
19 back side of the house, the streetscape is less of a
20 concern. And we would like them to be functional
21 and habitable. And I think we need a little bit
22 more information in regard to decking and posts and
23 ballisters.

24 In regard to, I know that it's particularly
25 very hard at the house and trying to make things

1 happen, and keep it compatible, but I'm a little
2 torn between the fact that it look less like a
3 saltbox.

4 I lived on Carpenter Street, in a very
5 similar situation. My head height is a little more
6 generous in my particular building. I did have to
7 walk from four feet on three sides of my bedroom,
8 um, two sides of my bedroom, and it was something
9 that I did have to contend with. It was not that
10 tight though, I'll say.

11 You know, if there was something that, if
12 there was a happy medium, I would love to hear about
13 it.

14 The fact that you are looking at the house
15 and you see more roof than you used to should not
16 throw you off though. Because the pitch is
17 traditionally the same.

18 MEMBER BORRELLI: Dennis, if I can interject
19 right there, at that point. One more concern I have
20 is that by blowing up the second floor there, the
21 second story, that it's actually going to now, apart
22 from the look is going to change a bit, um, but I'm
23 afraid that it is going to eat up the other houses
24 on Carpenter Street that weren't designed to be
25 maybe as grand in stature, and it's going to be

1 outnumbered, outnumbering the rest of the carpenter
2 houses that are on Carpenter Street. You know, it
3 was not meant to be so tall.

4 MEMBER MCMAHON: I just addressed the next
5 door neighbor, and it was not necessarily for this
6 reason. It was with regard to a ZBA issue with
7 regard to parking. But that is a three-story
8 building. And the one next door is very much like a
9 saltbox as well, and it has a grander -- everybody
10 outshines that particular house.

11 CHAIRPERSON DOHERTY: Do you have anymore
12 comments?

13 MEMBER MCMAHON: I don't.

14 CHAIRPERSON DOHERTY: Do you have anything
15 you want to say before I comment as Chair?

16 MR. SIDOR: Just that the neighbor houses are
17 all taller than this house, and the one to the west
18 is a saltbox, but they built a big shed dormer right
19 in the front, and that's something we did not want
20 to do.

21 CHAIRPERSON DOHERTY: Okay.

22 MEMBER BORRELLI: But the bigger houses are
23 not this style house, that I remember.

24 MR. SIDOR: Yes, I believe you are correct.

25 MEMBER BORRELLI: So this is what they

1 consider, it's not even considered that. It's a
2 one-and-a-half story house. And a true
3 one-and-a-half story house is the blue house on
4 First Street to the left of the library. That's a
5 true one-and-a-half story. It sort of fits under a
6 mansard roof, and it's square, and you've got a half
7 a story that is actually probably more functional.

8 But these little houses, the saltboxes, the
9 cottage types, the Carpenter Street houses, it's not
10 exactly a one-and-a-half story. It's like a
11 one-and-a-quarter story, or something like that. But
12 again, that's the way they were built, and if you
13 love that style, that's what you are buying.

14 CHAIRPERSON DOHERTY: I'm going to give my
15 comments now as Chair on this application.

16 According to an inventory form filed in the
17 New York State Historic Preservation Office of
18 Cultural Resources inventory system, the house was
19 built in 1838 to 1858, and in the 1890s the front
20 porch and rear additions were added. The house is
21 one of the oldest houses in Greenport. Actually,
22 one of the oldest historic homes in Greenport, even
23 the additions are very old.

24 In the approvals criteria, 76-6, there are
25 two key criteria the HPC needs to consider and weigh

1 as we consider applications.

2 Number one, properties which contribute to
3 the character of the historic district shall be
4 retained --

5 Do you think you can ask the firehouse guys
6 to quiet down?

7 (There is a momentary pause in this
8 proceeding due to noise from the
9 firehouse).

10 CHAIRPERSON DOHERTY: (Continuing). Okay. In
11 the approvals criteria, 76-6, there are two key
12 criteria we need to consider and weigh as the HPC
13 considers applications.

14 Number one, properties which contribute to
15 the character of the historic district shall be
16 retained with their historic features altered as
17 little as possible.

18 Second, any alteration of an existing
19 property shall be compatible with the historic
20 character or with the character of the surrounding
21 historic district.

22 In the case of 145 Central Avenue, raising
23 the roof line so high, changing the scale of the
24 facade so substantially, completely alters the
25 historic integrity of the house. It also changes

1 the streetscape for the neighboring historic homes.

2 From the review of the application against
3 the code governing the historic district, the
4 proposed renovations are not in keeping with our
5 approvals criteria.

6 As we vote, I would like to note we are only
7 voting on the work and site plan described in your
8 application of October 8th, 2021, and letter of
9 March 16th, 2022.

10 I make a motion to deny the application as
11 it is not in keeping with the criteria of Greenport
12 Village Code section 76-7.

13 Is there a second?

14 MEMBER MEI: Second.

15 CHAIRPERSON DOHERTY: All in favor?

16 MEMBER MCMAHON: Aye.

17 MEMBER MEI: Aye.

18 MEMBER BORRELLI: Aye.

19 CHAIRPERSON DOHERTY: Aye. Anyone opposed to
20 denying the application?

21 MEMBER BORRELLI: Can I make maybe a
22 suggestion on it? I don't know how to exactly
23 formally do it. But I would deny the application of
24 the front work --

25 CHAIRPERSON DOHERTY: What I would like them

1 to do is to come back with a revised application.

2 MEMBER BORRELLI: Okay, then I --

3 CHAIRPERSON DOHERTY: So we are voting on the
4 application as it is now.

5 MEMBER BORRELLI: Okay.

6 CHAIRPERSON DOHERTY: All those in favor of
7 denying the application, say aye.

8 MEMBER MEI: Aye.

9 MEMBER MCMAHON: Ayes.

10 MEMBER BORRELLI: Aye.

11 CHAIRPERSON DOHERTY: Aye. Anyone opposed to
12 denying the application?

13 (Negative response).

14 Motion carries. Application is denied,
15 however, I encourage the applicant and the architect
16 to revise their plans, leaving the front of the
17 house intact, and considering expanding the
18 structure in the back. Thank you.

19 We will now move to agenda Item No. 3 -
20 711 Main Street. Discussion and possible motion on
21 the application of Danielle Rodger.

22 The applicant seeks approval to remove the
23 existing chainlink fence and put up a Victorian
24 picket wood fence. SCTM# 1001-2.-5-39.

25 Is the owner or representative present?

1 Can you please state your name and address
2 for the record.

3 MS. RODGER: Danielle Rodger, 711 Main
4 Street.

5 CHAIRPERSON DOHERTY: Can you please describe
6 the project for us a little.

7 MR. LOVELESS: Taber Loveless, owner of 711
8 Main Street. So basically there is a chainlink
9 fence in the front of the property that separates,
10 more or less, the front facade and the backyard, and
11 we would just like to replace it with something more
12 esthetically pleasing.

13 MS. RODGER: Something more traditional and
14 esthetic.

15 CHAIRPERSON DOHERTY: Okay. Anyone else from
16 the Board?

17 (No response).

18 I just have one question. Will you be
19 having a gate in the fence?

20 MR. LOVELACE: There is a gate. The only
21 thing we might do is reverse the swing or change the
22 swing from left to right/right to left. But there
23 is already a stone pathway that goes to that fence
24 so, yes, a gateway.

25 CHAIRPERSON DOHERTY: Okay. Thank you, very

1 much. If there are no further questions, I would
2 like to vote on the application. I would like to
3 note that we are only voting on the work and site
4 plan described in your application of March 30th,
5 2022. For any other changes or additions you will
6 need to come before the HPC for a certificate of
7 appropriateness.

8 Thank you, for your attention to these
9 requirements.

10 I make a motion to approve the application
11 and issue a certificate of appropriateness. The
12 application is in keeping with the criteria of
13 Greenport Village Code Section 76-7.

14 Is there a second?

15 MEMBER MEI: I'll second.

16 CHAIRPERSON DOHERTY: All in favor?

17 MEMBER MCMAHON: Aye.

18 MEMBER MEI: Aye.

19 MEMBER BORRELLI: Aye.

20 CHAIRPERSON DOHERTY: Aye. Motion carries.

21 The application is approved, and thank you for
22 making that lovely change.

23 Agenda Item No. 4, 471 Main Street.

24 Discussion and possible motion on the application of
25 Shebeest Greenport LLC.

1 The applicant seeks approval to install a
2 red retractable awning to protect outdoor seating
3 area. SCTM# 1001-4.-7-21.

4 If you can please state your name and
5 address for the record and briefly describe the
6 project.

7 MS. DEMARCHELIER: Emily Demarchelier, 10
8 Wave Road, Shelter Island, for my business 471 Main
9 Street.

10 Just getting a retractable awning to replace
11 the red umbrellas that I had there since I've been
12 opened, just to better protect the tables when it
13 rains. And it would also be replacing the signage
14 that I have there. So the signage would be removed
15 and the signage would on the valance of the
16 retractable awning.

17 CHAIRPERSON DOHERTY: Okay, any questions?

18 (Negative response).

19 CHAIRPERSON DOHERTY: I just had a quick
20 question. Is it red or is it burgundy? Because I
21 think your brand now is more burgundy.

22 MS. DEMARCHELIER: No, it's red.

23 CHAIRPERSON DOHERTY: So it's red?

24 MS. DEMARCHELIER: Yes.

25 CHAIRPERSON DOHERTY: Okay. All right.

1 MR. PROKOP: I think you should ask when it
2 will be retracted.

3 CHAIRPERSON DOHERTY: Okay. Is it retracted,
4 what, during the winter or --

5 MS. DEMARCHELIER: When it rains. So it
6 would go out when it rains to protect the tables and
7 then when we close we would bring it in so, you
8 know, to protect it.

9 CHAIRPERSON DOHERTY: Okay, looks very nice.
10 Okay, great. Thank you.

11 MS. DEMARCHELIER: Thank you, very much.

12 CHAIRPERSON DOHERTY: So I would like to note
13 we are only voting on the work described in your
14 March 3rd application. For any other changes or
15 additions you would need to come back to the HPC for
16 a certificate of appropriateness.

17 MS. DEMARCHELIER: Thank you.

18 CHAIRPERSON DOHERTY: I make a motion to
19 approve the application and issue a certificate of
20 appropriateness as the application is in keeping
21 with the criteria of Greenport Village Code Section
22 76-7.

23 Is there a second?

24 MEMBER BORRELLI: I'll second.

25 CHAIRPERSON DOHERTY: All in favor?

1 MEMBER MCMAHON: Aye.

2 MEMBER MEI: Aye.

3 MEMBER BORRELLI: Aye.

4 CHAIRPERSON DOHERTY: Aye. All ayes. Motion
5 carries, the application is approved. Thank you,
6 very much.

7 Agenda Item No. 5, 102 Main Street.

8 Discussion and possible motion on the application of
9 ST Preston and Son. The applicant seeks approval to
10 install a new roof at Fortino's Tavern.

11 SCTM# 1001-5.-3-12.2.

12 If you can please state your name and
13 address for the record, and briefly describe the
14 project for us.

15 MR. FORTINO: Hi. Mike and Nicky Fortino, we
16 own Fortino's Tavern, 102 Main Street. We've got a
17 leaky roof and we are looking to get a new one.

18 CHAIRPERSON DOHERTY: Any questions?

19 MEMBER BORRELLI: Nicky, are you leaving it
20 at the same pitch, the same everything? What kind
21 of stuff are you putting on it?

22 MR. FORTINO: It's basically going to be the
23 same exact thing. Just new.

24 MS. FORTINO: (Displaying for the Board).
25 That's the shingle that we have now.

1 MR. FORTINO: They actually didn't have the
2 same color.

3 MEMBER BORRELLI: It's red, right?

4 MR. FORTINO: No, the building is red, the
5 shingles are green.

6 He didn't have the exact same color, which
7 is why he's putting it off until June. He can get
8 the same color, but it will take about a month,
9 month and a half.

10 CHAIRPERSON DOHERTY: So, for the record,
11 since we didn't have a sample, so it's a Timberline.
12 What is the color?

13 MS. FORTINO: Hunter green.

14 CHAIRPERSON DOHERTY: Hunter green?

15 MR. FORTINO: Hunter green, yes. So it's
16 exactly the same that it was. It's kind of looking
17 pretty shoddy right now, so it is going to look
18 really nice when it's done.

19 MEMBER BORRELLI: And not leaking.

20 MR. FORTINO: And not leaking.

21 CHAIRPERSON DOHERTY: Okay, thank you, very
22 much.

23 MR. FORTINO: Thank you.

24 CHAIRPERSON DOHERTY: Since there are no
25 further questions, I would like to vote on the

1 application.

2 I would like to note we are only voting on
3 the work described in your application of April 7th,
4 2022. For any other changes or additions you'll
5 need to come back on the HPC for a certificate of
6 appropriateness. Thank you, very much.

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

11 Is there a second?

12 MEMBER MEI: I second.

13 CHAIRPERSON DOHERTY: All in favor?

14 MEMBER MCMAHON: Aye.

15 MEMBER MEI: Aye.

16 MEMBER BORRELLI: Aye.

17 CHAIRPERSON DOHERTY: Aye. The motion
18 carries. The application is approved. Thank you.

19 Agenda Item No. 6, 118 Broad Street.
20 Discussion and possible motion on the application of
21 Mary Kathleen and George Beatty.

22 The applicants seek approval to remove
23 existing additions at the back of the house and add
24 a 540 square-foot addition. SCTM# 1001-2.-5-27.

25 I'll note the representative is present. If

1 you can please state your name and address for the
2 record.

3 MR. LACHAPELLE: Jake Lachapelle. My address
4 is -- do you want me to spell that last name?
5 L-A-C-H-A-P-E-L-L-E

6 CHAIRPERSON DOHERTY: Before you begin to
7 address the HPC, I just wanted to say that I want to
8 first compliment you on your application. I have
9 never seen an application as beautifully done as
10 that. So thank you, very much. It was well written
11 and clear and detailed. It was great.

12 But I have to ask you, did you mean to date
13 your application May 5th, 2022 or April 5th, 2022?

14 MR. LACHAPELLE: Let's go with April.

15 CHAIRPERSON DOHERTY: April 5th. Okay. Then
16 the other thing I needed to tell you, since your
17 work involves a demolition and rebuild, before we
18 can vote on your application, you'll need to go
19 through a public hearing.

20 MR. LACHAPELLE: Okay.

21 CHAIRPERSON DOHERTY: Which we can schedule
22 as our first agenda item next month.

23 MR. LACHAPELLE: Okay.

24 CHAIRPERSON DOHERTY: So we'll do that. But
25 since you are here, we cannot ask you questions

1 before the public hearing, but if you wanted to talk
2 a little bit about your project, that would be
3 great.

4 MR. LACHAPELLE: Would you like me to do that
5 now?

6 CHAIRPERSON DOHERTY: Yes.

7 MR. LACHAPELLE: Okay. As you said -- and
8 the applicants are the owners, I apologize, they
9 can't be here tonight.

10 As you said, it's a 540 square-foot
11 addition. This home is, was listed in the Greenport
12 National Register nomination inventory as being
13 built in 1860. There have been three additions as
14 far as I can tell since then. Two of those we don't
15 have a date for. One was in 1984, I believe.

16 And the proposition here is to demolish the
17 back porch, which at some point this century was
18 turned into a kitchen, and then demolish the
19 additional addition from 1984 for a total of 380
20 square-feet loss, add back the 540 for a net of 160
21 feet additional.

22 The addition is marginally visible from
23 Broad Street between the two houses. You can catch
24 a glimpse of it for about ten feet walking on the
25 sidewalk.

1 We are matching the two-over-two windows on
2 the existing house. We are matching trim details,
3 we are using the same, I brought a sample tonight, I
4 found these cement shingles, matching the color.

5 As part of this application we also included
6 repainting all the shingles and maintenance exactly
7 as stated. So repaint the whole house with the
8 exact same color as it is.

9 And I think, oh, and the windows are planned
10 to be Andersen 400 Series which is, which they are
11 allegedly historic window series, that has a vinyl
12 exterior. And there are also the E series, which is
13 the vinyl exterior, which I'm not sure which is
14 preferred by the village.

15 MEMBER MCMAHON: The 400 Series.

16 MR. LACHAPELLE: Okay, thank you.

17 MEMBER BORRELLI: Can I just ask a quick
18 question about the shingles. Are we allowed to ask
19 questions?

20 CHAIRPERSON DOHERTY: We can't. We have to
21 wait until after the hearing.

22 MEMBER BORRELLI: Okay.

23 MR. LACHAPELLE: Okay. Should I stick around
24 for conversation?

25 CHAIRPERSON DOHERTY: We can only talk during

1 the meeting.

2 MR. LACHAPELLE: Okay. Thank you, for your
3 time.

4 CHAIRPERSON DOHERTY: Okay, thank you, very
5 much.

6 I make a motion to schedule a public hearing
7 on the April 25th, 2022 application of 118 Broad
8 Street for our next HPC meeting on May 19th, 2022.

9 Do I have a second?

10 MEMBER MEI: I'll second.

11 CHAIRPERSON DOHERTY: All in favor?

12 MEMBER MCMAHON: Aye.

13 MEMBER MEI: Aye.

14 MEMBER BORRELLI: Aye.

15 CHAIRPERSON DOHERTY: Aye. Motion carries.

16 Agenda Item No. 7, 111 Main Street.

17 Discussion and possible motion on the application of
18 PWIB Claudio Real Estate LLC.

19 The applicant seeks approval to extend the
20 existing canopy over the "waterfront" dock.

21 SCTM# 1001-5.-4-25, 38.1, 39.

22 The representative I see is here. Could you
23 please state your name and address for the record.

24 MR. BROWN: Robert Brown, for the applicant.

25 CHAIRPERSON DOHERTY: Can you please

1 describe --

2 MR. BROWN: 205 Bay Avenue, Greenport.

3 CHAIRPERSON DOHERTY: Thank you.

4 MR. BROWN: Very simply, I imagine everybody
5 is aware of the canopy tent-like structure at the
6 end of the wharf at Claudio's. And the application
7 is simply to extend it, exactly the same material,
8 exactly the same look, exactly the same lines, just
9 to make it longer to enclose more space.

10 Partly, a major part of the reason for doing
11 this, is to inhibit sound from bands or DJ's from
12 going out beyond the property.

13 So they want to enclose the part where the
14 band or DJ was and make that part of that tent
15 structure.

16 MEMBER BORRELLI: So basically where the bar
17 ends, let's say, and then when the band was always
18 in the back by the water, it's extending it, going
19 from there and covering that area?

20 MR. BROWN: Yes. Going back 39 feet. So
21 that entire band area will be enclosed.

22 CHAIRPERSON DOHERTY: I have a quick
23 question. The front of the application, are you
24 going to revise the existing signage and --

25 MR. BROWN: Oh, I did send some additional

1 information about that. The signage at the end, the
2 gable end of the existing canopy will be removed and
3 put on the new end. So there will be no difference.

4 CHAIRPERSON DOHERTY: Did we get additional
5 information?

6 MR. BROWN: I'm pretty sure that somewhere, I
7 indicated that somewhere.

8 MEMBER MCMAHON: We have it.

9 MR. BROWN: It will be on the end of the new
10 extension.

11 CHAIRPERSON DOHERTY: Okay, great. Any
12 questions?

13 MR. PROKOP: Just a couple of things. The
14 sound barrier buffering by the, in this area was --
15 the existence of what is there for the use in that
16 area is subject to Planning Board approval of what
17 the buffering is, and that went through a long
18 process at the Planning Board.

19 So I think that before you take action on
20 this it really should be reviewed by the Planning
21 Board again.

22 And, um, I know that there is enforcement,
23 actually several enforcement issues involving this
24 premises now, if I'm not mistaken, and I think that
25 that needs to be reviewed also.

1 I'm not, I'm obviously all in favor of
2 buffering the sound there, but it was something that
3 was designed in conjunction with the Planning Board.

4 CHAIRPERSON DOHERTY: So with the canopy then
5 we would have to eliminate that --

6 MR. PROKOP: All I have is the agenda.
7 That's all I'm looking at. I just note that I'm
8 hearing the description of the sound buffering, it
9 was done in conjunction with the Planning Board.

10 MR. BROWN: If I may, Claudio's spent a great
11 deal of money on consultants to design the sound
12 attenuation system, and they spent a great deal of
13 money installing that system. And apparently it was
14 not successful enough for the village. So this is
15 their next step to try to do this.

16 Also we have been to the Planning Board and
17 they indicated that we had to come here first. So.

18 CHAIRPERSON DOHERTY: So it seems they put us
19 in a dilemma. Because we are the last stop. And we
20 cannot vote on something that the other committees,
21 statutory committees, have not voted on.

22 ADMINISTRATOR PALLAS: I apologize. The
23 process that we've established is the Planning Board
24 is actually last. They refer to the other Boards.
25 And that's why we are here. And once, if the

1 application is approved here, then it goes back to
2 have the pre-submission conference there. It was
3 referred here, now if it's successful here, they'll
4 go back to Planning Board for a public hearing for
5 the site plan change.

6 CHAIRPERSON DOHERTY: Okay, but even, so then
7 if we approve the canopy, then the Planning Board
8 can overrule us if they decide that it is not
9 adequate for the purpose.

10 ADMINISTRATOR PALLAS: Correct.

11 CHAIRPERSON DOHERTY: Okay, I just want to
12 make sure of that.

13 Does anyone have any other --

14 MEMBER BORRELLI: I would like to say that if
15 Claudio's went through the trouble of in any way
16 even trying to keep the noise down by building a
17 canopy, I certainly don't have any issues
18 esthetically, which is what I would be asked to vote
19 upon. I think the dark blue is great. I think the
20 plastic is fine, the vinyl. They want to keep it,
21 you know, the same. They are just extending it out.

22 MR. BROWN: It's the same material as the
23 existing canopy.

24 MEMBER BORRELLI: I think that's a nice
25 effort on the part of the owners of Claudio's to

1 help out with the noise. And I would approve that.
2 So, even if I had to approve it based upon whether
3 or not the other committee approves it or whatever,
4 I've got no issues. So I approve it and then
5 whatever, you know, that would be my thought, that
6 it was nice that you even tried to at least somehow
7 help out with the noise.

8 CHAIRPERSON DOHERTY: So the easiest thing to
9 do with the noise though is actually to turn the
10 music down. And I can attest to that, as a
11 Greenport resident, who has been wakened up at 1:30
12 in the morning by music at Claudio's. So that would
13 be my first suggestion, turn the music down.

14 MR. BROWN: The owners have not given me the
15 authority to comment on that.

16 CHAIRPERSON DOHERTY: Okay. All right.

17 MR. PROKOP: I'm sorry, what was that?

18 MR. BROWN: The owners have not given me the
19 authority to comment on that.

20 MEMBER MCMAHON: Understood.

21 CHAIRPERSON DOHERTY: Okay. So I have a few
22 questions. Do any other Commission members have any
23 questions?

24 MEMBER MCMAHON: Esthetically, I understand
25 the continuation of the canopy. I've got no problem

1 with it.

2 CHAIRPERSON DOHERTY: I had read something
3 about the deck ramp, that it was going to be
4 changed, and I was wondering what material you would
5 be using, color?

6 MR. BROWN: There is an existing ramp to
7 transition from different heights at the end of the
8 dock, and we are moving a door to what was storage
9 space that is becoming a handicap bathroom. An
10 ADA-compliant bathroom. And in order to do that, in
11 order to make it compliant, we have to move the
12 door. In order to move the door, we have to extend
13 the landing of the platform, of the ramp.

14 CHAIRPERSON DOHERTY: Okay.

15 MR. BROWN: So it is actually completely the
16 same material that is there, just a slightly
17 different configuration of the ramp.

18 CHAIRPERSON DOHERTY: Okay, and you are
19 adding a bathroom, because that was sort of
20 indicated in the application but not --

21 MR. BROWN: It was shown on the drawings.

22 CHAIRPERSON DOHERTY: On the plans. But not
23 included on the application. So you are adding a
24 bathroom?

25 MR. BROWN: Yes. That's totally interior

1 space, though.

2 MEMBER BORRELLI: Could I make one more
3 comment?

4 CHAIRPERSON DOHERTY: In keeping with what
5 Karen was saying, I mean, you know, just all
6 seriousness of it, and it's not, I don't know that
7 as an Historic Preservation Commission member that
8 this is beyond my pay grade, but I would say that if
9 you are putting a canopy in and continuing with what
10 Karen was saying, if it is to control the noise,
11 then we are no longer playing to the seagulls and
12 the ospreys, and it's no longer going out to Shelter
13 Island.

14 Seriously, what Karen said should be taken
15 into consideration. I don't know if we can even
16 turn the noise down, because if the noise is now
17 being controlled, as if you were, let's say, like in
18 an opera house, and you put the shell above you to
19 control the noise, so if you've made an effort to
20 control it, now all you have to do is turn it down,
21 because it is supposed to be staying closer to the
22 people, and you don't want to blow everybody's ear
23 drums out.

24 MEMBER MCMAHON: We are getting outside --

25 MEMBER BORRELLI: Exactly. But this is an

1 aside suggestion by, you know, keeping --

2 MR. BROWN: Understood. I'll pass that along.

3 I certainly can't comment.

4 CHAIRPERSON DOHERTY: Okay. Then I just have
5 one last question. It said in here somewhere the
6 stage is being removed. Is a new stage being built?

7 MR. BROWN: No, the stage structure obstructs the
8 extension of the canopy. So it becomes unnecessary.
9 They built a little structure with a little stage
10 and a semi-enclosed tent structure as part of the
11 sound mitigation efforts.

12 CHAIRPERSON DOHERTY: Okay.

13 MR. BROWN: Which obviously didn't work. So
14 now it becomes unnecessary.

15 CHAIRPERSON DOHERTY: Okay, thank you, so
16 much, Mr. Brown.

17 MR. BROWN: Thank you.

18 CHAIRPERSON DOHERTY: If there are no further
19 questions or comments by members of the Commission,
20 Joe, do you have any other questions or comment?

21 MR. PROKOP: No.

22 CHAIRPERSON DOHERTY: I would like to vote on
23 the application. I would like to note we are only
24 voting on the work and site plan described in your
25 application of April 12th of 2022. For any other

1 changes or additions you will need to come before
2 the HPC for a certificate of appropriateness.

3 Thank you, for your attention to this
4 requirement.

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

9 Is there a second?

10 MEMBER BORRELLI: I'll second.

11 CHAIRPERSON DOHERTY: All in favor?

12 MEMBER MCMAHON: Aye.

13 MEMBER MEI: Aye.

14 MEMBER BORRELLI: Aye.

15 CHAIRPERSON DOHERTY: Aye. Motion carries.

16 The application is approved.

17 Next on the agenda, Item No. 8, Update on
18 the Revisions to the Historic Preservation
19 Commission brochure, "A Guide to Architectural
20 Review in the Historic District."

21 Last month the members of the HPC reviewed
22 and updated our current brochure. We added
23 references to the tax credit programs available to
24 residential and commercial property owners of the
25 historic district, and a comprehensive listing of

1 resources that owners can use to find out more about
2 the history of our older buildings.

3 I thank all the members of the HPC for their
4 work on these projects.

5 Agenda No. 9, motion to accept and approve
6 the Minutes of the March 17th, 2022 Regular Meeting.

7 Is there a second?

8 MEMBER BORRELLI: I'll second.

9 CHAIRPERSON DOHERTY: All in favor?

10 MEMBER MCMAHON: Aye.

11 MEMBER MEI: Aye.

12 MEMBER BORRELLI: Aye.

13 CHAIRPERSON DOHERTY: Aye. Motion carries.

14 Agenda Item No. 10, Motion to schedule the
15 next Historic Preservation Commission meeting for
16 5:00 PM on May 19th, 2022, at the Third Street Fire
17 Station.

18 Do I have a second?

19 MEMBER BORRELLI: Second.

20 CHAIRPERSON DOHERTY: All in favor?

21 MEMBER BORELLI: Aye.

22 MEMBER MEI: Aye.

23 MEMBER MCMAHON: Aye.

24 CHAIRPERSON DOHERTY: Aye. Motion carries.

25 Before we adjourn, would anyone else like to

1 address the Commission?

2 (Negative response).

3 Agenda Item No. 11, I make a motion to
4 adjourn the meeting. Second?

5 MEMBER BORRELLI: Second.

6 CHAIRPERSON DOHERTY: All in favor?

7 MEMBER MCMAHON: Aye.

8 MEMBER MEI: Aye.

9 MEMBER BORRELLI: Aye.

10 CHAIRPERSON DOHERTY: Aye. Adjourned. Thank
11 you, very much.

12 (The meeting is adjourned at 5:53 PM)

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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)

) SS:

COUNTY OF SUFFOLK)

I, WAYNE GALANTE, a Court Reporter and
Notary Public for and within the State of New
York, do hereby certify:

THAT, the above and foregoing contains a
True and correct transcription of the proceedings
Taken on April 21st, 2022.

I further certify that I am not related to
Any of the parties to this action by blood or
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 4th day of May, 2022.

Wayne Galante

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