

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

HISTORIC PRESERVATION COMMISSION
REGULAR SESSION

-----X

Third Street Firehouse
Greenport, New York

January 14, 2019
5:02 p.m.

Before:

- STEPHEN M. BULL - Chairman
- DENNIS McMAHON - Member (Absent)
- SUSAN WETSELL - Member
- CAROLINE WALOSKI - Member
- ROSELLE BORRELLI - Member

- KRISTINA LINGG - 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

INDEX

ITEM	DESCRIPTION	PAGE
1	621 Second Street	3 - 5
2	207 Main Street	5 - 7
3	147 Central Avenue	7 - 13
4	211 Carpenter Street	13 - 15
5	Discussion on HPC criteria	15 - 16
6	Discussion to enlarge Historic District	16 - 17
7	Accept 12/3/18 minutes	17 - 18
8	Approve 11/5/18 minutes	18
9	Schedule next HPC meeting 2/4/19	18 - 19
10	Adjourn	19

1 CHAIRMAN BULL: Welcome everyone.

2 This is the meeting of the Historic Preservation
3 Commission today on January 14th and we are meeting
4 at the Third Street Fire Station. And I am the
5 Chairperson and my name is Stephen Bull. And on my
6 right I have --

7 MEMBER WETSELL: Susan Wetsell.

8 CHAIRMAN BULL: And on my left.

9 MEMBER WALOSKI: Caroline Waloski.

10 MEMBER BORRELLI: Roselle Borrelli.

11 CHAIRMAN BULL: And we have a
12 quorum. So the first item that we see is Item
13 Number 1: 621 Second Street. Discussion and
14 possible motion on the application of Troy Poteet.
15 The applicant proposes to demolish and rebuild a
16 portion of the dwelling, as well as an addition --
17 as well as add an addition. Not add. There should
18 be -- for the property located at 621 Second
19 Street. SCTM# 1001-2-5-15.

20 So let's take a look at the
21 application. So the first thing I noticed when
22 looking at this application is that a significant
23 portion of the proposed structure needs to be
24 demolished. When such an application comes before
25 us that is often to be considered a major

1 alteration according to the Building Code -- So
2 the code itself reads -- and this is 76-2 under
3 definitions of the Greenport Code. The Code says
4 any alteration, construction, removal or demolition
5 of a landmark or structure which may significantly
6 impair the historic or architectural appearance or
7 features of the landmark or Historic District.
8 That's what a major alteration is.

9 So I have not had the privilege of
10 actually visiting this site. And I recommend that
11 the Board does visit the site before we move ahead
12 on this application. And also we allow the public
13 to also weigh in on this as we have done in the
14 past in an application of this kind.

15 So before we can even really discuss
16 the application I make a motion that we propose --
17 the motion I make is that we prepare a site visit.
18 And we have the site visit on the date of our next
19 meeting. We will have it an hour before the time
20 of our next meeting so there will be daylight for
21 us to see the location. And also that a public
22 notice goes out, as per usual. So that the public
23 has a chance to comment on this application. And
24 then I think we can discuss it.

25 MEMBER WETSELL: I second it.

1 CHAIRMAN BULL: All in favor?

2 MEMBER WETSELL: Aye.

3 MEMBER WALOSKI: Aye.

4 MEMBER BORRELLI: Aye.

5 CHAIRMAN BULL: Okay. Moving onto
6 the next item. Item Number 2: 207 Main Street.
7 Discussion and possible motion on the application
8 of Fiedler Gallery, LLC., represented by Morgant
9 Fiedler. The applicant proposes replacing existing
10 windows for the property located at 207 Main
11 Street. SCTM# 1001-4-10-19.1.

12 Is the applicant in the house?

13 Well that might be pretty quick
14 business.

15 MEMBER WALOSKI: There is no
16 information to back up what they want to do. No
17 examples of the windows and the light trim.

18 CHAIRMAN BULL: So I make a motion
19 that we ask for further information on this
20 particular application. That is to know exactly
21 what the windows that they are planning to put in.
22 And therefore I make a motion that we move this
23 until the applicant can provide with those details.
24 Perhaps at the next meeting. I don't know.

25 MEMBER WETSELL: I second.

1 MR. PROKOP: Can I make a
2 recommendation while it is pending? Can I just
3 suggest that the motion be technically to table the
4 application. If I could recommend that you use the
5 language, "table", until the applicant provides
6 additional information.

7 CHAIRMAN BULL: Yes. Okay. Thank
8 you.

9 I will amend my motion to say that I
10 will table -- recommend that the Commission table
11 this application.

12 MEMBER WETSELL: I'll second.

13 CHAIRMAN BULL: Any further
14 discussion?

15 MEMBER BORRELLI: I just wanted to
16 note that they did put what kind of windows they
17 are. They do have the description. What they are
18 being made of and the purchase and the size.

19 CHAIRMAN BULL: Understood.

20 MEMBER BORRELLI: They are not here
21 but they did attach what they wanted to place
22 there.

23 CHAIRMAN BULL: Yes, but generally
24 we usually have a photograph of the building as it
25 once -- as it is now. But we don't have a sample.

1 MEMBER WALOSKI: It doesn't say if
2 its true divided, you know.

3 CHAIRMAN BULL: Light.

4 MEMBER WALOSKI: Yeah. Light. So
5 we don't know what kind of window it is.

6 CHAIRMAN BULL: Yeah. So again I
7 propose we table this until we have that level of
8 detail that we need to make a proper decision.

9 All in favor?

10 MEMBER WETSELL: Aye.

11 MEMBER WALOSKI: Aye.

12 MEMBER BORRELLI: Aye.

13 CHAIRMAN BULL: Next item on the
14 agenda is 147 Central Avenue. Discussion and
15 possible motion on the application of Daniel
16 Hulsebach. The applicant proposes exterior
17 renovations to the accessory structure for the
18 property located at 147 Central Avenue. SCTM#
19 1001.5.2.3.

20 Let's take a look. I see seasoned
21 wood.

22 MEMBER WALOSKI: It is very
23 seasoned.

24 CHAIRMAN BULL: I think this is
25 valuable wood myself. Oops. Not that part.

1 So let's see. Sample paint cards.

2 MR. HULSEBACH: I believe they are
3 at your right hand.

4 CHAIRMAN BULL: Ah. Is that this
5 sample book? Would the applicant please approach
6 the -- and identify yourself for the camera.

7 MR. HULSEBACH: Dan Hulsebach, 147
8 Central.

9 It is very seasoned wood. We do
10 plan to try to reclaim some of it if possible. Not
11 the bottom couple of feet I think.

12 MEMBER WALOSKI: Where it doesn't
13 exist?

14 MR. HULSEBACH: Yeah.

15 CHAIRMAN BULL: So I have a color
16 chart here. Have you indicated on this color chart
17 which one it is?

18 MR. HULSEBACH: White matching the
19 house as closely as possible but I don't think we
20 have circled the correct one.

21 CHAIRMAN BULL: So it is white to
22 match the existing structure.

23 MR. HULSEBACH: There is a picture
24 of the shed and the house to give you a sense of
25 the possibility of matching the siding and the

1 paint.

2 CHAIRMAN BULL: Okay. And are you
3 going to be doing anything with the roof?

4 MR. HULSEBACH: New roofing
5 materials -- as you can see it has been patched
6 several times over the years and it still leaks.
7 So we're going to match the roofing material to the
8 house as closely as possible as well.

9 CHAIRMAN BULL: I see several
10 different colors.

11 MR. HULSEBACH: Fox Hollow Grey.

12 CHAIRMAN BULL: So could you -- I
13 don't see Fox --

14 MEMBER WETSELL: Here (indicating).

15 CHAIRMAN BULL: Okay. Siding
16 material. And this siding material is in Versatex?
17 No. That's for trim, isn't it?

18 MR. HULSEBACH: The siding is going
19 to be cedar to match the house.

20 MEMBER WALOSKI: Just natural cedar?

21 MR. HULSEBACH: Painted white.

22 MEMBER WALOSKI: Oh, that's right.
23 Painted white.

24 CHAIRMAN BULL: So the applicant
25 presents there will be natural cedar that will be

1 painted white to match the house. So am I paying
2 attention to either of these other trim boards?

3 MR. HULSEBACH: That would be the
4 trim. Yeah.

5 CHAIRMAN BULL: So it is basically
6 going to look exactly like this structure that we
7 have now when it is all finished. Is that an
8 accurate statement?

9 MR. HULSEBACH: I think the boards
10 will be horizontal rather than vertical to match
11 the horizontal boards on the house.

12 MEMBER WALOSKI: Is there any window
13 replacement that I don't see on here?

14 MR. HULSEBACH: So there are a few
15 windows in it. They look like they are old custom
16 wood, as it were. I use the word custom liberally.
17 So I think we are going to try to replace them with
18 Anderson Windows.

19 CHAIRMAN BULL: Are they going to
20 have true divides?

21 MR. HULSEBACH: Um.

22 CHAIRMAN BULL: The answer is yes.
23 We suggest that you have true divides because that
24 is --

25 MEMBER WALOSKI: Not clip ins.

1 CHAIRMAN BULL: Yeah. So part of
2 the code that we have in Greenport, which I like to
3 quote now and then -- it is not on this particular
4 page -- is that we want the character of the
5 building itself to be retained. So as you can see
6 in this window that we see in this photographs, we
7 have six over six in one picture. And in another
8 we have an array of eight panes. So we like that
9 character to be maintained in the replacement
10 windows that we have. And so one of the
11 suggestions that we have is you can have that made
12 out by hand out of wood. That is very nice. And
13 they are really not that expensive. Or you can
14 have windows that have what is called true divide,
15 but not snap in from the back.

16 MR. HULSEBACH: Okay. Understood by
17 the expert.

18 CHAIRMAN BULL: Yes. Okay. So
19 let's see. We have discovered -- we have discussed
20 the roof. We have discussed the siding. Which
21 will now be horizontal. Now the horizontal -- the
22 roof siding -- I mean the siding here is without a
23 seam. I mean without -- it is tongue and groove, I
24 believe. So the siding that you are proposing, is
25 that going to be tongue and groove also. Or are

1 you going to be --

2 AUDIENCE MEMBER: It will be
3 clapboard to match the house.

4 CHAIRMAN BULL: It will be clapboard
5 to match the house. Does that state that?

6 MR. HULSEBACH: It does.

7 CHAIRMAN BULL: Okay. Hold on.
8 Yes, it does. White clapboard wood. Indeed.

9 So do we have anything else further
10 to discuss on this matter?

11 MEMBER WALOSKI: No. As long as the
12 white clapboard is clear and as long as the windows
13 have true divided lights we can vote on it.

14 CHAIRMAN BULL: So I make a motion
15 that in accordance with our discussion on this
16 matter that this building will be resided and
17 re-roofed in accordance with the directions and
18 approval criteria that this Board likes to put
19 forth that it matches the existing structure and
20 that its replacement will be also matching, you
21 know, would be in the spirit of this. So it meets
22 our -- let's discuss -- let me take a look at it
23 again a little further here. Because this
24 Certificate of Appropriateness is what this
25 commission is all about. About making sure that

1 the structures that we review look and maintains
2 the integrity of the neighborhood. Because any
3 alteration to existing property needs to be
4 compatible with its historic character and with the
5 surrounding character of the District.

6 So I make -- with those mentions of
7 those items that we discussed, I propose that we
8 accept this and deliver an application of
9 appropriateness to this applicant.

10 MEMBER WETSELL: I second it.

11 CHAIRMAN BULL: All in favor?

12 MEMBER WALOSKI: Aye.

13 MEMBER BORRELLI: Aye.

14 MR. HULSEBACH: Thanks so much.

15 CHAIRMAN BULL: Thank you.

16 Next item on the agenda. Item
17 Number 4: 211 Carpenter street. Discussion and
18 possible motion on the application of Frank Purita.
19 The applicant proposes to construct a sign for the
20 property located at 211 Carpenter Street. SCTM#
21 1001-4-10-11.

22 MEMBER WETSELL: The sign already
23 exists.

24 CHAIRMAN BULL: Is the applicant in
25 the house?

1 MEMBER WALOSKI: No.

2 CHAIRMAN BULL: Okay. So looks -- I
3 can't even ask if this is photo shopped.

4 MEMBER WETSELL: No. It is already
5 in.

6 CHAIRMAN BULL: Oh. Okay so they
7 are now asking for blessings.

8 MEMBER WALOSKI: Well visually it
9 looks -- it looks right for the area. It is a
10 beautiful logo. I just don't know about the sign,
11 the size, if that is correct. If that is within
12 keeping. But otherwise I have no objection to
13 this. It is quite attractive.

14 MEMBER BORRELLI: I'll second that.

15 CHAIRMAN BULL: Yes. It is
16 generally -- the Commission generally likes to
17 receive these applications prior to the work that
18 is performed by the applicant so that we have a
19 chance to consider this. Because for instance,
20 this particular sign doesn't have a frame around
21 it. But then not all signs in the Historic
22 District do have signs around it.

23 MEMBER WALOSKI: That's true.

24 CHAIRMAN BULL: It is regrettable
25 that the photograph wasn't taken in better light.

1 That is, I guess, a detail. But it seems to be --
2 again this particular application meets the
3 criteria of the Historic Preservation District.
4 And that criteria is that the texture, material and
5 color is of similar features to other property or
6 to other usage in the neighborhood and the
7 neighborhood signs. And it also indicates, in this
8 case, to indicate some matching qualities to the
9 actual structure itself with the choice of white,
10 of course, and the green. It does capture the
11 foliage in the front.

12 So I make a motion that we approve
13 the application for it to receive a Certificate of
14 Appropriateness.

15 MEMBER WALOSKI: I second.

16 CHAIRMAN BULL: All in favor?

17 MEMBER WETSELL: Aye.

18 MEMBER BORRELLI: Aye.

19 CHAIRMAN BULL: Okay. Next item,
20 number 5: Continued discussion and possible motion
21 of the Board to begin the development of
22 appropriate policies for specific Historic
23 Preservation Commission criteria on such commonly
24 considered items as: Windows, doors, and fences in
25 the Historic District.

1 I have no report on this matter.
2 Does anyone else? Therefore I table Item Number 5
3 for continued discussion at our next meeting or at
4 a time when new information is made available.

5 Discussion -- Item Number 6:
6 Discussion and possible motion of the Board -- oh,
7 excuse me. Anyone want to second that?

8 MEMBER WETSELL: Yes. I'll second.

9 CHAIRMAN BULL: All in favor?

10 MEMBER WALOSKI: Aye.

11 MEMBER BORRELLI: Aye.

12 CHAIRMAN BULL: Item Number 6:
13 Discussion and possible motion of the Board to
14 pursue efforts to enlarge the Village of Greenport
15 Historic District.

16 I have not done anything on this
17 matter. Has anyone else?

18 MEMBER WETSELL: No.

19 MEMBER WALOSKI: No.

20 CHAIRMAN BULL: So until work is done
21 on this effort. I hope that we will get a report
22 from Joe. Joe, are you going to give me a report
23 on this eventually about maybe some of the details
24 on this? On how we do this?

25 MR. PROKOP: Yes. I wasn't aware you

1 were waiting for that. I will do a memo to you.

2 CHAIRMAN BULL: Okay. What we are
3 going to do is we are requesting a memo from our
4 legal counsel, Joe Prokop, to give us -- to talk to
5 us about some of the issues that would be involved
6 in enlarging this Village of Greenport Historic
7 District. And perhaps I will put you in touch with
8 some of the State people on this who might be able
9 to give you a little bit of council from their
10 point of view.

11 MR. PROKOP: Okay. Thank you.

12 CHAIRMAN BULL: Because the rules
13 have changed somewhat.

14 So I make a motion we table this
15 matter pending receipt of the memo.

16 MR. PROKOP: Okay.

17 CHAIRMAN BULL: All in favor?

18 MEMBER WETSELL: Aye.

19 MEMBER WALOSKI: Aye.

20 MEMBER BORRELLI: Aye.

21 CHAIRMAN BULL: Aye. Okay.

22 Item Number 7: Motion to accept the
23 minutes of the December 3, 2018 meeting.

24 MEMBER WETSELL: I'll second.

25 CHAIRMAN BULL: All in favor?

1 MEMBER WETSELL: Aye.

2 MEMBER WALOSKI: Aye.

3 MEMBER BORRELLI: Aye.

4 CHAIRMAN BULL: Motion to approve the
5 minutes of the November 5, 2018 meeting.

6 MEMBER WETSELL: I'll second.

7 CHAIRMAN BULL: All in favor?

8 MEMBER WETSELL: Aye.

9 MEMBER WALOSKI: Aye.

10 MEMBER BORRELLI: Aye.

11 CHAIRMAN BULL: Motion to -- Item

12 Number 9 is the motion to schedule the next HPC
13 meeting for 5:00 p.m. on February the 4th, 2019 at
14 the Third Street Fire Station.

15 MEMBER WALOSKI: I second that.

16 MEMBER WETSELL: Four.

17 CHAIRMAN BULL: Oh, excuse me. Yes.

18 It will be 4:00 p.m. We are going to -- on Item
19 Number 9 --

20 MEMBER WALOSKI: Yes.

21 CHAIRMAN BULL: We have already
22 proposed that we have a site visit on Item 9. And
23 the site visit will be on 621 Second Street. And
24 then following the site visit at 4:00 p.m. we will
25 have an HPC meeting at 5:00 p.m.

1 MEMBER WALOSKI: I second that
2 motion.

3 CHAIRMAN BULL: All in favor?

4 MEMBER WETSELL: Aye.

5 MEMBER WALOSKI: Aye.

6 MEMBER BORRELLI: Aye.

7 CHAIRMAN BULL: Motion to adjourn.

8 MR. PROKOP: Was there a recall on
9 something?

10 MEMBER BORRELLI: No.

11 MR. PROKOP: Okay.

12 MEMBER WETSELL: I'll second.

13 CHAIRMAN BULL: All in favor? Aye.

14 It's over. Thank you very much for your time.

15 (Time noted: 5:23 p.m.)

16

17

18

19

20

21

22

23

24

25

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 I O N

STATE OF NEW YORK

COUNTY OF SUFFOLK

I, Barbara D. Schultz, a Notary Public within and for the State of New York, do hereby certify:

That the within proceedings is a true and accurate record of the stenographic notes taken by me.

I further certify that I am not related to any of the parties to this action by blood or marriage; and that I am not in any way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have here unto set my hand.



Barbara D. Schultz