



**VILLAGE OF GREENPORT  
HISTORIC PRESERVATION COMMISSION AGENDA  
April 15, 2021 – 5:00 p.m.**

**Station One Firehouse - Third & South Streets, Greenport, N.Y.**

**236 THIRD STREET  
GREENPORT, NY 11944**

**Tel (631) 477-0248  
Fax: (631) 477-1877**

**MAYOR  
GEORGE W. HUBBARD, JR.  
EXT. 215**

**TRUSTEES  
JACK MARTILOTTA  
DEPUTY MAYOR**

**PETER CLARKE  
MARY BESS PHILLIPS  
JULIA ROBINS**

**VILLAGE  
ADMINISTRATOR  
PAUL J. PALLAS, P.E.  
EXT. 219**

**CLERK  
SYLVIA PIRILLO, RMC  
EXT. 206**

**TREASURER  
ROBERT BRANDT  
EXT. 217**

**Item No. 1 – 630 Second Street**

A Public Hearing regarding the application of Aileen Rosin. The applicant seeks approval to construct a second-story addition to make a single-family dwelling a two-family dwelling.

**SCTM # 1001-2.-5-23**

**Item No. 2 – 630 Second Street**

Discussion and possible motion on the application applied for by Aileen Rosin for the property located at 630 Second Street, Greenport, NY, 11944.

**SCTM # 1001-2.-5-23**

**Item No. 3 – 421 First Street**

Discussion on the application of Joseph Henry. Per a conditional approval from the Historic Preservation Commission on July 6, 2015, the applicant must show samples of the roof shingle color to the Historic Preservation Commission for approval prior to installation of the roof shingles.

**SCTM # 1001-4.-6-36**

**Item No. 4 – 511 First Street**

Discussion and possible motion on the application of Stanley Boyd. The applicant seeks approval to replace the existing asphalt shingle roof with a new asphalt shingle roof.

**SCTM # 1001-4.-2-36**

**Item No. 5 – 102 Main Street**

Discussion and possible motion on the application of ST Preston & Son Inc. The applicant seeks approval to replace current signage due to a business name change.

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

**Item No. 6 – 405 Main Street**

Discussion and possible motion on the application of Lambrou Building LLC. The applicant seeks approval to replace current signage due to a business name change.

**SCTM # 1001-4.-7-11**

**Item No. 7 – 503 First Street**

Discussion and possible motion on the application of Blue Whale Realty, LLC. The applicant seeks approval to install two central mini-split air conditioning systems with exterior air handlers, along with various exterior modifications; per the attached proposed work list.

**SCTM # 1001-4.-2-38**

**Item No. 8**

Discussion of the updated Historic Resources Survey process.

**Item No. 9**

Motion to accept and approve the minutes of the March 18, 2021 meeting.

**Item No. 10**

Motion to schedule the next Historic Preservation Commission meeting for 5:00 p.m. on May 20, 2021 at the Third Street Fire Station.

**Item No. 11**

Motion to adjourn.

BLUE WHALE REALTY, LLC  
6 Nassau Rd.  
Hampton Bays, NY 11946  
917-676-6519 [artsandmusic20@gmail.com](mailto:artsandmusic20@gmail.com)

March 3, 2021

Historic Preservation Commission  
Village of Greenport  
236 Third Street  
Greenport, NY 11944

Dear Members of the Commission:

I recently purchased 503 First Street, a property in some disrepair with the intention of restoring it and making it more appropriate to the Greenport area's visual image.

To do this, I am undertaking a number of exterior modifications:

- To enhance the white "gingerbread" mouldings on the exterior of the house, I am leaving the mouldings white but painting the remaining areas a dark grey-blue, rather than the very light, dirty, and faded very light grey that currently is on the house. I have attached a color sample of Gilde PPP Silver Blueberry – a color similar to one that I have seen throughout Greenport. This darker color should make the white mouldings visually "pop" and enhance the architectural beauty of this pre-1900 house.
- To further emphasize the gingerbread mouldings, I will remove the rusted chain-link fencing that surrounds the house and replace it with 4' white picket fencing, which should coordinate with and emphasize the white mouldings as well. Rather than wood, it has been recommended that I use wood-look vinyl fencing to ensure that the fencing will maintain a new look and not decay over time. A visual sample of the proposed fencing has been attached.
- Many, if not most of the windows of the house have cracked over time and are not only visually unappealing, but environmentally irresponsible. To maintain the look as best we can, we will use MI replacement windows with white grating and keep the historic frames in tact (and painted white to match the mouldings). A photo of the proposed windows is attached.
- Two of the three exterior staircases of the house are currently decayed concrete. On those staircases, we will rebuild them in mahogany wood – painted white – to match the rest of the mouldings and maintain a historic look. The third staircase at the front door may be able to be cleaned and saved.
- The actual front door of the house seems a beautiful historic work of art & carpentry – worthy of being seen from the street. It is currently entirely obscured from the street by an overgrown shrub and an opaque screendoor. The plan is that I will remove the shrub and the screendoor. However, if energy, environmental, and preservation concerns require better insulation and protection over time, I may replace the screendoor with a fully transparent glass screendoor.

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rather than the opaque slatted screendoor that currently is in place.

These are the proposed changes that I hope will enhance the visual beauty and historic look of the property. I can be reached on my cell phone at 917-676-6519 with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Binderman', with a long horizontal line extending to the right.

Daniel Binderman  
Blue Whale Realty

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